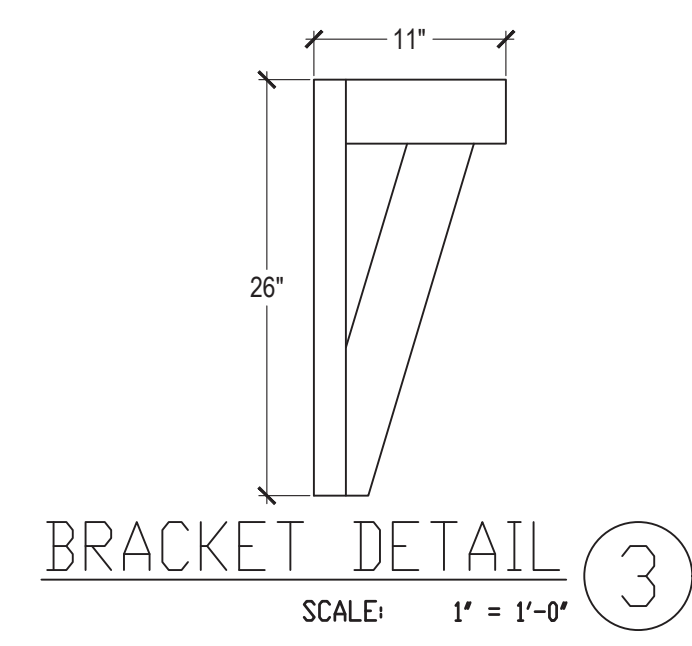


FRONT ELEVATION ②
SCALE: 1/4" = 1'-0"



GENERAL NOTES
 DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
 WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

NOTE:
 ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
ELEVATIONS:
 GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
 WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
 WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
 WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.
 ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
 SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



REAR ELEVATION ①
SCALE: 1/4" = 1'-0"

SHEET INDEX

A1.	FRONT AND REAR ELEVATION
A2.	LEFT AND RIGHT ELEVATION
A3.	FOUNDATION FLOOR PLAN
A4.	MAIN LEVEL PLAN
A5.	UPPER LEVEL PLAN
A6.	ROOF PLAN

FINISHED	
MAIN FLOOR	1434
UPPER LEVEL	1563
LOWER LEVEL	1167
TOTAL	4164
UNFINISHED	
LOWER LEVEL - UNFINISHED	168
COVERED DECK	144
GARAGE	658

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	WHEELER	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CPG DBA

SUMMIT HOMES
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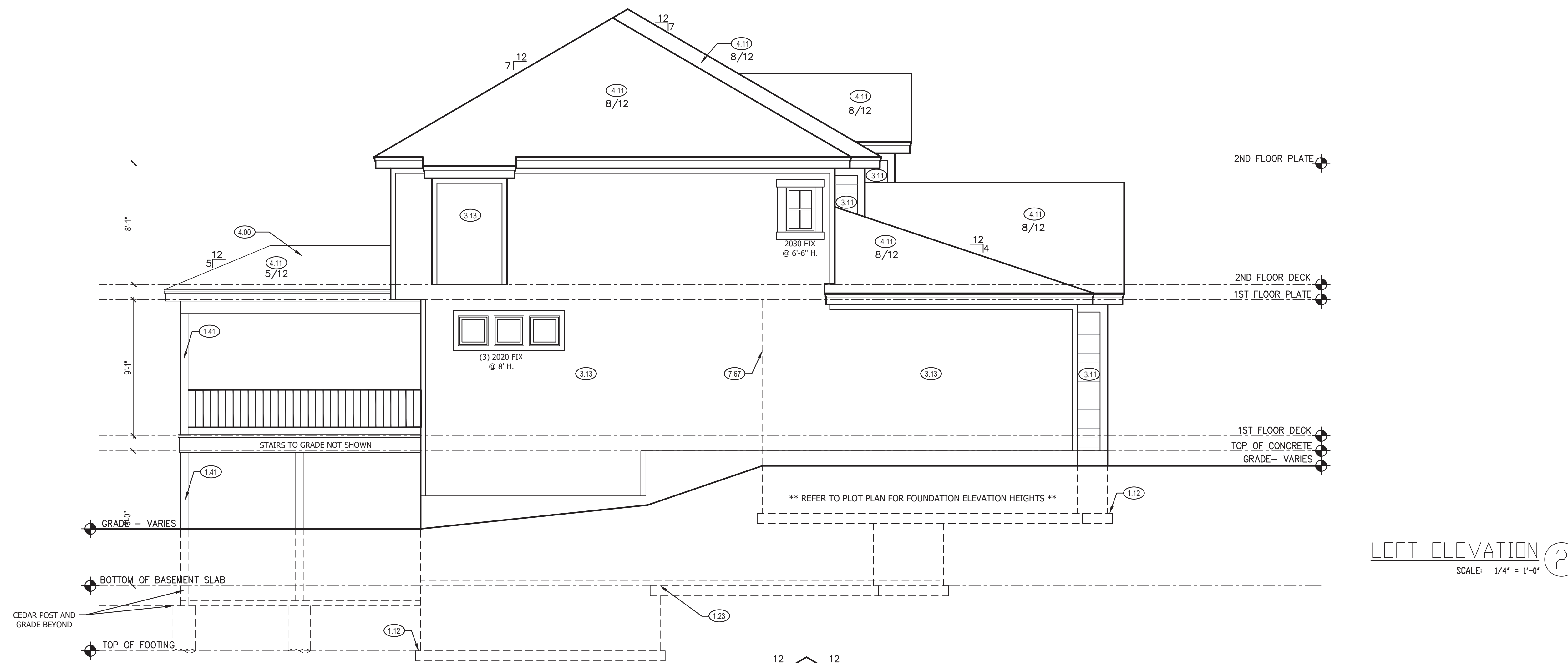
DRAWN BY:
 J. ROSENBLUM

ISSUE DATE:
 11.15.21

SHEET NUMBER:

 RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW
 Development Services
 Lee's Summit, Missouri

- LEFT & RIGHT SIDE ELEVATION NOTES**
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
 - 1.41 6X6 CEDAR POST
 - 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
 - 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
 - 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
 - 3.45 BOX COLUMN WITH STONE VENEER TO 6"-11" WITH CEDAR WRAP ABOVE. SEE FLOOR PLAN FOR FINISHED SIZE.
 - 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
 - 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
 - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
 - 7.25 TOP OF FIREPLACE VENT TO BE 3'-8" ABOVE FIRST FLOOR DECK.



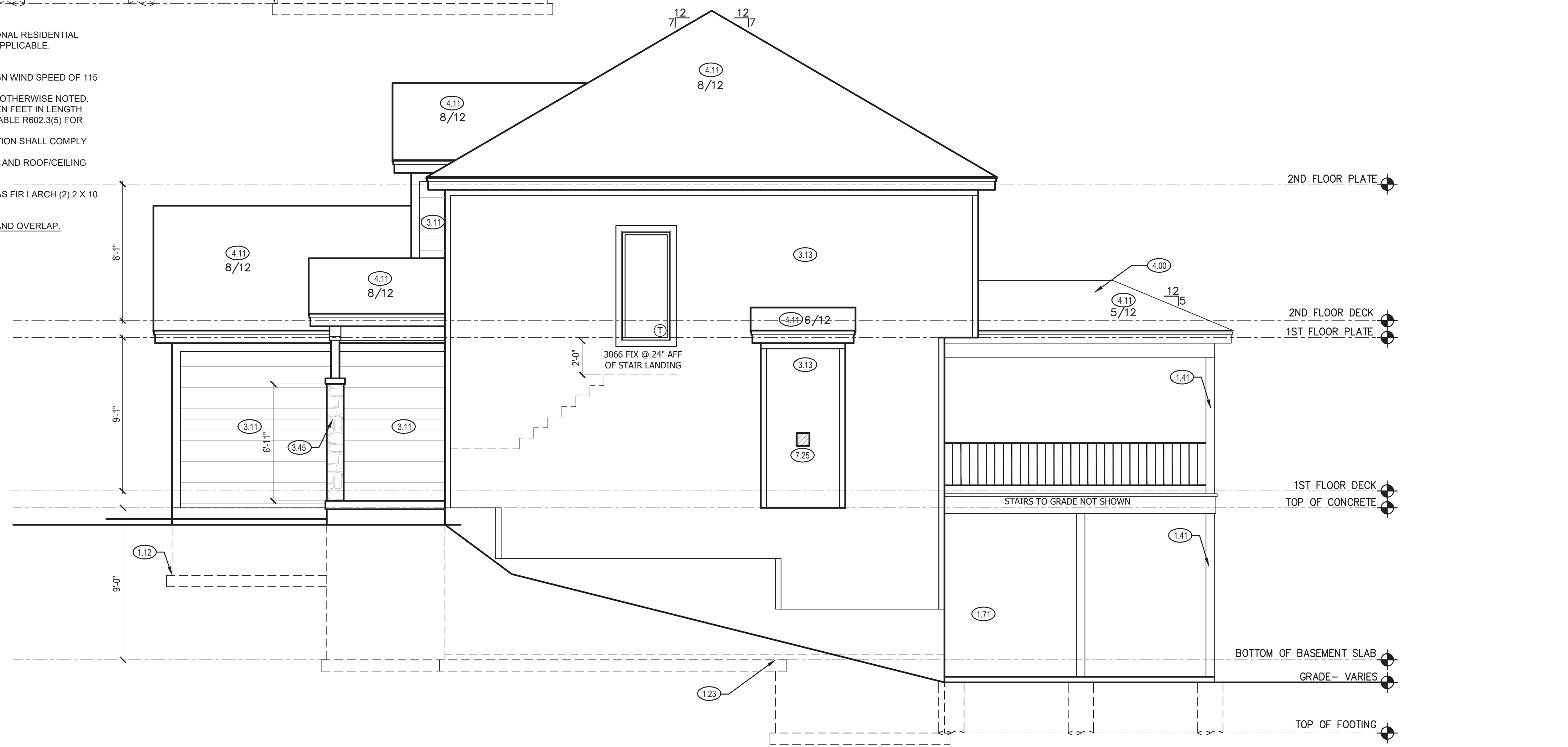
LEFT ELEVATION ②
 SCALE: 1/4" = 1'-0"

NOTE:
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ELEVATIONS:
 GARAGE DOORS SHALL MEET DASHA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
 WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
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SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



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

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

NOTE:

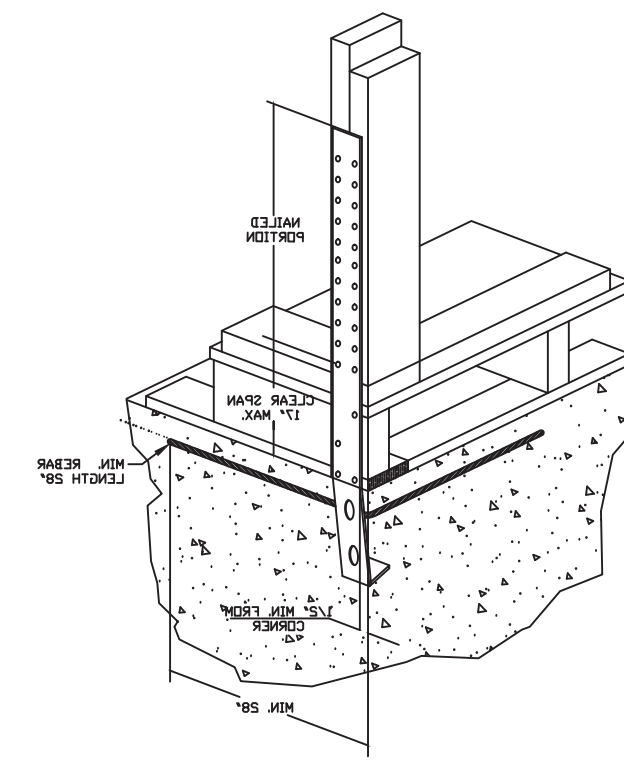
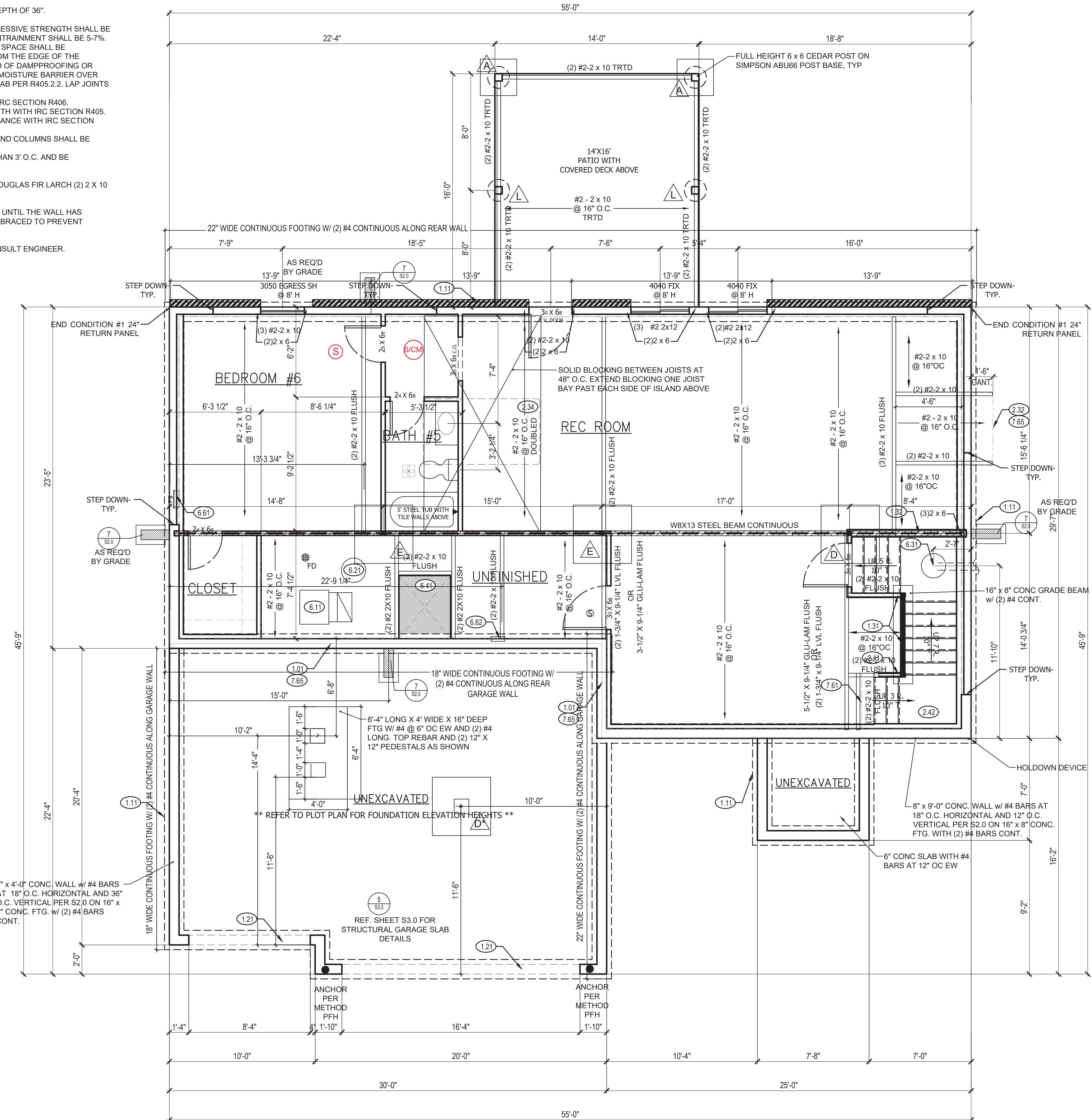
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

FOUNDATION NOTES:
 ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
 SOIL BEARING CAPACITY SHALL BE 1500 PSF.
 COMPRESSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
 ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
 FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
 FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1
 ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
 ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.



HOLDDOWN DEVICE
 TYPICAL STDH14RJ CORNER INSTALLATION
 N.T.S.

STEEL BEAM FLANGE WIDTH:
 W8 x 13 - 4"

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER
ANY SIZE FOOTING WITH AN (*)				NO COLUMN NEEDED

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	
G	12"	3'-0"	(4) VERTICAL #4	
H	16"	3'-0"	(4) VERTICAL #4	
J	18"	3'-0"	(4) VERTICAL #4	
K	24"	3'-0"	(4) VERTICAL #4	
L	28"	3'-0"	(4) VERTICAL #4	

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

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

FOUNDATION PLAN NOTES

- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.32 2X6 STUD WALL WITH TREATED SILL PLATE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.41 OPEN HANDRAILS
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
- 7.65 LINE OF FLOOR ABOVE

GENERAL NOTES

- BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.
- ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.
- DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.
- SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.
- WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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 816-399-4901

DRAWN BY:
 J. ROSENBLUM

ISSUE DATE:
 11.15.21

SHEET NUMBER:
A3.0

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 Development Services
 LEE'S SUMMIT, MISSOURI

NOTE:
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ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF-CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBCR.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).

FLOOR PLANS:
LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:
3/8" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
1/2" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEER BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 3/4" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3/4" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB
GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

PROVIDE FULL BEARING FOR OPTION SELECTED

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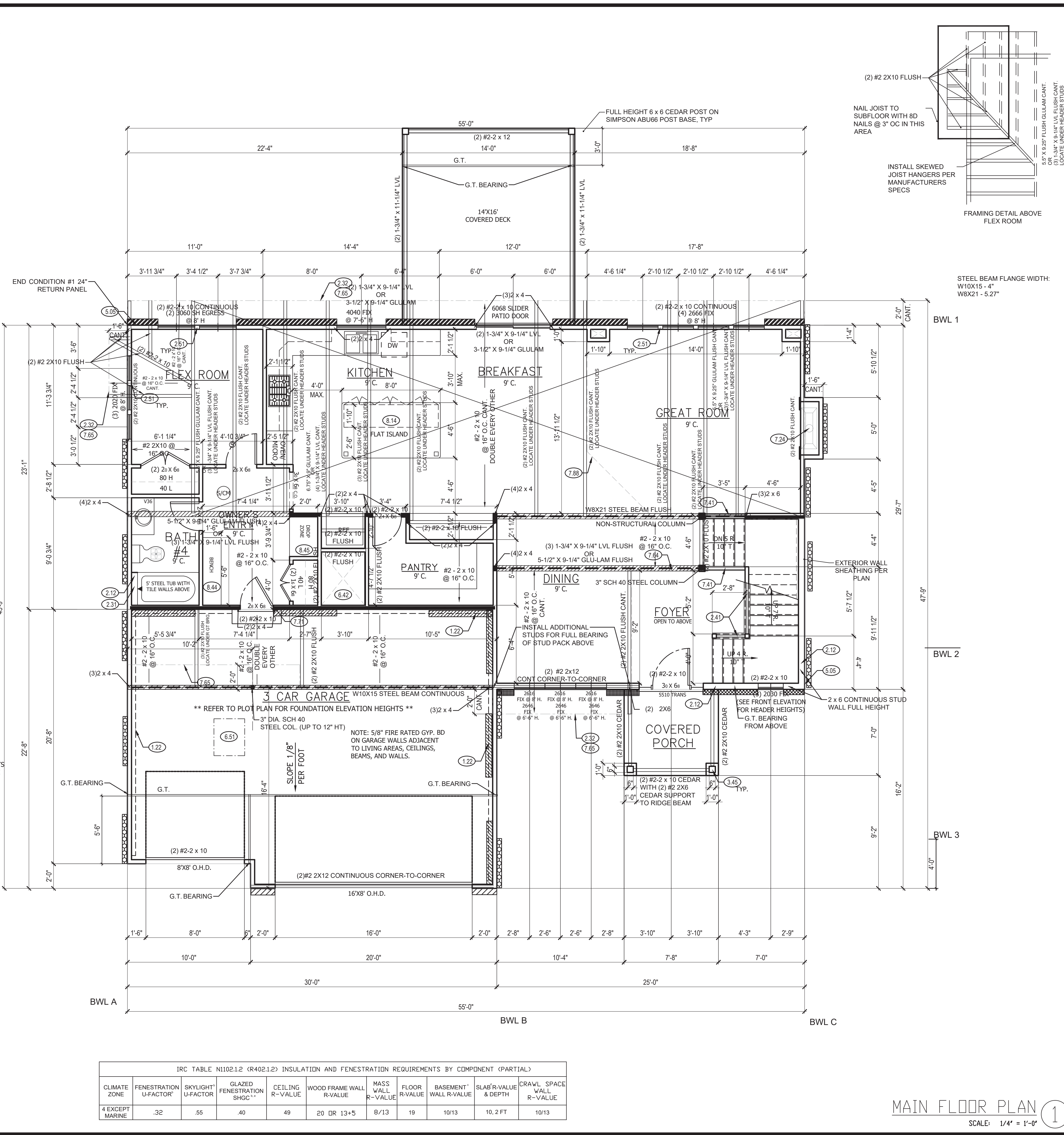
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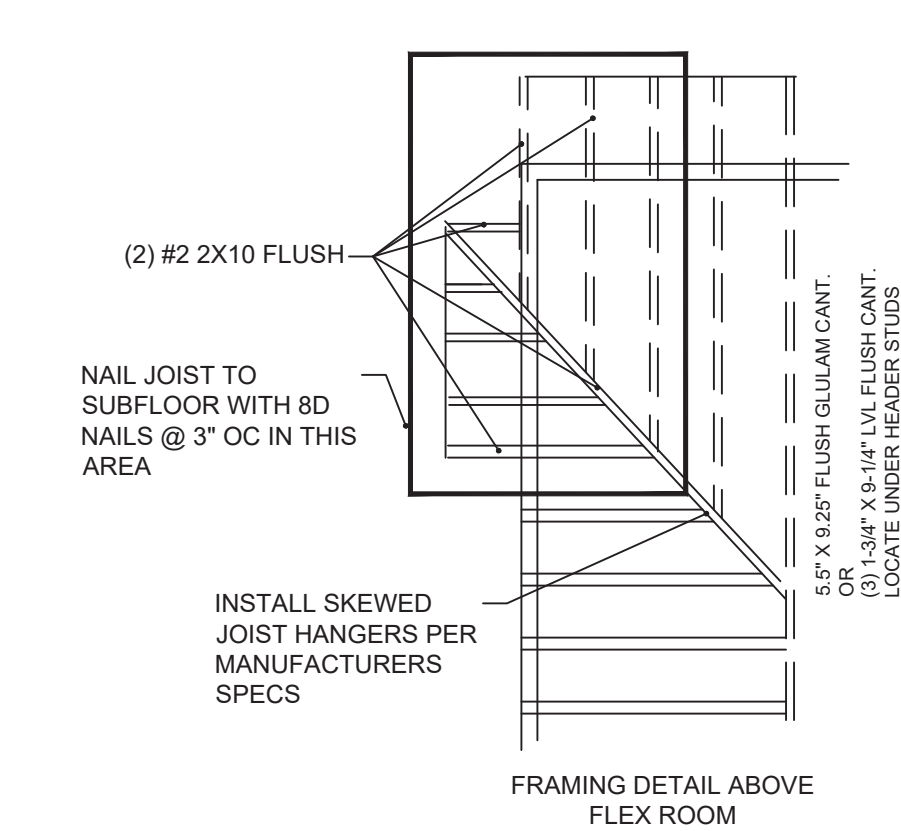
BRACING METHODS

- EXTERIOR BRACING CS-PF PER IRC R602.10
- FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9'-1/4". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.
- EXTERIOR BRACING CS-WSP PER IRC R602.10
- EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- INTERIOR BRACING LIB PER IRC R602.10
- MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55' - 8' TALL WALL HEIGHT
62' - 9' TALL WALL HEIGHT
69' - 10' TALL WALL HEIGHT
- EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
- EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 2x10 STRUCTURAL PANEL SPAN RATING, 1-3/8" MIN PEN, 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT BASE AND TOP OF WINDOW
- INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 DR 13+5	8/13	19	10/13	10, 2 FT	10/13



- MAIN FLOOR PLAN NOTES**
- EXPOSED TOP OF FOUNDATION WALL.
 - 2X6 STUD WALL
 - SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
 - INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
 - CURB STAIR SYSTEM WITH OPEN HANDRAILS
 - 3 STUDS BETWEEN WINDOW UNITS
 - BOX COLUMN WITH STONE VENEER TO 6"-11" WITH CEDAR WRAP ABOVE. SEE FLOOR PLAN FOR FINISHED SIZE.
 - HOSE BIBB
 - HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
 - 1"-10"x3"-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
 - GRAVE FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - OPEN HANDRAILS
 - LINE OF BALCONY ABOVE
 - 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
 - CHANGE IN FLOORING MATERIAL
 - 24" CABINET + 24" OVERHANG WITH LEGS. VERIFY LOCATION WITH PERSONAL BUILDER.
 - BENCH WITH COAT HOOKS
 - DROP ZONE/CHARGING STATION

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LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
J. ROSENBLUM

ISSUE DATE:
11.15.21

SHEET NUMBER:
A4.0
RELIEVE CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
LICENSE # 00000000000000000000000000000000

GENERAL NOTES

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.

STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).

FLOOR PLANS:
LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:

3/8" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
1/2" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 3/4" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3/4" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 X 4 OR (4) 2 X 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB
GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

BRACING METHODS

EXTERIOR BRACING CS-PF PER IRC R602.10
FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9'-11". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 9" O.C. AT TOP AND BOTTOM OF BANDRIM JOIST.

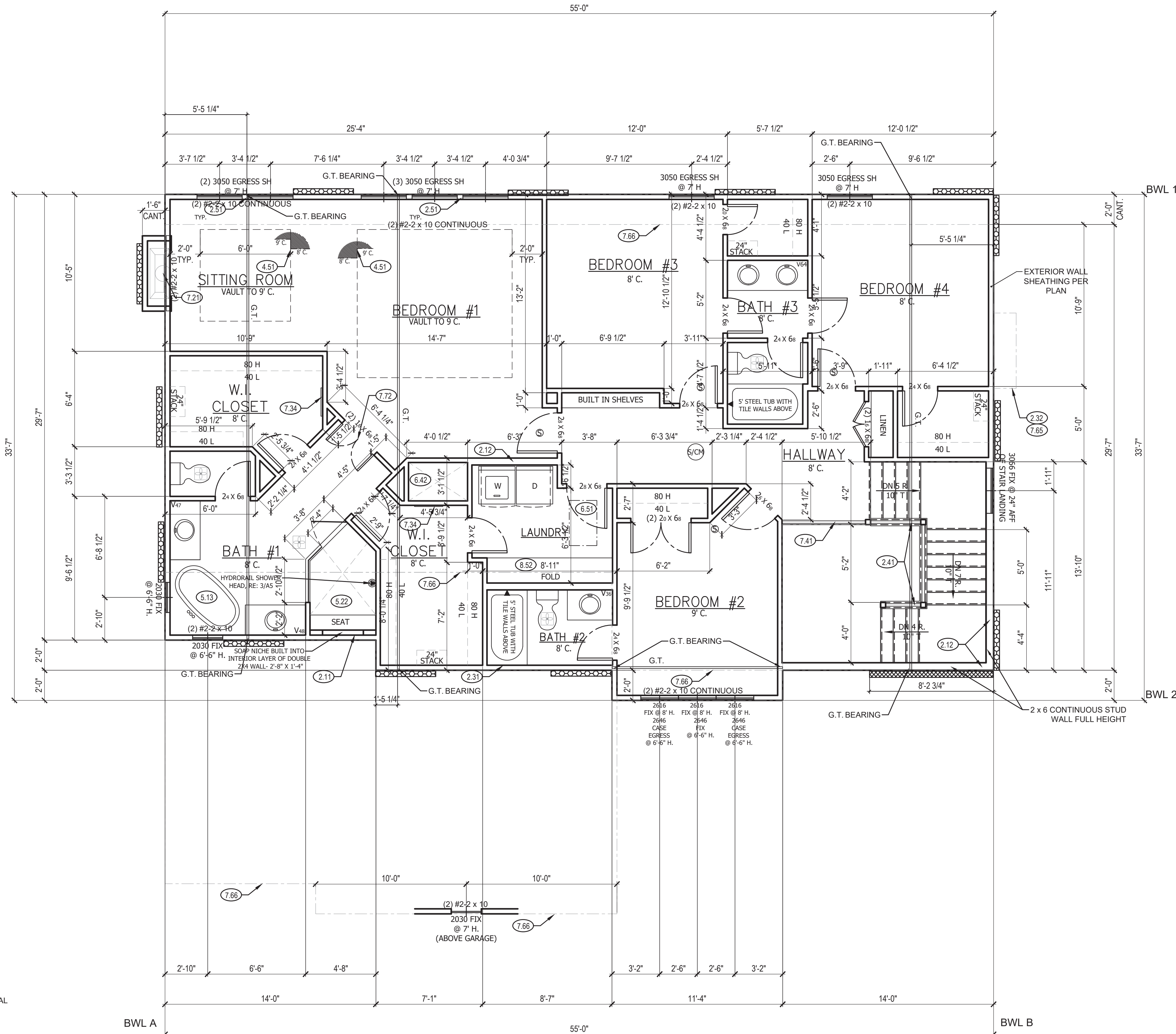
EXTERIOR BRACING CS-WSP PER IRC R602.10
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
INTERIOR BRACING LIB PER IRC R602.10

MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55' - 8' TALL WALL HEIGHT
62' - 9' TALL WALL HEIGHT
69' - 10' TALL WALL HEIGHT

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 2410 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN. 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT BASE AND TOP OF WINDOWS

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



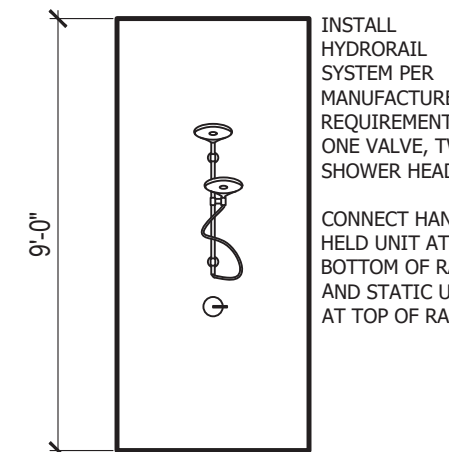
IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

UPPER LEVEL PLAN 1
SCALE: 1/4" = 1'-0"

UPPER FLOOR PLAN NOTES

- 2.12 2X6 STUD WALL
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 4.51 SINGLE BOX VAULT
- 5.13 FREE STANDING TUB
- 5.22 TILE BASE WITH TILE WALLS. SEE DETAIL.
- 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.21 DIRECT VENT FIREPLACE- INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 3/4" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- 7.34 FRAMED MIRROR
- 7.41 OPEN HANDRAILS
- 7.66 LINE OF FLOOR BELOW
- 7.72 FLAT ASTRAGAL LOCK- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK
- 8.52 FOLDING TABLE



HYDRORAIL SHOWER SYSTEM 3
SCALE: NTS

GENERAL NOTES

- WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.
- ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.
- ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.
- DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
- HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.
- PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.
- 2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.
- SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.
- WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

CPG DBA



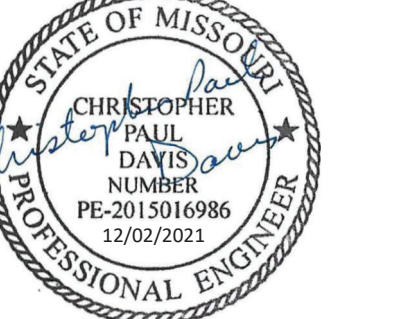
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816-399-4901

DRAWN BY:
J. ROSENBLUM

ISSUE DATE:
11.15.21

SHEET NUMBER:

A5.0
CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
www.everstead.com

- TRUSS ROOF NOTES: (BY OTHERS)
- DESIGNED FOR LIGHT ROOF COVERING
 - TOP CHORD:
 - LIVE LOAD/SNOW LOAD (PSF): 25
 - DEAD LOAD (PSF): 10
 - BOTTOM CHORD:
 - DEAD LOAD (PSF): 10
 - ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 x 10 UNLESS OTHERWISE NOTED.
 - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
 - ROOF IS ENGINEERED TO COMPLY WITH IRC 802

- = ROOF TRUSS FRAMING DIRECTION
- G.T. = GIRDER TRUSS LOCATION
- = INTERIOR LOAD BEARING WALL

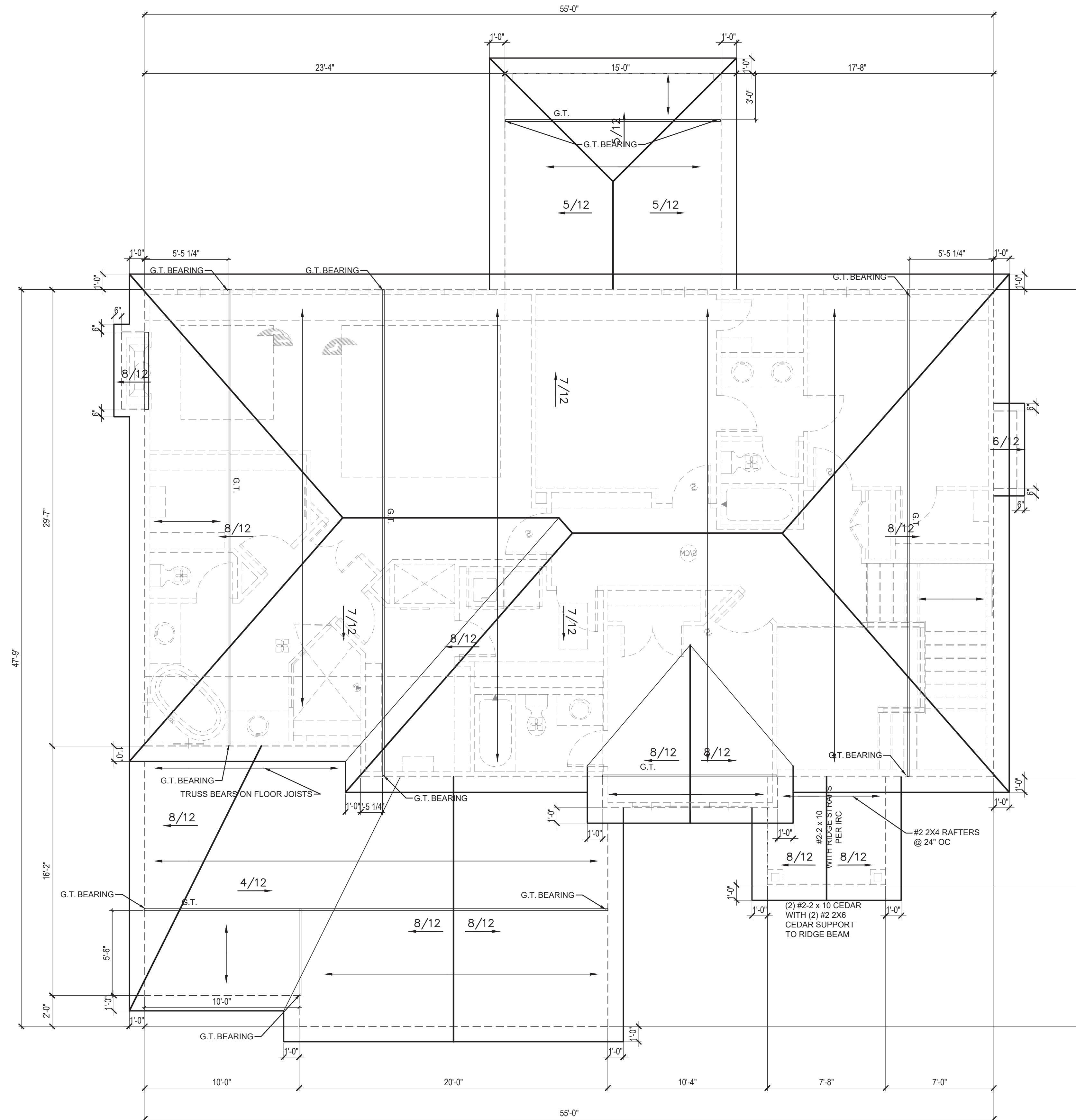
NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ROOF:
 ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.
 WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.
 CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

GIRDER TRUSS BEARING:
 MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.



ROOF PLAN NOTES

- COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

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 816-246-6700

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GENERAL NOTES

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP.

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

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

DRAWN BY:
 J. ROSENBLUM

ISSUE DATE:
 11.15.21

SHEET NUMBER:

A6.0
 DEVELOPER
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 Development Services
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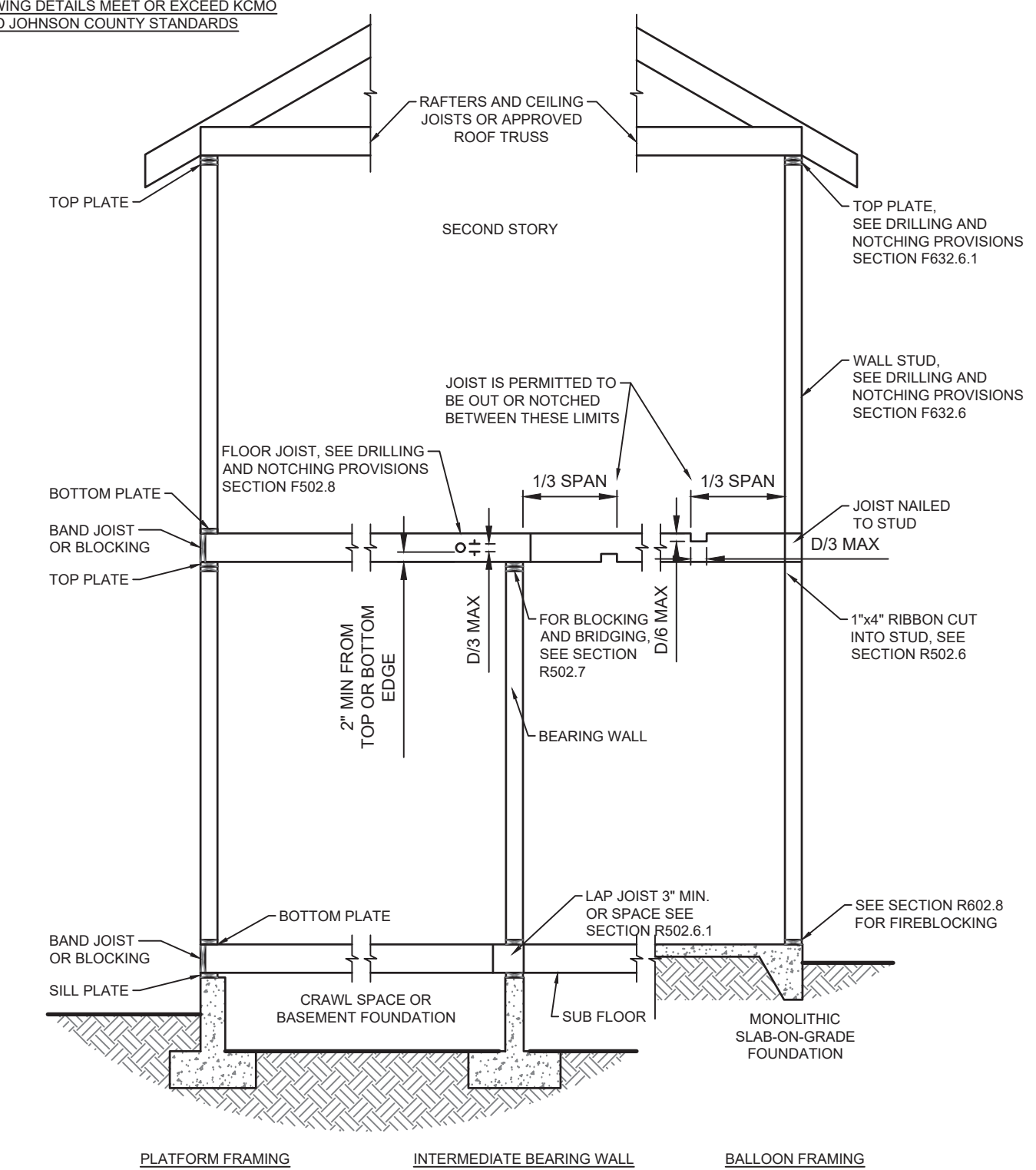
STRUCTURAL DETAILS

SHEET #

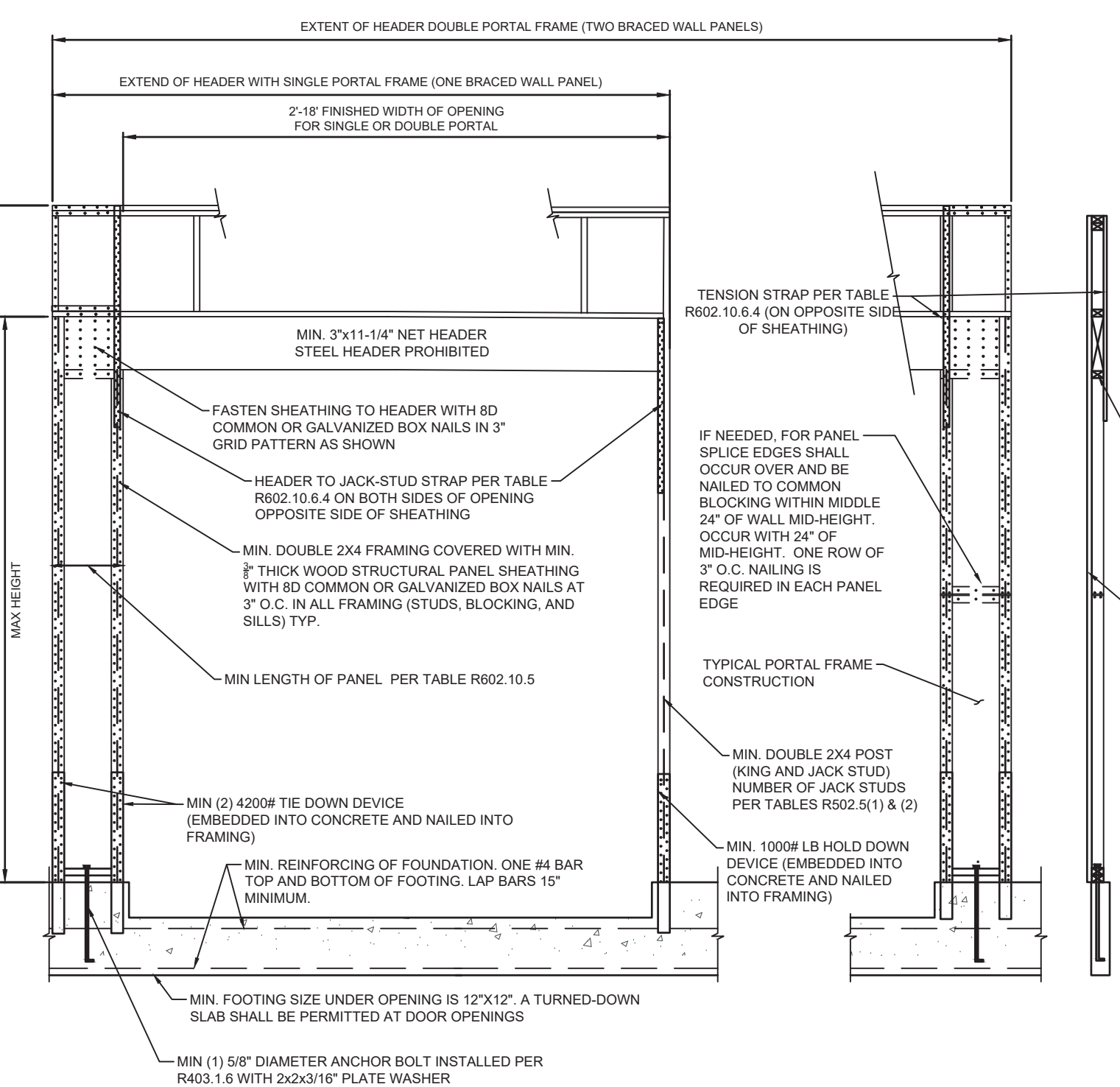
S2.0

RELEASE FOR CONSTRUCTION AS NOTED ON PLAN REVIEW
Development Services
LEES SUMMIT, MISSOURI

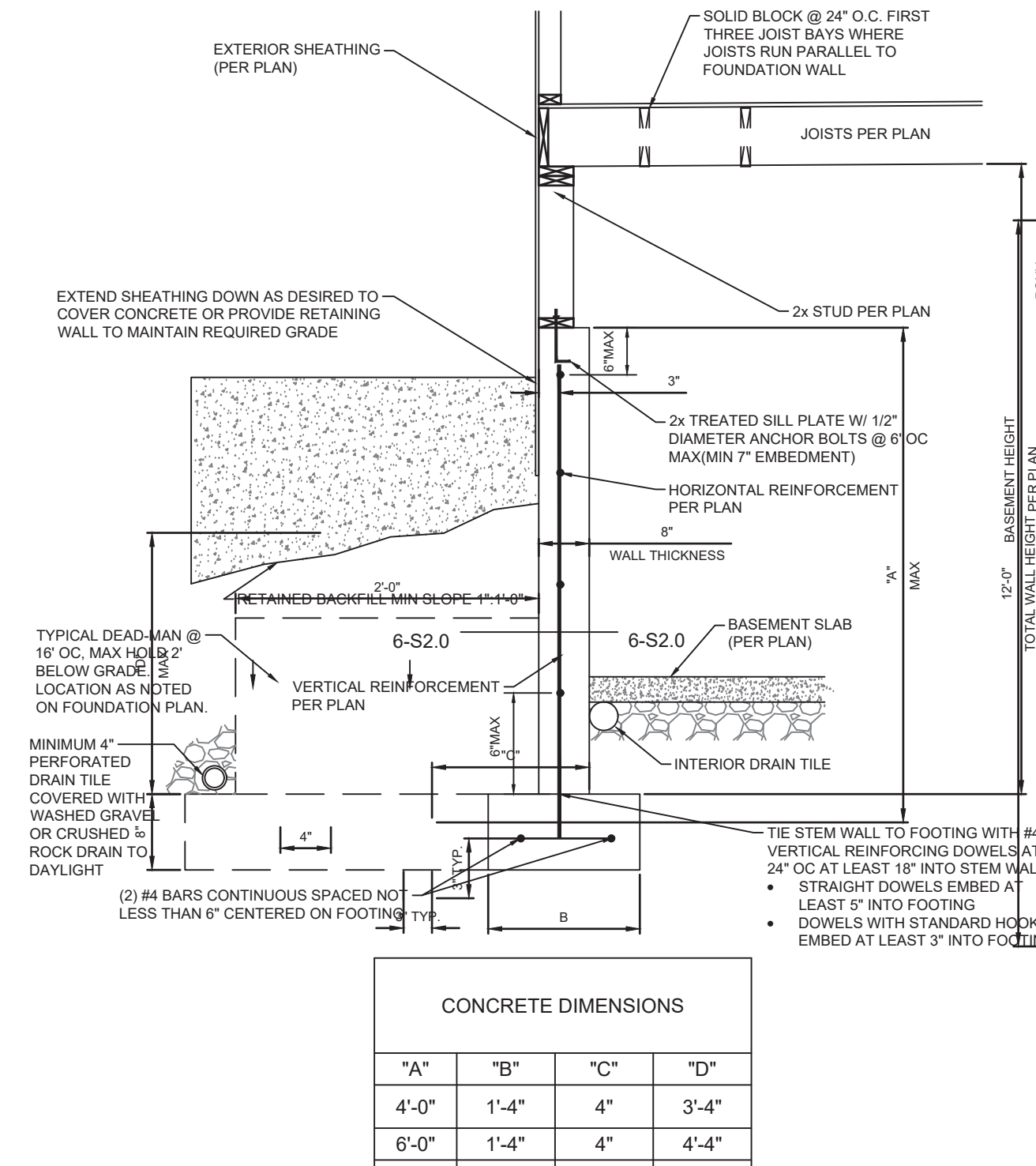
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-US, AND JOHNSON COUNTY STANDARDS



11
S2.0
TYPICAL WALL, FLOOR AND ROOF FRAMING (IRC FIGURE R602.3(1))
N.T.S.



12
S2.0
PORTAL FRAME WITH HOLD DOWNS (METHOD PFH) IRC FIGURE R602.10.6.2
N.T.S.



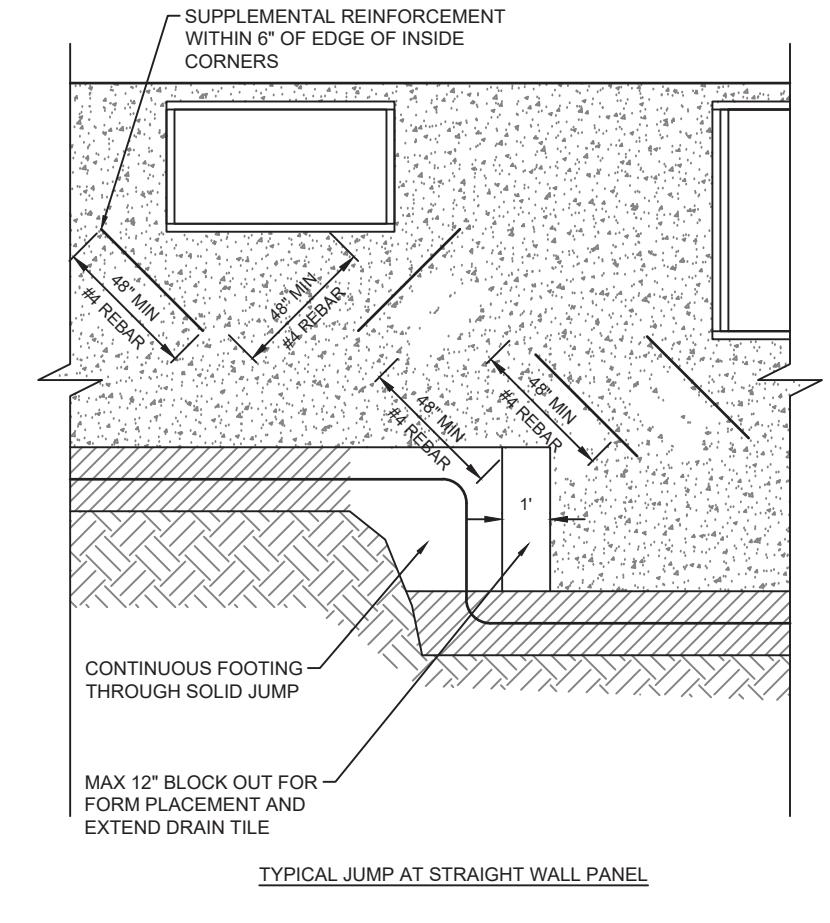
13
S2.0
TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL
N.T.S.

CONCRETE DIMENSIONS			
"A"	"B"	"C"	"D"
4'-0"	1'-4"	4"	3'-4"
6'-0"	1'-4"	4"	4'-4"
9'-0"	1'-8"	5"	4'-4"

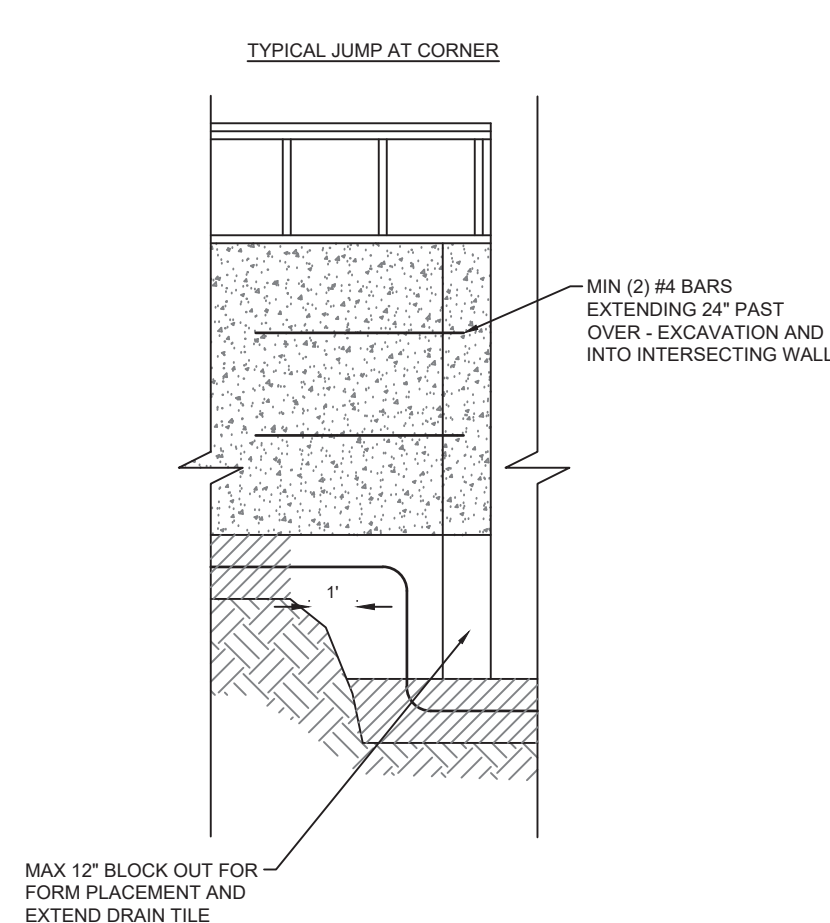
DIMENSIONS SHOWN ARE FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN INSTALLATION. A MINIMUM 2' RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.

VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.

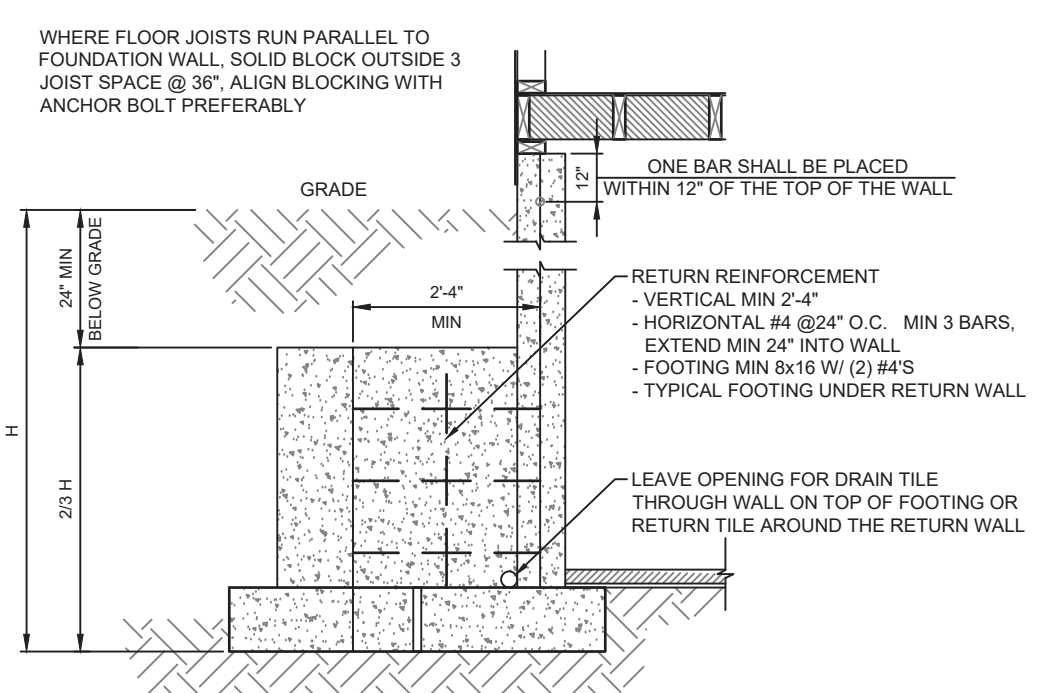
THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.



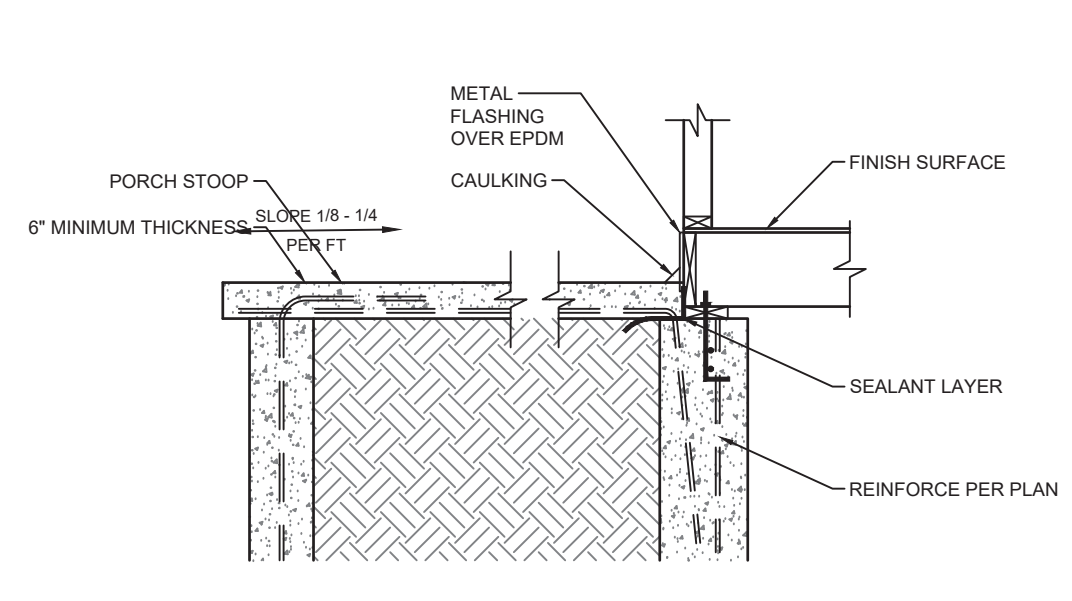
6
S2.0
FOUNDATION WALL JUMP DETAIL
N.T.S.



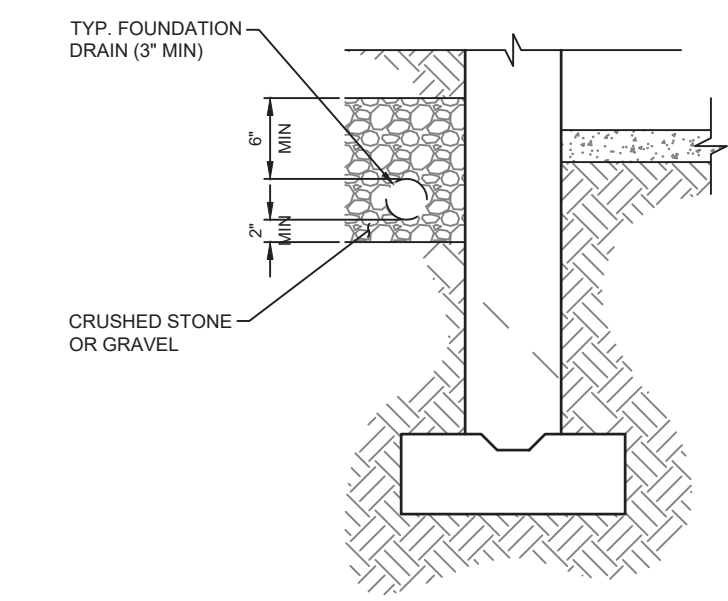
5
S2.0
FOUNDATION WALL JUMP DETAIL
N.T.S.



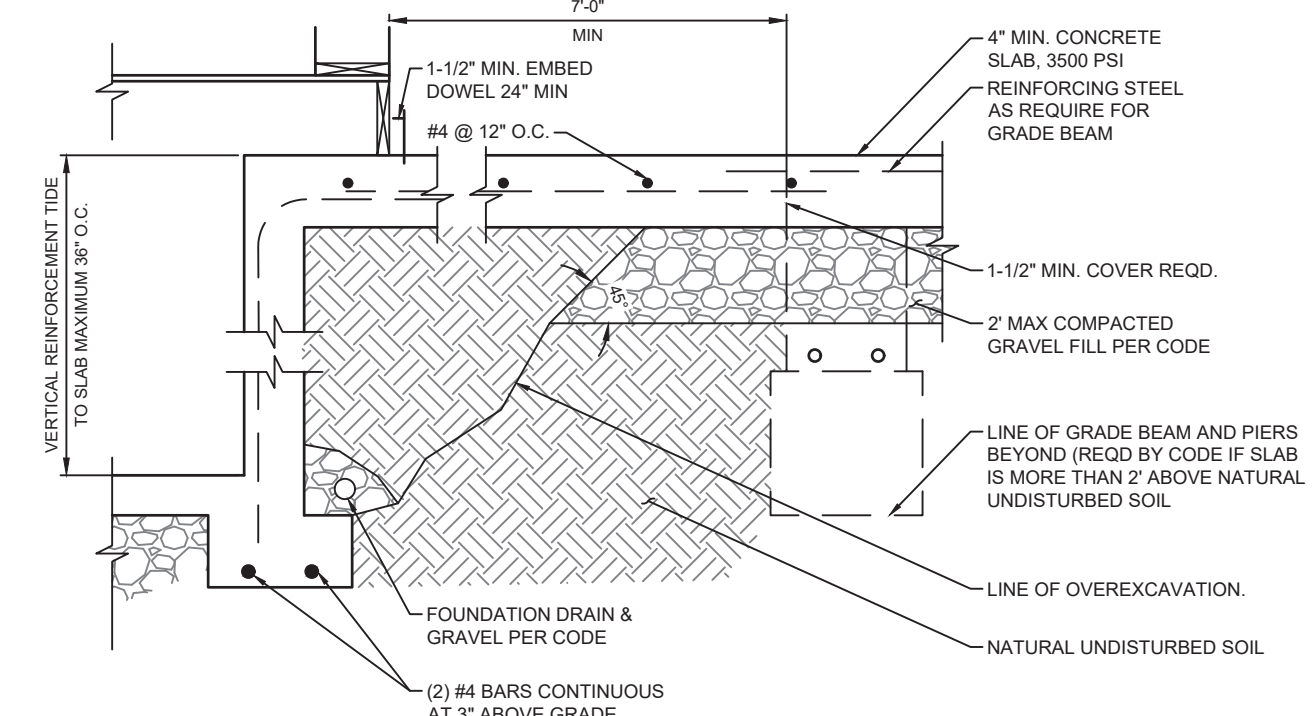
7
S2.0
TYPICAL DEAD MAN SECTION
N.T.S.



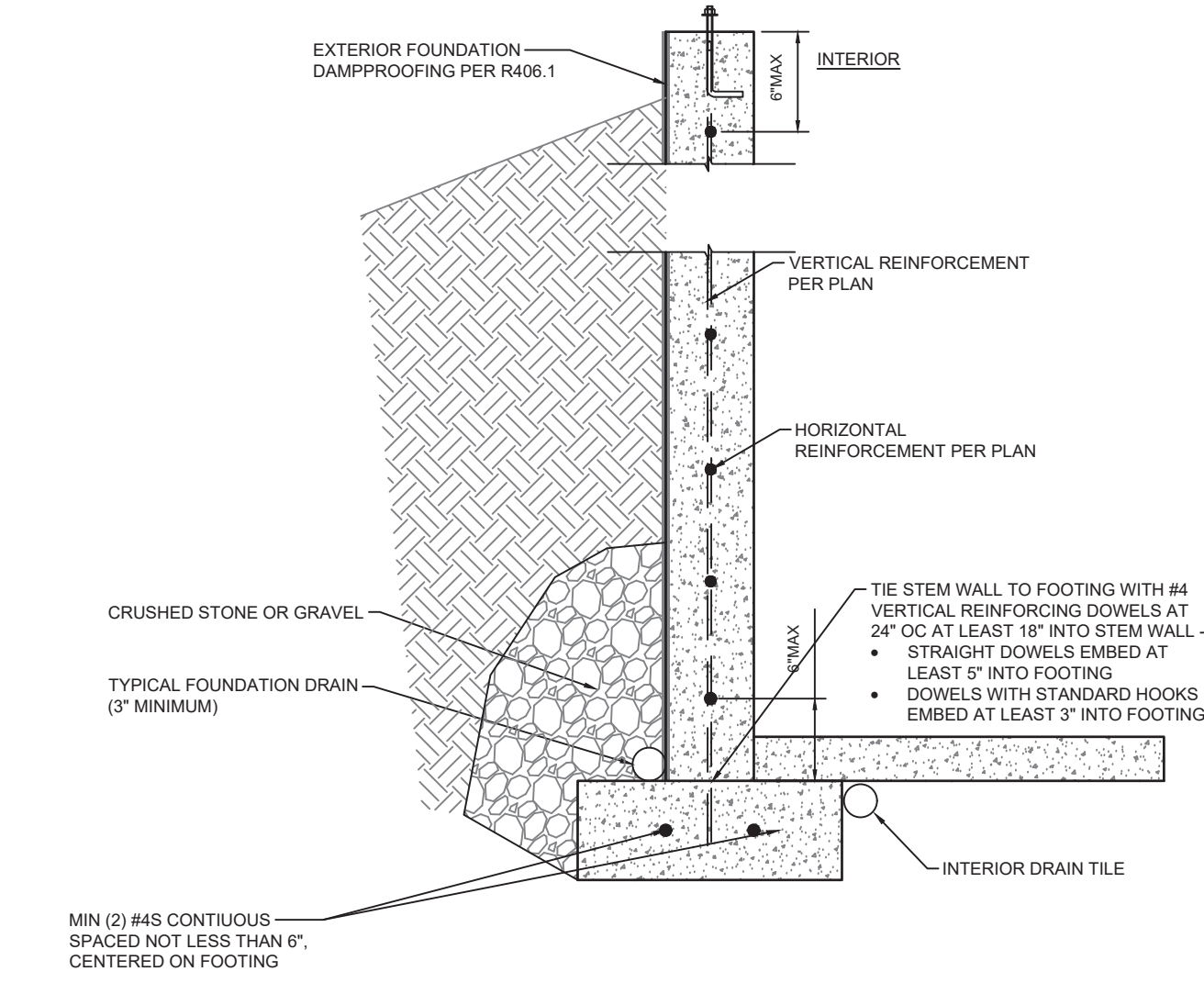
2
S2.0
STANDARD PORCH SLAB
N.T.S.



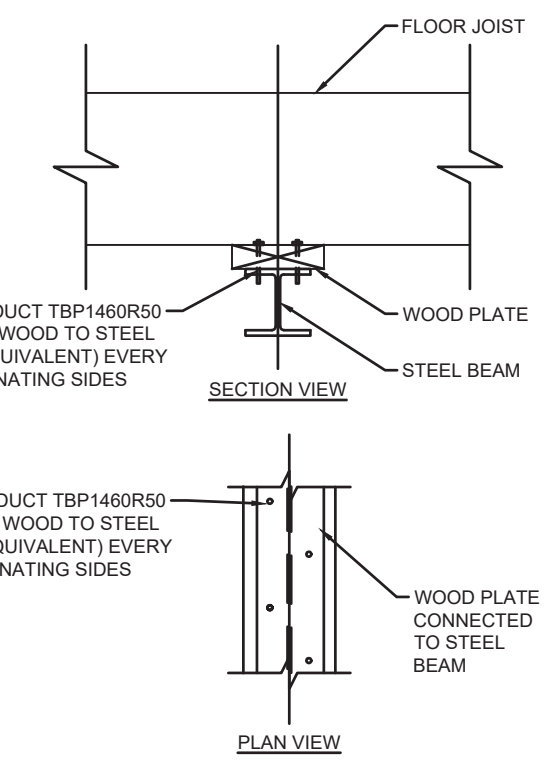
1
S2.0
FOUNDATION DRAIN DETAIL & RAISED SLAB
N.T.S.



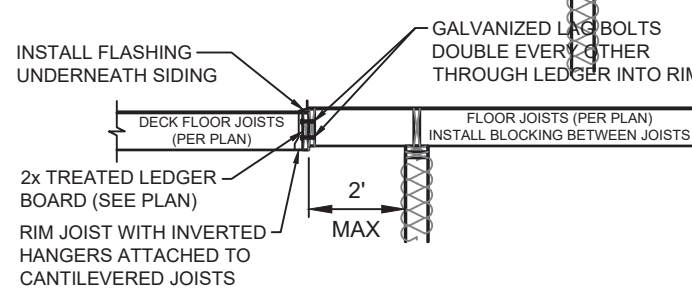
3
S2.0
TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4' OVERDIG
N.T.S.



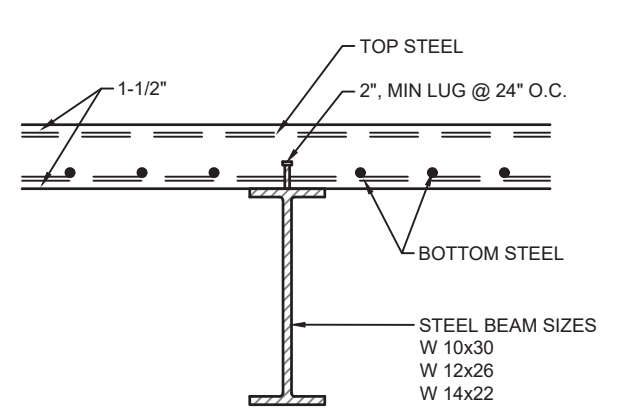
4
S2.0
TYPICAL WALL SECTION DETAIL
N.T.S.



14
S2.0
WOOD PLATE TO DROPPED STEEL BEAM CONNECTION
N.T.S.

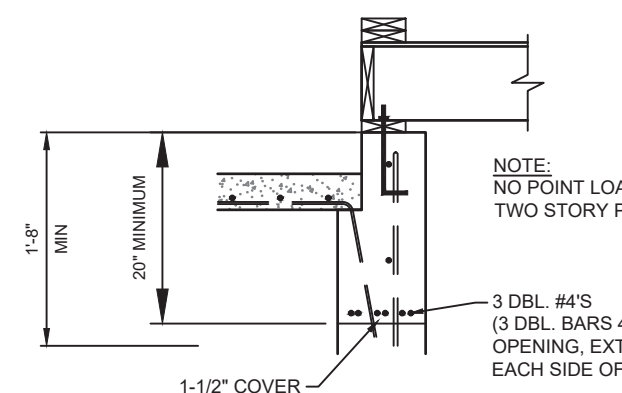


10
S2.0
TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT
N.T.S.



9
S2.0
SLAB OVER BEAM
N.T.S.

8
S2.0
6' MAXIMUM OPENING HDR.
N.T.S.



13
S2.0

TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL
N.T.S.

10
S2.0

TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT
N.T.S.

9
S2.0

SLAB OVER BEAM
N.T.S.

8
S2.0

6' MAXIMUM OPENING HDR.
N.T.S.

7
S2.0

TYPICAL DEAD MAN SECTION
N.T.S.

6
S2.0

FOUNDATION WALL JUMP DETAIL
N.T.S.

5
S2.0

FOUNDATION WALL JUMP DETAIL
N.T.S.

4
S2.0

TYPICAL WALL SECTION DETAIL
N.T.S.

3
S2.0

TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4' OVERDIG
N.T.S.

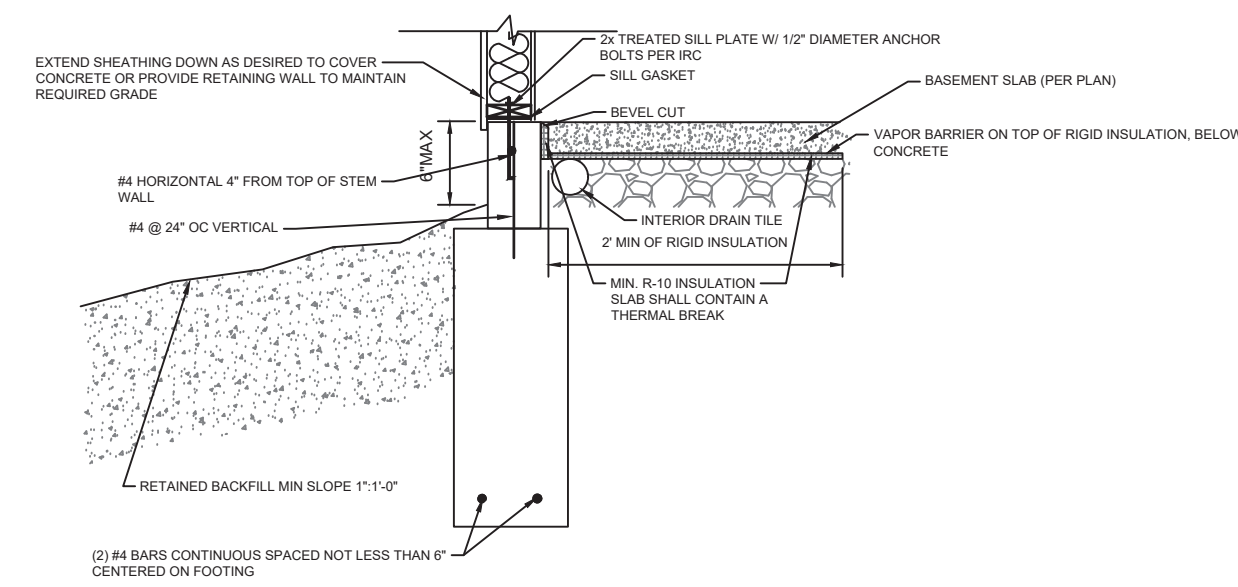
2
S2.0

STANDARD PORCH SLAB
N.T.S.

1
S2.0

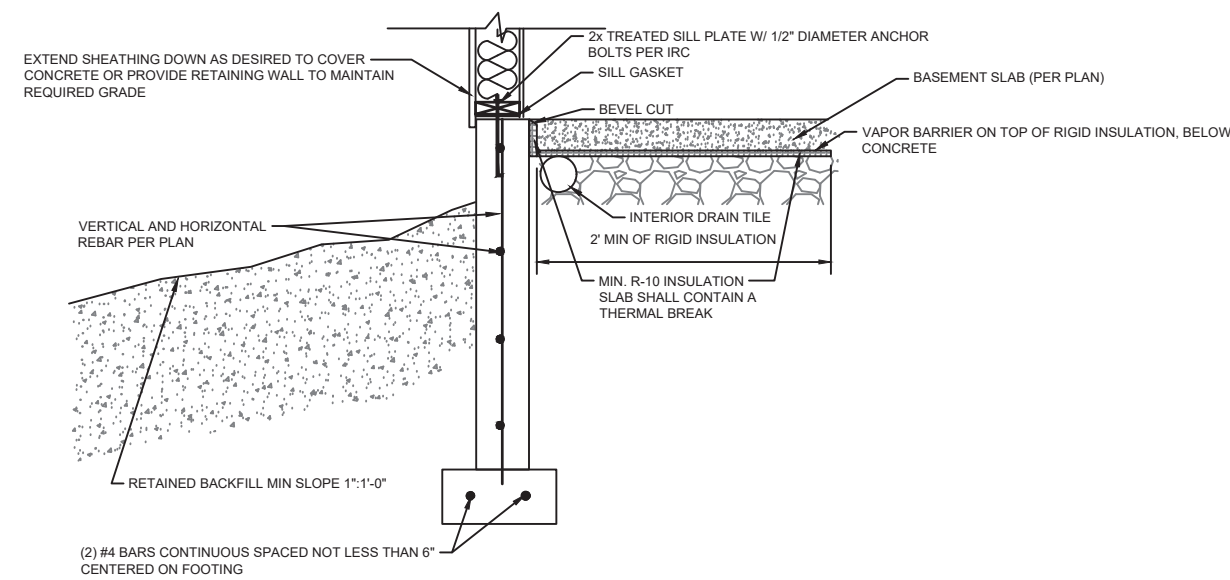
FOUNDATION DRAIN DETAIL & RAISED SLAB
N.T.S.

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE

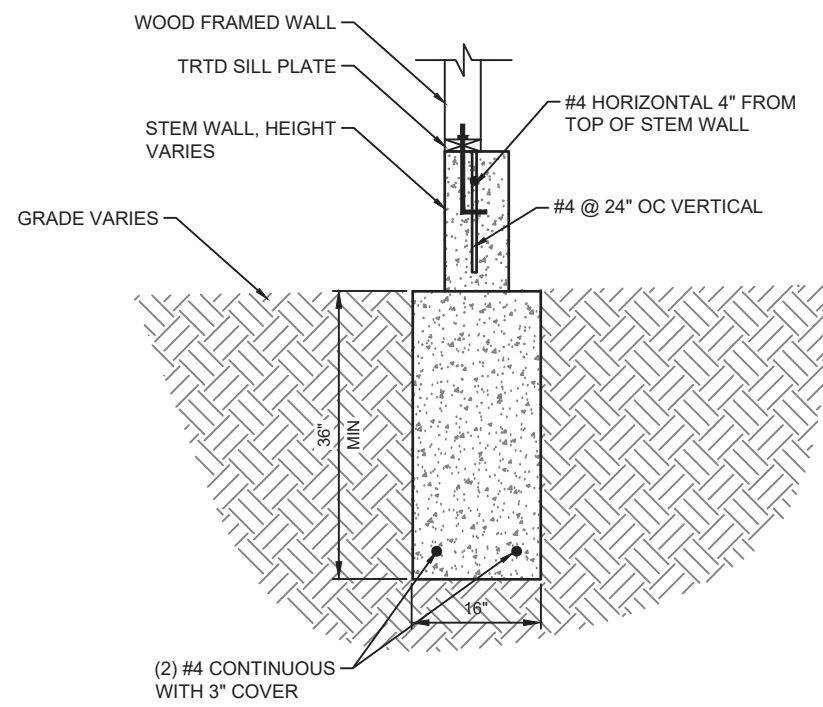


12 S3.0 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL N.T.S.

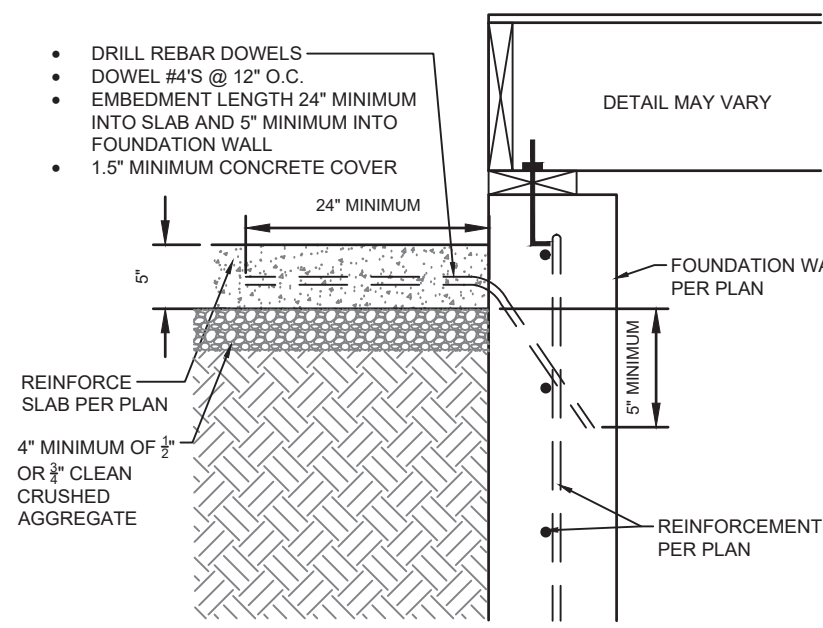
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



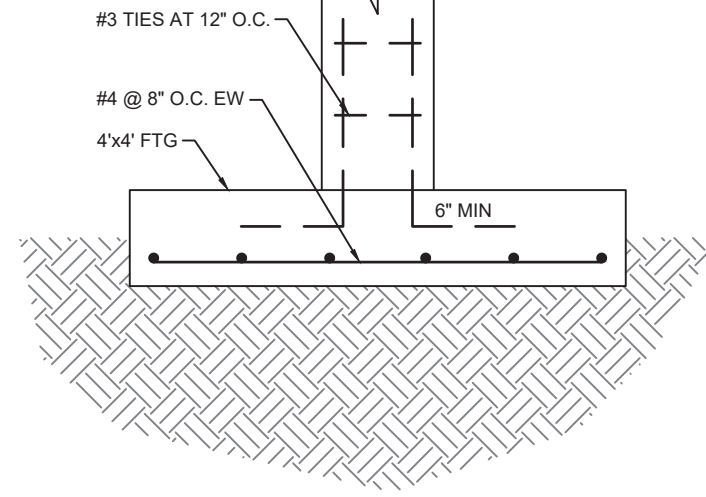
11 S3.0 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING N.T.S.



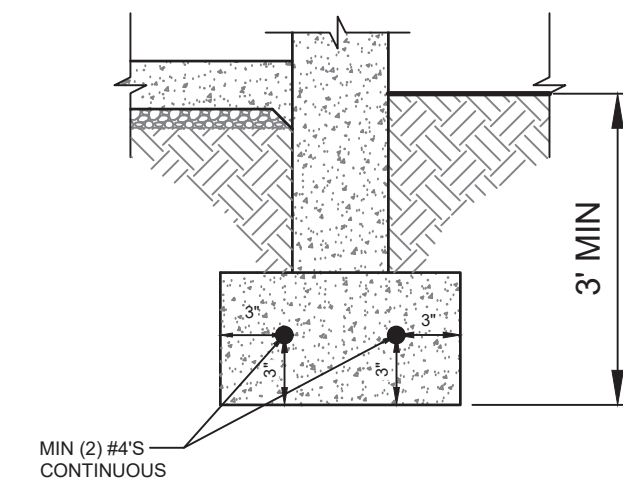
10 S3.0 TRENCH FOOTING WITH STEM WALL N.T.S.



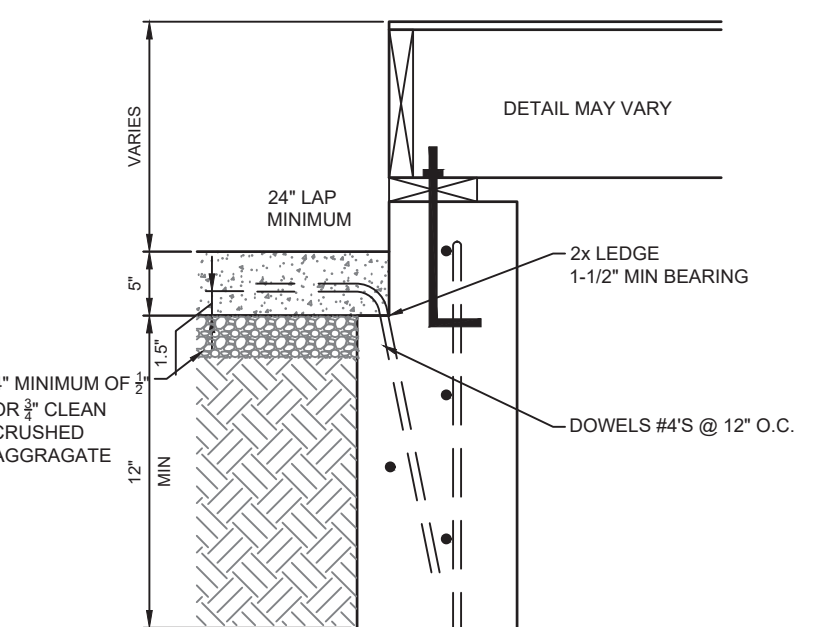
8 S3.0 ALTERNATE SLAB AT WALL N.T.S.



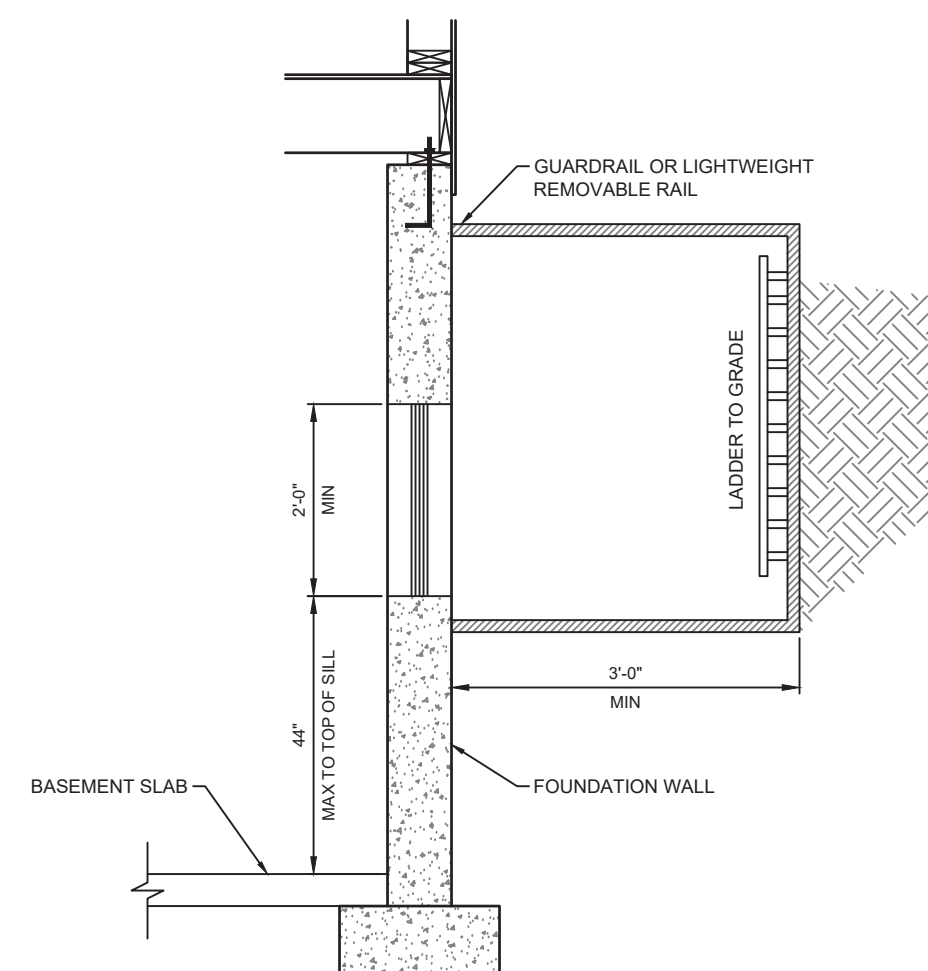
7 S3.0 PEDESTAL AT FOOTING N.T.S.



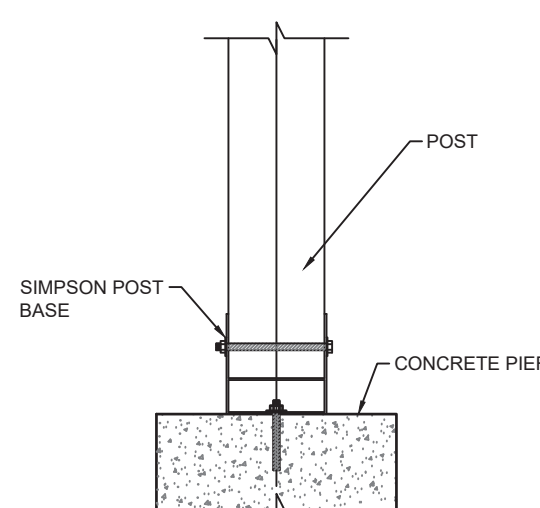
6 S3.0 FOOTING DETAIL N.T.S.



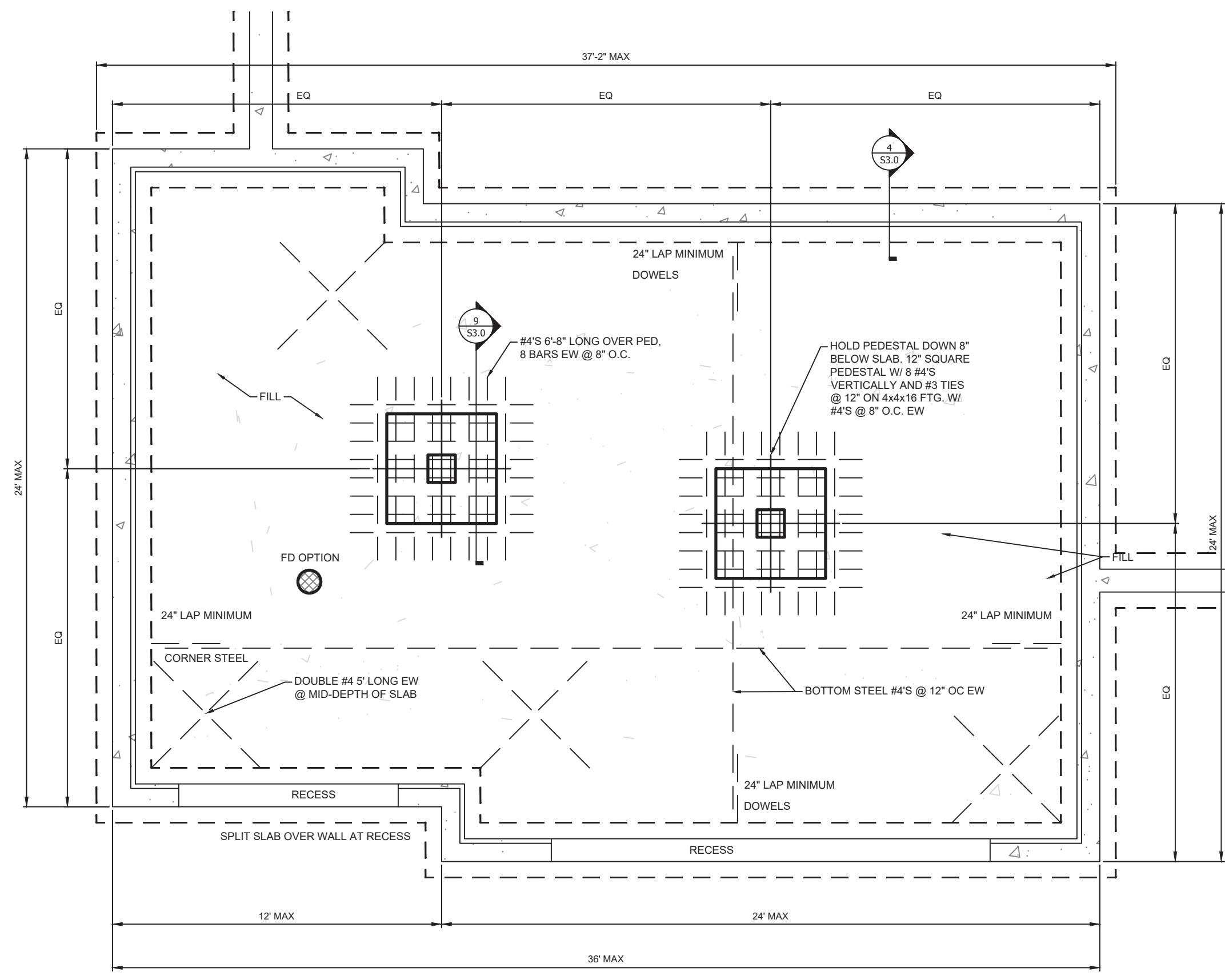
4 S3.0 SLAB AT WALL N.T.S.



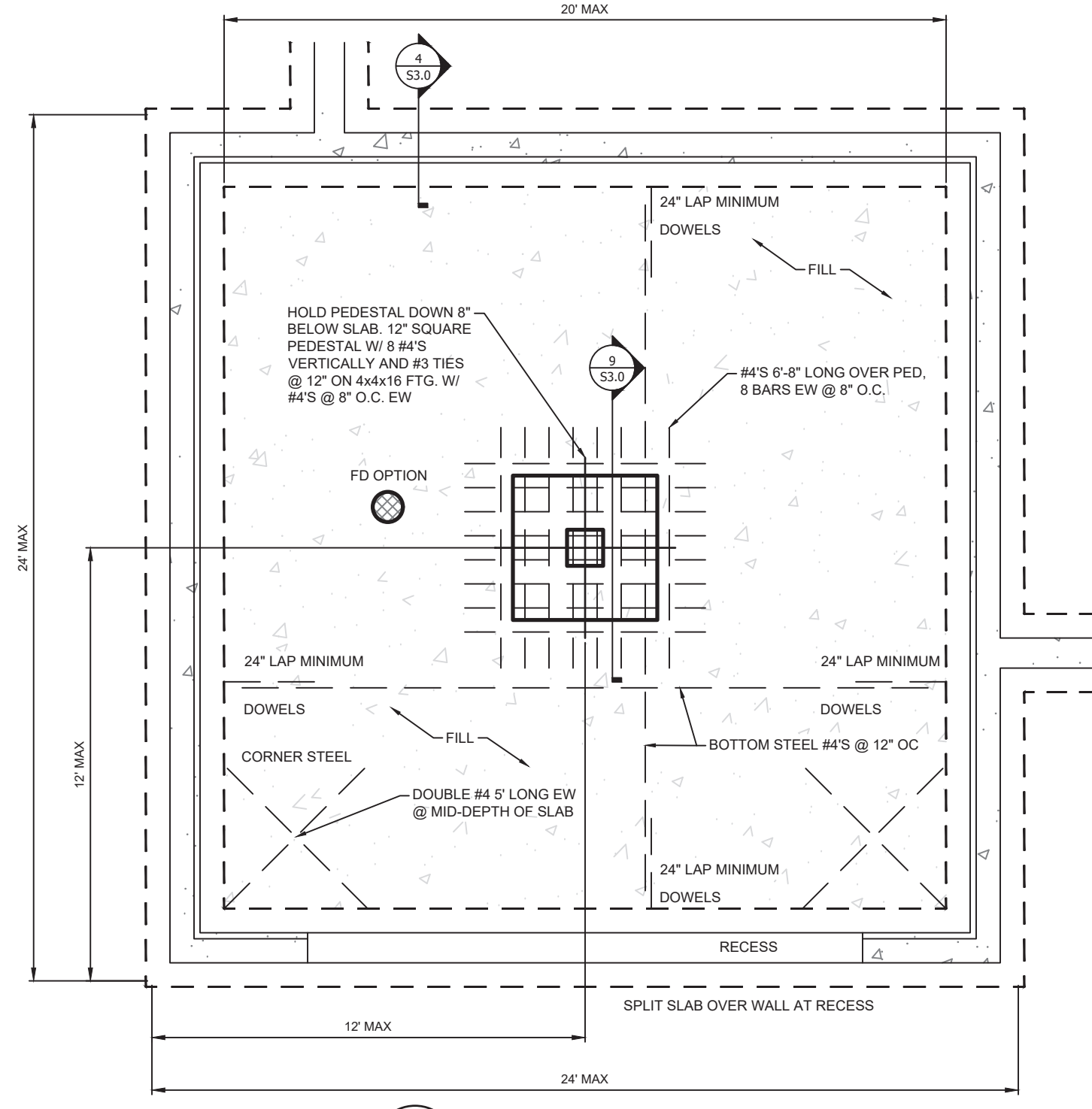
3 S3.0 TYPICAL EGRESS WINDOW SECTION DETAIL N.T.S.



2 S3.0 POST BASE DETAIL N.T.S.



5 S3.0 GARAGE SLAB ON FILL N.T.S.



1 S3.0 GARAGE SLAB ON FILL N.T.S.



HELIX REQUIREMENTS:

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3/8" FROM TOP OF FOUNDATION WALL ELSE HELIX NOT PERMITTED.

ALL CONCRETE SHALL BE REINFORCED WITH HELIX MICRO REBAR ALONG WITH ANY ADDITIONAL REBAR AS NOTED:

- 9.0 LB/CUBIC YARD DOSAGE OF HELIX 5-25.
- VERIFY DOSAGE AT FORM INSPECTION.
- SEE MIXING REQUIREMENTS ON THIS PAGE.
- MINIMUM 3000 PSI FOOTING COMPRESSIVE STRENGTH.
- MINIMUM 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
- AIR ENTRAINMENT BETWEEN 5-7% OF CONCRETE VOLUME.
- GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 1500 PSF SOIL BEARING.
- WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY, OR BETTER, LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

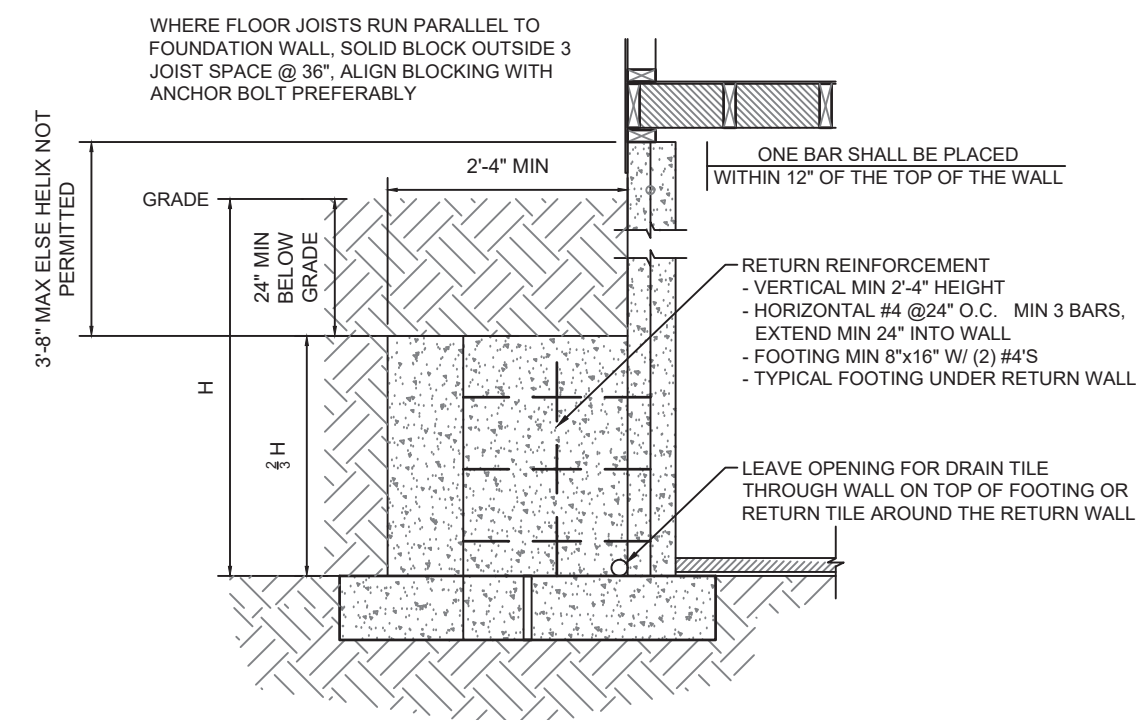
HELIX ALTERNATE DESIGN NOT VALID IF ANY ONE OF THE FOLLOWING CONDITIONS ARE MET:

- NON-UNIFORM FOOTING SUPPORT (I.E. CAST IN PLACE PIERS, PUSH PILES).
- DAYLIGHT WALLS EXCEEDING 6' TALL FOR A LENGTH GREATER THAN 6'.

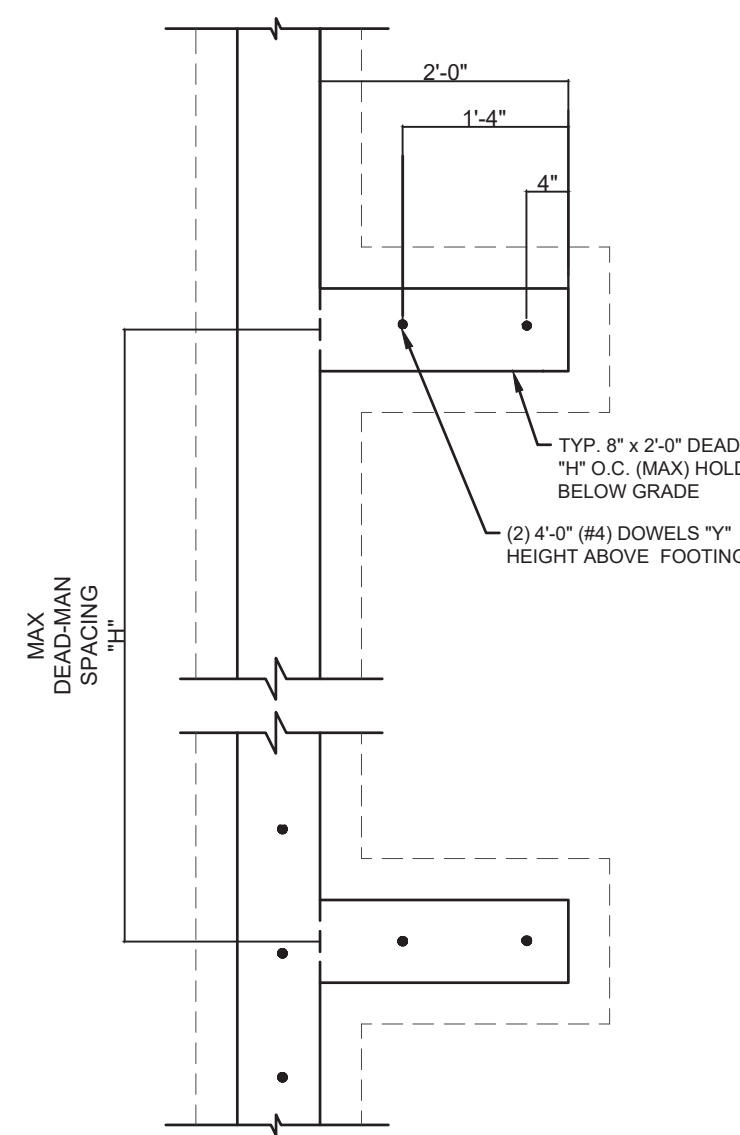
HELIX DOSING INSTRUCTIONS:

MIXING SHOULD BE DONE ACCORDANCE WITH ASTM C94 AND THE MIXING INSTRUCTIONS BELOW. THE DOSAGES OF HELIX ADDED TO THE MIX SHOULD BE NOTED ON THE BATCH DOCUMENTATION IN ACCORDANCE WITH UNIFORM EVALUATION SERVICE ER 279 SECTION 5.15. VERIFIED USING PROCEDURE IN ER 279 APPENDIX A.

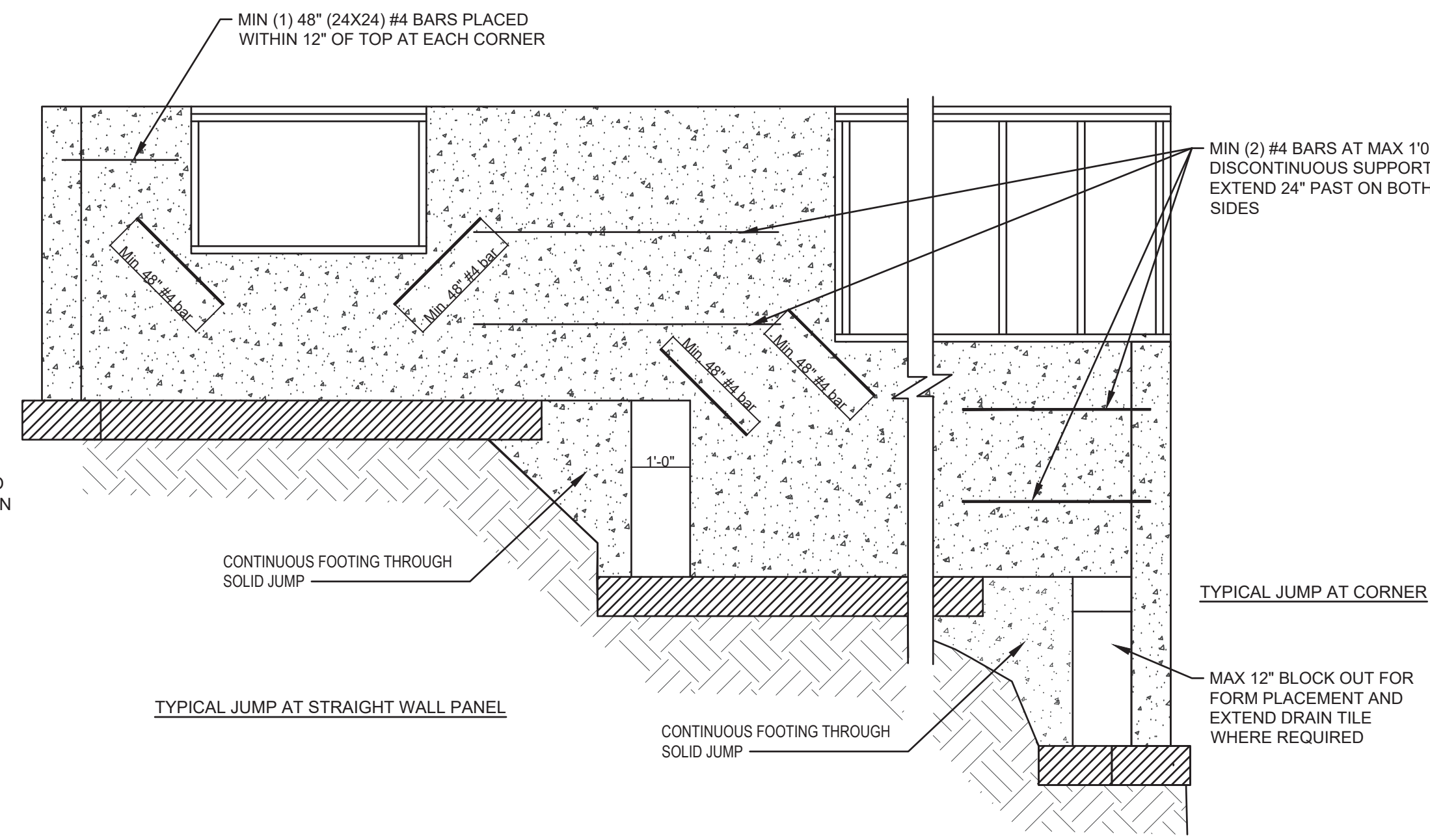
A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER (NOT WATER).



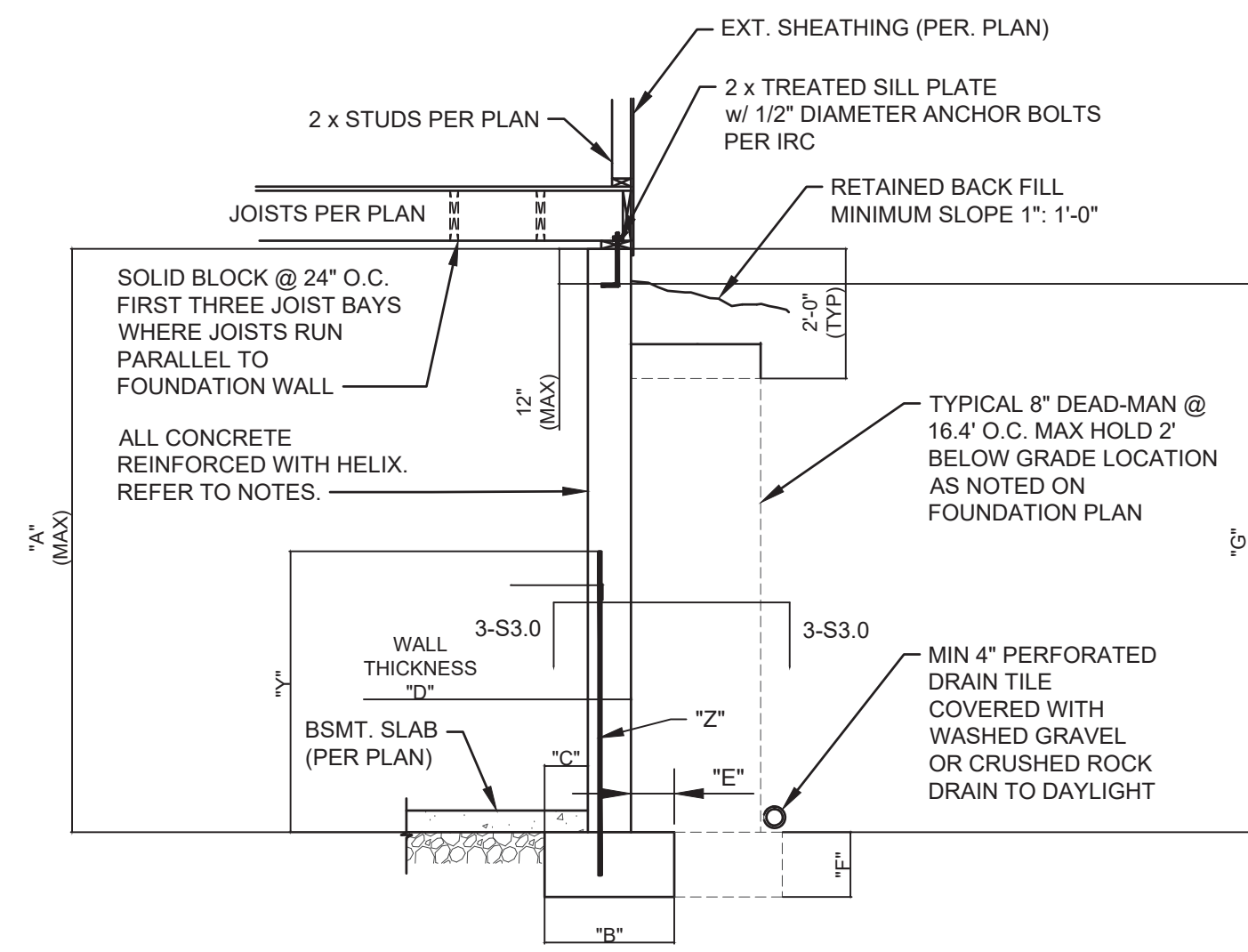
1
S3.1
TYPICAL DEAD MAN SECTION
N.T.S.



3
S3.1
TYPICAL DEAD MAN SECTION
N.T.S.



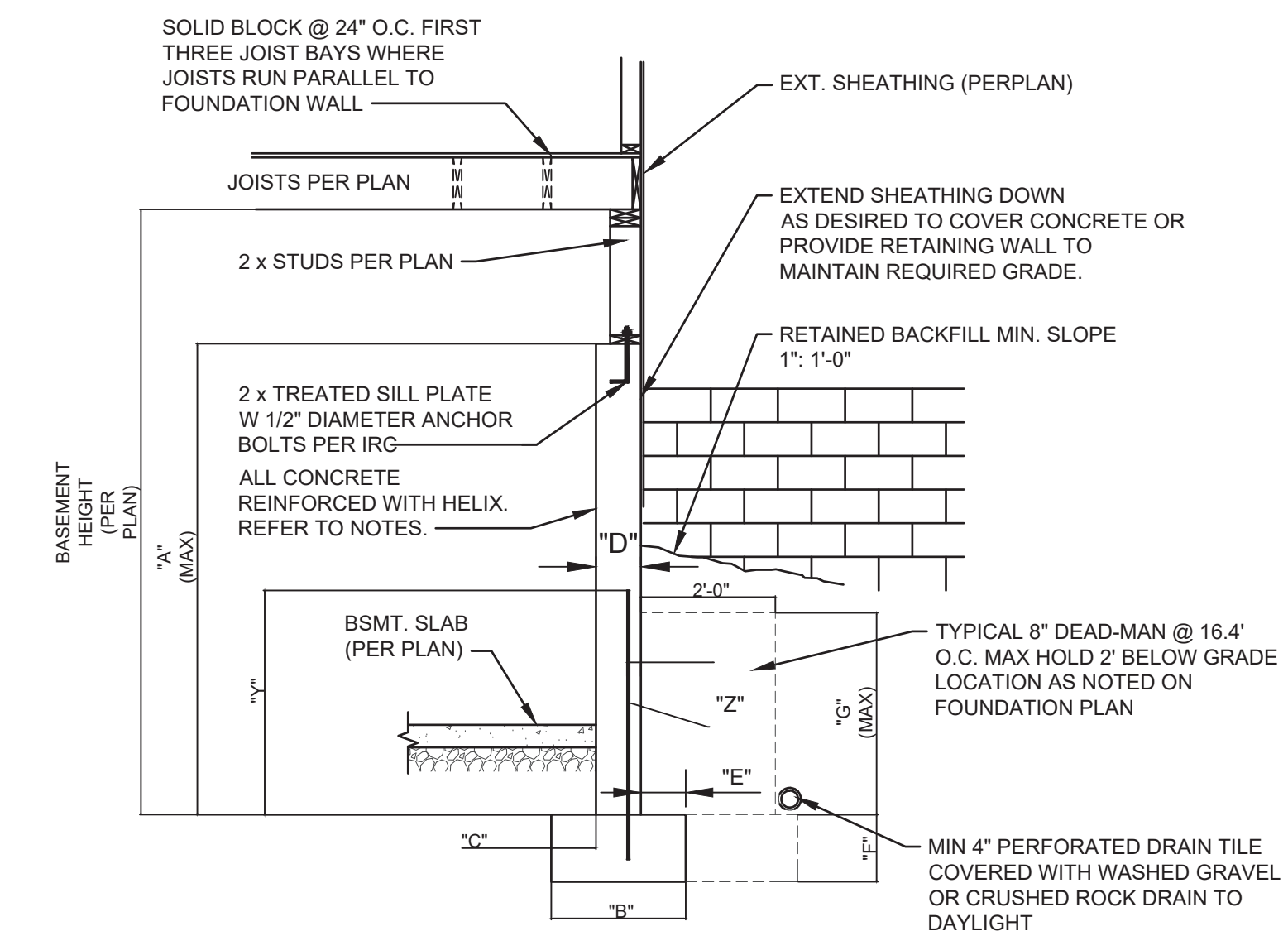
2
S3.1
FOUNDATION WALL JUMP DETAIL
N.T.S.



CONCRETE DIMENSIONS						HEIGHT ABOVE FOOTING	REINFORCING BARS (GRADE 60)	HELIX DOSAGE	
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"Z"		
8'-0"	1'-4"	4"	8"	4"	8"	7'-8"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD

DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

4
S3.1
TYPICAL FOUNDATION WALL DETAIL
N.T.S.



CONCRETE DIMENSIONS						HEIGHT ABOVE FOOTING	REINFORCING BARS (GRADE 60)	HELIX DOSAGE	
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"Z"		
8'-0"	1'-4"	4"	8"	4"	8"	3'-4"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD
9'-0"	1'-4"	4"	8"	4"	8"	4'-4"	2'-6"	4 BARS AT 24" O.C.	9.0 LB/CUBIC YARD

DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

5
S3.1
TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL
N.T.S.

HELIX FOOTING TABLE							HELIX DOSAGE
ALL STRIP FOOTINGS AND GRADE BEAMS							9 LB/CU FT
ISOLATED FOOTINGS AND COLUMN PADS							
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	HELIX DOSAGE		
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER	12.5 LB/CU FT		
D	48"x48"	1'-4"	(8) #4 BAR E.W.	N/A	12.5 LB/CU FT		
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT		
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER	12.5 LB/CU FT		
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	HELIX DOSAGE			
G	12"	3'-0"	(4) VERTICAL #4	12.5 LB/CU FT			
H	16"	3'-0"	(4) VERTICAL #4	12.5 LB/CU FT			
J	18"	3'-0"	(4) VERTICAL #4	12.5 LB/CU FT			
K	24"	3'-0"	(4) VERTICAL #4	12.5 LB/CU FT			
L	28"	3'-0"	(4) VERTICAL #4	12.5 LB/CU FT			

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

