

STEEL BEAM FLANGE WIDTH:  
W10X15 - 4"  
W10X17 - 4.01"

16" TYP.

(1) 5/8" X 8 1/4" LUG BR.  
5/8" X 1 1/4" GULF LAM. CANT.

(2) #2 2X10 FLUSH

NAIL JOIST  
SUBFLOOR WITH  
NAILS @ 3" OC IN T  
AF

INSTALL SKEWED  
JOIST HANGERS PER  
MANUFACTURERS  
SPECS


FRAMING DETAIL ABOVE  
FLEX ROOM


The image contains two architectural drawings of a garage structure.


**Side Elevation (Top):** This drawing shows the side profile of the garage. The main structure is labeled "GARAGE" and has a height of 4'-0". To the left, a "PRIMARY CLOSET" is shown with a height of 2'-8". Below the closet, a "REF" (refrigerator) is shown with a width of 1'-11 3/4" and a height of 6'-4". A "CAB" (cabinet) is shown above the refrigerator with a width of 2'-8". The drawing includes labels for "HEADER OFF JOISTS FOR OPEN CHASE AS NECESSARY" at the top and bottom.

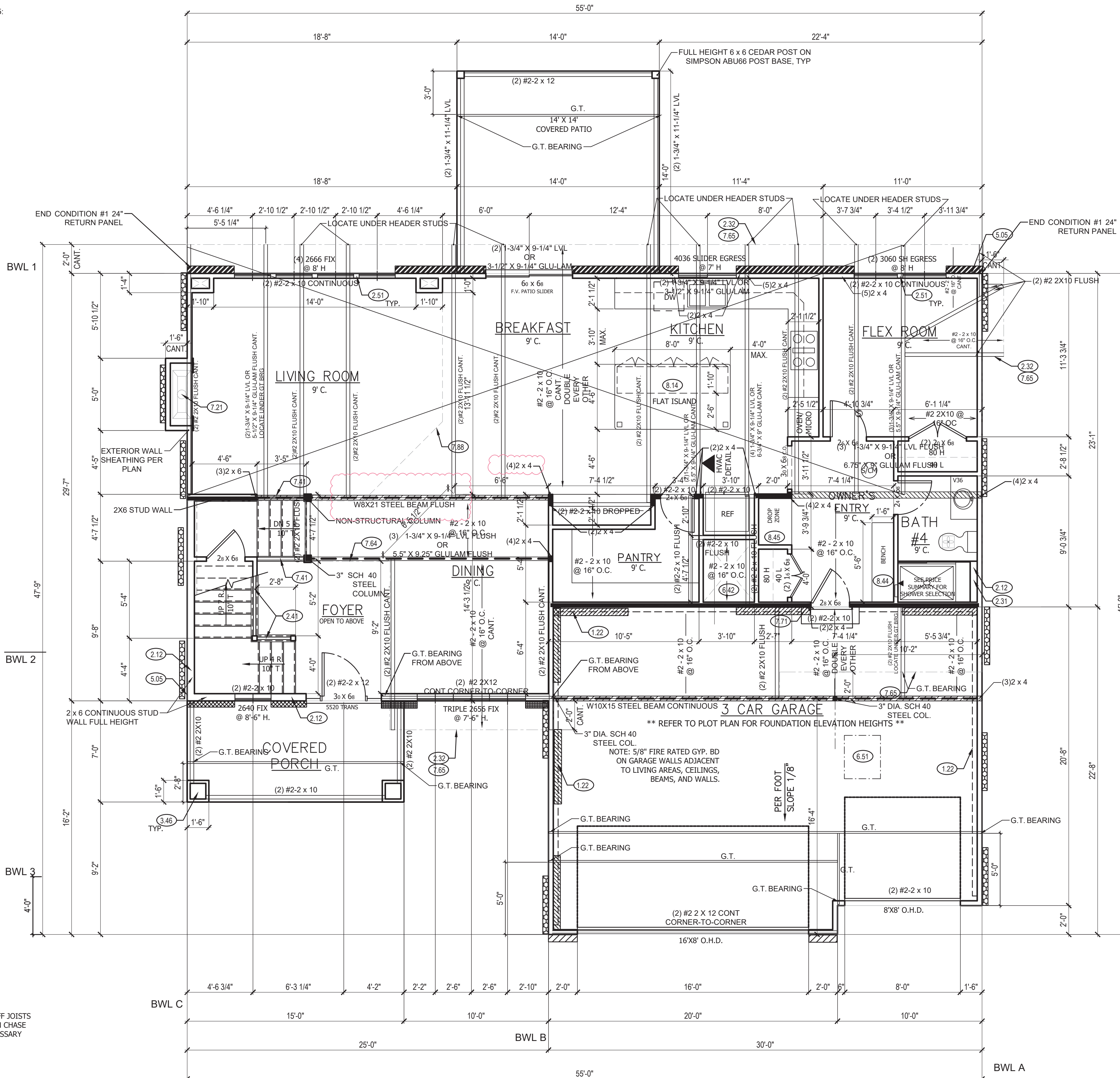
**Top Elevation (Bottom):** This drawing shows the top view of the garage. The overall width is 4'-7 1/2" and the overall depth is 3'-10". The drawing shows two rectangular areas, one labeled "REF" and the other labeled "CAB". The "REF" area has a width of 2'-10" and a depth of 3'-10". The "CAB" area has a width of 2'-10" and a depth of 3'-10". The drawing includes a label for "HEADER OFF JOISTS FOR OPEN CHASE AS NECESSARY" at the bottom.

HVAC DETAIL (1)  
SCALE: 1/4" = 1'-0"

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

 EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH  
240 STRUCTURAL PANEL SPAN RATING, 1-3/8" MIN PNL, 8d  
FASTENERS AT 4" 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 N102.1.2 (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

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

# WINCHESTER

MODERN PRAIRIE  
RESERVE AT STONEY CREEK #71

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PROFESSIONAL SEAL:

GENERAL NOTES

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.



**SUMMIT  
HOMES**

120 SE 30TH ST.  
LEE'S SUMMIT, MO 64082  
816-246-6700

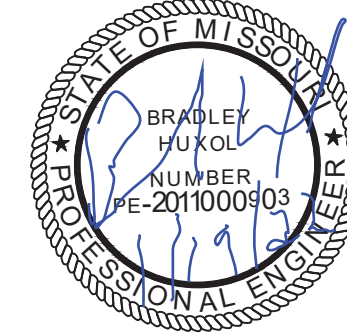
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WINCHESTER  
MODERN PRAIRIE  
RESERVE AT STONEY CREEK #71

PROFESSIONAL SEAL:



EVERSTEAD IS RESPONSIBLE FOR  
STRUCTURAL SPECIFICATIONS  
ONLY. ARCHITECTURAL PLANS  
WERE PRODUCED BY OTHERS.

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DRAWN BY:  
M.N.S.

ISSUE DATE:  
08.24.21

SHEET NUMBER:

# A4.0

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