# **\*\*ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" OC.**

## 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

### FLOOR PLANS:

SECTION N1103.2.2)

LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507. ALL CANTILIEVERS 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:

<sup>3</sup>/<sub>8</sub>" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH

7/16" 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 <sup>3</sup>/<sub>8</sub>" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING <sup>3</sup>/<sub>8</sub>" THICK OSB.

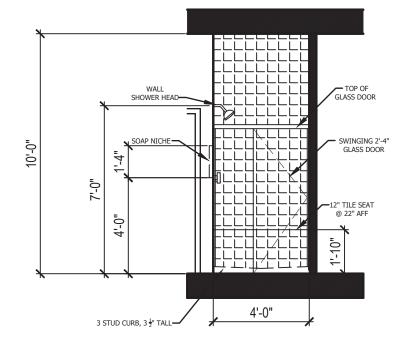
INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

<u>GIRDER TRUSS BEARING:</u> MIN. <u>STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR</u> 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.

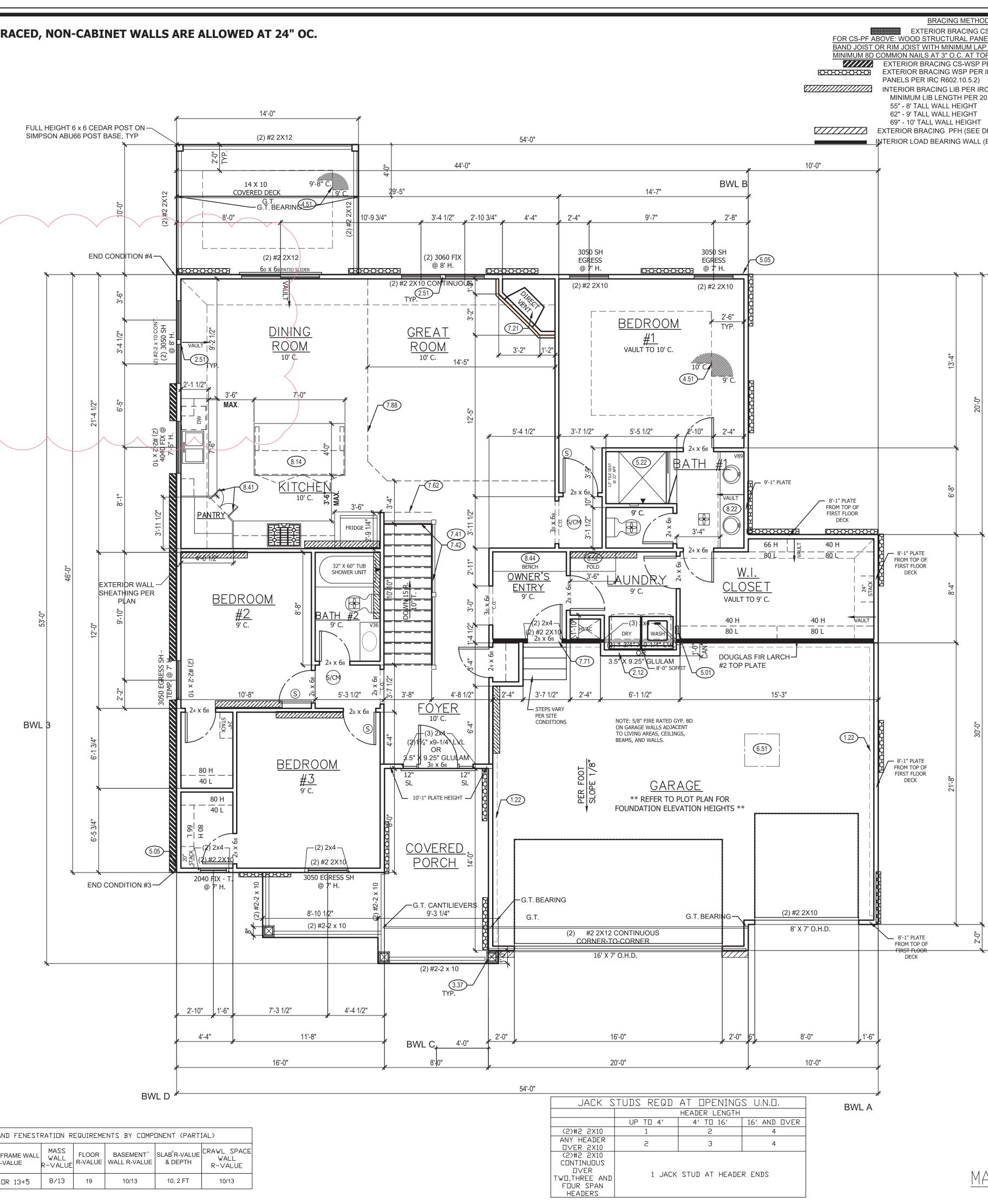
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN

PROVIDE FULL BEARING FOR OPTION SELECTED 4'-0" TILE BASE SOAP NICHE WALL SHOWER HEAD 3 STUD CURB, 3 🖑 TALL-SWINGING 2'-4"



DETAIL: 5.22 SCALE:  $\frac{1}{4}$ " = 1'-0"



	IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR <sup>⁵</sup>	SKYLIGHT <sup>♭</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE		FLOOR R-VALUE		SLAB R-VALUE	CRAWL SPAC⊾ WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

<u>DDS</u> CS-PF PER IRC R602.10	MAIN FLOOR PLAN NOTES	CPG DBA		
VEL SHEATHING CONTINUOUS OVER P OF 9-1/4". ATTACH SHEATHING WITH OP AND BOTTOM OF BAND/RIM JOIST.	1.22 EXPOSED TOP OF FOUNDATION WALL. 2.12 2X6 STUD WALL			
PER IRC R602.10 R IRC R602.10 (INCLUDES PARTIAL	2.12 2X6 STUD WALL 2.51 3 STUDS BETWEEN WINDOW UNITS 3.37 BOX COLUMN WITH 1X8 LP PANEL WRAP. 1X6 TRIM			
RC R602.10 2018 IRC TABLE R602.10.5:	AT BASE. 1X4 TRIM AT TOP. 1X2 VERTICAL TRIM ALL SIDES. SEE FLOOR PLAN FOR FINISHED SIZE.	SUMMIT		
DETAILS) PER IRC R602.10.5	<ul><li>4.51 SINGLE BOX VAULT</li><li>5.01 PLUMBING FOR WASHER ON INTERIOR WALL.</li></ul>	HOMES		
(EXTERIOR WALLS ARE ASSUMED LOAD BEARING)	<ul><li>5.05 HOSE BIBBS</li><li>5.22 TILE BASE WITH TILE WALLS. SEE DETAIL.</li></ul>	120 SE 30TH ST. LEE'S SUMMIT, MO 64082		
	6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES	816-246-6700		
	FOR ATTIC ACCESS. 7.21 DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE	COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT		
	PLATFORM DIMENSIONS 7 $\frac{3}{4}$ " TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND	HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE		
	PLATFORM. 7.41 OPEN HANDRAILS	OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC.		
BWL 1	7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.	D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.		
	<ul><li>7.62 DASHED LINE REPRESENTS STAIRS BELOW</li><li>7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES</li></ul>			
	7.88 CHANGE IN FLOORING MATERIAL	ADDRESS: 1921 SW MERRYMAN DR		
	<ul> <li>8.14 24" CABINET + 24" OVERHANG WITH LEGS. VERIFY LOCATION WITH PERSONAL BUILDER.</li> <li>8.22 CONTINUOUS FLAT VANITY</li> </ul>	LEE'S SUMMIT, MO		
	8.41 CABINETRY PANELS DOORS 8.44 BENCH WITH COAT HOOKS			
	8.52 FOLDING TABLE			
		132		
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	RELEASE FOR CONSTRUCTION	AL		
	AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES			
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	GENERAL NOTES	EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS		
	WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.	WERE PRODUCED BY OTHERS.		
↓	ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED	3741 NE TROON DRIVE SUITE 200		
BWL 4	OTHERWISE.	LEE'S SUMMIT, MO 64064 816-399-4901		
	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.	VERSION:		
	DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY	1.3		
	PER VENDOR. HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE			
	SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.	ISSUE DATE: 05.18.22		
	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	SHEET NUMBER:		
	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	<b>A4.0</b>		
$\frac{\text{AIN FLOOR PLAN}}{\text{SCALE: } 1/4' = 1'-0'} $	STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.			
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