

REAR ELEVATION |/8" = |'0"

SF-7029

LEFT ELEVATION |/8" = |'0"

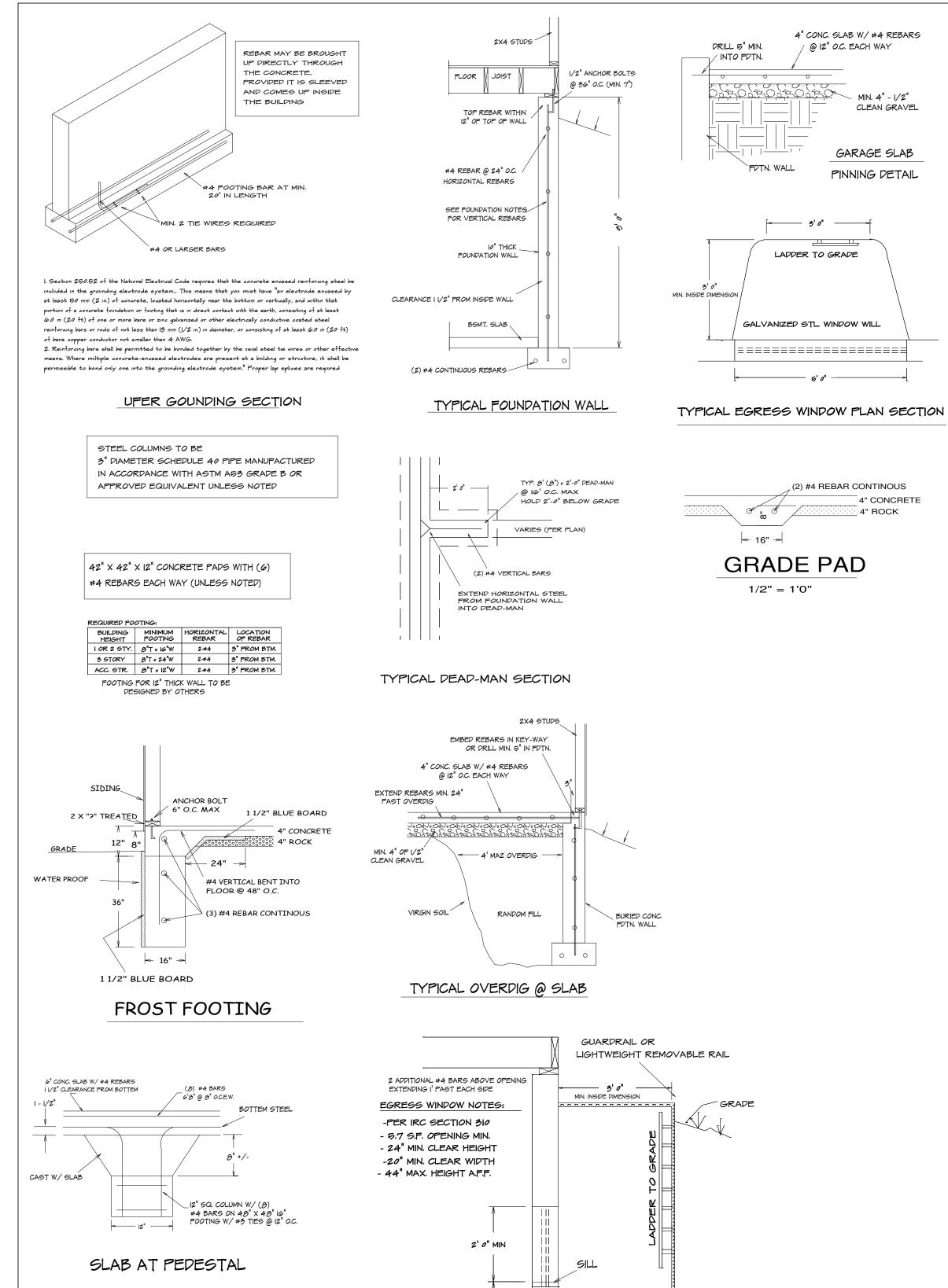


|/8" = |<sup>1</sup>0"



FIRST FLOOR = 2070 SECOND FLOOR = 1043 FRONT STOOP = 157 COVERED PATIO = 334

UNFINISHED AREA BASEMENTSTORAGE = 1587 GARAGE = 760 MECH ROOM = 252 UNDER STOOP = 134



44" MAX

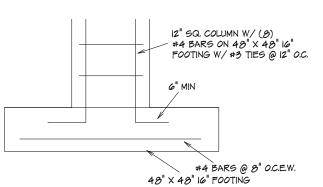
TOP OF SILL

TYPICAL EGRESS WINDOW SECTION DETAIL

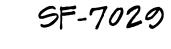
BSMT. SLAB

FOUNDATION WALL

PER PLAN



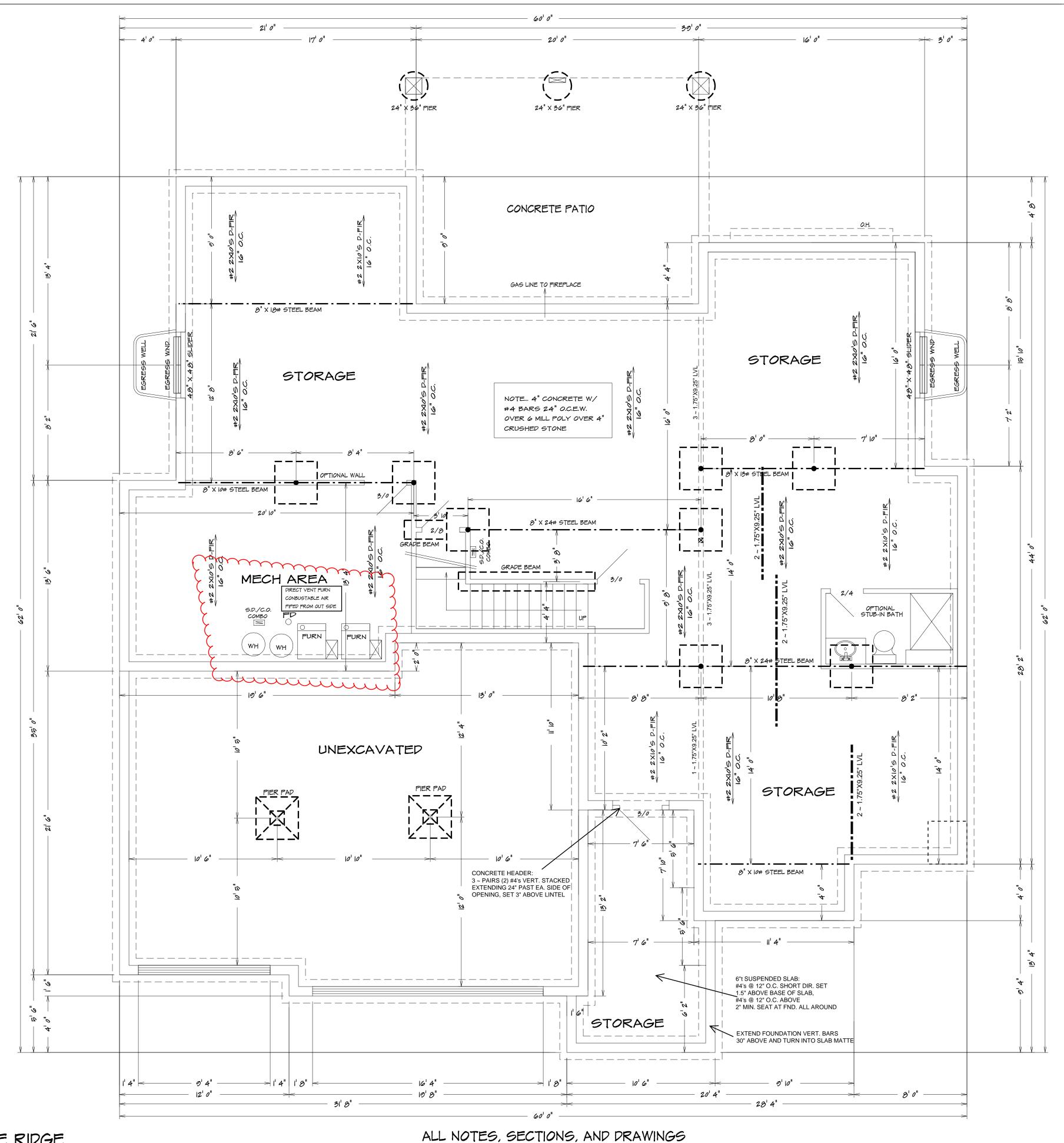
PEDESTAL AT FOOTING



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 07/18/2022 4:25:42

> LOT 182 WOODSIDE RIDGE 2050 NW O'BRIEN RD. LEE'S SUMMIT MO

ARE IN ACCORDANCE WITH THE 2018 IRC



4" CONCRETE

4" ROCK

CLEAN GRAVEL

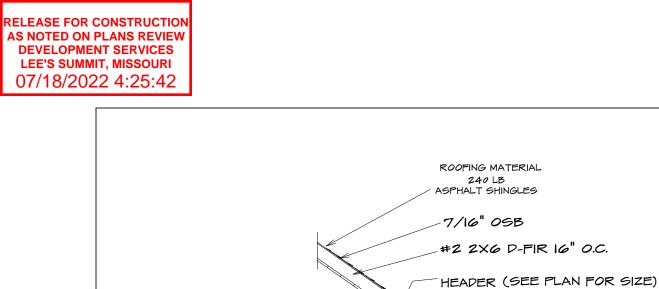
GARAGE SLAB

PINNING DETAIL

# $\frac{\text{BASEMENT PLAN}}{1/4" = 1'0"}$



CURACY HOME BUYER: PLAN NO. PHONE: DATE DRAWN: PLAN NO. SHEET NO.	RACTOR P PLAINS. BUILDER: DATE REVISED: SF-7020 2	AND ALL FILE NAME: APPROX. SQ.F	SES MAPE SUB-DIVISION: LOT NO. DESIGNER: 7020 BSMT
HOME BUYER:	BUILPER:		SUB-DIVISION:
ØCONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY V FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,	ATIONS, ANP COLUMN SIZES. BUILPER&CONTRACTOR TO CHECK FOR NCE WITH CONTRACTS, CITY, ANP NATIONAL COPES. BUILPER&CONTRACTOR 3 ALL RESPONSIBLITY FOR LOT PLACEMENT, SET-BACKS, ANP FLOOD PLAINS.	BCONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBLITY FOR ANY AND ALL HT INFRINGMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED FLANS.	RCONTRACTOR ACCEPTS RESPONSIBLITY FOR ANY AN ON SITE CHANGES MADE CTURE.



7/16" HRD. BRD.

2 X 10 TREATED

24

(4) #4 BARS VERT

(3) #4 BARS

WRAPPED HORZ

36

24

DECK SECTION

-2-PLY 15# FELT

- 2XG SUB-FASCIA

- SOFFIT BOARD

6" X 6" POST

6" X 6" POST

SIMPSON TIES

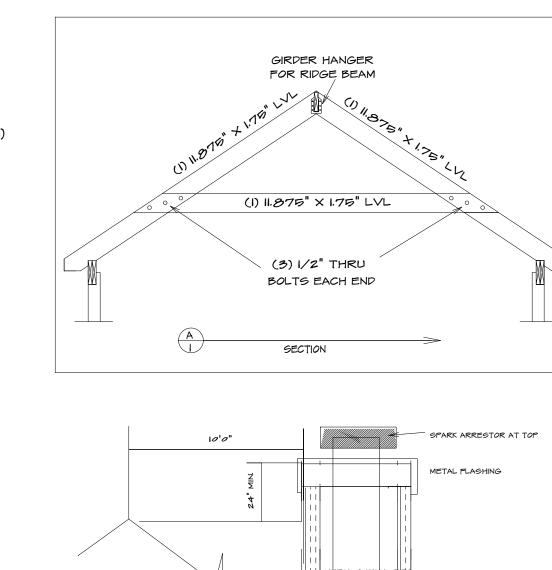
24" × 36"

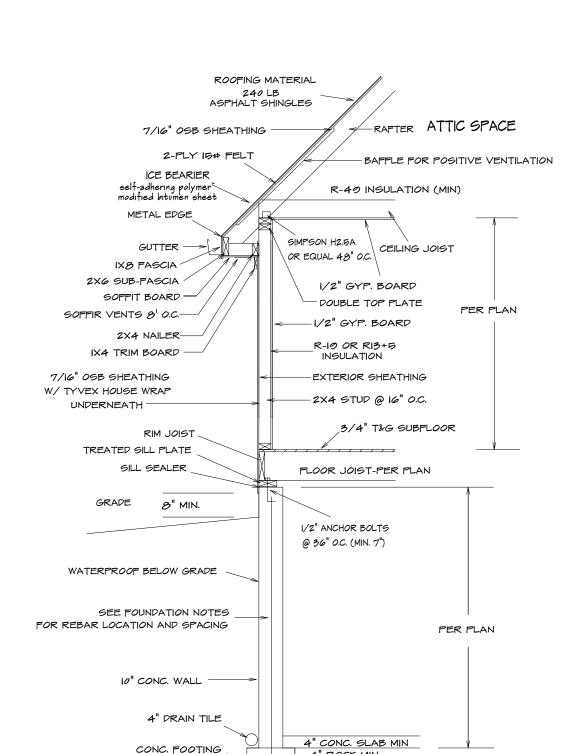
PIER FOOTING

(PBS66)

-GUTTER

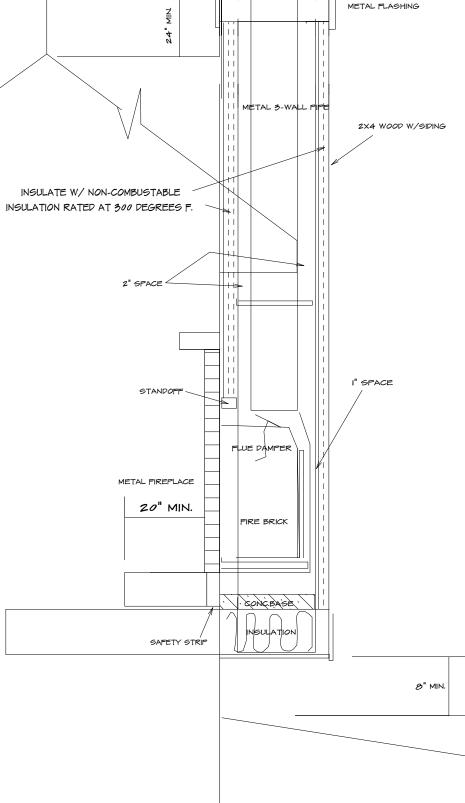
-IX8 FASCIA





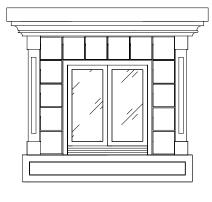
4" ROCK MIN

UNDISTURBED SOIL

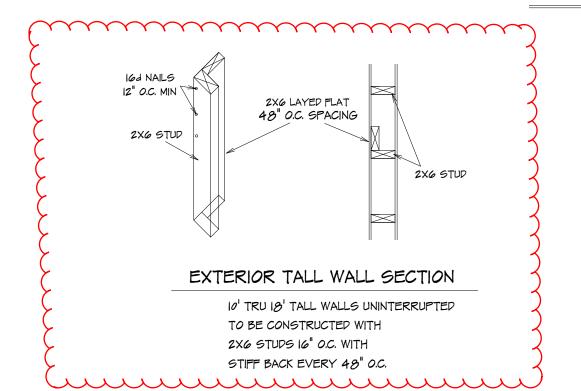




NOTE ... SEE SPECS FOR SPECIFIC APPLICATIONS.



TYPICAL F.P. FRONT

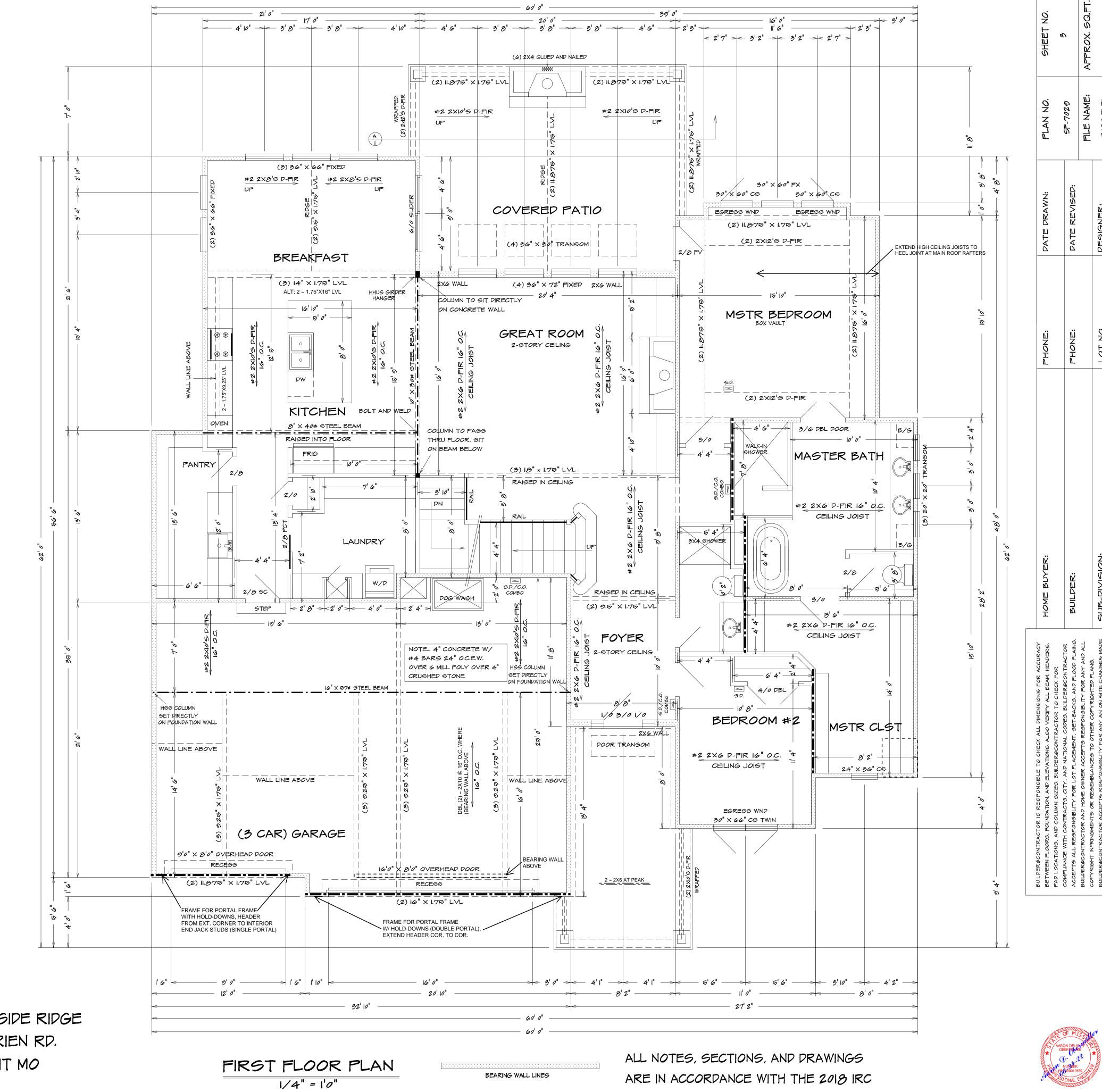


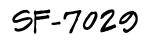
LOT 182 WOODSIDE RIDGE 2050 NW O'BRIEN RD. LEE'S SUMMIT MO

SF-7029

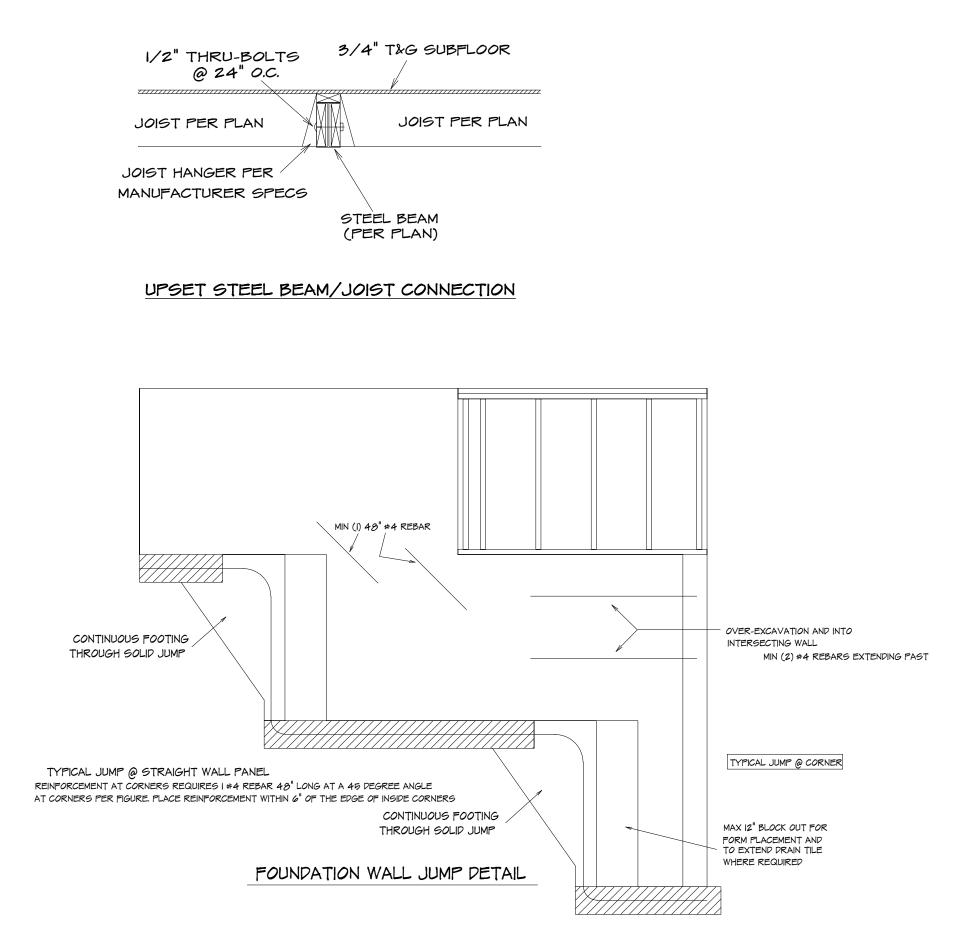
SEE FOUNDATION NOTES

TYPICAL WALL SECTION

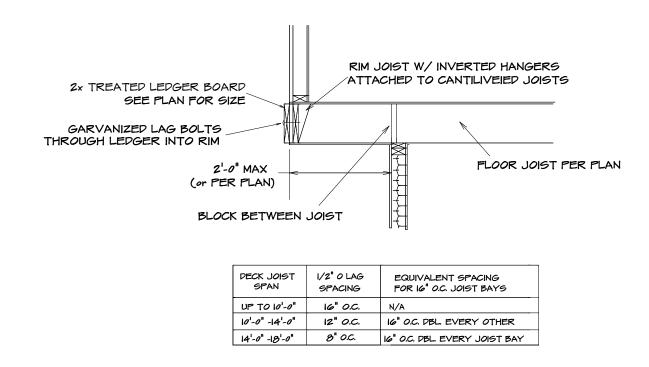








TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



TREATED

-> 10'

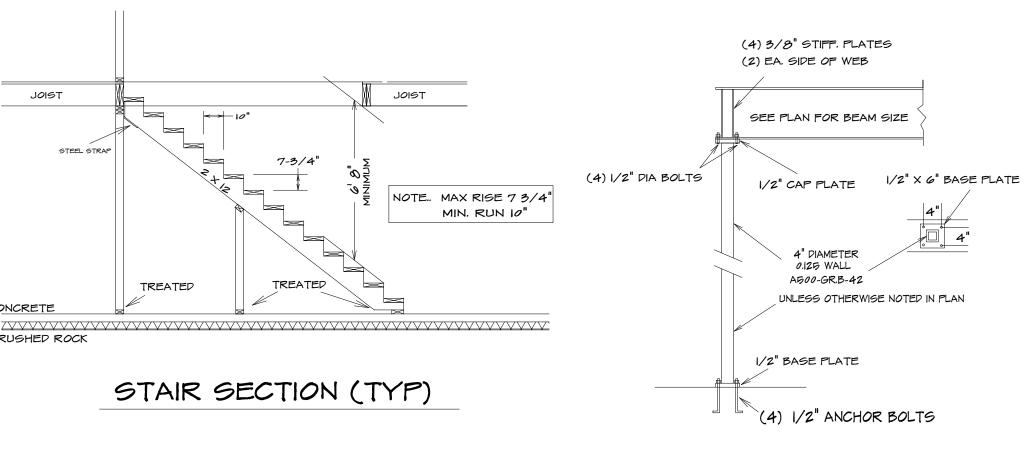
7-3/4

TREATED

STAIR SECTION (TYP)

JOIST

MIN. RUN 10"



HSS COLUMN DETAIL

------

4" CONCRETE

4" CRUSHED ROCK

JOIST

STEEL STRAP

PER PLAN

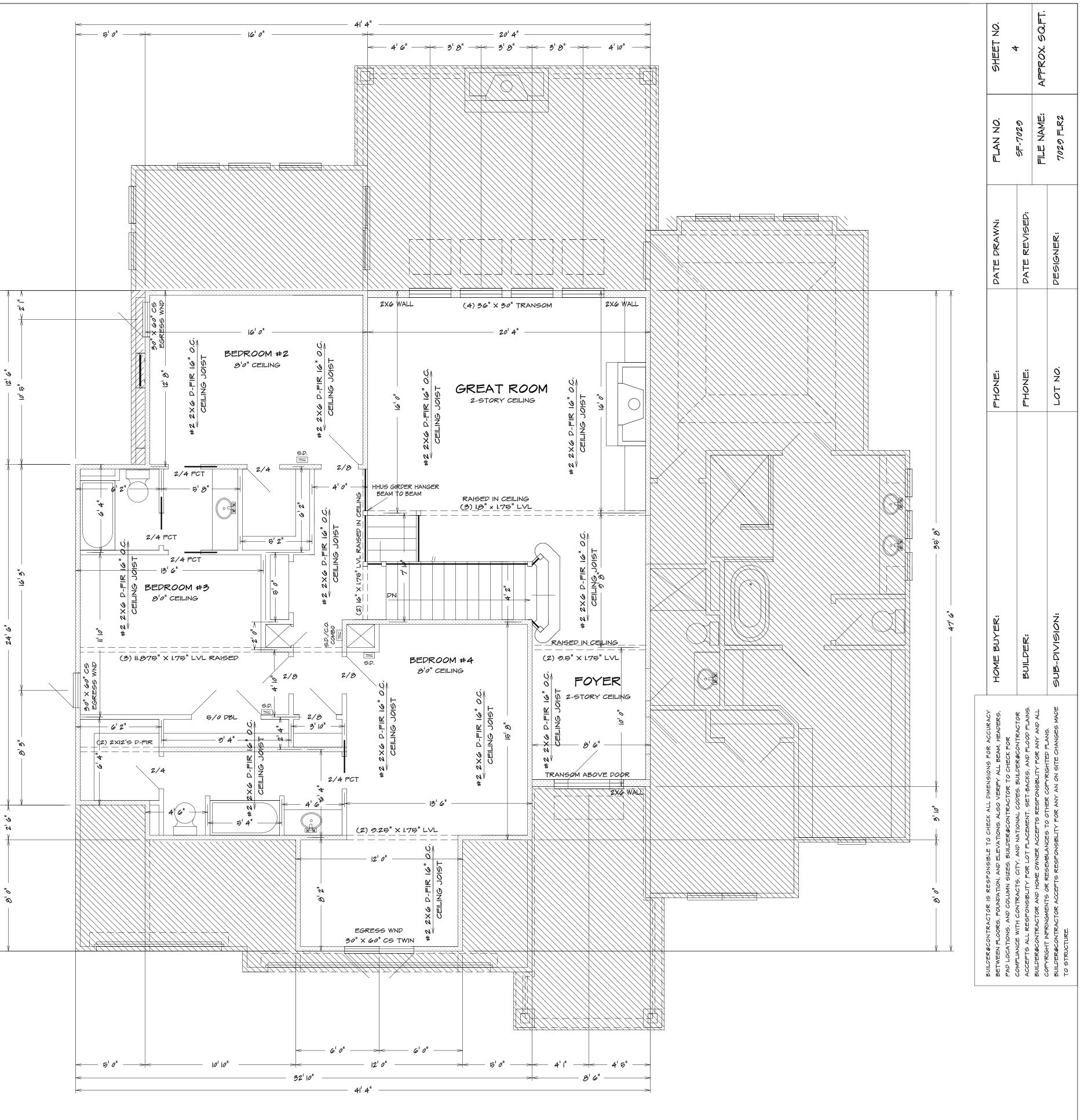
PER PLAN

LOT 182 WOODSIDE RIDGE 2050 NW O'BRIEN RD. LEE'S SUMMIT MO

SECOND FLOOR PLAN

1/4" = 1'0"

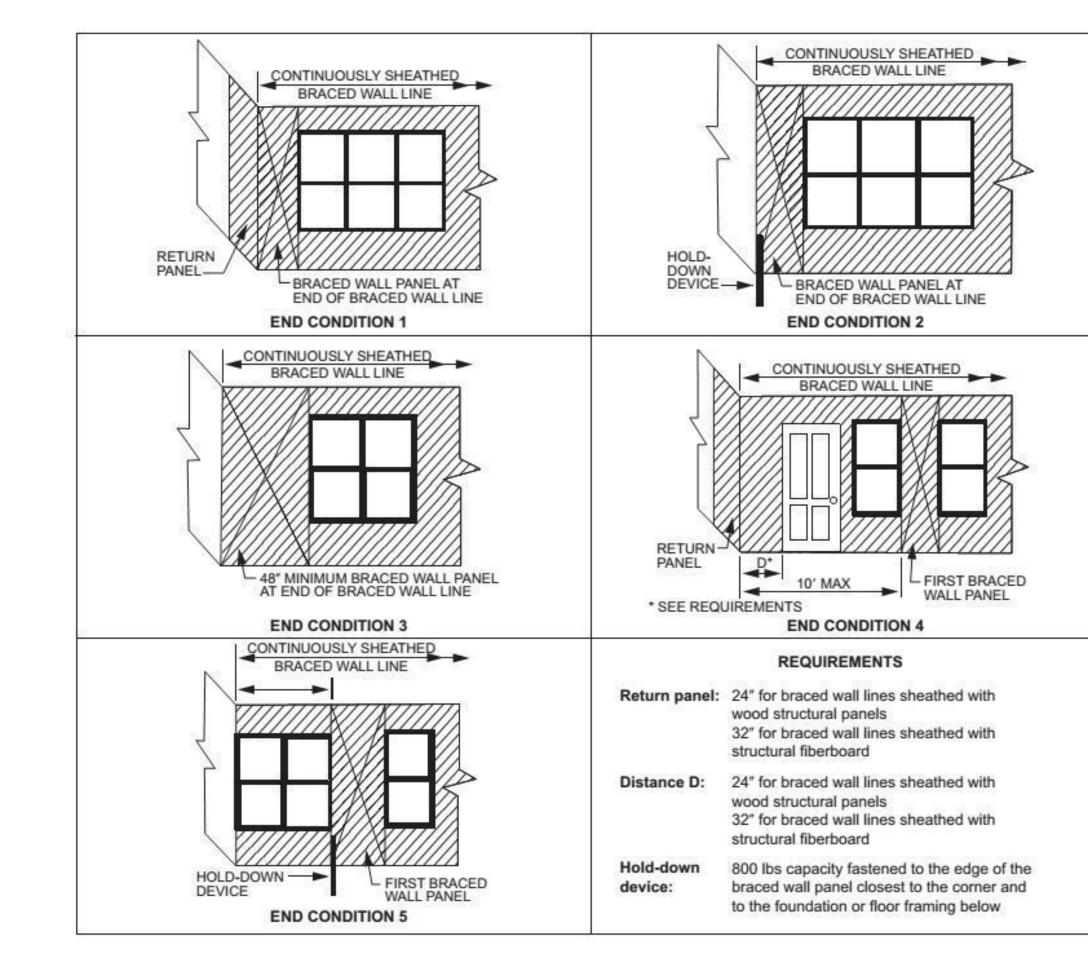
BEARING WALL LINES

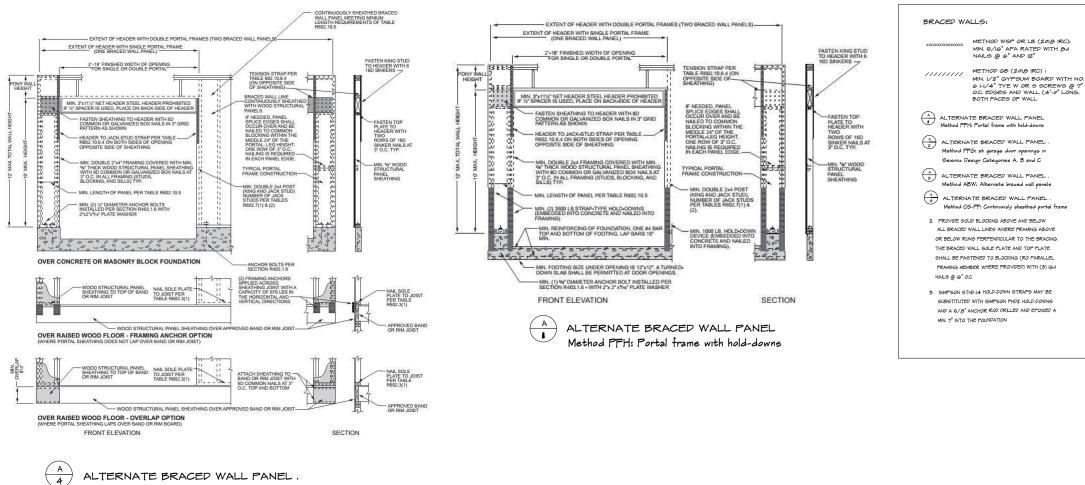


ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC





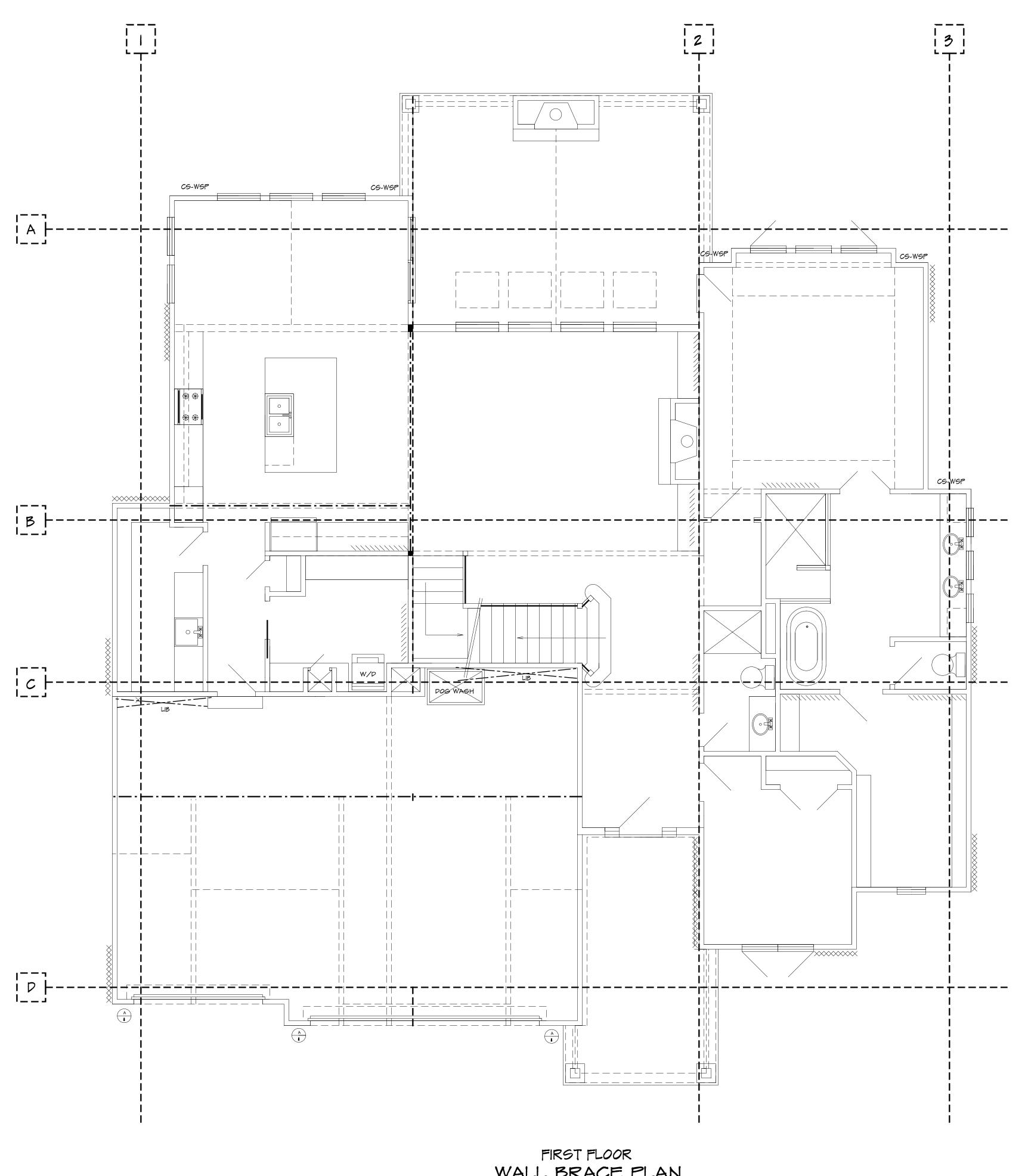




## LOT 182 WOODSIDE RIDGE 2059 NW O'BRIEN RD. LEE'S SUMMIT MO

Method CS-PF: Continuously sheathed portal frame

		BRACED WALL LINE	5	
WALL	SPACING	TYPE	REQ'D	PROVIDED
I	19'	WSP	7'6"	12' 0"
2	27'	LIB/GB/WSP	I₿'	20'0"
3	8' 9"	WSP	4'	12' 0"
A	10' 2"	CS-WSP	4'	10' G"
В	15' 10"	LI B/GB	6'6"	15' 0"
с	16' 4"	LI B/GB	6'6"	16' 0"
P	12'	WSP/PFH	4'6"	16'

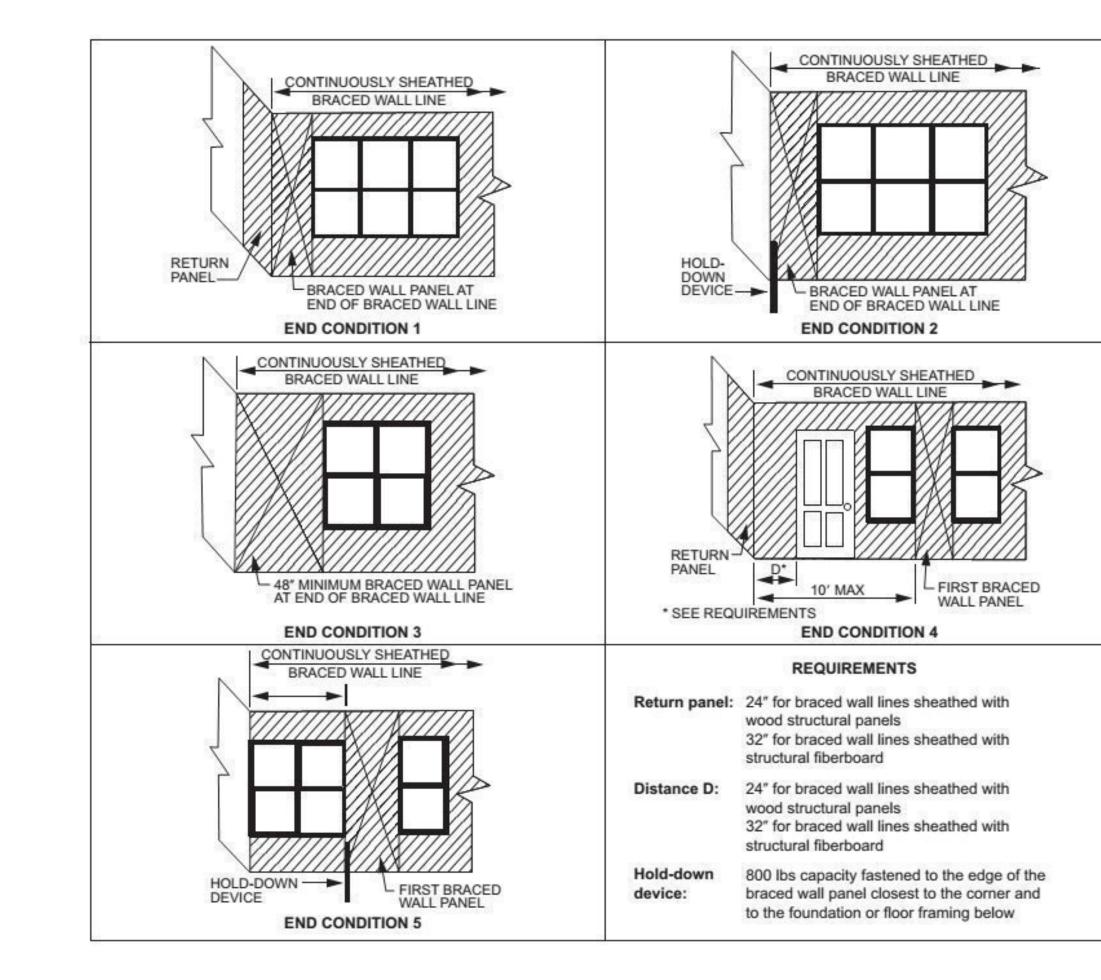


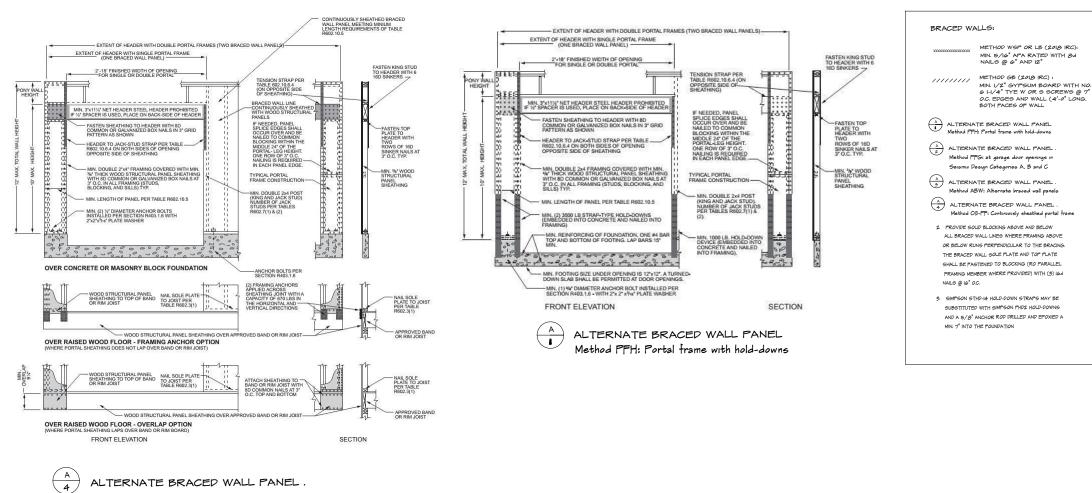
WALL BRACE PLAN |/4" = |<sup>1</sup>0"

BUILDER&CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS, ALSO VERIEY ALL BEAM, HEADERS,	HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
PAP LOCATIONS, AND COLUMN SIZES. BUILDER&CONTRACTOR TO CHECK FOR					Ľ
COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES, BUILDER&CONTRACTOR ACCEPTS ALL RESPONSIBLITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS.	BUILDER:	PHONE:	DATE REVISED:	9F-7029	0
BUILDER&CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBUITY FOR ANY AND ALL				FILE NAME:	APPROX. SQ.FT.
BUILDER&CONTRACTOR ACCEPTS RESPONSIBLITY FOR ANY AN ON SITE CHANGES MADE	SUB-DIVISION:	LOT NO.	DESIGNER:	7020 WBSI	
TO STRUCTURE					





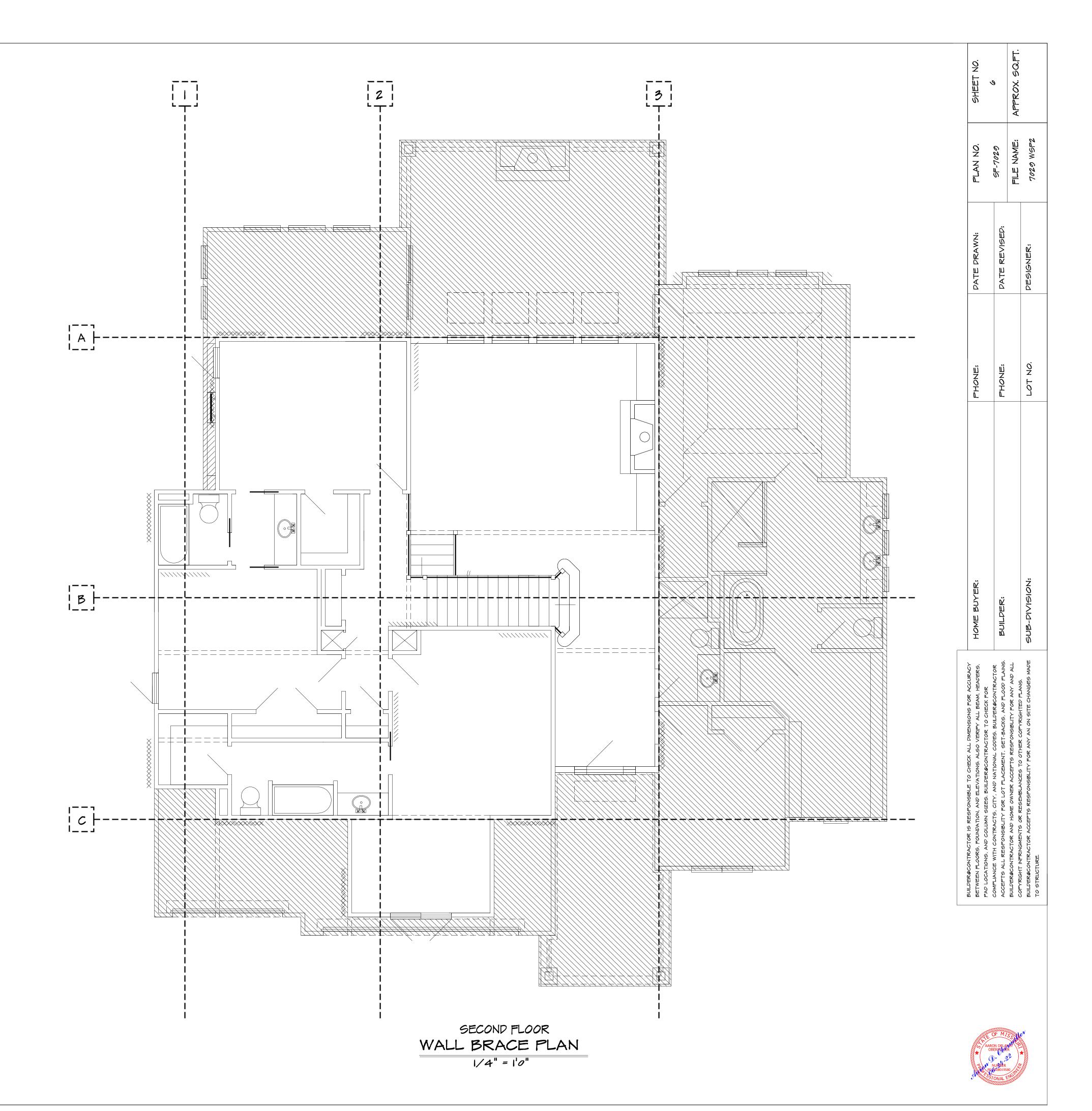


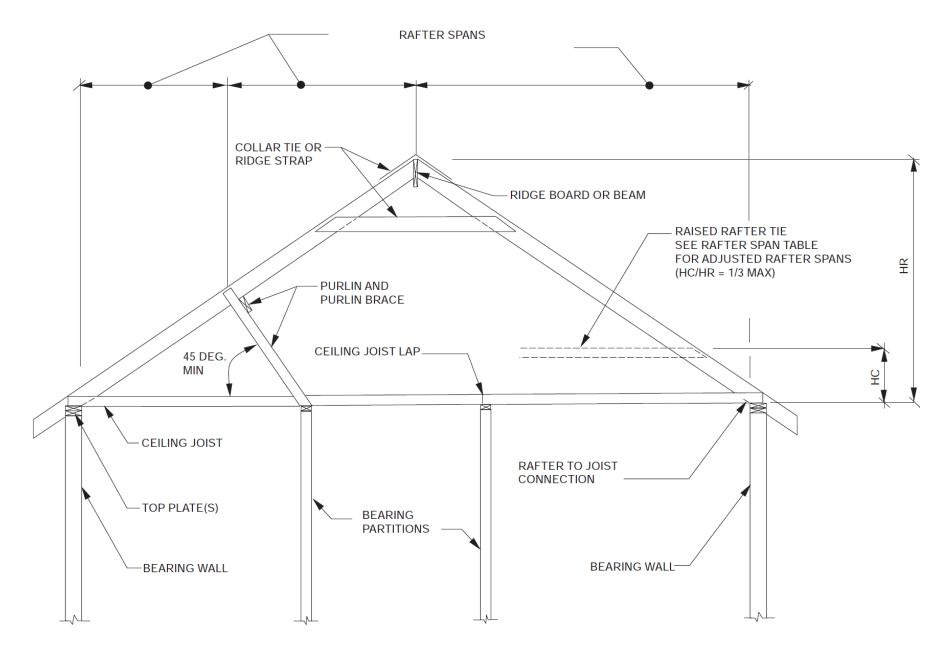


LOT 182 WOODSIDE RIDGE 2050 NW O'BRIEN RD. LEE'S SUMMIT MO

Method CS-PF: Continuously sheathed portal frame

		BRACED WALL LINE	59	
WALL	SPACING	TYPE	REQ'D	PROVIDED
I	8'0"	WSP	3'6"	12' 0"
2	19' 5"	GB	6'6"	12' 0"
3	II' 5"	WSP	6'6"	12' 0"
A	10' 8"	WSP	6'6"	' <i>0</i> "
В	19' 9"	GB	6'6"	12' 0"
С	Ø'  "	WSP	3' 6"	8' 0"





For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.018 rad.

 $H_c$  = Height of ceiling joists or rafter ties measured vertically above the top of rafter support walls.

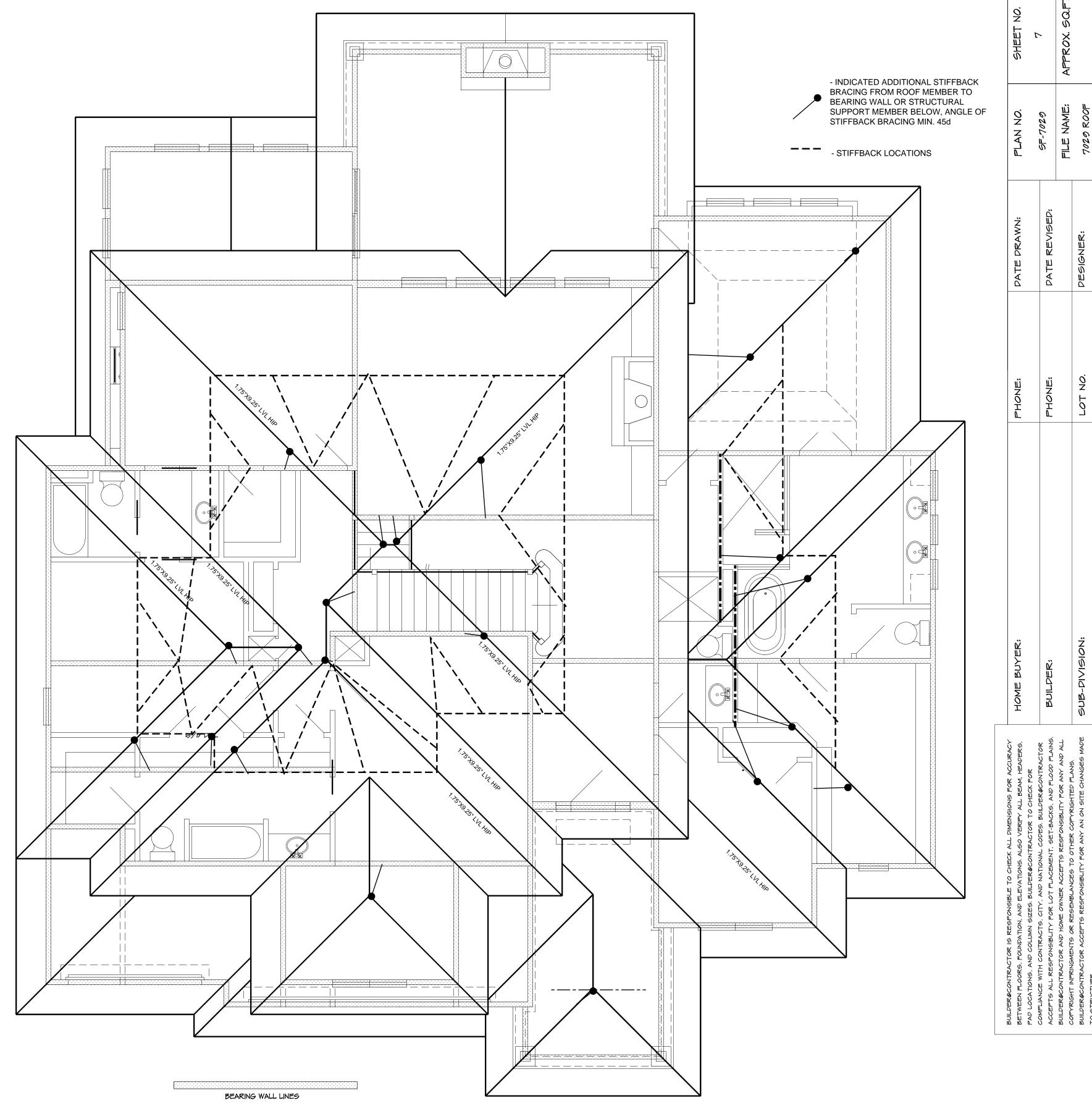
 $H_R$  = Height of roof ridge measured vertically above the top of the rafter support walls.

FIGURE R802.4.5 BRACED RAFTER CONSTRUCTION

PURLING RAFTERS TO BEARING WALL LINES CONNECT RAFTERS TO CEILING JOIST W/ 4-16d RAFTERS

- GALV. NAILS CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP W/ 4-16d GALV.NAILS
- VERT. RIDGE AND RAFTER SUPPORTS TO BE EQUAL TO OR GREATER THAN THE DEPTH OF
- ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHERWISE NOTED
- 2X8 FOR UNBRACED LEGTH UP TO 9'0" 2X10 FOR UNBRACED LENGTH UP TO 10'0''2X12 FOR UNBRACED LENGTH UP TO 12'0"
- NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
- LOT 182 WOODSIDE RIDGE 2050 NW O'BRIEN RD. LEE'S SUMMIT MO

ALL HIPS/VALLEYS/RIDGE 2X10 OR 9.5" LVL AS NOTED



ROOF ELEVATION 1/4" = 1'0"

ROOF DESIGNED WITH: LIVE LOAD = 20 PSF DEAD LOAD = 10 PSF

ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC



#### GENERAL NOTES

WINDOW SIZES SHOWN ARE APPROXIMATE. THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY WINDOW/ DOOR MANUFACTURER.

EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

#### GARAGE

THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS DOORS BETWEEN GARAGE AND DWELLING - MIN 1 3/8" SOILD CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

#### GLAZING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN 2018 IRC SHALL BE APPROVED SAFTY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTEM EDGE IS WITHIN 60" OF THE FLOOR: WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTEM OF THE STAIR: ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS: GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTEM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITH IN 36"

#### EMERGENCY EGRESS

PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SR. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OD ZI"

### ELECTRICAL OUTLETS

ALL OUTLETS TO BE ARC FAULT CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED EXCEPT.. REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER ALL OUTLETS TO BE TAMPER RESISTANT

#### CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSOIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGE.

#### CARBON MONOXIDE DETECTION SYSTEMS

CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALAMS AND NFPA 720, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION.

#### GUARD OPENING LIMITATIONS

REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA, BALONIES, AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.

#### OPENING PROTECTION

OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 13/8" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

#### SMOKE ALARMS

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING ROOM AND ON EACH FLOOR, INCLUDING BASEMENT. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

## FRAMING NOTE

ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH ALL HEADERS TO BE MIN. (2) #2-2X10 BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS ALL HEADRS TO BEAR ON MIN. OF (2) 2X4 STUDS JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH 2018 IRC WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS PER 2018 IRC

ROOF PLAN NOTES ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2×6 SPF #1/#2@16"c

ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2×6 SPF #1/#2 @ 16"c

ALL VAULTS TO BE FURRED DOWN w/2x MATERIAL TO PROVIDE FOR R-38 INSULATION

ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS ALL RIDGES, HIPS, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER

WITH (3) IGd COM (3 I/2"x0.IG2") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.131") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) IGd COM (3 1/2"x0.162") NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE (or AT LOCATIONS WHERE C.J. ARE

PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES, IN THE LOWER 1/3 OF ATTIC SPACE @ 16" = WITH (3) 16d COM

(3 1/2"x0.162") NAILS EA END. COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN THE UPPER 1/3 OF ATTIC

RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER 2018 IRC TABLE 802.11. ROOF HEADERS DO NOT HAVE

NOTABLE UPLIFT TO REQUIRE HOLD DOWNS. PROVIDE METAL FLASHING AT ALL ROOF VALLEYS.

ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.

EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.) MIN 20 YR. ASPHALT SHINGLES

RAFTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN. PER 2018 IRC

#### ROOF BRACING

ROOF PURLING TO BE PLACED APPROXIMATELY WHERE SHOWN ON ROOF PURLINS, USE 2×6 STUD GRADE PURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)

RIDGE, HIP, VALLEY, AND PURLIN BRACE STRUTS TO BE PLACED AS SHOWN ON PLANS. STRUTS TO BE 2x4 STUD GRADE w/ MAXIMUM UNBRACED LENGTH OF  $\mathcal{B}'$ -0" AND AT A 45° ANGLE w/ HORIZONTALOR GREATER (VERTICAL WHERE POSSIBLE)

BRACES LONGER THAN  $\mathscr{B}' \cdot \mathscr{O}''$  SHALL BE 2x4 STRONG BACK BRACES EXCEPTIONS:

#### WINDOWS WHOSE OPENING WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES, WHICH COMPLY WITH ASTM F 2090.

WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

## EXHAUST AIR

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPERABLE EXCEPTION:

THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION MIG07. EXHUAST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

### BRIDGING

JOISTS EXCEEDING A NOMINAL 2" X 12" SHALL BE SUPPOTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS I" X 3" STRIP NAILED ACROSS THE BOTTEM OF THE JOIST PERPENDICULAR TO JOIST AT INTERVALS NOT EXCEEDING 8 FEET

#### WINDOW AND DOOR NOTES

I. ALL WINDOWS ARE SHOWN IN FEET (1.E. 3050 IS A 3'0"x5'0" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (1.E. 2868 DOOR IS A 2'-8"x6'-8" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH ENERGY CODE REQUIREMENTS. A. MINIMUM OPEN AREA

C. MINIMUM OPENING WIDTH 20 INCHES D. SILL HEIGHT 44" MAX ABOVE FLOOR 4. ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR, OR SHALL BE FIXED/INOPERABLE 5. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH

TUBS, SHOWERS AND WHIRLPOOLS, GLAZING IN FIXED OR WITHIN 36"

IRC R612.2.

16 CFR 1201.

I. ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16"c U.N.O. 2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 802.3.

4. ALL EXTERIOR DOORS SERVED BY LANDING. 315 OUTSIDE OF EACH SLEEPING AREA. 6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314. 7. PROVIDE A "UFER" GROUND PER IRC 3608.1. 8. REFER TO WALL BRACE SHEET FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS. 9. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND

TRIM BEAMS. SHALL CONSIST OF THE FOLLOWING: 2×6 VERTICAL JAMBS RUNNING FROM FLOOR TO

330-02 PER IRC SECTION R 612.4. TREAD DEPTH OF 10". OTHERWISE ON PLANS NOTED OTHERWISE.

LOT 182 WOODSIDE RIDGE 2059 NW O'BRIEN RD. LEE'S SUMMIT MO

SF-7029

- BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
- 2. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL
- 3. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS.
- WINDOWS SHALL COMPLY WITH THE FOLLOWING:
- 5.7 SQ.FT. B. MINIMUM OPENING HEIGHT 24 INCHES
- IRC SECTION R308.4: GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS.
- GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
- AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF STAIR, ENCLOSURES FOR
- OPERABLE PANELS EXCEEDING O SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE
- 6. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER
- 7. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC
- $\mathcal{B}$ . WINDOW MANUFACTURER TO CONFIRM EXACT SAFTEY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.

GENERAL PLAN REQUIREMENTS

- 3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN
- COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
- 5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION
- 10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE GARAGE DOOR TRACK AND COUNTER BALANCE
- CELING ATTACHED WITH 3 1/4"x.120 NAILS @ 7" STAGGERED WITH (7) 3 1/4x.120 NAILS THRU JAMB INTO HEADER, MINIMUM 2×8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM. II. OVERHEAD GARAGE DOORS TO MEET 90 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASMA 108-5 AND ASTM E
- 12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM
- 13. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED
- 14. ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2×4 STUDS UNLESS NOTED OTHERWISE.
- WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS

GENERAL FOUNDATION REQUIRMENTS

- I. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW
- FINISHED GRADE. 2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND
- COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- 3. FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR, 48" LONG DIAGONALLY AS CLOSE AS
- PRACTICAL TO CORNER. 4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT
- ENDS SPLICES AND AROUND CORNERS.
- 5. ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- 6. FASTEN JOISTS TO SILL PLATES WITH (3) 8d COM NAILS. 7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" o FOR (3) JST SPACES. FASTEN TO SILL PLATE
- PER NOTE 6. 8. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
- 9. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES, VOIDS BEFORE APPLICATION.
- 10. FOUNDATION DRAIN: INSTALL CONT 4"- PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
- II. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER.
- 12. ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
- 13. PROVIDE A "UFER" GROUND PER IRC 3608.1 PROVIDE A "UFER" GROUND PER IRC 3608.1 14. EGRESS WELL REQUIREMENTS: A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO
- ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
- B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

ENERGY REQUIRMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION NII03.2. B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION NII02.4. C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM D. INSULATION TO COMPLY WITH IECC AS FOLLOWS:

INSULATION TO COMPLY WITH IECC AS FOLLOWS:

WALLS	
CEILING (FLAT)	
CEILING (VAULTED)	

FLOORS OVER UNCONDITIONED SPACE CRAWL SPACE WALLS BASEMENT WALLS SLABS DUCTWORK WINDOWS U-FACTOR SHGC SKYLIGHTS U-FACTOR SHGC

R-49 R-39 (NOTE: VAULTED AREA NOT TO 50059 ft OR 20% OF ROOF AREA, WHICHEVER IS LESS) R-19 R-13 (or R-10 CONTINUOUS) R-13 (or R-10 CONTINUOUS) N/R R-8

U 0.35 (MAX) 0.40 (MAX)

R-13

U 0.55 (MAX) 0.40 (MAX)

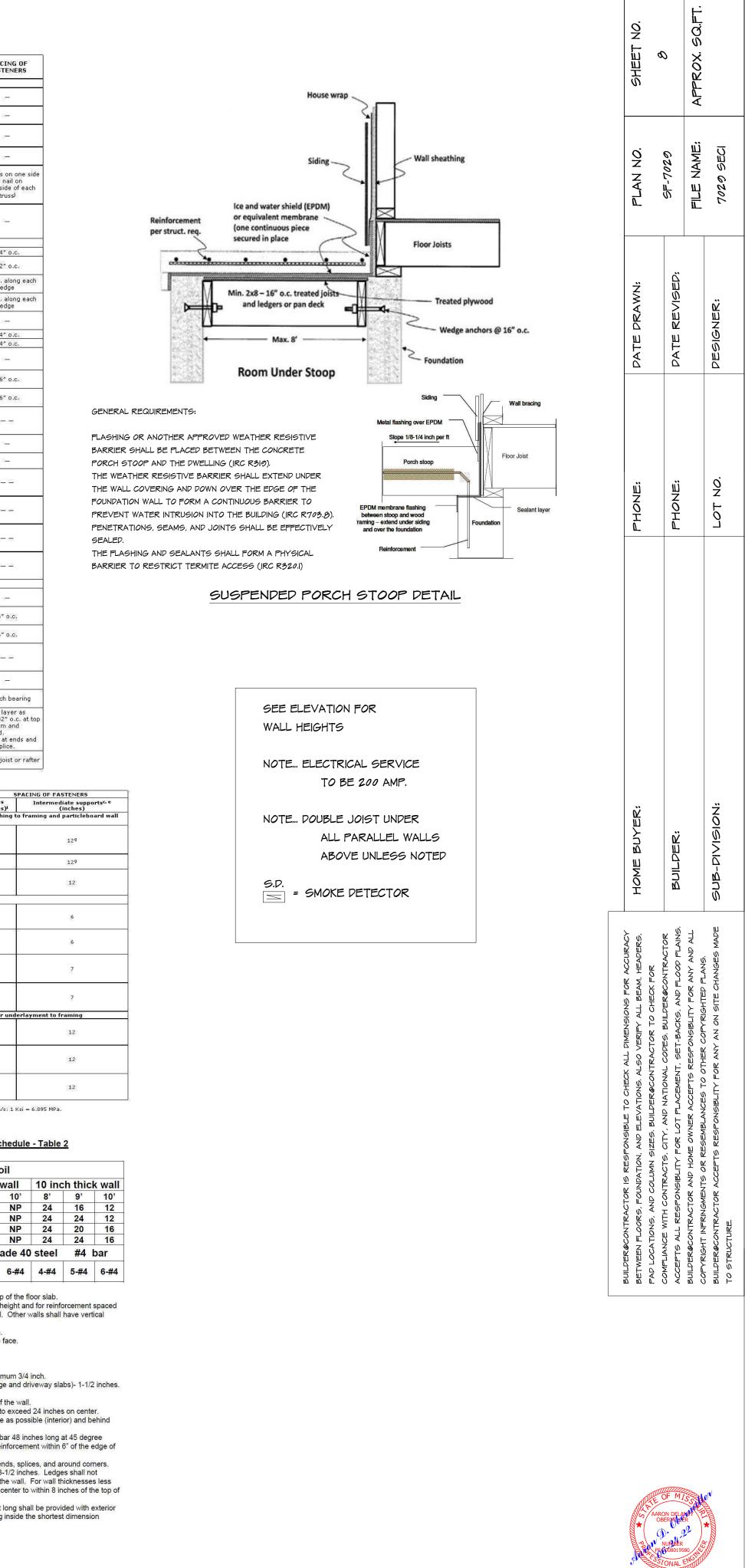
REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.

ГЕМ	DESCRIPTION OF BUIL ELEMENTS		NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING FASTENI	
1911	Blocking between joists o		<b>Roof</b> 3-8d (2 <sup>1</sup> /2" ×		
1	rafters to top plate, toe n	nail	0.113") 3-8d (2 <sup>1</sup> /2" ×	85	h:
2	Ceiling joists to plate, too		3-80 (2*/2" × 0.113")	80-	
3	Ceiling joists not attached parallel rafter, laps over partitions, face nail	υ το	3-10d	3 <del>1</del>	
4	Collar tie to rafter, face n 1 <sup>1</sup> /4" × 20 gage ridge st		3-10d (3" × 0.128")	13-	
5	Rafter or roof truss to pla toe nail		3-16d box nails (3 <sup>1</sup> /2" × 0.135") or 3-10d common nails	2 toe nails on o and 1 toe nail opposite side o rafter or trussi	on of each
6	Roof rafters to ridge, val hip rafters: toe nail face		(3" × 0.148") 4-16d (3 <sup>1</sup> /2" × 0.135") 3-16d (3 <sup>1</sup> /2" × 0.135")	8—	
7	Built-up studs-face nail		<b>Wall</b> 10d (3" × 0.128")	24″ 0.0	
8	Abutting studs at intersed wall corners, face nail	ting	16d (3 <sup>1</sup> /2" × 0.135")	12″ 0.0	
9	Built-up header, two piec with 1/2" spacer	es	16d (3 <sup>1</sup> /2" ×	16" o.c. alon edge	ig each
10	Continued header, two pi	eces	0.135") 16d (3 <sup>1</sup> / <sub>2</sub> " ×	16" o.c. alon	ig each
1720	Continuous header to stu	222022548	0.135") 4-8d (2 <sup>1</sup> /2" ×	edge	3
11	nail Double studs, face nail	*	0.113") 10d (3" × 0.128")	24″ 0,0	
13	Double top plates, face n		10d (3" × 0.128")	24 0.0	
14	Double top plates, minim 24-inch offset of end join face nail in lapped area	um ts,	8-16d (3 <sup>1</sup> /2" × 0.135")		
15	Sole plate to joist or bloc face nail	king,	16d (3 <sup>1</sup> /2" ×	16″ 0.0	24
16	Sole plate to joist or bloc	king :	0.135") 3-16d (3 <sup>1</sup> /2" ×	16″ 0.0	2
(A)	at braced wall panels		0.135") 3-8d (2 <sup>1</sup> /2" ×	10 0.0	68) G
17	Stud to sole plate, toe na	ul	0.113'') or 2-16d $(3^{1}/2'' \times 0.135'')$	10-000	
18	Top or sole plate to stud,	end	2-16d (3 <sup>1</sup> /2" ×	8-	3
19	nail Top plates, laps at corner	rs and	0.135") 2-10d (3" ×	11-	53
885	intersections, face nail	3	0.128") 2-8d (2 <sup>1</sup> /2" ×		
20	1" brace to each stud and plate, face nail	đ	0.113") 2 staples 1 <sup>3</sup> /4" ×	N1655	
21	1" × 6" sheathing to eac bearing, face nail	h	2-8d (2 <sup>1</sup> /2" × 0.113") 2 staples 1 <sup>3</sup> /4"		dur.
22	1" × 8" sheathing to eac bearing, face nail	h	2-8d (2 <sup>1</sup> /2" × 0.113") 3 staples 1 <sup>3</sup> / 4	877.57	
23	Wider than 1" × 8" sheat to each bearing, face nai		3-8d (2 <sup>1</sup> /2" × 0.113") 4 staples 1 <sup>3</sup> /4"	10-12	
230	1 100 100 100 100 100	25	Floor 3-8d (2 <sup>1</sup> /2" ×		3
24	Joist to sill or girder, toe		0.113″)	8-	8
25	Rim joist to top plate, toe (roof applications also)	e nali	8d (2 <sup>1</sup> /2" × 0.113")	6″ o.c	(
26	Rim joist or blocking to s plate, toe nail	ill	8d (2 <sup>1</sup> /2" × 0.113")	6″ o.c	
27	1″ × 6″ subfloor or less t	:0	2-8d (2 <sup>1</sup> /2" × 0.113")	8 <u>—</u> 92	2.2
618	each joist, face nail	Ārī	2 staples 1 <sup>3</sup> /4"		
28	2" subfloor to joist or gin blind and face nail	der,	2-16d (3 <sup>1</sup> /2" × 0.135")	87	
29 30	2" planks (plank & beam floor & roof) Built-up girders and bear 2-inch lumber layers		2-16d (3 <sup>1</sup> /2" × 0.135") 10d (3" × 0.128")	Two nails at en	as c. at top d ds and
31	Ledger strip supporting jo or rafters	oists	3-16d (3 <sup>1</sup> /2" × 0.135")	at each splice. At each joist (	
BLE I	R602.3(1)—continued FASTENER	SCHEDU	1	MBERS	
EM			SCRIPTION OF	Edges	PACING OF
	BUILDING MATERIALS	all on		(inches) <sup>i</sup> vall sheathing t	000000000
32	<sup>3</sup> /8" - <sup>1</sup> /2"	nail (sut	sheathing to mon (2" $\times$ 0.113") ofloor wall) <sup>j</sup> mon (2 <sup>1</sup> / <sub>2</sub> " $\times$ 0.131") of) <sup>f</sup>	9	49 7.1
33	19/00" - 1"		mon nail (2 <sup>1</sup> /2" ×	6	2
34	1 <sup>1</sup> /8" - 1 <sup>1</sup> /4"	10d com nail or		6	
35	1/2" structural cellulosic	nail, 7/1	Other wall sh alvanized roofing 6" crown or 1" crowr 6 ga., 1 <sup>1</sup> /4" long		
36	<sup>25</sup> / <sub>32</sub> " structural cellulosic fiberboard sheathing	1 <sup>3</sup> /4" ga nail, <sup>7</sup> /1 staple 1	alvanized roofing <sub>6</sub> " crown or 1" crowr 6 ga., 1 <sup>1</sup> /2" long	3	8
37	<sup>1</sup> /2" gypsum sheathing <sup>d</sup>	nail; sta 1 <sup>1</sup> /2" lo Type W		7	
38 8	<sup>5</sup> /8" gypsum sheathing <sup>d</sup>	nail; sta 1 <sup>5</sup> /8" lo Type W		7	
Â			panels, combination rmed (2" × 0.120")	3	eriayment
	3/4" and less		mon (2 <sup>1</sup> / <sub>2</sub> " × 0.131")		
39			mon (2 <sup>1</sup> / <sub>2</sub> " × 0.131")	9	
39 40 41	<sup>7</sup> ∕8" - 1"	nail or 8d defoi 0.120")	rmed (2 <sup>1</sup> /2" ×	6	2

## Foundation Wall Reinforcement Schedule - Table 2

Inch thick   9'   12   16   16   imum G   4   5-#4   wall to the t   at are not full   dle of the was	1 N N rade 6-
12 16 16 16 16 4 5-#4 wall to the t at are not ful dle of the wa	N N rade 6-
12 16 16 16 16 4 5-#4 wall to the t at are not ful dle of the wa	N N rade 6-
16 16 imum G 4 5-#4 wall to the t at are not ful dle of the wa	op of I heigi
16 imum G 4 5-#4 wall to the t at are not ful dle of the wa	op of f I heigh
imum G   4 5-#4   wall to the t tat are not ful   dle of the wall the wall	op of f l heigh
wall to the t at are not ful dle of the wa	op of t I heigl all. Ot
at are not ful dle of the wa	l heigl all. Ot
p of the wall 1-1/2 inches f walls) – min rance in gar- as of the top s pacing no ne tension fa s the inside; - Place 1 #4 e 4a. Place 1 24 inches at ess shall be bow the top o	nimum age ar of the t to ex ce as t bar 4 reinfor ends, 3-1/2 f the v
	e outside fac m the outsid p of the wall 1-1/2 inches f walls) – min rance in gar es of the top n spacing no ne tension fa s the inside/ - Place 1 #/ e 4a. Place 1 24 inches at ness shall be ow the top o 24 inches on e than 16 fe

between intersecting walls (See 7/S2).



ayment to framing

10 inch thick wall 24 24 10 e 40 steel #4 bar 6-#4 4-#4 5-#4 6-#4

the floor slab. ht and for reinforcement spaced ther walls shall have vertical

m 3/4 inch.

xceed 24 inches on center. s possible (interior) and behind

48 inches long at 45 degree prcement within 6" of the edge of

2 inches. Ledges shall not wall. For wall thicknesses less

ng shall be provided with exterior