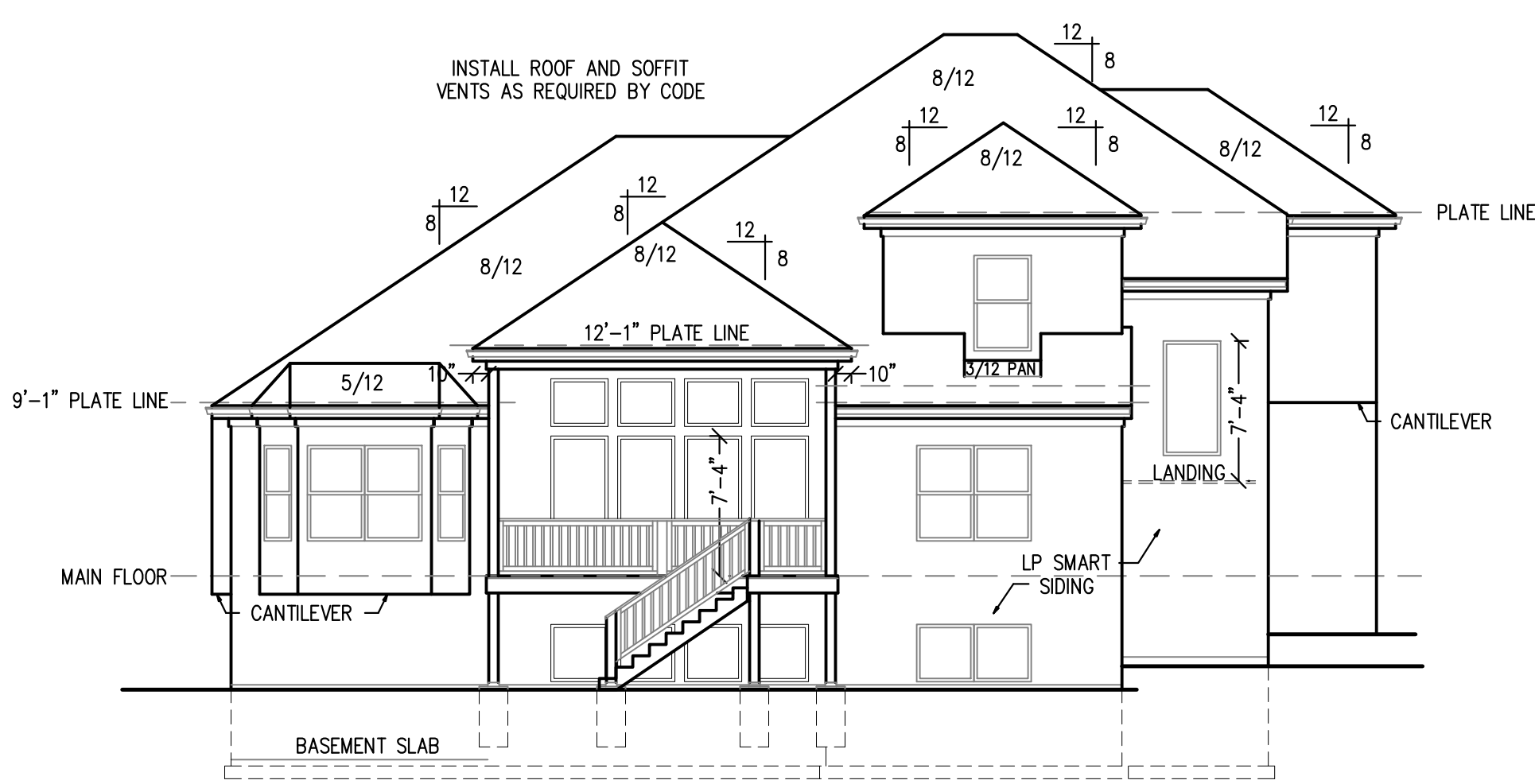
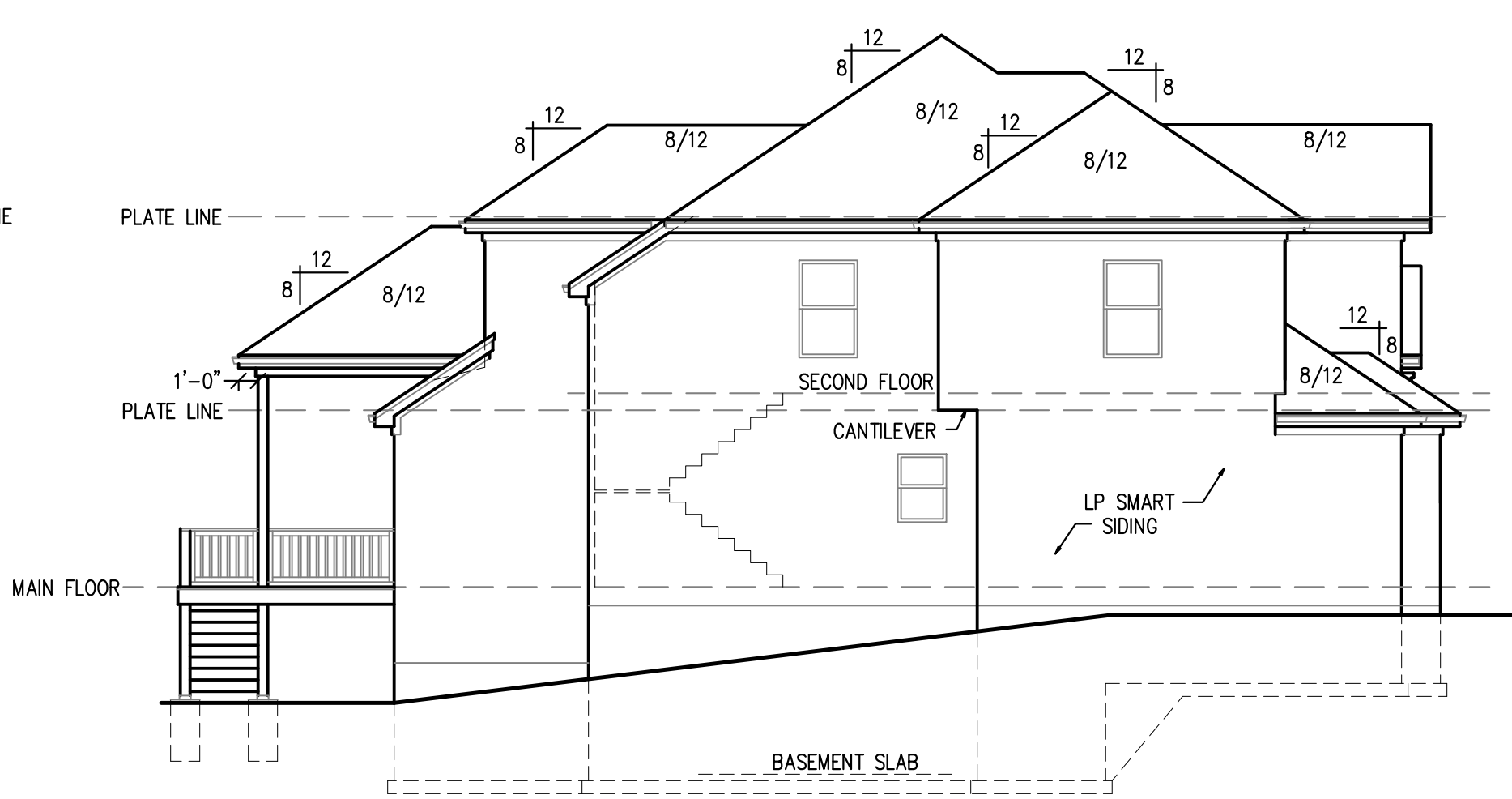


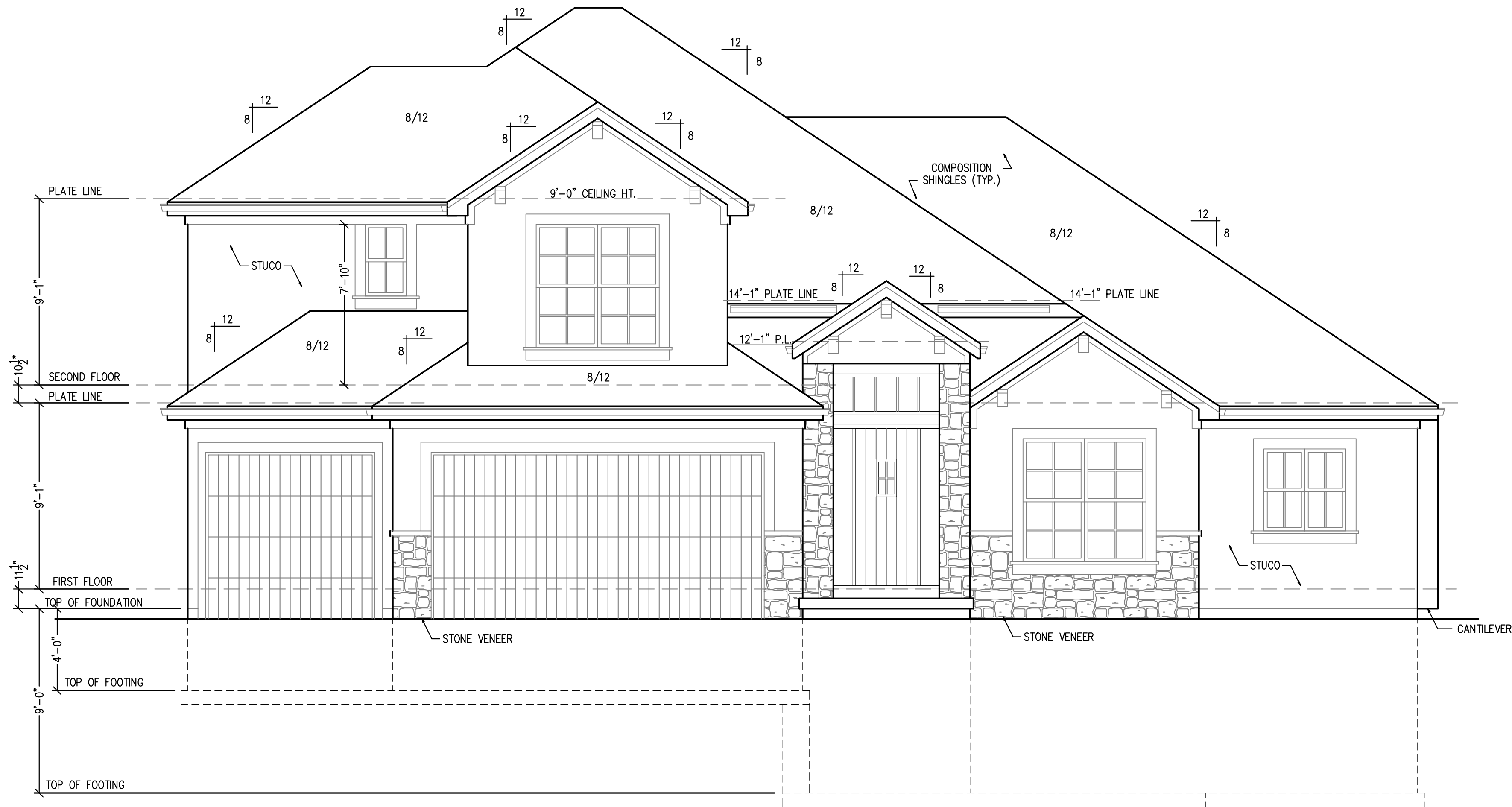
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

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MAIN FLOOR -	1,968 SQ. FT.
SECOND FLOOR -	964 SQ. FT.
LOWER LEVEL -	25 SQ. FT.
TOTAL	2,957 SQ. FT.

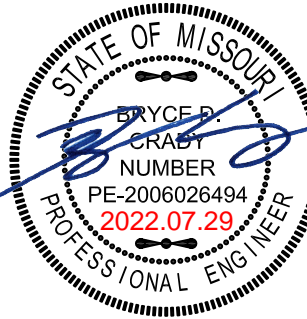
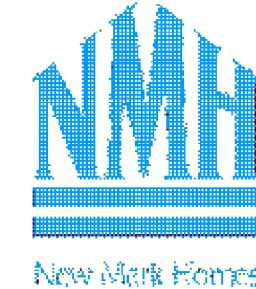
  

UNFINISHED -	1,784 SQ. FT.
GARAGE -	621 SQ. FT.
COVERED DECK -	216 SQ. FT.

DISCLAIMER  
ACTUAL PLANS AND ELEVATIONS MAY VARY  
FROM ARCHITECTURAL DRAWINGS.  
DUE TO TERRAIN/BACKFILL PROCESS.  
FRONT ELEVATIONS ARE ARCHITECTURAL  
DRAWINGS AND MAY VARY DUE TO  
MATERIAL AVAILABILITY.

NOTE:  
PLANS DESIGNED PER IRC AS  
ADOPTED BY GOVERNING JURISDICTION

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816.421.3222  
STRUCTURAL DESIGN REVIEW  
KANSAS ENGINEERING LICENSE: 395  
MISSOURI ENGINEERING LICENSE: 2003004673

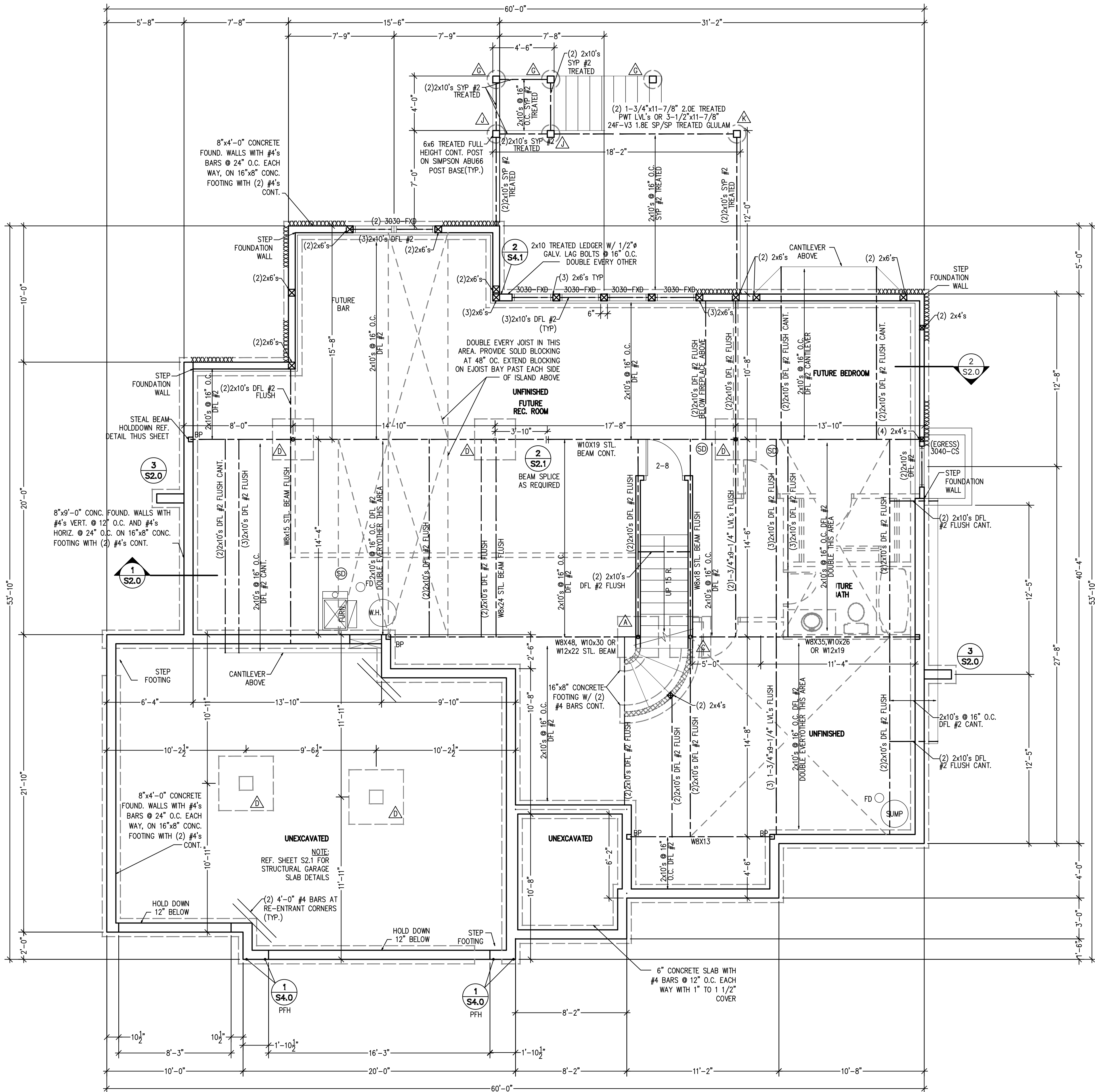
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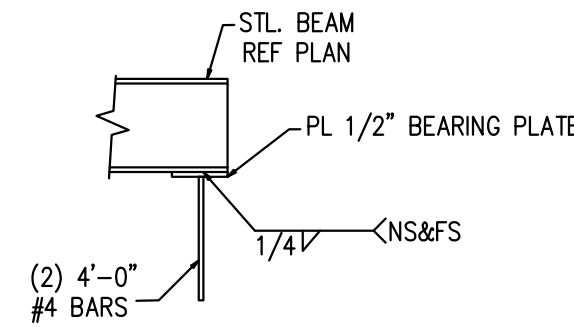
A1  
PROJ. 22-338





BASEMENT/FOUNDATION PLAN

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



STEEL BEAM HOLDDOWN  
AT BEAM POCKET DETAIL

ALL WINDOWS SIZES ARE EXPRESSED  
IN FEET AND INCHES TO THE UNIT  
SIZE.

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN  
(2)#2-2x10  
- ALL HEADERS AND BEAMS MIN #2  
GRADE DFL (OR EQ.)  
- BEARING WALLS  
- STRUCTURE NOTED AS FLUSH TO BE  
FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY  
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)  
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN  
3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d  
COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING  
THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/0 FOR 24"  
OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.  
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING  
MEMBERS)

INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH  
No 6 - 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD  
(MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA.  
TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16"  
O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

COLUMN & PIER PAD SCHEDULE (REF. 5/S2.0)

COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
△	30" x 30" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	36" x 36" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	42" x 42" x 12"	(5) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	48" x 48" x 12"	(6) #4 BAR E.W.	3 1/2" SCH 40 (4" OD)
△	54" x 54" x 16"	(8) #4 BAR E.W.	REF PLAN
△	60" x 60" x 16"	(10) #4 BAR E.W.	REF PLAN

- COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT  
OF 9'-1". REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 9'-1" TALL.  
COLUMNS SIZED AS QWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC.  
REFER TO SAFE LOADING CAPACITIES PER MANUF SPECS, OR SUBSTITUTION TO  
ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.
- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM  
ALLOWABLE SOIL BEARING CAPACITY OF 2,000PSF.

COLUMN & PIER SCHEDULE

MARK	COLUMN SIZE	PIER DIA.
△	6x6	12"
△	6x6	16"
△	6x6	18"
△	6x6	24"
△	6x6	28"

- ALL PIERS TO BEAR ON ORIGINAL  
UNDISTURBED SOIL OF 2,000 PSF BEARING  
CAPACITY OR FILL COMPACTED AND TESTED  
TO CONFORM TO THE RECOMMENDATIONS  
OF A GEOTECHNICAL ENGINEER.
- PIERS SHALL EXTEND BELOW THE FROST  
LINE: MIN. DEPTH OF 36" BELOW GRADE.
- POST SHALL BE TREATED OR CEDAR WITH  
SIMPSON ABU66 POST BASE

DETAIL REFERENCES

- |           |  |           |  |
|-----------|--|-----------|--|
| 1<br>S2.0 | TYPICAL FOUNDATION WALL DETAIL                   | 2<br>S2.1 | STRUCTURAL GARAGE SLAB<br>PIER PAD DETAIL                    |
| 2<br>S2.0 | TYPICAL "UNRESTRAINED"<br>FOUNDATION WALL DETAIL | 3<br>S2.1 | STRUCTURAL GARAGE SLAB /<br>WALL SECTION                     |
| 3<br>S2.0 | TYPICAL DEAD MAN DETAIL                          | 6<br>S2.1 | TYPICAL OVERDIG DETAIL AT<br>BASEMENT SLAB                   |
| 4<br>S2.0 | FOUNDATION WALL JUMP DETAIL                      | 1<br>S4.0 | ALTERNATE BRACED WALL PANEL<br>DETAIL                        |
| 5<br>S2.0 | COLUMN PAD DETAIL                                | 1<br>S4.0 | APA NARROW WALL BRACING<br>METHOD WITHOUT HOLD-DOWNS<br>ALT. |
| 1<br>S2.1 | TYPICAL STRUCTURAL GARAGE<br>SLAB PLAN           | △         | COLUMN AND PIER PAD SCHEDULE<br>(SHEET S2.0)                 |

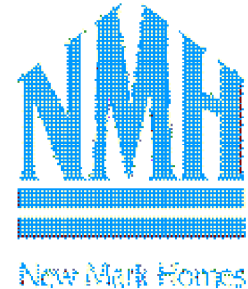
EXPANSIVE SOILS DISCLAIMER:

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS  
ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A  
LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS.  
GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE  
SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES  
OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB), BY USE OF THESE PLANS WITHOUT AN  
ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT. APEX SHALL NOT BE HELD LIABLE FOR ANY  
FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE  
POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM  
EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING:  
BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND  
STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

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816.421.3222  
STRUCTURAL DESIGN REVIEW  
KANSAS ENGINEERING LICENSE:  
993  
MISSOURI ENGINEERING LICENSE:  
2003004673

Hailey Model  
Highland Meadows - Lot 153  
Lee's Summit, Missouri

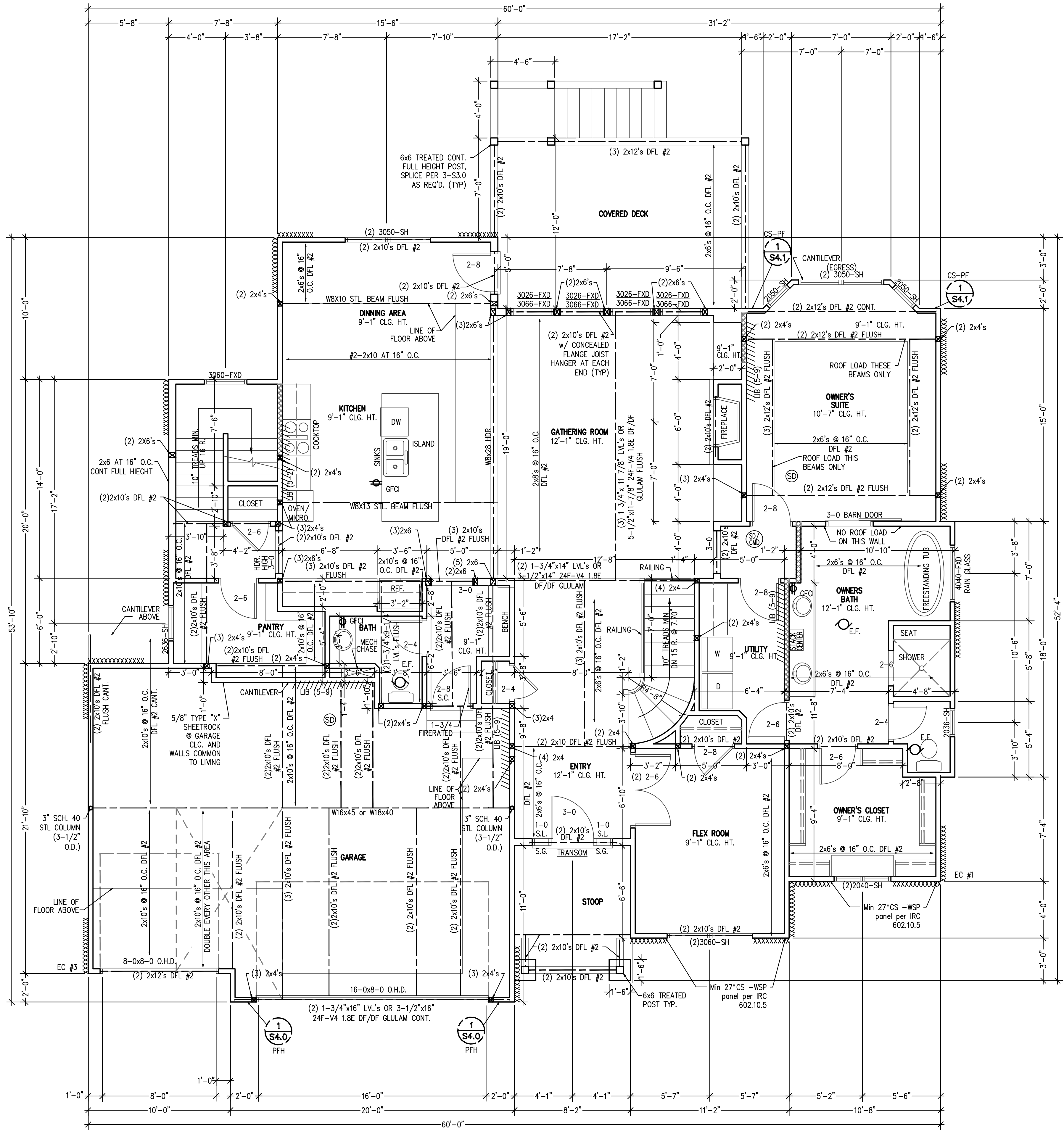
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PROJ. 08/02/2022

NOTE:  
PLANS DESIGNED PER IRC AS  
ADOPTED BY GOVERNING JURISDICTION





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

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN  
(2)#2-2x10  
- ALL HEADERS AND BEAMS MIN #2  
GRADE DFL/L (OR EQ.)  
- [Symbol] = BEARING WALL  
- STRUCTURE NOTED AS FLUSH TO BE  
FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY  
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)  
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN  
3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d  
COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING  
THICKNESS NOT LESS THAN 5/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 24"  
OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.  
(NOTE: FRAMING MEMBERS 16" OC MAX, UNLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING  
MEMBERS)

//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH  
No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD  
(MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA.  
TYPE WB (OR EQUAL) STL. X-BRACES AT 45° TO 60° ANGLES, MAXIMUM 16"  
O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

\*ALL WINDOWS TO HAVE U = 0.4 OR LESS.

ALL WINDOWS SIZES ARE EXPRESSED  
IN FEET AND INCHES TO THE UNIT  
SIZE.

NOTE:  
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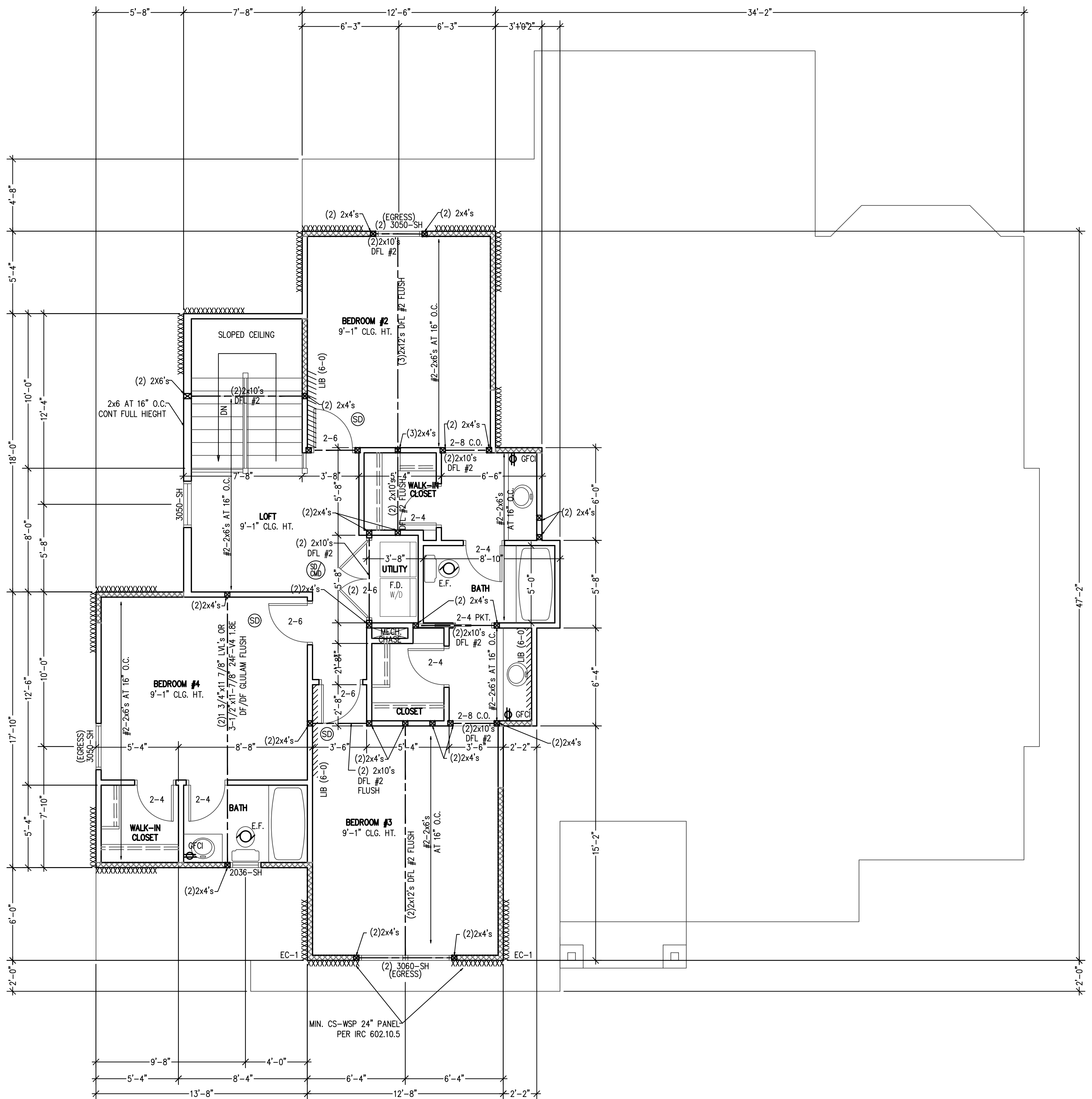


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SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

\*ALL WINDOWS TO HAVE U = 0.4 OR LESS.

ALL WINDOWS SIZES ARE EXPRESSED  
IN FEET AND INCHES TO THE UNIT  
SIZE.

NOTE:  
PLANS DESIGNED PER IRC AS  
ADOPTED BY GOVERNING JURISDICTION

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN  
(2)#2-2x10  
- ALL HEADERS AND BEAMS MIN #2  
GRADE DFL (OR EQ.)  
- XXXXX = BEARING WALL  
- STRUCTURE NOTED AS FLUSH TO BE  
FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY  
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)  
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN  
3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d  
COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING  
THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/0 FOR 24"  
OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.  
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING  
MEMBERS)

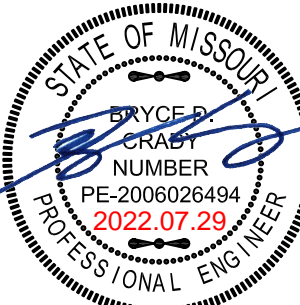
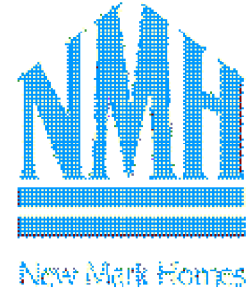
//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH  
No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD  
(MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA.  
TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16"  
O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

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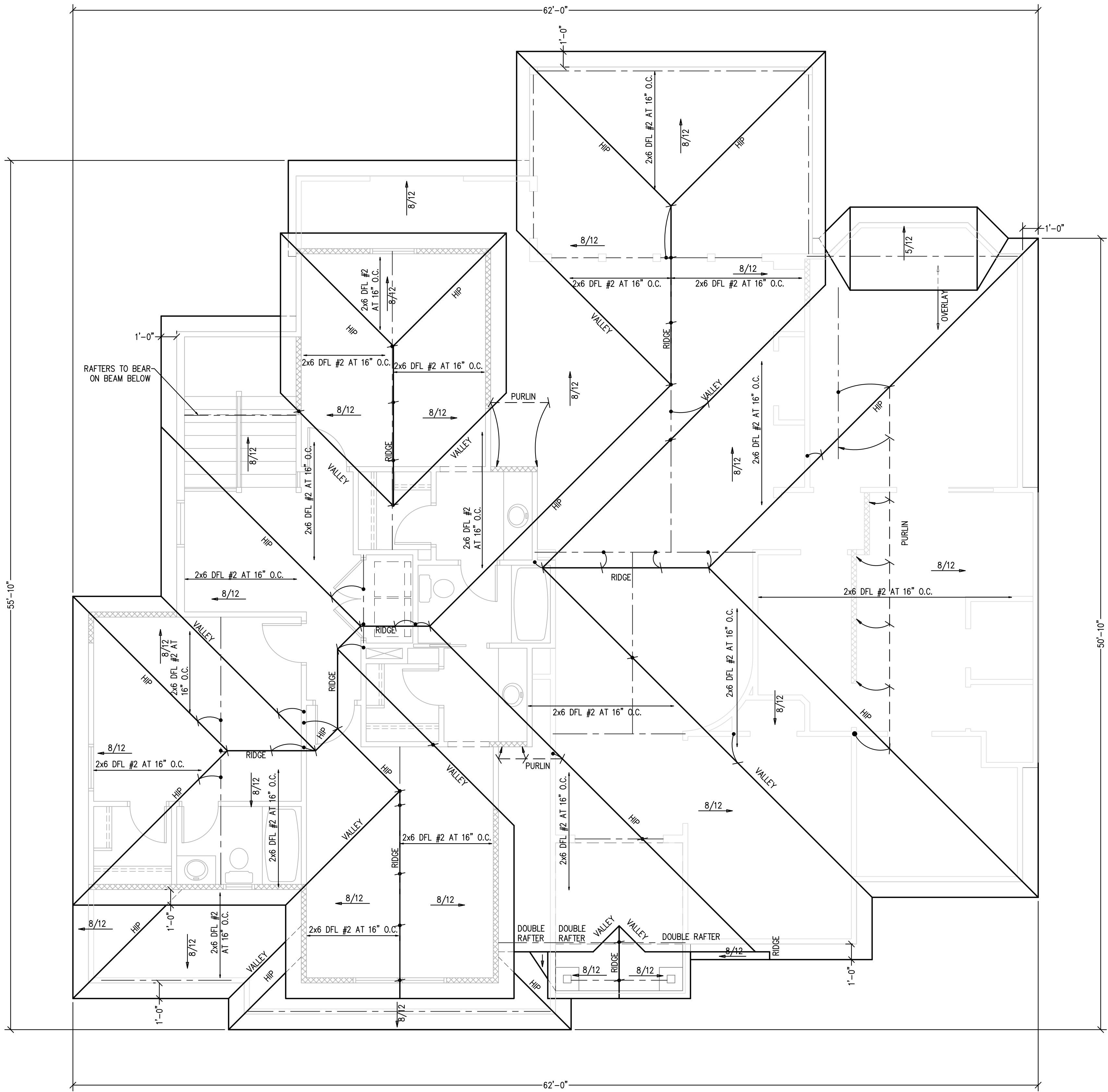
STRUCTURAL DESIGN REVIEW  
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ROOF PLAN

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

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN (2)#2-2x10  
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)  
- [XXXXXX] = BEARING WALL  
- STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

ROOF FRAMING NOTES

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

ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS OF IRC 802

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

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	11'-7"
#2-2x6	AT 16" OC	14'-2"
#2-2x8	AT 24" OC	14'-8"
#2-2x8	AT 16" OC	17'-11"
#2-2x10	AT 24" OC	17'-10"
#2-2x10	AT 16" OC	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	8'-6"
#2-2x6	AT 16" OC	9'-9"
#2-2x8	AT 24" OC	11'-3"
#2-2x8	AT 16" OC	12'-9"
#2-2x10	AT 24" OC	14'-3"
#2-2x10	AT 16" OC	16'-3"

APEX ENGINEERS, INC. RECOMMENDED  
DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

\*RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)

#2-2x12 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

\*ALL HIP AND VALLEYS ARE (UNLESS OTHERWISE NOTED)

#2-2x10 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

\*PURLINS ARE 2x6 MIN

- PURLIN STRUTS ARE AT 4'-0" OC

- PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS

THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL

- ALL PURLIN STRUTS SHALL HAVE A MAX UNBRACED

LENGTH OF 8'-0"

- PURLIN 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 AND (1)2x6	12'-0"
(1)2x6 AND (1)2x8	20'-0"
(2)2x6 AND (1)2x8	30'-0"
CONSULT ARCH ENGR	>30'-0"

\*EACH END OF STRUT SHALL BE FASTENED WITH MIN (3)8d

OR (2)16d NAILS

\*RIDGE BRACERS ARE SAME AS PURLIN BRACES-SPACING,

SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN

BRACE NOTES ABOVE)

\*HIP AND VALLEY BRACES ARE THE SAME AS PURLINS SIZE,

CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE

NOTES ABOVE)

= ROOF BRACE/STRUT (PER CHART)  
-SLASH IS TOP END OF BRACE  
-CIRCLE IS BOTTOM END OF BRACE

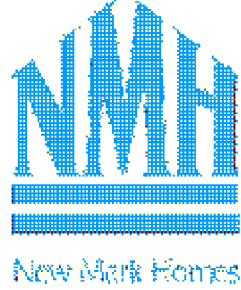
= PURLIN STRUTS AT 48" OC (PER CHART) U.N.O.  
-SLASH IS TOP END OF BRACE  
-ARROW IS BEARING LOCATION

[XXXXXX] DENOTES BEARING WALL  
- - - - - DENOTES PURLIN  
- - - - - DENOTES BEARING STRUCTURE

1. THIS IS AN ENGINEERED ROOF STRUCTURE DESIGNED FOR COMPLIANCE WITH IRC 802.3, BUILD AS SHOWN WITH NO DEVIATIONS.
2. ALL HIP AND VALLEYS ARE DESIGNED TO BE CONTROLLED BY BENDING.
3. SHEAR AT BEARING WITH MIN 5 1/2" DEPTH DOES NOT CONTROL DESIGN. FOR VALLEYS REF 4/S3.2

NOTE:  
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08/02/2022



BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING <sup>1</sup>	7/16" PLYWOOD 1x4 #3 FURRING	16 GA X 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD 1/2" CROWN STAPLES
FLOOR SHEATHING <sup>1</sup>	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD 14 GA X 2" STAPLES AT 4" OC EDGES AND 8" OC IN THE FIELD 12.5 GA X 1-1/2" RING OR SCREW SHANK NAILS AT 6" OC EDGES AND 8" OC IN THE FIELD
CEILING COVERING <sup>1</sup>	1/2" GYPSUM SHEATHING	7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD; 0.098 DIA, 1-1/4" LONG, ANGLE-RINGED; 5d COOLER NAIL, 0.086 DIA, 1-5/8" LONG, 19/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL COVERING <sup>1</sup>	1/2" GYPSUM SHEATHING	6d COMMON NAILS: 1-5/8" GALVANIZED STAPLES; 1-1/4" SCREWS, TYPE W OR S; AT 4" OC EDGES AND 8" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	*SUPPORTING 2 FLOORS, ROOF, AND CEILING OR LESS. *HEIGHT: 10'-0" OR LESS SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 10' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE	*TOE NAIL RIM JOIST TO SILL OR TOP PLATE: 8d COMMON AT 6" OC; 3"x6, 13"x1" AT 6" OC; 3"x6, 13"x1" AT 8" OC *TOE NAIL STUD TO TOP AND SOLE PLATE: (1) 8d COMMON; (4) 3"x6, 13"x1" *END NAIL TOP AND SOLE PLATE TO STUD: (2) 16d COMMON; (3) 3"x6, 13"x1" *FACE NAIL BUILT-UP CORNER STUDS AT BRACED WALL PANEL: 16d COMMON AT 16" OC; 3"x6, 13"x1" AT 16" *FACE NAIL BUILT-UP CORNER STUDS AT BRACED WALL PANEL: 16d COMMON NAILS AT 16" OC; 3"x6, 13"x1" AT 12" OC *FACE NAIL JACK STUDS/TRIMMERS SUPPORTING HEADERS WITH: 16d NAILS AT 6" OC *FACE NAIL DBL TOP PLATE: 16d COMMON AT 16" OC; 3"x6, 13"x1" AT 12" OC; 3"x6, 12" AT 12" OC *DBL TOP PLATES WITH MIN 48" OFFSET OF EACH FACE NAIL LAPPED AREA WITH: (8) 16d COMMON; (12) 3"x6, 13"x1"; (12) 3"x6, 12" *FACE NAIL DBL TOP PLATE AT LAPPED CORNERS AND INTERSECTIONS WITH: (2) 16d COMMON; (3) 3"x6, 13"x1"; (3) 3"x6, 12" *FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: 16d COMMON AT 16" OC; 3"x6, 13"x1" AT 12" OC *TOENAIL BRIDGING TO JOIST: EACH END: (2) 8d COMMON; (2) 3"x6, 13"x1"; (3) 3"x6, 12" *FACE NAIL LEDGER STRIPS SUPPORTING JOISTS OR RAFTERS WITH: (3) 16d COMMON; (4) 3"x6, 13"x1"; (4) 3"x6, 12"
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	*TOE NAIL HEADERS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 16d NAILS AT 16" CENTERS ALONG EACH EDGE.
RAFTER TIES <sup>2</sup>	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACENAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH 16d NAILS AT EACH
1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED. 2. RAFTER TIES SHALL NOT BE REQUIRED 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.		
BUILDING COMPONENT	FASTEN TO	FASTEN WITH
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS	TOENAIL WITH (3) 16d ENDNAIL WITH (2) 16d
	TO PLATE	TOENAIL WITH (2) 16d
CEILING JOISTS	TO TOP PLATE WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS FACENAIL TO RAFTERS WITH (3) 16d MIN.	TOENAIL WITH (3) 8d AT EACH END
FLOOR JOISTS	TO SILL OR GIRDER TO RIM JOIST	TOENAIL WITH: (3) 8d COMMON; (3) 3"x6, 13"x1"; (4) 3"x6, 12" ENDNAIL WITH: (3) 16d COMMON; (4) 3"x6, 13"x1"; (4) 3"x6, 12"
BRACED WALL PANELS PERP TO FRAMING MEMBERS ABOVE/BELOW: PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO FRAMING MEMBER TO FRAMING AND BLOCKING AT 16" OC	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x6, 13"x1" TOP PL, 6" OC WITH: 8d COMMON; 3"x6, 13"x1" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x6, 13"x1" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x6, 13"x1" TOP PL, 6" OC WITH: 8d COMMON; 3"x6, 13"x1" AND AT EACH BLOCK: (3) 8d COMMON; 3"x6, 13"x1"
NOTE: MEMBER THICKNESS AND FASTENING LISTED IN THIS SCHEDULE ARE MINIMUM IRC REQUIREMENTS. SPECIFIC PROJECT REQUIREMENTS NOTED WITHIN THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, IF REQUIRED BY APEX ENGINEERS DESIGN NEEDING TO BE MORE STRINGENT, SHALL BE FOLLOWED.		

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1103.4.5
2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.4.1
3. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.1
4. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER N1103.3.5
5. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4
6. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER N1501.1
7. KITCHEN EXHAUST SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6
8. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6

THE ENERGY EFFICIENCY OF THE DWELLING SHALL COMPLY WITH THE FOLLOWING TABLE(S) (WHERE THERE ARE DISCREPANCIES BETWEEN THIS TABLE AND THE PLANS, THE MOST RESTRICTIVE SHALL APPLY). IF TABLE 1 IS NOT APPLICABLE, THE ENTRY MUST BE ACCOMPANIED BY RESCHECK CALCULATIONS. THEN TABLE 2 SHALL BE APPLIED.	
<b>TABLE 1 - ResCheck COMPLIANCE SOFTWARE (FILL IN APPLICABLE VALUES FROM ResCheck CALCS.)</b>	
BUILDING ELEMENT	MIN VALUE
WALLS - FRAMED	R- -
WALLS - BASEMENT	R- -
FLOORS - UNCONDITIONED SPACE	R- -
FLOORS - OVER OUTSIDE AIR	R- -
FLOORS - CRAWL SPACE	R- -
SLAB - PERIMETER	R- -
CEILING - FLAT	R- -
CEILING - CATHEDRAL	R- -
DOORS - GLASS	U- -
DOORS - SOLID	U- -
WINDOWS - OPERABLE	U- -
WINDOWS - FIXED	U- -
WINDOWS - OTHER	U- -
FURNACE	AFUE- -
AIR CONDITIONER	SEER- -
NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE FORM MUST BE SUBMITTED WITH PLANS.	
<b>TABLE 2 -PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)</b>	
BUILDING ELEMENT	MIN VALUE
CEILING - FLAT	R-49
CEILING - CATHEDRAL**	R-30
CEILING - CATHEDRAL	R-38
FLOORS - UNCONDITIONED SPACED	R-19
FLOORS - OVER OUTSIDE AIR	R-30
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)
SKYLIGHTS	U=0.55
WALLS - EXTERIOR (2x4)	R-13 (CAVITY) + R-5 (CONT)
WALLS - EXTERIOR (2x6)	R-20
WALLS - CRAWL SPACE	R-19
GLAZING*	U<=0.32
GLAZING*	SHGC<=0.40
NOTE:	
*TABLE 2 PER IRC TABLE N1102.1.2	
**DEFAULT U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E TREATMENT IS U= 0.35	
**LIMITED TO AREAS LESS THAN 500 SQ-FT OR 20% OF CEILING AREA.	

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE ARCHITECT OR ENGINEER OF RECORD HAS BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
2. DEFERRED SUBMITTAL ITEMS (WHEN APPLICABLE):
  - A. TRUSSES
  - B. I-JOISTS
  - C. GUARDRAILS AND HANDRAILS
  - D. STEEL FABRICATED STAIRS
  - E. PRE-MANUFACTURED CANOPIES AND AWNINGS
  - F. PRECAST HOLLOW CORE SLABS
  - G. GROUND IMPROVEMENT AND/OR STRUCTURAL FOUNDATION SOLUTIONS (SUCH AS DRILLED PIERS)

CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 28 DAYS OF 2,500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS, 3,000 PSI FOR BASEMENT AND FOUNDATION WALLS, AND 3,500 FOR PORCHES, CARPORTS, AND GARAGE FLOOR SLABS.

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 24" ARCH 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 THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
2. BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC SECTION 310.
3. SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, ON EACH FLOOR INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE PERMANENTLY TESTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED IN THE SAME ROOM OR ATTACHED TO THE SAME FLOOR. CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS TO BE MIN (2) #2-2x10 UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2x4 STUD POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE EXISTING SLAB, IS TO BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (2) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d NAILS (IRC SECTION R602.3.1(1)). PROVIDE AN IN LINE JOIST OR AN IN LINE 2x4 FLAT AT 2'-0" CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING. INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES, SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
7. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURNISHING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
8. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.
9. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 1'-0" AND SHALL BE NAILED TOGETHER WITH A MINIMUM 10d FACE NAILS.
10. JOISTS BEARING INTO AN WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
12. FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'-0" FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4'-0", THE TRIMMER SHALD AND TRIMMER SHALD BE DOUBLED.
13. JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD WITH FULL-DEPTH PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
14. EXTERIOR WATERPROOFING BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF NO 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D226 TYPE 1 FELT. (R703.2)
15. WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER PORTION OF THE JOIST AND IN CONFORMANCE WITH TABLE 1-51.0.
16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-51.0.

1. THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.
2. DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT MATERIALS APPROVED BY THE BUILDING DEPARTMENT. MINIMUM CONSTRUCTION, APPLIED TO GARAGE SIDE WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE X GYPSUM BOARD, OR MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION OR EQUIVALENT, APPLIED TO THE GARAGE SIDE. PULL DOWN STAIRS LOCATED WITHIN GARAGE SHALL BE RATED TO BE ADEQUATELY PROTECTED WITH MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. THE ATTIC ACCESS PANELS LOCATED WITHIN GARAGE SHALL BE OF 5/8" TYPE X GYPSUM BOARD, OR MATERIALS FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
4. GARAGE DOOR AND FRAME, THE H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL END, JAMBES RUNNING FROM THE FLOOR TO CEILING AND 1-1/2" X 4" X 12" NALS THRU THE OC, TAGGERED WITH (7) 3/4" X 12" NALS THRU THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

1. STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND MINIMUM 10" RUN.
2. PROVIDE MINIMUM 36" GUARDRAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES, AND BALCONIES; MINIMUM 34" GUARDRAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL FILLING THAT DOES NOT ALLOW PASSAGE OF A SPHERE 4 1/2" IN DIAMETER.
3. EACH STAIRWAY OF THREE OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
4. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" MINIMUM TO 2" MAXIMUM OR OTHER APPROVED GRASPABLE SHAPE PER IRC SECTION 311.7.5.5.
5. PROVIDE A MINIMUM 6'-8" OF HEADROOM CLEARANCE IN STAIRWAYS.
6. ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER IRC SECTION 302.7.
7. SPIRAL STAIRS TO BE CONSTRUCTED PER IRC SECTION 311.7.10.1.
8. SPACE STRINGERS AT 16" OC MAX.

1. PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.

2. REPRODUCTION, ALTERATION, OR RE-USE BY ANY METHOD OF ALL OR PORTIONS OF THE STRUCTURAL PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM APEX ENGINEERS, INC IS STRICTLY PROHIBITED. THE DRAWINGS AND DETAILS OF THIS SHEET SET, BEING INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF APEX ENGINEERS, INC. AN UNSEALED VERSION, OR A VERSION VOID OF APEX ENGINEERS LOGO AND/OR TITLE BLOCK, SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION.

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL, OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CEILING JOISTS/ATTICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	5 PSF	10 PSF
CEILING JOISTS/ATTICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATTICS WITH STORAGE - DASH/PULL DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS - NON-SLEEPING	10 PSF	40 PSF
ROOMS - SLEEPING	10 PSF	30 PSF
ROOF - LIGHT ROOF COVERING	10 PSF	20 PSF
ROOF - HEAVY ROOF COVERING	20 PSF	20 PSF
CONCRETE/TILE SLATE		
NOT HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS.		

THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF, UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS. CONCRETE SHALL MEET THE FOLLOWING SPECIFIED DESIGN STRENGTH CRITERIA:

- 2500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED SOIL
- 3000 PSI FOR FOOTINGS AND FOUNDATION WALLS
- 3500 PSI FOR GARAGE FLOOR SLABS

3. FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.

4. UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS.

5. COLUMN PADS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY UNLESS NOTED OTHERWISE.

6. UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE MINIMUM 8" THICK X 8'-0" (OR 9'-0") TALL AND REINFORCED PER DETAIL 1-52.0 (AND 2-52.0 WHERE APPLICABLE); FOUNDATION WALLS GREATER THAN 10'-0" TALL REQUIRE A SEPARATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG INTERIOR OR EXTERIOR DEAD-MAN FOR ANY STRAIGHT WALL PANELS.

7. REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.

8. FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR OTHER APPROVED) FILL. VOLUME CHANGE MATERIAL, ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.

9. FOUNDATION WALLS WILL NOT ACHIEVE FULL STRENGTH UNTIL THE BASEMENT SLAB AND THE FIRST FLOOR DECK HAVE BEEN PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF THE FOUNDATION WALL WITH GREATER THAN 24" OF LEANING OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB, OR ALTERNATE ENGINEERED SOLUTION (i.e. ENGINEERED FILL) WILL BE REQUIRED.

10. WHERE JUMPS OR STEPS IN ELEVATION OCCUR FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4-52.0.

11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" THICK REINFORCED CONCRETE OR GRANULAR FILL, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.

12. PROVIDE A MIN 6 MIL THICK POLYETHYLENE MOISTURE BARRIER OVER POURING GRAVEL BASED UNDER BASEMENT FLOOR SLAB PER RA05.2. LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS).

13. FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARAGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.

14. GARAGE SLABS AND BASEMENT OVERDIGS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL, OR 8" OF EARTH SHALL BE REINFORCED PER DETAILS 1-52.1 AND 6-52.1 RESPECTIVELY. WHEN THE LIMITATIONS OF DETAILS 1-52.1 AND 6-52.1 ARE NOT MET, A SEPARATE ENGINEERED DESIGN SHALL BE REQUIRED.

15. BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 3'-0" ON CENTER AND 1'-0" ON EACH END OF EACH PIECE.

16. FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION RA06.

17. PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6". THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR AT THE FLOOR LEVEL, OR TERMINATE IN A MINIMUM 24" DIAMETER OR 20" SQUARE SUMP PIT EXTENDING A MINIMUM 24" BELOW THE BOTTOM OF BASEMENT FLOOR.

18. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.

19. EXTERIOR BEARING WALLS SHALL BE ISOLATED FROM THOSE RESTING DIRECTLY ON THE FOOTING. SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.

20. ALL EARTH RETAINING STRUCTURES ON THE SITE GREATER THAN 4'-0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH TOP AND BOTTOM) SHALL REQUIRE A SEPARATE ENGINEERED DESIGN (i.e. RETAINING WALLS, WINCHES, ETC.).

21. INSULATION SHALL BE INSTALLED FOR ALL BASEMENT WALLS AS REQUIRED PER N102.2.9.

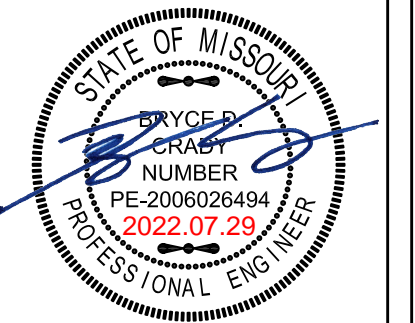
22. A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICES PER 6308.1.

23. ANY GEOTECHNICAL IMPROVEMENT METHODS AND/OR STRUCTURAL REMEDIATIONS (SUCH AS DRILLED PILES) EMPLOYED TO ADDRESS UNACCEPTABLE SUBGRADE CONDITIONS SHALL BE SUBMITTED TO EOR AS ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

**APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATION BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.**

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



STRUCTURAL DESIGN REVIEW  
KANSAS ENGINEERING LICENSE:  
E-992  
MISSOURI ENGINEERING LICENSE:  
2003004673

PROJECT:  
Lot 153 Highland Meadows  
Lee's Summit, Missouri

CLIENT:  
New Mark Homes

PROJECT #:	22-2333
DRAWN BY:	TDA
CHECKED BY:	BDC
SUBMITTAL DATE:	2022.07.29

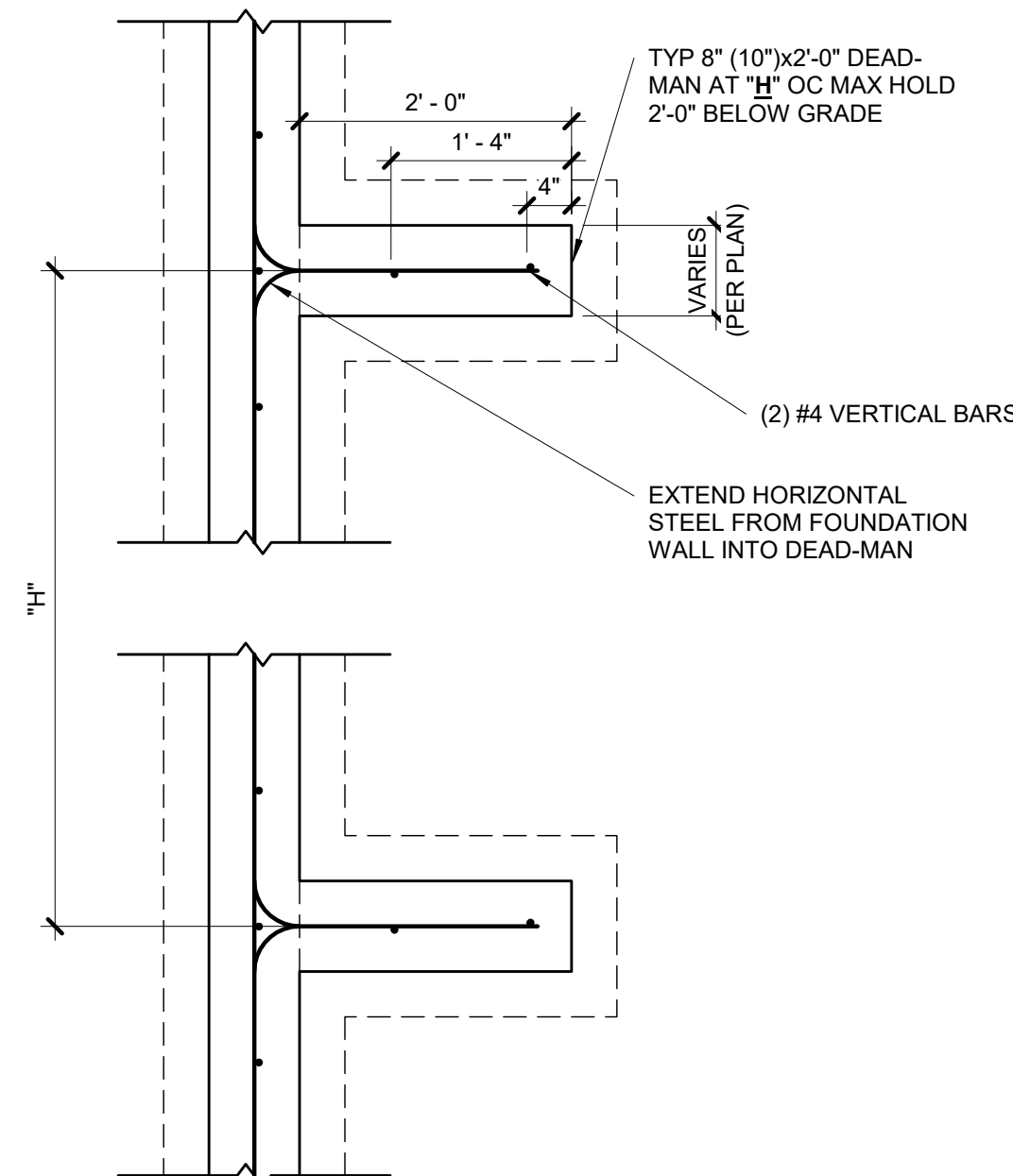
HEET:

## GENERAL NOTES

**\$1.0**  
RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

08/02/2022





Technical drawing of a basement wall cross-section, showing various components and dimensions. The drawing includes the following labels and dimensions:

- JOISTS, PER PLAN**: Indicated at the top of the wall.
- 2x STUDS PER PLAN**: Indicated for the upper portion of the wall.
- EXTERIOR SHEATHING, PER PLAN**: Indicated on the exterior side of the wall.
- SOLID BLOCK AT 2'-0" OC 1st (3) JOIST BAYS WHERE JOISTS RUN PARALLEL TO FDTN WALL**: Indicated at the top of the wall.
- 2x TREATED SILL PL WITH 1/2" DIA ANCHOR BOLTS AT 36" OC (MIN 7" EMBEDMENT)**: Indicated for the foundation connection.
- EXTEND SHEATHING DOWN AS DESIRED TO COVER CONCRETE OR PROVIDE RETAINING WALL TO MAINTAIN REQUIRED GRADE**: Indicated for the exterior sheathing extension.
- HORIZONTAL BARS: "Y"**: Indicated within the wall structure.
- VERTICAL BARS: "Z"**: Indicated within the wall structure.
- WALL THICKNESS: "D"**: Indicated for the wall thickness.
- BASEMENT SLAB, PER PLAN**: Indicated at the base of the wall.
- 3-S2.0**: Indicated for the slab reinforcement.
- CONTINUOUS BARS: "W"**: Indicated at the base of the wall.
- "A" (MAX)**: Indicated for the maximum height of the wall.
- "B"**: Indicated for the width of the wall base.
- "C"**: Indicated for the width of the wall base.
- "E"**: Indicated for the width of the wall base.
- "F"**: Indicated for the width of the wall base.
- "G" (MAX)**: Indicated for the maximum height of the wall.
- RETAINED BACKFILL MIN SLOPE 1":1'-0"**: Indicated for the backfill slope.
- 2'-0"**: Indicated for the width of the backfill area.
- TYP 8" (10")x2'-0" DEAD-MAN AT "H" OC MAX HOLD 2'-0" BELOW GRADE - LOCATIONS AS NOTED ON FOUNDATION PLAN**: Indicated for the dead-man reinforcement.
- 3-S2.0**: Indicated for the slab reinforcement.
- INSTALL DRAIN TILE AROUND OR SLEEVE THROUGH DEADMAN, REF CONTRACTOR**: Indicated for the drain tile installation.
- MIN 4" PERFORATED DRAIN TILE COVERED WITH WASHED GRAVEL OR CRUSHED ROCK DRAIN TO DAYLIGHT**: Indicated for the drain tile specification.
- 3" TYP**: Indicated for the typical width of the drain tile.

CONCRETE DIMENSIONS								REINFORCING BARS (GRADE 40 BARS)			
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"W"	"X"	"Y"	"Z"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	20'-0"	(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	20'-0"	(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
9'-0"	1'-8"	5"	8"	4"	8"	4'-4"	20'-0"	(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC

2	TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL
S2.0	3/4" = 1'-0"

SEE SCHEDULE FOR COLUMN SIZE

MIN (4) 1/2" DIA EXPANSION ANCHORS WITH 5" MIN EMBEDMENT

NOTE: PROVIDE 2'-0"x2'-0" BLOCK OUT TO ISOLATE PIER PAD FROM SLAB, STL COL TO BEAR DIRECTLY ON PIER PAD OR STL COL MAY BEAR DIRECTLY ON TOP OF SLAB WITH PROPERLY INSTALLED BLOCK OUT AND BOND BREAK

3" MIN CONC COVER AROUND BASE PLATE

PER PLAN

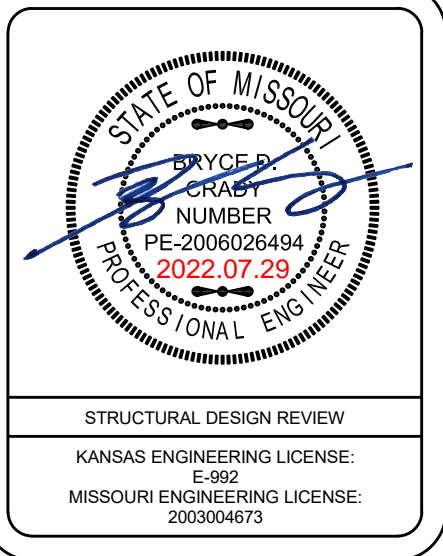
MIN 4" (1/2" OR 3/4") CLEAN GRADED ROCK

PROVIDE 1/2" MIN EXPANSION JOINT (OR EQUAL) BOND BREAK

SEE SCHEDULE FOR FOOTING SIZE AND REINFORCING



**APEX**  
ENGINEERS, INC.  
1625 LOCUST ST  
KANSAS CITY, MO 64108  
816.421.3222  
[www.apex-engineers.com](http://www.apex-engineers.com)



<p><b>PROJECT:</b> Lot 153 Highland Meadows Lee's Summit, Missouri</p>	<p><b>CLIENT:</b> New Mark Homes</p>
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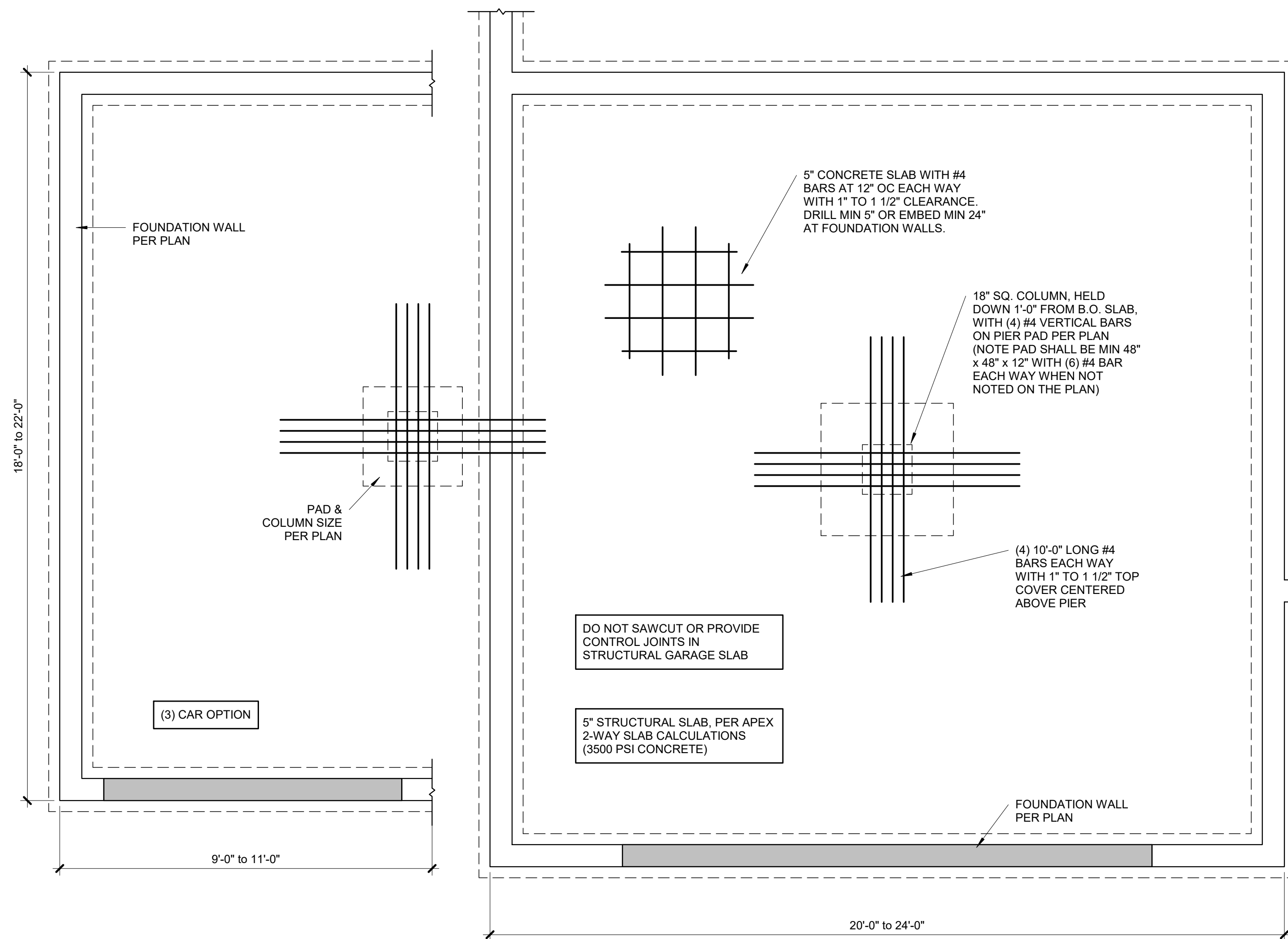
PROJECT #:	22-2333
DRAWN BY:	TDA
CHECKED BY:	BDC
SUBMITTAL DATE:	2022.07.29

[illegible]

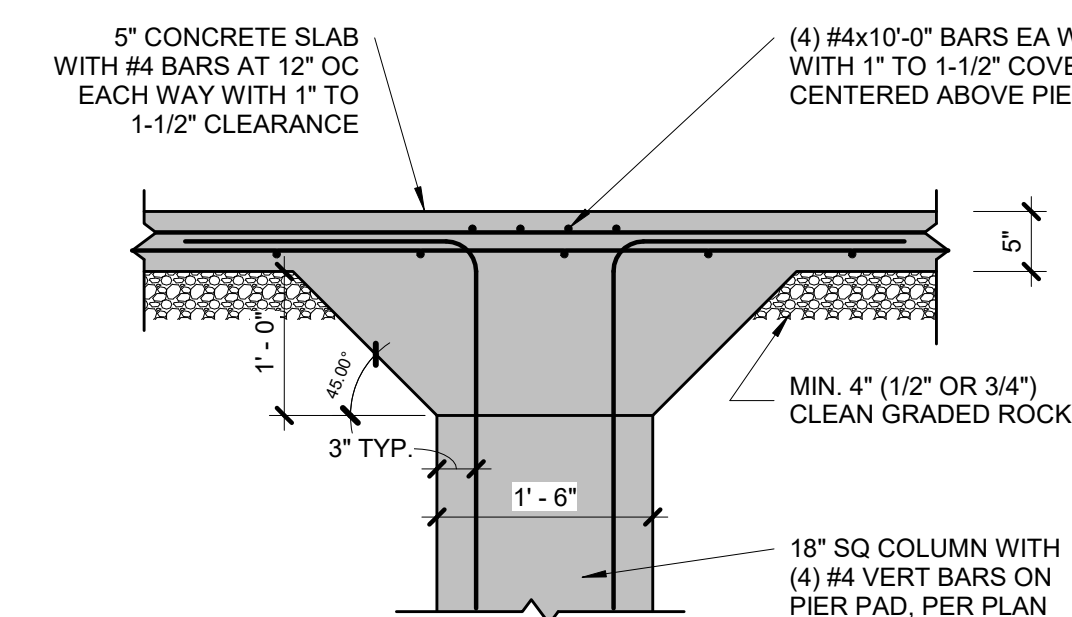
SHEET:  
FOUNDATION DETAILS

S2.0  
 RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 08/02/2022

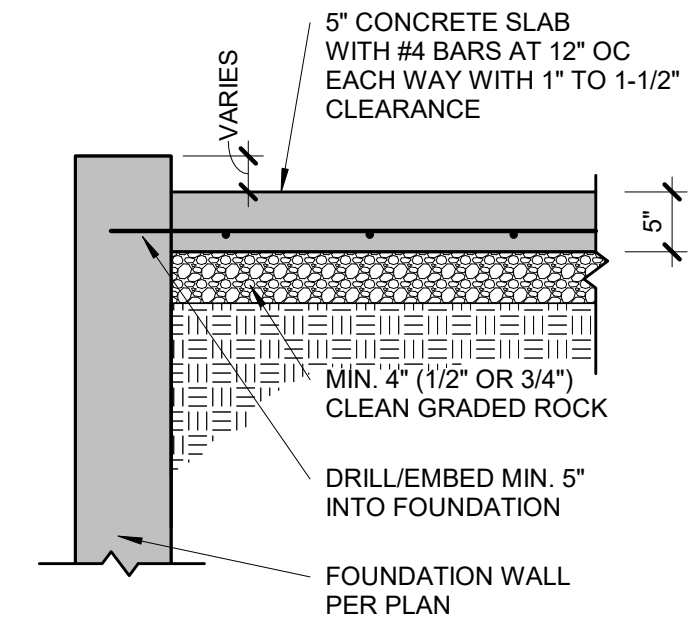




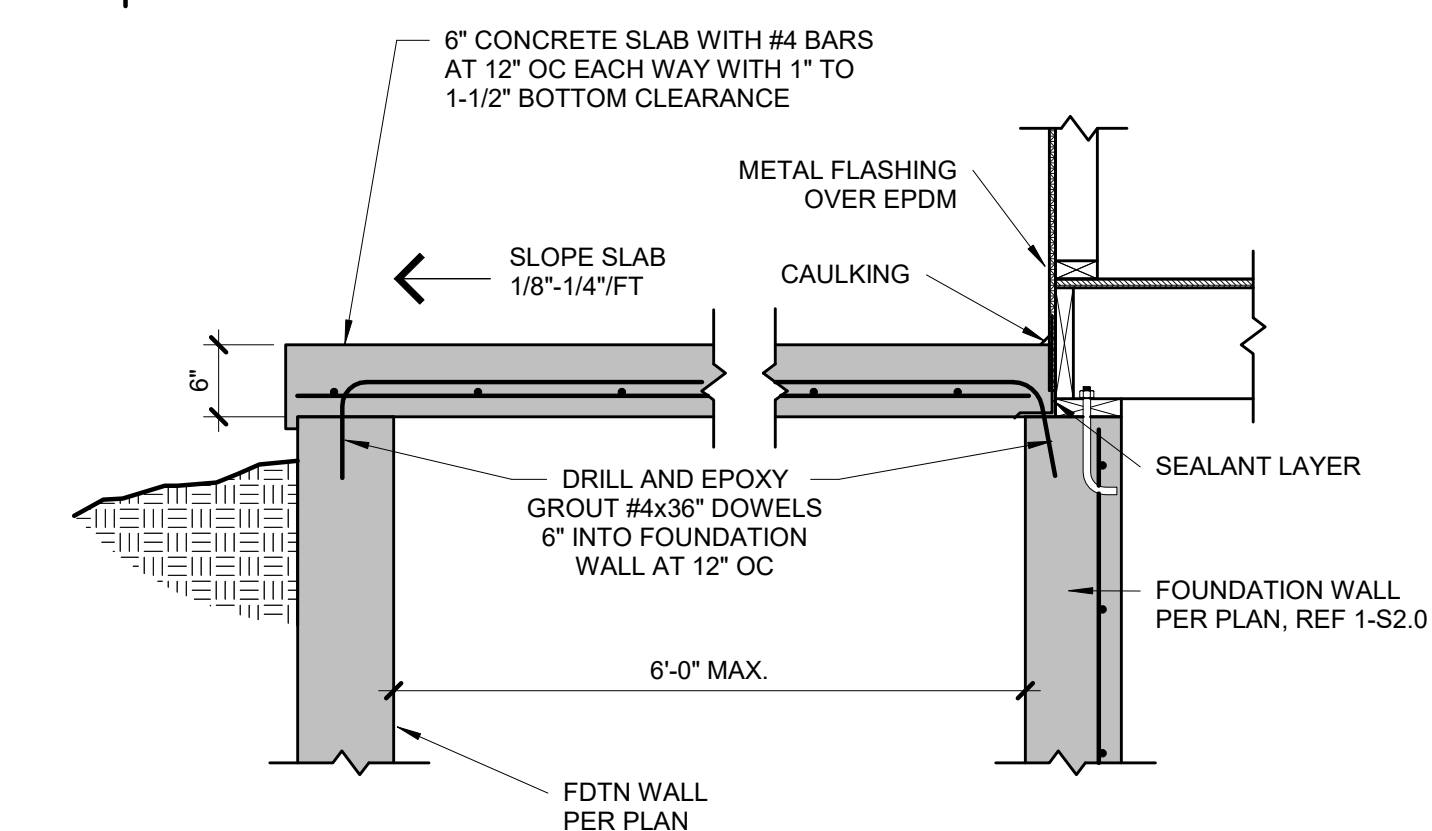
**1 TYPICAL STRUCTURAL GARAGE SLAB PLAN**  
S2.1 3/4" = 1'-0"



**2 STRUCTURAL GARAGE SLAB PIER PAD DETAIL**  
S2.1 3/4" = 1'-0"

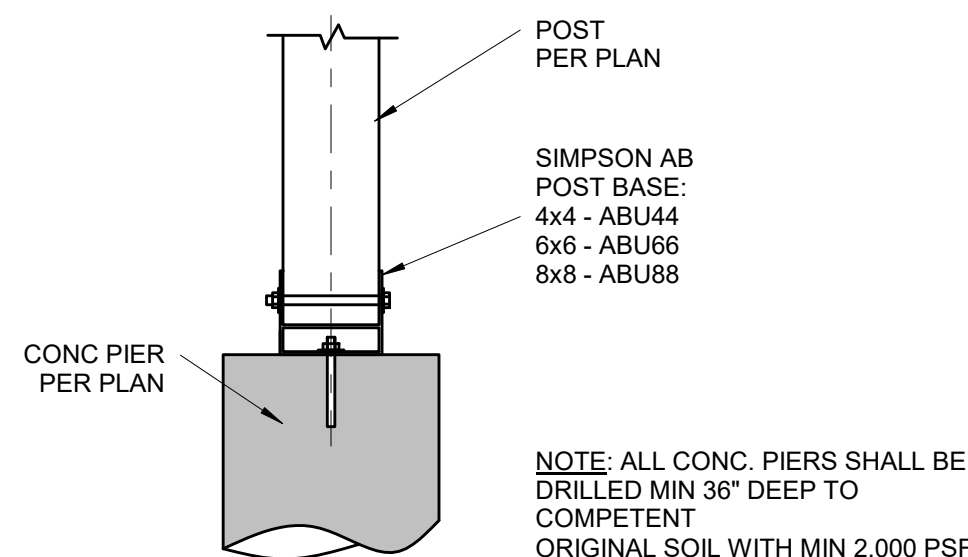


**3 STRUCTURAL GARAGE SLAB/WALL SECTION**  
S2.1 3/4" = 1'-0"



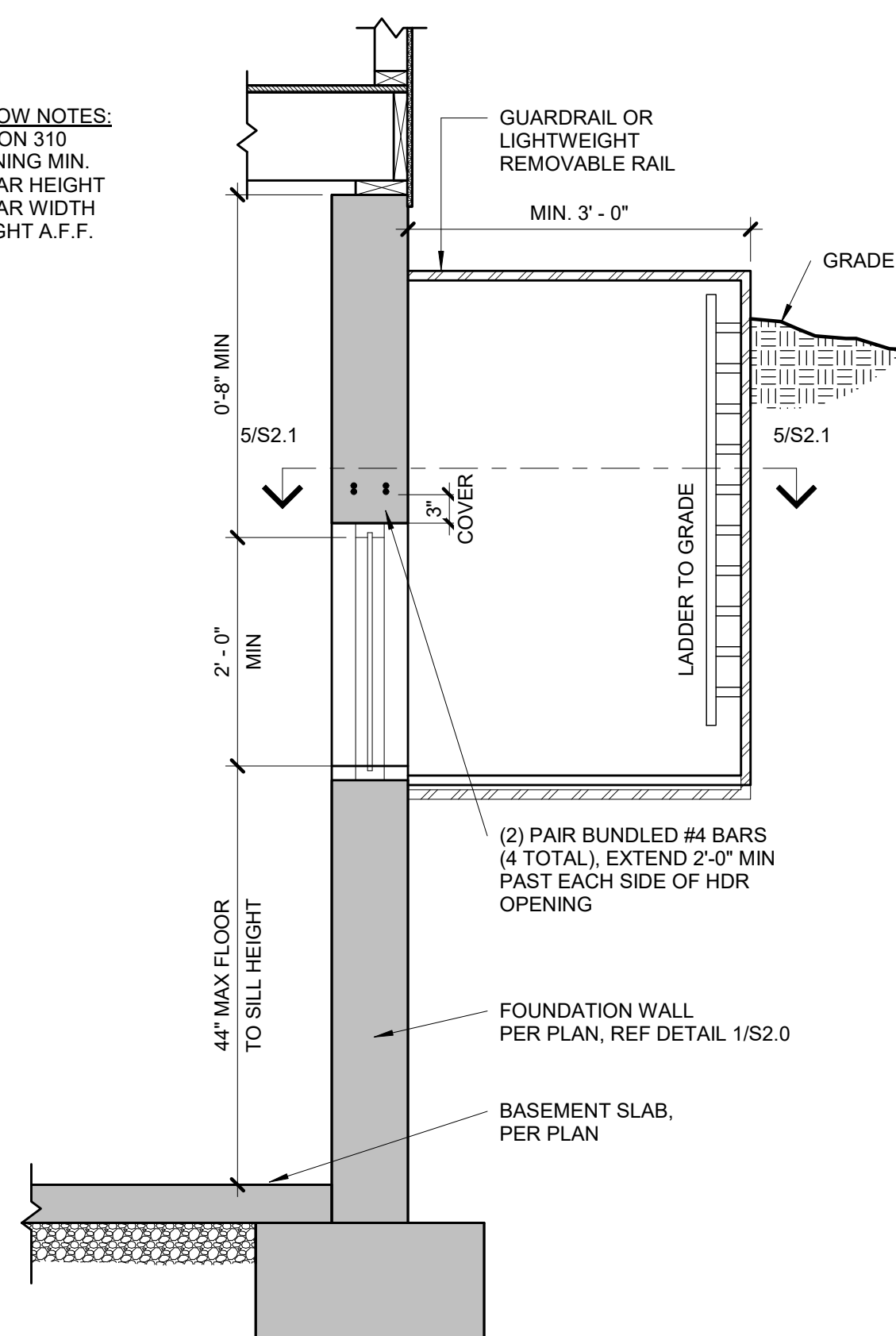
**7 SUSPENDED PORCH STOOP DETAIL**  
S2.1 3/4" = 1'-0"

PIER SCHEDULE		
COLUMN MARK	COL SIZE	PIER DIAMETER
G	PER PLAN	12"
H	PER PLAN	16"
J	PER PLAN	18"
K	PER PLAN	24"
L	PER PLAN	28"

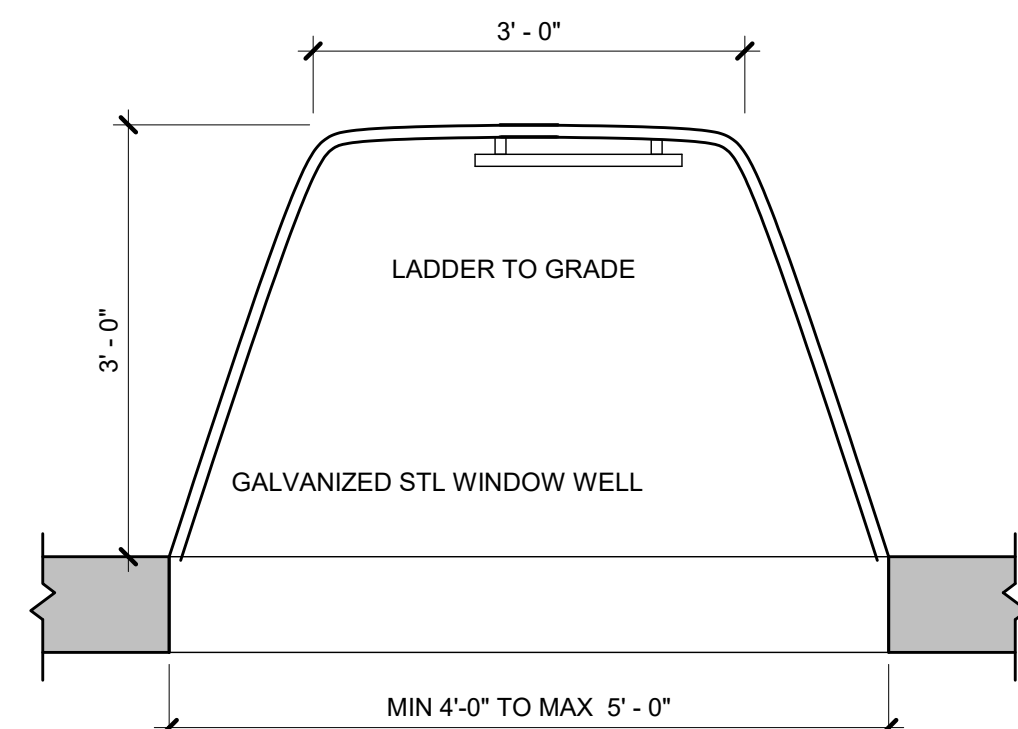


**8 POST BASE DETAIL**  
S2.1 3/4" = 1'-0"

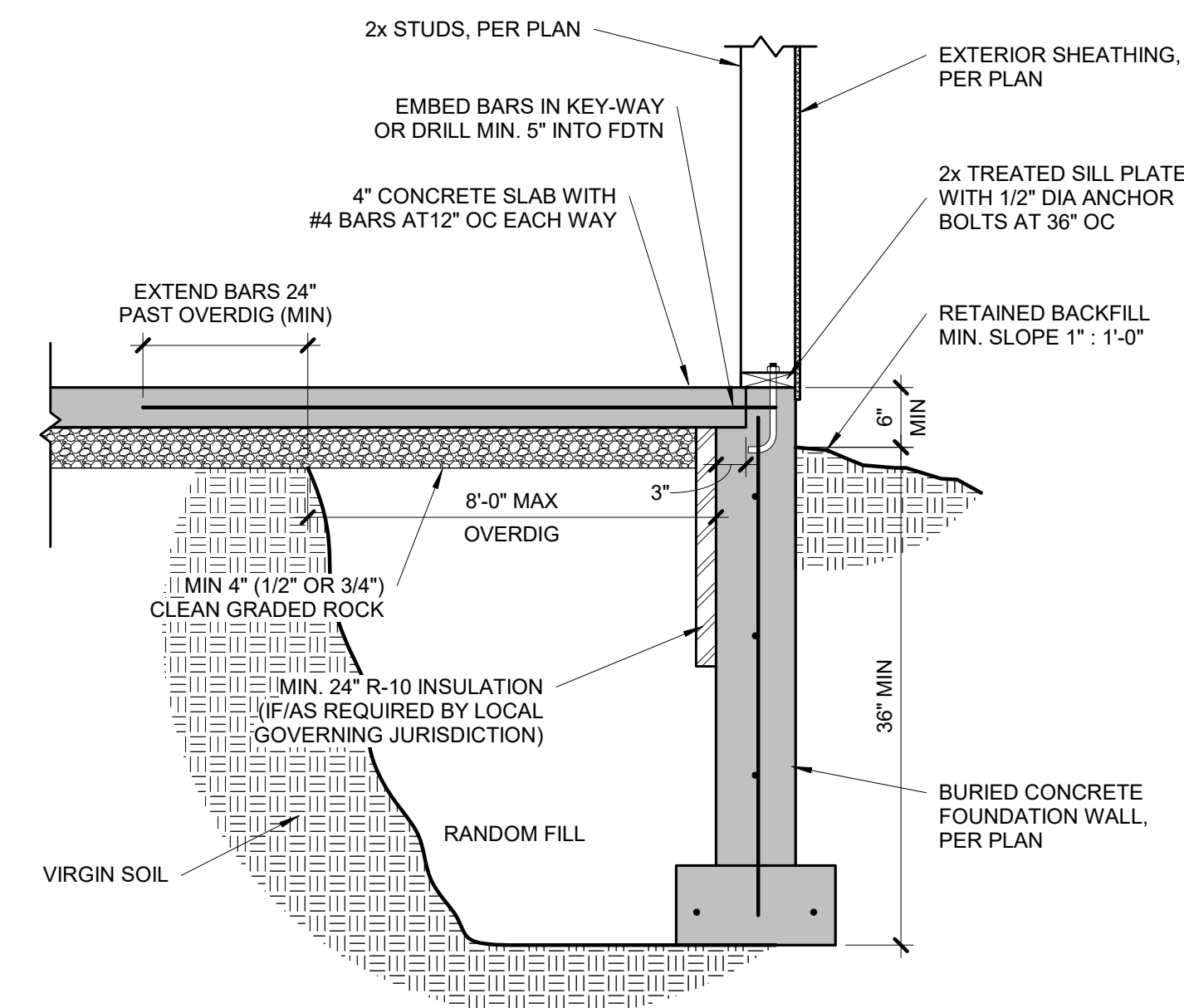
**EGRESS WINDOW NOTES:**  
PER IRC SECTION 310  
1. 5.7 S.F. OPENING MIN.  
2. 24" MIN. CLEAR HEIGHT  
3. 20" MIN. CLEAR WIDTH  
4. 44" MAX HEIGHT A.F.F.



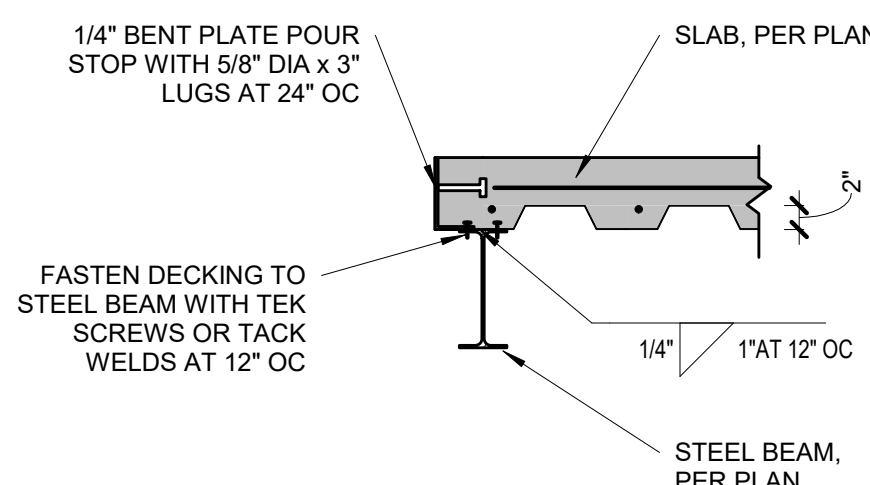
**4 TYPICAL EGRESS WINDOW SECTION DETAIL**  
S2.1 3/4" = 1'-0"



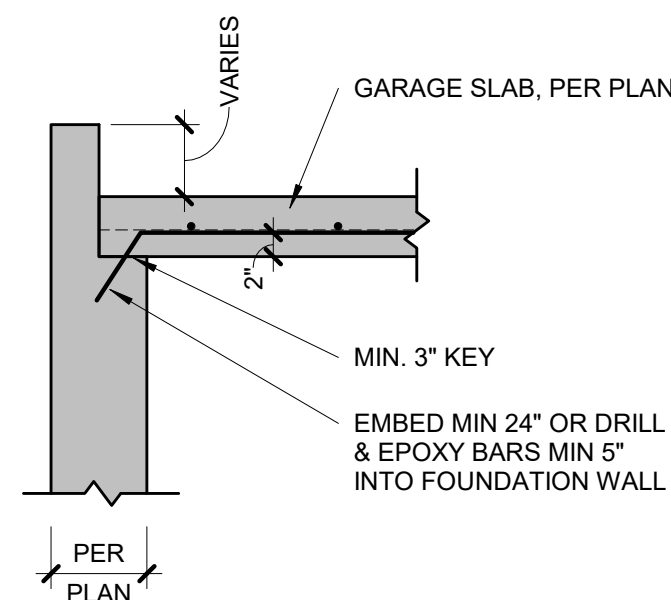
**5 TYPICAL EGRESS WINDOW PLAN**  
S2.1 3/4" = 1'-0"



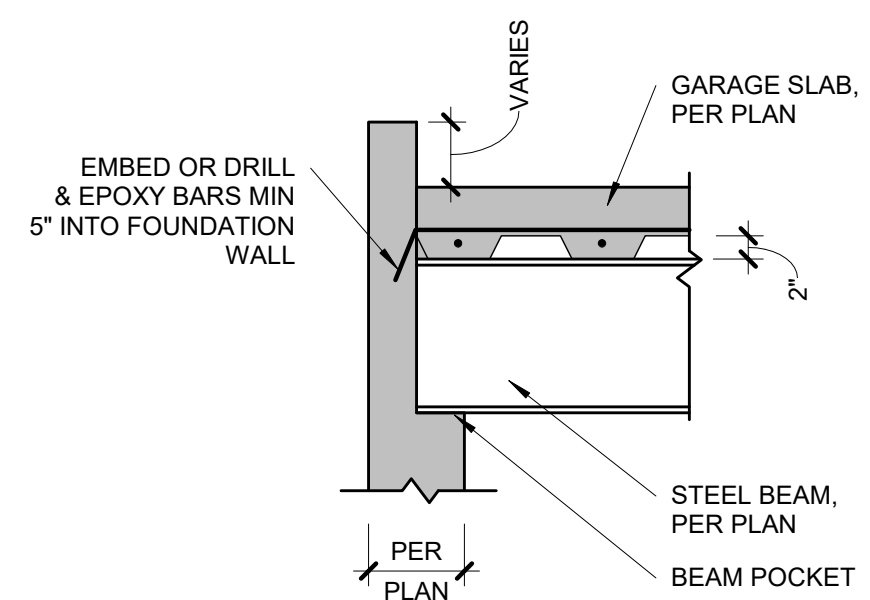
**6 TYPICAL OVERDIG DETAIL AT BASEMENT SLAB**  
S2.1 3/4" = 1'-0"



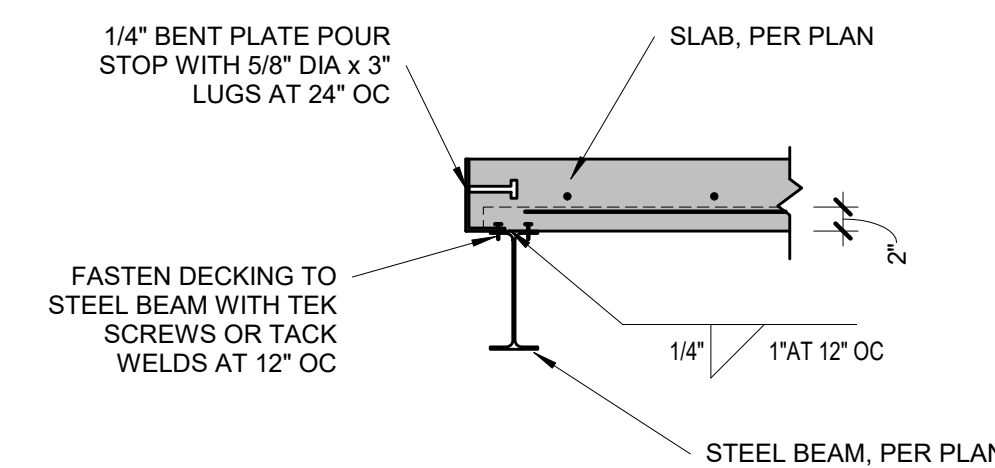
**9 POUR STOP DETAIL**  
S2.1 3/4" = 1'-0"



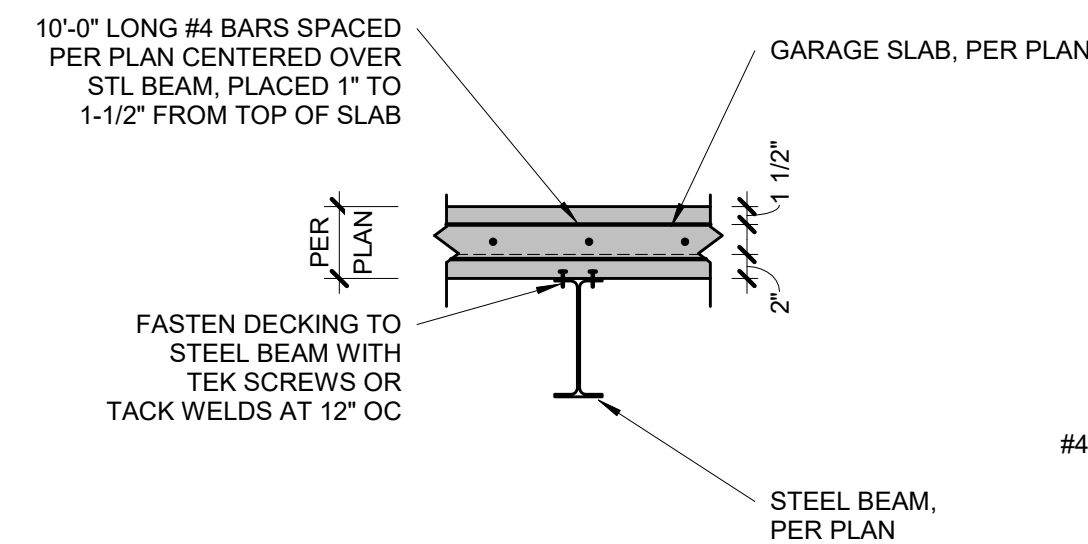
**10 GARAGE SLAB BEARING**  
S2.1 3/4" = 1'-0"



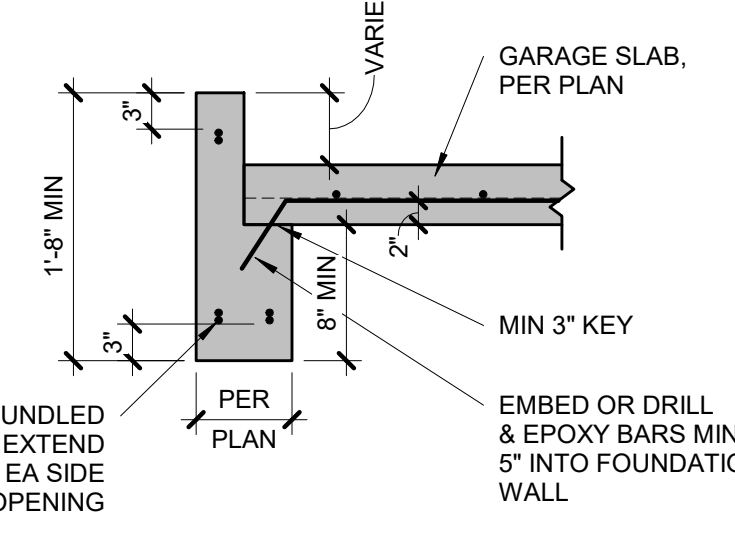
**11 GARAGE SLAB BEAM BEARING**  
S2.1 3/4" = 1'-0"



**12 POUR STOP DETAIL**  
S2.1 3/4" = 1'-0"



**13 GARAGE SLAB BEAM BEARING**  
S2.1 3/4" = 1'-0"

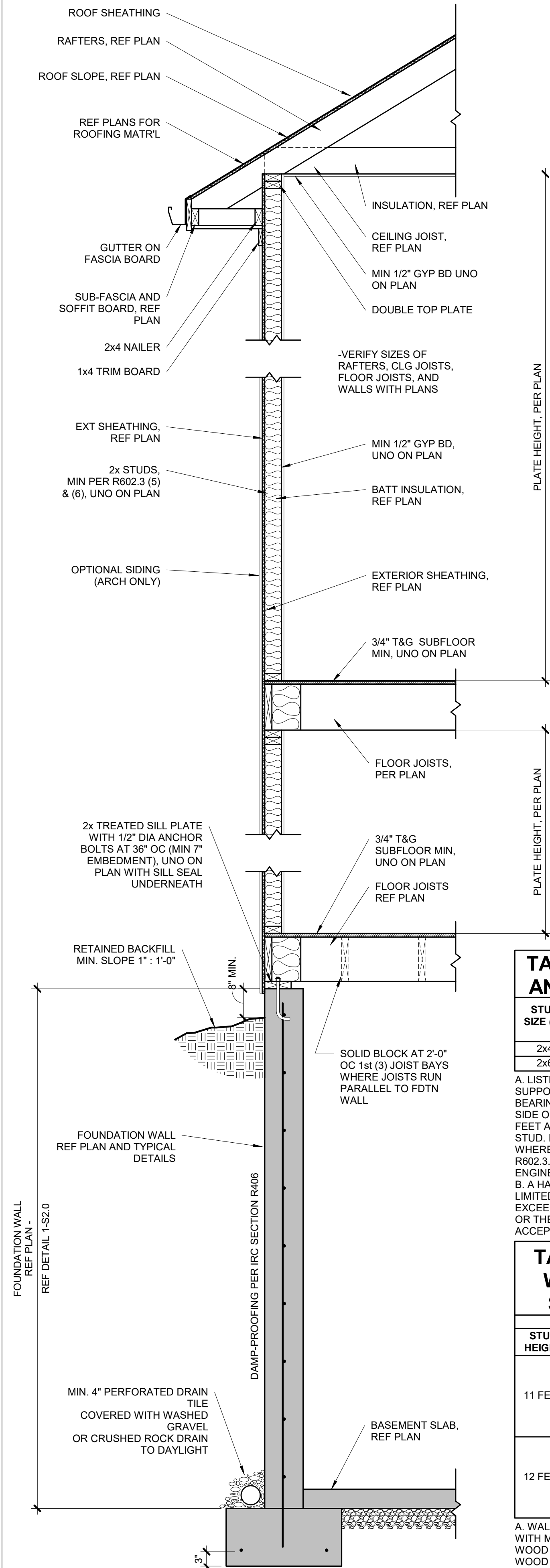


**14 CONCRETE HEADER DETAIL**  
S2.1 3/4" = 1'-0"

**TYPICAL SUSPENDED SLAB DETAIL**

- STEEL DECKING NOTES:**
- MINIMUM 1-1/2" BEARING
  - FASTEN TO SUPPORT STEEL WITH 5/8" VISIBLE PUDDLE WELDS AT EDGE RIBS AND 12" CENTERS ALONG END BEARING
  - FASTEN SIDE LAPS AND PERIMETER EDGES AT 36" CENTERS WITH #10 TEK SCREWS OR 5/8" PUDDLE WELDS
  - MAX UNSUPPORTED CONSTRUCTION SPAN 6'-0", UNO ON PLANS BY APEX





12 | TYPICAL WALL CROSS-SECTION  
S3.0 | 3/4" = 1'-0"

TABLE R602.3 (5) - SIZE, HEIGHT, AND SPACING OF WOOD STUDS					
STUD SIZE (IN)	LATERALLY UNSUPPORTED STUD HEIGHT*	STRUCTURE SUPPORTED			
		ROOF ONLY	ROOF AND (1) FLOOR	ROOF AND (2) FLOORS	
2x4	10 FEET	24" OC*	16" OC*	N/A	
2x6	10 FEET	24" OC	24" OC	16" OC	

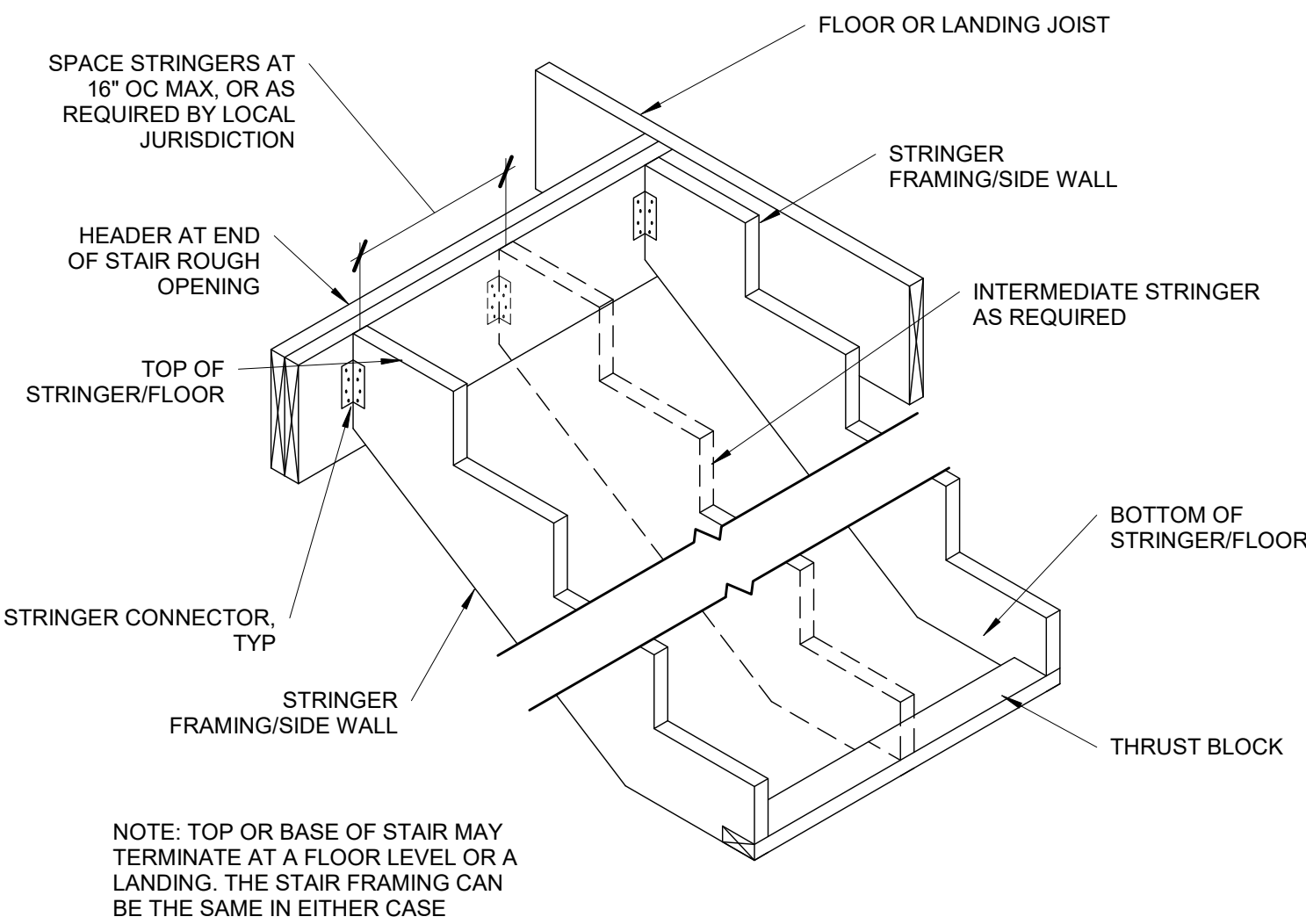
A. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN THE COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

B. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

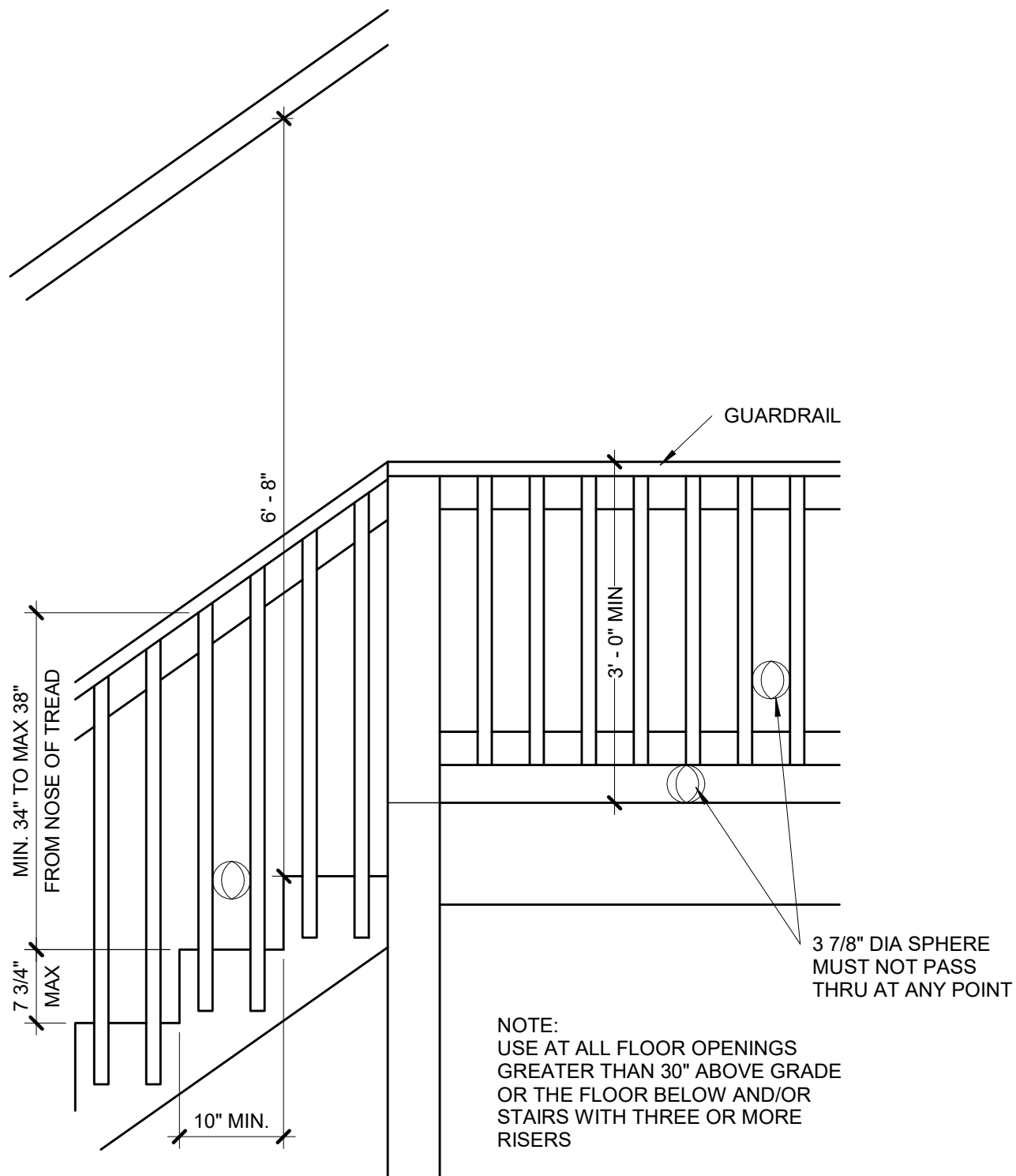
TABLE R602.3 (6) - ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING				
ULTIMATE DESIGN WIND SPEED = 115 MPH				
STUD HEIGHT	SUPPORTING	STUD SPACING	MAX ROOF/FLOOR SPAN	
11 FEET	ROOF ONLY	12 IN	24	24
		16 IN	2x4	2x4
	ROOF AND ONE FLOOR	24 IN	2x6	2x6
		12 IN	2x4	2x6
12 FEET	ROOF ONLY	12 IN	2x4	2x4
		16 IN	2x4	2x6
	ROOF AND ONE FLOOR	24 IN	2x6	2x6
		12 IN	2x4	2x6

A. WALL STUDS NOT EXCEEDING 16" OC SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM BOARD ON THE INTERIOR AND 3/8" WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED WITH 8d (2.5" x 0.131") NAILS NOT GREATER THAN 6" OC ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS, AND ALL PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.

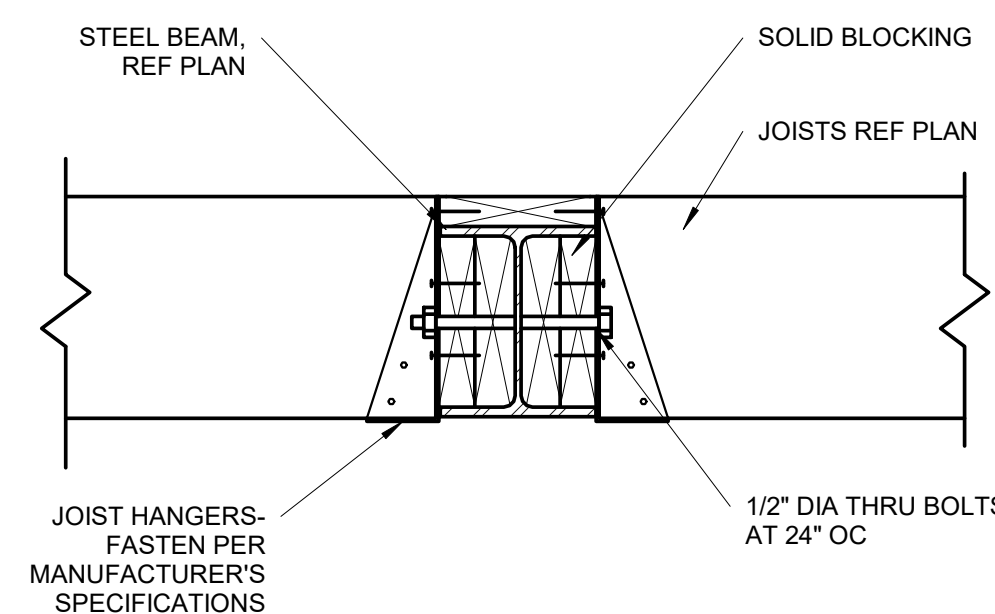
B. THE MAXIMUM SPAN IS APPLICABLE TO BOTH SINGLE AND MULTIPLE SPAN ROOF AND FLOOR CONDITIONS. THE ROOF ASSEMBLY SHALL NOT CONTAIN A HABITABLE ATTIC.



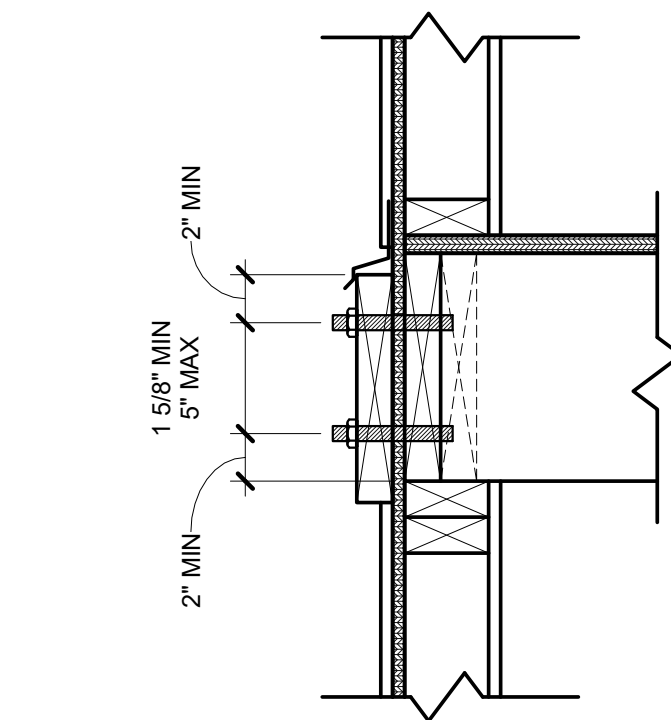
11 | TYPICAL STRINGER DETAIL  
S3.0 | 3/4" = 1'-0"



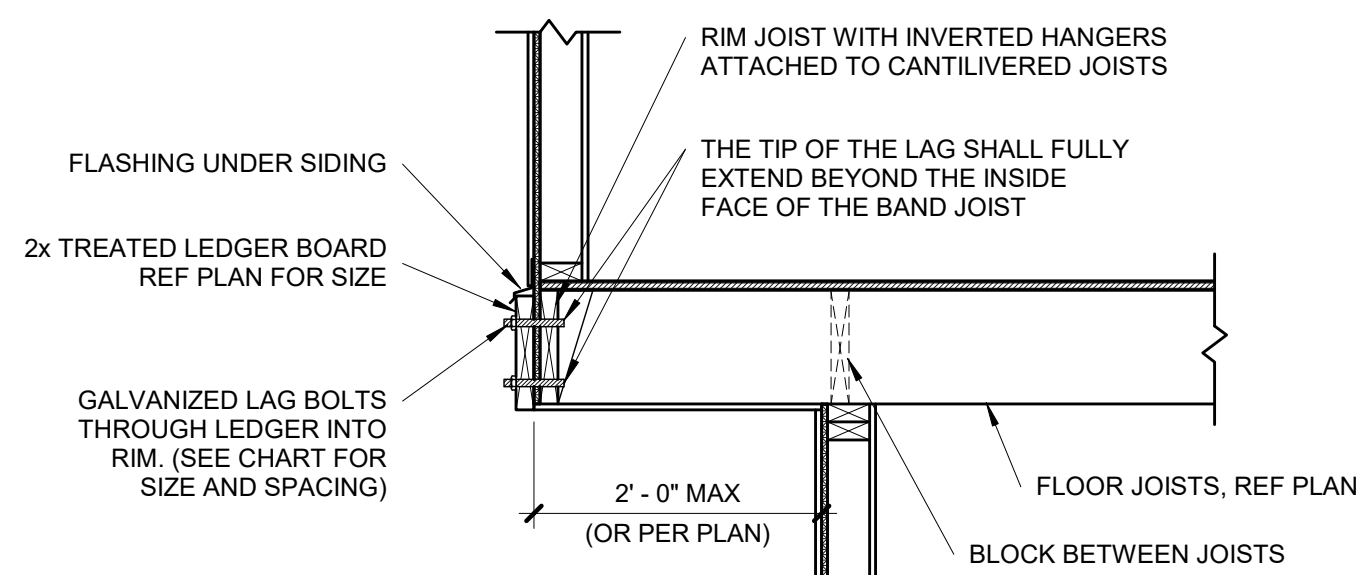
10 | TYPICAL STAIR/RAIL DETAIL  
S3.0 | 3/4" = 1'-0"



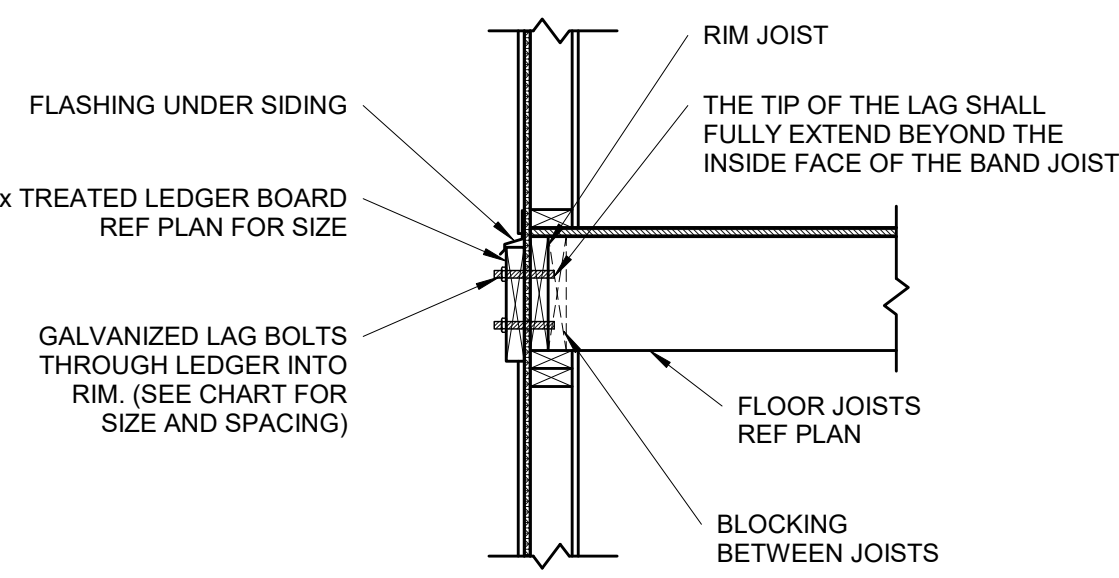
9 | UPSSET STEEL BEAM/JOIST CONNECTION  
S3.0 | 1 1/2" = 1'-0"



8 | LEDGER FASTENER PLACEMENT  
S3.0 | 1 1/2" = 1'-0"



7 | TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT  
S3.0 | 3/4" = 1'-0"

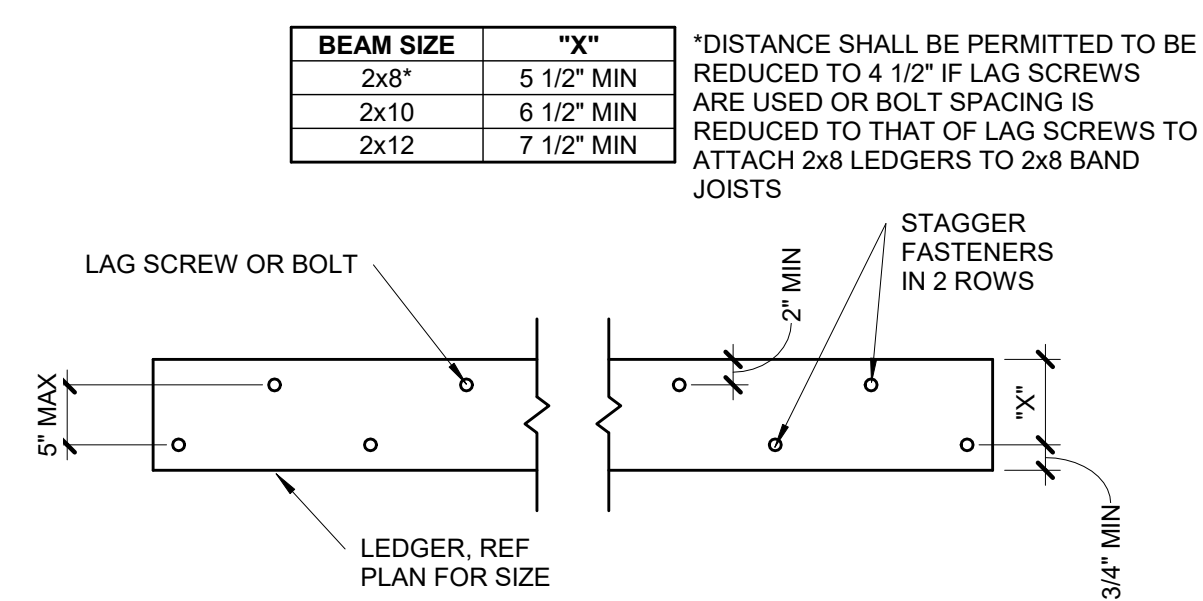


DECK LEDGER ATTACHMENT CHART

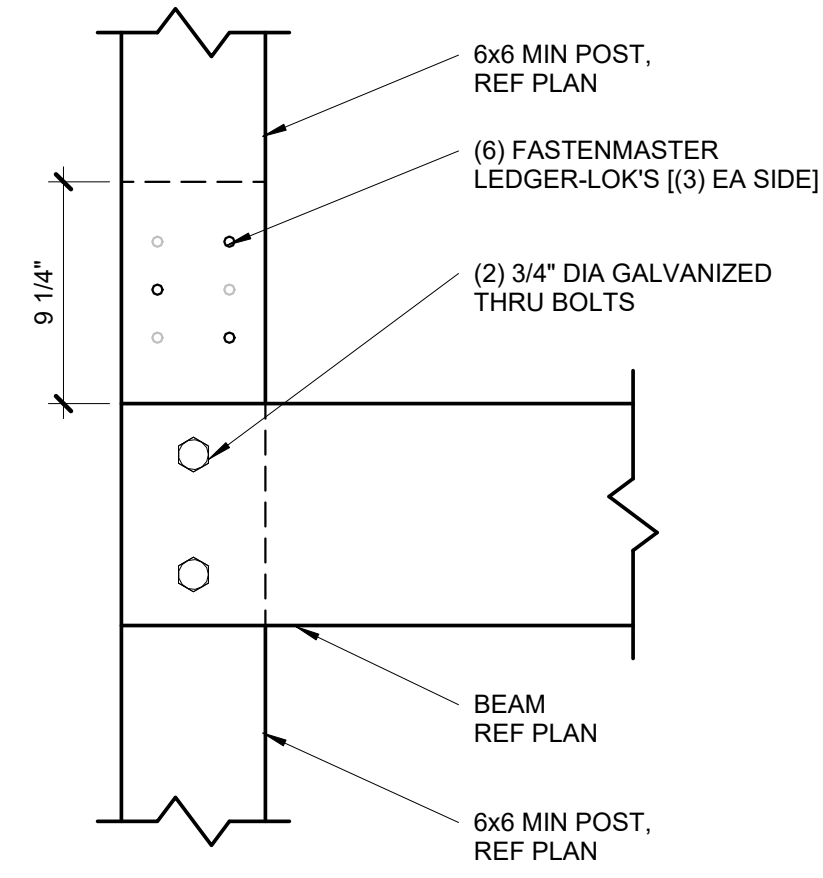
DECK JOIST SPAN	1/2" DIA LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	16" OC	N/A
10'-1" TO 12'-0"	15" OC	16" OC DBL EVERY OTHER
12'-1" TO 14'-0"	13" OC	16" OC DBL EVERY OTHER
14'-1" TO 16'-0"	11" OC	16" OC DBL EVERY JOIST BAY
16'-1" TO 18'-0"	10" OC	16" OC DBL EVERY JOIST BAY

NOTE: CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN

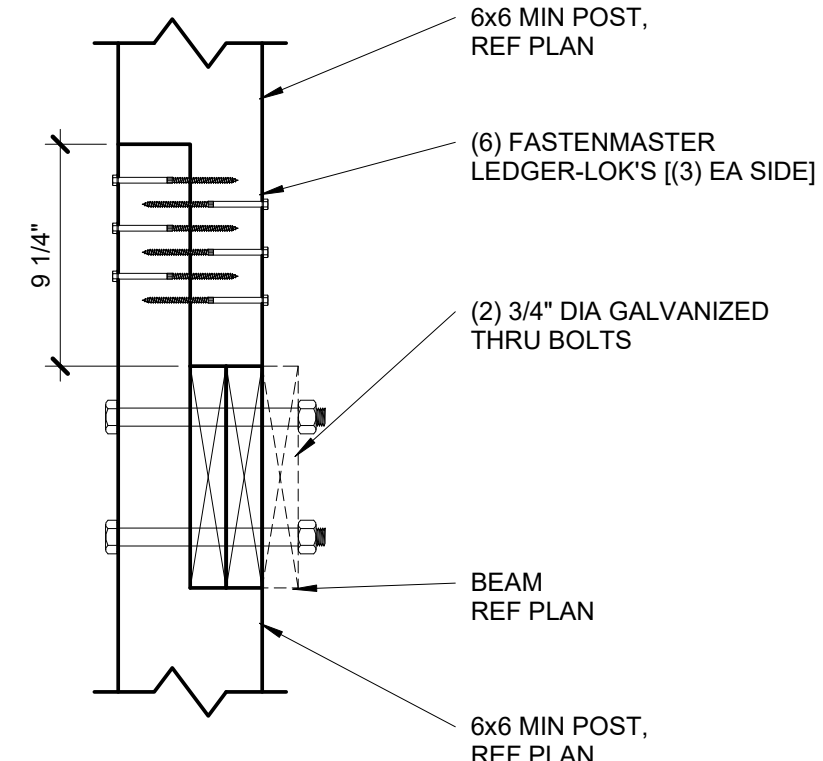
6 | TYPICAL LEDGER ATTACHMENT  
S3.0 | 3/4" = 1'-0"



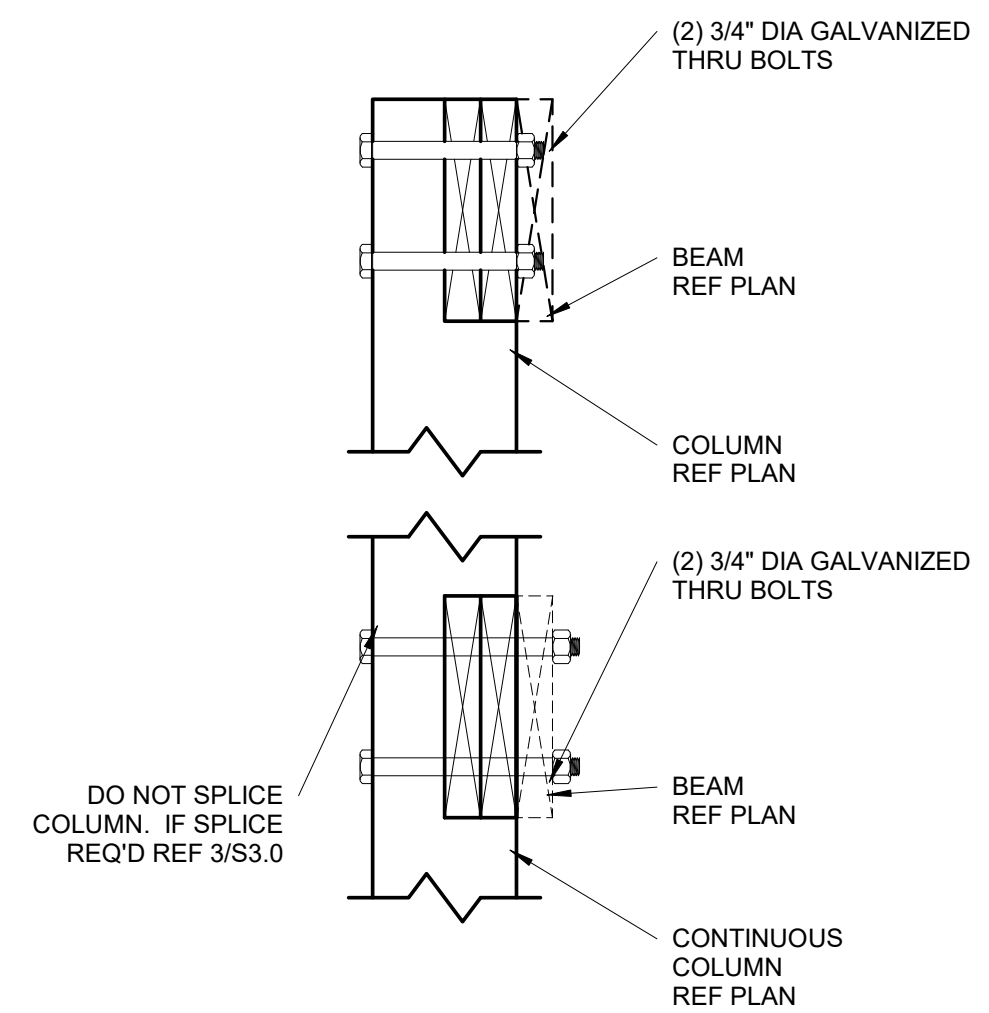
5 | TYPICAL LEDGER BOLT SPACING  
S3.0 | 3/4" = 1'-0"



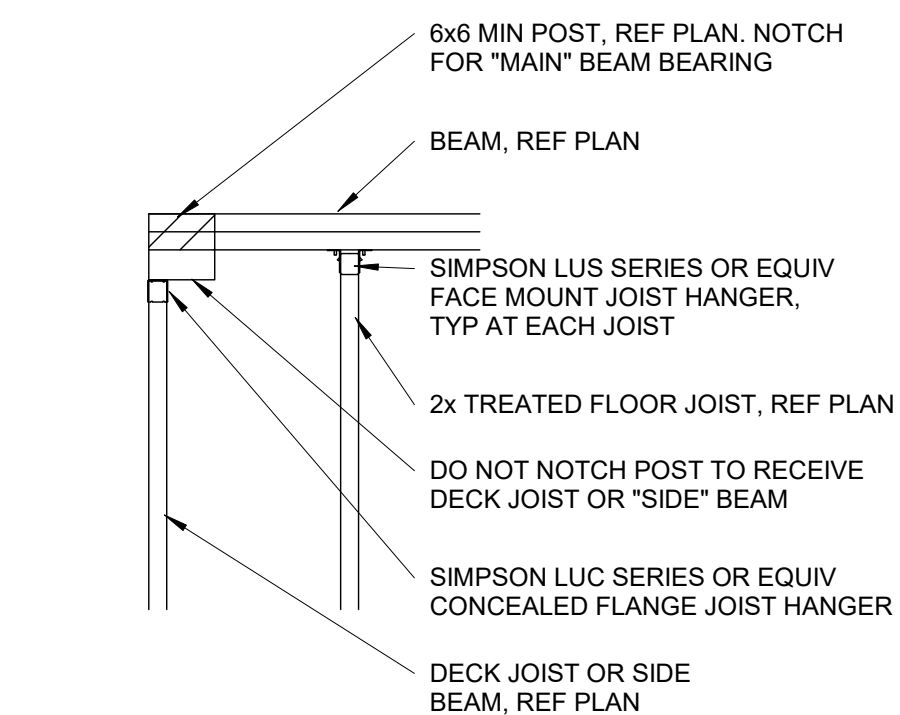
4 | SPLICED DECK COLUMN CONNECTION  
S3.0 | 1 1/2" = 1'-0"



3 | SPLICED DECK COLUMN CONNECTION  
S3.0 | 1 1/2" = 1'-0"

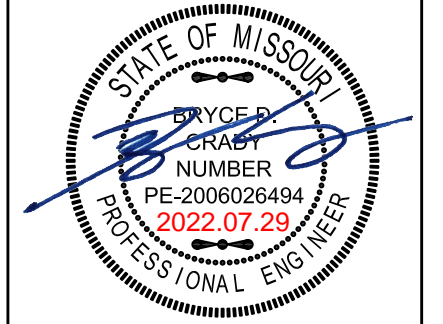


2 | DECK BEAM/COLUMN CONNECTION  
S3.0 | 1 1/2" = 1'-0"



1 | DECK BEAM/COLUMN CORNER CONDITION  
S3.0 | 3/4" = 1'-0"





<b>PROJECT:</b> Lot 153 Highland Meadows Lee's Summit, Missouri	<b>CLIENT:</b> New Mark Homes
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[illegible]

**S3.1**  
RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
08/03/2023



Diagram illustrating the connection between a Steel Beam and a Girder, showing the required dimensions and components:

- 1/4" DOUBLE ANGLE OR SHEAR TAB**: Dimension for the connection plate.
- COPE WHERE APPLICABLE**: Indicated for the connection plate.
- NUMBER OF BOLTS "M" INTO GIRDER**: Dimension for the number of bolts into the girder.
- GIRDER PER PLAN**: Dimension for the girder.
- STEEL BEAM, PER PLAN**: Dimension for the steel beam.
- NUMBER OF BOLTS "N" INTO BEAM**: Dimension for the number of bolts into the beam.
- MIN**: Minimum dimension for the bolt spacing.
- 2 3/4" MIN**: Minimum dimension for the bolt spacing.
- 1 1/2" MIN**: Minimum dimension for the bolt spacing.

<b>S3.1</b>	1 1/2" = 1'-0"
-------------	----------------

3/4" DIA. BOLTS  
"N" (SEE CHART)

1/2" STEEL PLATE  
(EACH SIDE)

STEEL BEAM,  
PER PLAN

STEEL COLUMN  
(PER PLAN)

VARIES

1 1/2"

3" MIN.

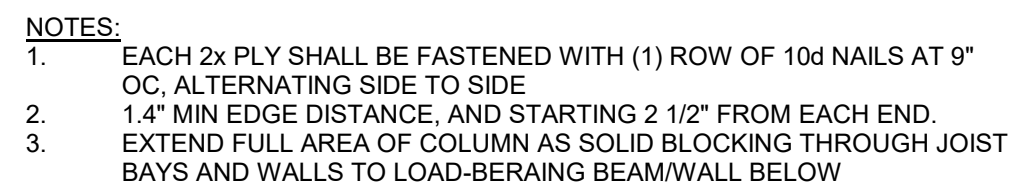
1 1/2"

SEE PLAN

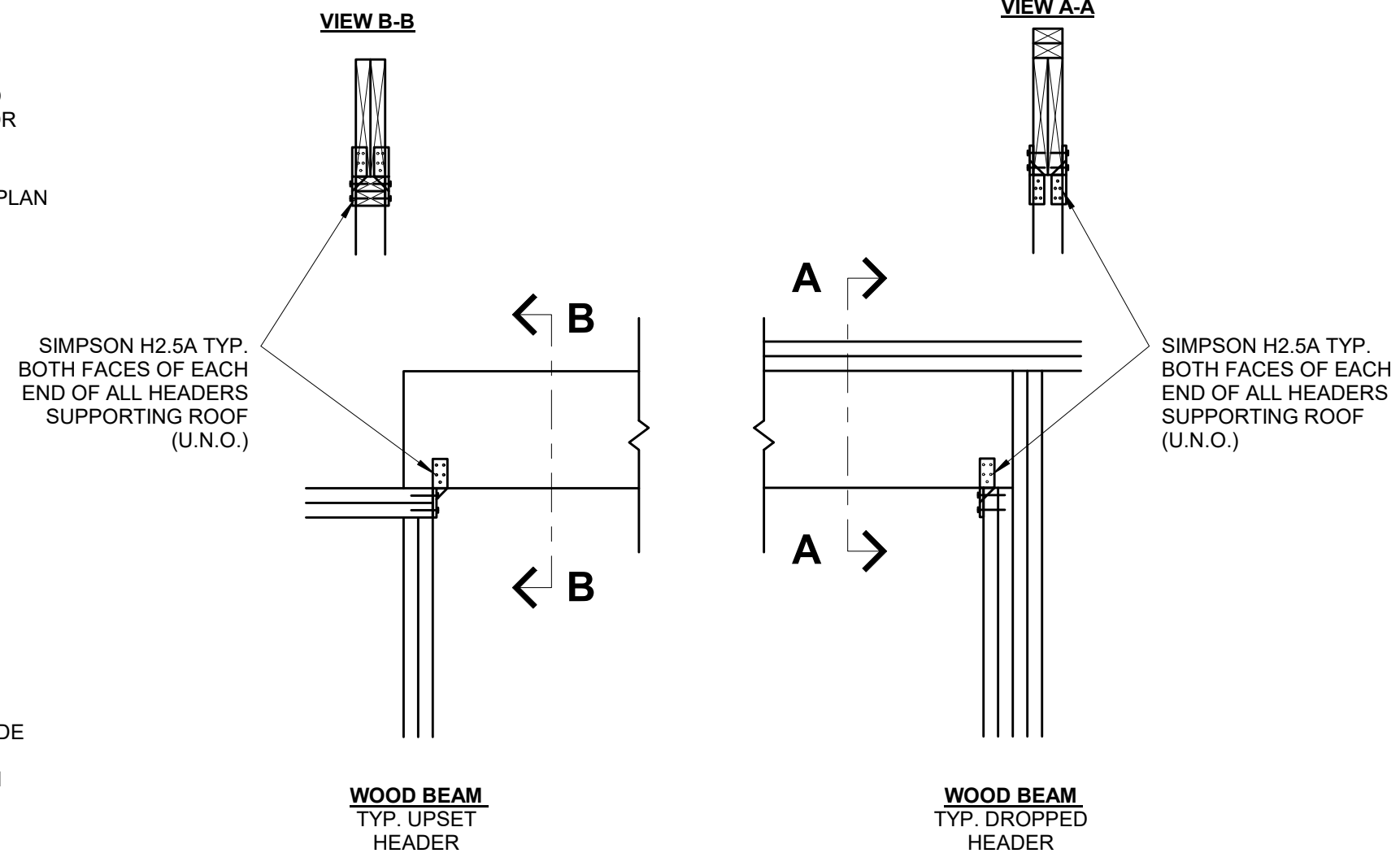
1 1/2"

VARIES

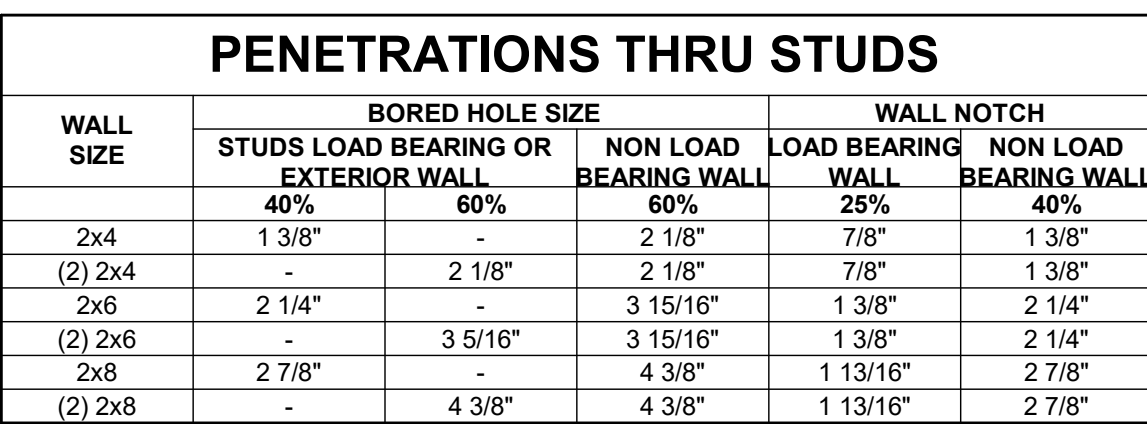
<b>S3.1</b>	1 1/2" = 1'-0"
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<b>S3.1</b>	$1\frac{1}{2}" = 1'-0"$
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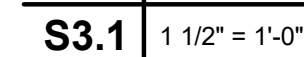
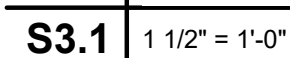
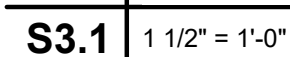


<b>S3.1</b>	3/4" = 1'-0"	(COMPLIANCE WITH IRC R802.11)
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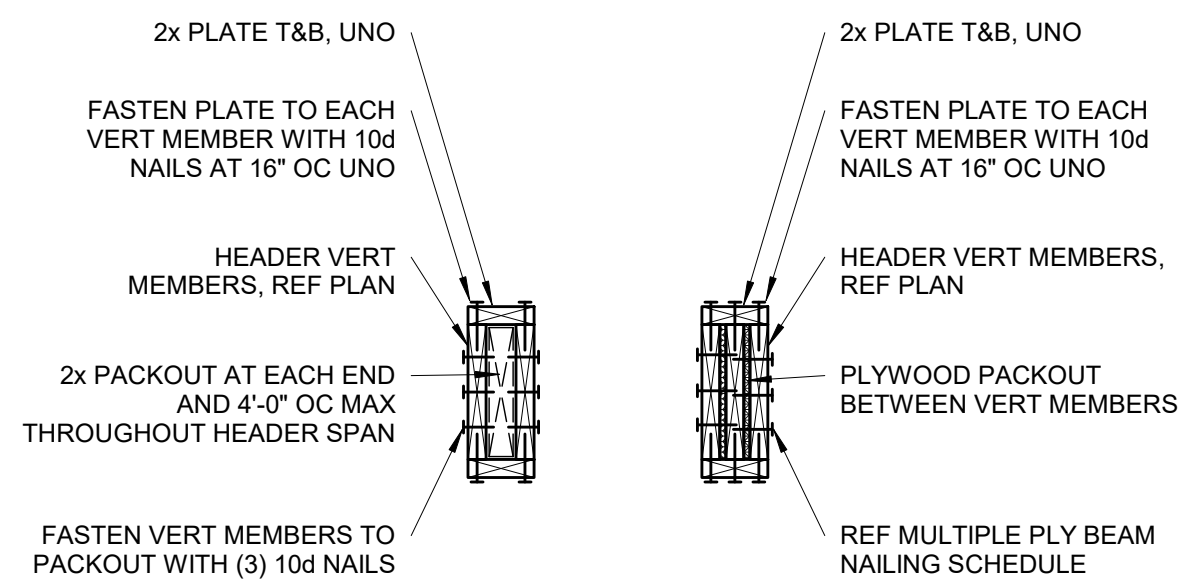


<b>VERTICAL HOLE SIZE (H)</b>
D+1/2" AT Lvl's 1&2
D+1" AT Lvl 3
D+1 1/4" AT Lvl 4
D+1 1/2" AT Lvl 5

<b>S3.1</b>	$3/4" = 1'-0"$
-------------	----------------



<b>S3.1</b>	$3/4" = 1'-0"$
-------------	----------------



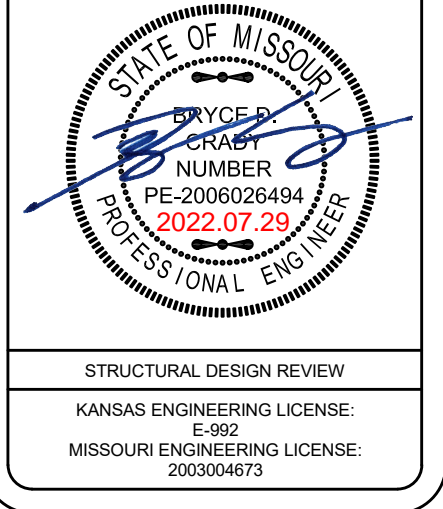
<b>S3.1</b>	NOT TO SCALE
-------------	--------------



<b>S3.1</b>	$1\ 1/2'' = 1'-0''$
-------------	---------------------

<b>S3.1</b>	$3/4" = 1'-0"$
-------------	----------------





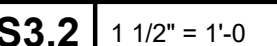
CLIENT:  
New Mark Homes

#	DATE
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S3.2  
RELEASE FOR COMMERCE  
AS NOTED FOR  
DEVELOPMENT

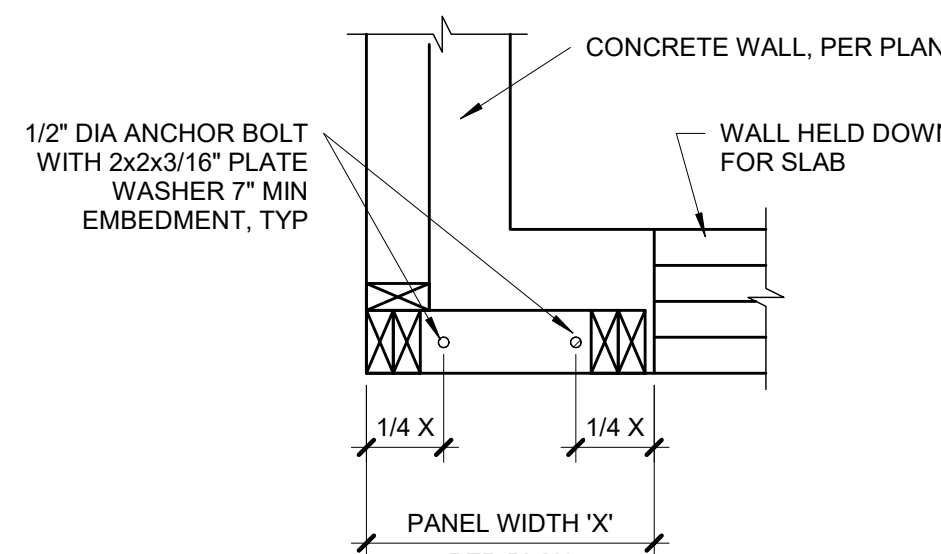
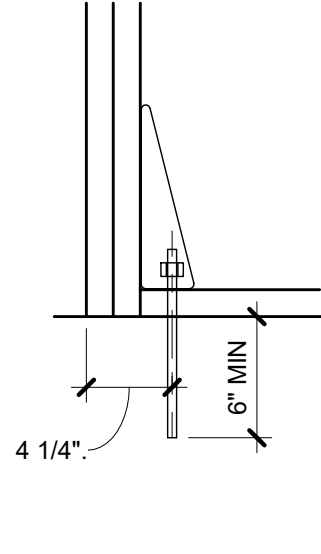
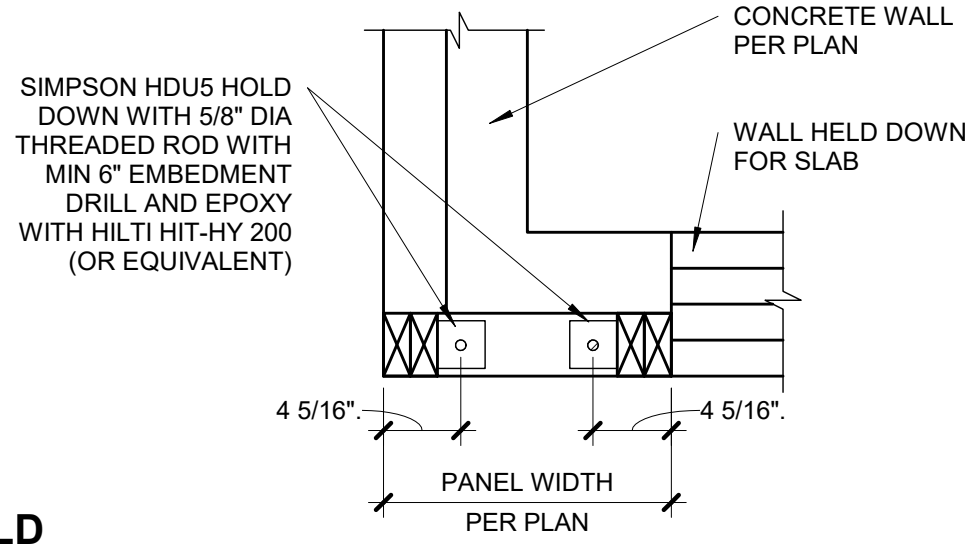
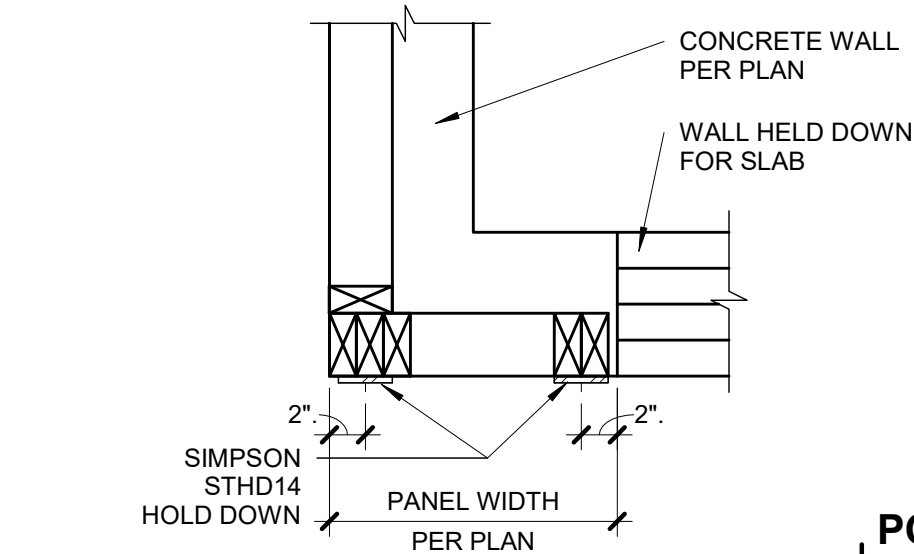
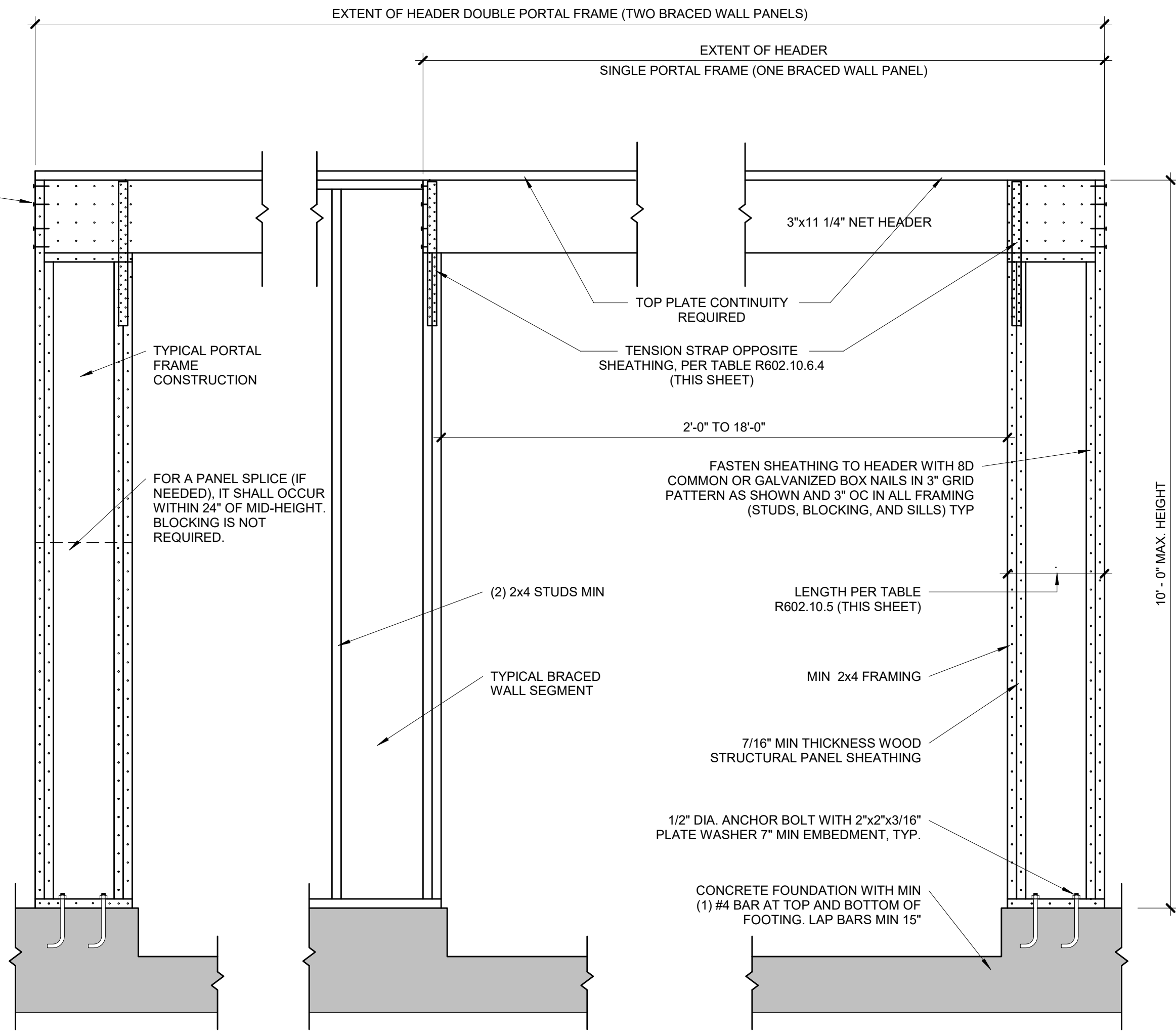
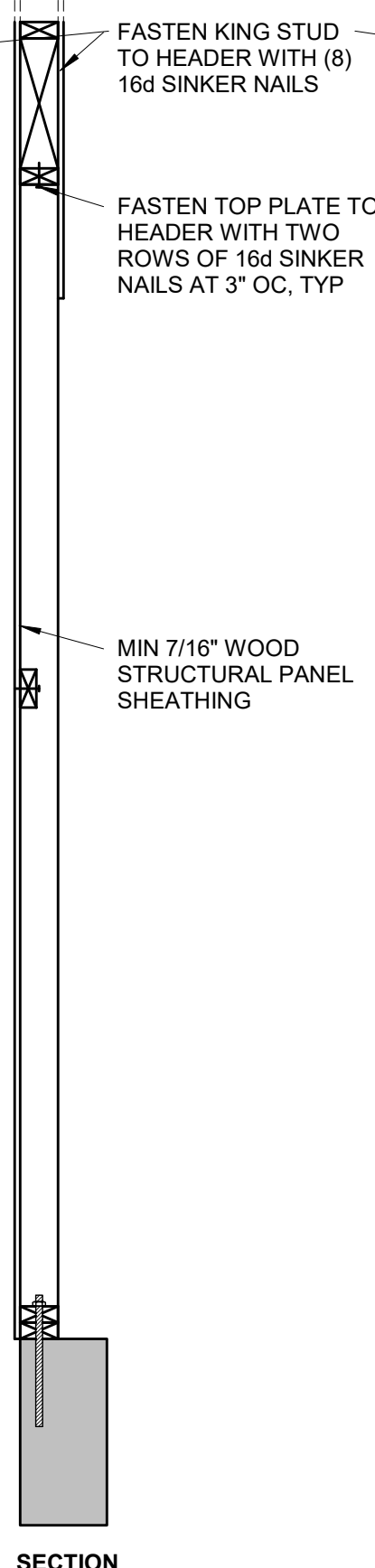
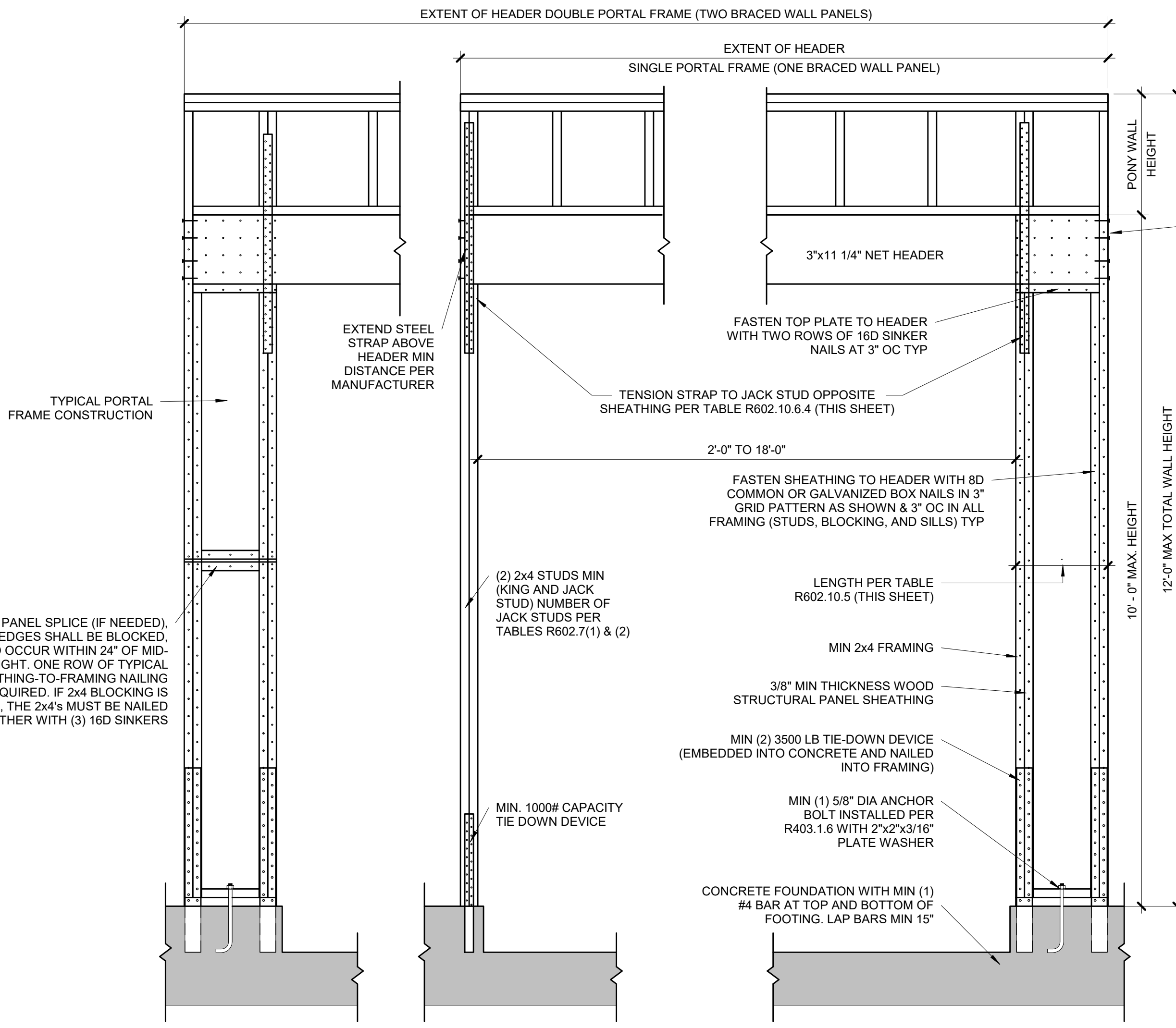
08/02/2022

**S3.2** |  $3/4" = 1'-0"$



REQUIRED NUMBER OF SISTER PLIES									
LIGHT ROOF									
2x VALLEY					LVL VALLEY				
# OF SISTER PLIES	RAFTER SIZE			# OF SISTER PLIES	RAFTER SIZE				
	2x6	2x8	2x10		2x6	2x8	2x10		
0	4'-8"	6'-2"	7'-11"	0	8'-8"	11'-5"	14'-7"		
1	9'-5"	*	*	1	*	*	*		
2	*	N/A	N/A	2	N/A	N/A	N/A		
HEAVY ROOF									
2x VALLEY					LVL VALLEY				
# OF SISTER PLIES	RAFTER SIZE			# OF SISTER PLIES	RAFTER SIZE				
	2x6	2x8	2x10		2x6	2x8	2x10		
0	3'-6"	4'-7"	5'-11"	0	6'-6"	8'-7"	10'-11"		
1	7'-1"	9'-3"	*	1	13'-1"	*	*		
2	*	*	N/A	2	*	N/A	N/A		





**PORTAL FRAME AT GARAGE DOOR WITHOUT HOLD DOWNS (METHOD PFG)**

<b>1</b>	<b>3/4" = 1'-0"</b>	<b>(ALT ALLOWED AT GARAGE DOOR ONLY)</b>
<b>S4.0</b>		<b>(PER IRC R602.10.6.3)</b>
ALT		

TABLE R602.10.5 (PARTIAL)						
MINIMUM LENGTH OF BRACED WALL PANELS						
METHOD	MIN LENGTH (INCHES)					
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
1. SUPPORTING ROOF ONLY	16	16	16	16	16	
2. ONE STORY AND ROOF	24	24	24	24	24	
PFG	24	27	30	30	30	

NOTE: MAX HEADER HEIGHT IS 10'-0", BUT WALL HEIGHT SHALL BE PERMITTED TO BE INCREASED TO 12'-0" WITH PONY WALL

TABLE R602.10.6.4				
TENSION CAPACITY STRAP TABLE				
MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX PONY WALL HEIGHT (FEET)	MAX TOTAL WALL HEIGHT (FEET)	MAX OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQ (LBS)
2x4 #2 GRADE	0	10	18	1,000
			9	1,000
			16	1,025
			18	1,275
	1	10	9	1,000
			16	2,175
			18	2,500
			9	1,500
	2	12	16	3,375
			18	3,975
			9	2,750
			12	3,775
2x6 STUD GRADE	2	12	9	1,000
			16	2,150
			18	2,550
			9	1,750
			16	2,400
			18	3,800

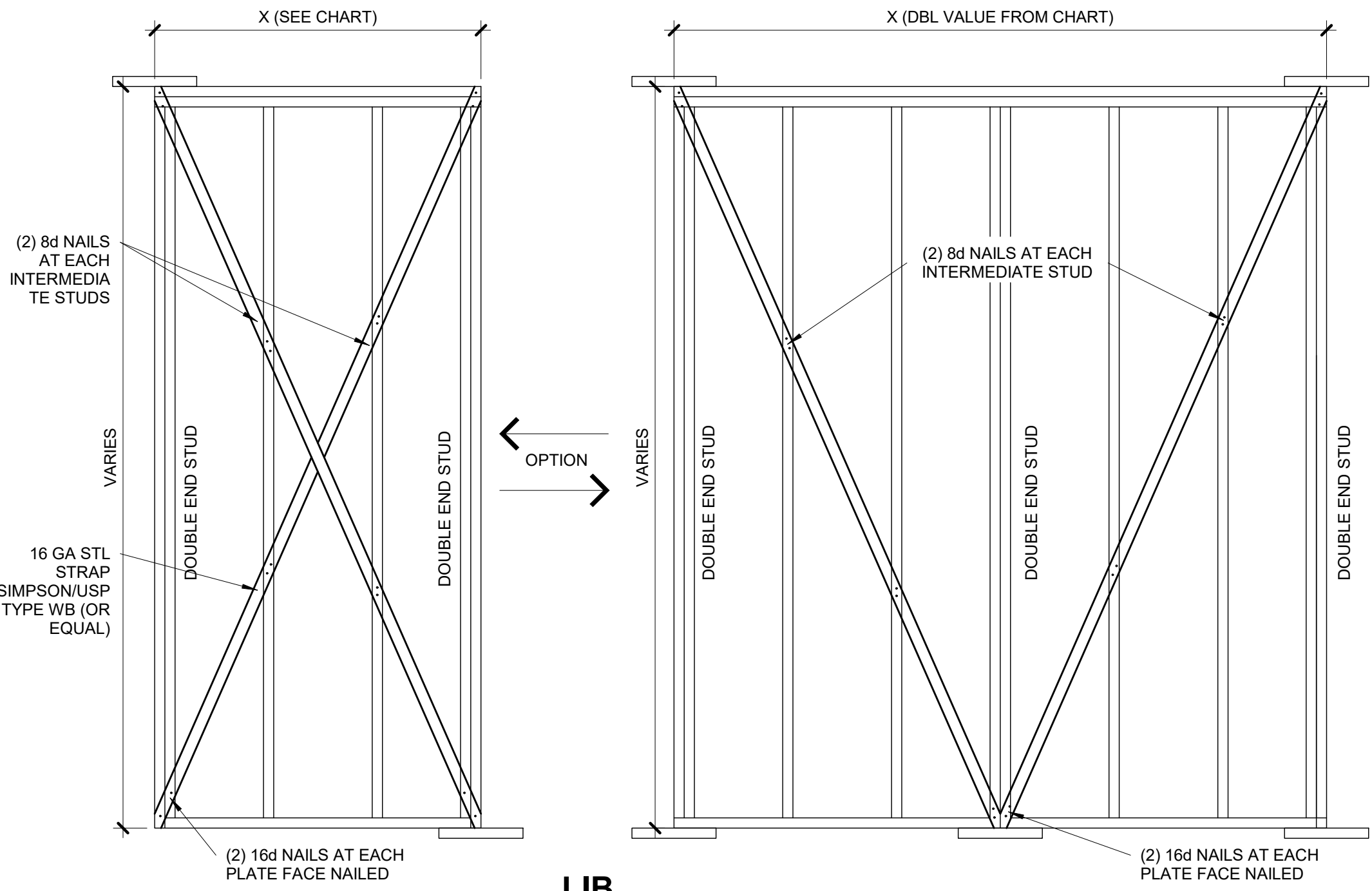
**BRACED WALL METHODOLOGY**  
CONTINUOUS EXTERIOR SHEATHING (CS-WSP) PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

**XXXX EXTERIOR BRACED WALLS:**  
WSP METHOD:  
WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.  
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

**///// INTERIOR BRACED WALLS (REF 2/S4.0):**  
GB METHOD:  
1/2" MIN GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED WITH #6 - 1 1/4" TYPE "W" OR "S" DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)  
OR  
LIB METHOD:  
1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" OC STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

BRACED WALL PANEL SCHEDULE			
WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)	
8'-0"	4'-7"	8'-0"	
9'-0"	5'-2"	9'-0"	
10'-0"	5'-9"	10'-0"	
11'-0"	NP	-	
12'-0"	NP	-	

NOTE: BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, LIB

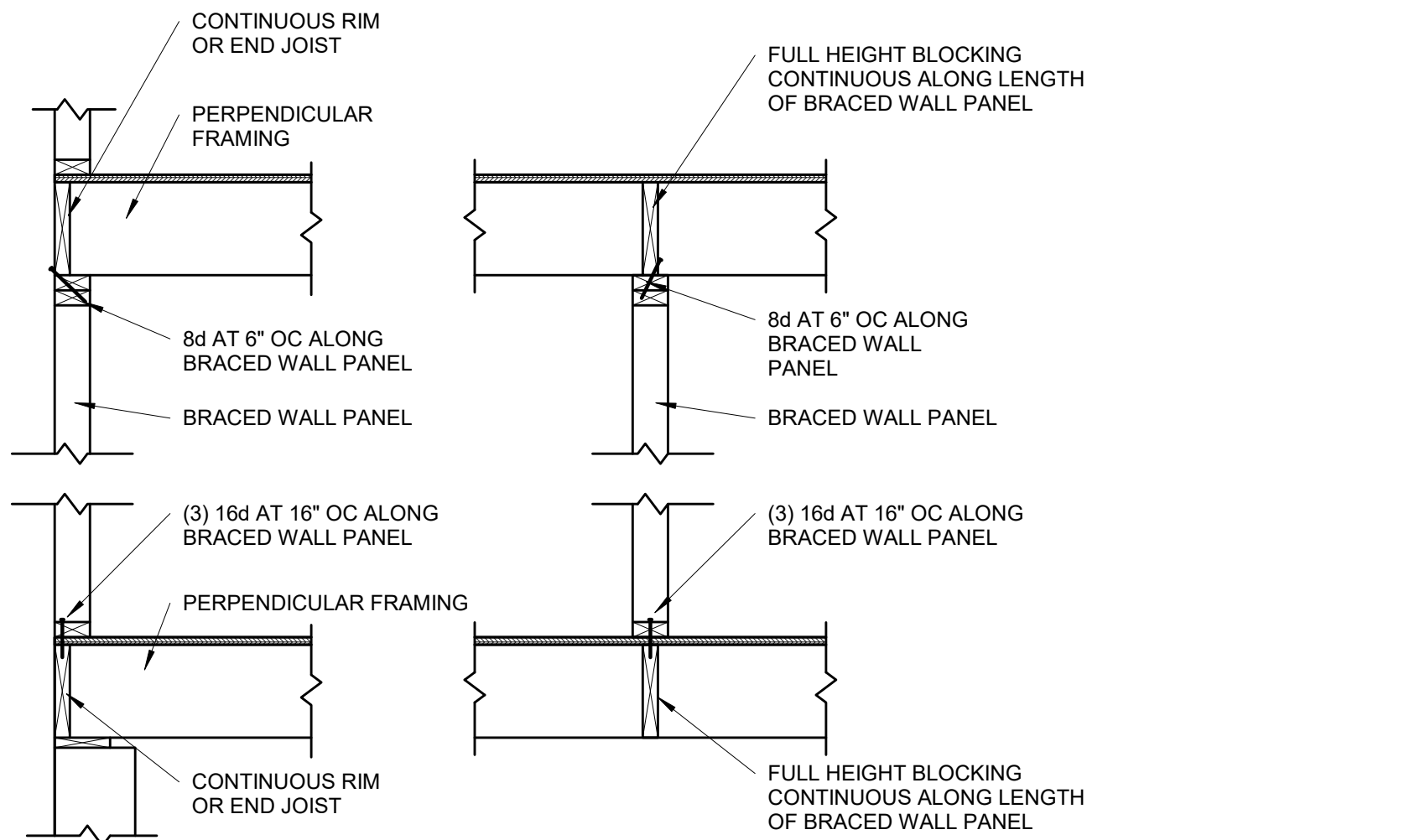


**BRACED WALL PANEL-IRC**

**2 METHODS LIB AND GB**

**S4.0** 3/4" = 1'-0"

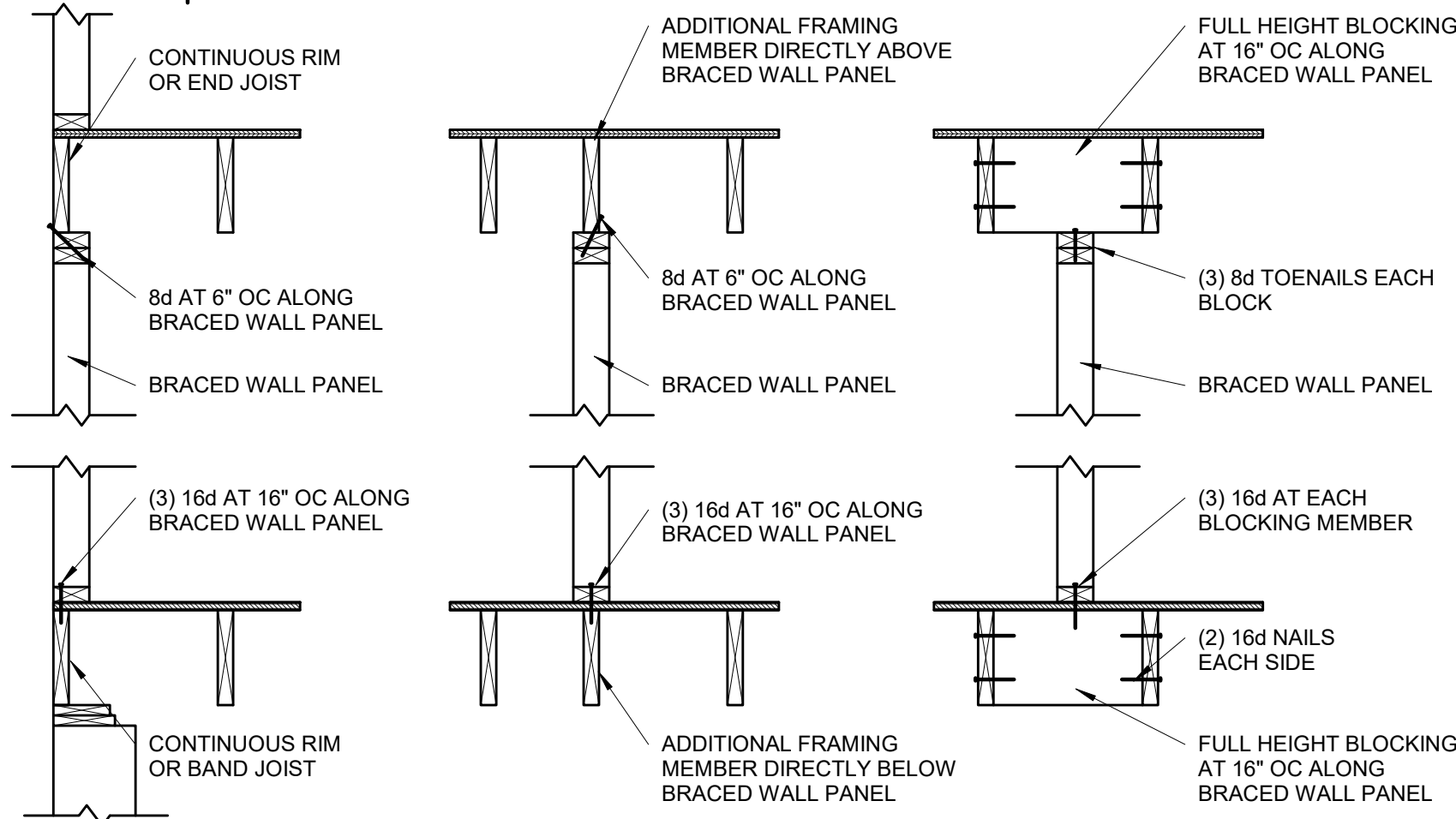




**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**

**S4.1**

3/4" = 1'-0"

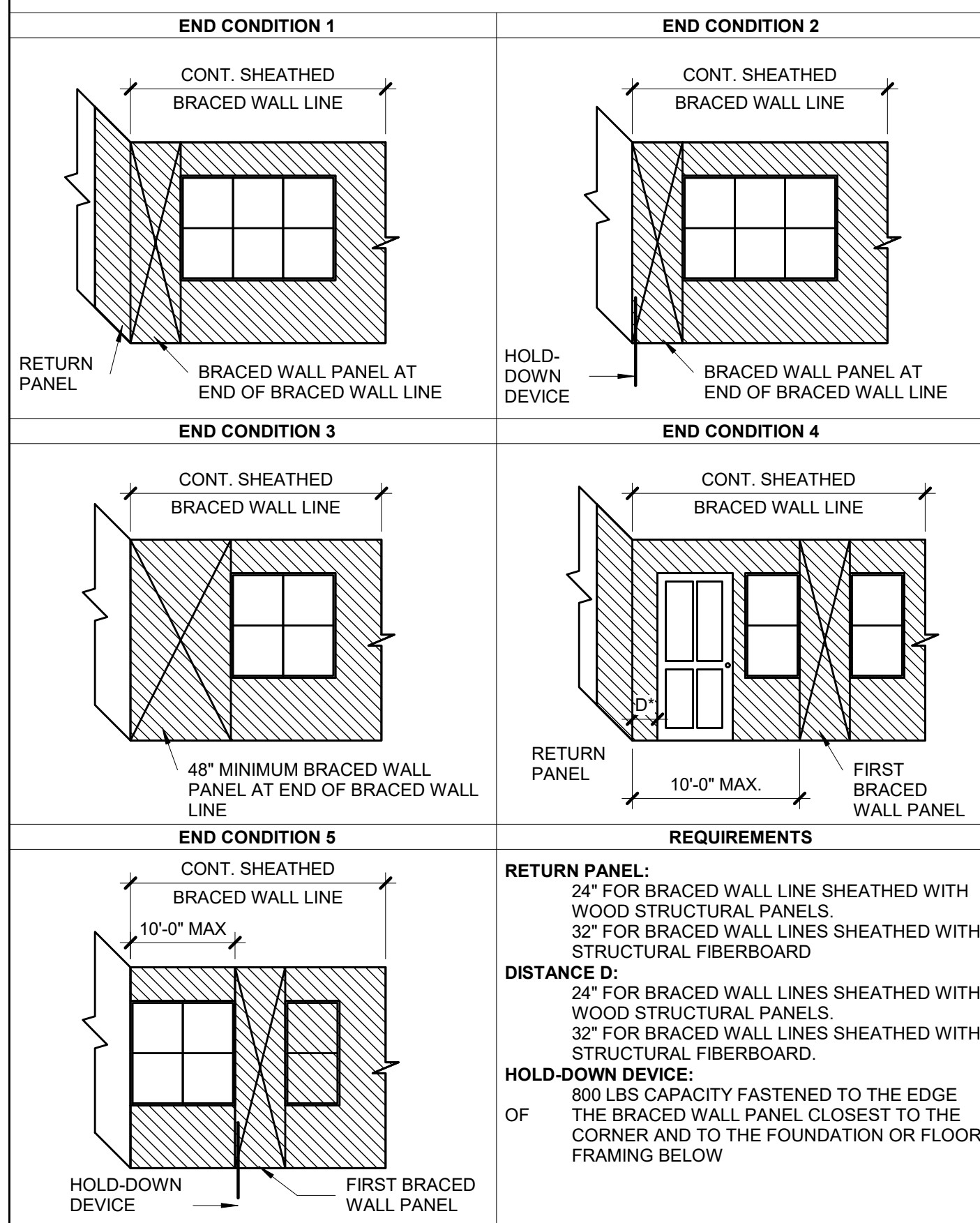


**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**

**S4.1**

3/4" = 1'-0"

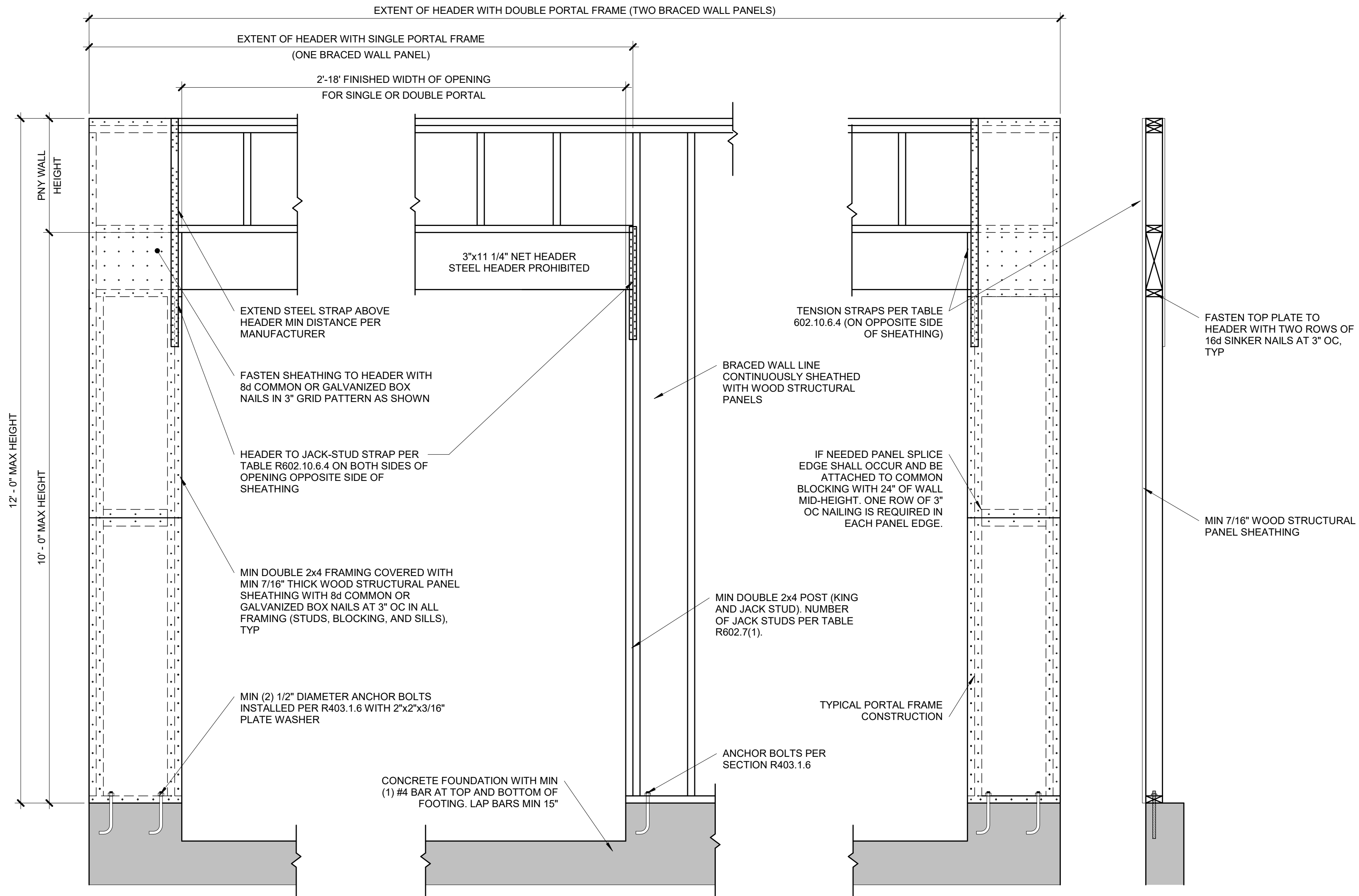
**CONT. SHEATHED BRACED WALL END CONDITIONS**



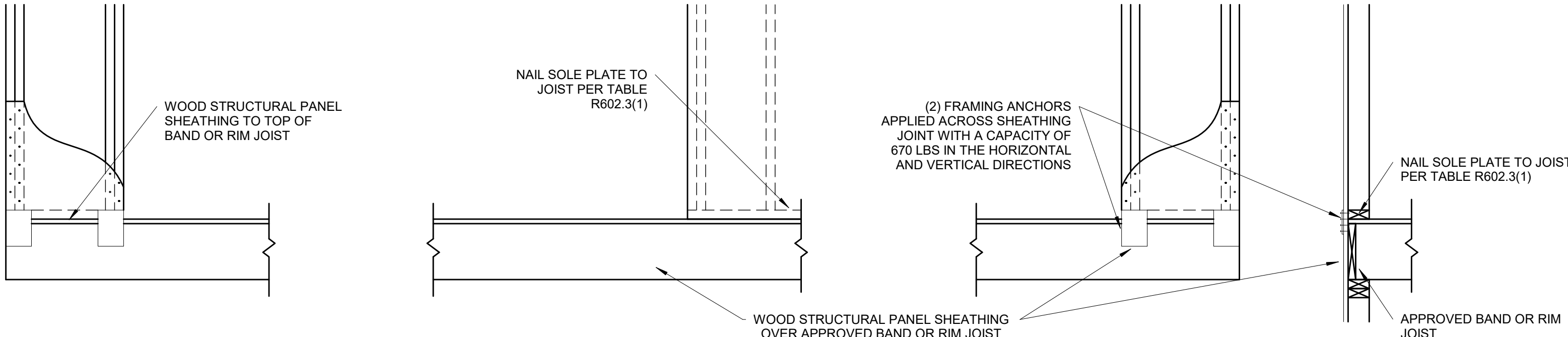
**CONTINUOUS SHEATHED BRACED WALL END CONDITIONS**

**S4.1**

NOT TO SCALE (COMPLIANCE WITH IRC R602.10.7)

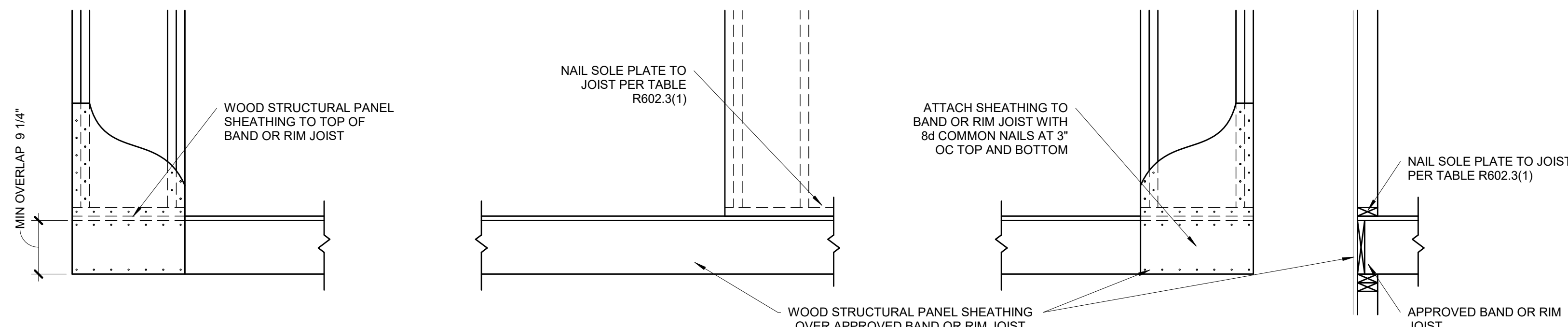


**OVER CONCRETE OR MASONRY BLOCK FOUNDATION**



**OVER RAISE WOOD FLOOR - FRAMING ANCHOR OPTION**

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



**OVER RAISE WOOD FLOOR - OVERLAP OPTION**

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIMBOARD)

**BRACED WALL PANEL-IRC METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

**S4.1**

3/4" = 1'-0" (PER IRC R602.10.6.4)