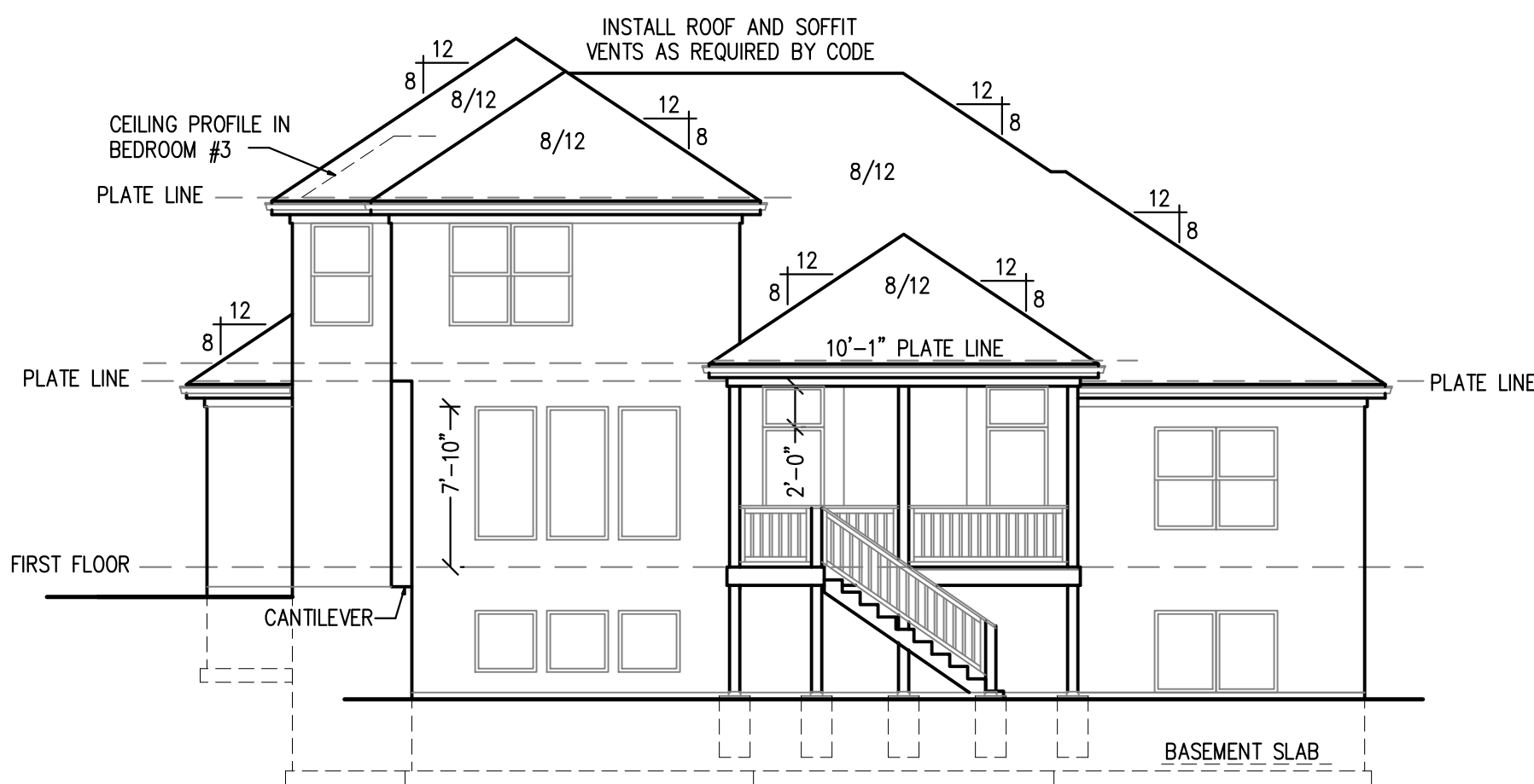


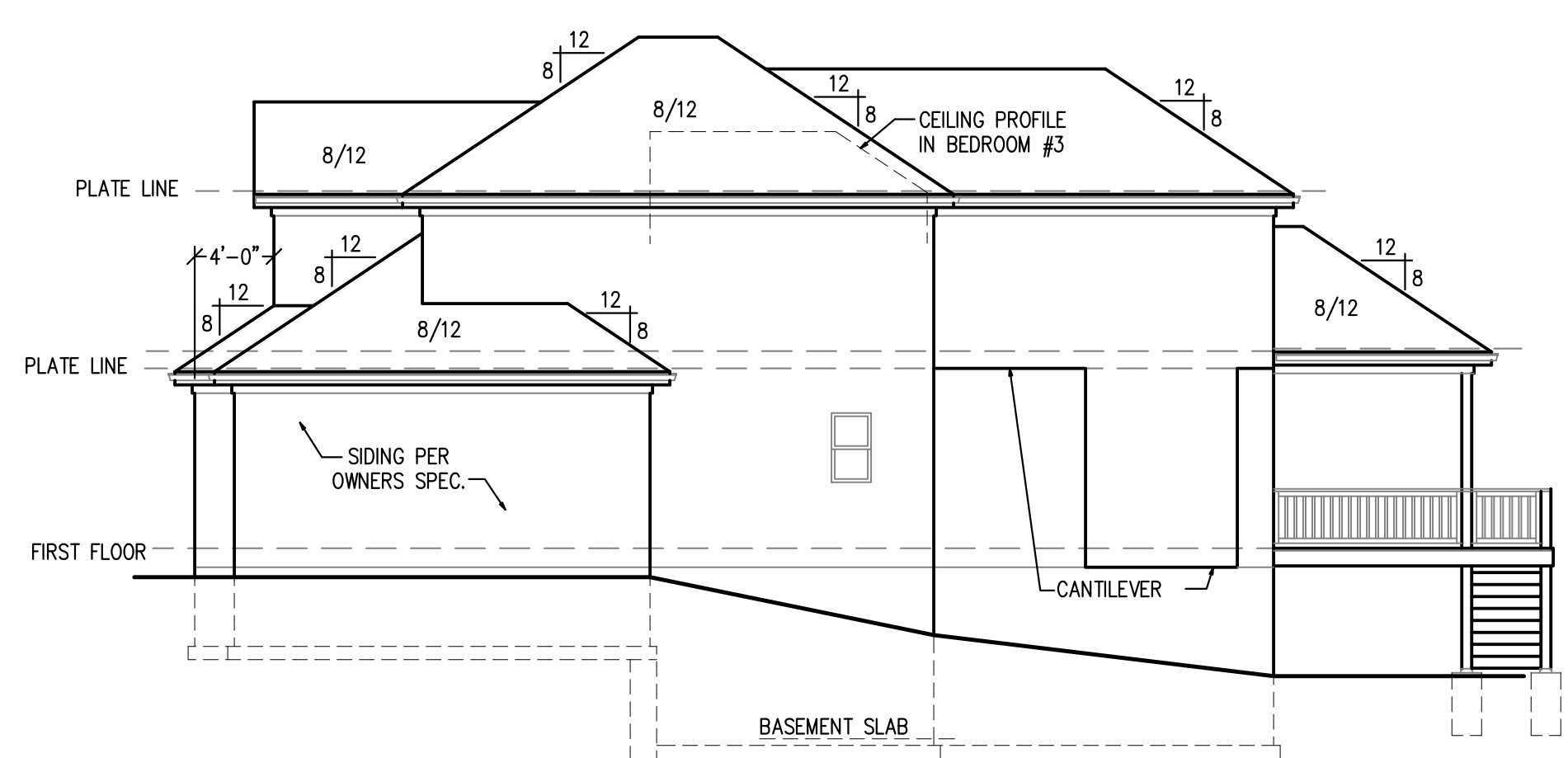
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

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

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BASEMENT	18 SQ. FT.
FIRST FLOOR	1,608 SQ. FT.
SECOND FLOOR	984 SQ. FT.
TOTAL	2,610 SQ. FT.
DECK	250 SQ. FT.
GARAGE	640 SQ. FT.
UNFINISHED BASEMENT	1,420 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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1628 LOCUST ST.
KANSAS CITY, MO 64108
816-421-3222

STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 6902
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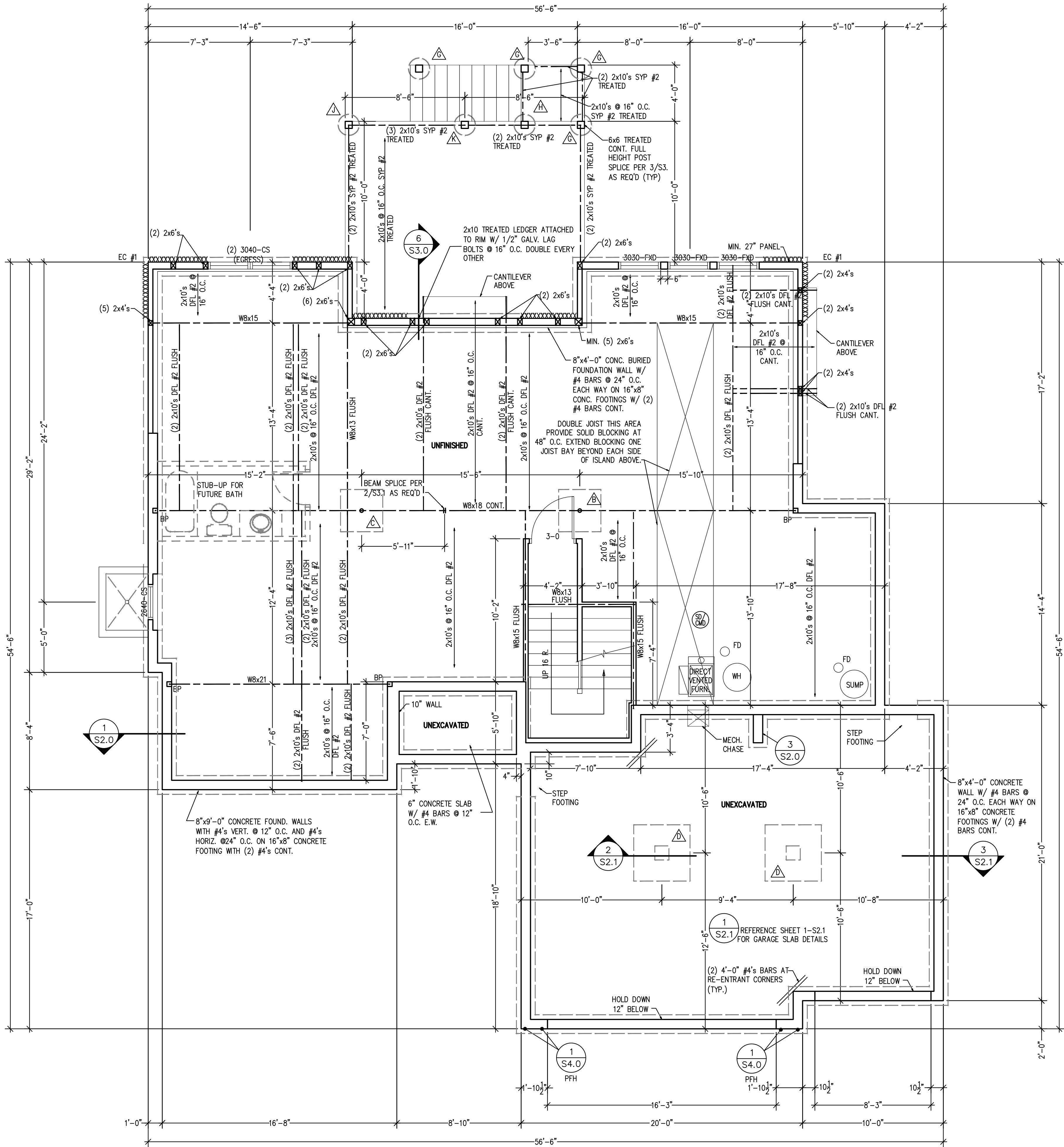
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A1

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LOWER LEVEL WALK-OUT 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.)
- [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 3/8" 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 1/2" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACINGS 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 18 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
[Symbol]	30" x 30" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
[Symbol]	36" x 36" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
[Symbol]	42" x 42" x 12"	(5) #4 BAR E.W.	3" SCH 40 (3.5" OD)
[Symbol]	48" x 48" x 12"	(6) #4 BAR E.W.	3 1/2" SCH 40 (4" OD)
[Symbol]	54" x 54" x 16"	(8) #4 BAR E.W.	REF PLAN
[Symbol]	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
[Symbol]	6x6	12"
[Symbol]	6x6	16"
[Symbol]	6x6	18"
[Symbol]	6x6	24"
[Symbol]	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

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

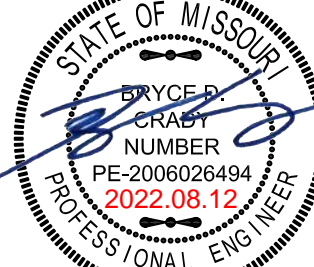
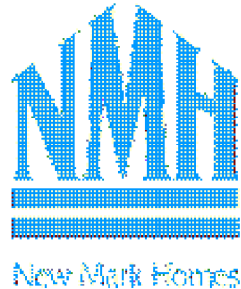
APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

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.

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

NOTE:
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1625 COURST ST.
KANSAS CITY, MO 64108
816-421-3222

STRUCTURAL DESIGN REVIEW

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MISSOURI ENGINEERING LICENSE: 2953304673

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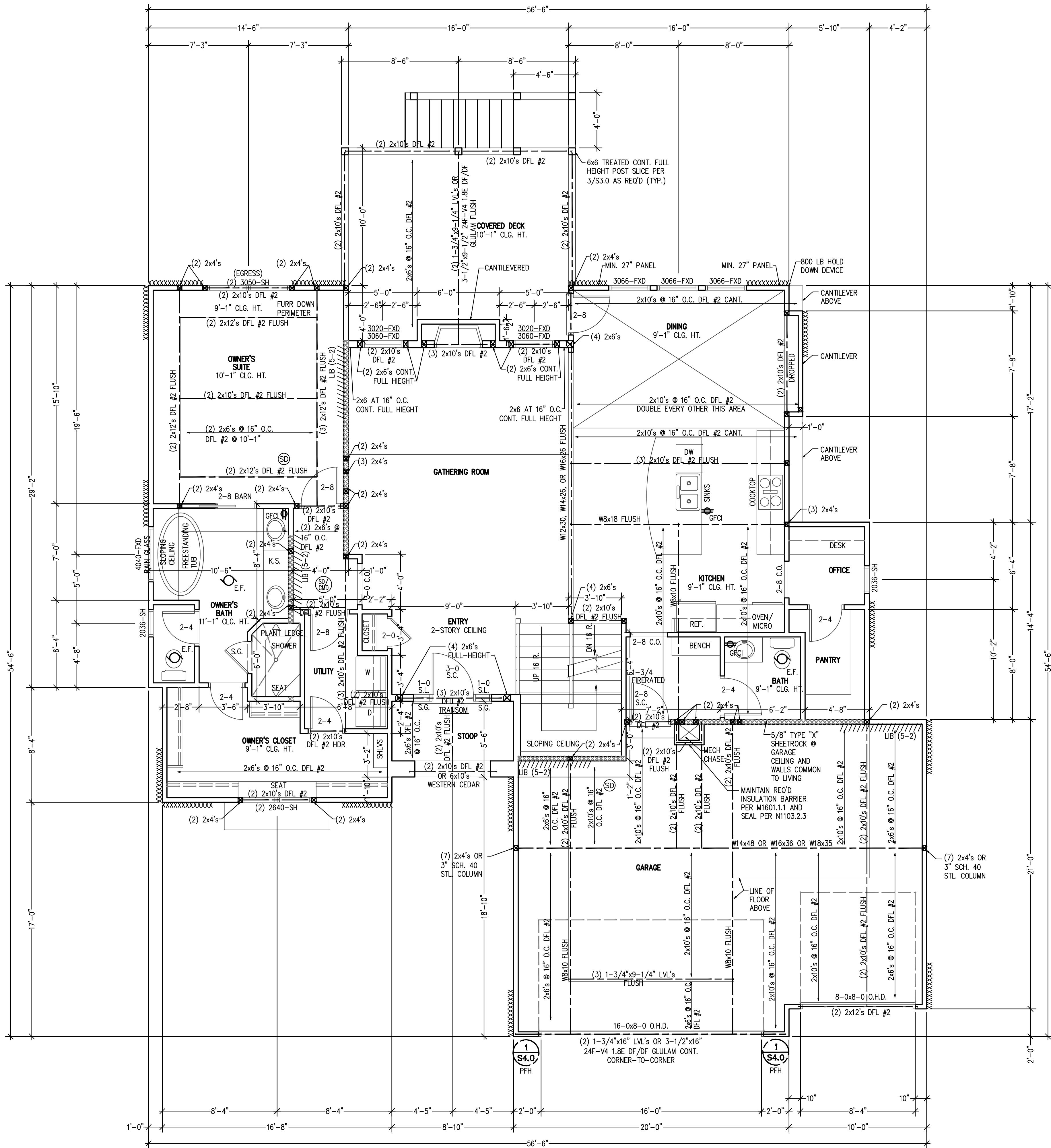
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STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN (2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
- [XXXXXX] = BEARING WALL

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 3/8" 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 7/8" 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 1/2" 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.

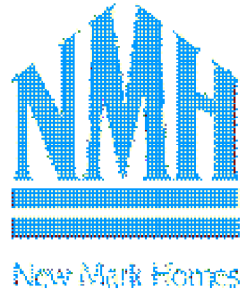
*ALL WINDOWS TO HAVE U = 0.35 OR LESS.

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

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

NOTE:
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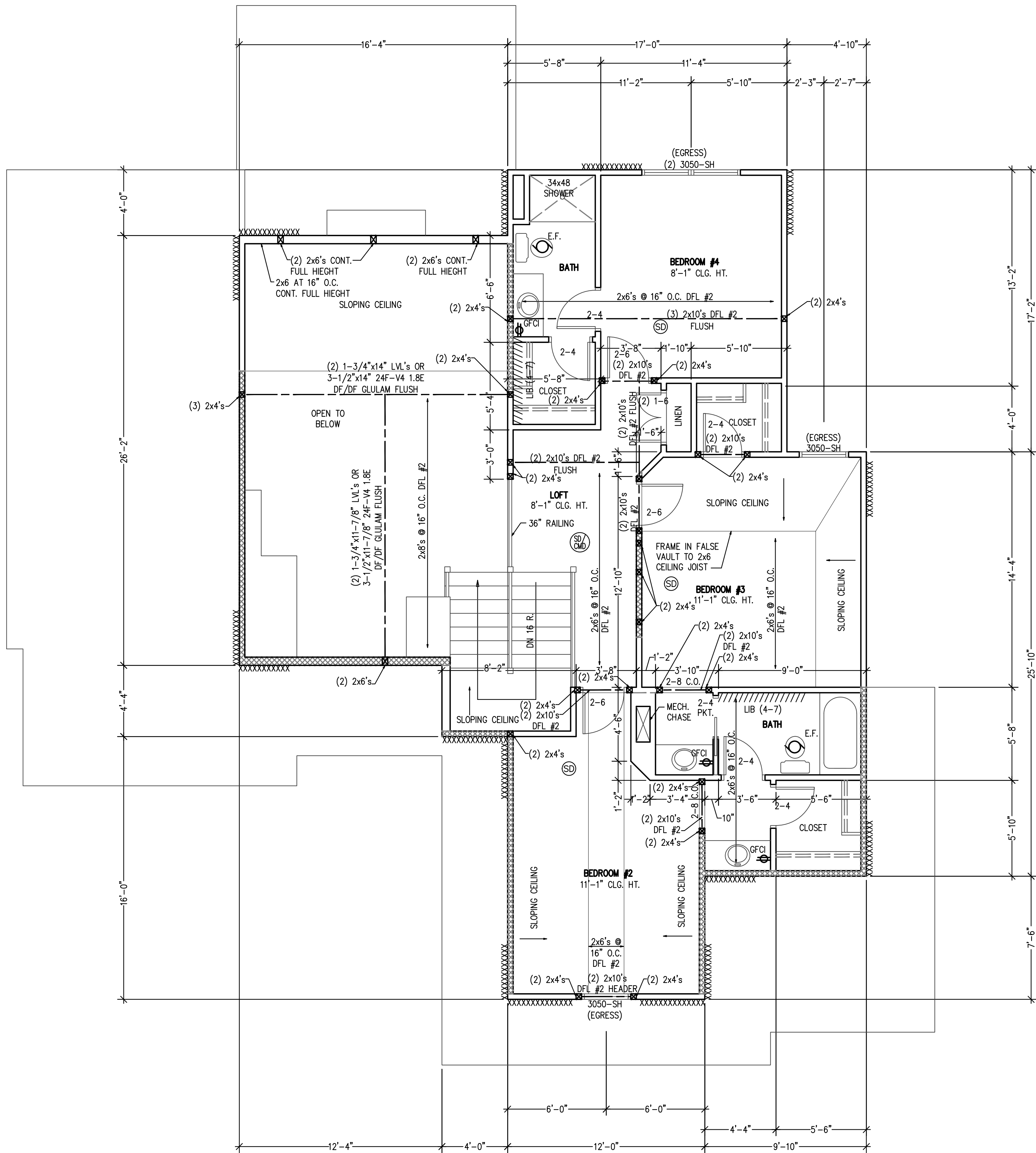
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SECOND FLOOR PLAN

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

*ALL WINDOWS TO HAVE U = 0.35 OR LESS.

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

NOTE:
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STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN
(2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2
GRADE DFL (OR EQ.)
- [XXXXXX] = BEARING WALL

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
3/8" 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 1/2" 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)

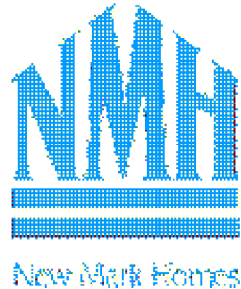
//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH
No 6 - 1 1/2" 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.

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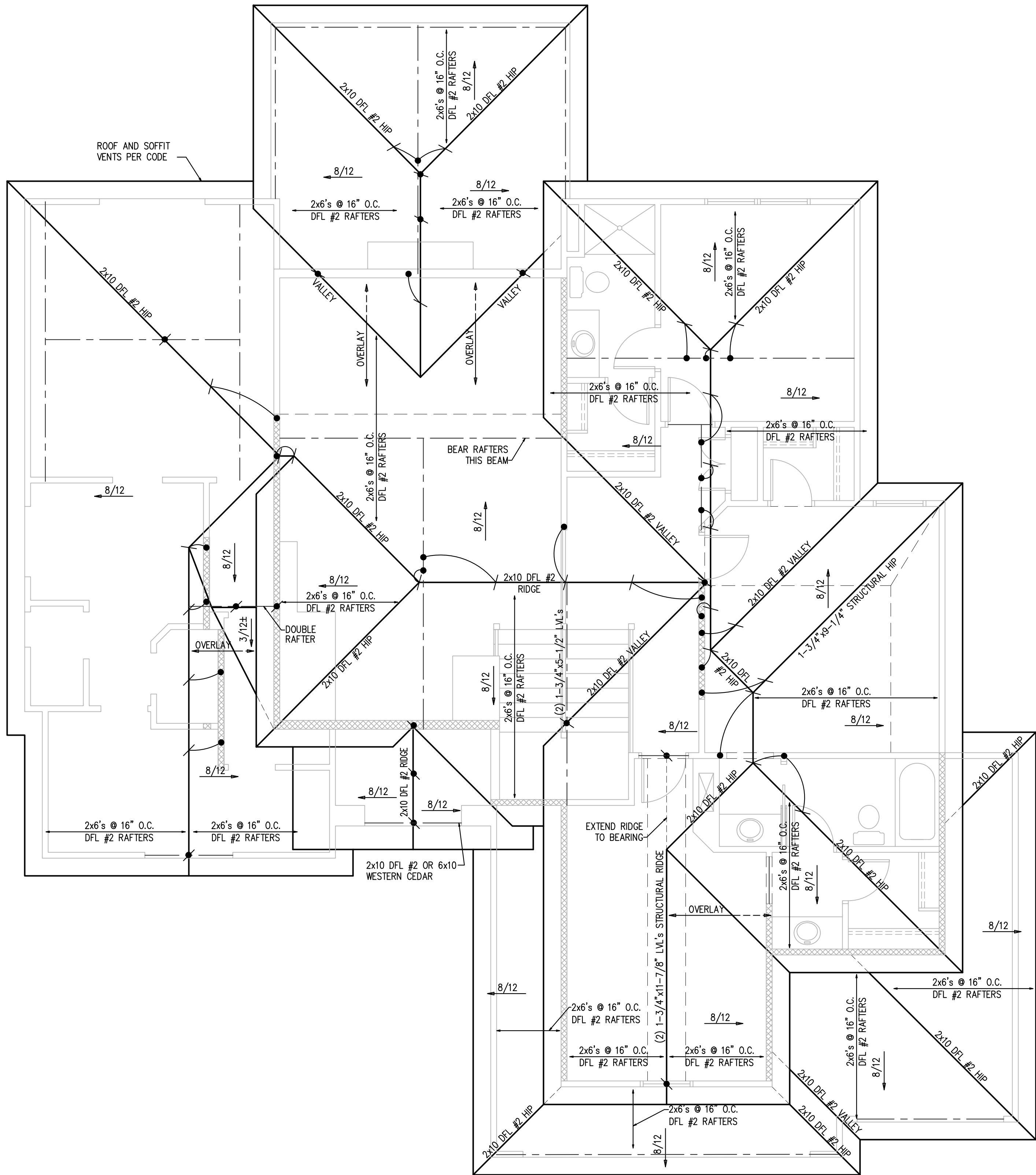
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ROOF PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN (2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
- [XXXXXX] = BEARING WALL

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)

#2-2x10 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)#d

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 PURLIN SIZE,

CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE

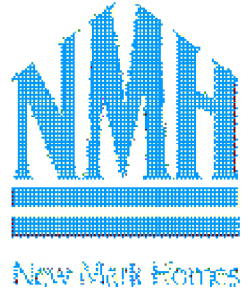
NOTES ABOVE)

- ⎵ = 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

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SHEATHING AND FRAMING FASTENING SCHEDULE		
BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING ¹	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 ¹	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 7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD; 0.098 DIA, 1-1/4" LONG, ANG-RINGED; 5d COOLER NAIL, 0.085 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
CEILING COVERING ¹	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
INTERIOR WALL COVERING ¹	1/2" GYPSUM SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	
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, 3"x12 AT 6" OC; 3"x6, 3"x12" AT 6". "FACE NAIL STUD TO TOP AND SOLE PLATE; END NAIL TOP AND SOLE PLATE TO STUD. "FACE NAIL BUILT-UP CORNER STUDS "FACE NAIL BUILT-UP CORNER STUDS (AT BRACED WALL PANELS). 16d COMMON NAILS AT 16" OC; 3"x6, 3"x12 AT 12" OC SUPPORTING HEADERS WITH: "FACE NAIL DBL TOP PLATE. 10d NAILS AT 6" OC; 16d COMMON AT 16" OC; 3"x6, 3"x12 AT 12" OC; 3"x6, 3"x12" AT 12". "RIB TOP PLATES WITH MIN 48" OFFSET OF EACH FACE NAIL LAPPED AREA WITH "FACE NAIL DBL TOP PLATES AT LAPPED CORNERS AND INTERSECTIONS WITH "FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: "GENERAL BRIDGING TO JOIST; EACH END "FACE NAIL LEADER STRIPS SUPPORTING JOISTS OR RAFTERS WITH: 3"x6 COMMON; (4) 3"x6, 13"; (4) 3"x6, 128"
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 ²	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACE NAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d 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 TO PLATE	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d TOENAIL WITH (2) 16d
CEILING JOISTS	TO TOP PLATE WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS FACENAIL TO RAFTERS WITH (3) 10d 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, 0.131"; (4) 3"x6, 128" ENDNAIL WITH: (3) 16d COMMON; (4) 3"x6, 0.131"; (4) 3"x6, 128"
BRACED WALL PANELS PERT 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, 0.131" TOP PL, 8" OC WITH: 8d COMMON; 3"x6, 0.131" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x6, 0.131" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x6, 0.131" TOP PL, 8" OC WITH: 8d COMMON; 3"x6, 0.131" AND AT EACH BLOCK: (3) 16d COMMON; 3"x6, 0.131"
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 N1101.1
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

ENERGY CONSERVATION		
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 COMPLETED AND ACCOMPANIED BY RESCHECK CALCULATIONS, THEN TABLE 2 SHALL BE APPLIED.		
TABLE 1 - ResCheck COMPLIANCE SOFTWARE (FILL IN APPLICABLE VALUES FROM ResCheck CALCS.)		
BUILDING ELEMENT	MIN VALUE	
WALLS - FRAMED	R-	R-
WALLS - BASEMENT	R-	R-
FLOORS - UNCONDITIONED SPACE	R-	R-
FLOORS - OVER OUTSIDE AIR	R-	R-
FLOORS - CRAWL SPACE	R-	R-
SLAB - PERIMETER	R-	R-
CEILING - FLAT	R-	R-
CEILING - CATHEDRAL	R-	R-
DOORS - GLASS	U-	U-
DOORS - SOLID	U-	U-
WINDOWS - OPERABLE	U-	U-
WINDOWS - FIXED	U-	U-
WINDOWS - OTHER	U-	U-
FURNACE		AFUE-
AIR CONDITIONER		SEER-
NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE FORM MUST BE SUBMITTED WITH PLANS.		
TABLE 2 - PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)		
BUILDING ELEMENT	MIN VALUE	
CEILING - FLAT	R-49	R-49
CEILING - CATHEDRAL**	R-30	R-30
CEILING - CATHEDRAL	R-38	R-38
FLOORS - UNCONDITIONED SPACED	R-19	R-19
FLOORS - OVER OUTSIDE AIR	R-30	R-30
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)	R-10 (CONT) OR R-13 (CAVITY)
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)	R-10 (FOR 2FT)
SKYLIGHTS	U=0.55	U=0.55
WALLS - EXTERIOR (2x4)	R-13 (CAVITY) + R-5 (CONT)	R-13 (CAVITY) + R-5 (CONT)
WALLS - EXTERIOR (2x6)	R-20	R-20
WALLS - CRAWL SPACE	R-19	R-19
GLAZING*	U<=0.32	U<=0.32
GLAZING*	SHGC<=0.40	SHGC<=0.40
NOTE:		
2. PERF IIRC TABLE N1102.1.2		
* D=0.25 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. A 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) #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 2x4x8 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"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 BE TRIMMER SHAD.
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 OR OTHER PROVIDER PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. LATERAL RESISTING 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 JAMBS RUNNING FROM THE FLOOR TO CEILING AND 2x4 WITH 1-3/4" x 12" NALS THRU JOINTS OCCASIONED 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 PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
3. PROVIDE A MINIMUM 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 311.7.6.5.
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 2" OF GRANULAR FILL OR 4" 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 PER DETAILS 1-52.1 AND 6-52.1 RESPECTIVELY, WHEN NOT OTHERWISE SPECIFIED. 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. PROVIDE 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 NOT OTHERWISE SPECIFIED. UNLESS NOTED OTHERWISE, 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 R406.

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 N1102.2.9.

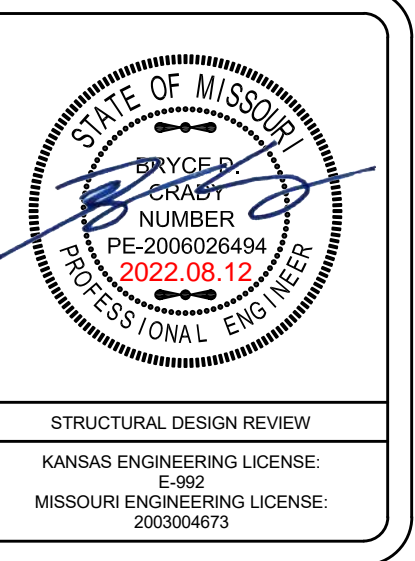
22. A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICES PER 63008.1.

23. ANY GEOTECHNICAL IMPROVEMENT METHODS AND/OR STRUCTURAL REMEDIATIONS SUCH AS DRILLED PILES, OR 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.



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PROJECT: Lot 191 Highland Meadows 1046 SW Fiord Dr Lee's Summit, Missouri	CLIENT: New Mark Homes
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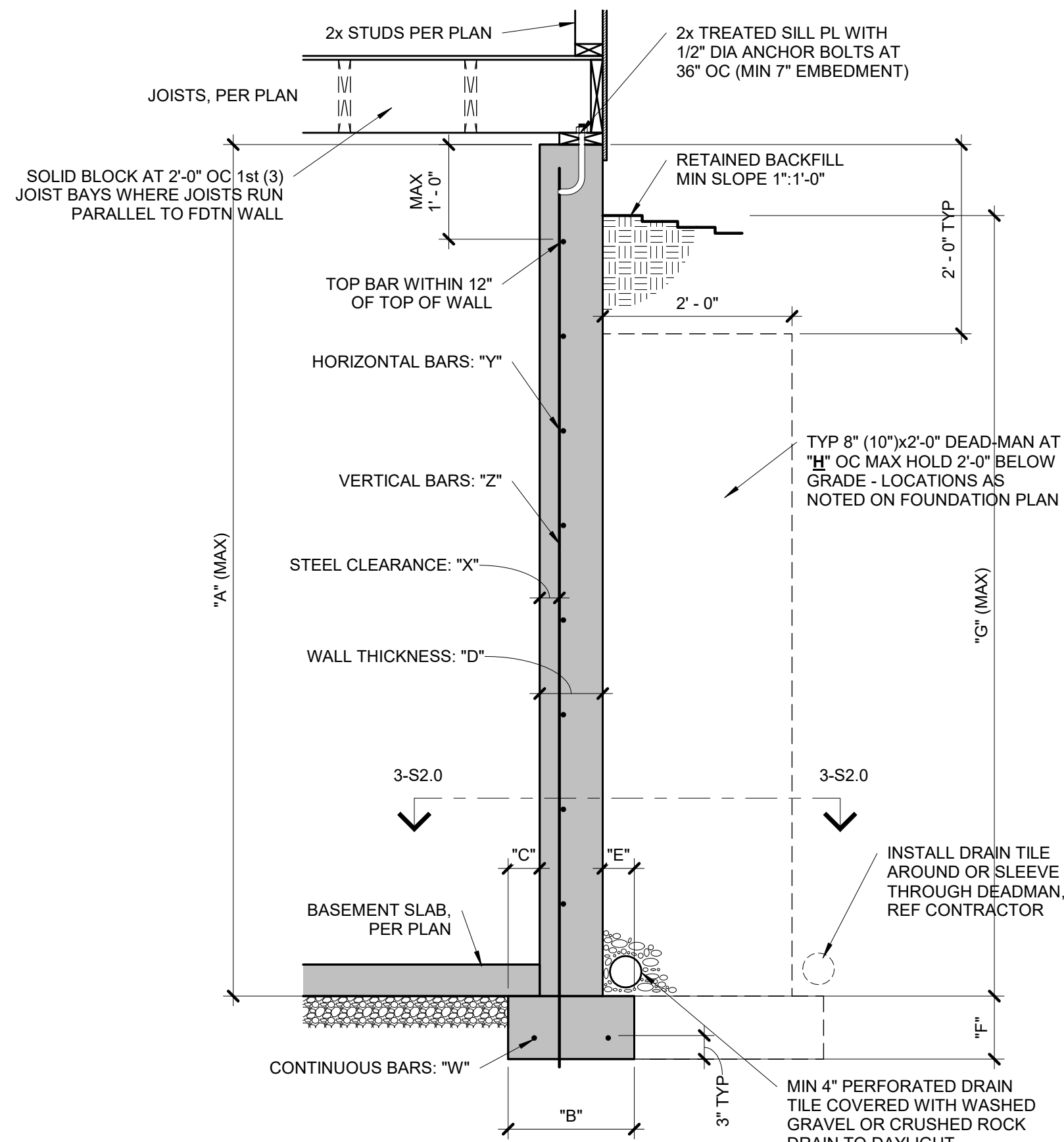
PROJECT #:	22-2375
DRAWN BY:	TDA
CHECKED BY:	BDC
SUBMITTAL DATE:	2022.08.12

[illegible]

HEET:

GENERAL NOTES

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



CONCRETE DIMENSIONS							
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	20'-0"
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	20'-0"
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	20'-0"

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS WITH #4 BARS AT 24" OC BOTH WAYS OVER 16"x8" CONCRETE FOOTINGS WITH (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
 - WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

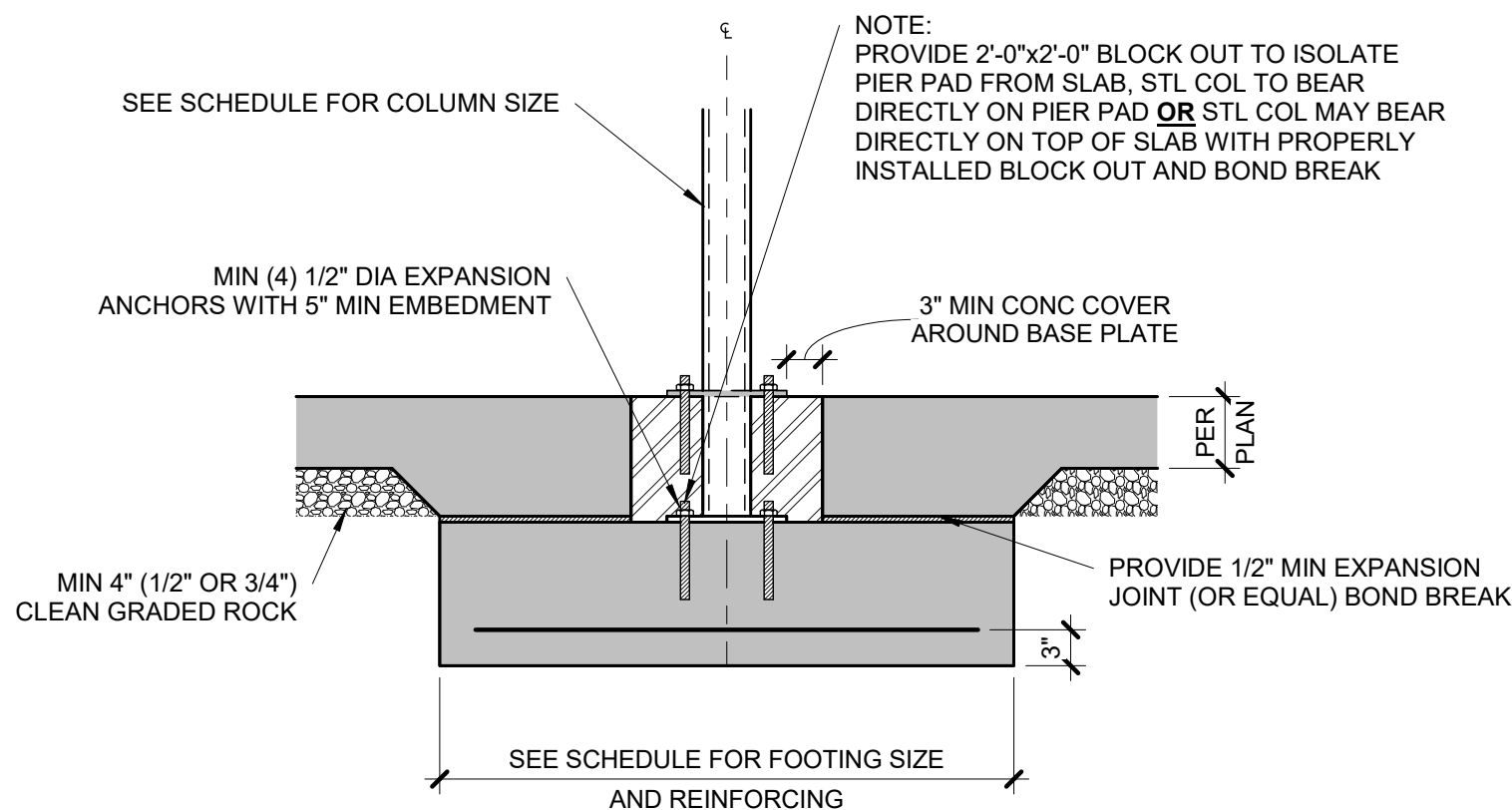
1 TYPICAL FOUNDATION WALL DETAIL

S2.0 3/4" = 1'-0"

COLUMN AND PIER PAD SCHEDULE

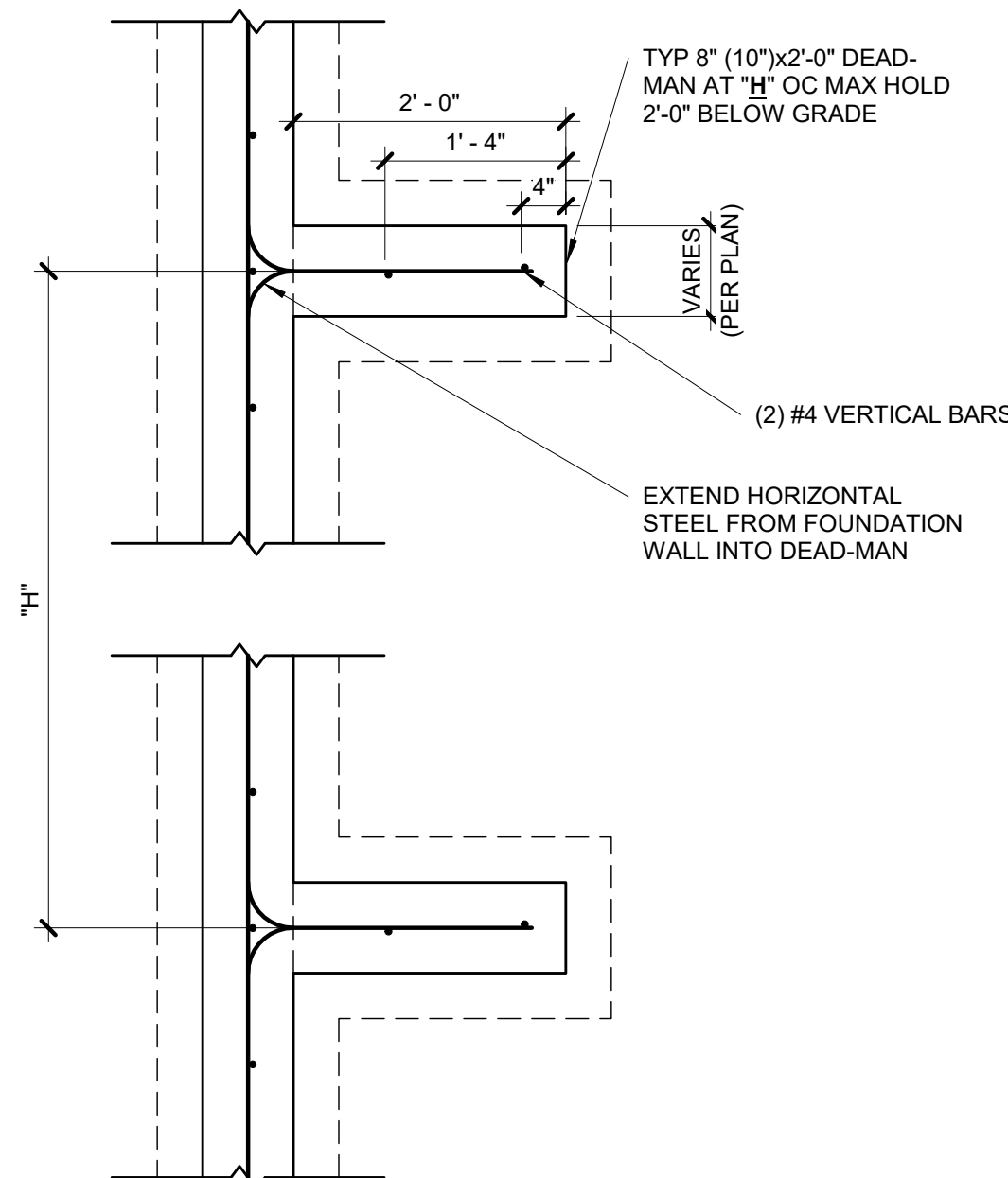
COLUMN MARK	PAD SIZE	REINFORCING	COL SIZE
A	30"x30"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
B	36"x36"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
C	42"x42"x12"	(5) #4 BARS E-W	3" SCH 40 (3.5" OD)
D	48"x48"x12"	(6) #4 BARS E-W	3 1/2" SCH 40 (4" OD)
E	54"x54"x16"	(8) #4 BARS E-W	REF PLAN
F	60"x60"x16"	(10) #4 BARS E-W	REF PLAN

- NOTES:
- COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGINEERED 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 AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF.



5 COLUMN PAD DETAIL

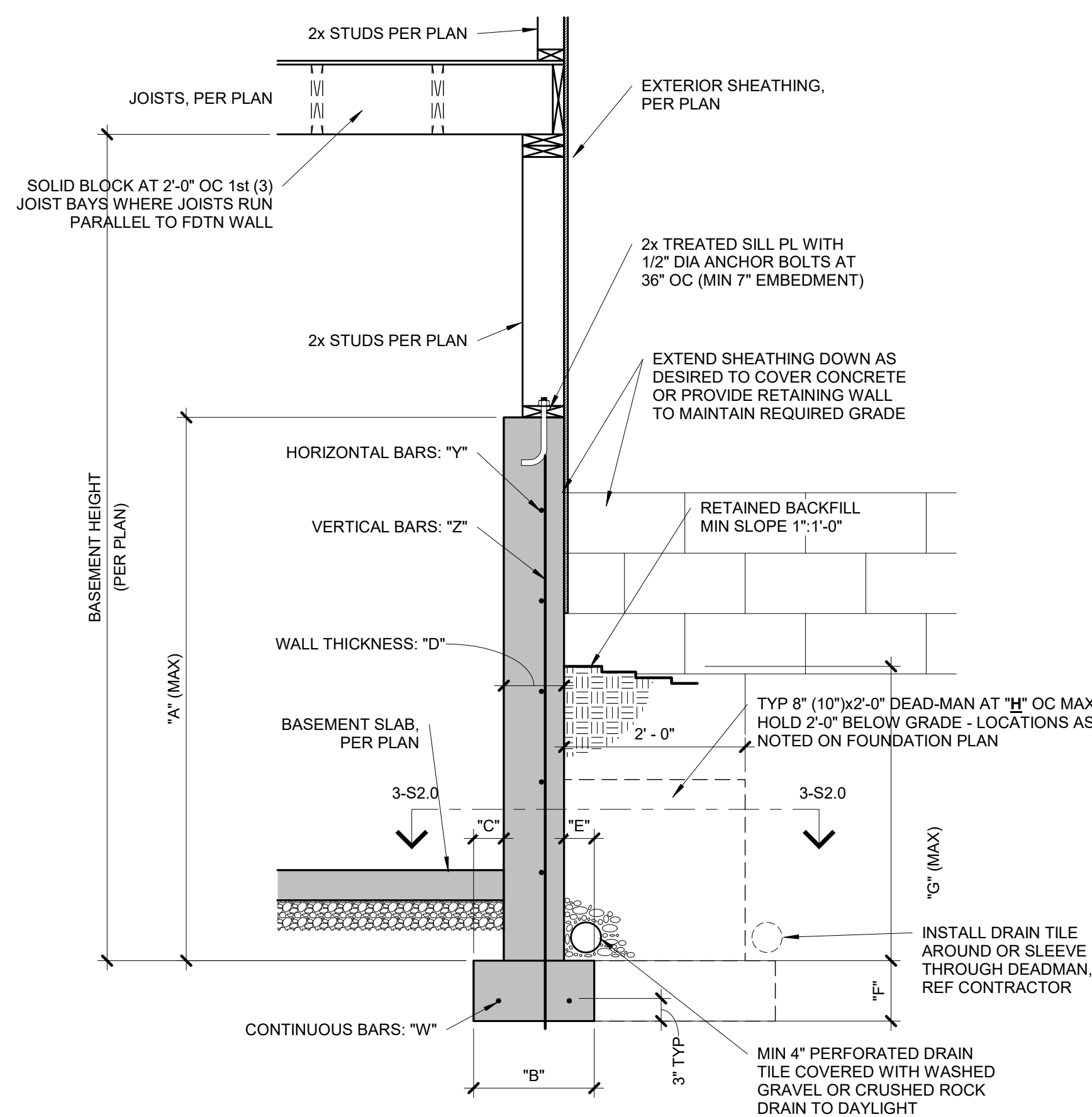
S2.0 3/4" = 1'-0"



- NOTES:
- MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.
 - MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
 - AIR ENTRAINED BETWEEN 5% & 7% OF CONCRETE VOLUME.
 - GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.
 - LAP SPLICES 24" MIN.
 - WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
 - ASSUMED 2,000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

3 TYPICAL DEAD-MAN SECTION

S2.0 3/4" = 1'-0"

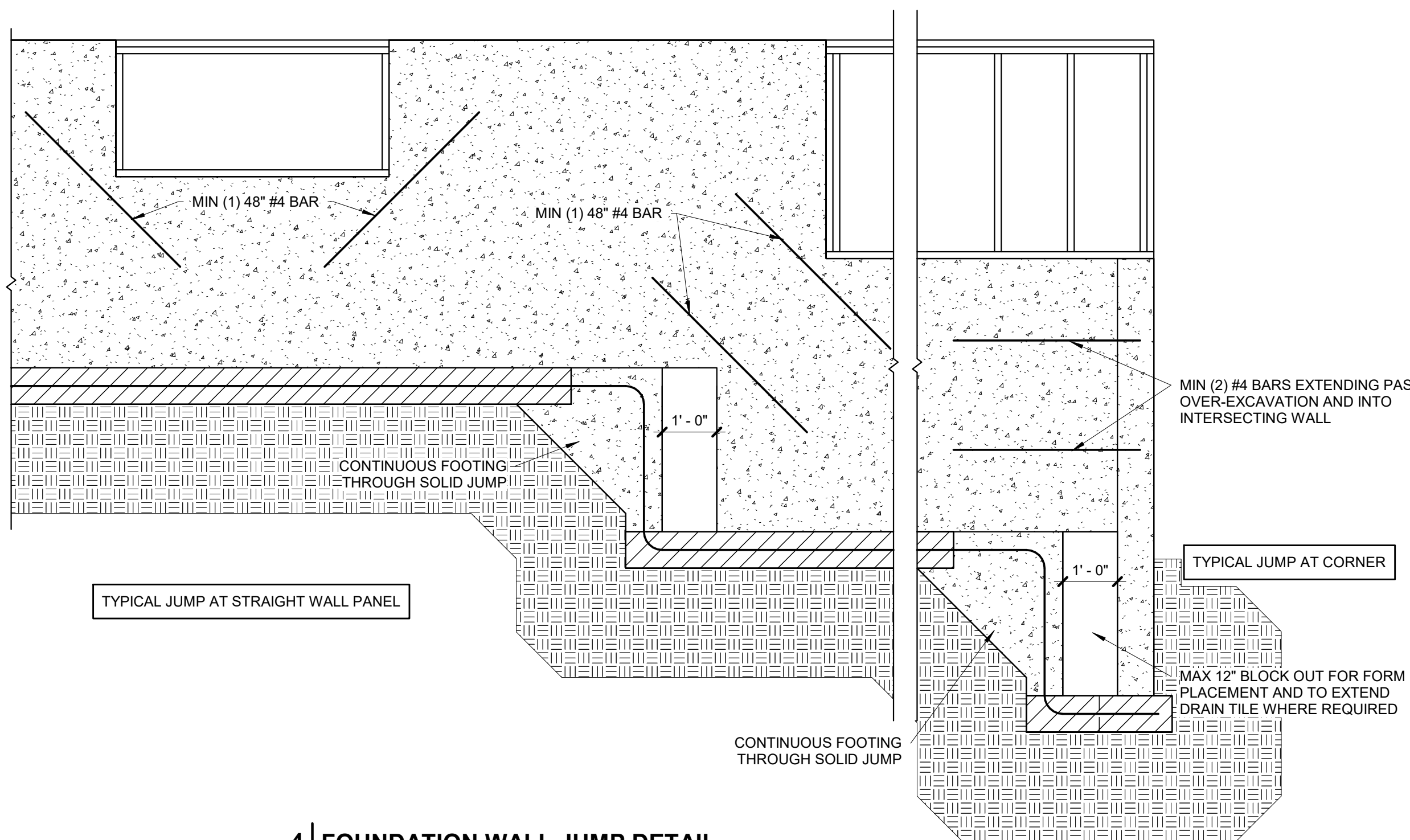


CONCRETE DIMENSIONS							
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	20'-0"
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	20'-0"
9'-0"	1'-8"	5"	8"	4"	8"	4'-4"	20'-0"

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE, A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - THE BASEMENT SLAB IS AN INTEGRAL PART OF THE 'UNRESTRAINED' FOUNDATION WALL DESIGN THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL

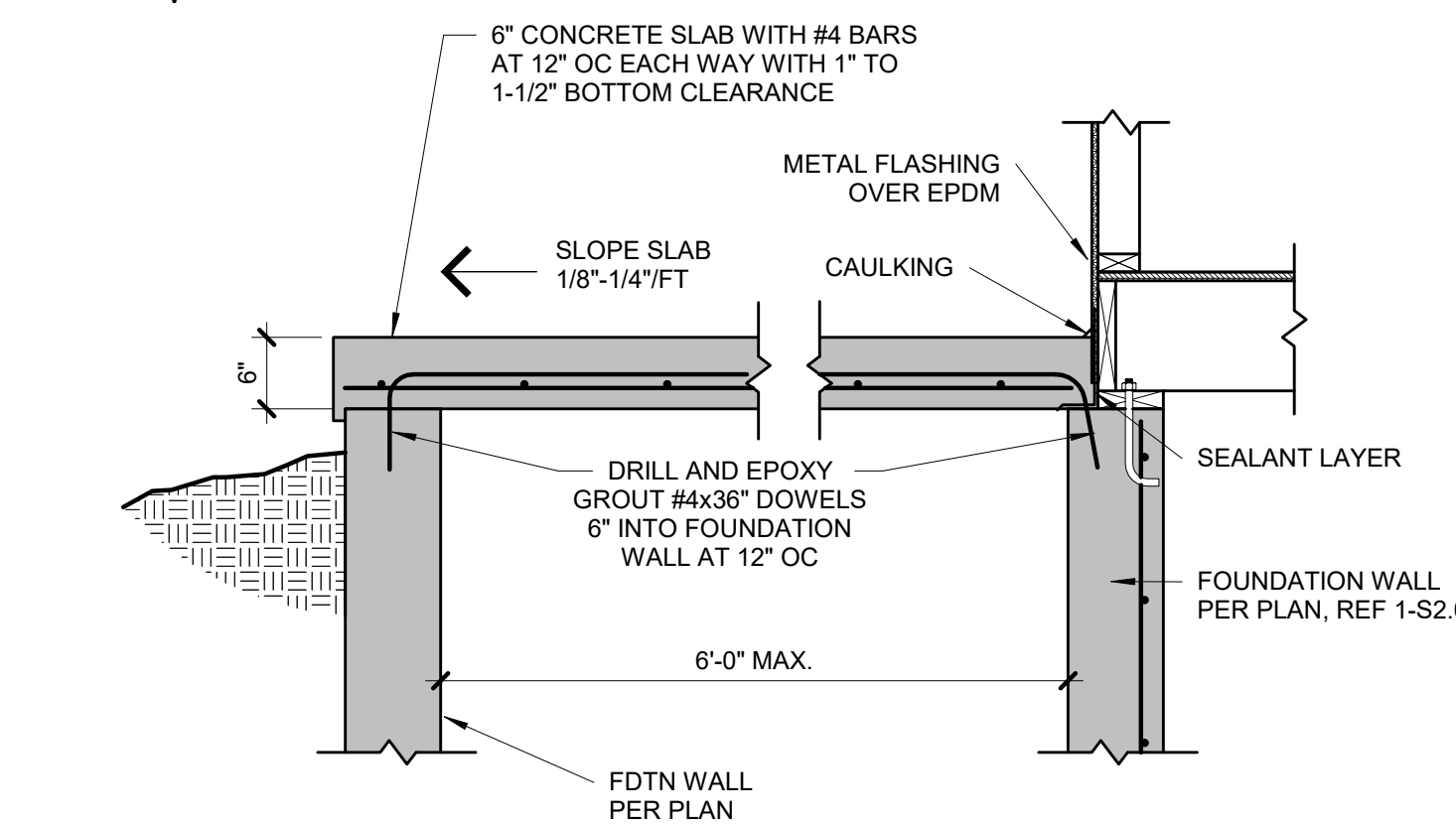
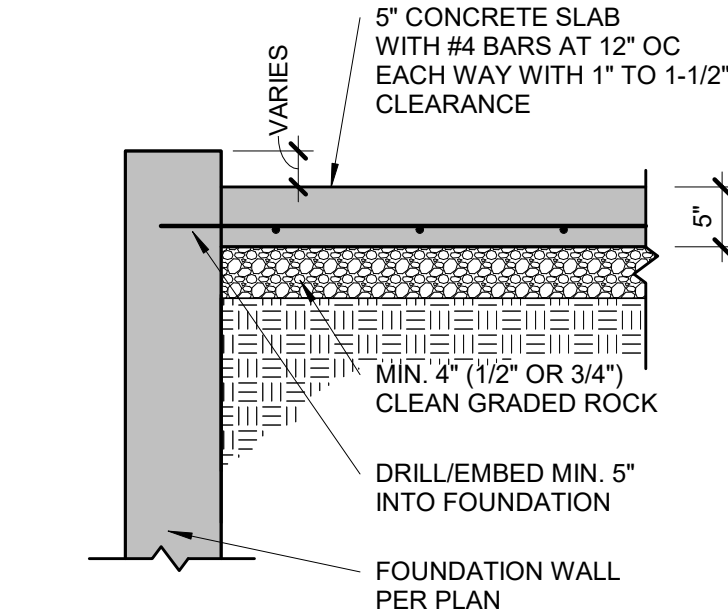
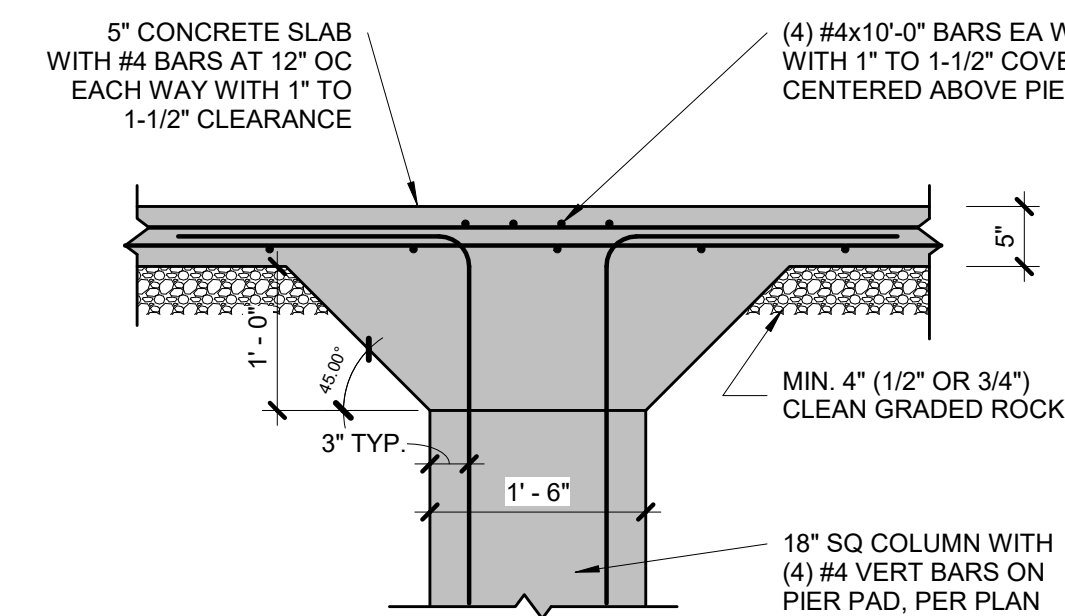
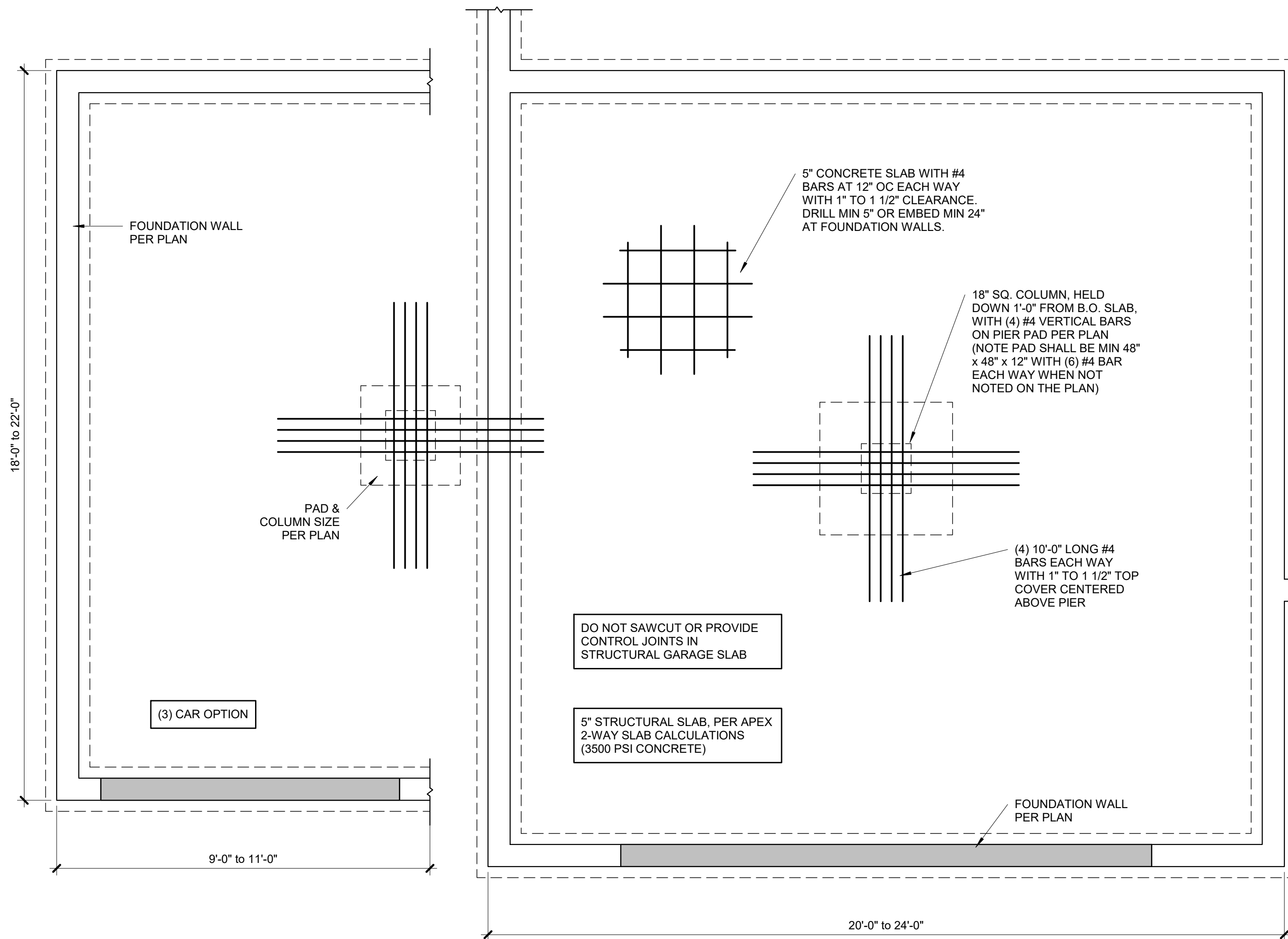
S2.0 3/4" = 1'-0"



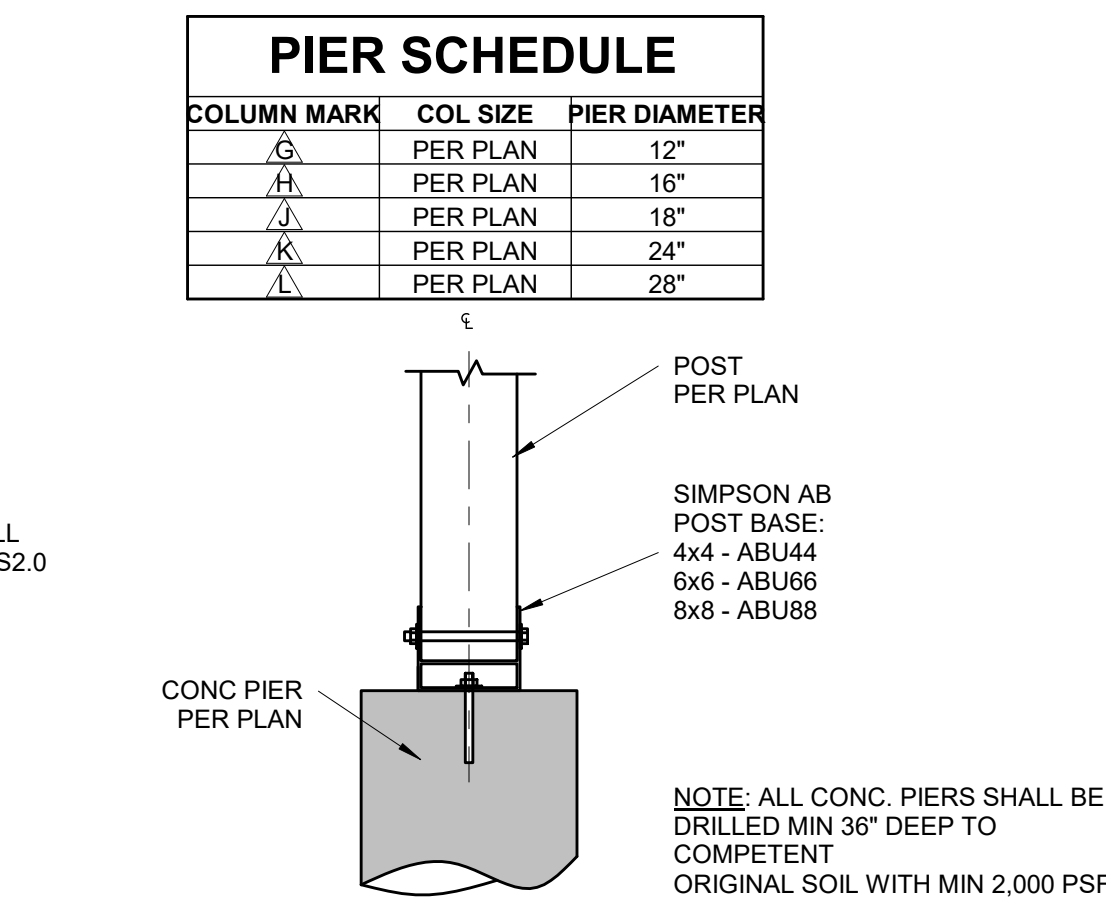
4 FOUNDATION WALL JUMP DETAIL

S2.0 1/2" = 1'-0"

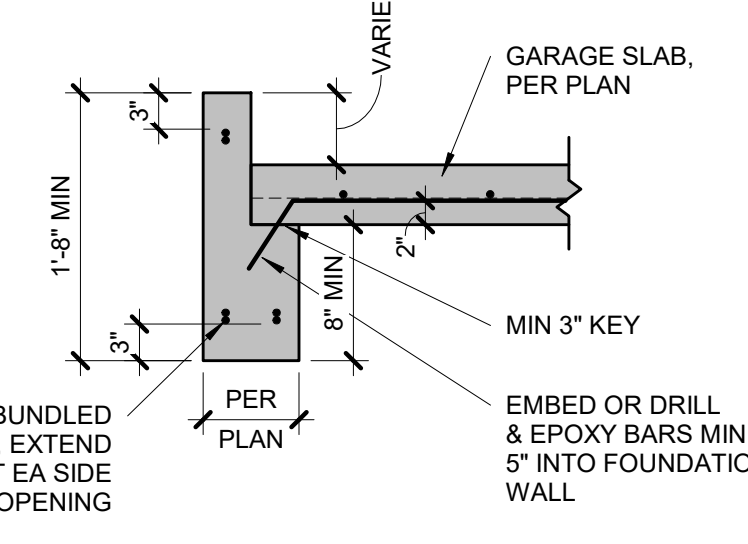
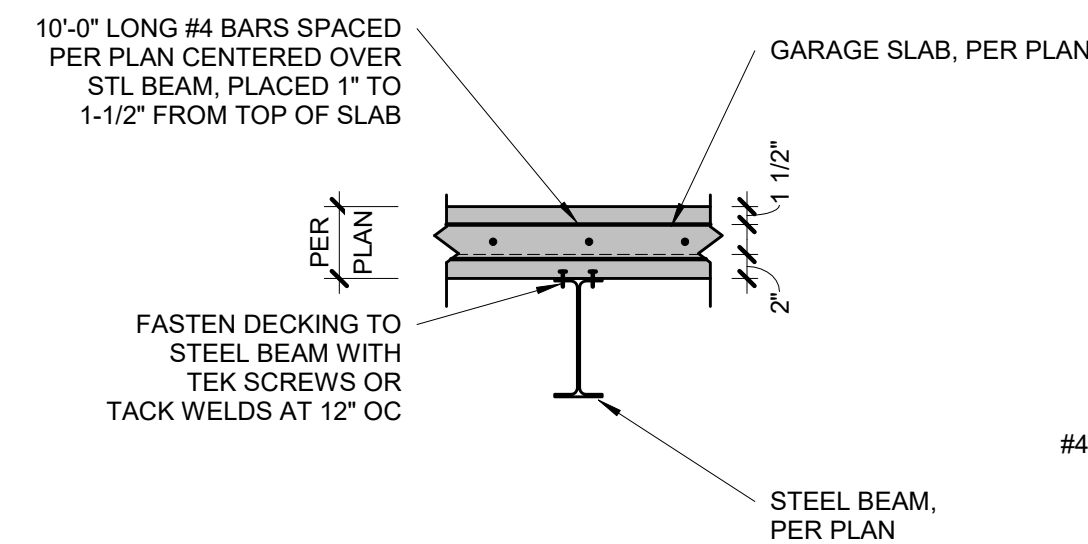
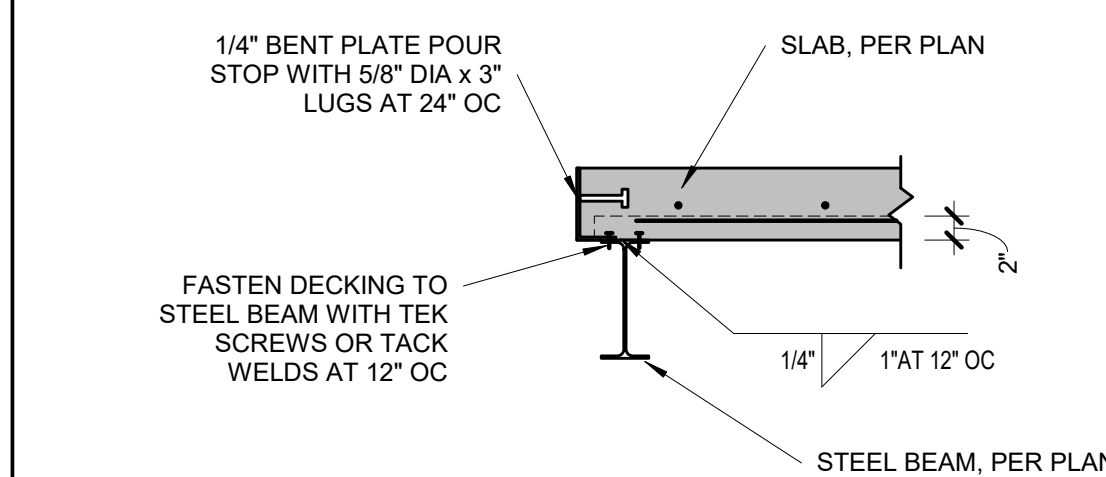
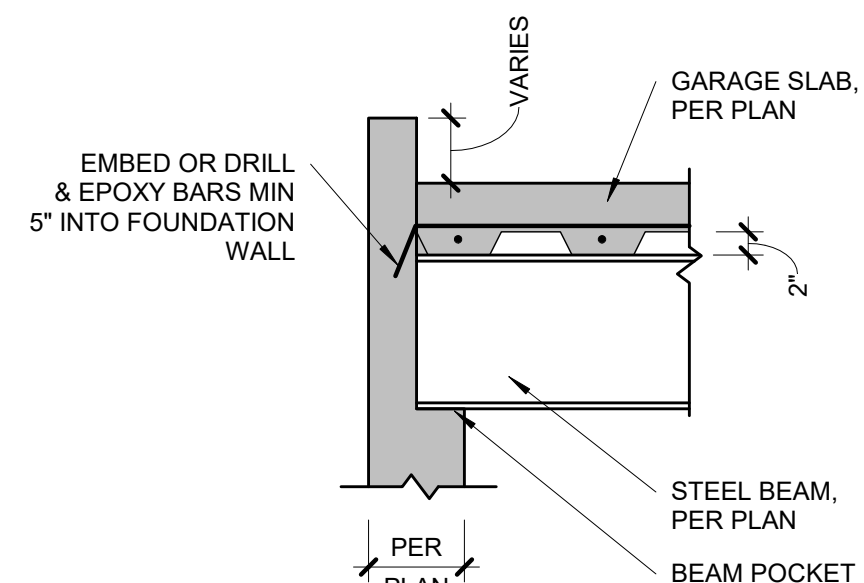
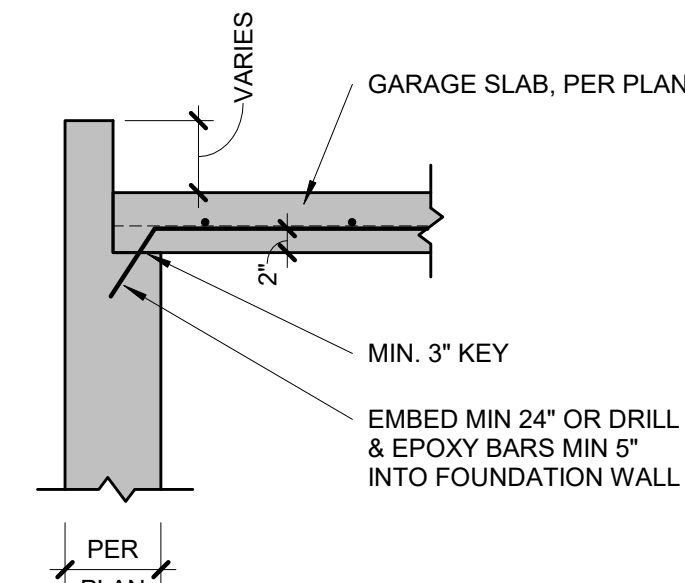
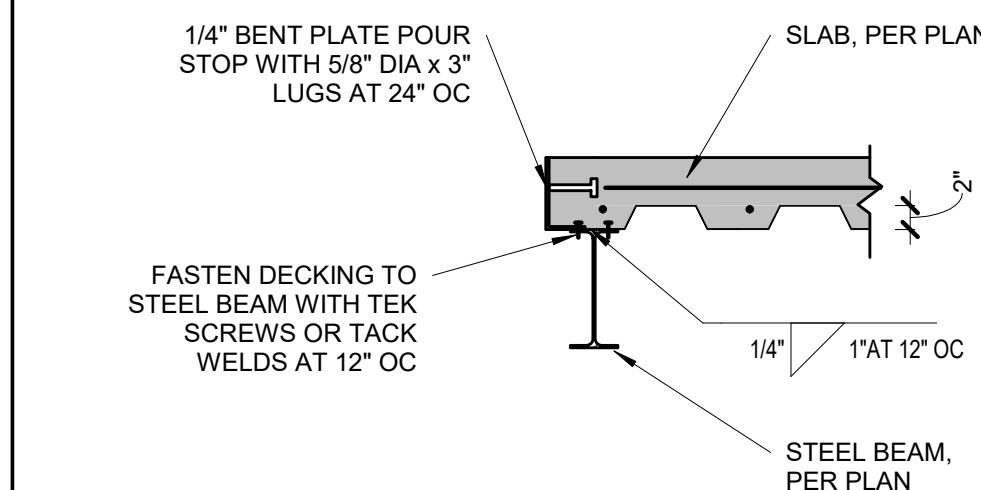
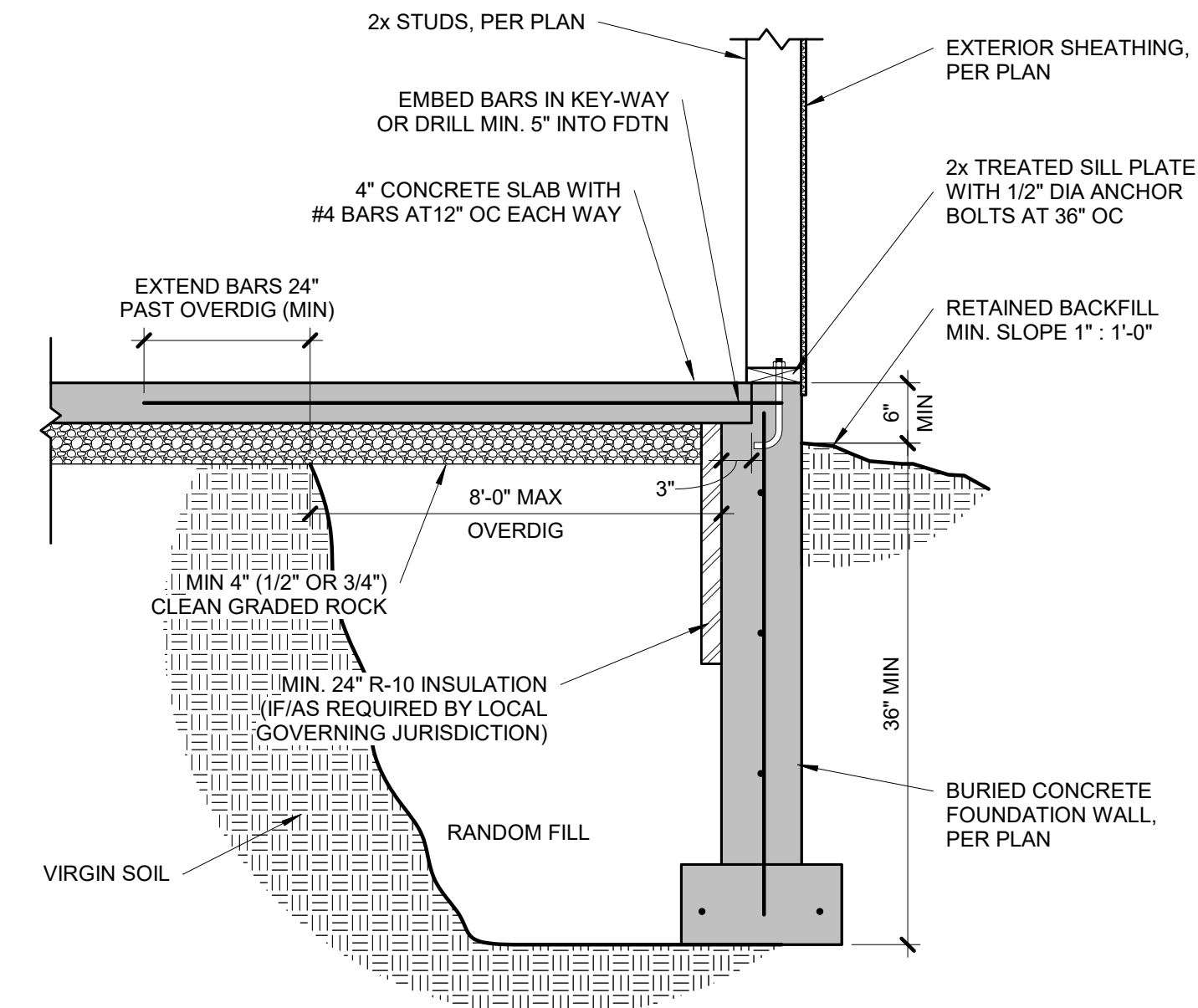
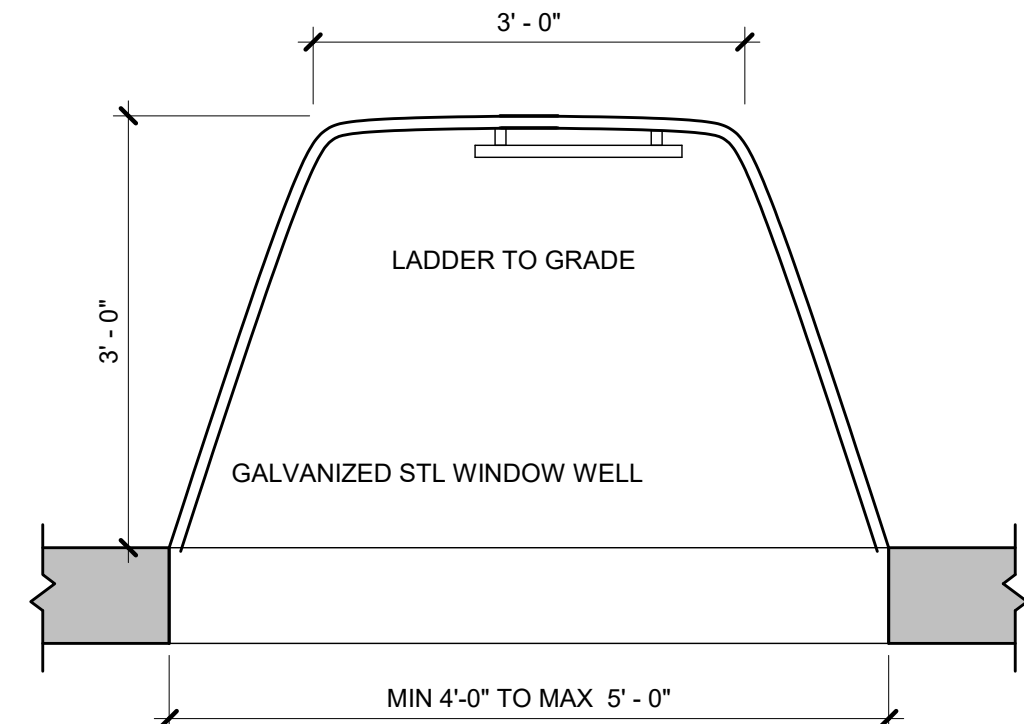
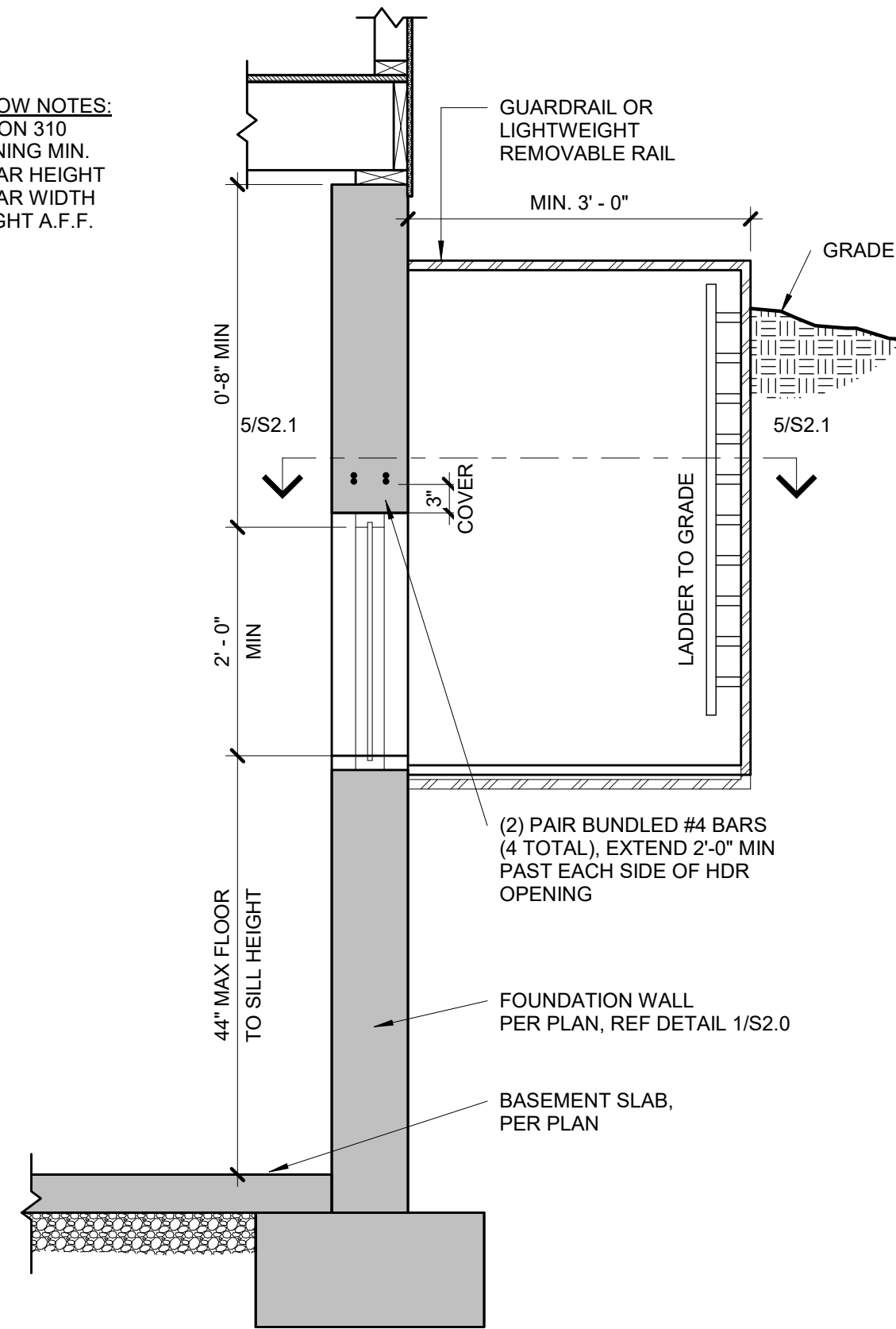
DATE	COMMENTS
#	



FORMWORK OPTIONS:
1. PROVIDE VULCRAFT 2VLI (OR EQUAL) CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION).
OR
2. PLYWOOD FORMS WITH EXPANDABLE BAR JOISTS OR TEMPORARY FRAMED WALLS BY CONTRACTOR.

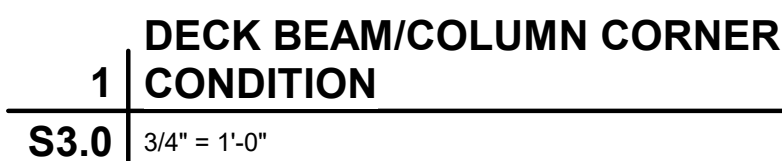
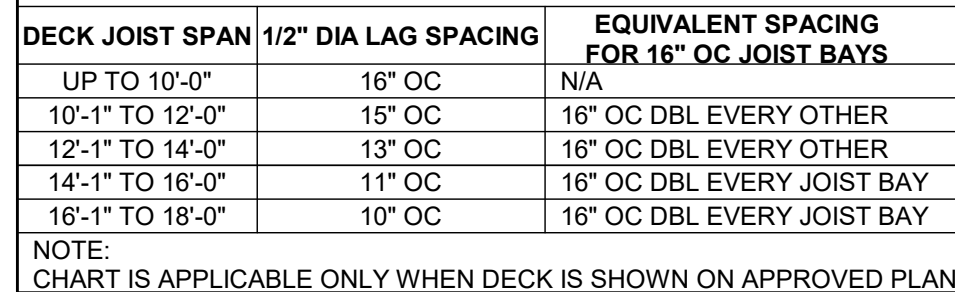


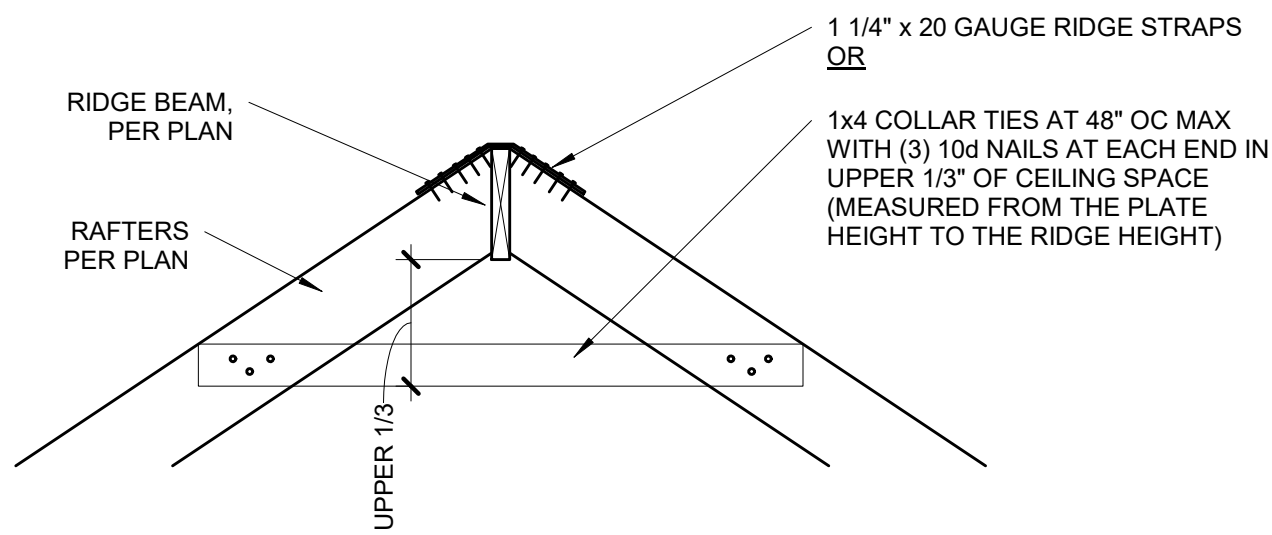
EGRESS WINDOW NOTES:
PER IRC SECTION 310
1. 5.7 S.F. OPENING MIN.
2. 24" MIN. CLEAR HEIGHT
3. 20" MIN. CLEAR WIDTH
4. 44" MAX HEIGHT A.F.F.



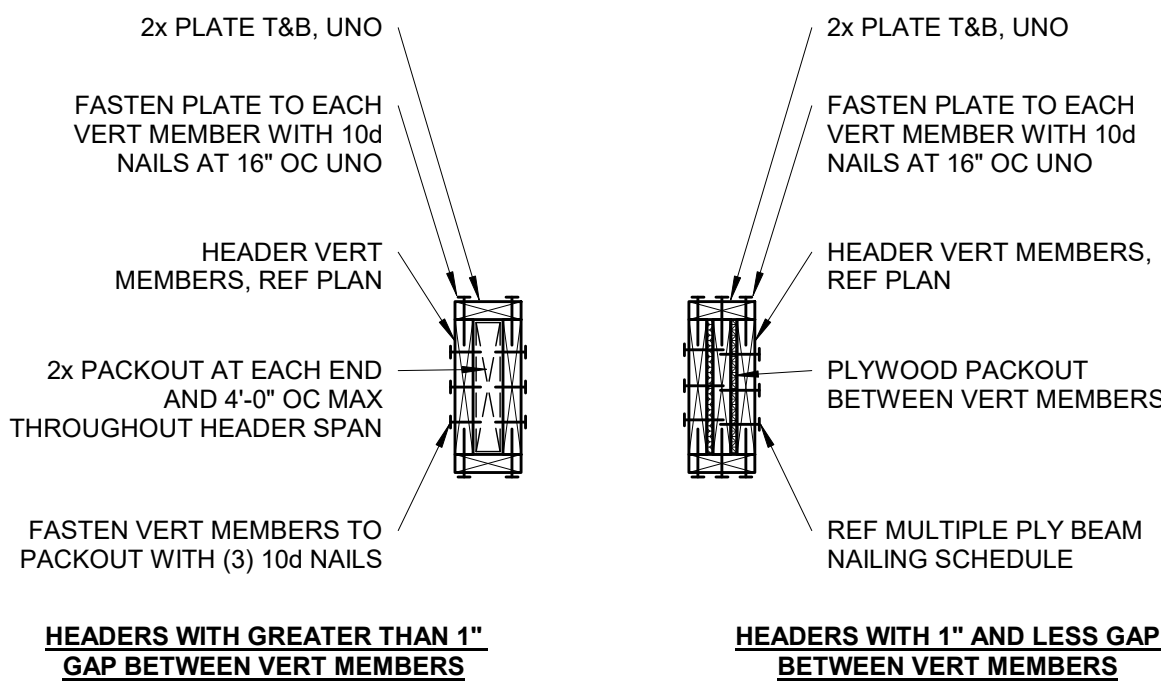
TYPICAL SUSPENDED SLAB DETAIL

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





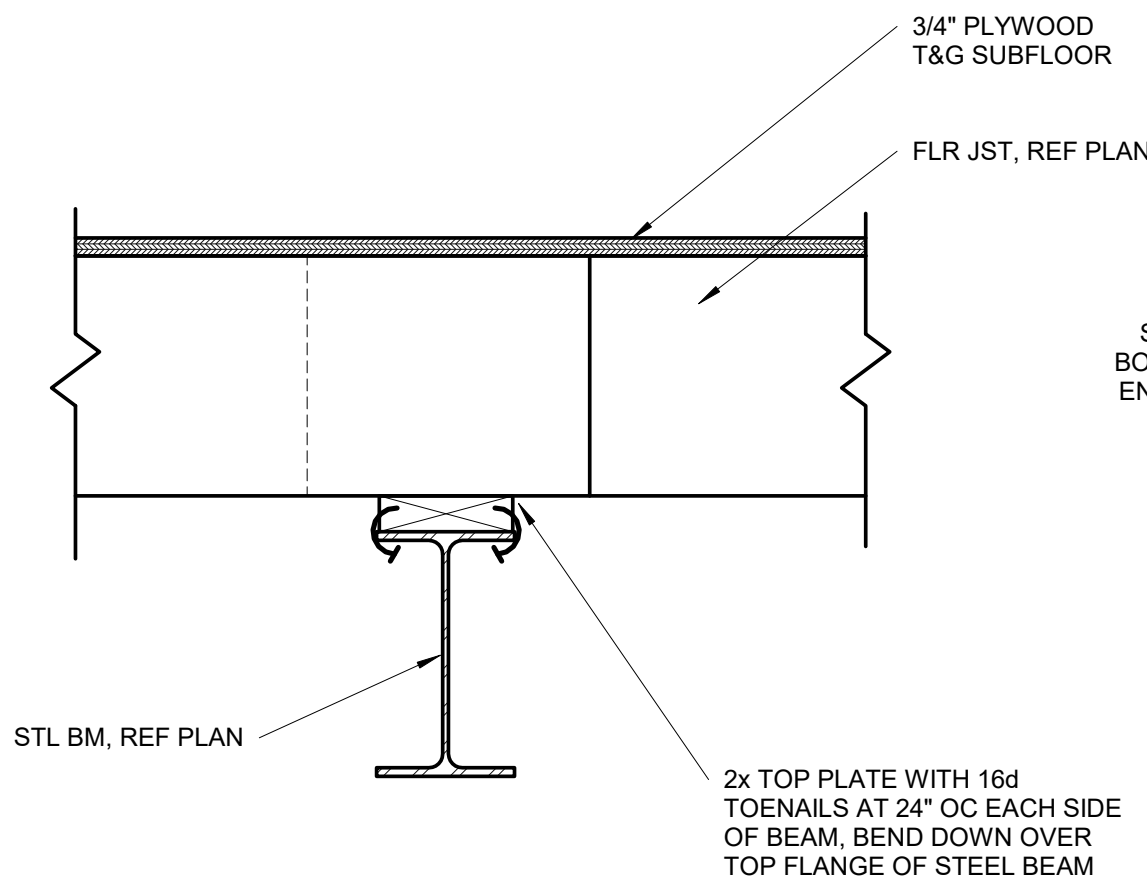
12 | RIDGE BEAM DETAIL
S3.1 3/4" = 1'-0"



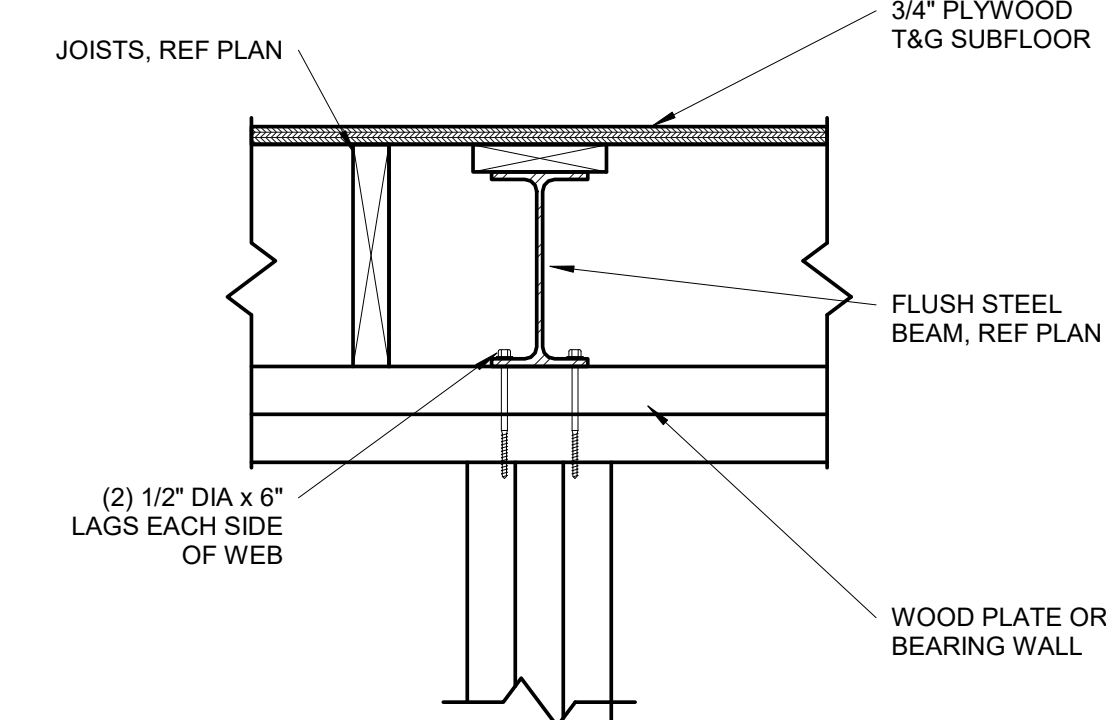
11 | TYPICAL WOOD HEADER DETAIL
S3.1 NOT TO SCALE

2 - PLY	3 - PLY	4 - PLY
(3) ROWS OF 16d x 3-1/2" NAILS AT 6" OC	(3) ROWS OF 16d x 3-1/2" NAILS AT 4" OC	(2) ROWS OF 1/2" DIA. A307 THRU-BOLTS AT 12" OC STAGGERED
NOTES: 1. NAILING SHOWN APPLIES UNLESS SPECIFICALLY NOTED IN DETAILS. 2. SPACE NAILS EVENLY THROUGHOUT DEPTH OF BEAM.		

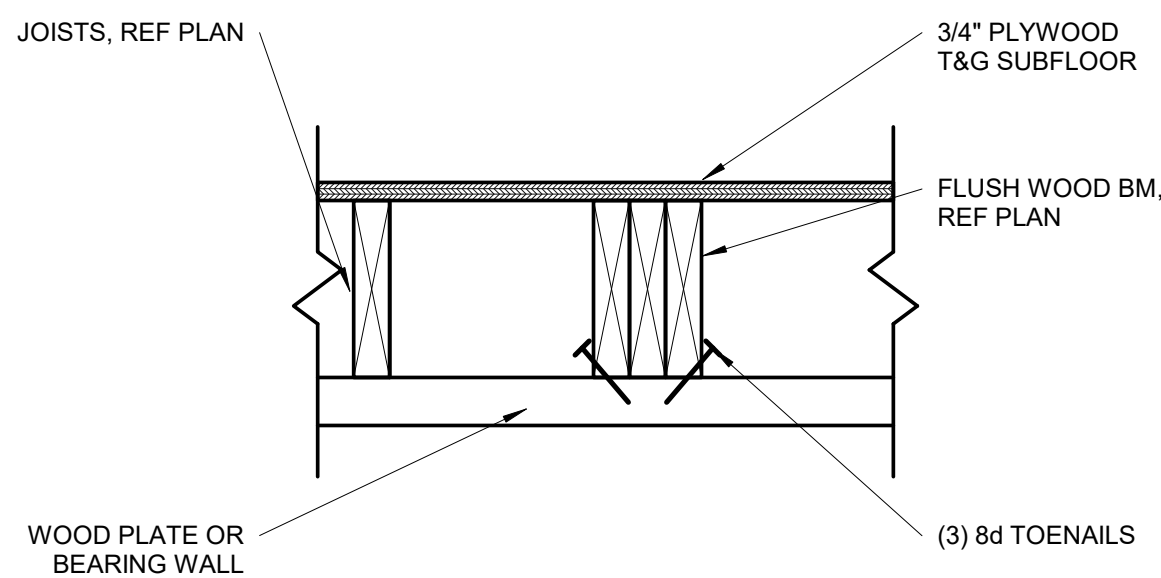
MULTIPLE PLY BEAM NAILING
10 | SCHEDULE
S3.1 NOT TO SCALE



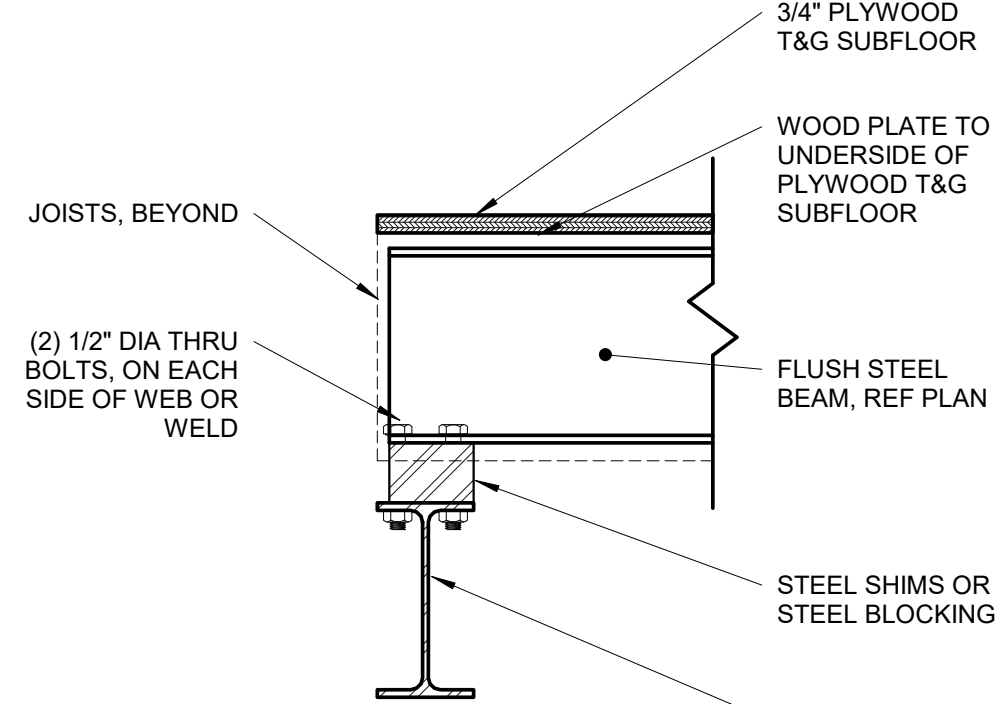
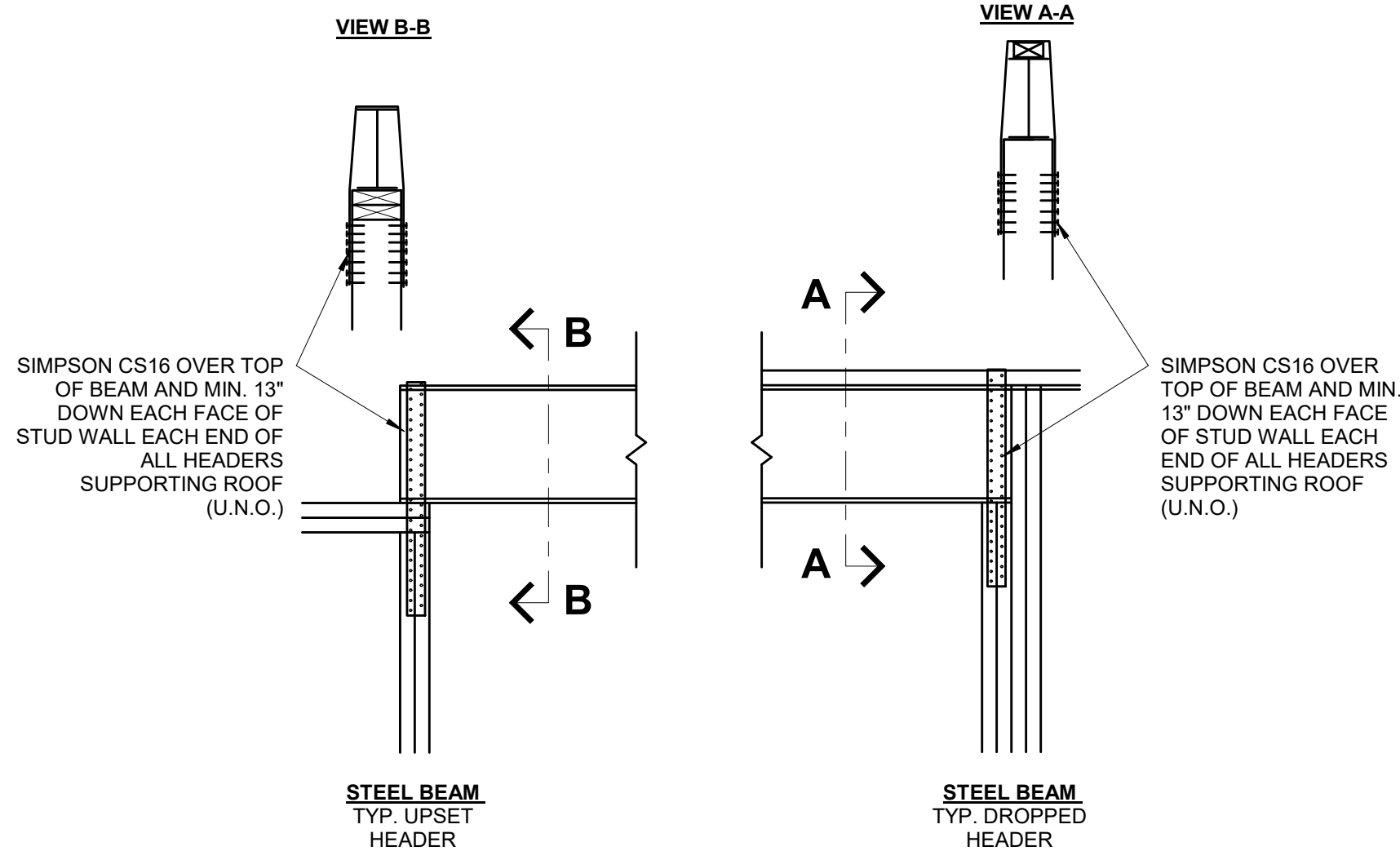
9 | WOOD PLATE TO STEEL BEAM CONNECTION
S3.1 1 1/2" = 1'-0"



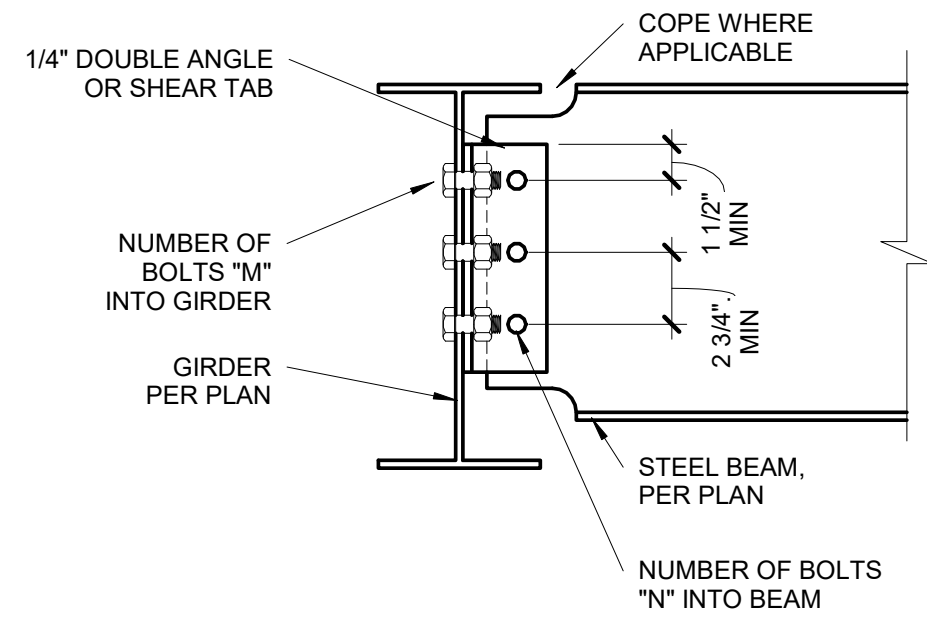
8 | FLUSH STEEL BEAM CONNECTION
S3.1 1 1/2" = 1'-0"



7 | FLUSH WOOD BEAM CONNECTION
S3.1 1 1/2" = 1'-0"



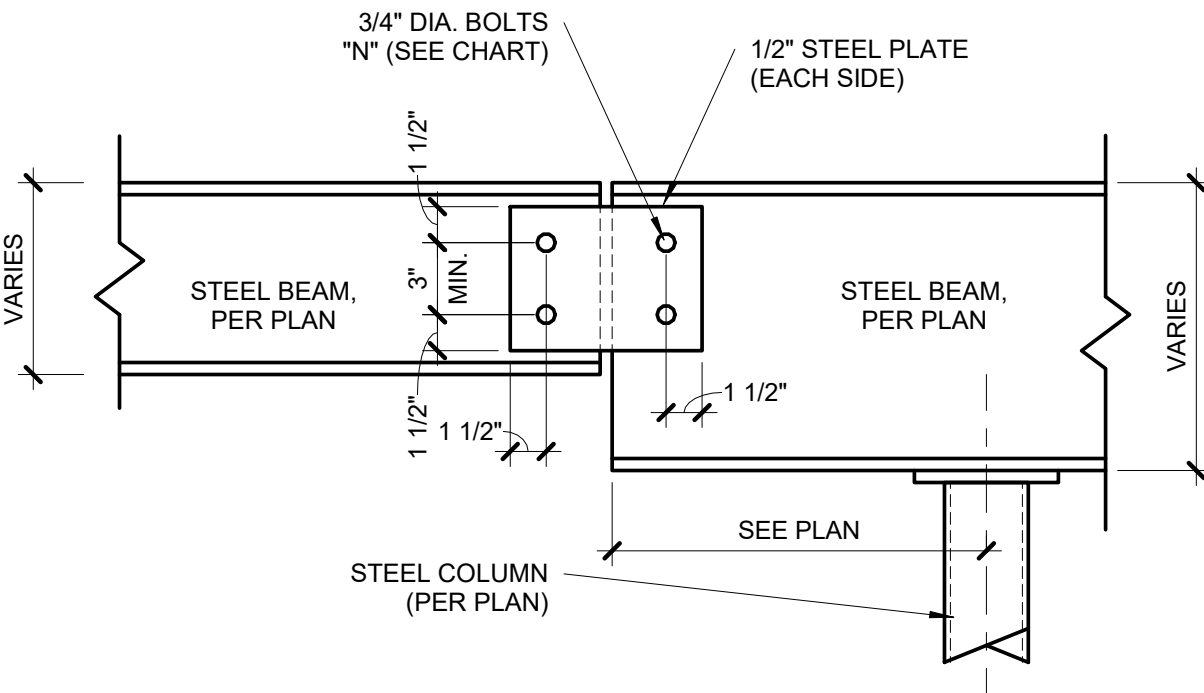
4 | FLUSH STEEL BEAM TO STEEL BEAM
S3.1 1 1/2" = 1'-0"



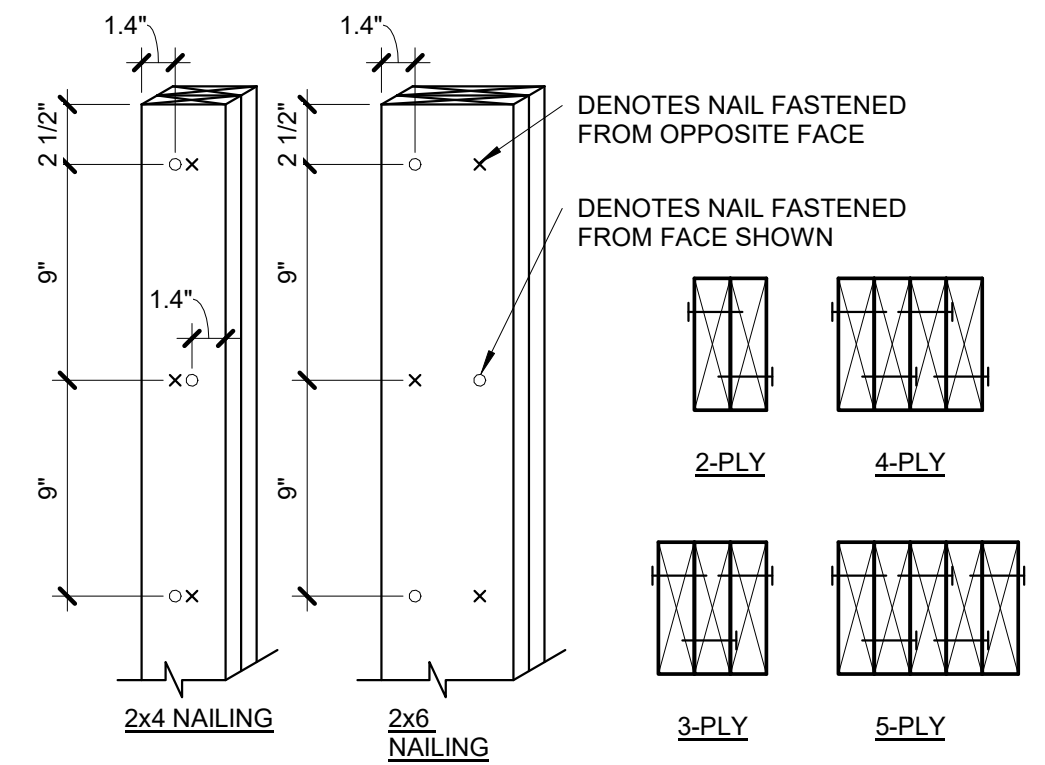
3 | BEAM TO GIRDER CONNECTION
S3.1 1 1/2" = 1'-0"

BEAM CONNECTION SCHEDULE		
BEAM SIZE	# OF BOLTS "N"	# OF BOLTS "M"
W8, W10	2	4
W12, W14	3	6
W16, W18	4	8

NOTES:
1. THESE CONNECTIONS ARE TYPICAL, UNO.
2. NUMBER OF BOLTS IN UPSET BEAM CONNECTIONS DETERMINED BY SMALLER OF TWO BEAMS AT CONNECTION.
3. ALL AROUND 1/4" FILLET WELD MAY BE SUBSTITUTED FOR EITHER BOLTED CONNECTION.
4. ALL BOLTS, 3/4" DIAMETER, A325-N, UNO.

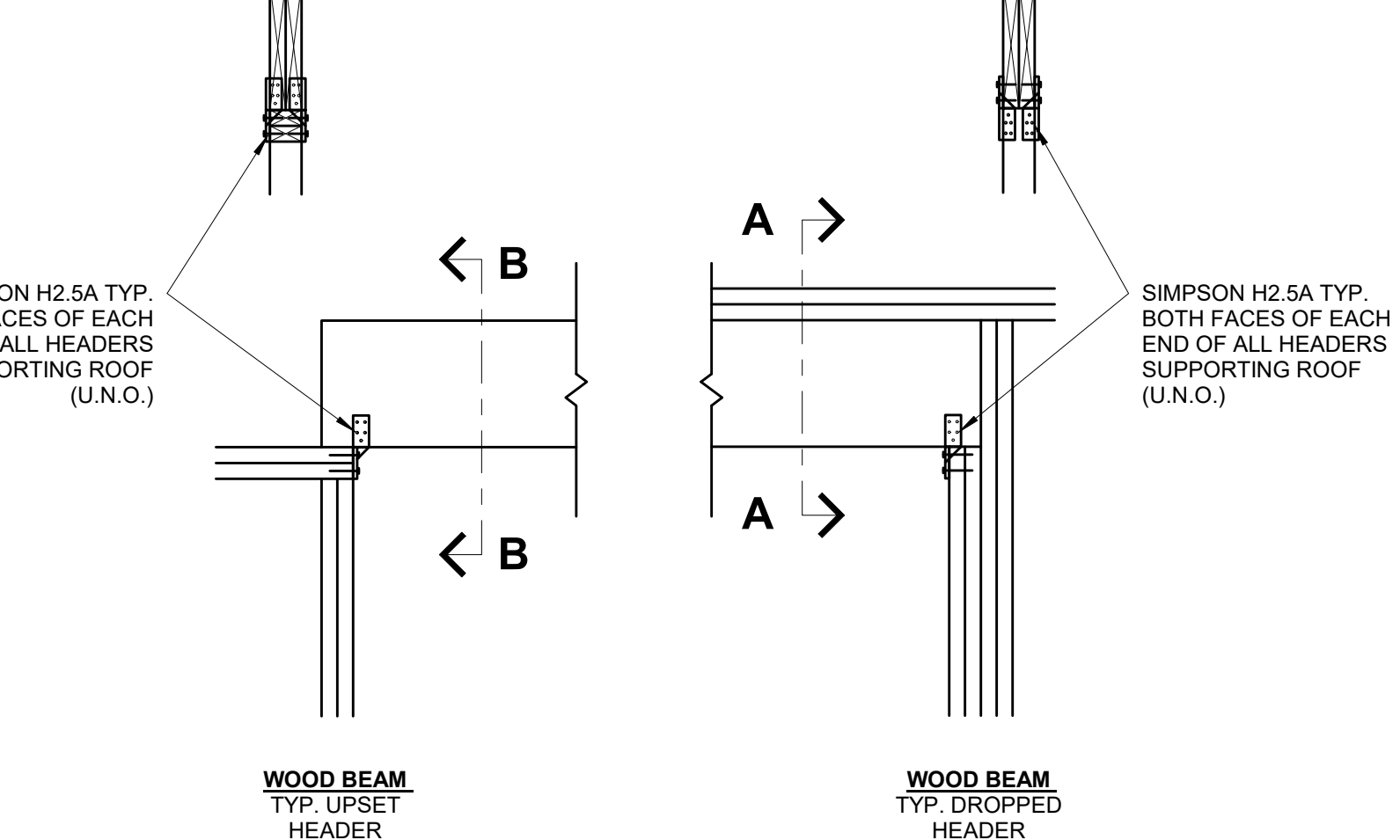


2 | BEAM SPLICE DETAIL
S3.1 1 1/2" = 1'-0"

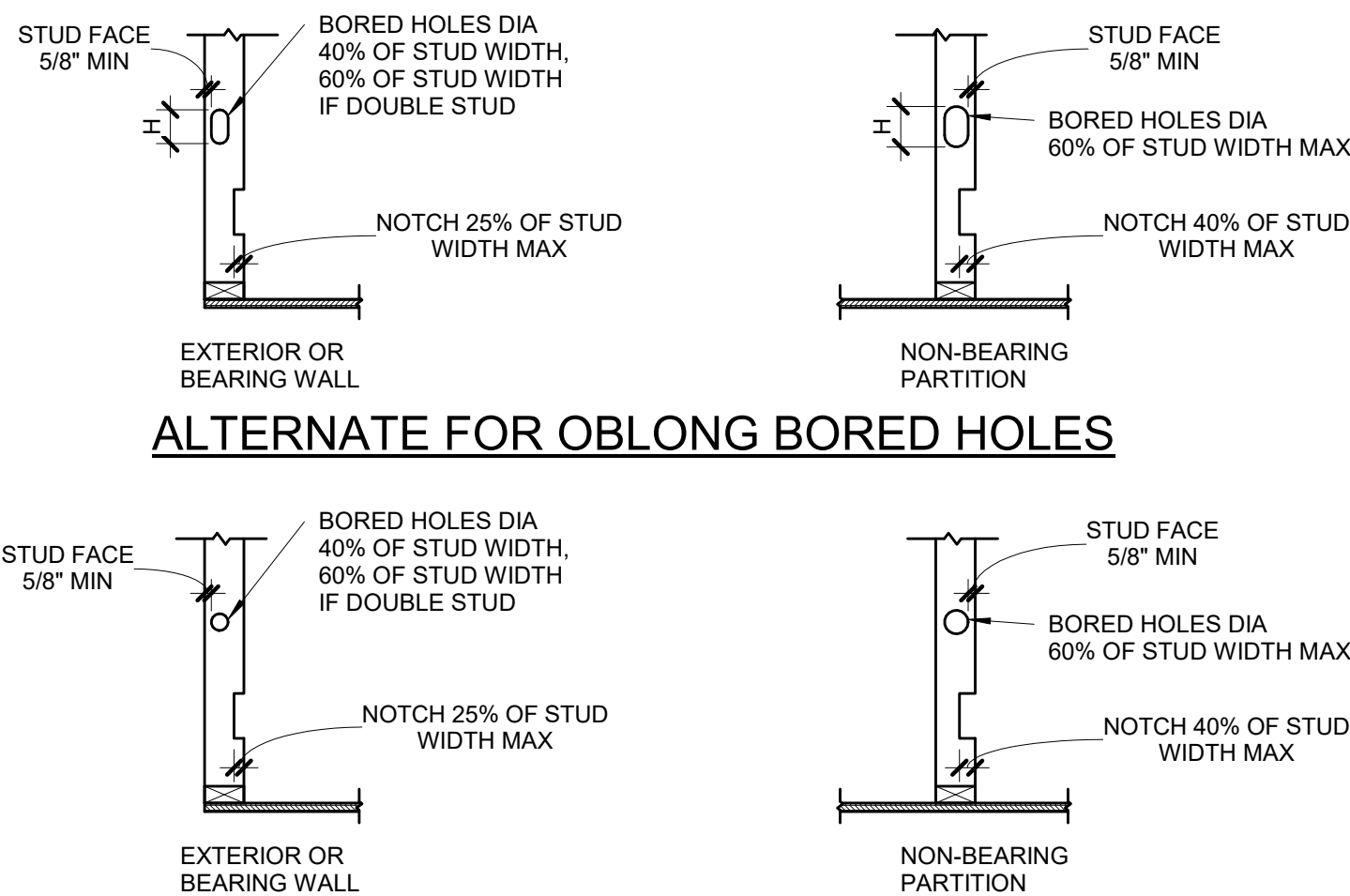


- NOTES:**
1. EACH 2x PLY SHALL BE FASTENED WITH (1) ROW OF 10d NAILS AT 9" OC, ALTERNATING SIDE TO SIDE.
2. 1.4" MIN EDGE DISTANCE, AND STARTING 2 1/2" FROM EACH END.
3. EXTEND FULL AREA OF COLUMN AS SOLID BLOCKING THROUGH JOIST BAYS AND WALLS TO LOAD-BEARING BEAM/WALL BELOW.

1 | BUILT-UP STUD COLUMN
S3.1 1 1/2" = 1'-0"



6 | ROOF SUPPORTING BEAM HOLD DOWN
S3.1 3/4" = 1'-0" (COMPLIANCE WITH IRC R802.11)



ALTERNATE FOR OBLONG BORED HOLES

WALL SIZE	BORED HOLE SIZE		WALL NOTCH	
	STUDS LOAD BEARING OR EXTERIOR WALL	NON LOAD BEARING WALL	LOAD BEARING WALL	NON LOAD BEARING WALL
	40%	60%	25%	40%
2x4	1 3/8"	-	7/8"	1 3/8"
(2) 2x4	-	2 1/8"	7/8"	1 3/8"
2x6	2 1/4"	3 15/16"	1 3/8"	2 1/4"
(2) 2x6	-	3 5/16"	1 3/8"	2 1/4"
2x8	2 7/8"	-	1 13/16"	2 7/8"
(2) 2x8	-	4 3/8"	1 13/16"	2 7/8"

PLATES:
TOP AND BOTTOM PLATE HOLE, CUT OR NOTCH THAT IS 50% MORE OF WIDTH MUST BE REPAIRED USING 16 GA (MIN) METAL TIE THAT IS AT LEAST 1-1/2" WIDE IF WALL IS A SHEAR WALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS).

WALL SIZE	HOLE SIZE
2x4	1 3/4"
2x6	2 3/4"
2x8	3 5/8"

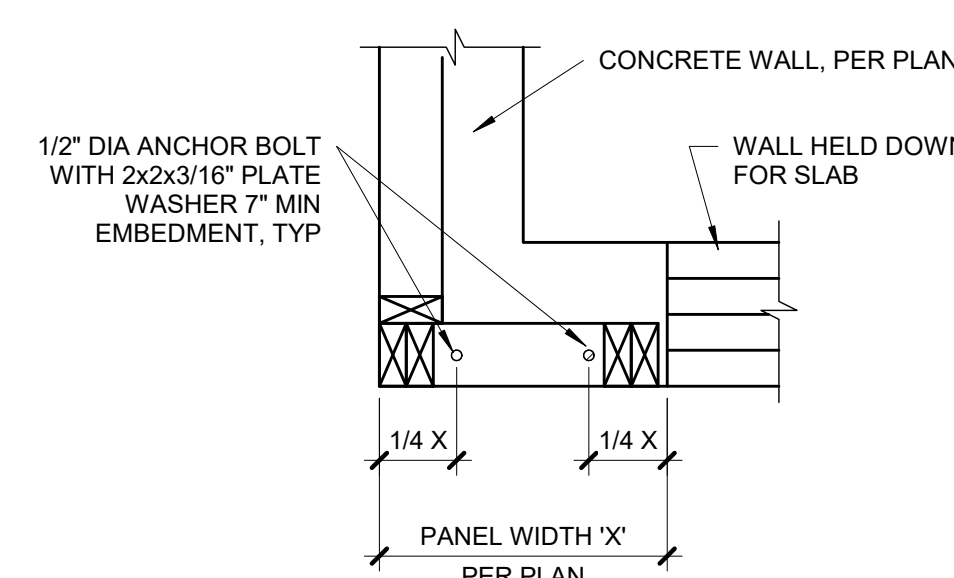
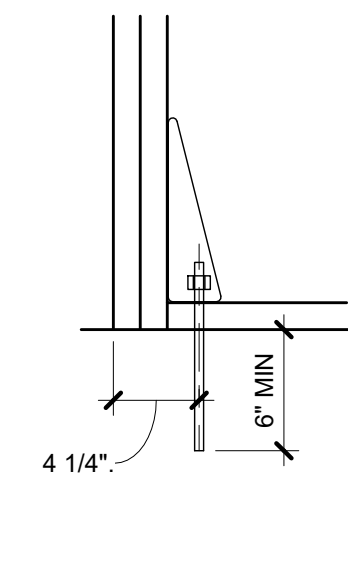
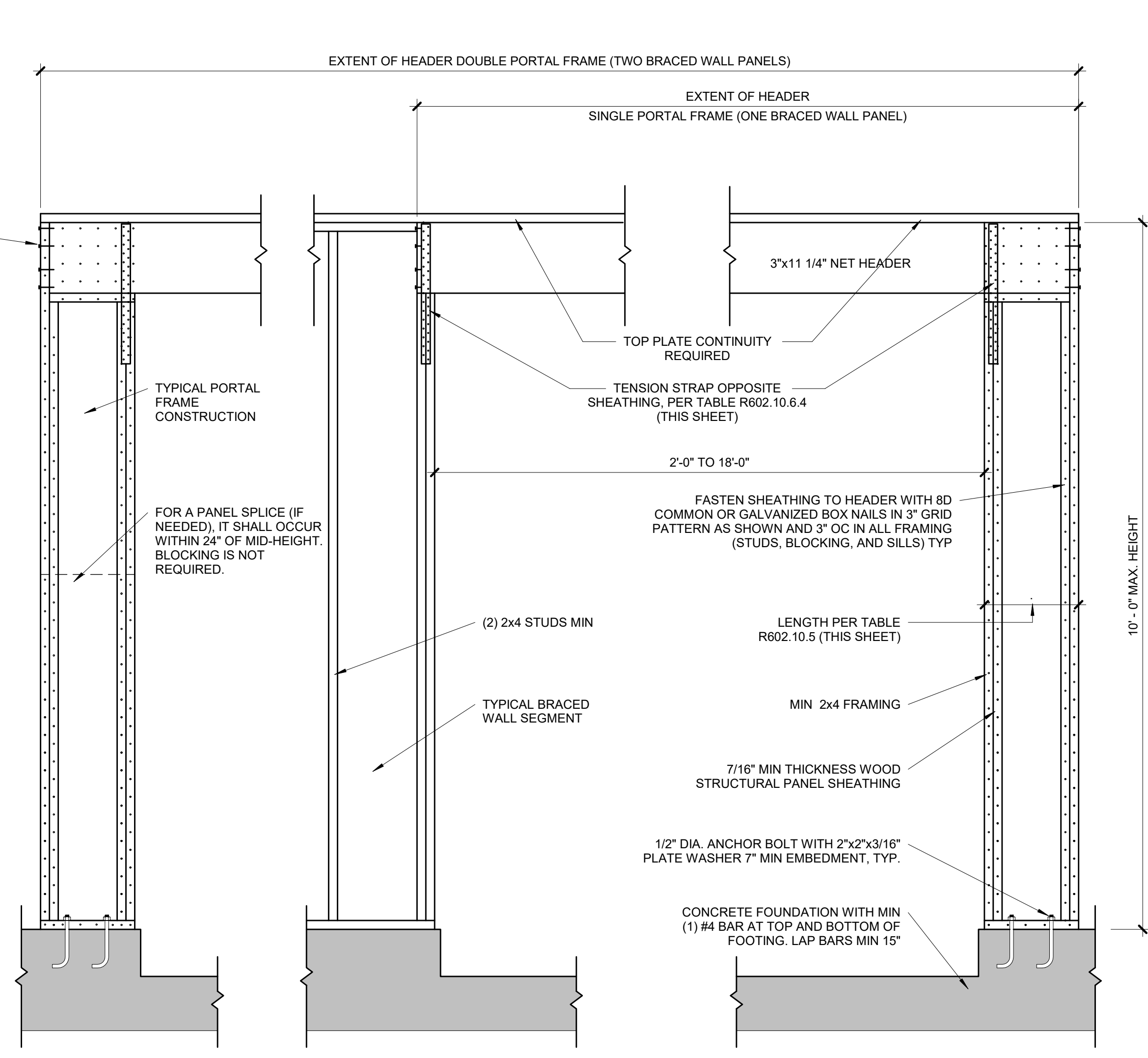
VERTICAL HOLE SIZE (H)
D+1/2" AT Lvl 1&2
D+1" AT Lvl 3
D+1 1/4" AT Lvl 4
D+1 1/2" AT Lvl 5

NOTE:
SEE SECTION R602.6 AND FIGURES R602.6.1 AND R602.6.2

5 | DRILLING & NOTCHING DETAIL
S3.1 3/4" = 1'-0"

COMMENTS	
DATE	
#	

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

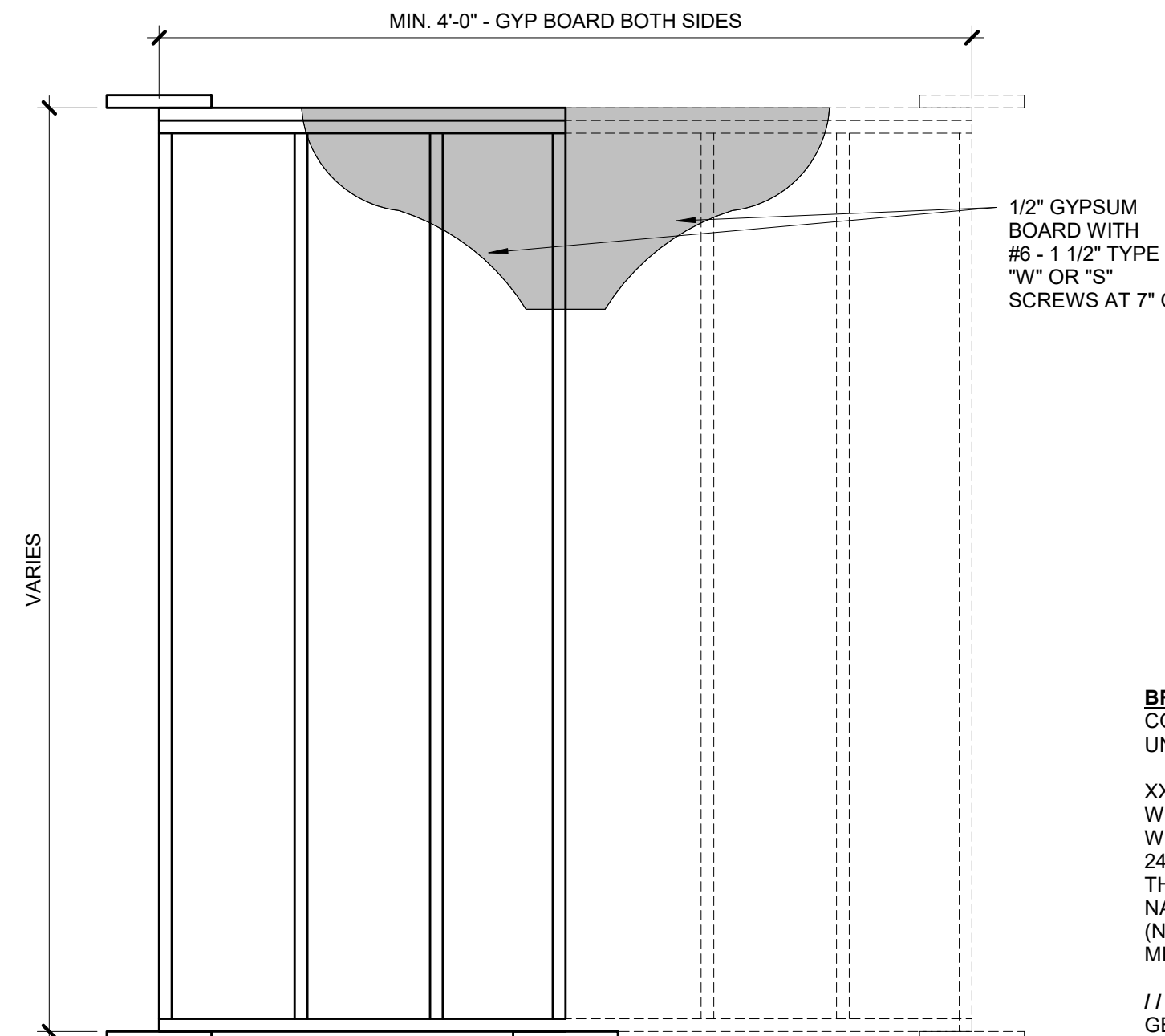


PORTAL FRAME AT GARAGE DOOR WITHOUT HOLD DOWNS (METHOD PFG)	
S4.0 ALT	3/4" = 1'-0" (ALT ALLOWED AT GARAGE DOOR ONLY) (PER IRC R602.10.6.3)

TABLE R602.10.5 (PARTIAL)				
MINIMUM LENGTH OF BRACED WALL PANELS				
METHOD	MIN LENGTH (INCHES)			
	WALL HEIGHT 8 FEET	9 FEET	10 FEET	11 FEET
± SUPPORTING ROOF ONLY	16	16	15	16
± ONE STORY AND ROOF	24	24	24	24
PGF	24	27	30	30

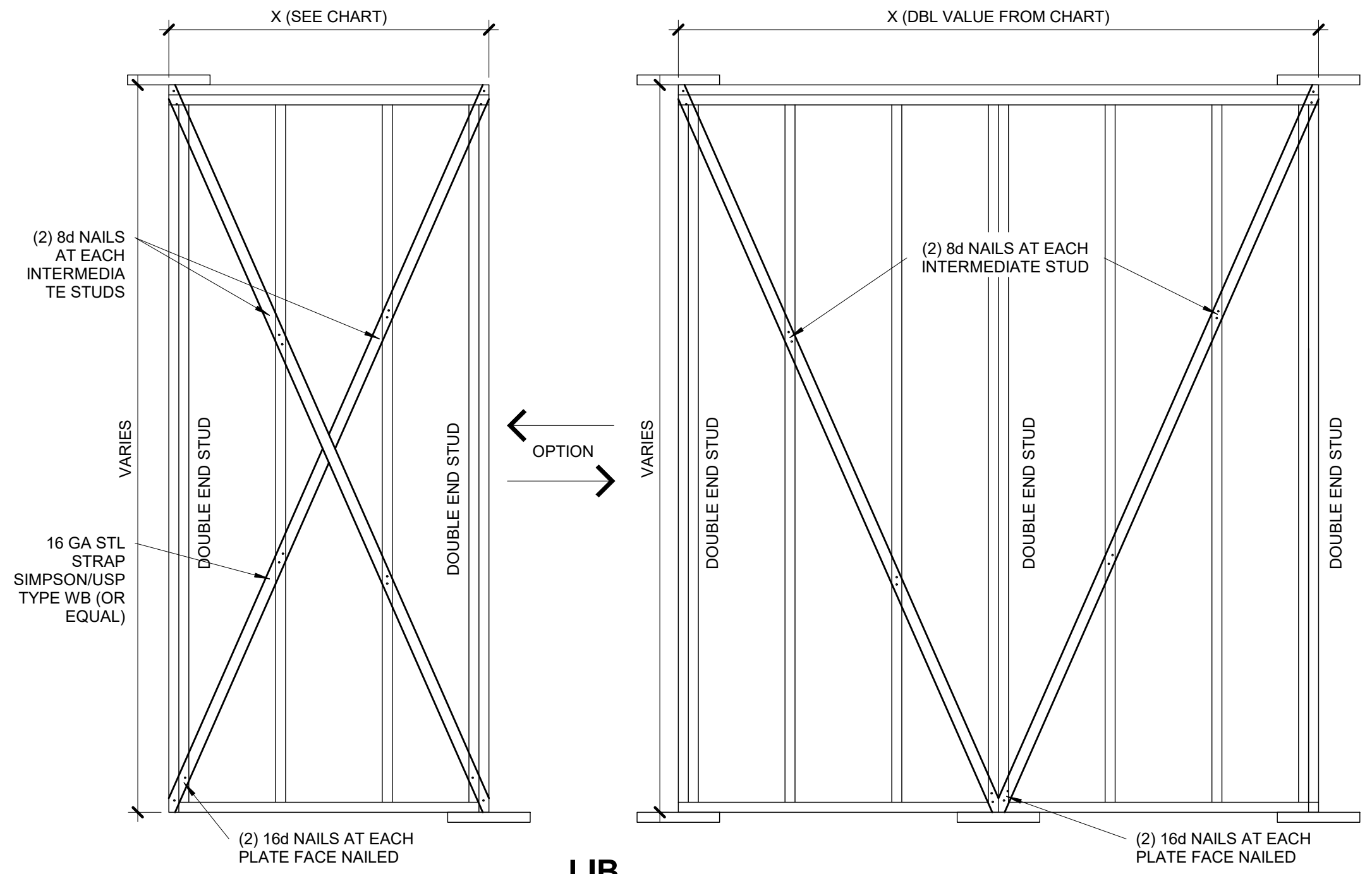
NOTE: MAX HEADER HEIGHT IS 10'-0". BUT WALL HEIGHT SHALL BE

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)	
				115 MPH, EXP B	130 MPH, EXP C
2x4 #2 GRADE	0	10	18	1,000	
			9	1,000	
	1	10	16	1,025	
			18	1,275	
	2	10	9	1,000	
			16	2,175	
			18	2,500	
			9	1,500	
	2	12	16	3,375	
			18	3,975	
			9	2,750	
	4	12	12	3,775	
9			1,000		
2x6 STUD GRADE	2	12	16	2,150	
			18	2,550	
			9	1,750	
	4	12	16	2,400	
			18	3,800	
			9	1,500	



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	-

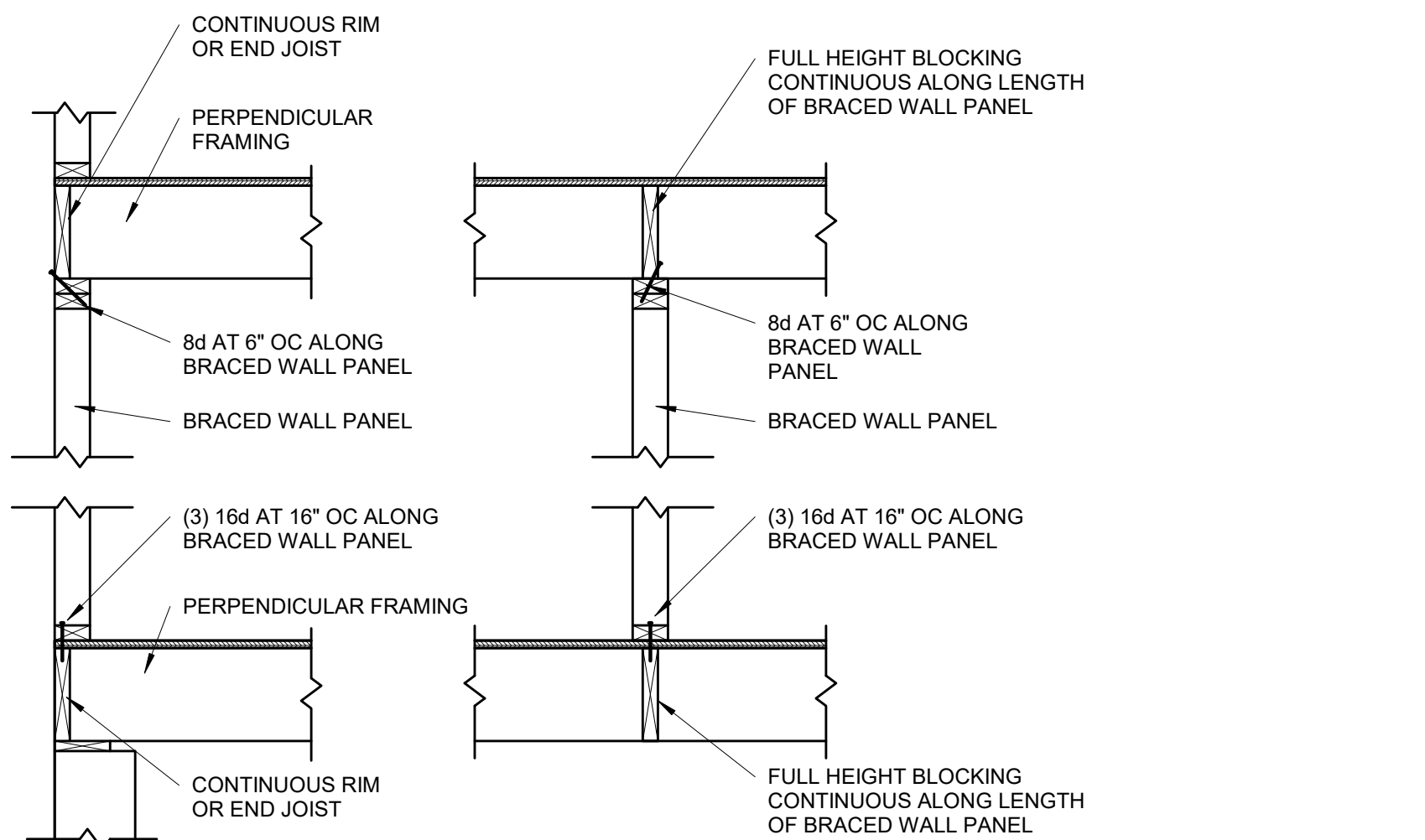
NOTE: BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, LIB



BRACED WALL 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 240 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 UNLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

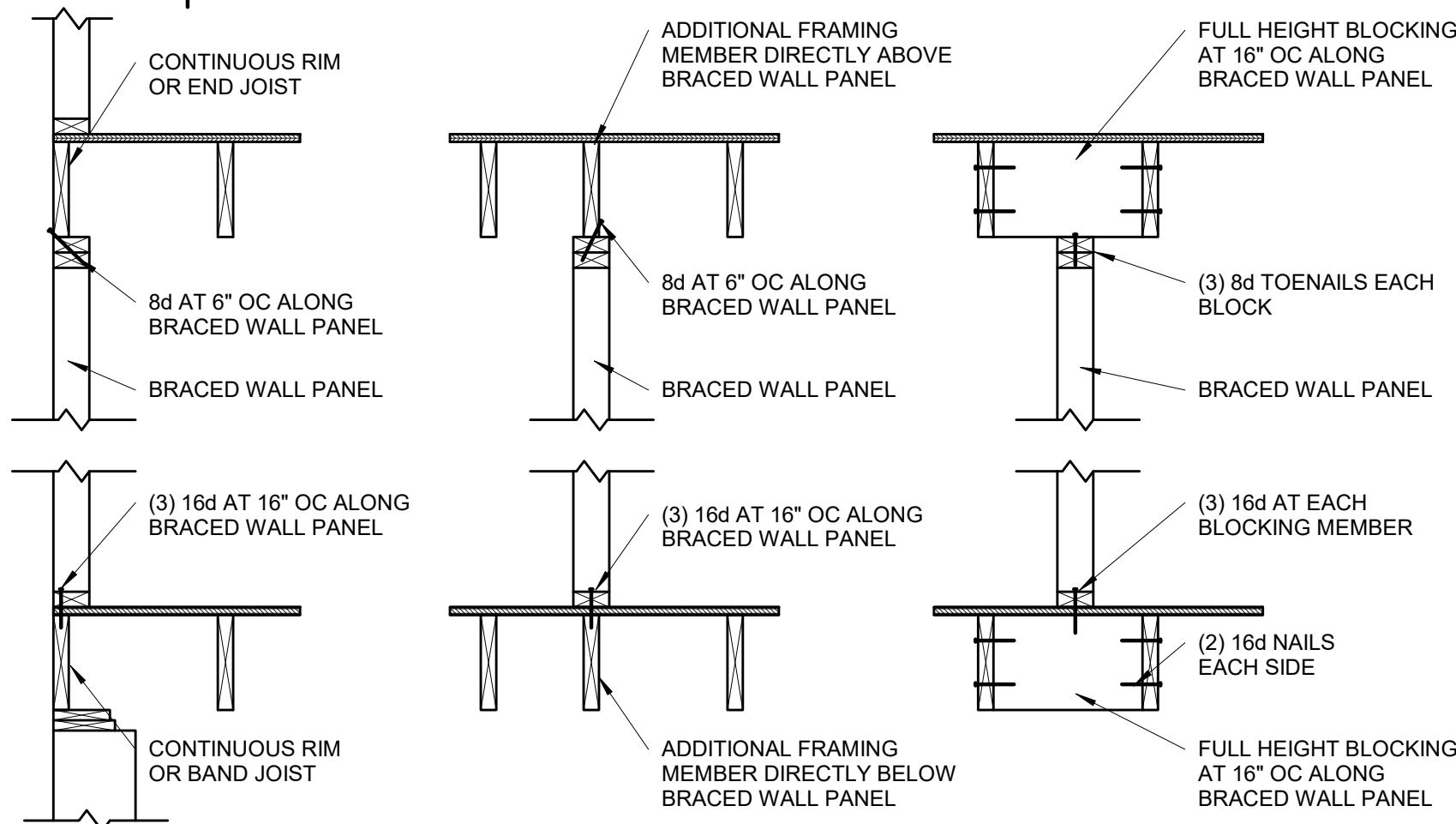
||||| **INTERIOR BRACED WALLS (REF 2/54.0):**
GB METHOD:
1/2" MIN GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED WITH #6 - 1 1/4" TYPE "W" OR "S" DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)
OR
LIB METHOD:
1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 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
CONNECTION WHEN
PERPENDICULAR TO
FLOOR/CEILING FRAMING**

S4.1

3/4" = 1'-0"

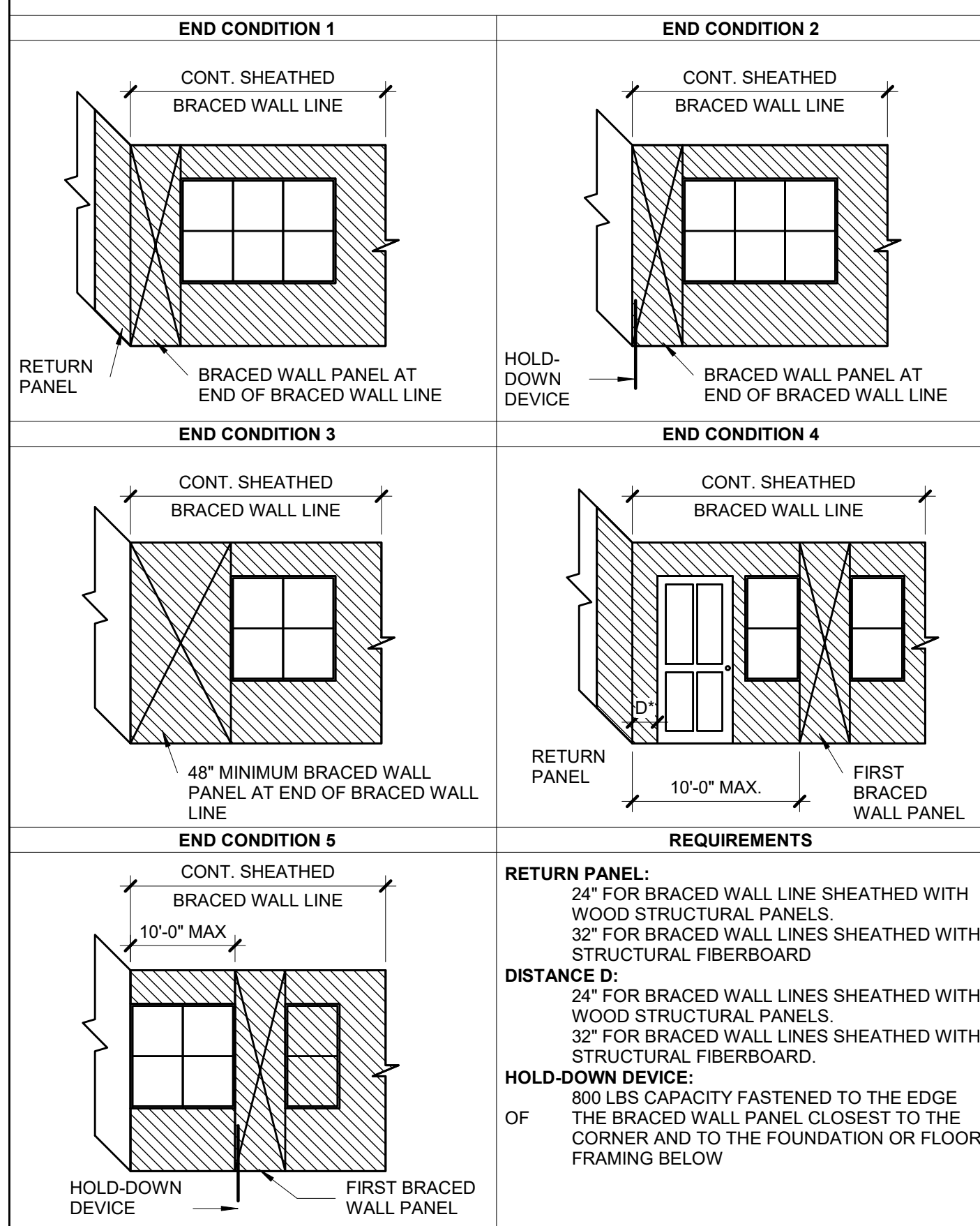


**BRACED WALL PANEL
CONNECTION WHEN PARALLEL
TO FLOOR/CEILING FRAMING**

S4.1

3/4" = 1'-0"

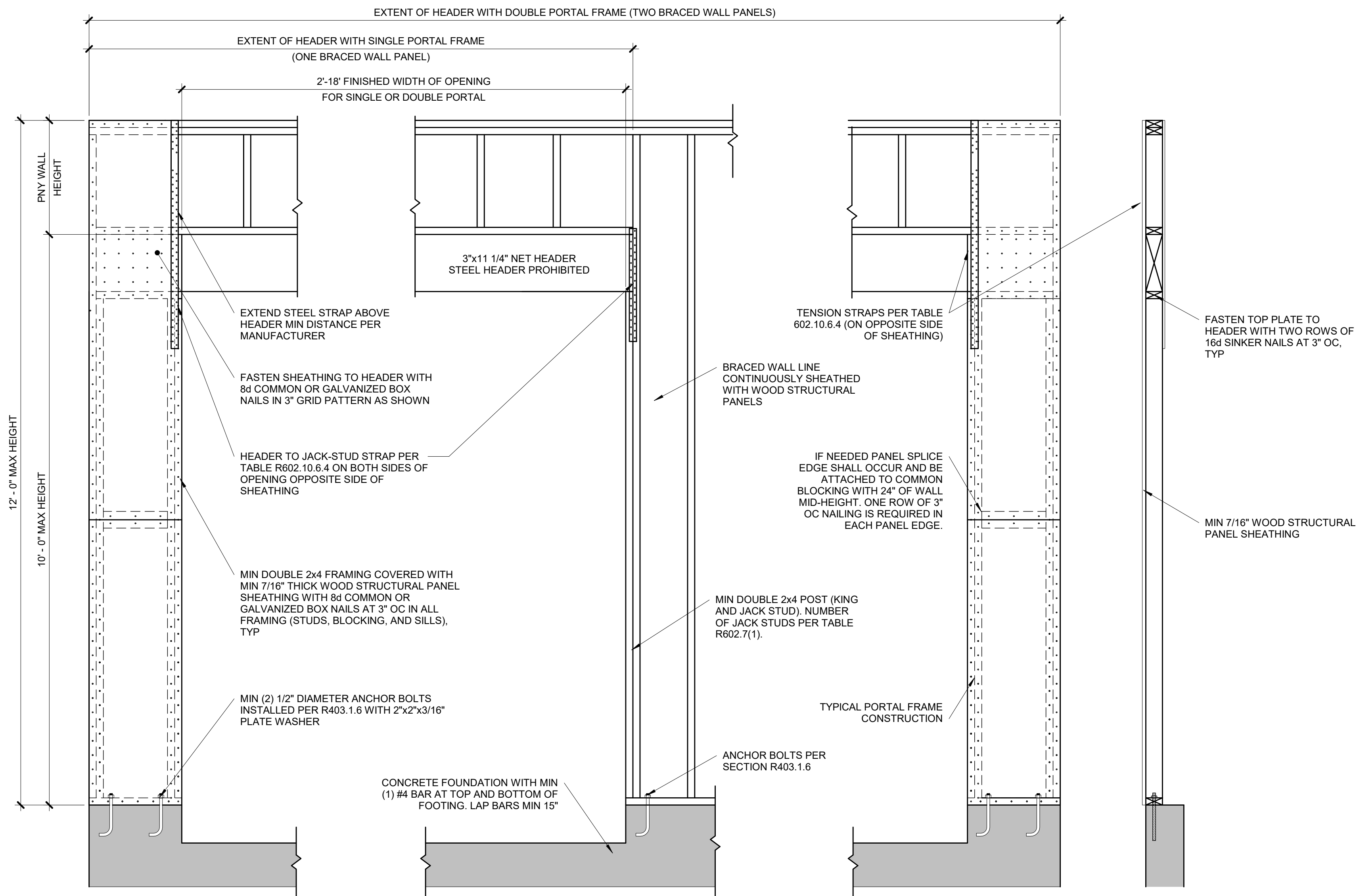
CONT. SHEATHED BRACED WALL END CONDITIONS



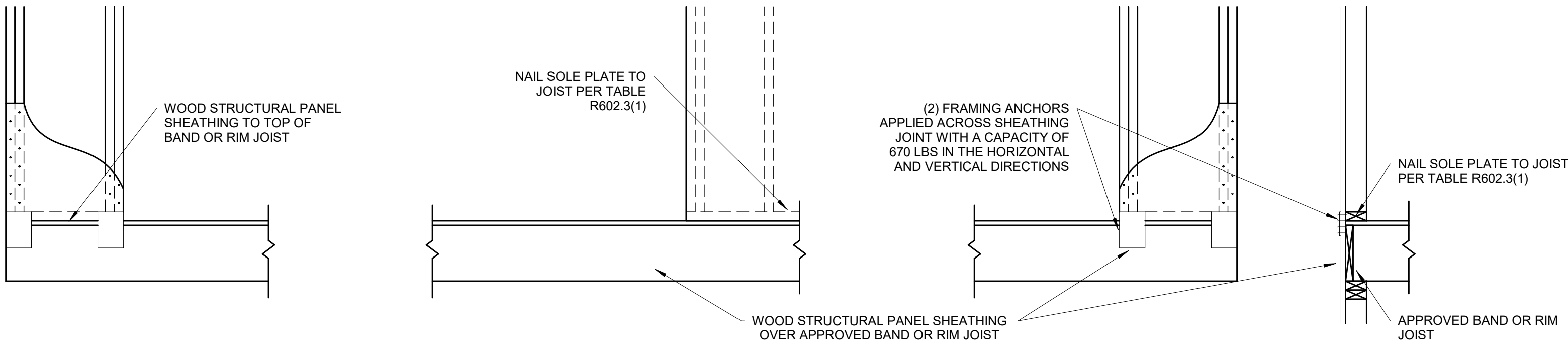
**CONTINUOUS SHEATHED BRACED
WALL END CONDITIONS**

S4.1

NOT TO SCALE (COMPLIANCE WITH IRC R602.10.7)

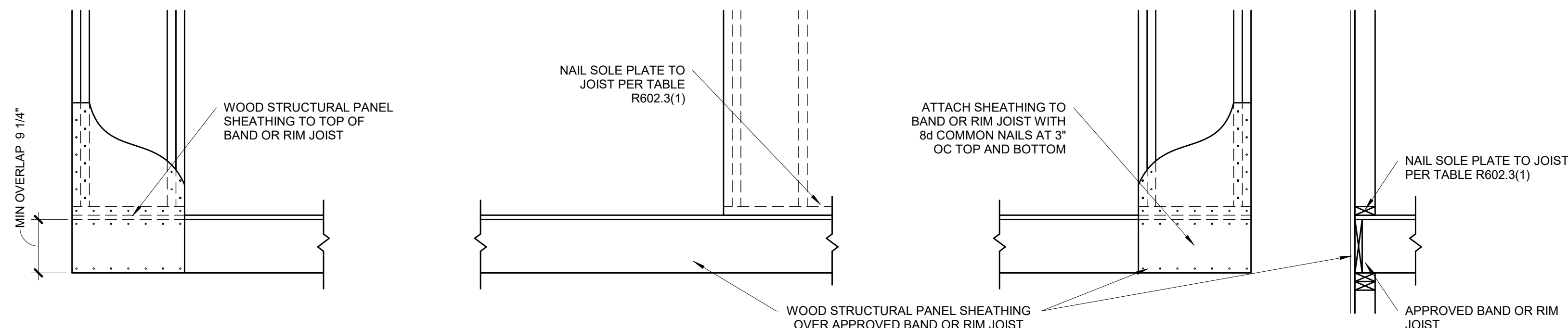


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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)