

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

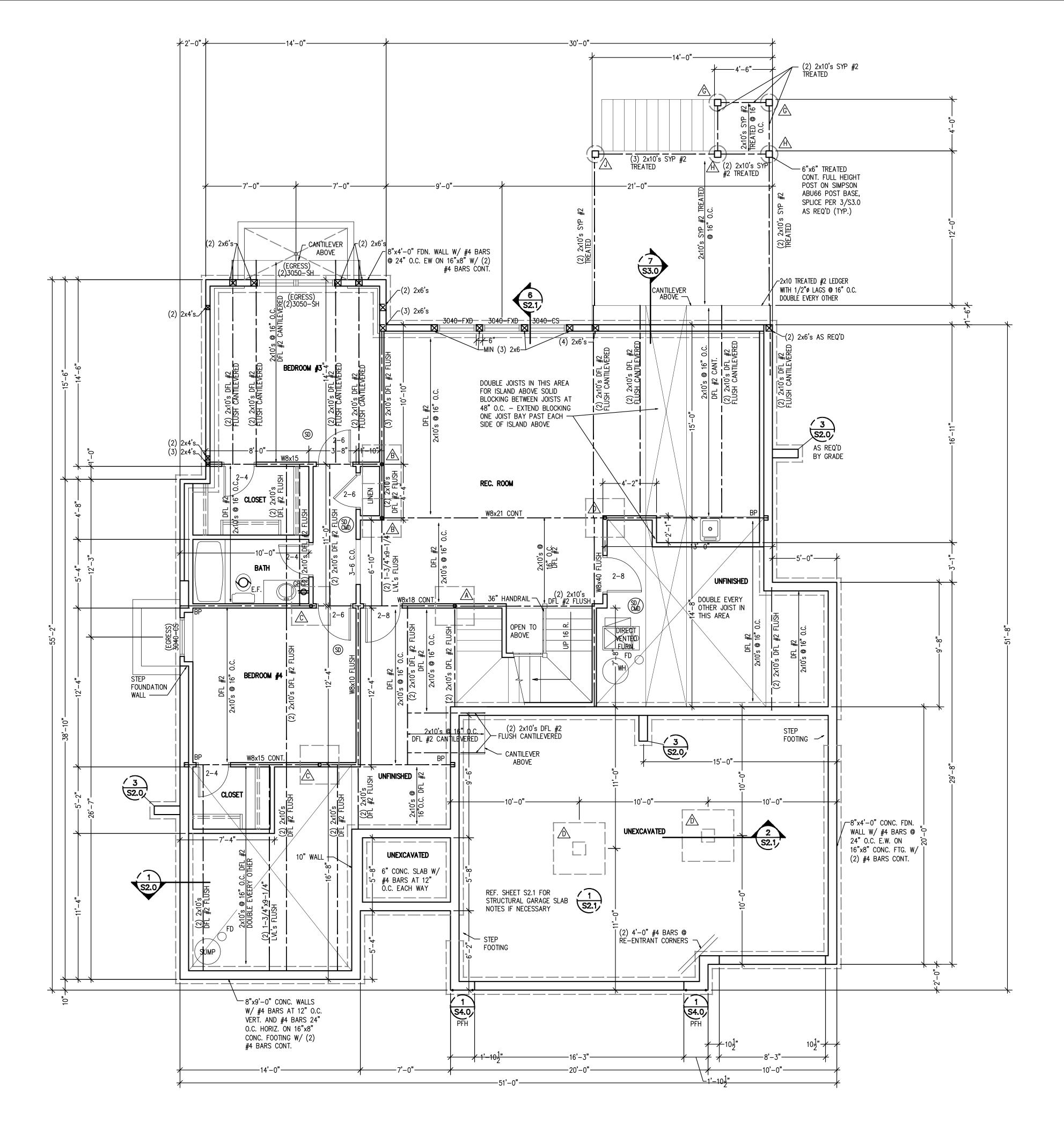
MAIN FLOOR – 1,860 SQ. FT. LOWER LEVEL – 1,149 SQ. FT. 3,009 SQ. FT. 168 SQ. FT. 619 SQ. FT.

<u>DISCLAIMER</u> 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.

<u>NOTE:</u> PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

New Mark Homes P.O. Box 12025 Parkville, Missouri 64152 Ph. (816) 969-9010	
New Mark Horres	
APEX ENGINEERS, INC. 1625 LOCUST ST KANSAS ENGINEERING LICENSE: 992 MISSOURI ENGINEERING LICENSE: 992 MISSOURI ENGINEERING LICENSE: 992	
Kylee Spec 2767 SW 12th Ter - Highland Meadows - Lot 135 Lee Summit, Missouri Copyright 2021	
DRAWN BY: CJD CHECKED BY: CA DATE:8/26/2022	

PROJ. 22-345



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/30/2022 11:12:36

> LOWER LEVEL PLAN SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES: - ALL UNMARKED HEADERS MIN

(2)#2-2x10 - ALL HEADERS AND BEAMS MIN #2

GRADE DF/L (OR EQ.)

- EEARING 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 %" 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 $\frac{7}{16}$ " WITH MINIMUM SPAN RATING OF $\frac{24}{16}$ 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 No 6 - 1¹/₄" 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.

COLUMN & PIER PAD SCHEDULE (REF. 5/S2.0)			5/S2.0)
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	30" x 30" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
ß	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)
\bigcirc	48" x 48" x 12"	(6) #4 BAR E.W.	3½" SCH 40 (4" OD)
Â	54" x 54" x 16"	(8) #4 BAR E.W.	REF PLAN
Â	60" x 60" x 16"	(10) #4 BAR E.W.	REF PLAN

1. 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. 2. 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. \mathbb{A} 6x6 12"

A	6x6	16"
\triangle	6x6	18"
\mathbb{A}	6x6	24"
\triangle	6x6	28"

1. 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.

2. PIERS SHALL EXTEND BELOW THE FROST LINE: MIN. DEPTH OF 36" BELOW GRADE. 3. POST SHALL BE TREATED OR CEDAR WITH

DETAIL REFERENCES

SIMPSON ABU66 POST BASE

TYPICAL FOUNDATION WALL DETAIL	2 STRUCTURAL GARAGE SLAB S2.1 PIER PAD DETAIL			
2 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL	3 STRUCTURAL GARAGE SLAB / S2.1 WALL SECTION			
3 2.0 TYPICAL DEAD MAN DETAIL	6 S2.1 BASEMENT SLAB			
FOUNDATION WALL JUMP DETAIL	ALTERNATE BRACED WALL PANEL S4.0 DETAIL			
5 2.0 COLUMN PAD DETAIL	1 APA NARROW WALL BRACING S4.0 METHOD WITHOUT HOLD-DOWNS ALT.			
1 32.1 TYPICAL STRUCTURAL GARAGE SLAB PLAN	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 AREY SHALL NOT BE HELD LIABLE FOR ANY				

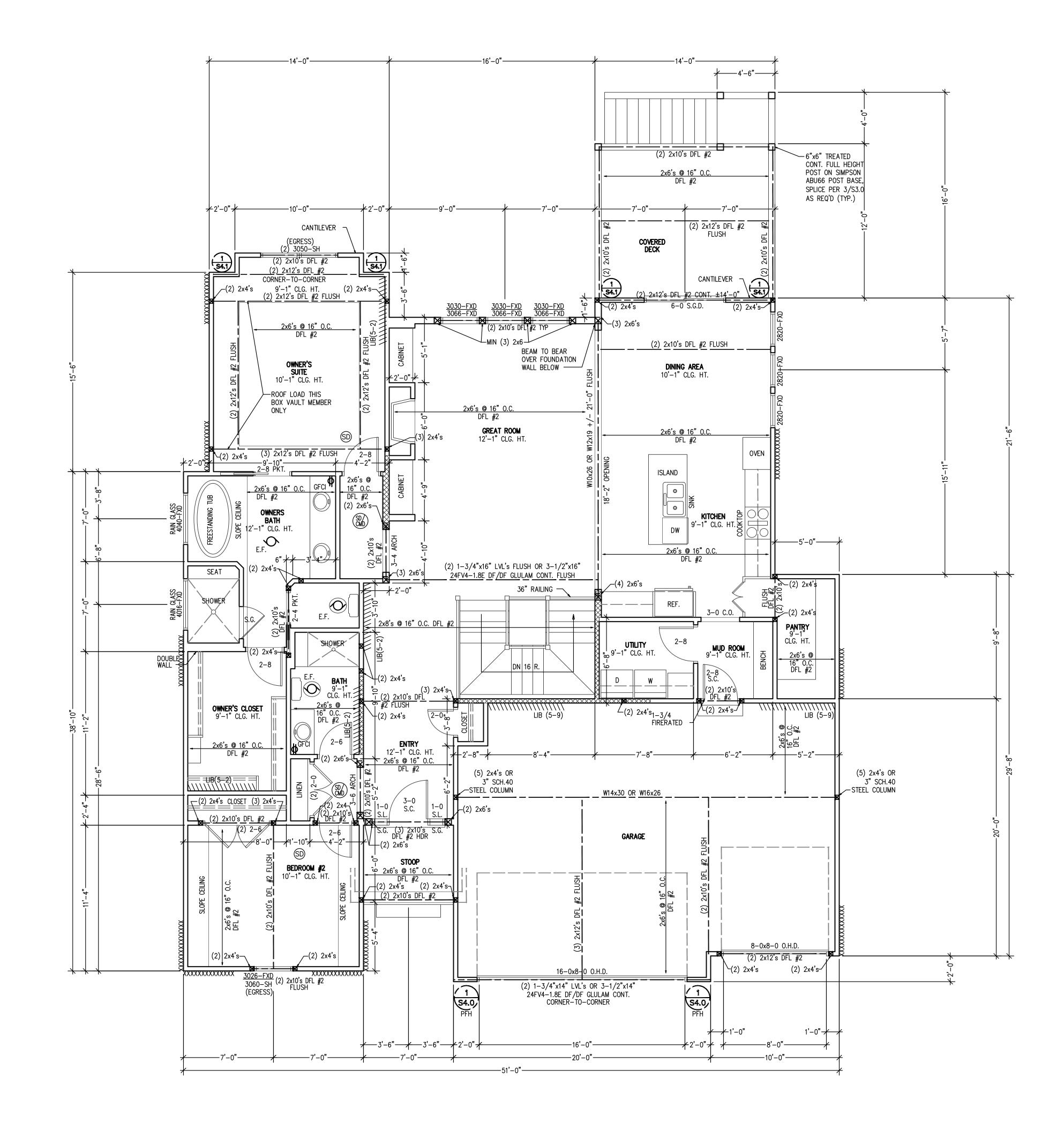
FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING 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: PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

New Mark Homes P.O. Box 12025 Parkville, Missouri 64152 Ph. (816) 969-9010	
New Mark Homes	
DEPTOED DEPTOE	
APEX ENGINEERS, INC. 1625 LOCUST ST KANSAS CITY, MO 64108 816.421.3222 STRUCTURAL DESIGN REVIEW KANSAS ENGINEERING LICENSE: 992 MISSOURI ENGINEERING LICENSE:	
Kylee Spec 2767 SW 12th Ter - Highland Meadows - Lot 135 Lee Summit, Missouri Copyright 2021	
DRAWN BY: CJD CHECKED BY: CA DATE:8/26/2022	

PROJ. 22-345



<u>STRUCTURAL NOTES:</u> - ALL UNMARKED HEADERS MIN

- (2)#2-2x10 - ALL HEADERS AND BEAMS MIN #2
- GRADE DF/L (OR EQ.) - 🔀 BEARING WALL

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

(MIN. 4'-0" SECTION FOR BOTH SIDES.)

XXXX EXTERIOR BRACED WALLS:

WSP METHOD:	WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN
	%" 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 $\frac{7}{16}$ " 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: ½" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH

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.

No 6 - 1¹/₄" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD

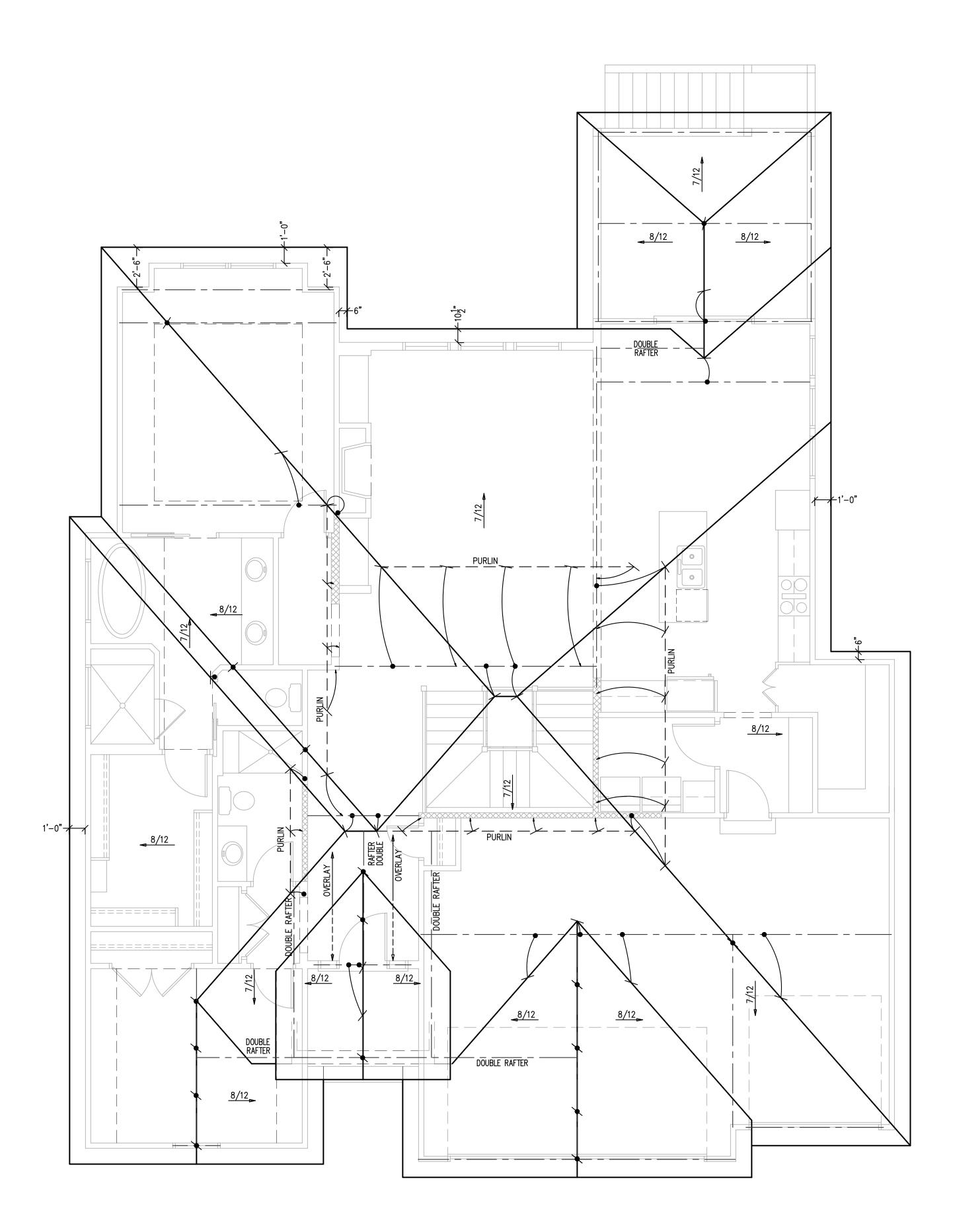
New Mark Homes P.O. Box 12025 Parkville, Missouri 64152 Ph. (816) 969-9010	
New Mark Horros	
APEX ENGINEERS, INC. 1625 LOCUST ST KANSAS CITY, MO 64108 816.421.3222 STRUCTURAL DESIGN REVIEW KANSAS ENGINEERING LICENSE: 992 MISSOURI ENGINEERING LICENSE: 2003004673	
Kylee Spec 2767 SW 12th Ter - Highland Meadows - Lot 135 Lee Summit, Missouri Copyright 2021	
DRAWN BY: CJD CHECKED BY: CA DATE:8/26/2022	

*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 PROJ. 22-345

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/30/2022 11:12:36



ROOF PLAN SCALE: 1/4" = 1'-0" STRUCTURAL NOTES: - ALL UNMARKED HEADERS MIN (2)#2-2x10 - ALL HEADERS AND BEAMS MIN #2 GRADE DF/L (OR EQ.) - XXXX = 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

	1	
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

SPACING	MAX HORIZONTAL CLEARSPAN
AT 24" OC	8'-6"
AT 16" OC	9'-9"
AT 24" OC	11'-3"
AT 16" OC	12'-9"
AT 24" OC	14'-3"
AT 16" OC	16'-3"
	SPACING AT 24" OC AT 16" OC AT 24" OC AT 16" OC AT 24" OC AT 24" OC

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 HIPS 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

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)

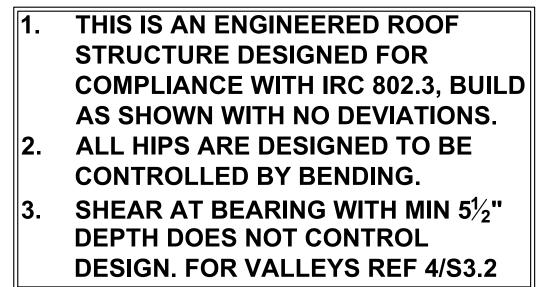
= ROOF BRACE/STRUT (PER CHART)

-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

[XXXXXXXXX] DENOTES BEARING WALL

---- DENOTES PURLIN - · - · - · - · - · DENOTES BEARING STRUCTURE



Homes ville, Missouri 64152 4. (816) 969-9010 202 Mark Box Q. New Parkvii Ph. New Mark Homes NUMBER F-200602649 **~~** APEX ENGINEERS, INC. 1625 LOCUST ST KANSAS CITY, MO 64108 816.421.3222 STRUCTURAL DESIGN REVIEW KANSAS ENGINEERING LICENSE: 992 MISSOURI ENGINEERING LICENSE: 2003004673 35 Kylee Spec 2767 SW 12th Ter - Highlan Lee Summit, Missouri \bigcirc DRAWN BY: CJD CHECKED BY: CA DATE:8/26/2022 Д 4

PROJ. 22-345

NOTE: PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

SHEAT	HING AND FRAMING	FASTENING SCHEDULE
BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING ¹	7/16" PLYWOOD	16 GA x 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD
ROOF SHEATHING	1x4 #3 FURRING	1/2" CROWN STAPLES
		8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
	3/4" T&G YELLOW PINE PLYWOOD	14 GA x 2" STAPLES AT 4" OC
FLOOR SHEATHING ¹	APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	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 ¹	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, ANGRINGED; 5d COOLER NAIL, 0.086 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL 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
EXTERIOR WALL	MIN 3/8" APA RATED SHEATHING	EDGES AND 8" OC IN THE FIELD 8d COMMON NAILS AT 6" OC EDGES
SHEATHING		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: *TOE NAIL STUD TO TOP AND SOLE PLATE: *TOE 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: *FACE NAIL JACK STUDS/TRIMMERS SUPPORTING HEADERS WITH: *FACE NAIL DBL TOP PLATE: *DBL TOP PLATES WITH MIN 48" OFFSET OF EACH. FACE NAIL LAPPED AREA WITH: *FACE NAIL DBL TOP PLATES AND INTERSECTIONS WITH: *FACE NAIL DBL TOP PLATE TO FRAMING SYSTEM WITH: *TOENAIL BRIDGING TO JOIST, EACH END: *FACE NAIL LEDGER STRIPS SUPPORTING JOISTS OR RAFTERS WITH:
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	FACENAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH
RAFTER TIES SHALL NOT E	TERIALS TO BE APPLIED PERPENDICUL SE REQUIRED WHEN A STRUCTURAL RII SULTED ROOM). SUCH SHALL BE NOTED	DGE HAS BEEN PROVIDED AND ADEQUATELY
BUILDING COMPONENT	FASTEN TO	FASTEN WITH
	TO RIDGE/VALLEY/HIP RAFTERS	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d
RAFTERS	TO PLATE	TOENAIL WITH (2) 16d
	TO TOP PLATE	TOENAIL WITH (3) 8d AT EACH END
CEILING JOISTS		DISTS RUN PARALLEL TO RAFTERS
	TO SILL OR GIRDER	O RAFTERS WITH (3) 10d MIN TOENAL WITH: (3) 8d COMMON; (3) 3"x0.131"; (4) 3"x0.128"
FLOOR JOISTS	TO RIM JOIST	ENDNAIL WITH: (3) 16d COMMON; (4) 3"x0.131"; (4) 3"x0.128
RACED WALL PANELS	TO FRAMING MEMBER	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131"
PERP TO FRAMING //EMBERS ABOVE/BELOW: PARALLEL TO FRAMING //EMBERS ABOVE/BELOW:	TO FRAMING AND BLOCKING AT 16" OC	TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x0.131" TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131" AND AT EACH BLOCK: (3) 8d COMMON; 3"x0.131"

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

08/30/2022 11:12:36

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.

AND AT EACH BLOCK: (3) 8d COMMON; 3"x0.131"

ENERGY REQUIREMENTS

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1102.4.5. 2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103 1 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

PLENUMBS 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 M1501 1 7. MAKEUP AIR 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-		
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.			
TABLE 2 -PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH Comparison of the second state of the secon			
ACCEPTABLE FOR ANY DWELLING.) 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 (2x4)	R-20		
WALLS - CRAWL SPACE	R-19		
GLAZING*	U<=0.32		
GLAZING*	SHGF<=0.40		
NOTE:			
TABLE 2 PER IRC TABLE N1102 1 2			

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.

DEFERRED SUBMITTALS

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 DEFERRED SUBMITTAL DOCUMENTS HAVE 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

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

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".

EMERGENCY EGRESS AND RESCUE

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. 4. PROVIDE SMOKE ALARMS 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 INTERCONNECTED 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 WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

FRAMING GENERAL

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 FOOTING SHALL 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)) 7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4s FLAT AT 2'-0" NOTE: HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS. SILL PLATE WITH (4) 10d NAILS.

8. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS. 9. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH

IRC SECTION R502.4. 10. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM 10d FACE NAILS. 11. JOISTS FRAMING INTO A 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 HEADER AND TRIMMER SHALL 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 OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. 14. WATER-RESISTIVE 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 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH TABLE 1-S1.0. 16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.

GARAGE

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 FOR ONE-HOUR FIRE-RESISTIVE 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. ATTIC ACESS 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 4. GARAGE DOOR AND FRAME- THE H-FRAME FOR THE FOLLOWING 2x6 TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILING ATTACHED WITH 1-3/4" x 0.120" NAILS AT 7" OC STAGGERED WITH (7) 3-1/4" x 0.120" NAILS THRU THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

STAIRWAYS

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. 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 SHAPER PER IRC SECTION 311.7.8.5.

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.

GENERAL

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 THESE 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.

3. WHERE DISCREPENCIES 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 - DOOR/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 CONCRETE/TILE/SLATE	20 PSF	20 PSF

FOUNDATIONS

1. 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. 2. 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-S2.0 (AND 2-S2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'-0"

TALL REQUIRE A SEPERATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG INTERIOR OR EXTERIOR DEAD-MAN FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'-0" IN LENGTH (REF 3-S2.0) 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

BETTER) LOW 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 8" OF EARTHEN FILL 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-S2.0. 11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.

12. PROVIDE A MIN 6 MIL THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. 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 GARGE 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-S2.1 AND 6-2.1 RESPECTIVELY. WHERE THE LIMITATIONS OF DETAILS 1-S2.1 AND 6-S2.1 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 WITHIN 12" OF EACH END 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 BELOW 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. INTERIOR NON-BEARING WALLS, OTHER THAN 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, WING WALLS, 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 E3608.1. 23. ANY GEOTECHNICAL IMPROVEMENT METHODS AND/OR STRUCTURAL SOLUTIONS (SUCH AS DRILLED PIERS) EMPLOYED TO ADDRESS UNACCEPTABLE

SUBGRADE CONDITIONS SHALL BE SUBMITTED TO EOR AS ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL EXPANSIVE SOILS DISCLAIMER:

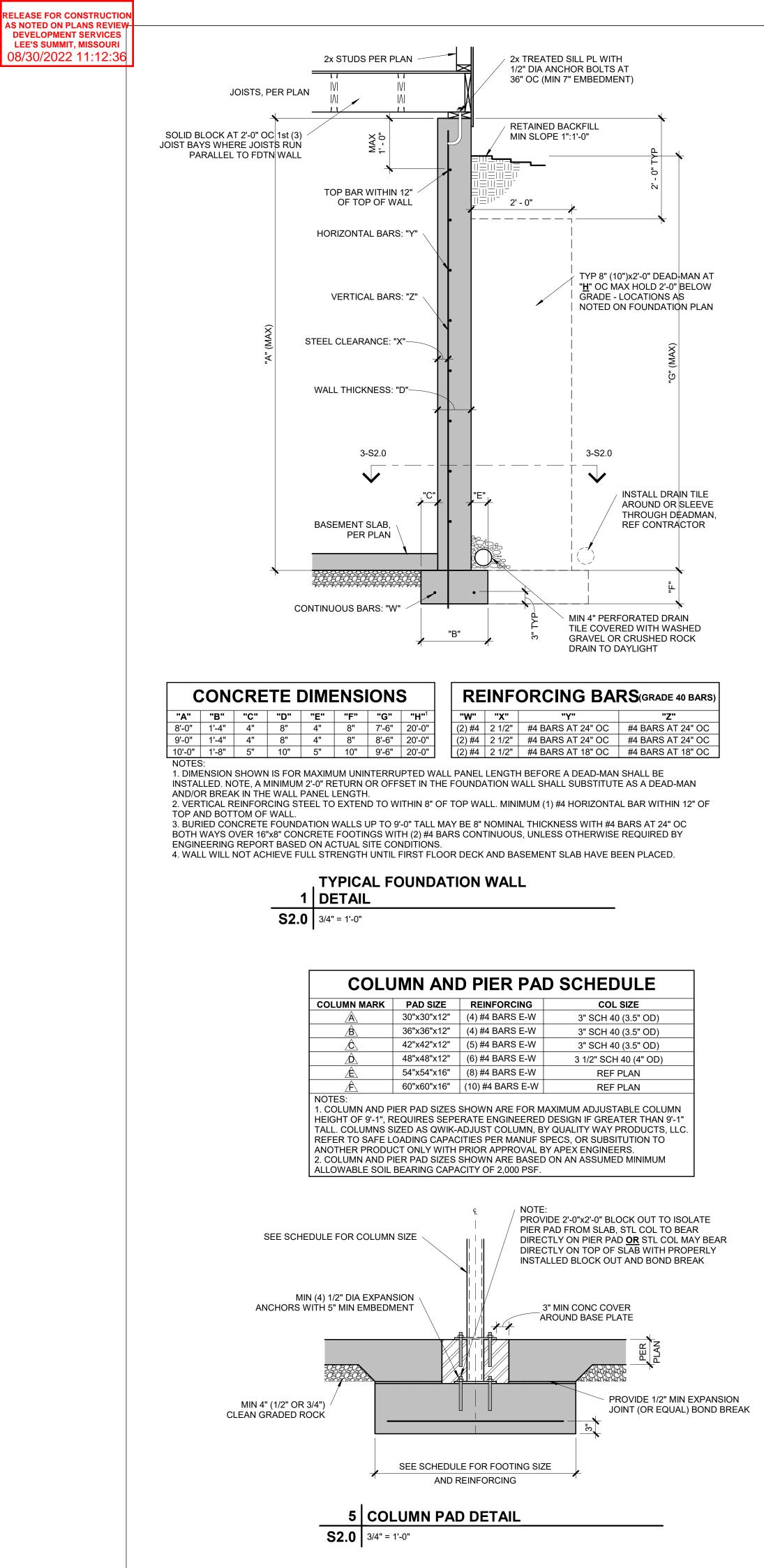
THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

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

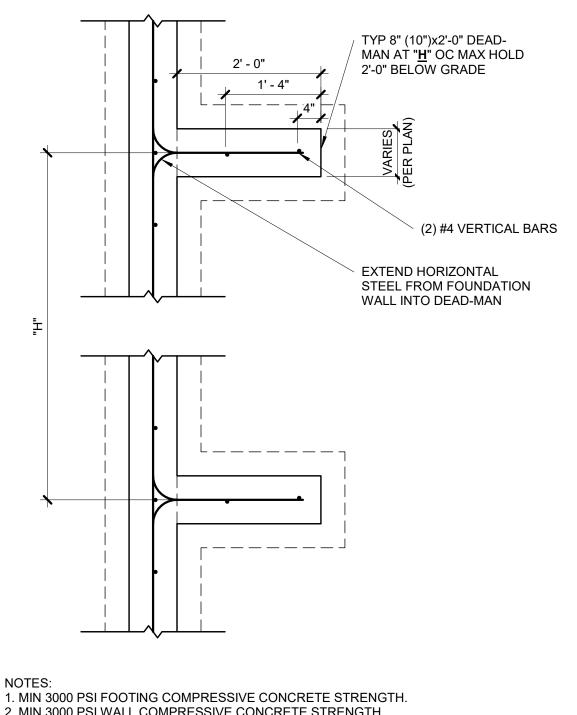
DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

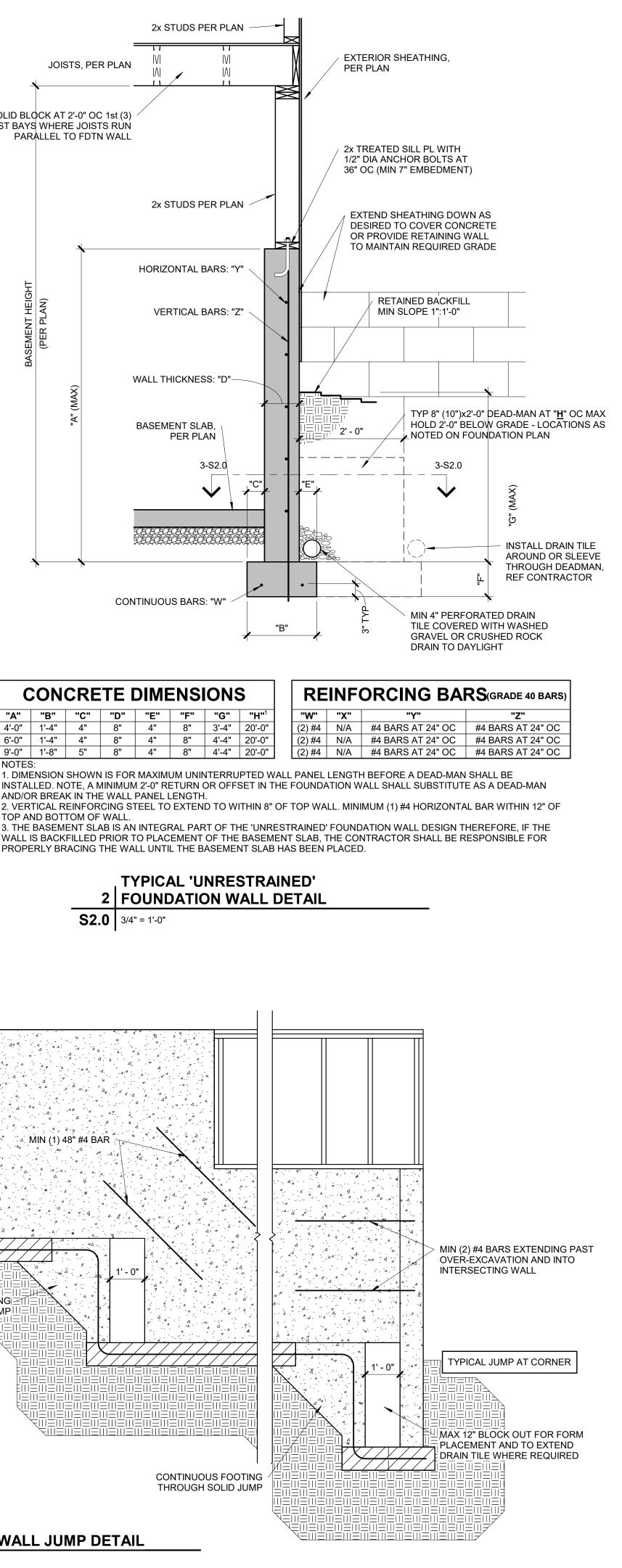
APEX ENGINEERS, INC 1625 LOCUST ST KANSAS CITY, MO 64108 816.421.3222 www.apex-engineers.com MARER =-2006026494 STRUCTURAL DESIGN REVIEW KANSAS ENGINEERING LICENSE E-992 MISSOURI ENGINEERING LICENSE: 2003004673 л Д Д Д Д Д ghlai 12th mit. 「 上 S S S S S S PROJECT #: 22-2402 DRAWN BY: CJH CHECKED BY BDC SUBMITTAL DATE: 2022.08.26 NTS SHEET: GENERAL NOTES



JURISDICTION.

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.





- 1. MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.
- 2. MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH. 3. AIR ENTRAINED BETWEEN 5% & 7% OF CONCRETE VOLUME.
- 4. GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- 5. LAP SPLICES 24" MIN. 6. 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. 7. ASSUMED 2,000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

3 | TYPICAL DEAD-MAN SECTION S2.0 3/4" = 1'-0"

"A"	"B"	"C"	"D"	"E
4'-0"	1'-4"	4"	8"	4
6'-0"	1'-4"	4"	8"	4
9'-0"	1'-8"	5"	8"	4
NOTES	S:			
1. DIM	ENSION	SHOWN	IS FOR	MAX
INSTAL	LED. NO	OTE, A N	/INIMUN	1 2'-0

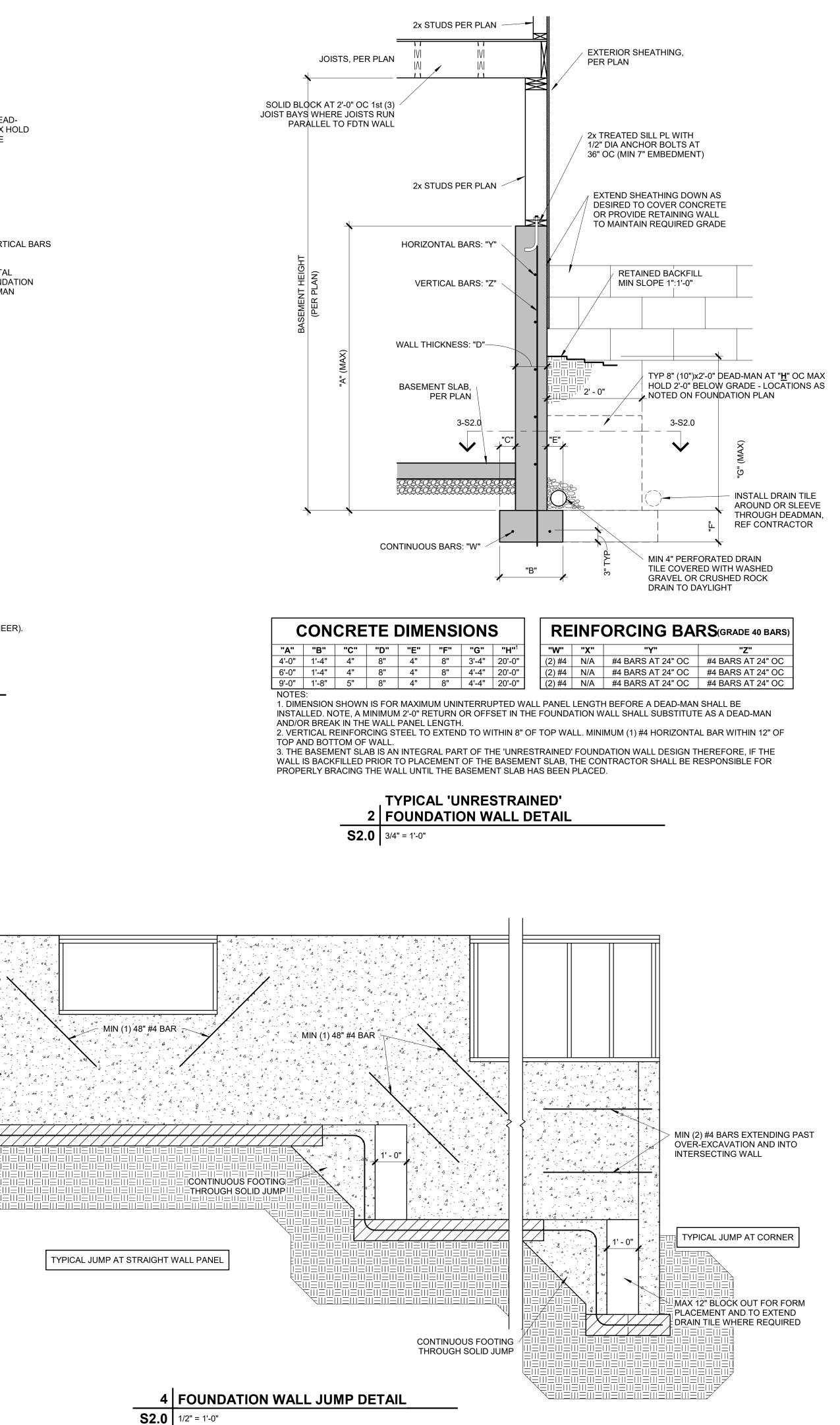
TOP AND BOTTOM OF WALL.

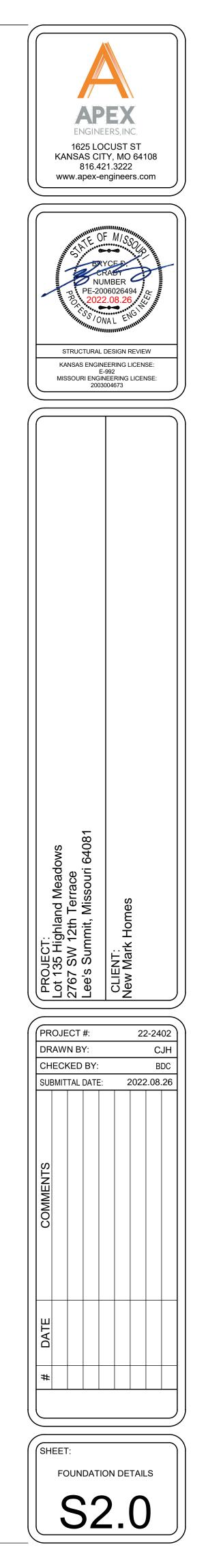
	TYPI
2	FOU
S2.0	3/4" = 1'·

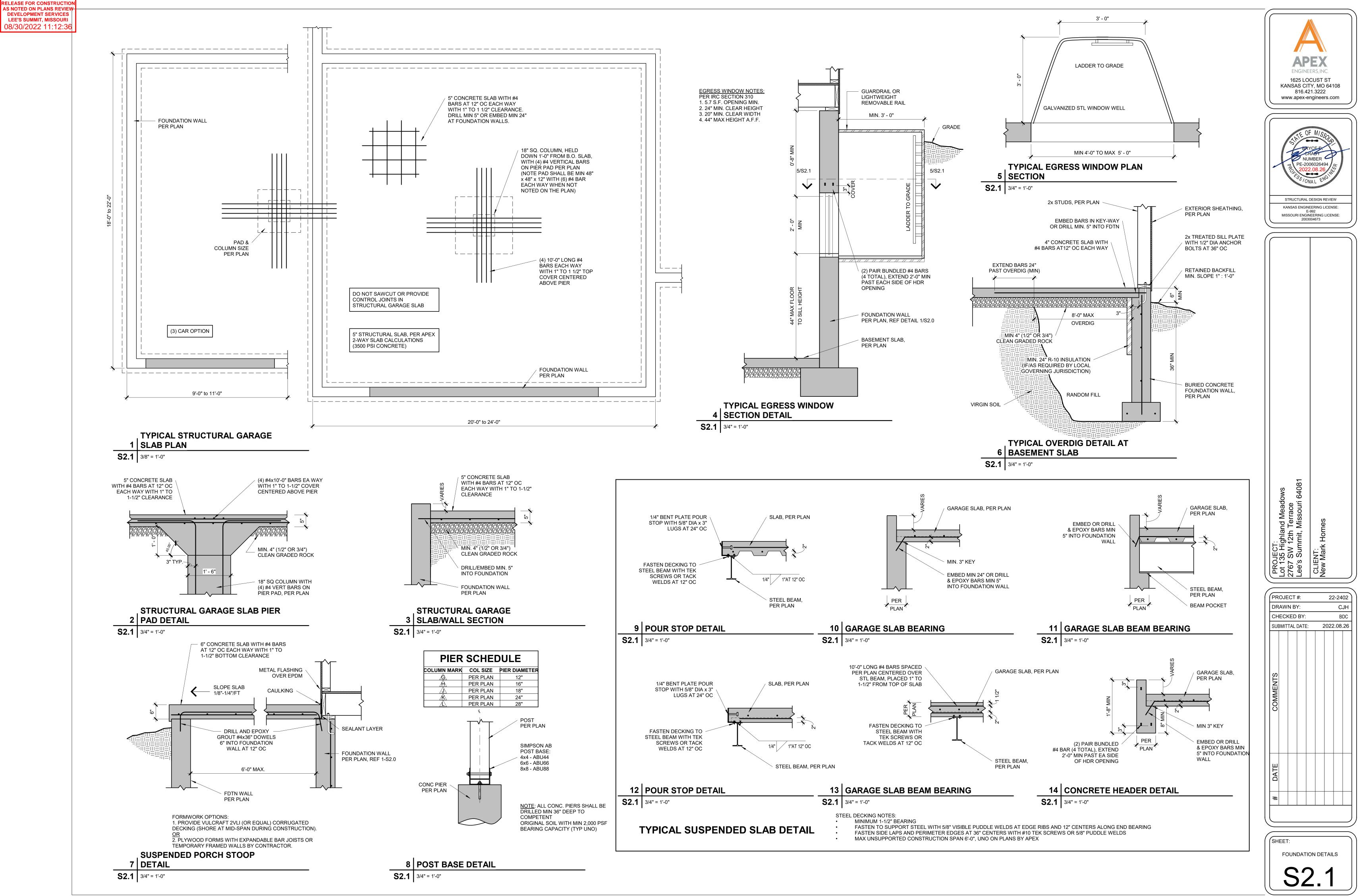
EXPANSIVE SOILS DISCLAIMER:

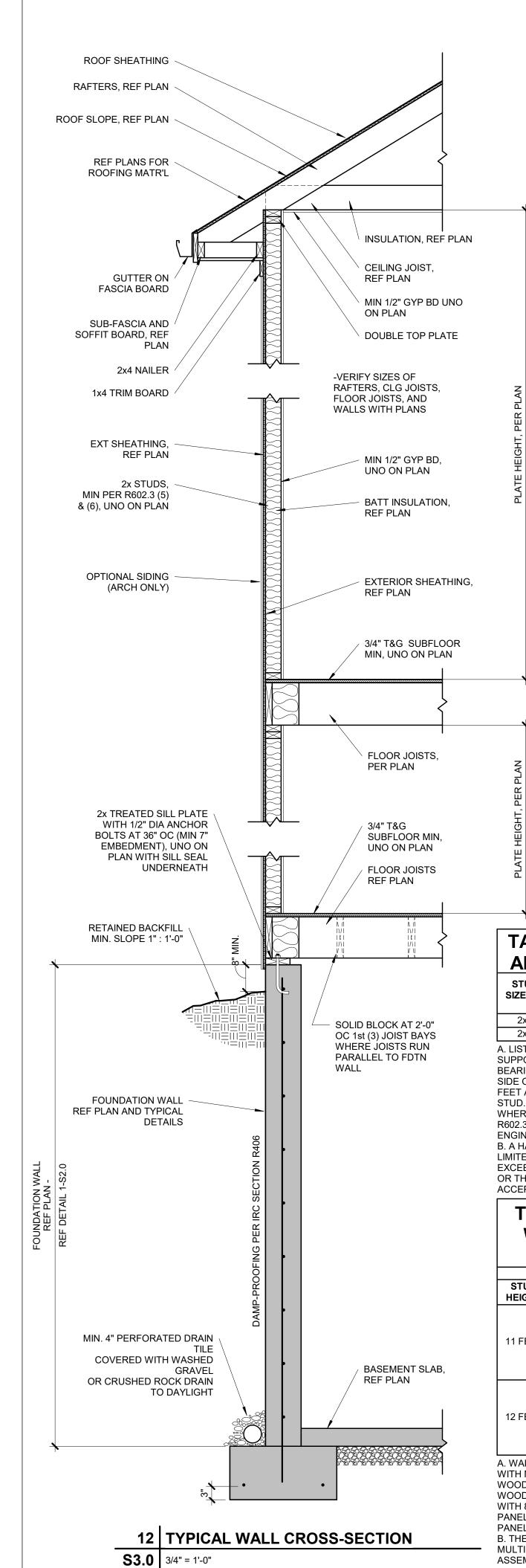
THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING

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.









RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW-DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/30/2022 11:12:36

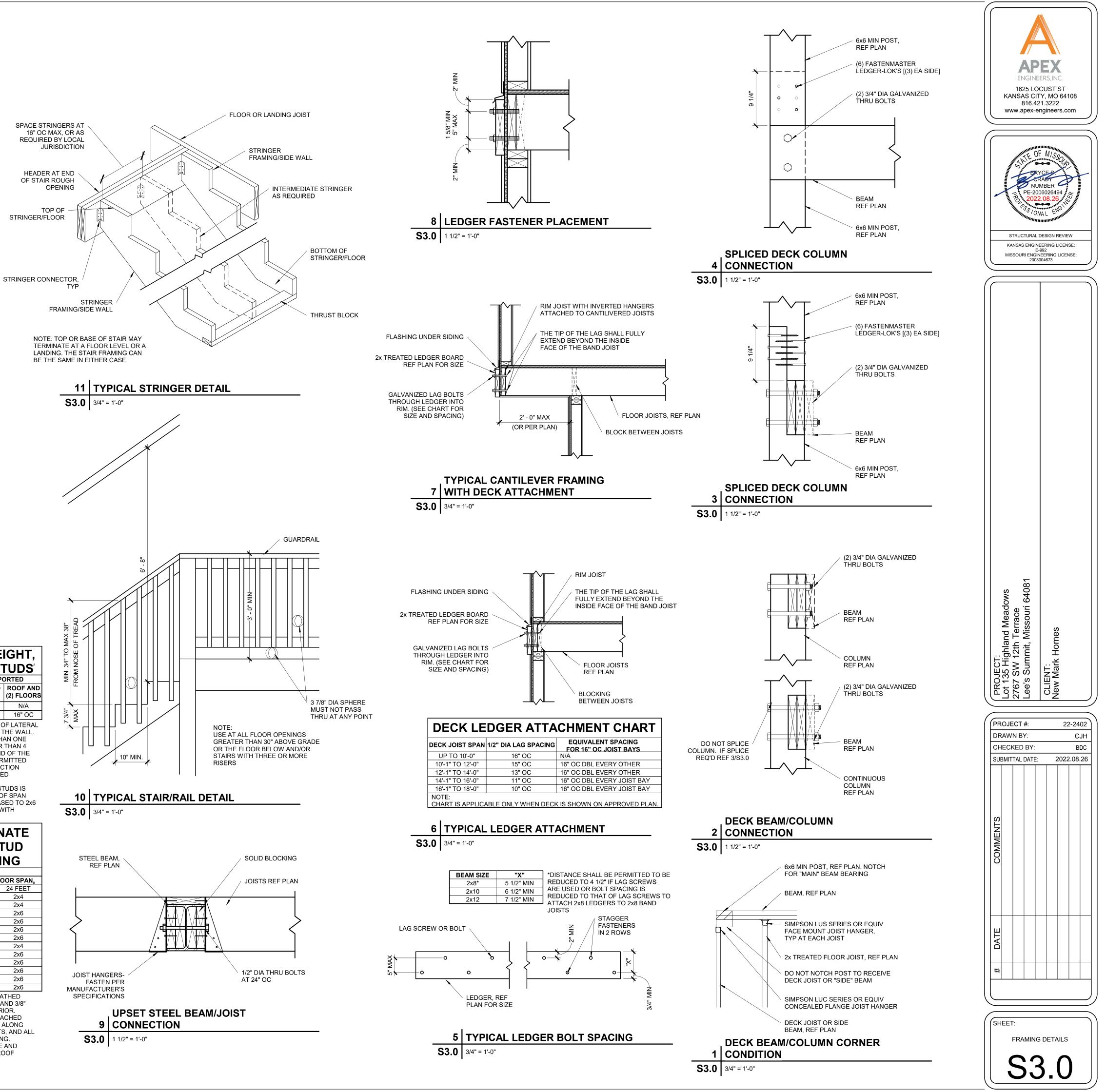
TABLE R602.3 (5) - SIZE, HEIGHT, AND SPACING OF WOOD STUDS

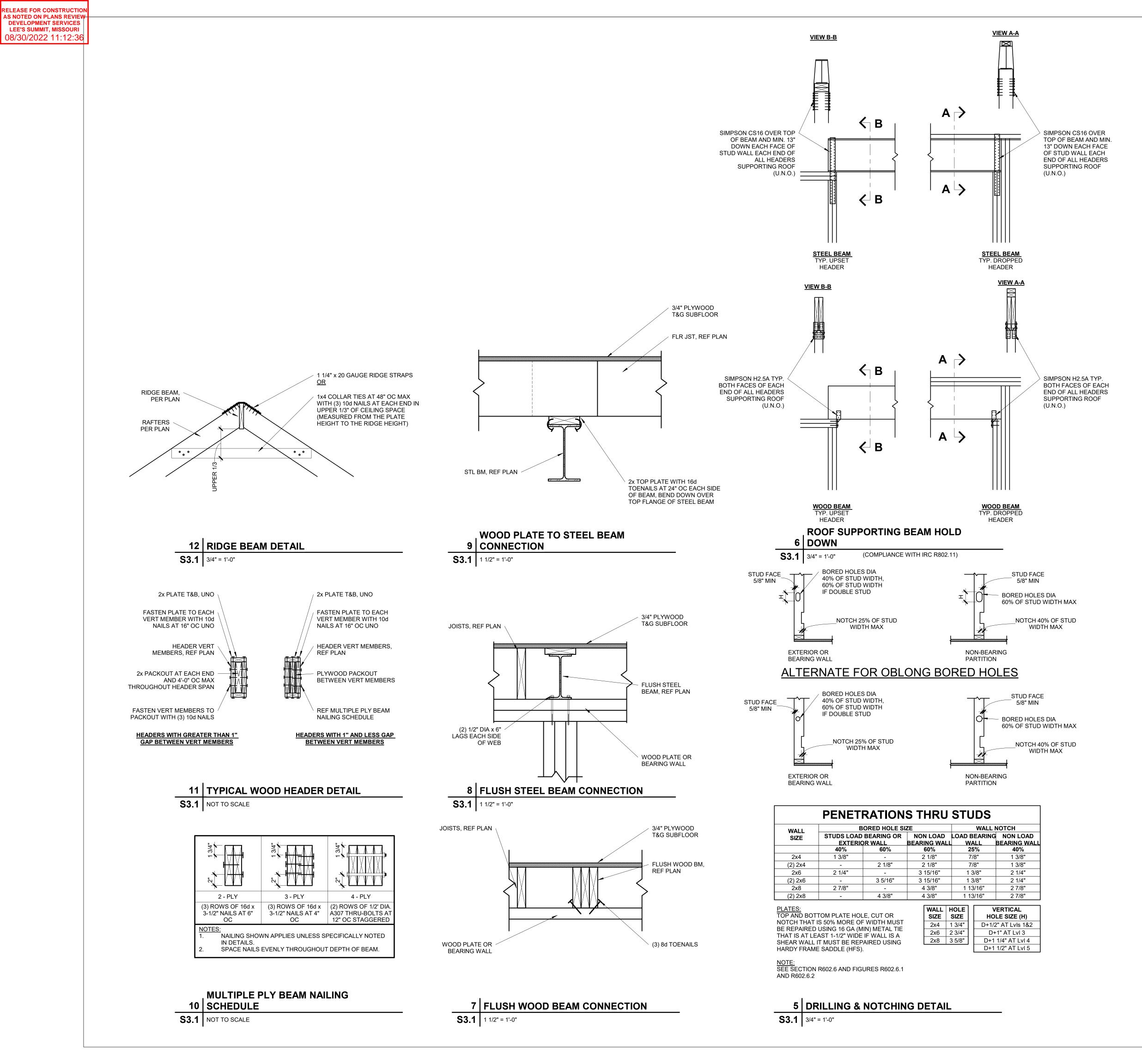
AND	SPACING		JOD 2	U
STUD	LATERALLY	STRUCTURE SUPPORTE		
SIZE (IN)	UNSUPPORTED STUD HEIGHT ^A	ROOF ONLY	ROOF AND (1) FLOOR	RO((2) F
2x4	10 FEET	24" OC [®]	16" OC [₿]	
2x6	10 FEET	24" OC	24" OC	16
SUPPORT P BEARING W SIDE OR BR FEET APAR STUD. INCR WHERE IN T R602.3.1 OR	EIGHTS ARE DISTA LACED PERPENDIC ALLS SHALL BE SHI IDGING SHALL BE II I MEASURED VERT EASES IN UNSUPPO HE COMPLIANCE W DESIGNED IN ACC NG PRACTICE.	ULAR TO THE EATHED ON N NSTALLED NO ICALLY FROM DRRTED HEIG VITH EXCEPT	E PLANE OF T NOT LESS TH/ DT GREATER 4 EITHER END GHT ARE PER ION 2 OF SEC	THE V AN O THAI O OF MITT

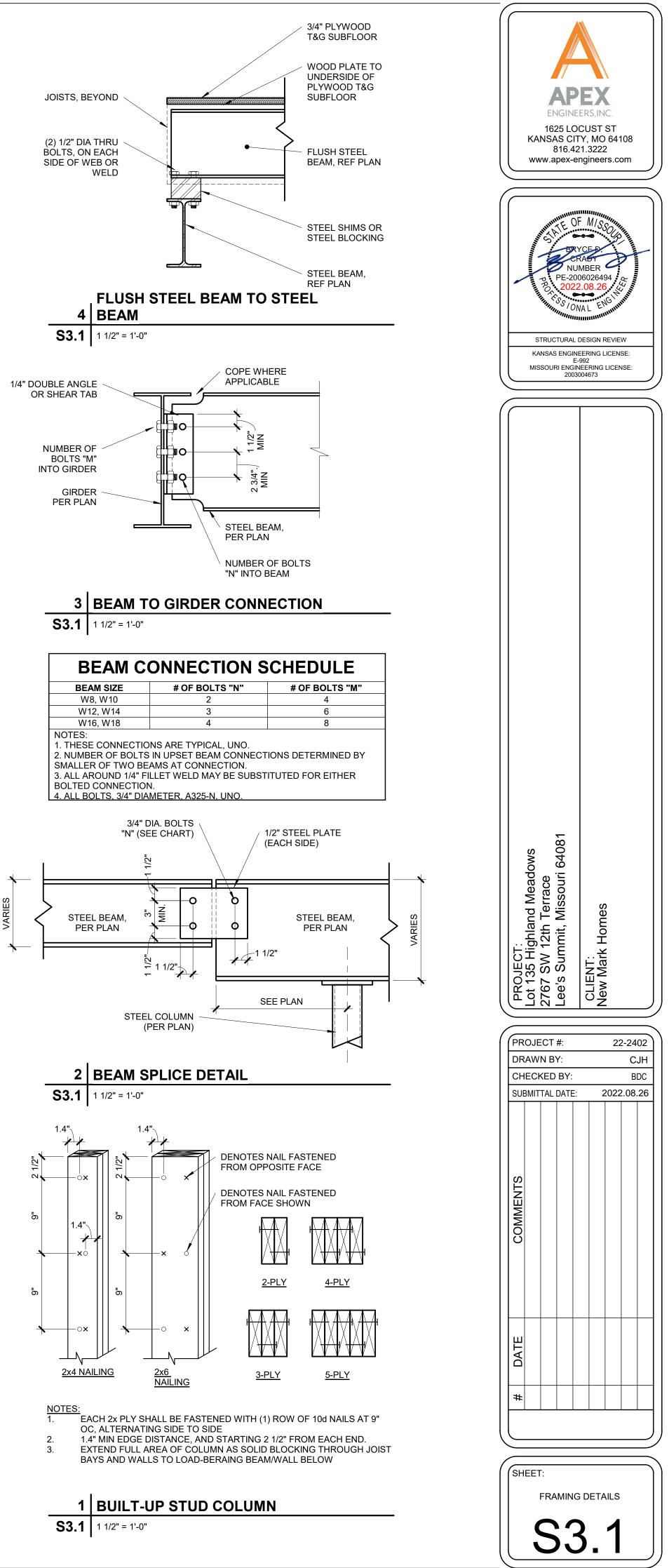
B. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

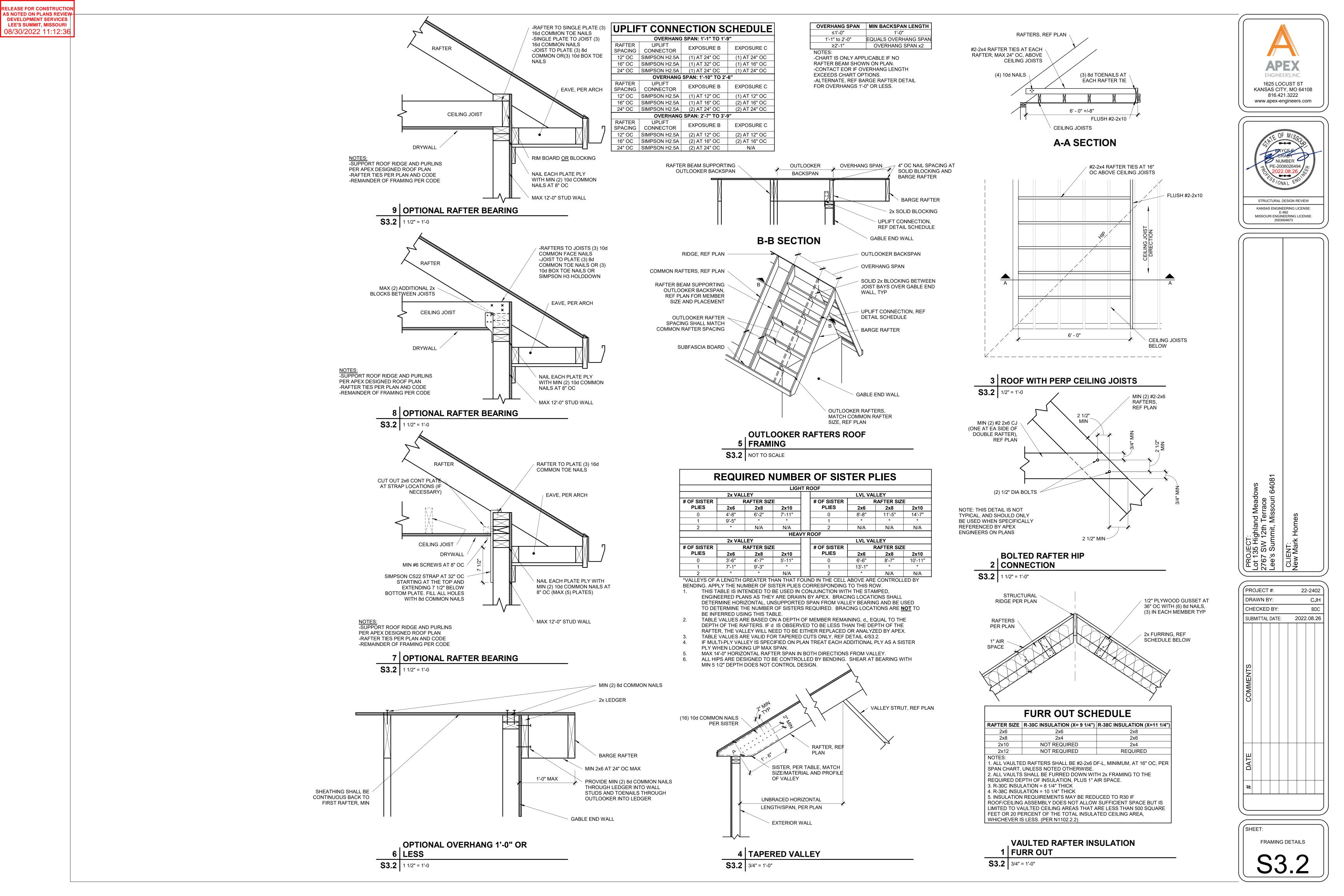
		• •		
WOOD BEARING WALL STUD				
SIZE, HEIGHT AND SPACING ULTIMATE DESIGN WIND SPEED = 115 MPH				
STUD HEIGHT	SUPPORTING	STUD SPACING _A	MAX ROOF/F	LOOR S
11 FEET	ROOF ONLY	12 IN 16 IN	2x4 2x4	2x 2x
	ROOF AND ONE FLOOR	24 IN 12 IN 16 IN	2x6 2x4 2x6	2x 2x 2x
		24 IN	2x6	2x
12 FEET	ROOF ONLY	12 IN 16 IN	2x4 2x4	2x 2x
	ROOF AND ONE FLOOR	24 IN 12 IN	2x6 2x4	2x 2x
		16 IN 24 IN	2x6 2x6	2x 2x

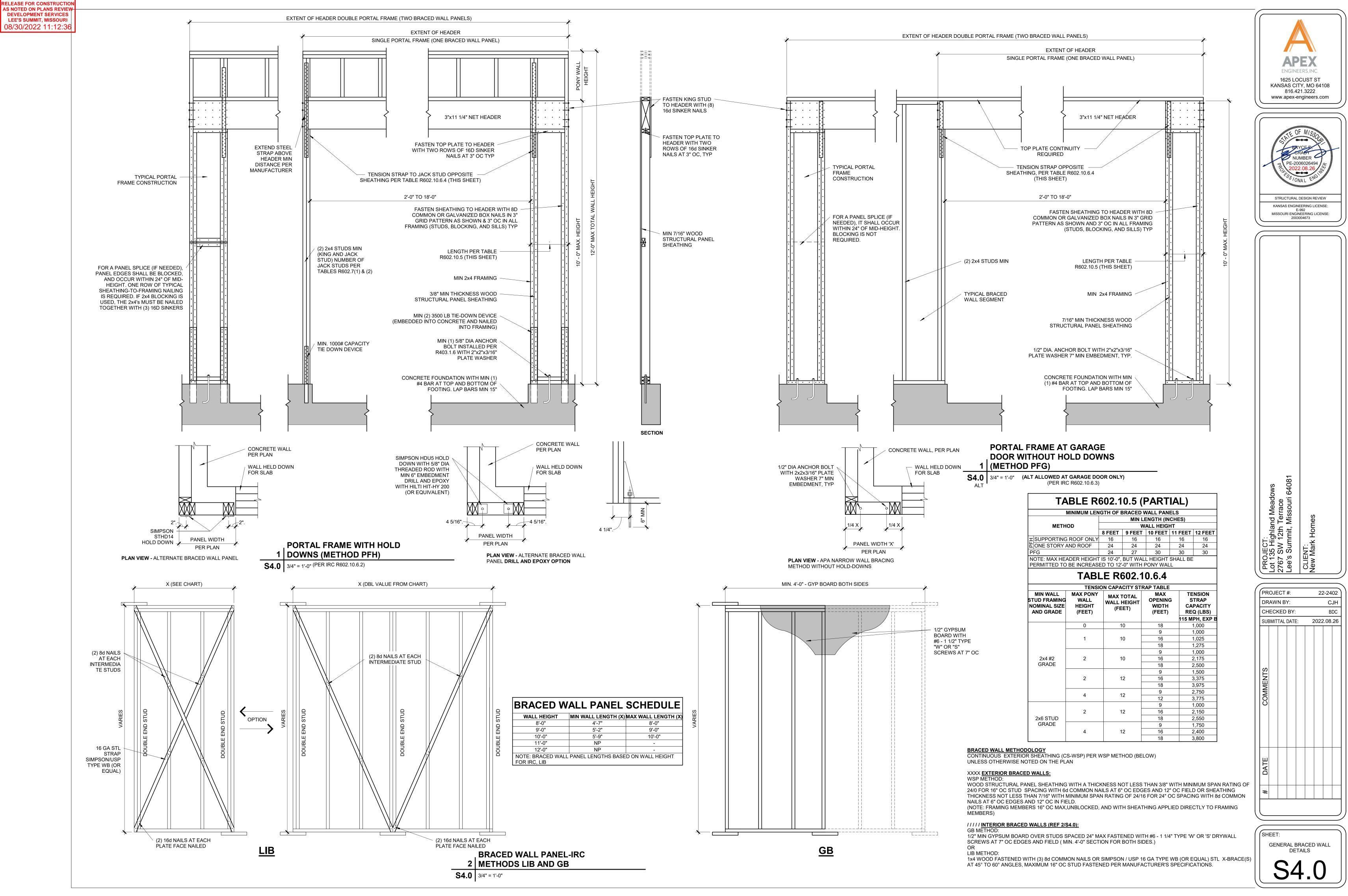
A. WALL STUDS NOT EXCEEDING 16" OC SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM BOARD ON THE INTERIOR AND 3/8" WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED WITH 8d (2.5" x 0.131") NAILS NOT GREATER THAN 6" OC ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE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

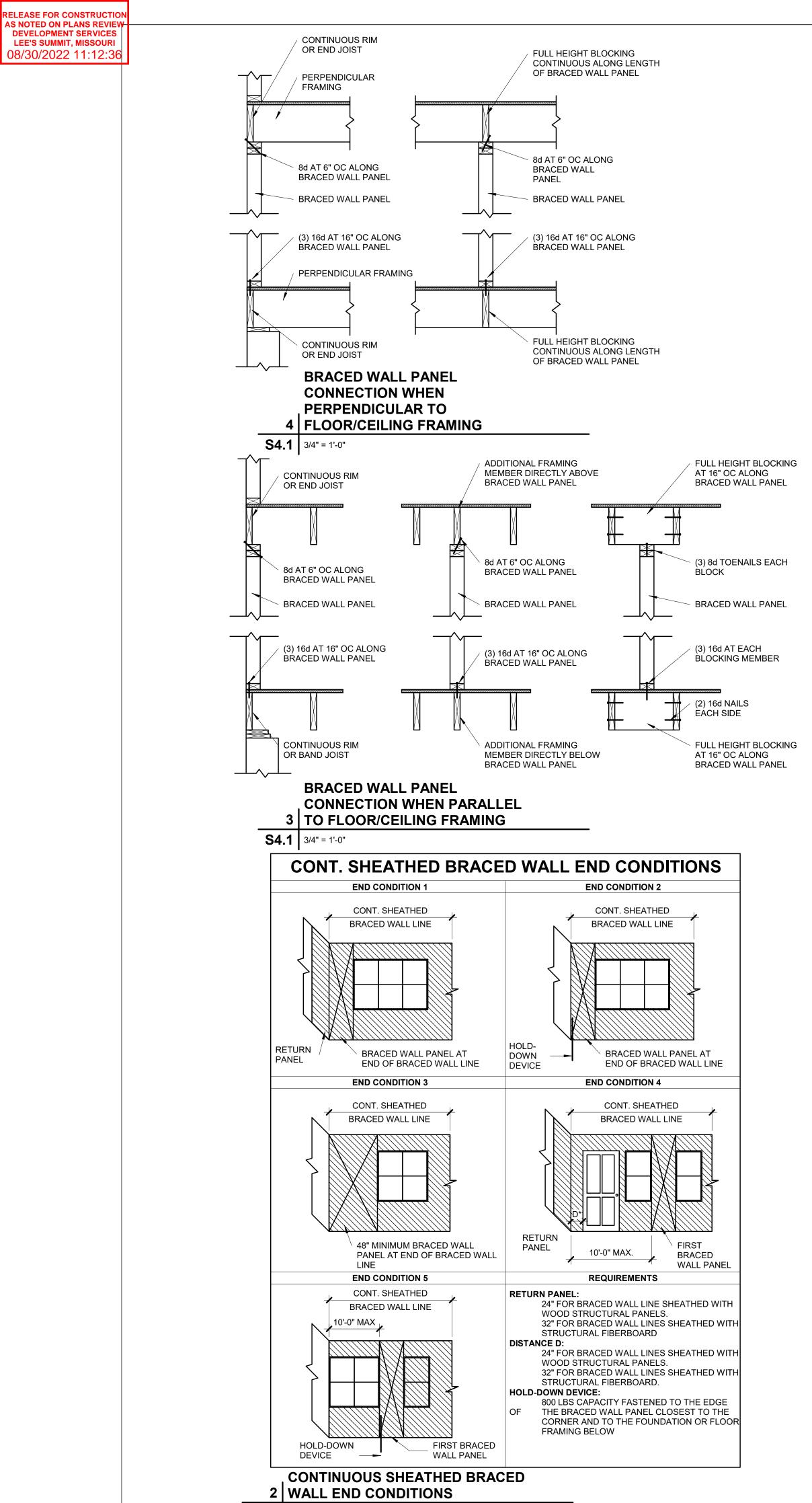


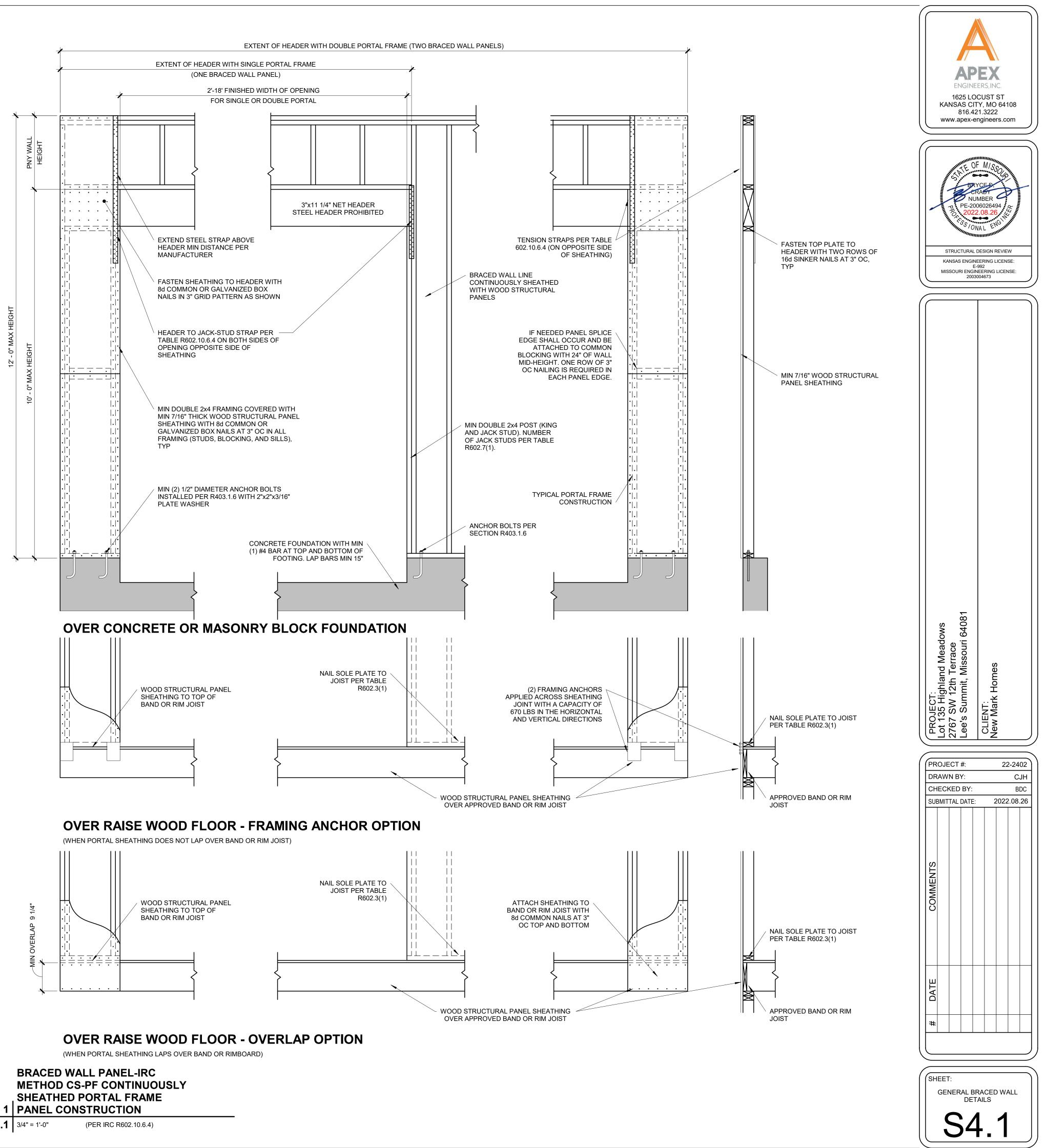












S4.1 3/4" = 1'-0"