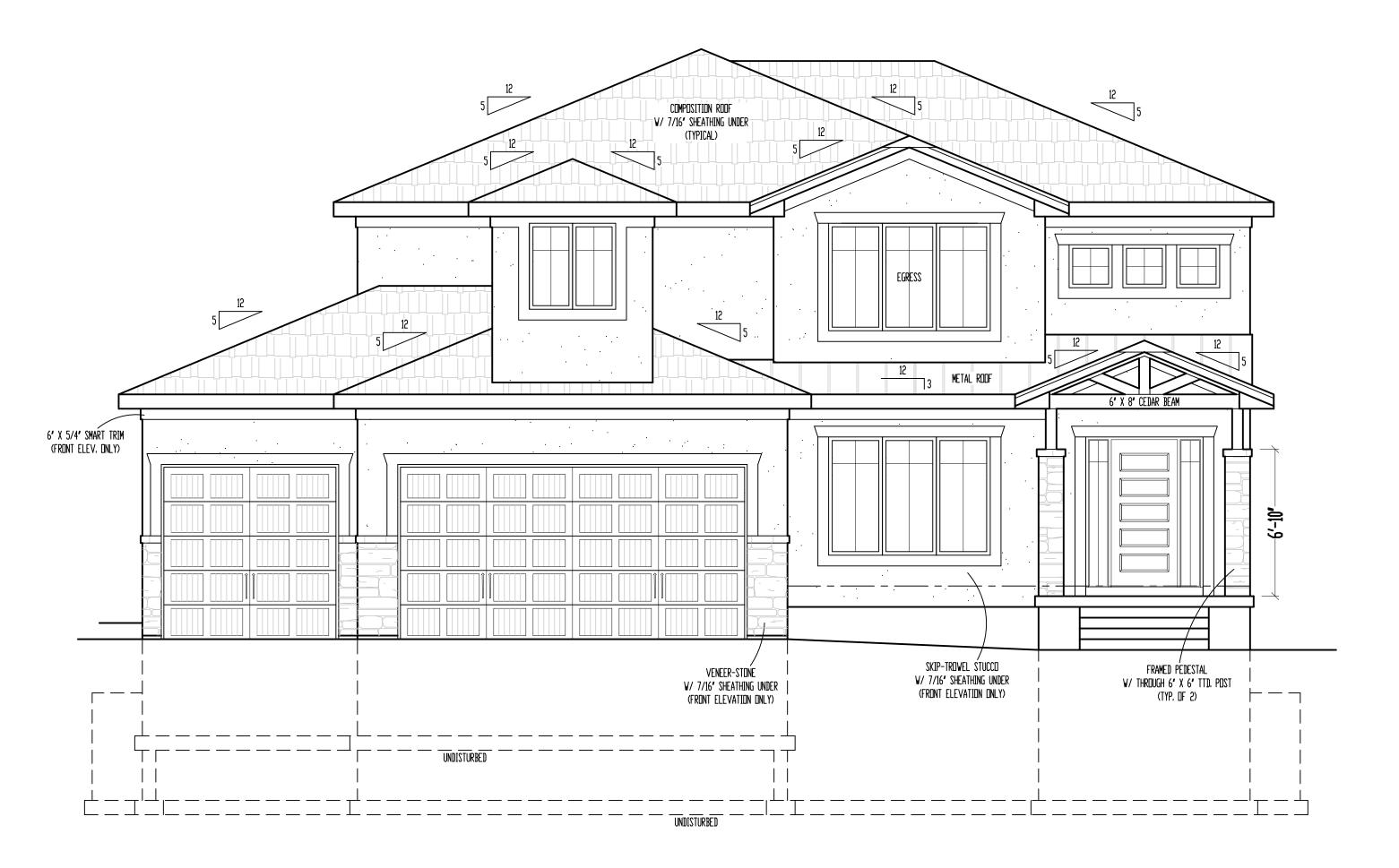
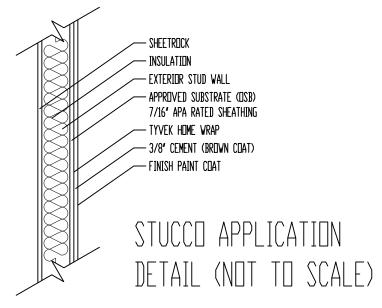
NOTE: GOVERNING CODES & GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE PLANS.



FRONT ELEVATION

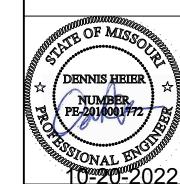
SCALE: 1/4" = 1'-0"

AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 11/01/2022



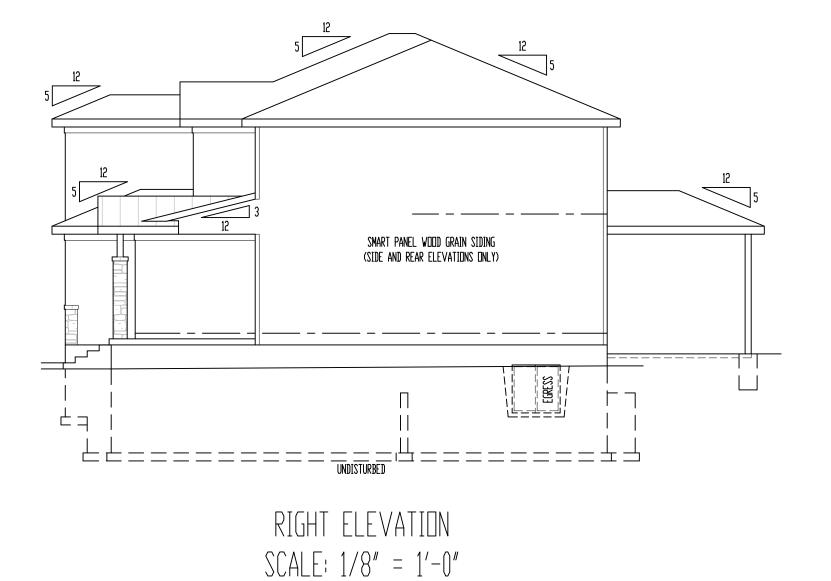
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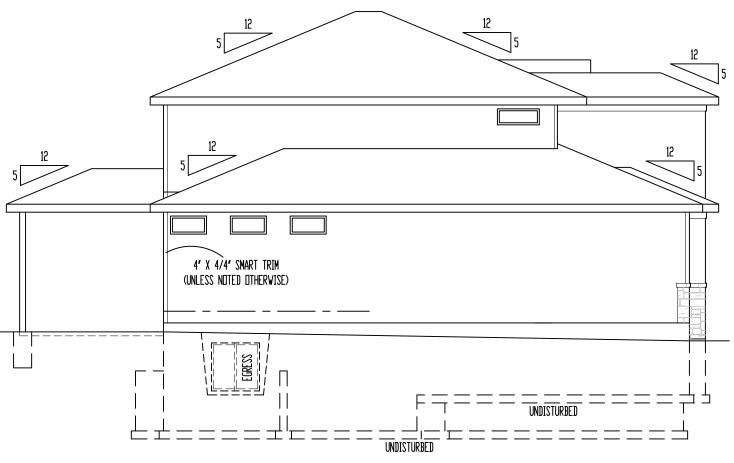
The ROMAN Site Description: Lot 132, Hook Farms 2nd Plat Street Address: **2607 SW Tracker** Ln., Lee's Summit, Missouri General Contractor Walker Custom Homes, LLC

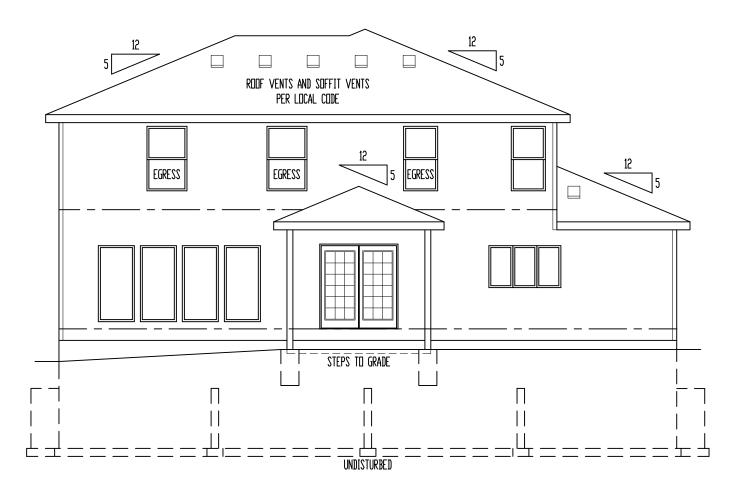


Date: 9 - 13 - AD 2022 Rev. 1: 10 - 20 - AD 2022 Rev. 2: Rev. 3:

Sheet Title: **FRONT ELEVATION**







REAR ELEVATION

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

SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

OPTIONAL DECK:

DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S RESIDENTIAL DECK STANDARDS 2" X 10" #2 TTD. @ 16" D.C. FLOOR JOISTS (MAX. SPAN: 14'-0") 2' X 6' TTD. DECKING 6' X 6' TTD. POSTS 2' X 2' TTD. SPINDLES 2' X 6' TTD. TOP RAIL DETERMINE OPTIONAL STAIRS ON SITE

Walker Custom Homes, LLC DENNIS HEIER

Drawing Name:
The ROMAN

Site Description: Lot 132, Hook

Farms 2nd Plat

Street Address:
2607 SW Tracker

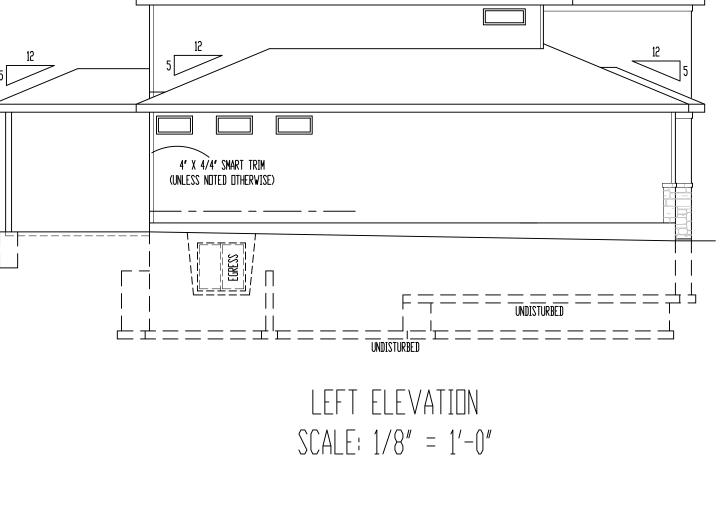
Ln., Lee's Summit,

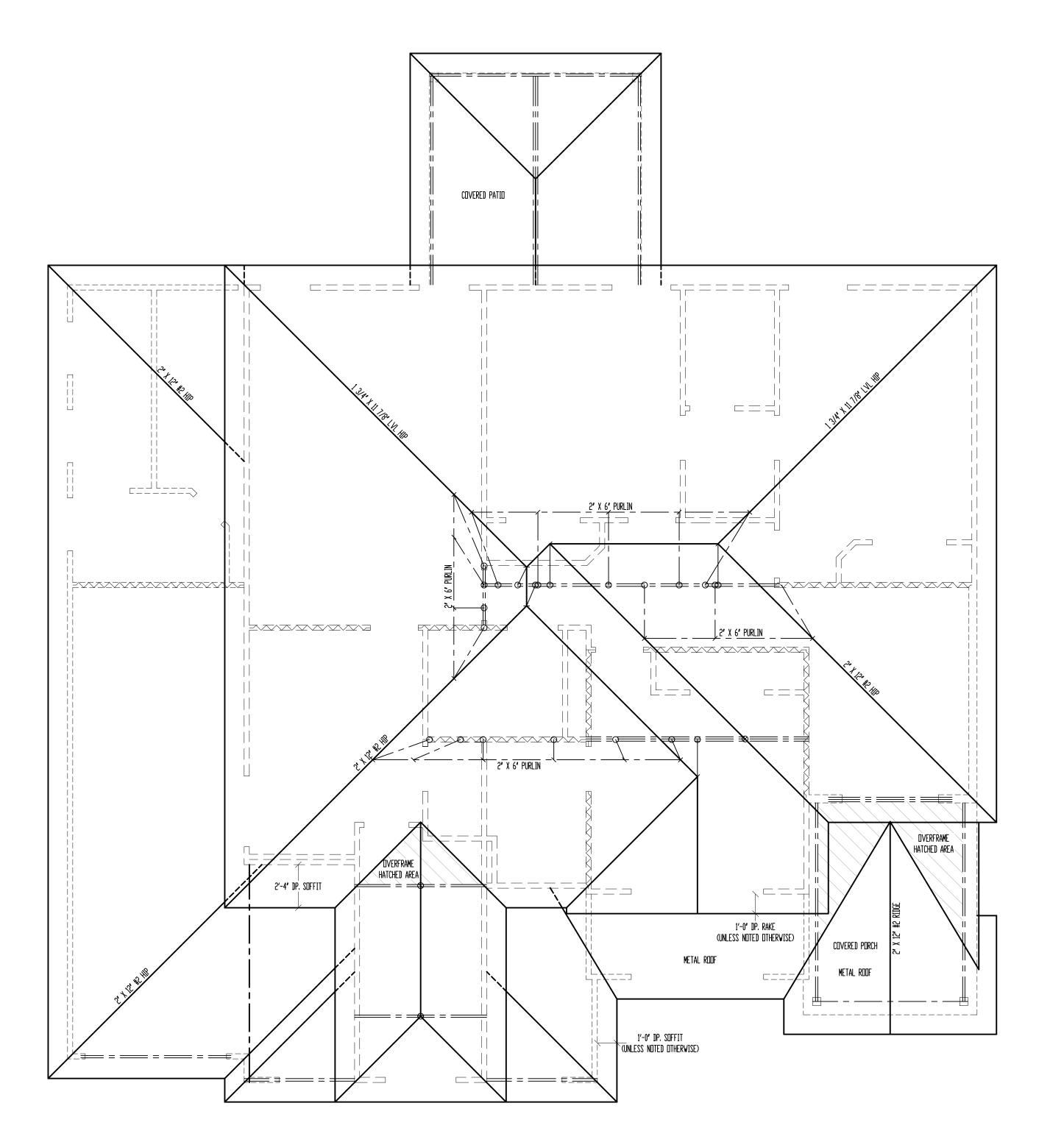
MissouriGeneral Contractor:

Date: 9 - 13 - AD 2022 Rev. 1: 10 - 20 - AD 2022 Rev. 2:

Rev. 3: Sheet Title: SIDES & REAR **ELEVATIONS**







ROOF

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

SEE SPAN CHARTS BELOW

CLIDE MINIMIN

	CLIDE MINIMUM				
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN		
	#2-2x6	@24″ □.C.	11'-7 "		
$\rangle\rangle\rangle$	#2-2x6	0 16 ′ □.C.	14'-2 '	 (((
	#2-2x8	@24″ □.C.	14'-8 '		
	#2-2x8	0 16 ′ □.C.	17'-11 '		
	#2-2x10	@24″ □.C.	17'-10 "		
	#2-2x10	0 16 ′ □.C.	21′-11 ″		

	HIGHER PERFURMANCE (RECUMMENDED)					
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN			
	#2-2x6	@24″ □.C.	8'-6 '			
	#2-2x6 @16" D.C.		9′-9 ′			
	#2-2x8	!-2x8				
	#2-2x8 @16" D.C.		12'-9 '			
	#2-2x10 @ 24 ′ D.C.		14'-3"			
#2-2x10 @ 16 " D.C.		€16 ″ □.C.	16'-3 '			
	DEFLECTION - 1 /O/O LIVE LOAD 1 /OAO TOTAL LOAD					

* VAULTS TO BE 2x10 DEPTH * RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)

- #2- 2X10 OVER 10/12 PITCH

- #2- 2X10 DVER 10/12 PITCH

* PURLINS ARE 2X6 MIN.

- PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL

- ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH DF 8'-0' - PURLINS STRUTS SHALL BE CONSTRUCTED IN A

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8′-0 ″
(1) 2x4 & (1) 2x6	12'-0 '
(1) 2x6 & (1) 2x8	20'-0 '
(2) 2x6 & (1) 2x8	30'-0 '
CONSULT ARCH./ENGR. >	30'-0 '

* RIDGE BRACES ARE SAME AS PURLIN BRACES-SPACING, SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE) * HIP & VALLEY BRACES ARE SAME AS PURLIN SIZE, CONFIGURATION, & INSTALLATION

* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY * SLASH IS TOP END OF BRACE (/),

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

*ALL RAFTERS SHALL BE 2' X 6' #2 @ 16' D.C., UNLESS NOTED OTHERWISE.

SEE DETAIL 7/S3.2 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS ARE REQUIRED TO BEAR HIGHER THAN THE WALL DOUBLE TOP PLATE.

DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL):

	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN		
	#2-2x6	@24″ □.C.	11'-7 '		
$\rangle\rangle\rangle$	#2-2x6	0 16 ′ □.C.	14'-2 '	 (((
	#2-2x8	@24″ □.C.	14'-8 '		
	#2-2x8	0 16 ″ □.C.	17'-11 '		
	#2-2x10	@24″ □.C.	17'-10 '		
	#2-2x10	0 16 ′ □.C.	21′-11 ′		
	NOTE: CODI	E MINIMUM ALL	OWS FOR A RAFTER DEFLECTION	OF	

L/180 TOTAL LOAD

	#2-2x6	@24″ □.C.	8'-6 "		
	#2-2x6	016 ′ □.C.	9′-9 ′		
	#2-2x8	@24″ □.C.	11'-3 "		
	#2-2x8	0 16 ′ □.C.	12'-9 '		
	#2-2x10	@24″ □.C.	14'-3 '		
	#2-2x10	016 ′ □.C.	16'-3 '		
•	DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD				

- #2- 2X8 UP TO 10/12 PITCH

- #2- 2X8 UP TO 10/12 PITCH

- PURLIN STRUTS ARE AT 4'-0" D.C.

'T' CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8′-0 ″
(1) 2x4 & (1) 2x6	12'-0 '
(1) 2x6 & (1) 2x8	20'-0 '
(2) 2x6 & (1) 2x8	30'-0 '
CONSULT ARCH./ENGR. >	30'-0 '

(SEE PURLIN BRACE NOTES ABOVE)

DOT IS BOTTOM OF BRACE (o). * ODENOTES BEARING WALL *---- DENOTES ROOF BRACE * — DENDTES PURLIN

* — DENDTES BEARING STRUCTURE



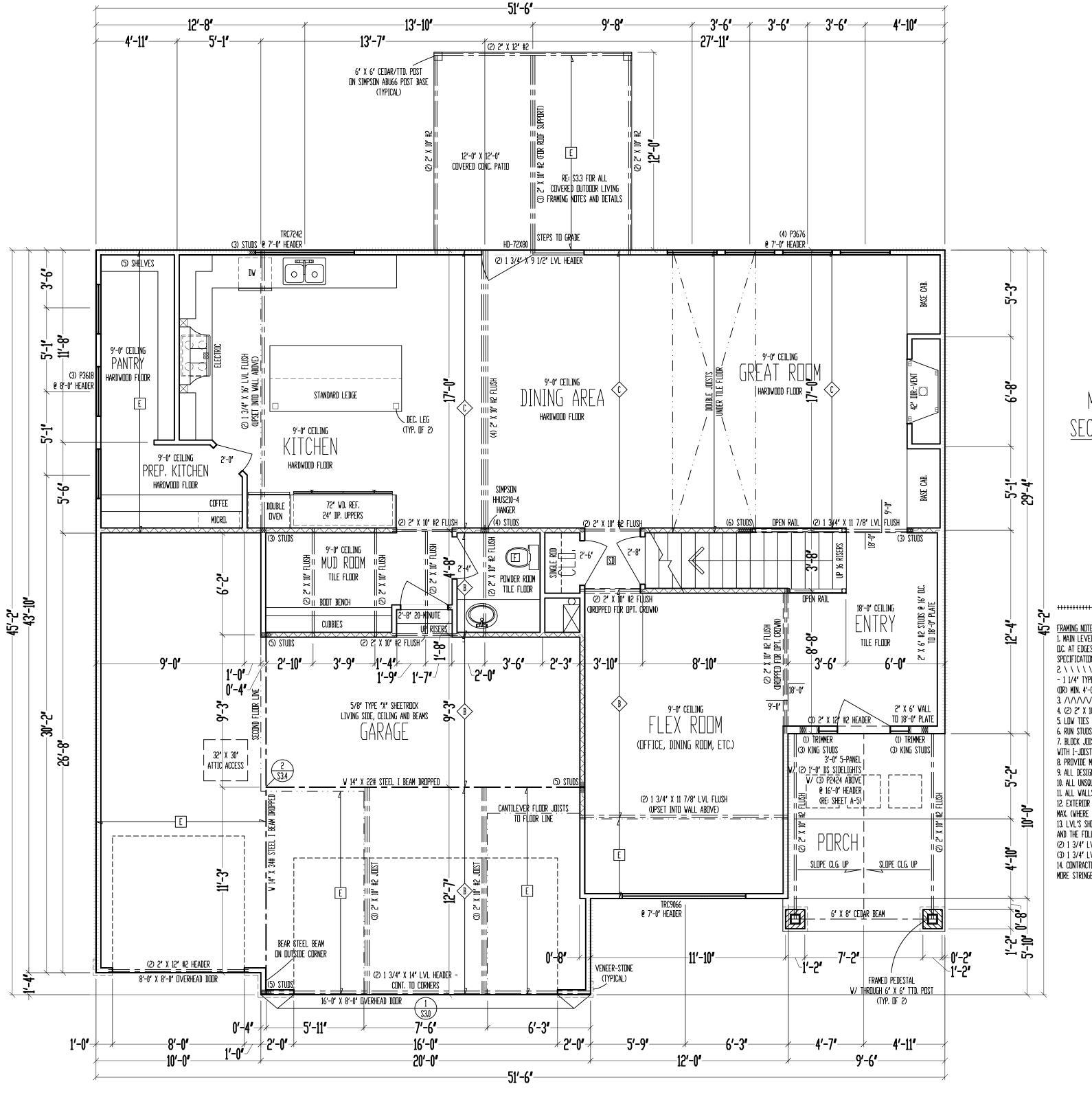
Drawing Name: The ROMAN Site Description: Lot 132, Hook Farms 2nd Plat Street Address: 2607 SW Tracker Ln., Lee's Summit, Missouri General Contractor Walker Custom Homes, LLC



Date: 9 - 13 - AD 2022 Rev. 1: 10 - 20 - AD 2022 Rev. 2: Rev. 3:

Sheet Title: **ROOF PLAN**





MAIN LEVEL

MAIN LEVEL: 1397 SQ. FT. SECOND LEVEL: 1304 SQ. FT TOTAL: 2701 SQ. FT.

3. $\/\/\/\/\/\/\/\$ = LOAD BEARING INTERIOR WALL. 4. (2) 2' X 10' #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.

7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.

12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8' D.C. MAX. (WHERE APPLICABLE.)

13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

	JOIST SCHEDULE			
$\stackrel{\textstyle \langle A \rangle}{}$	2" X 10" #2 TTD. FLOOR JOIST @ 16" D.C.			
$\langle \hat{\mathbb{B}} \rangle$	2' X 10' #2 FLOOR JOIST @ 16' D.C.			
¢	2' X 10' #2 FLOOR JOIST @ 16' O.C DOUBLE EVERY OTHER			
D	2" X 6" #3 CEILING JOIST @ 16" D.C.			
E	2" X 6" #2 CEILING JOIST @ 16" D.C.			

9'-0" CEILING 2" X 10" FLOOR SYSTEM ABOVE SCALE: 1/4'' = 1'-0''

GARAGE: 696 SQ. FT. COV. DUT/LIV: 144 SQ. FT. UNFIN. BASEMENT: 1294 SQ. FT

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

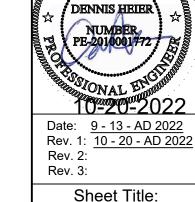
5. LOW TIES @ 4'-0" D.C. (TYPICAL) 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.

9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.

11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4'S @ 16' D.C., UNLESS NOTED OTHERWISE.

(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM

(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.



Sheet Title: MAIN LEVEL PLAN

Drawing Name:
The ROMAN

Site Description:

Lot 132, Hook

Farms 2nd Plat

Street Address:

2607 SW Tracker

Ln., Lee's Summit,

Missouri

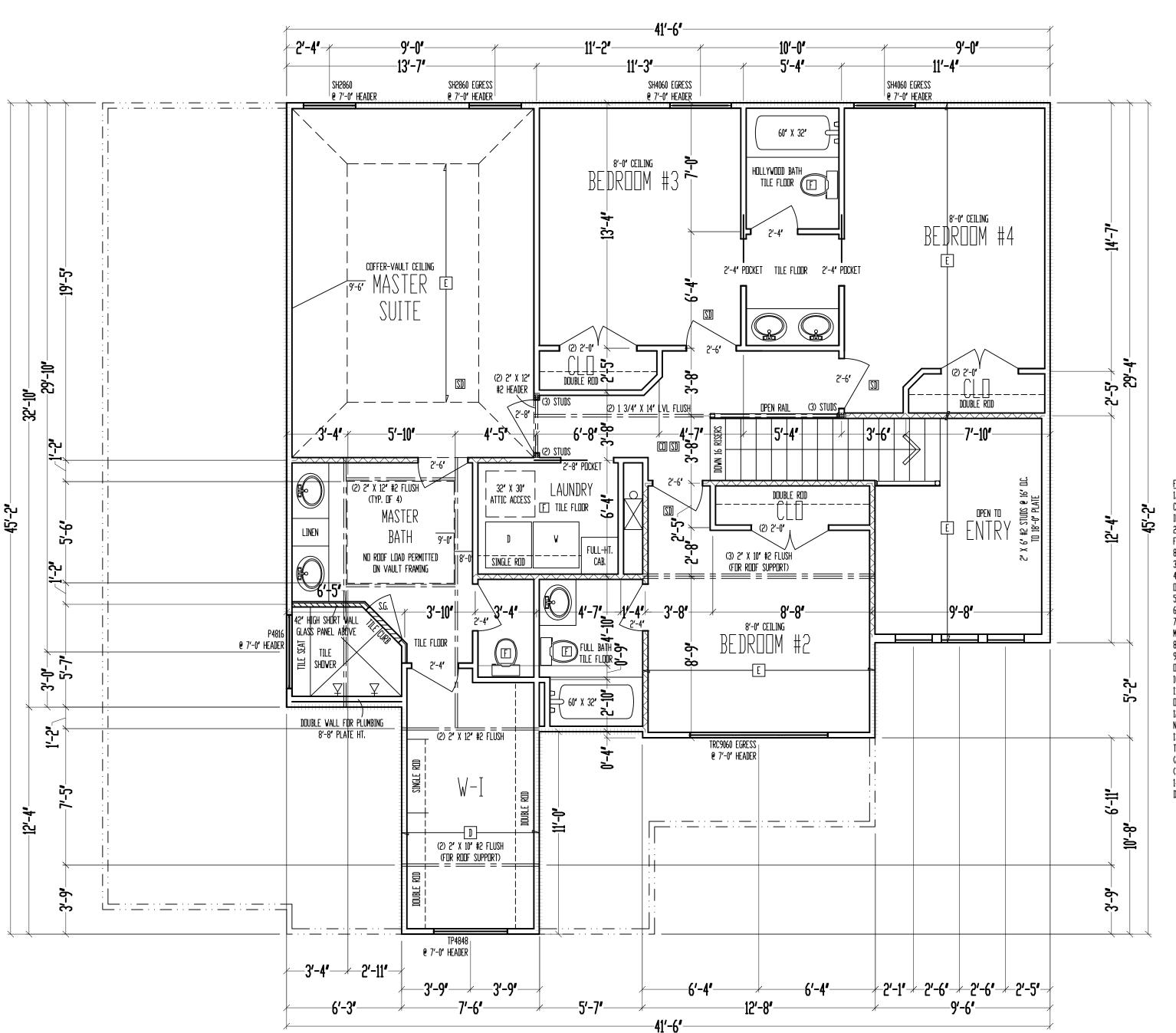
General Contractor

Walker Custom

Homes, LLC

MARTE OF MISSO

Sheet No.: 11/01/2022



8'-0" CEILING

1. SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, DR EQUAL,

INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. \ \ \ \ \ \ \ \ \ \ = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ ND. 6 - 1 1/4' TYPE W DR S DRYWALL SCREWS @ 7' D.C. EDGES & FIELD. (MIN. 8'-0' SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0' SECTION FOR BOTH SIDES) 3. $\/\/\/\/\/\$ = LOAD BEARING INTERIOR WALL.

4. (2) 2' X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED

OTHERWISE. 5. LOW TIES @ 4'-0" D.C. (TYPICAL)

6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS. 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2′ X 4′S 0 16′ D.C., UNLESS NOTED

12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16" D.C. MAX. (WHERE APPLICABLE.) 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF

THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

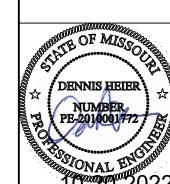
(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM (3) 1 3/4' LVL PLIES = 5 1/2' GLULAM

14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

JOIST SCHEDULE			
	2" X 6" #3 CEILING JOIST @ 16" D.C.		
E	2" X 6" #2 CEILING JOIST @ 16" D.C.		

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

> Drawing Name: The ROMAN Site Description: Lot 132, Hook Farms 2nd Plat Street Address: 2607 SW Tracker Ln., Lee's Summit, Missouri **General Contractor** Walker Custom



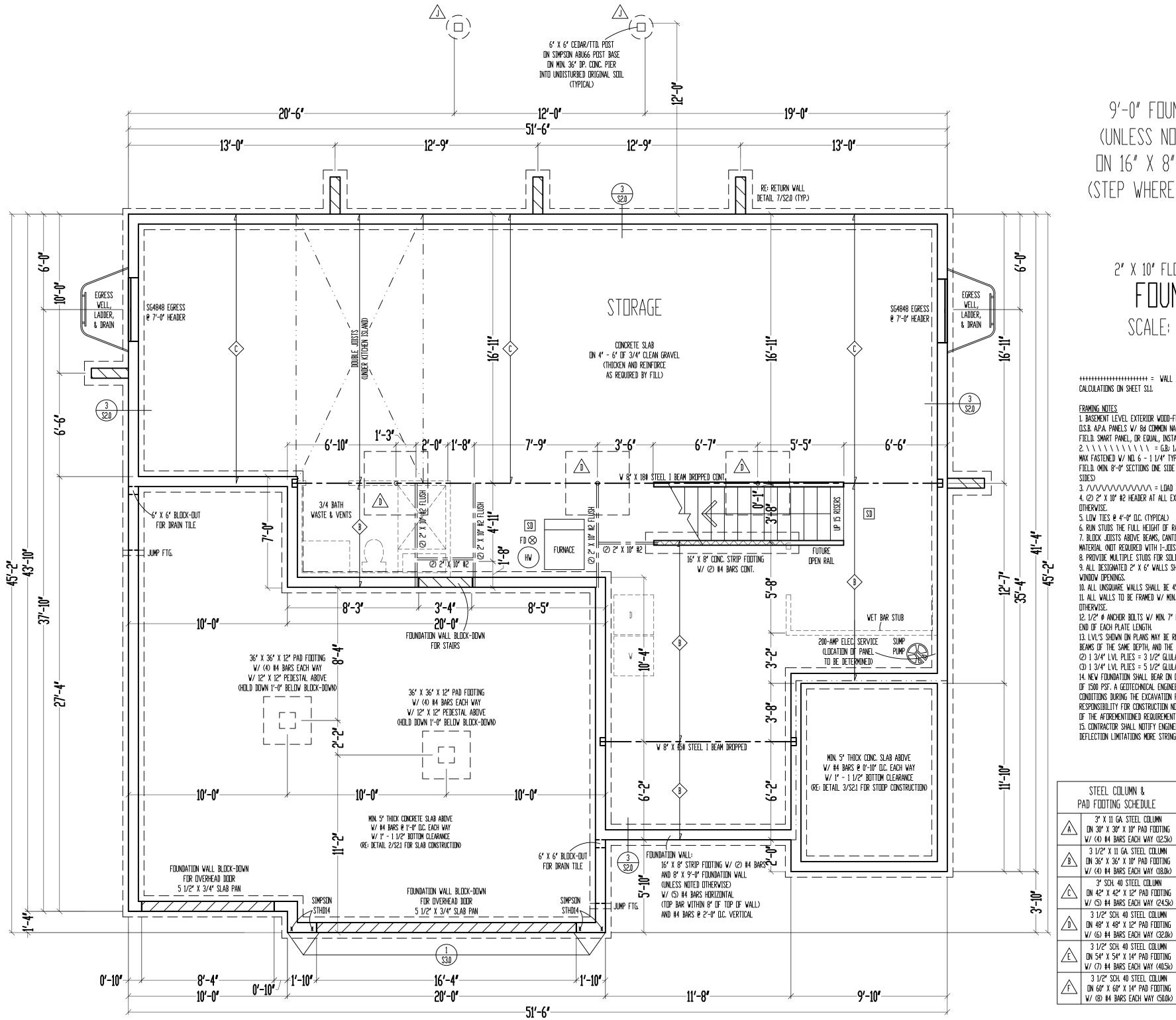
Homes, LLC

Date: <u>9 - 13 - AD 2022</u> Rev. 1: 10 - 20 - AD 2022 Rev. 2:

Rev. 3:

Sheet Title: **SECOND LEVEL PLAN**





(UNLESS NOTED OTHERWISE) ON 16" X 8" STRIP FOOTINGS (STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR SYSTEM ABOVE FOUNDATION SCALE: 1/4'' = 1'-0''

CALCULATIONS ON SHEET S1.1.

2. \ \ \ \ \ \ \ \ = G.B; 1/2' MIN. GYPSUM BOARD OVER STUDS SPACED 24' MAX FASTENED W/ ND. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH

3. $\/\/\/\/\/\$ = LOAD BEARING INTERIOR WALL. 4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED

OTHERWISE.

5. LOW TIES @ 4'-0' D.C. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.

7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.

9. ALL DESIGNATED 2' X 6' WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND

10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE. 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" D.C., UNLESS NOTED

12. 1/2' Ø ANCHOR BOLTS W/ MIN. 7' EMBEDMENT @ 48' D.C. MAX. & WITHIN 6' - 12' DF END OF EACH PLATE LENGTH.

13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:

(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM

(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM 14. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY

OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE, ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.

15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

PIER FOOTING SCHEDULE STEEL COLUMN & PAD FOOTING SCHEDULE 12" Ø PIER FTG. 3" X 11 GA. STEEL COLUMN A DN 30' X 30' X 10' PAD FOOTING 16" Ø PIER FTG. W/ (4) #4 BARS EACH WAY (12.5k) 3 1/2" X 11 GA. STEEL COLUMN B ON 36' X 36' X 10' PAD FOOTING 18" Ø PIER FTG. W/ (4) #4 BARS EACH WAY (18.0k) 3' SCH. 40 STEEL COLUMN C DN 42' X 42' X 12' PAD FOOTING | W/ (5) #4 BARS EACH WAY (24.5k) 3 1/2" SCH, 40 STEEL COLUMN DN 48" X 48" X 12" PAD FOOTING

	K\ 24' Ø PIER FTG.			
	JOIST SCHEDULE			
	2" X 10" #2 TTD. FLOOR JOIST @ 16" D.C.			
,	8 2' X 10' #2 FLOOR JOIST @ 16' D.C.			
	2' X 10' #2 FLOOR JOIST 9 16' D.C DOUBLE EVERY OTHER			

9'-0" FOUNDATION WALLS

Drawing Name: The ROMAN Site Description: Lot 132, Hook Farms 2nd Plat Street Address: 2607 SW Tracker Ln., Lee's Summit, Missouri **General Contractor** Walker Custom Homes, LLC



Date: 9 - 13 - AD 2022 Rev. 1: 10 - 20 - AD 2022 Rev. 2: Rev. 3:

Sheet Title: **FOUNDATION** PLAN



	FASTENER SCHEDULE FOR STRUCTURAL MEMBERS	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF ¹	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2 ½ " x 0.113")	TOENAIL
CEILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1 ½" x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135") - TOENAIL; 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL
	WALL	
STUD TO STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT NTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3 ½ " x 0.135")	12" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH ½ " SPACER	16d (3 ½ " x 0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d (2 ½ " x 0.131")	TOENAIL
TOP PLATE TO TOP PLATE	10d (3" x 0.128")	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24 LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 ½" x 0.135")	3 EACH 16" O.C. FACE NAIL
TOP OR SOLE PLATE TO STUD, END NAIL	4-8d BOX (2 $\frac{1}{2}$ " x 0.113") - TOENAIL; 3-16d BOX (3 $\frac{1}{2}$ " x 0.135") - END NAIL	TOENAIL, END NAIL (SEE LEFT)
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128")	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x8" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113") - FACE NAIL; WIDER THAN 1"x8" - 4-8d BOX (2 ½" x 0.113")	FACE NAIL
	FLOOR	
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL
2" PLANKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL
	2-10d BOX (3" x 0.128")	EACH END, TOENAIL

CRIPTION OF BUILDING MATERIALS	FASTNER SCHEDULE FOR DESCRIPTION OF FASTENER	STRUCTURAL MEMBERS EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHE
	BFLOOR, ROOF AND INTERIOR WALL SHEA		•
K" - Z"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
¹⁹ % 32" - 1"	8d COMMON NAIL (2 ½ " x 0.131")	6	12
1 ½ " - 1½"	10d COMMON (3" x 0.148") NAIL OR 8d (21/2" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL	SHEATHING ¹	-
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, 76" HEAD DIAMETER, OR 1½" LONG 16 GA. STAPLE WITH 76" OR 1" CROWN	3	6
第" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{3}{4}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{2}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
½ " GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
% " GYPSUM SHEATHING	1 % " GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 % " LONG; 1 % " SCREWS, TYPE W OR S	7	7
w	OOD STRUCTURAL PANELS, COMBINATION	N SUBFLOOR UNDERLAYMENT TO FR	AMING
% " AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2 ½ " x 0.131") NAIL	6	12
% " - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
1 ½ " - 1 ½ "	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION

LISTED IN THIS TABLE

FOUNDATION NOTES

MINIMUM 20 GALLON SUMP PIT

- CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLARS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
- PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A
- FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY
- SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES. 5. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLERANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE
- FOR FROST PROTECTION. CONCRETE PADS SUP0PORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A
- MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS
- AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0 REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)

VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES

- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND, GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY
- 11. IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ½" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
- 13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET
- 14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR. ABOVE GRADE

- 15. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE
- BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A
- MINIMUM OF 1/2 ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
- WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S)/SILL PLATE WITH (4) 10d NAILS.
- 21. ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT
- 22. JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE **COLD-FORMED STEEL JOIST HANGERS**
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1/4" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- 26. ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ⅓ OF VERTICAL DISTANCE BETWEEN CEILING AND
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
- ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE
- INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR. 33. WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED
- IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- 34. ALL ROOF SHEATHING SHALL BE $\frac{7}{16}$ " OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

- 35. 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 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- 36. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

37. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/2" TO 1/2" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN χ_{50} OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

38. PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE

PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.

39. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

MASONRY VENEER

- 40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE
- 41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8"
- 42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
- VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

- 44. DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1%" SOLID CORE OR HONEY-COMBED STEEL
- DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE 45. VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST
- LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC 2018

GARAGE NOTES (CONTINUED)

- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM %" GYP, BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 3/8" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS
- SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH %" GYP. BOARD. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 2½"" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 31/4" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)						
USE	LIVE LOAD	DEAD LOAD				
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10				
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10				
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10				
BALCONIES (EXTERIOR) AND DECKS	40	10 ^d				
FIRE ESCAPES	40	10				
GUARDRAILS AND HANDRAILS ^a	200 ^c	-				
GUARDRAIL IN-FILL COMPONENTS ^b	50 ^c	-				
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION				
ROOMS OTHER THAN SLEEPING ROOM	40	10 ^d				
SLEEPING ROOM	30	10 ^d				
STAIRS	40	10 ^d				

- a. A single concentrated load applied in any direction at any point along the top.
- b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.
- c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed

INSULATION/EFFICIENCY

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102 1 1 OR THE 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
- CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON

INSULATION AND FENESTRATION REQUIRE	MENTS BY COMPONENT (TABLE N1102.1.1)
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

N1103 2 2 (R403 2 2) SEALING (MANDATORY) DUCTS AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC **EXCEPTIONS:**

- AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED
- WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

- POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

ME		N SYSTEM FAN EFFICA	
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	90
BATHROOM, UTILITY ROOM	90	2.8	ANY



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RESIDENTIAL SEISMIC & WIND ANALYSIS

				INPUT
DETERMINE WEIGHT OF HOUSE:				CALCULATED VALUE
LOCATION		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs.)
ROOF		10	2357	23570
CEILING		10	2357	23570
SECOND FLOOR	·	10	1304	13040
FIRST FLOOR		10	2357	23570
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
SECOND FLOOR EXT. WALL DL	173.34	8	8	11093.76
FIRST FLOOR EXT. WALL DL	193.34	10	10	19334
		DEAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	1304	7824
FIRST FLOOR INT. PARTITION WALL DL		6	2357	14142
	•		•	•

	PRO	DJECTED AREAS (WIND	DESIGN PER 115 MPH	3-SECOND GUST, EXPOS	URE C AND MEAN ROOF HEIGHT <= 3		
	FRONT	-TO-BACK			SIDE-TO-S	IDE	
	AREA	LOAD	,	·	AREA	LOAD	·
SLOPED ROOF	188	805		SLOPED ROOF	204	898	
VERT. ROOF	23	314	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE
2ND	373.5	5284	6404	2ND	406.53	5669	6567
1ST	566.5	7739	14142	1ST	496.87	6928	13495
			PRESSURE (PSI	F) - PER ASCE CH. 6			
	SLOPED ROOF	ZONE B		5.9	ZONE C	11.6	2a (FIG. 28.6-1, ASCE7)
	WALL/VERT. ROOF	ZONE A		17.4	ZONE D	3.4	9.034
	MEAN ROOF HT., h		23	_			·

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

 q_{z10_ASD} =0.6 q_{z10} (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012) q_{z10} =0.00256 $K_z K_{zt} K_d V^2$ (ASCE7-10 Velocity Pressure)

2ND FLOOR TRIBUTARY WEIGHT	52686.88
1ST FLOOR TRIBUTARY WEIGHT	88764.76
S_8 (SITE GROUND MOTION - $\%g$ - FROM ASCE7 SEISMIC MAP)	12.0%
F _a (from ASCE7 Table 11.4-1)	1.6
$S_{DS} (= 2/3 * S_S * F_a)$	0.128
R (from ASCE7 Table 12.2-1)	6.5

	SEISMIC SHEAR		
OCATION		From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{DS} * W / R) (lbs.)
ND FLOOR			1245
ST FLOOR			2098

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penstration@ 6" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IBC, Table 2306.3(1)
Exterior <u>(Option #2)</u>	7/16" APA Rated Plywood/OSB	1-1/2* 16ga. Staples w/ 1* penatration@ 4* OC Edgas, 6* OC Field For 24* stud spacing, 12* OC Field For 16* stud spacing	230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Railed Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration@ 3" OC Edges, 6" OC Field For 24" stud specing, 12" OC Field For 16" stud specing	310	per IBC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPW Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3* O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPW Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPW: Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 ¹ / ₄ " Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR SECOND FLOOR	4
EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	5
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	4

		_		
WIDTH OF 1ST STORY (FT.)	51.5		WIDTH OF 2ND STORY (FT.)	41.5
DEPTH OF 1ST STORY (FT.)	45.17		DEPTH OF 2ND STORY (FT.)	45.17
BACK WALL OF GARAGE (FT.)	0			
GAR WALL: 1=F-B 2=S-S	2	1		

			EXTER	RIOR STRUCTURAL WALL	LENGTHS (ft.) & RESISTANCES			
		SE	ISMIC			WIND		
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	73	20440	38	10640	73	28616	38	14896
1ST FLOOR	74	28120	29	11020	74	39368	29	15428
		ADDITIONAL RESIS	TANCE REQUIRED	1	Anchor Bolt Spacing	(in.)	16d Nail Spacing reg'd at	oottom plate (in.)

	ADDITIONAL RESIS	TANCE REQUIRED
	SEISMIC	WIND
2ND FLOOR FRONT-TO-BACK	0	0
2ND FLOOR SIDE-TO-SIDE	0	0
1ST FLOOR FRONT-TO-BACK	0	0
1ST FLOOR SIDE-TO-SIDE	0	0

		RESISTANCE REQUI	RED IN ADDITION TO RES	SISTANCE PROVIDED BY EXTERIOR W	'ALLS**		
	ADDITIONAL RESISTANCE REQUIRED (POUNDS)	PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (325#/BRACE)	INTERIOR WALL LENGTH W/ 1/2° GYPSUM BOARD PER TABLE (FT.)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?
2ND FLOOR FRONT-TO-BACK	0					0	YES
2ND FLOOR SIDE-TO-SIDE	0					0	YES
1ST FLOOR FRONT-TO-BACK	0					0	YES
1ST FLOOR SIDE-TO-SIDE	0	i i				0	YES

TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)
RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS

**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE),
2) SEE SHEET 51 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING
PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRE

				WIND UPLIFT	T ANALYSIS		
	X/12	DEGREES			_	•	
ROOF PITCH (MAX)	5	22.6	PITCH OF 6 OR LESS:	EOH -13.3, E -7.2, G -5.2			
		ASCE 7			_		
	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
OVERHANG	1	16.56	195.34	16.56			
	TOTAL AREA (FT ²)	ZONE E AREA (FT ²)	ZONE G AREA (FT ²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS
MAIN ROOF**	2326.255	1239.500936	1086.754064	15.12	10.5	30152	156.0

**INSIDE EXTERIOR WALLS

*ALONG PERIMETER

NOTE FOR CONSTRUCTION: THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX., UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

172.5

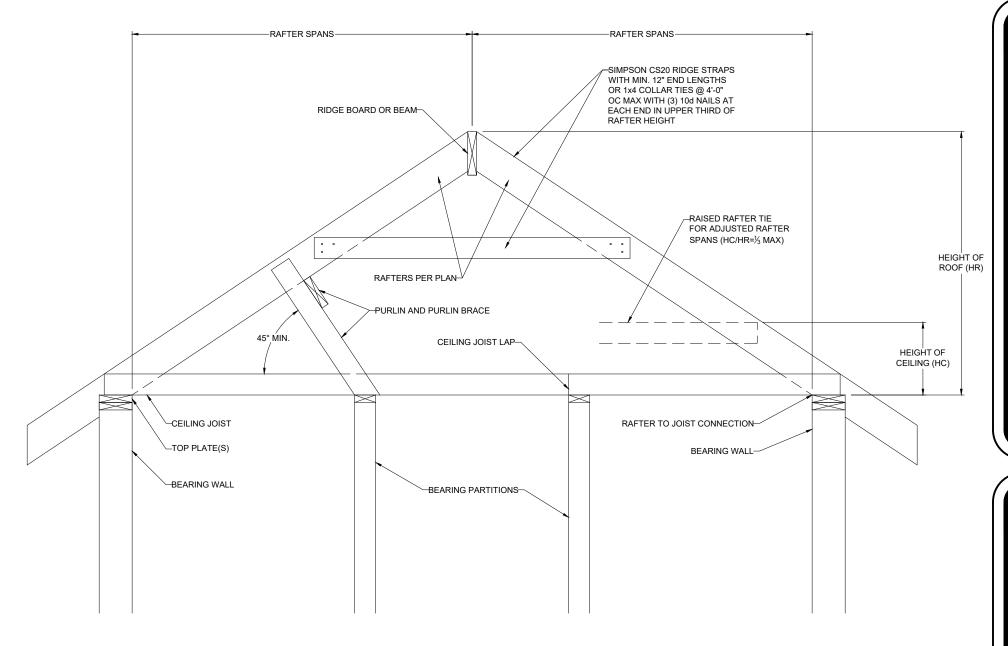
251.6

UPLIFT OK

NOTE FOR DESIGN:

ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2012 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 240 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC)

NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARI DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



1 BRACED RAFTER CONSTRUCTION S1.1 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

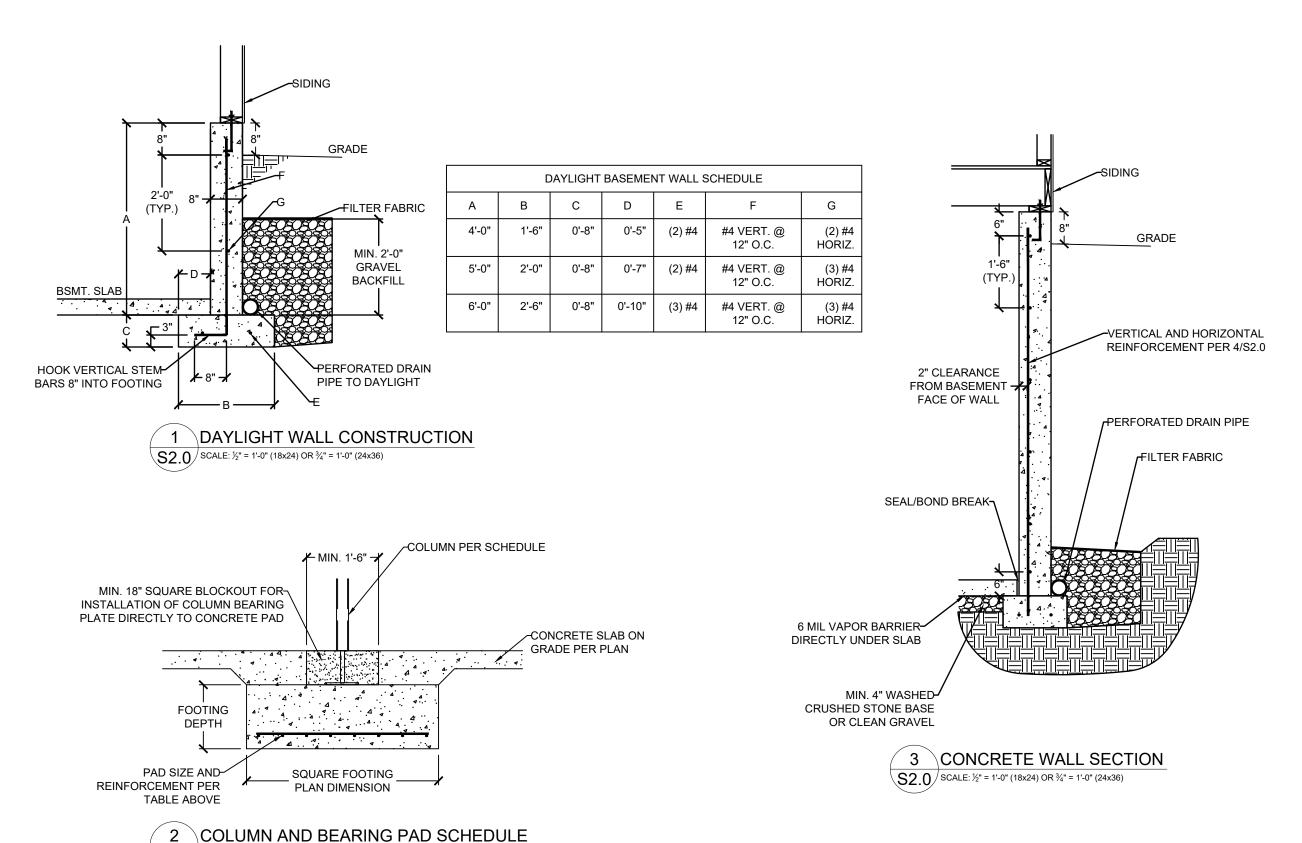


CLIENT: WALKER CUSTOM HOMES, HKF132 SPEC LOT 132, HOOK FARMS TITLE: JOB

2607 SW TRACKER LN. LEE'S SUMMIT, MISSOU

DENNIS HEIER

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NO.	DATE	REVISION	BY
DRAV	VING TITLE		•
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S	TRI	JCTUR ULATIO	NS
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VERTICAL REINFORCEMENT SPACING 10" THICK WALL CONCRETE STRENGTH/GRADE 8" THICK WALL REINFORCEMENT (#4 BARS) 9' 9' 10' 8' 10' 8' 3.000 PSI/ GRADE 40 24 24 16 24 24 18 3,500 PSI/ GRADE 40 24 24 18 16 24 24 3,000 PSI/ GRADE 60 24 24 24 18 16 24 3,500 PSI/ GRADE 60 24 24 24 18 24 16 HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL ONE BAR 12" FROM TOP OF WALL; 6-#4 7-#4 7-#4 6-#4 7-#4 7-#4 MAX. SPACING 24" OC

FOOTNOTES:

1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB 2) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:

A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE

B) 10" WALL - MINIMUM 63/4" FROM THE OUTSIDE FACE C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL

3) REINFORCEMENT CLEARANCES:

A) CONCRETE EXPOSED TO EARTH - MINIMUM 11/2"

B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) -3/4" C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1½"

4) HORIZONTAL RÉINFORCEMENT:

A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL

B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE

D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.

5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.

6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 31/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP

7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS

8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 \FOUNDATION WALL REINFORCEMENT TABLE S2.0/NO SCALE



TRACKER LN. JMMIT, MISSOUF 2 SPEC 2, HOOK FARMS CUSTOM HKF132 S LOT 132, 2607 LEE'S TITLE:

DENNIS HEIER PE-2010001772 10-20-2022

-SLAB PER PLAN, IF APPLICABLE

PER PLAN

-REBAR PER

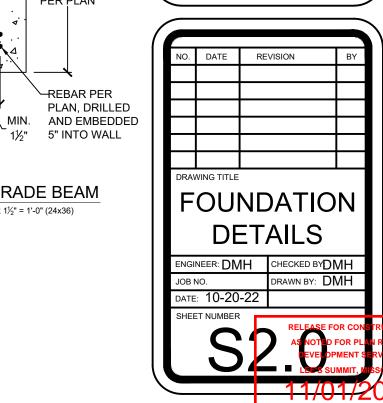
5" INTO WALL

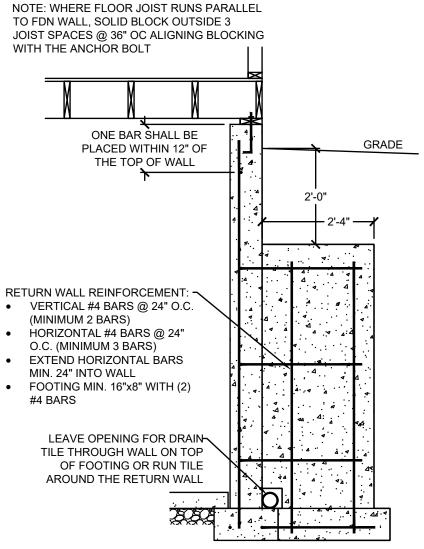
PER PLAN

3" CLEAR (TYP.)

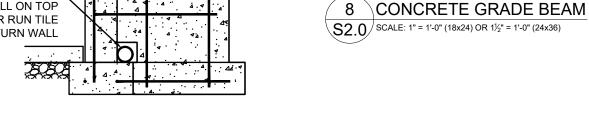
CLEAR-

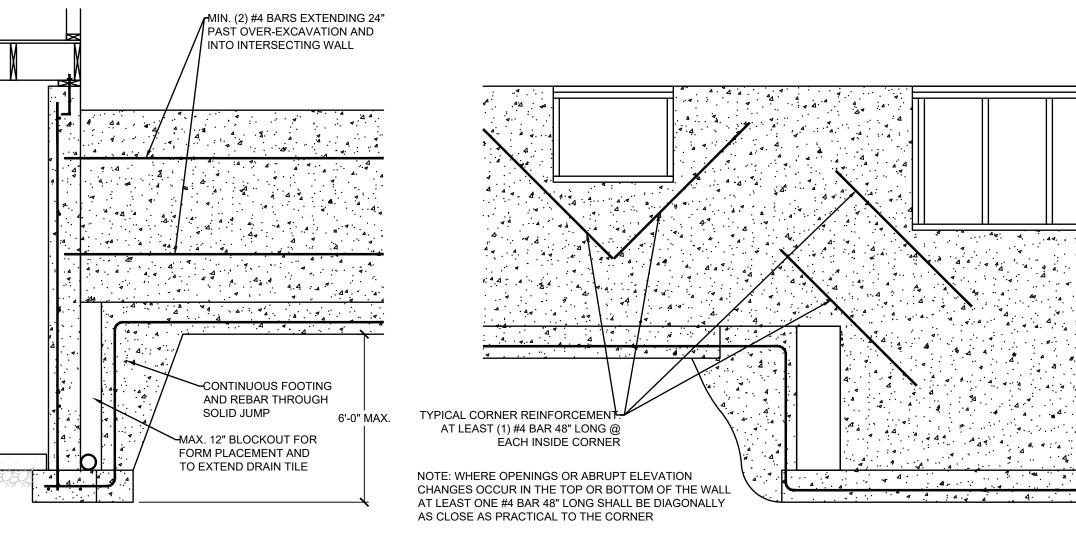
(TYP.)





7 RETURN WALL DETAIL S2.0 SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)





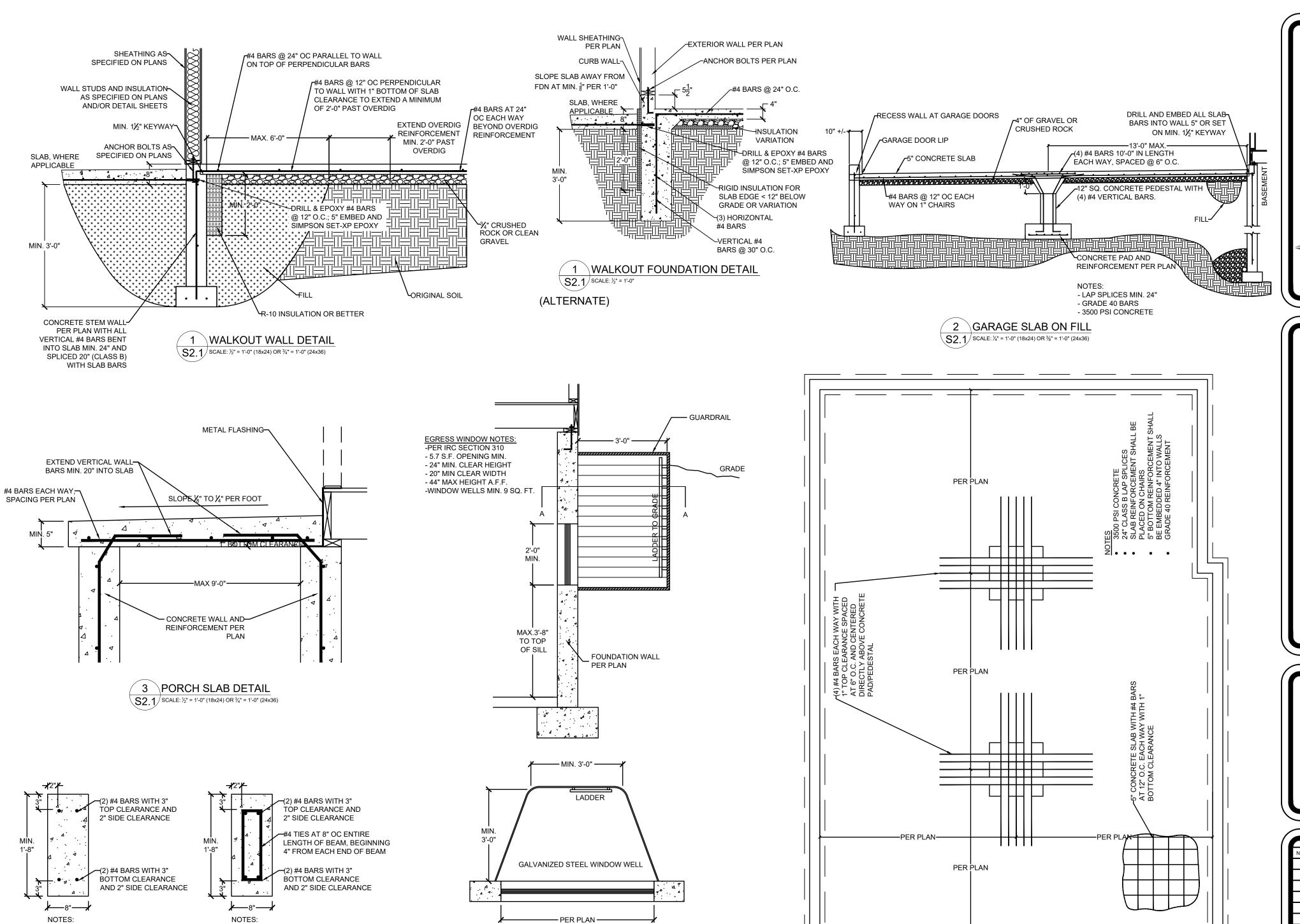
\$2.0 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

5 \SOLID JUMP

\$2.0\scale=1'-0" (18x24) OR \%" = 1'-0" (24x36)

6 REINFORCEMENT AT OPENING CORNERS S2.0/AND STEP CORNERS @ INSIDE CORNERS

SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



SECTION A-A

5 EGRESS WINDOW WELL ELEVATION AND PLAN DETAILS

S2.1 SCALE: $\frac{1}{2}$ " = 1'-0" (18x24) OR $\frac{3}{4}$ " = 1'-0" (24x36)

MAX. 3'-6" IN LENGTH

BARS SHALL EXTEND MIN. 2'-0"

PAST OPENING ON EACH SIDE

4 CONCRETE HEADER DETAILS

S2.1 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

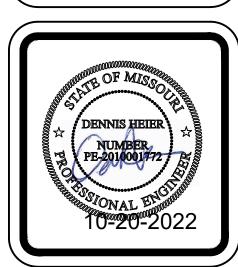
MAX. 6'-0" IN LENGTH

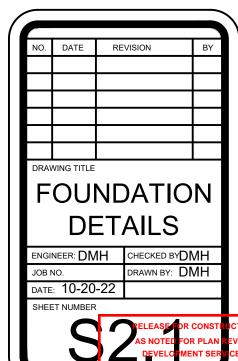
BARS SHALL EXTEND MIN. 2'-0"

PAST OPENING ON EACH SIDE

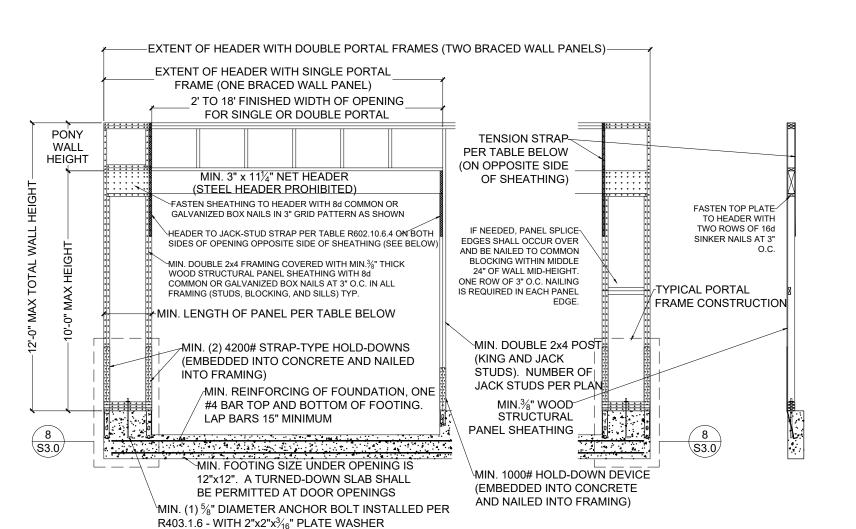
FIGURE STREET & PORTLAND, OREGOOFFICE: 971,255,6099 & MOBILE: 971,255,609 & MOBILE: 971,255,609

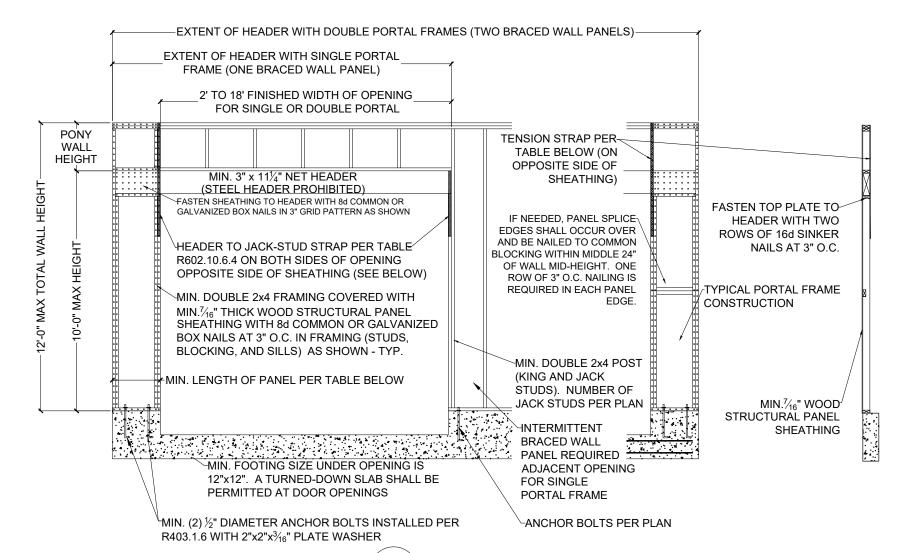
CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: HKF132 SPEC
LOT 132, HOOK FARMS
LOCATION: 2607 SW TRACKER LN.
LEE'S SUMMIT, MISSOURI





11/01/2022





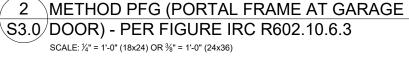
1 \METHOD PFH (PORTAL FRAME WITH

S3.0/HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: ½" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

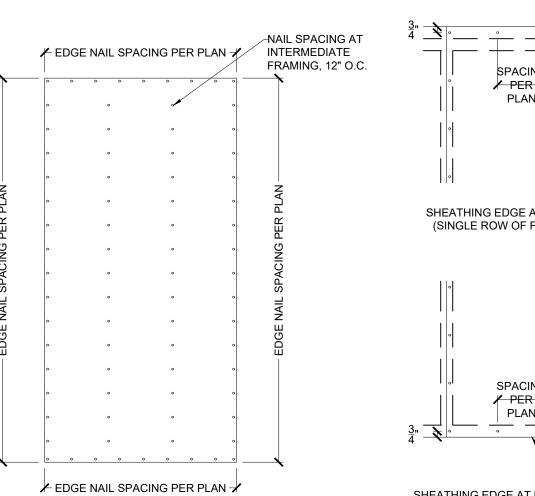
	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10	11 12	
	OILLI	SILLI	FEET	FEET	FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

			3 1/S3.0 AND 2/S3.0 (FROM	
MAX GARAGE OPENING	PONY WALL WALL HT.	REQUIRED SIMPSON	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH
(FT.)	(FT.)	STRAP	WIIN. STRAF END LENGTH	STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER
9'-0"	4'-0"	CMSTC16	1'-8"	(25) 16d SINKER
16'-0"	4'-0"	CMST14	2'-6"	(33) 10d

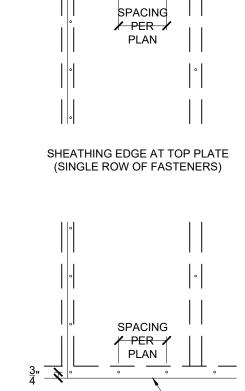


MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)					
	V	/ALL HEIGH	T		
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
24	27	30	33 ^a	36 ^a	

a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall



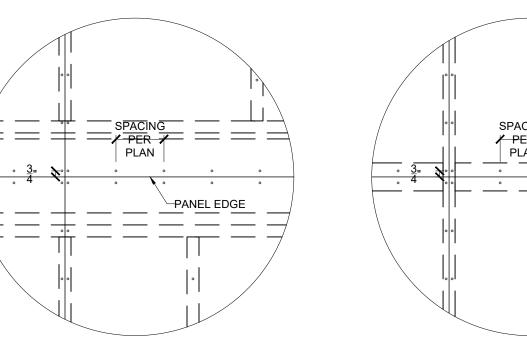




SHEATHING EDGE AT BOTTOM PLATE (SINGLE ROW OF FASTENERS)

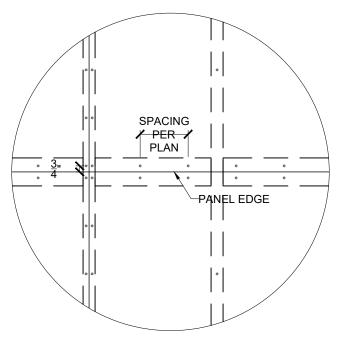
PANEL EDGE



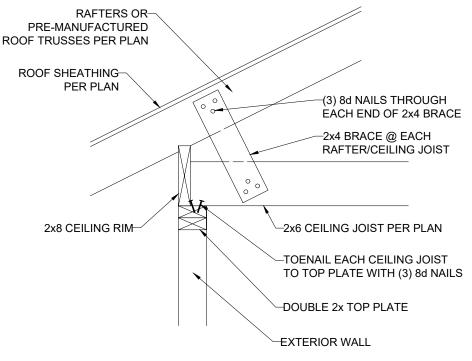


5 SHEATHING EDGE AT HORIZONTAL

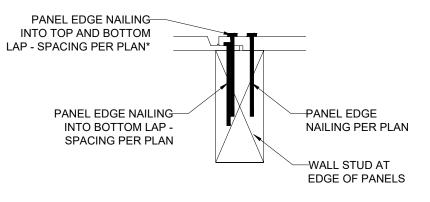
S3.0/FRAMING MEMBER SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



6 SHEATHING EDGE AT PANEL S3.0/SPLICE ACROSS STUDS SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

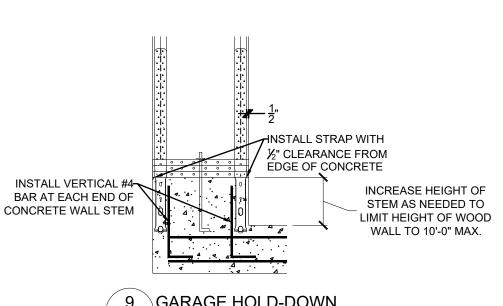


7 RAFTER BEARING OPTION DETAIL $\sqrt{3.0}$ SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

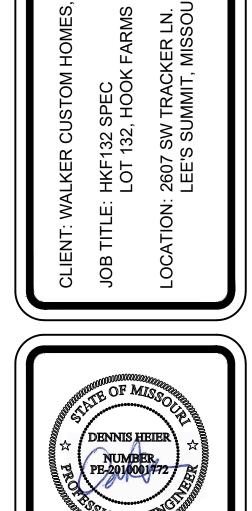


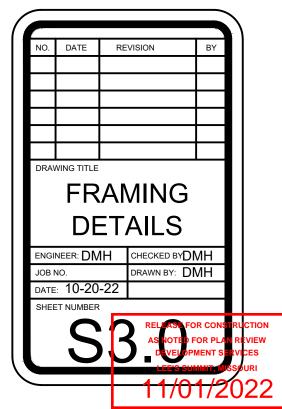
*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING

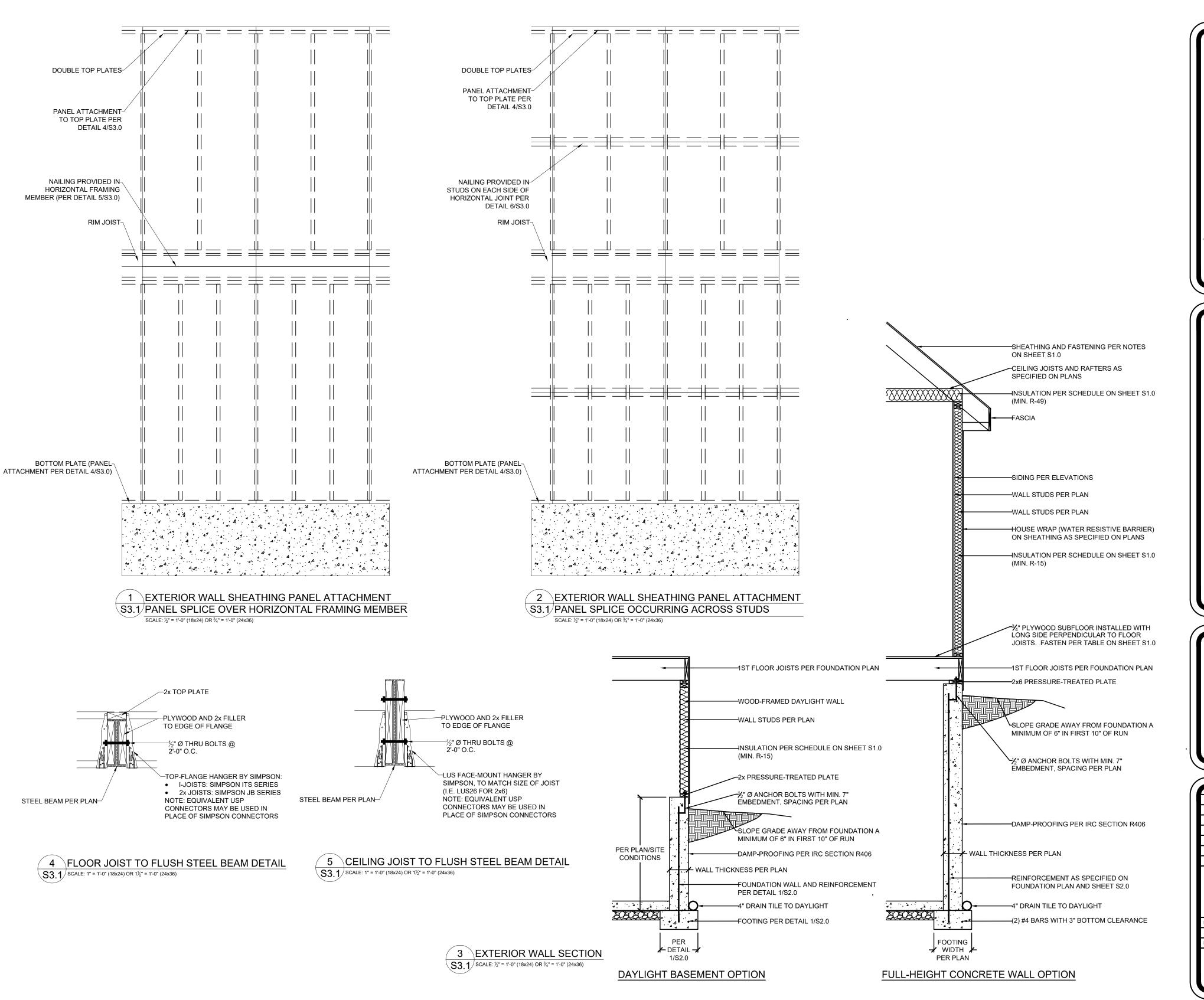
8 FASTENING INSTRUCTIONS FOR S3.0/SHIPLAP PANEL SHEATHING SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



9 GARAGE HOLD-DOWN S3.0/STRAP INSTALLATION SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



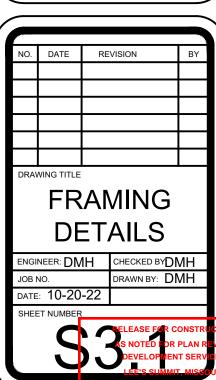


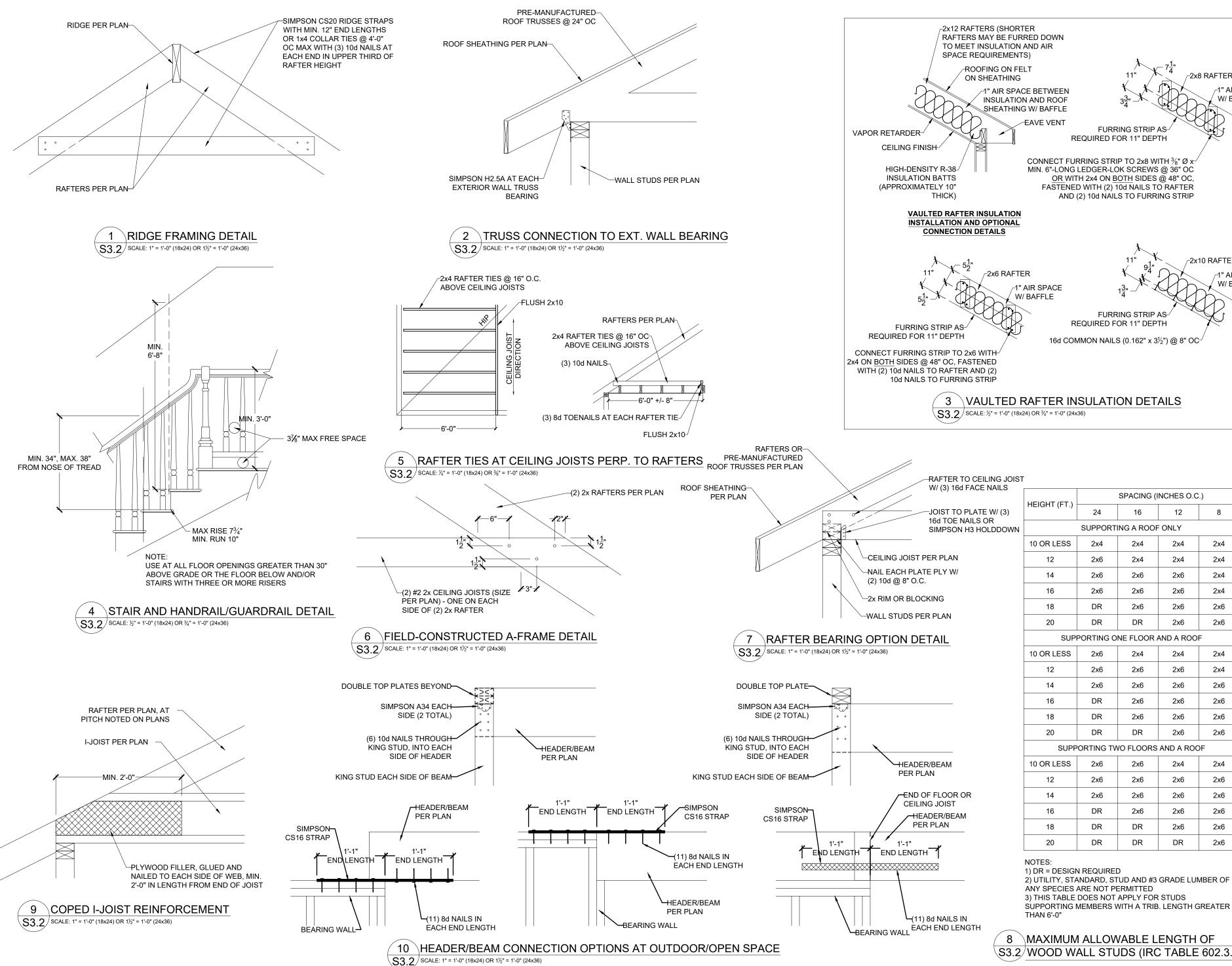


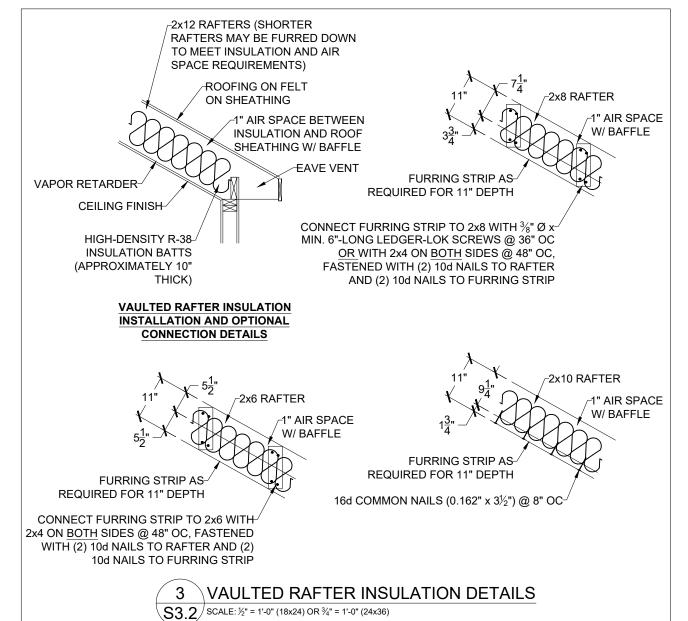


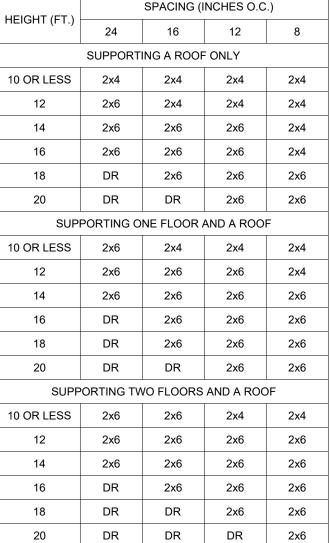
CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: HKF132 SPEC
LOT 132, HOOK FARMS
LOCATION: 2607 SW TRACKER LN.
LEE'S SUMMIT, MISSOURI











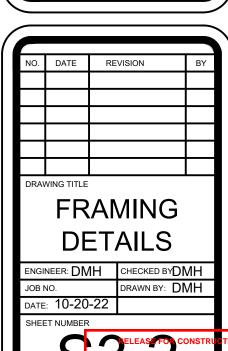
THAN 6'-0" 8 \MAXIMUM ALLOWABLE LENGTH OF S3.2/WOOD WALL STUDS (IRC TABLE 602.3.1)

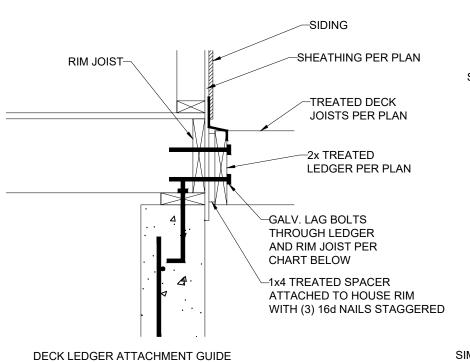


2607 SW TRACKER LN. LEE'S SUMMIT, MISSOU HKF132 SPEC LOT 132, HOOK FARMS

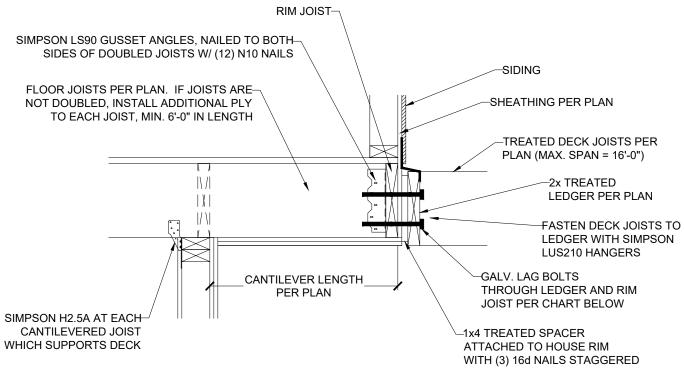
WALKER CUSTOM HOMES,



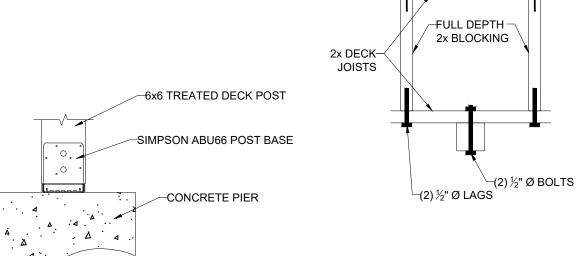


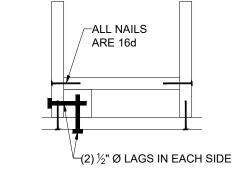


DECK JOIST SPAN	1/2" Ø GALV. LAG OR $3/8$ " Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED
	SPAN 10'-0" OR LESS 10'-0" - 13'-11"



2 CANTILEVER WITH DECK ATTACHMENT



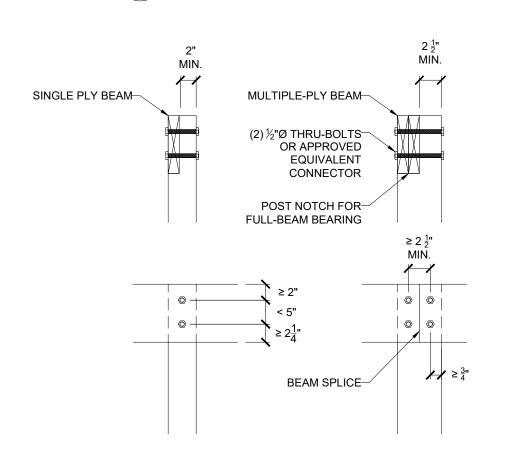


4 REINF. POST CONNECTIONS

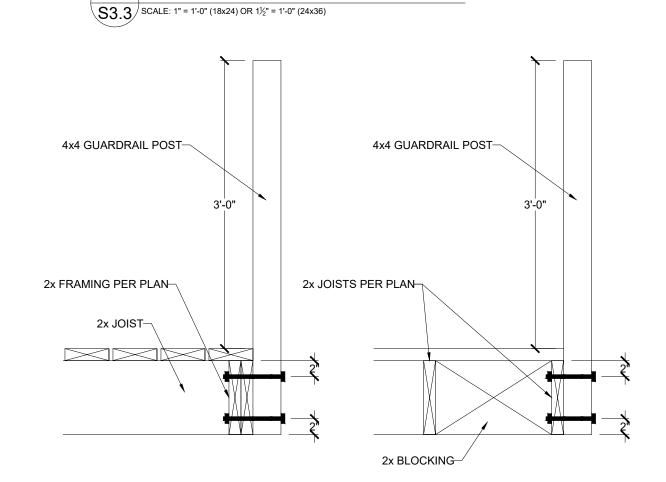
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

(2) ½" Ø LAGS IN E

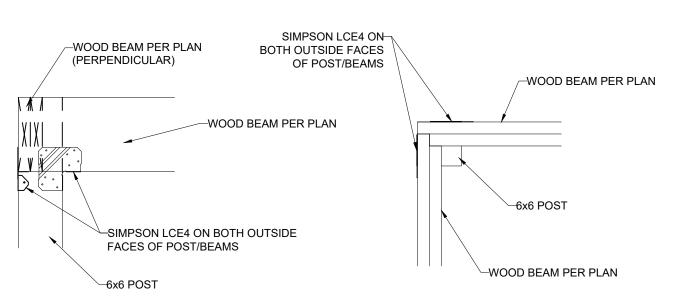
1 LEDGER ATTACHMENT S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



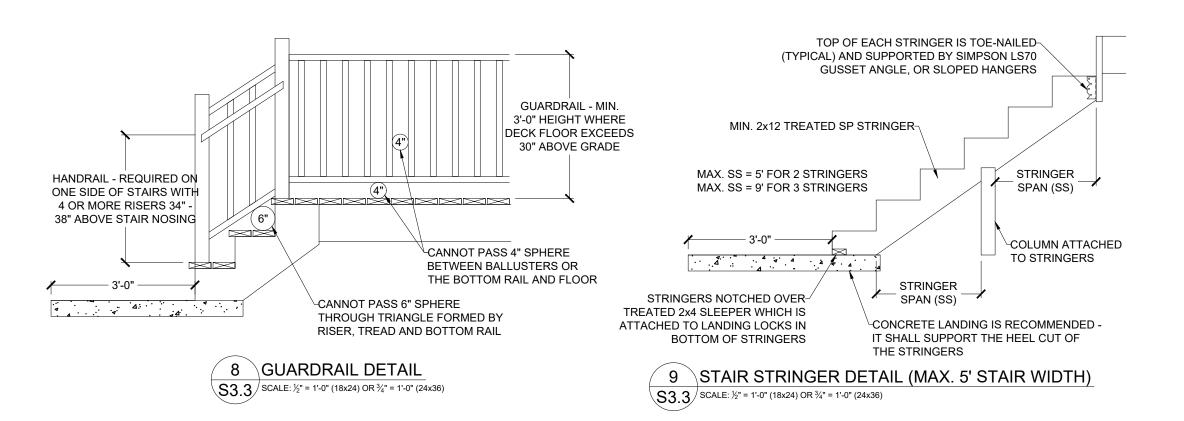




6 GUARDRAIL CONNECTION \$3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

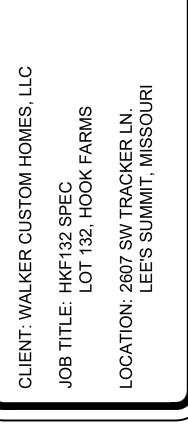


7 ALTERNATE COVERED DECK/PORCH INTERSECTION
S3.3 CORNER BEAM CONNECTION
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

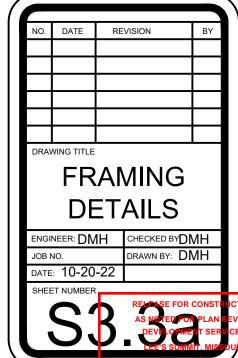


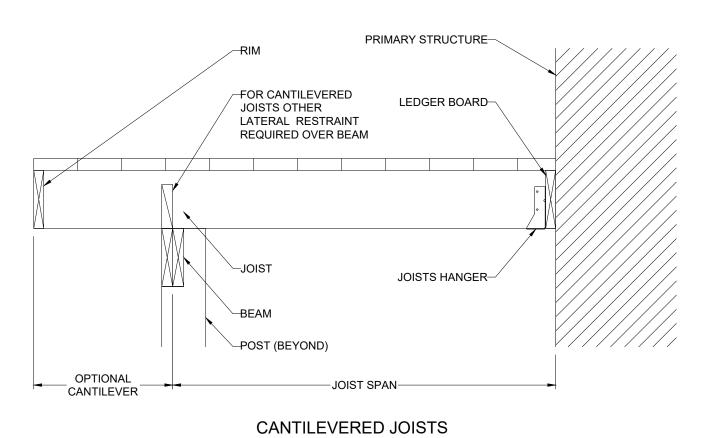
3 DECK POST BASE S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

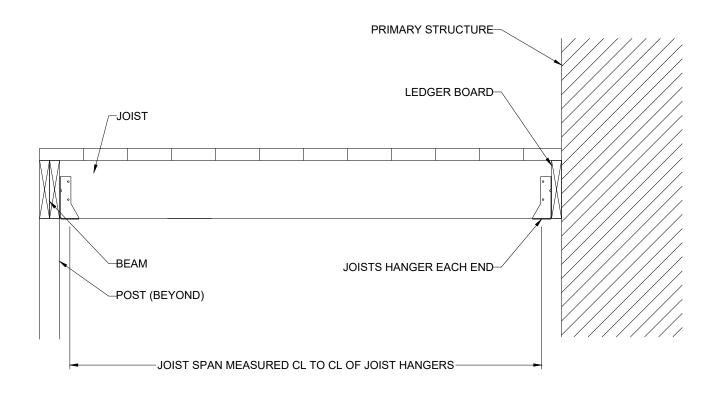




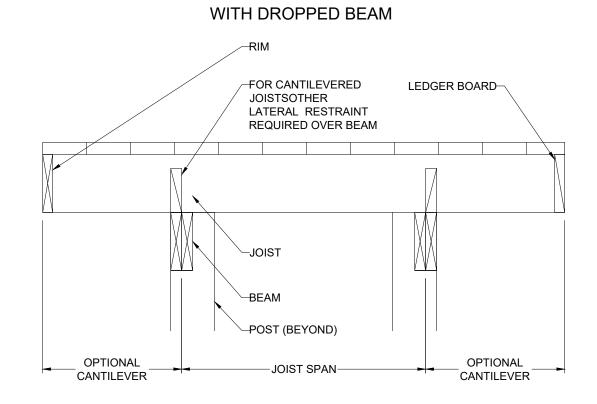


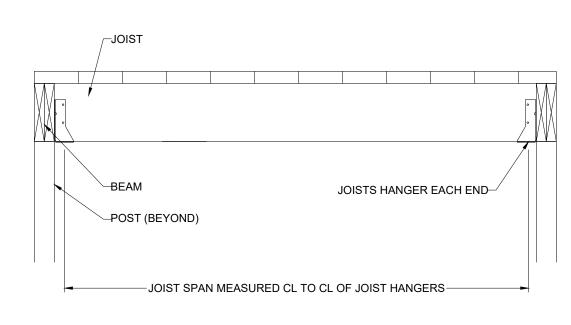






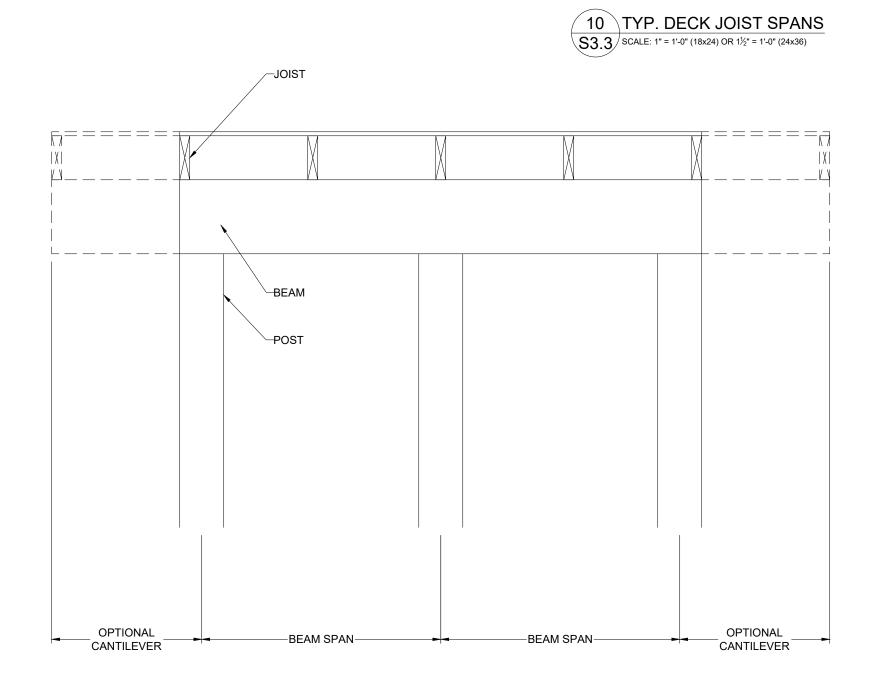
JOISTS WITH FLUSH BEAM

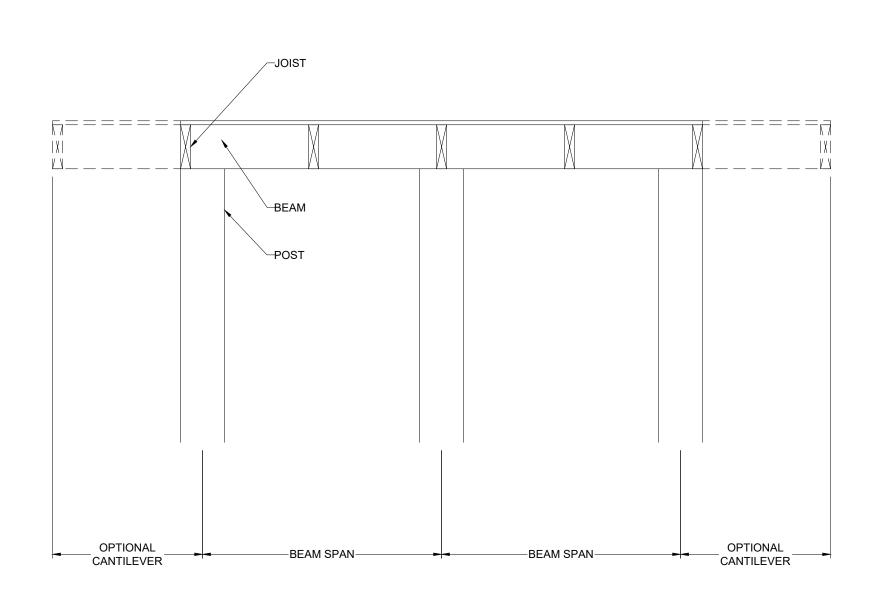




JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

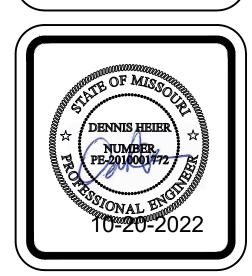
JOISTS WITH FLUSH BEAM



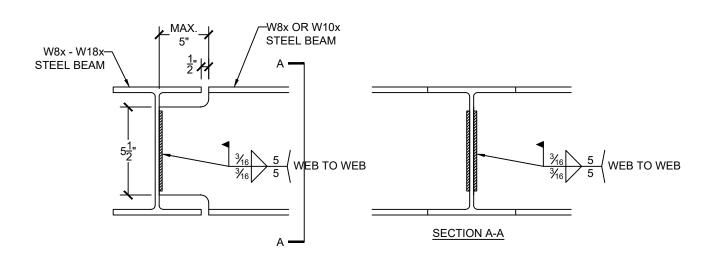




CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: HKF132 SPEC
LOT 132, HOOK FARMS
LOCATION: 2607 SW TRACKER LN.
LEE'S SUMMIT, MISSOURI

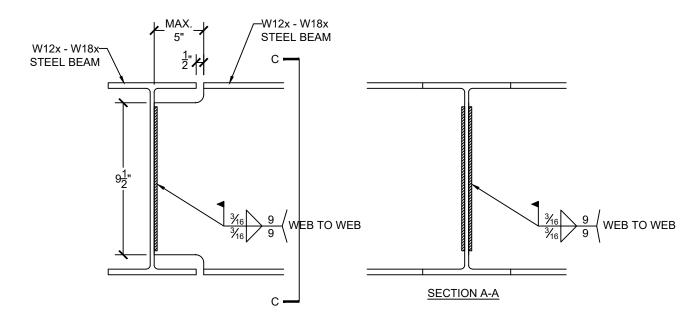


NO.	DATE	RE	VISION	BY	
DRAV	WING TITLE				
FRAMING					
DETAILS					
ENGI	NEER: DN	1H	CHECKED BY	МН	
JOB 1	NO.		DRAWN BY: D	MH	
DATE	: 10-20	-22			
SHEE	ET NUMBER				
(S	3	_	CONSTRU R PLAN R ENT SERV	
			11/01	120	



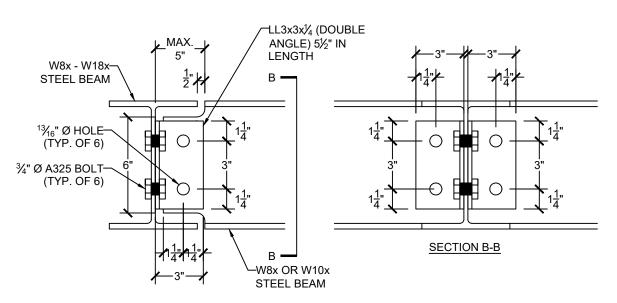
1 WELDED T-BEAM CONNECTION FOR W8x AND W10x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

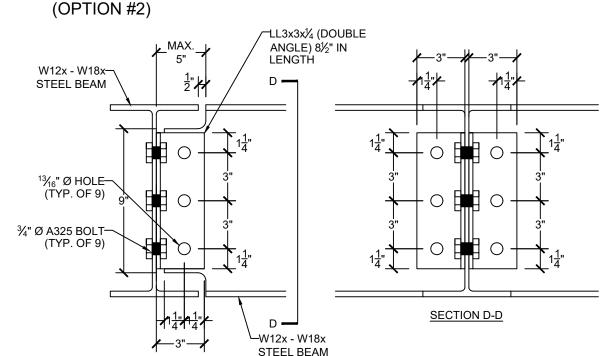


2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

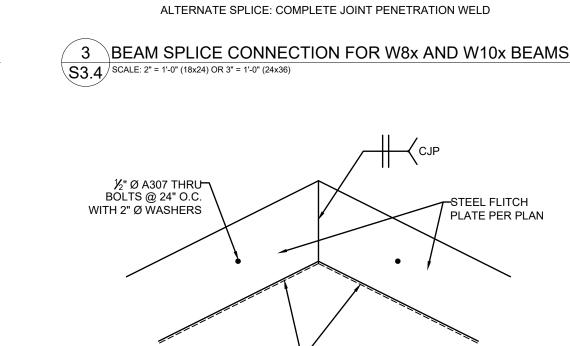


1 BOLTED T-BEAM CONNECTION FOR W8x AND W10x BEAMS S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)



2 BOLTED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS
SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #2)



OUTLINE OF DIMENSIONAL-LUMBER RAFTER ON EACH

SIDE OF FLITCH PLATE

 $-5\frac{1}{2}$ " x $6\frac{1}{2}$ " x $\frac{3}{8}$ "
STEEL PLATE ON

SECTION A-A

EACH SIDE OF

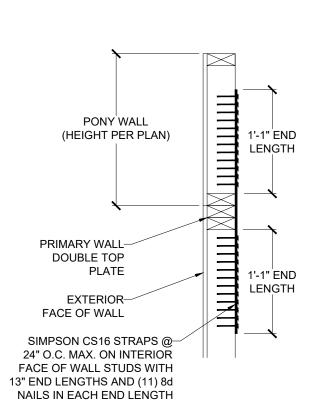
BEAM SPLICE

W8x OR W10x-

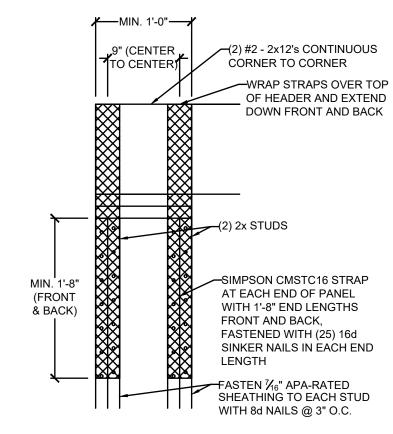
STEEL BEAM

¾" Ø A325 BOLT-(TYP. OF 6)

4 RAFTER FLITCH PLATE DETAIL S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

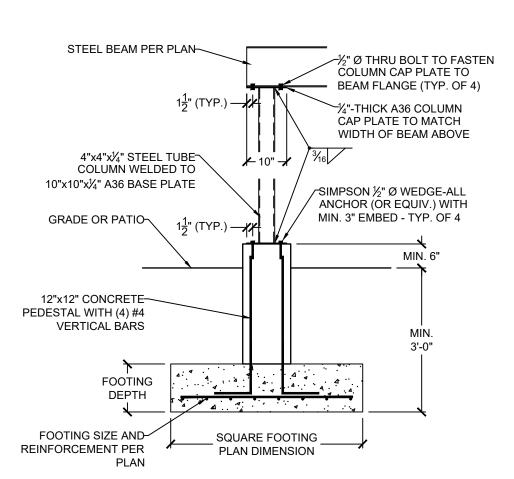


5 SPLICED WALL CONNECTION S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



NOTE: SILL PLATE OF PANEL SHALL BE MIN. (1) 2x AND FASTENED WITH $\frac{1}{2}$ " Ø ANCHOR BOLT AND 2" Ø WASHER PLATE

6 3RD CAR STALL BRACING S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



7 EXTERIOR STEEL COLUMN CONNECTIONS S3.4 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: HKF132 SPEC
LOT 132, HOOK FARMS
LOCATION: 2607 SW TRACKER LN.
LEE'S SUMMIT, MISSOURI

