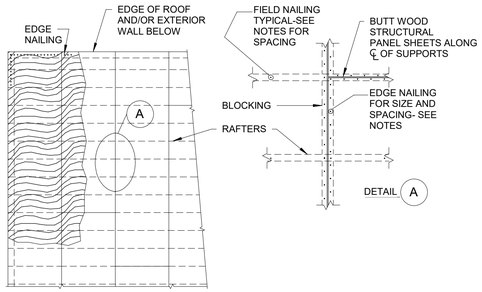
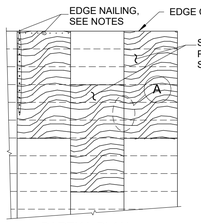


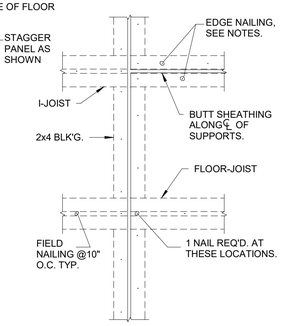
ROOF SHEATHING NOTES:

1. WOOD STRUCTURAL PANEL SHEATHING PER PLAN NOTES.
2. NAILS FOR WOOD STRUCTURAL PANEL SHEATHING 10d COMMON NAILS AS INDICATED IN THE PLAN NOTES.
3. PROVIDE WOOD STRUCTURAL PANEL SHEETS NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8'-0" SQ. FEET IN AREA. USE FULL SHEETS WHEREVER POSSIBLE.
4. PLACE WOOD STRUCTURAL PANEL SHEET WITH FACE PLIES PERPENDICULAR TO JOISTS.
5. MACHINE APPLIED NAILING: THE CONTRACTOR WILL DEMONSTRATE SATISFACTORY INSTALLATION ON THE JOB AND OBTAIN THE ACCEPTANCE OF ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE THE USE OF MACHINE APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. REMOVE ALL "SHINERS".
6. PREDRILL HOLES FOR NAILING WHEN WOOD TENDS TO SPLIT.

ROOF SHEATHING NOTES N11
3/16" = 1'-0"



PARTIAL PLAN



SECTION A

WOOD STRUCTURAL PANEL FLOOR CONSTRUCTION:

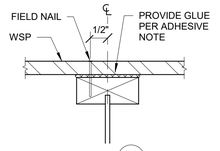
WSP: SHEATHING PER PLAN NOTES.

NAILS: 10d COMMON NAILS PER PLAN NOTES.

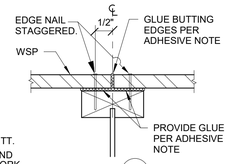
ADHESIVE: ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITHTHE ADHESIVE MANUFACTURERE'S RECOMENDATIONS. IF OSB PANELS WITH SEALED SURFACES AND EDGES ARE TO BE USED, USE ONLY SOLVENT-BASED GLUES; CHECK WITH PANEL MANUFACTURER. ADHESIVE SHALL BE CERTIFIED AS CONFORMING BY A TESTING AGENCY ACCEPTED BY THE FEDERAL HOUSING ADMINISTRATION. IN ACCORDANCE WITH PROCEDURES GIVEN IN HUD-FHA USE OF MATERIALS BULLETIN UM-60.

EXECUTION:

1. APPLY A BEAD OF GLUE ABOUT 1/4 INCH IN DIAMETER TO ALL CONTACT/BEARING SURFACES. ON WIDE AREAS APPLY GLUE IN SERPENTINE PATTERN.
2. APPLY TWO BEADS OF GLUE ON JOISTS WHERE PANEL ENDS BUTT.
3. APPLY GLUE PROGRESSIVELY TO BUTTING EDGES OF PANELS AND INTO GROOVED EDGES OF TOUNGE AND GROOVE PANELS AS WORK PROCEEDS.
4. COMPLETE NAILING OF EACH PANEL BEFORE GLUE SETS.

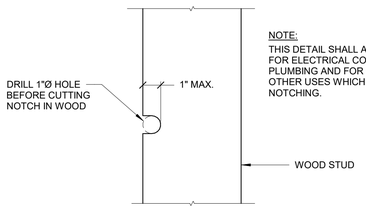


DETAIL C



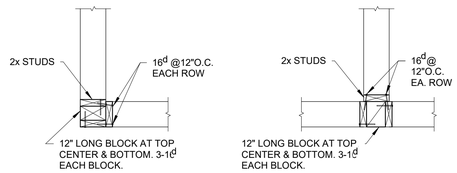
DETAIL D

FLOOR SHEATHING NOTES H11
1 1/2" = 1'-0"



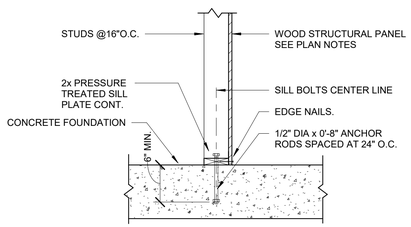
NOTE:
THIS DETAIL SHALL APPLY FOR ELECTRICAL CONDUITS, PLUMBING AND FOR ANY OTHER USES WHICH REQUIRE NOTCHING.

STUD NOTCH DETAIL E16
3" = 1'-0"



CORNER INTERSECTION

CORNERS & INTERSECTIONS E11
3/4" = 1'-0"



SILL ANCHORAGE DETAIL A11
3/4" = 1'-0"

A. Building Code

1. The design and construction shall conform to the 2018 International Residential Code as amended by the Camden Point, Missouri.

B. Design Loads

1. This project is designed to resist the most critical loads resulting from the basic load combinations outlined in sections 1605 of the IRC 2018.
2. Dead Loads
   a. The roof mounted equipment weights used for design are indicated on the contract documents. The Contractor shall submit actual weights for all roof mounted equipment to be reviewed by the Engineer.
      1. Total service roof dead load 15psf
      2. Total service floor dead load 12psf
3. Live Loads
   a. Code Loads
      1. Roof live load 20psf
      2. Floor Live Load (Sleeping) 30psf
4. Wind - The wind load is in accordance with the following criteria:
   a. Basic wind speed (Ultimate) 115mph
   b. Wind importance factor Iw=1.0
   c. Occupancy Category II
   d. Wind exposure Ce=0.9
   e. Component and cladding wind force 19.5psf
5. Snow - The snow load is in accordance with the following criteria:
   a. Ground snow load pg=20psf
   b. Flat-roof snow load pf=20psf
   c. Snow exposure factor Ce=0.9
   d. Snow load importance factor Is=1.0
   e. Thermal factor Ct=0.9
6. Seismic - The seismic load is in accordance with the following criteria:
   a. Seismic importance factor Ie=1.0
   b. Mapped spectral response accelerations Ss=0.112
      S1=0.064
   c. Site class D (default)
   d. Spectral response coefficients Sds=0.119
      Sd1=0.103
   e. Seismic design category B
   f. Basic seismic-force-resisting system(s) Light-framed wood shear walls
   g. Design base shear 0.15k
   h. Seismic response coefficient(s) Cs=0.017
   i. Response modifications factor(s) R=7

C. Foundations

1. Geotechnical Report
   a. No geotechnical report has been provided for this project.
2. Spread Footings, Trench Footings and Grade Beams
   a. All shallow foundations have been designed to bear on undisturbed soil or engineered fill for a net allowable bearing pressure of 1500psf.
   b. All excavations shall be clean and free from any type of debris.
3. All structural concrete utilized for the purpose of retaining soil shall attain full design strength prior to any backfill being placed against the concrete.
4. Side forms for trenched foundations are not required.
5. Bar supports for shallow foundations may be bricks, masonry or rock.
6. All construction dewatering is the responsibility of the Contractor. The moisture content of the subgrade below the foundations and slab on grade should not be allowed to change after the soil has been excavated. Subgrade that dries out, softens or is damaged in any way by variations in the moisture content shall be re-compacted to the density and water content specified in the specifications.
7. Foundation construction on frozen ground is not allowed.

D. Concrete

1. All Concrete and reinforcing details shall conform to the current ACI 318 and CRSI "Manual of Standard Practice".
2. Strength - The following areas shall have a minimum 28 day compressive strength:
   a. Interior slab on grade: 3000psi
   b. Exterior flatwork: 3000psi
   c. Footings and grade beams 3000psi
3. Mix Design
   a. Water/cement ratio 0.45 maximum for slab on grade
      0.51 maximum for all other concrete
   b. Course aggregate ASTM C33
   c. Fly ash Class C (25%)
   d. Admixtures
      1. Admixtures ASTM C494
      2. Air Entrainment (5%-7%) ASTM C260
4. No water may be added to the concrete mix at the job site. Workability should be attained through the use of water reducing agents and/or super plasticizing chemical admixtures.
5. All slab on grade control joints shall be cut to 1/3 the depth of the slab. The joints should be cut as soon as possible to prevent plastic shrinkage cracks.
6. Control joints in the slab on grade shall be placed at column lines and at uniform spacing as generally indicated on the plans. Control joint spacing shall not exceed 15 feet in any direction or 225 square feet, whichever is greater. Construction joints may be substituted for control joints.
7. Reinforcing
   a. Grade
      1. Typical reinforcing ASTM A615, Grade 60
      2. Welded reinforcing ASTM A706
   b. Lap splices and development length for reinforcement shall be 48 bar diameters unless indicated elsewhere in the contract documents and specifications. Lap welded wire reinforcing on full mesh space plus 2 inches.
8. Concrete cover shall be as follows:
   a. Concrete cast against and exposed to earth 3"
   b. Concrete exposed to weather #5 and smaller 1 1/2"
   c Concrete not exposed to weather or earth:
      1. Slabs and walls 3/4"
9. Aluminum items shall not be embedded in concrete.

E. Miscellaneous

1. Site visits will be made by the Engineer of Record in order to establish the general conformance of the construction to the Contract Documents. Observations by the Engineer shall not be considered Inspections and in not way relieves the Contractor of any requirements of the Contract Documents.
2. Stability of the structure during construction, including load bearing and non-load bearing masonry walls, is the responsibility of the Contractor. The Engineer is responsible for the stability of the completed structure only.
3. The Engineer shall not be in control of, have charge of, or be responsible for the construction means and methods. The Contractor is solely responsible for all construction means, methods, procedures, techniques and job sequences.
4. Typical details are intended to represent typical conditions for the entire project.
5. All existing field and building conditions shall be verified by the Contractor before any other work.

F. Special Inspections

1. The Owner shall retain special inspection services for the items listed below. The Contractor shall provide light general labor as required to assist with special inspections.
2. Special Inspection reports shall be submitted to the Building Official, Owner, Architect, Engineer, Contractor, Sub-Contractor and any other pertinent entities in a timely manner.
3. All discrepancies found by the Special Inspector shall immediately be brought to the attention of the Contractor and corrected. If the Contractor is unable to correct the discrepancy, the Special Inspector shall notify the Architect and Engineer.
4. Upon completion of the project, the Special Inspector shall submit a final report delineating that the work was to the best of the Inspector's knowledge and completed in conformance with the approved contract documents and applicable building code.
5. Special Inspection Services required:
   a. Foundations
      i. Bearing capacity
      ii. Bearing elevation
   b. Concrete
      i. Reinforcing steel placement
      ii. Embedded items in concrete
      iii. Concrete placement technique
      iv. Sampling of fresh concrete

G. Wood

1. All wood framing shall be designed and erected in accordance with the recommendations of the latest editions of the National Design Specification (NDS) for Wood Construction Manuals.
2. All wood framing shall be Douglas Fir-Larch #2 or better.
3. Plywood
   a. Material shall conform to PS 1.
   b. Stagger Panel ends of plywood decking.
   c. Panel clips shall be used for all roof sheathing.
4. All Engineered Lumber shall have the following minimum material properties
   a. Fb = 2600 psi
   b. Fv = 285 psi
   c. E = 1,900,000 psi
   d. Fc (parallel) = 2510 psi
   e. Fc (perpendicular) = 750 psi
   f. G = 125,000 psi
5. All Dimension Lumber shall have the following minimum material properties unless noted otherwise.
   a. Fb = 900 psi
   b. Fv = 180 psi
   c. E = 1,600,000 psi
   d. Fc (parallel) = 1,350 psi
   e. Fc (perpendicular) = 625 psi
6. Any wood member that rests on or is in contact with concrete, earth or masonry shall be ACQ pressure treated.
7. All metal wood connectors shall perform to a minimum load capacity of the Simpson Strong Tie products. All connectors shall be capable of resisting the corrosive effects of the ACQ pressure treatment and shall be completely installed prior to loading the connections.

H. ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	K	KIP (1000 POUNDS)
ALT	ALTERNATE	KSF	KIPS PER SQUARE FOOT
ARCH	ARCHITECT	LLH	LONG LEG HORIZONTAL
AR	ANCHOR ROD	LLV	LONG LEG VERTICAL
BOT	BOTTOM	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
CL	CENTER LINE	MIN	MINIMUM
CJ	CONTRACTION JOINT	MISC	MISCELLANEOUS
COL	COLUMN	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONC	CONCRETE	PLF	POUNDS PER LINEAR FOOT
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
DBA	DEFORMED BAR ANCHOR	PSI	POUNDS PER SQUARE INCH
EF	EACH FACE	REINF	REINFORCING
EJ	EXPANSION JOINT	RTU	ROOF TOP UNIT
ELEV	ELEVATION	SC	SLIP CRITICAL
EQ	EQUAL	SIM	SIMILAR
EW	EACH WAY	STD	STANDARD
EXIST	EXISTING	TO	TOP OF
FND	FOUNDATION	TOS	TOP OF STEEL
FLR	FLOOR	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VERT	VERTICAL
GALV	GALVANIZED	w/	WITH
HORZ	HORIZONTAL	WP	WORK POINT
HSA	HEADED STUD ANCHOR	WWR	WELDED WIRE REINFORCING
HSS	HOLLOW STRUCTURAL SECTION		
IF	INSIDE FACE		

GENERAL NOTES A1
NTS

JOWLER CREEK ARCHITECTURE
15105 JOWLER CREEK ROAD
CAMDEN POINT, MO 64018
816.876.6794

WADDELL DESIGNS
411 WEST BENTON
CARROLLTON
MISSOURI 64633
435.668.0859

STRUCTURAL ENGINEER
AGILMORE SERVICES
5722 CONSTANCE ST
SHAWNEE, KANSAS 66216
913.660.3778

STATE OF MISSOURI
K. ANDREW GILMORE
NUMBER PE-2006015942
PROFESSIONAL ENGINEER

STANEK RESIDENCE
KITCHEN & PORCH ADDITION
4744 SOUTHWEST GULL POINT DRIVE
LEE'S SUMMIT, MISSOURI 64082

NO.	ISSUE/REVISN	DATE

GENERAL NOTES

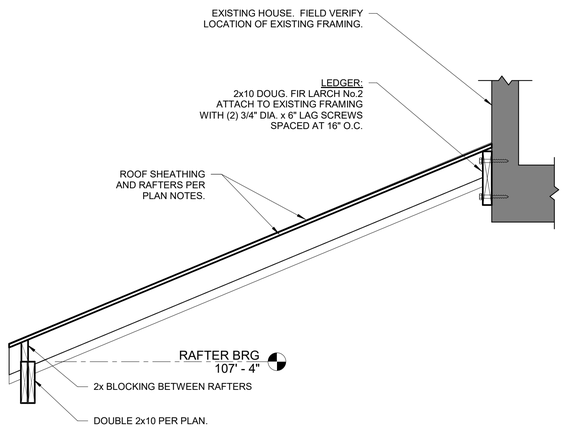
S000

Brandon Kalwei

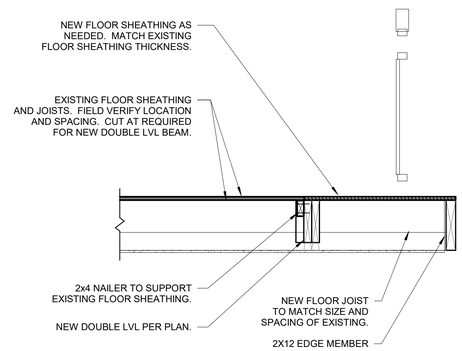
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, O=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2023.02.02 08:54:17-06'00'

JOWLER CREEK ARCHITECTURE

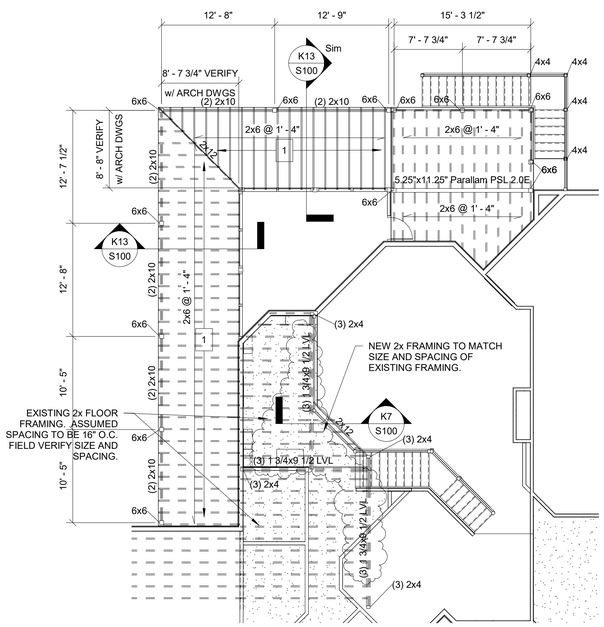
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/02/2023



ROOF SECTION K13
3/4" = 1'-0"



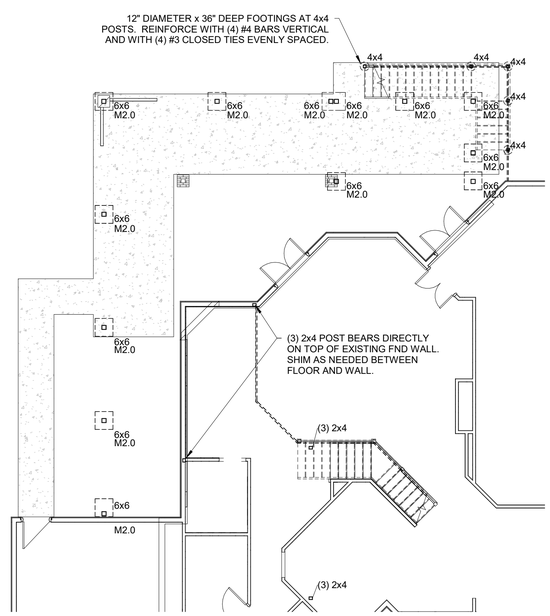
FLOOR SECTION K7
3/4" = 1'-0"



FLOOR FRAMING PLAN NOTES:

1. ROOF & FLOOR SHEATHING: 3/4" STRUCTURAL WOOD SHEATHING. ATTACH TO JOISTS WITH #10 SCREWS SPACED AT 12" O.C. IN THE FIELD AND 6" O.C. AT THE EDGE.
2. POST: (3) 2x4 DOUG FIR LARCH #2.
3. EXTERIOR PSL BEAM IS TO BE WOLMANIZED.

SECOND FLOOR PLAN A13
1/8" = 1'-0"



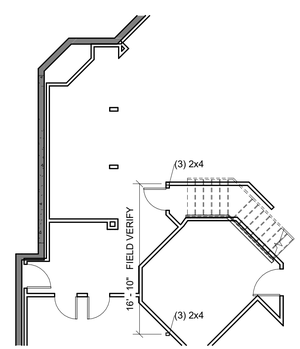
FLOOR PLAN NOTES:

1. NEW POSTS TO BE SET DIRECTLY ON TOP OF SLAB. CONNECT TO EXISTING SLAB WITH SIMPSON STRONG TIE POST BASE ABA. ATTACH POST BASE TO SLAB WITH SIMPSON STRONG TIE STRONG BOLT 1/2" x 3 3/4" WEDGE ANCHOR.

   CONTRACTOR TO COORDINATE EXACT POST LOCATIONS WITH HOME OWNER.

2. (3) 2x4 INDICATED NEW TRIPLE 2"X4" DOUGLAS FIR LARCH NO.2 POST.
3. 4" CONCRETE SLAB ON GRADE OVER 4" CRUSHED ROCK DRAINAGE FILL. REINFORCE WITH 6x6 - W1.2xW1.2 WELDED WIRE FABRIC.
4. M2.0: MASS FOOTING 2'-0" x 2'-0" x 3'-0". REINFORCE WITH (3) #4 BARS IN THE BOTTOM OF THE FOOTING EACH WAY.

FIRST FLOOR PLAN A7
1/8" = 1'-0"



FOUNDATION PLAN NOTES:

1. NEW POSTS TO BE SET DIRECTLY ON TOP OF SLAB. CONNECT TO EXISTING SLAB WITH SIMPSON STRONG TIE POST BASE ABA. ATTACH POST BASE TO SLAB WITH SIMPSON STRONG TIE STRONG BOLT 1/2" x 3 3/4" WEDGE ANCHOR.

   CONTRACTOR TO COORDINATE EXACT POST LOCATIONS WITH HOME OWNER.

2. TOP OF SLAB ELEVATION TO BE FIELD VERIFIED.
3. (3) 2x4 INDICATED NEW TRIPLE 2"x4" DOUGLAS FIR LARCH NO.2 POST. THE POSTS ARE TO BE INSTALLED CONTINUOUS FROM THE TOP OF THE BASEMENT SLAB TO THE MEZZANINE FLOOR CONNECTION. GAPS ARE NOT ALLOWED IN THE COLUMN, ALTHOUGH MULTIPLE POST ARE ALLOWED. PROVIDE SHIMS AS NEEDED.

FOUNDATION PLAN A1
1/8" = 1'-0"

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1	Revision 1	Date 1

PLANS

S100

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