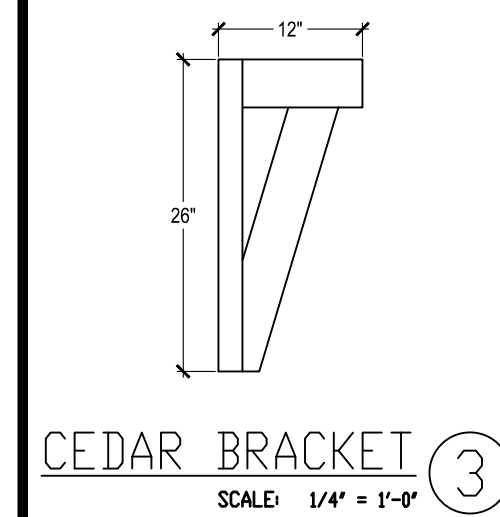
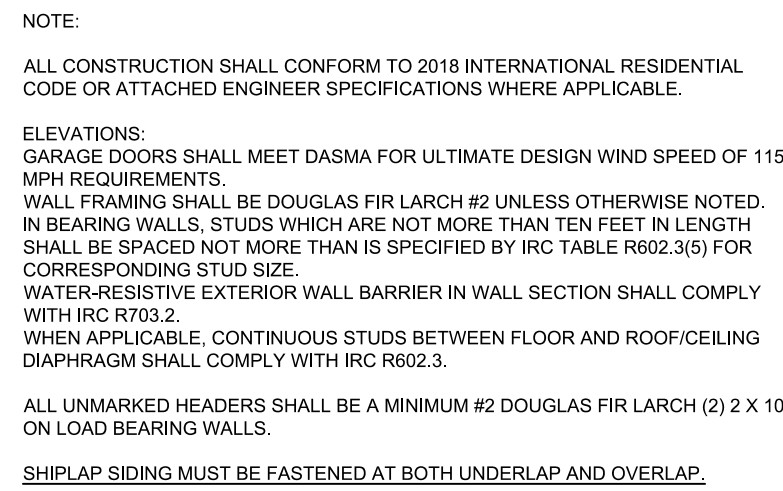




GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

SHEET INDEX

- A1. FRONT AND REAR ELEVATION
- A2. LEFT AND RIGHT ELEVATION
- A3. FOUNDATION LEVEL PLAN
- A4. MAIN LEVEL PLAN
- A5. UPPER LEVEL PLAN
- A6. ROOF PLAN

SQUARE FOOTAGE TABLE		
FINISHED SQUARE FOOTAGE		
	PER UNIT	ALL UNITS
MAIN LEVEL	655	262
UPPER LEVEL	908	363
TOTAL	1563	625
UNFINISHED SQUARE FOOTAGE		
GARAGE	405	162
LOWER LEVEL	597	238
PATIO	120	48

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

REAR ELEVATION (1)

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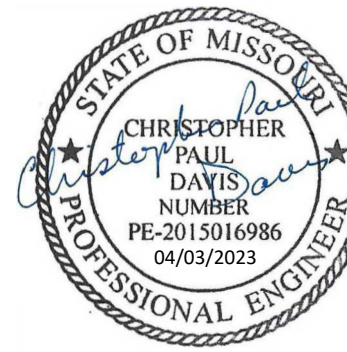
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OSAGE # 10

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DRAWN BY:
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ISSUE DATE:
3.15.2023

SHEET NUMBER:

A1.0

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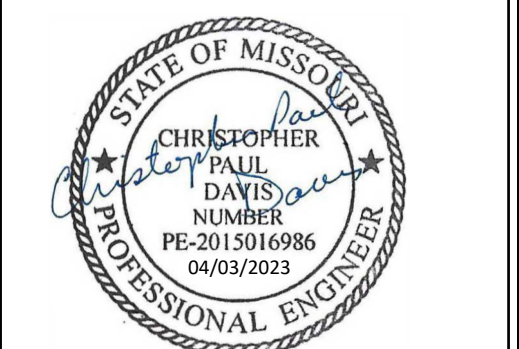
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ISSUE DATE:
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SHEET NUMBER:

A2.0

FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER, PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 3.11 PANEL LAP SIDING WITH 5/4X6 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 PANEL SIDING WITH 3/4X4 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.45 4X4 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

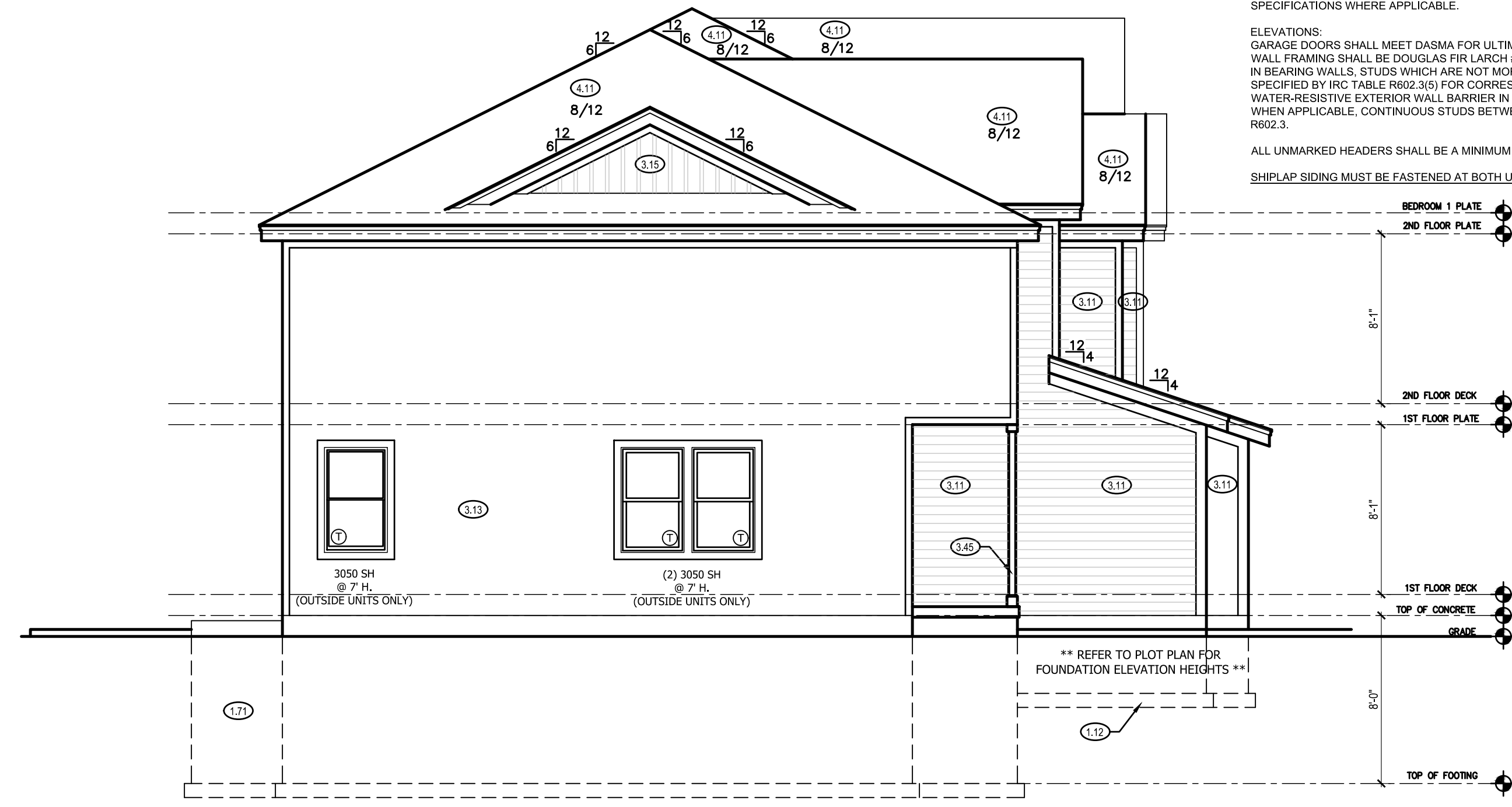
WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-0" FIXED.

NOTE:
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

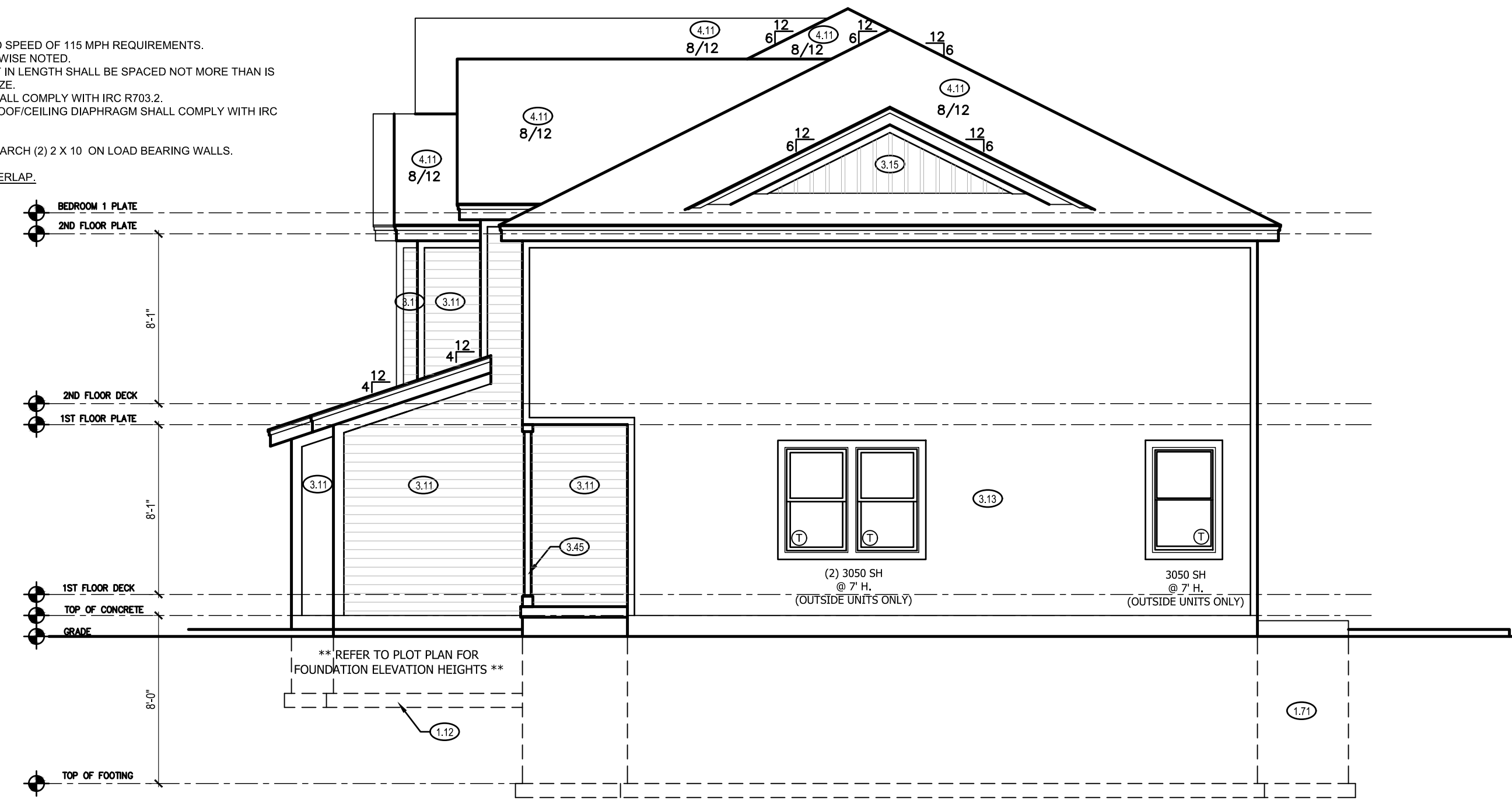
ELEVATIONS:
GARAGE DOORS SHALL MEET DASHA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

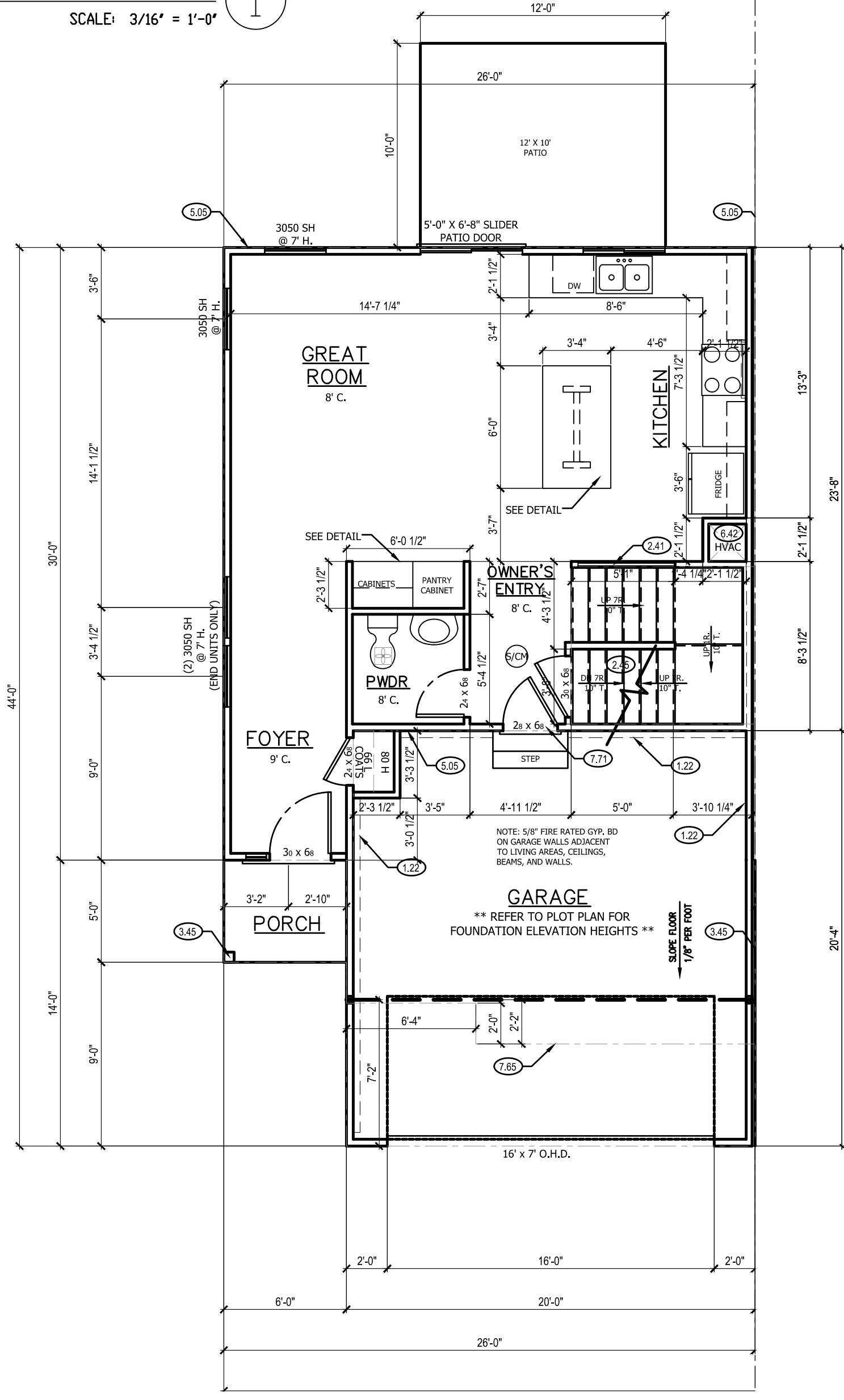


UNIT A



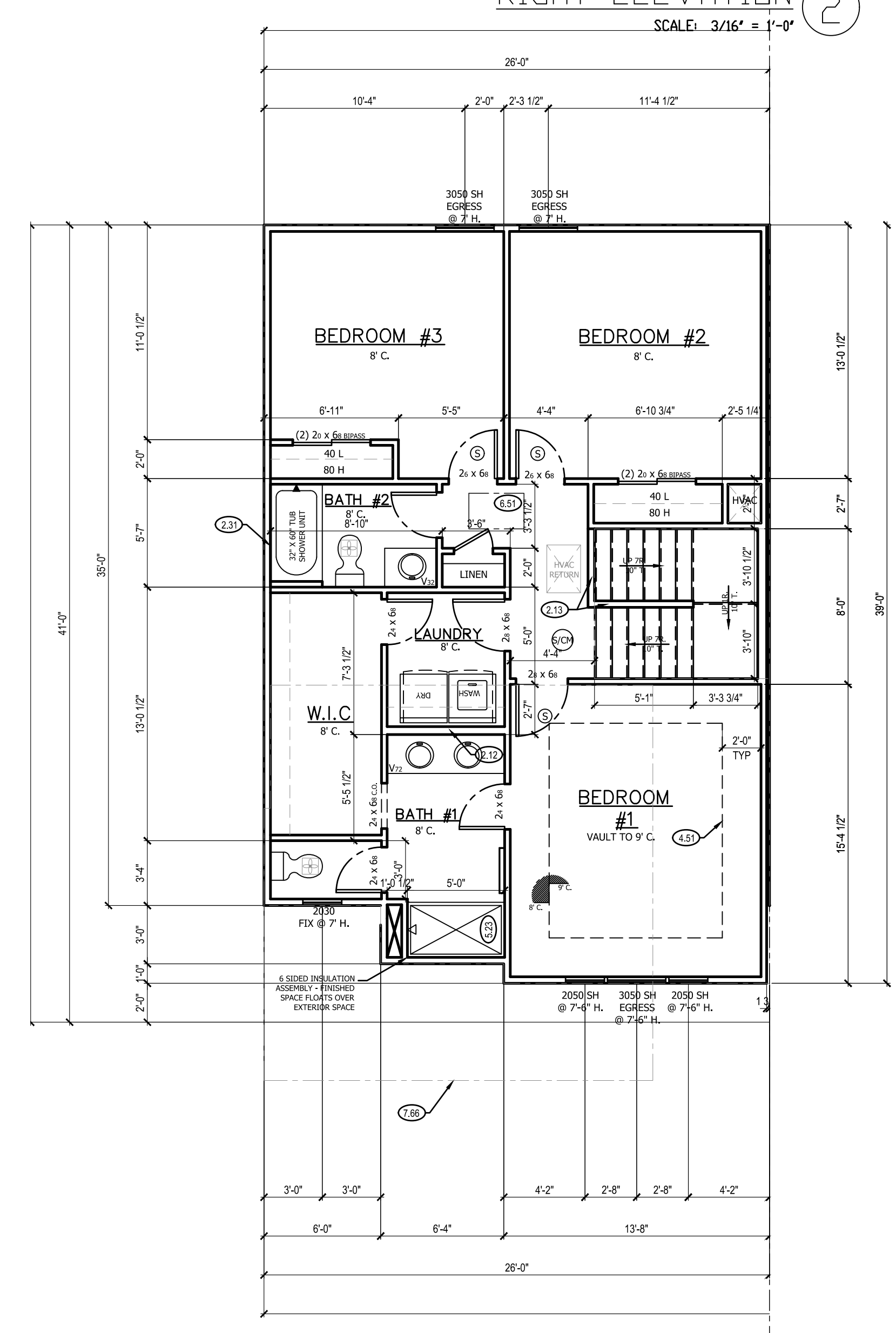
UNIT D

LEFT ELEVATION ①
SCALE: 3/16" = 1'-0"



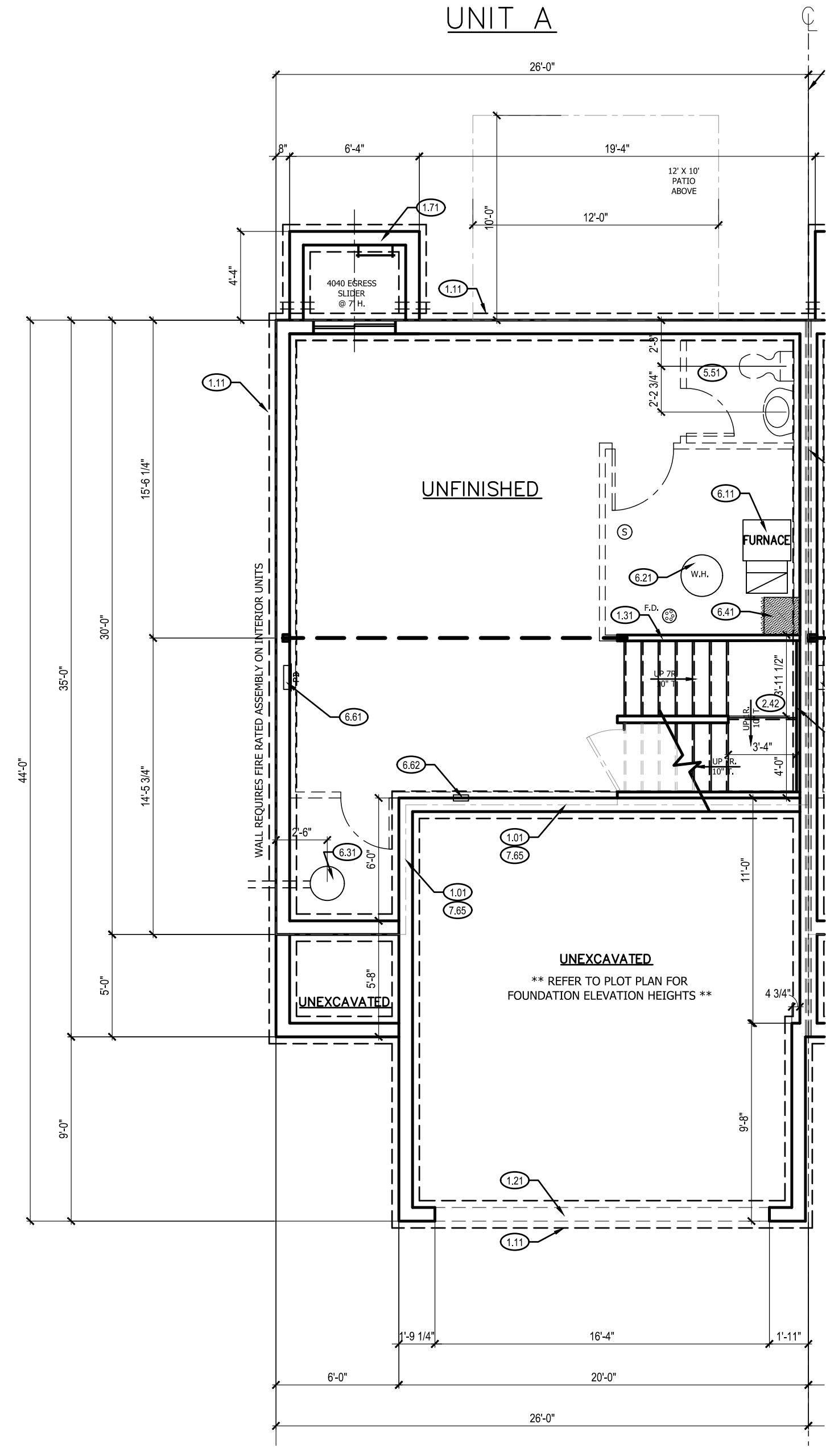
EXTERIOR UNIT A - MAIN LEVEL ④
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION ②
SCALE: 3/16" = 1'-0"



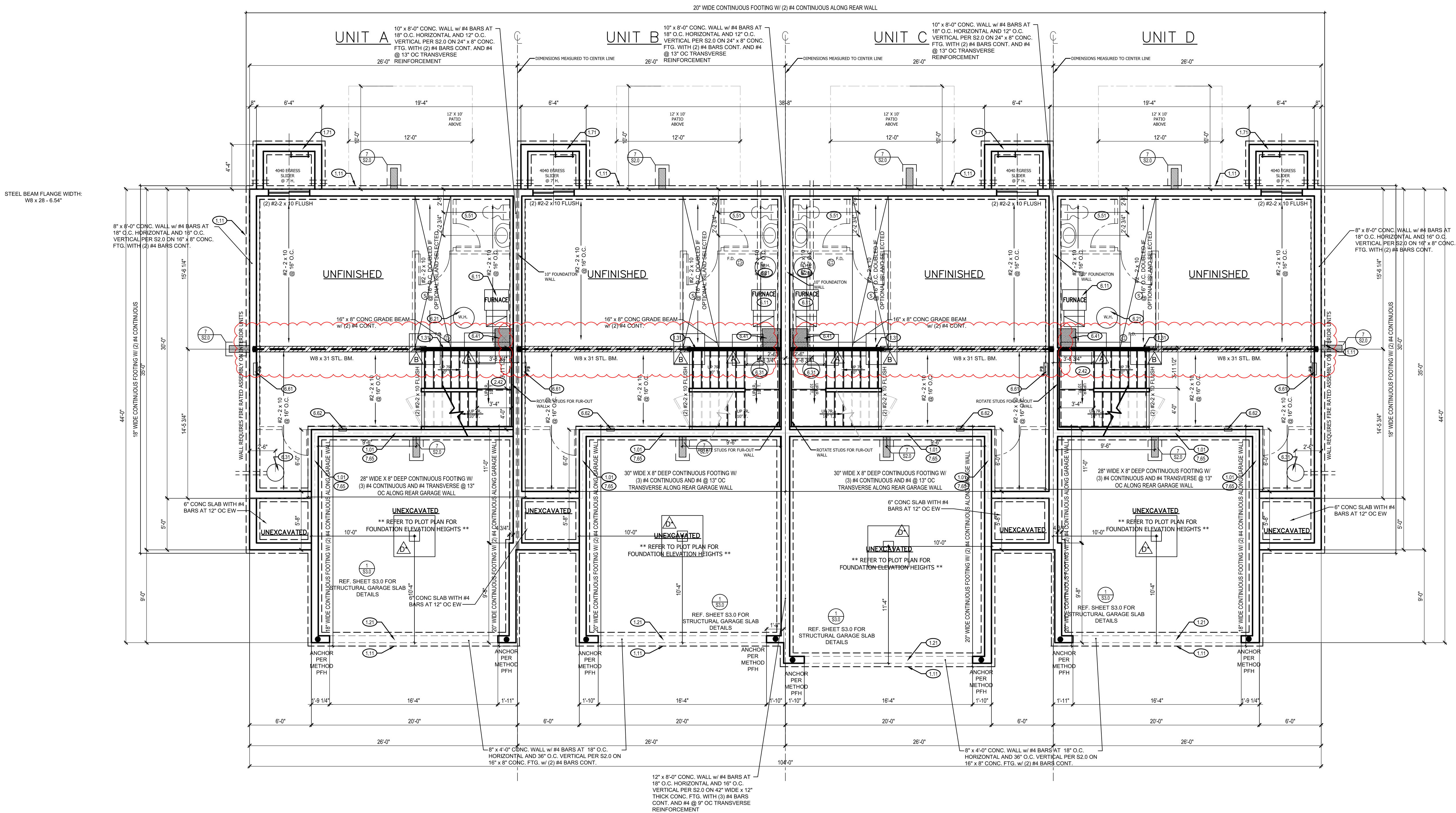
EXTERIOR UNIT A - UPPER LEVEL ⑤
SCALE: 3/16" = 1'-0"

UNIT A



EXTERIOR UNIT A - LOWER LEVEL ③
SCALE: 3/16" = 1'-0"

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.



FOUNDATION PLAN NOTES

- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 5.51 STUB OUT ONLY FOR FUTURE POWDER BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

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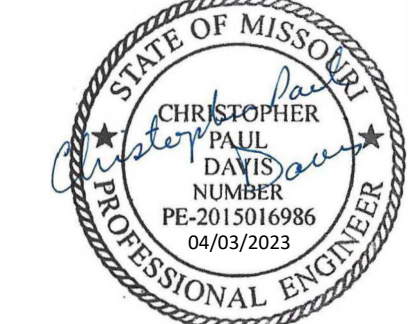
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WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

FOUNDATION LEVEL PLAN 1

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



DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS.
UNLESS OTHERWISE NOTED, STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

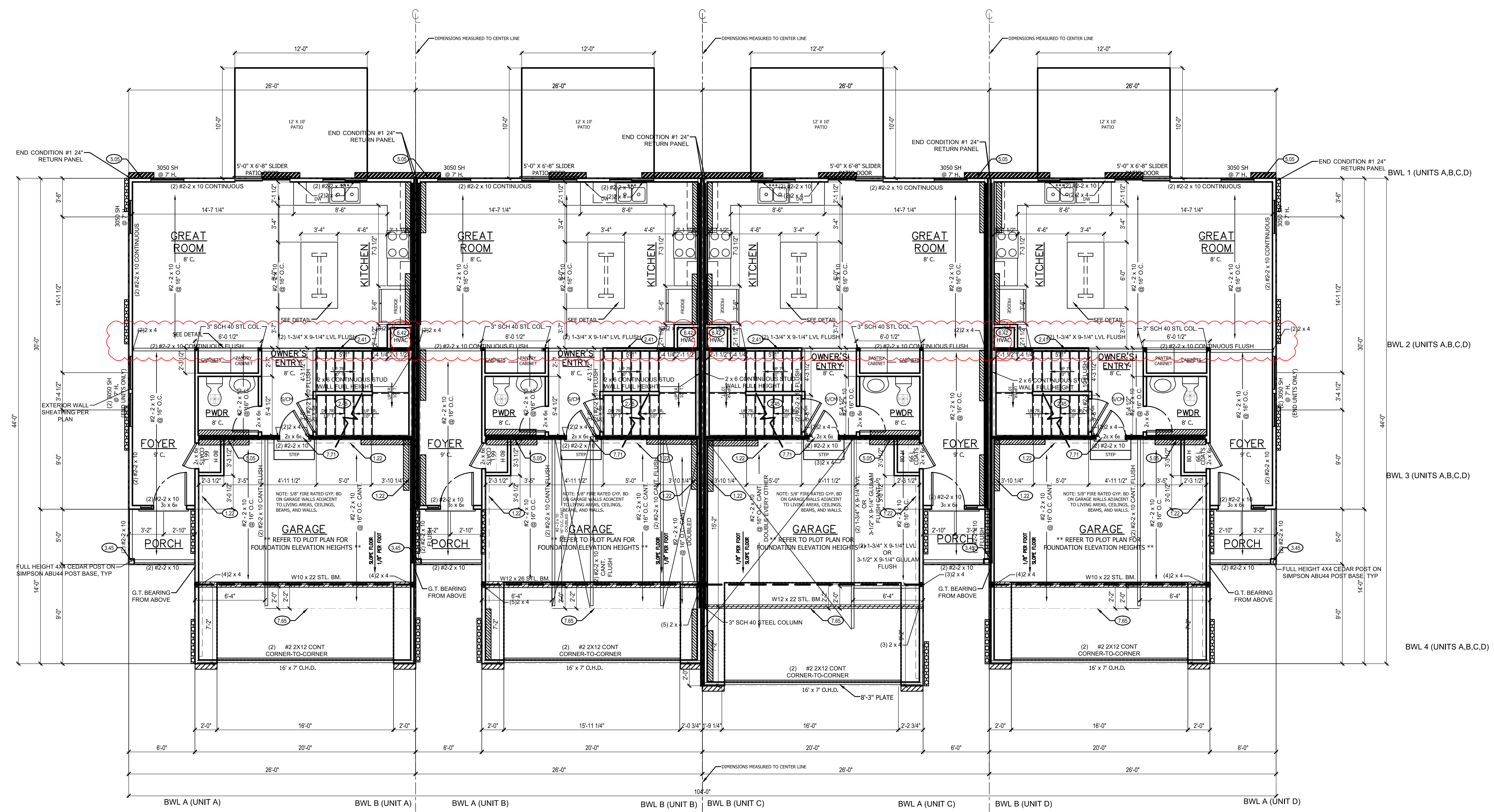
MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.45 STAIRS TO LOWER LEVEL UNFINISHED
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.45 4X4 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 7.65 LINE OF FLOOR ABOVE
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES

GENERAL NOTES

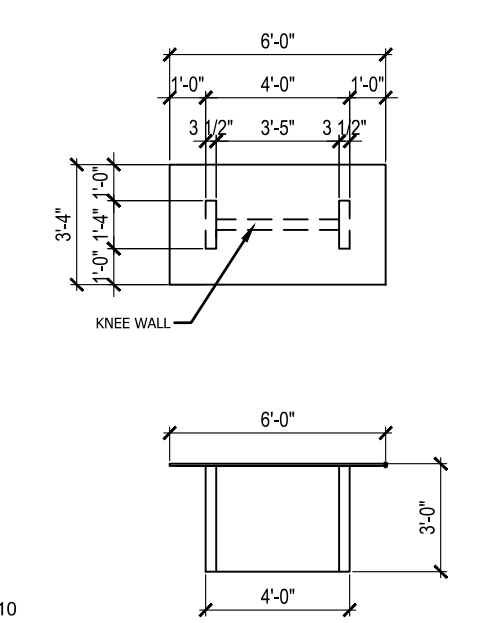
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LVL'S SHALL BE:
BOISE CASCADE
VERSA-LAM 3100 FB
GLU-LAMS SHALL BE:
DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR
OPTION SELECTED
STEEL BEAM FLANGE WIDTH:
W10 x 22 - 5.75"
W12 x 26 - 6.49"
W12 x 22 - 5.00"

BRACING METHODS
EXTERIOR BRACING CS-WSP PER IRC R602.10
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.3.2)
INTERIOR BRACING LBS PER IRC R602.10
MINIMUM LBS LENGTH PER 2018 IRC TABLE R602.10.3.2
55'-8" TALL WALL HEIGHT
62'-9" TALL WALL HEIGHT
69'-10" TALL WALL HEIGHT
EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



IRC TABLE N102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	CEILING	WALL	FLOOR	BASEMENT	SLAB	ROOF	GLAZING	DOOR	SKYLIGHT
1	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
2	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
3	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
4	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
5	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
6	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
7	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
8	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
9	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30
10	R-12	R-13	R-25	R-10	R-5	R-30	U-0.35	U-0.15	U-0.30

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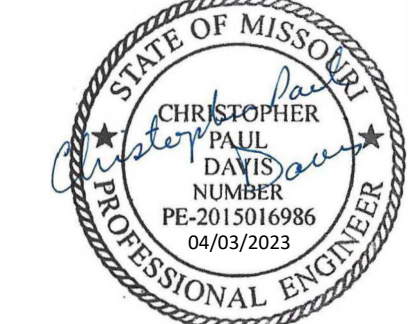
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DRAWN BY:
S. SCARBO

ISSUE DATE:
3.15.2023

SHEET NUMBER:

A5.0

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDENT ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS.
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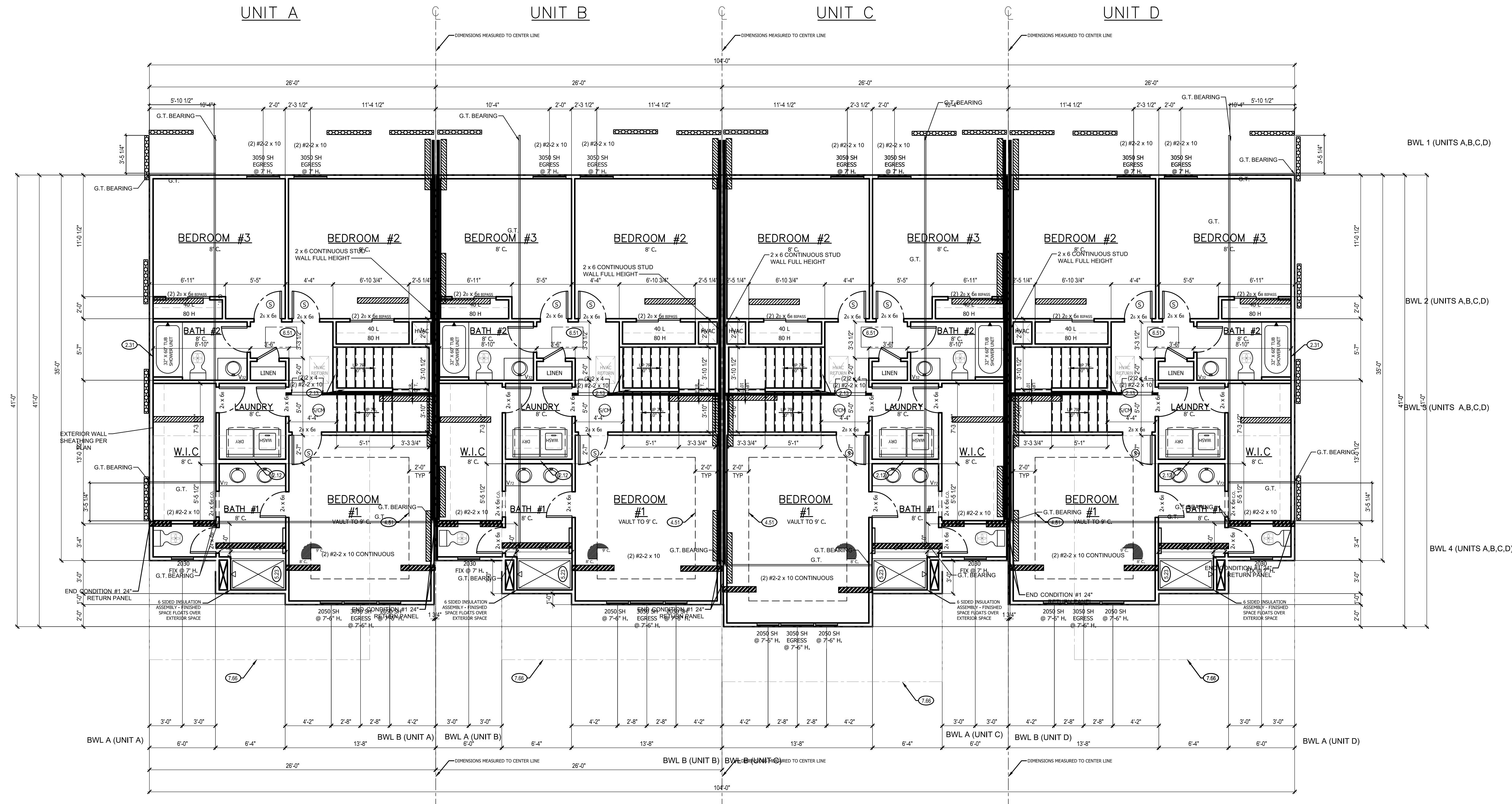
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

- UPPER FLOOR PLAN NOTES**
- 2.12 2X6 STUD WALL
 - 2.13 44" PONY WALL WITH TRIM CAP
 - 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
 - 4.51 SINGLE BOX VAULT
 - 5.23 FIBERGLASS SHOWER UNIT
 - 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
 - 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
 - 7.66 LINE OF FLOOR BELOW

GENERAL NOTES

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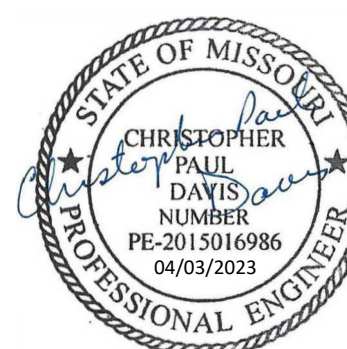
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- BRACING METHODS**
- EXTERIOR BRACING CS-WSP PER IRC R602.10
 - EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
 - INTERIOR BRACING LIB PER IRC R602.10
 - MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55' - 8' TALL WALL HEIGHT
62' - 9' TALL WALL HEIGHT
69' - 10' TALL WALL HEIGHT
 - EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
 - INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

IRC TABLE N102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT

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



ROOF PLAN NOTES

- 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATIONS.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

GENERAL NOTES

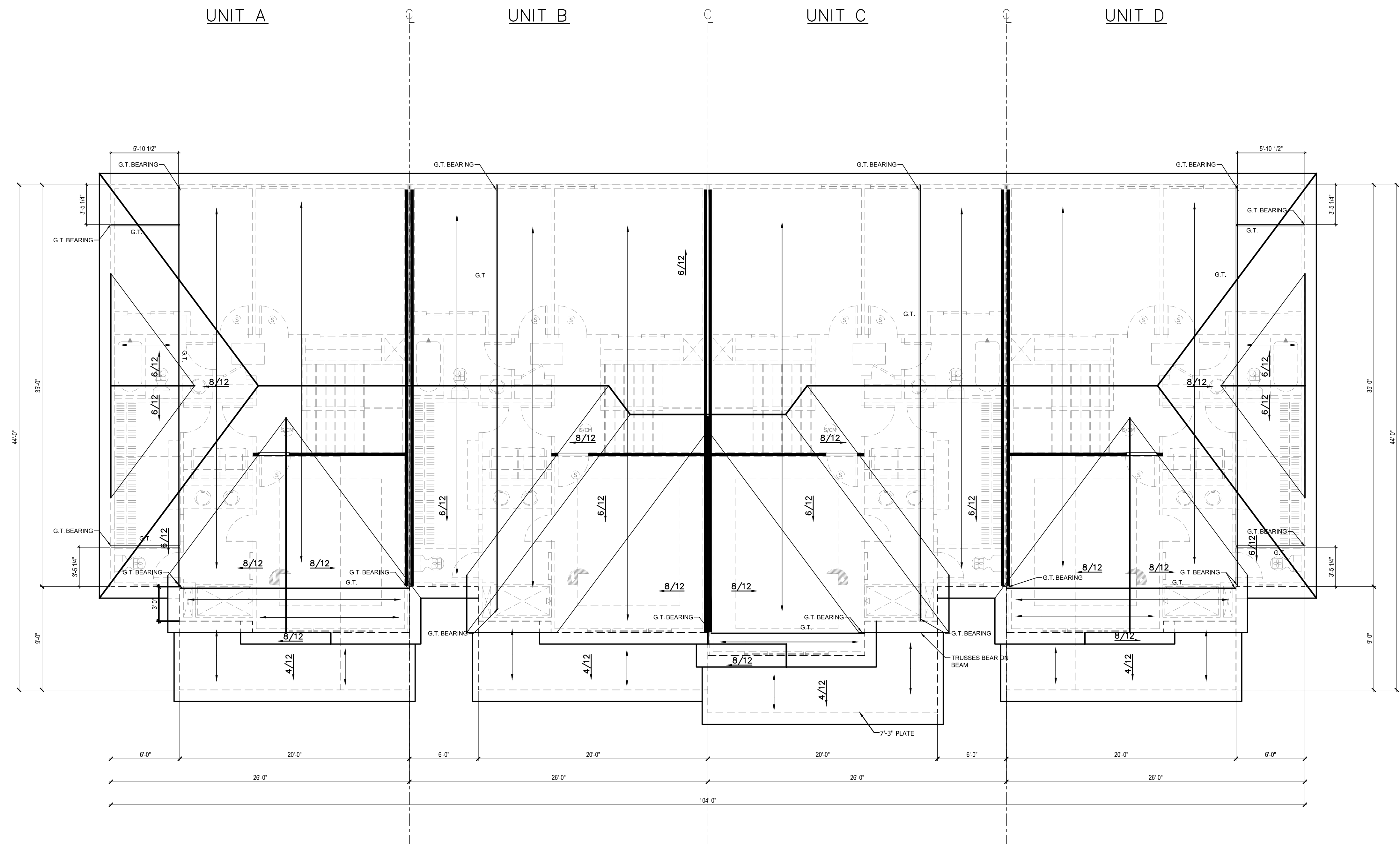
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UNLESS OTHERWISE NOTED, STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

- TRUSS ROOF NOTES: (BY OTHERS)
- 1) DESIGNED FOR LIGHT ROOF COVERING
- TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 10
- BOTTOM CHORD:
DEAD LOAD/PSF: 10
- 2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
- 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- 4) ROOF IS ENGINEERED TO COMPLY WITH IRC 902
- = ROOF TRUSS FRAMING DIRECTION
↑ "G.T." = GIRDER TRUSS LOCATION
= INTERIOR LOAD BEARING WALL





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GENERAL NOTES

GENERAL NOTES

PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. THE ENGINEER OF RECORD MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT ITS DISCRETION.

IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.

LOADING

DEAD		
LIGHT ROOF	10 PSF	(CONCRETE, SLATE, TILE)
HEAVY ROOF	+10 PSF	
ROOF + CEILING (NO STORAGE)	15 PSF	
ROOF + CEILING (STORAGE)	20 PSF	
CEILING JOISTS (STORAGE)	10 PSF	
EXTERIOR BACONIES / DECK	10 PSF	
INTERIOR FLOOR (MAIN FLOOR)	15 PSF	
INTERIOR FLOOR (UPPER FLOORS)	10 PSF	
8" THICK MASONRY WALL	80 PSF	
6" THICK MASONRY WALL	85 PSF	
EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF	* (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)
INTERIOR LIGHT FRAMED WOOD WALLS	10 PSF*	
LIVE		
ROOF LIVE LOAD	20 PSF	(HABITABLE)
FLOOR LIVE LOAD	40 PSF	
GARAGE	50 PSF	
STORAGE	20 PSF	
GUARDRAIL	20 PSF	(UN-INHABITABLE)
CONTINUOUS LINEAR	50 PLF	
MAXIMUM POINTLOAD	200 LBS	
SNOW		
GROUND SNOW LOAD	20 PSF	
WIND		
ULTIMATE DESIGN WIND SPEED VELOCITY	115 MPH	
EXPOSURE CATEGORY	B	

SOIL AND SITE ASSUMPTIONS:

- FOUNDATION DESIGN ASSUME A MINIMUM SOIL BEARING PRESSURE FOR THE SITE OF 1,500 PSF. CONTRACTOR TO VISUALLY INSPECT SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS SW, SP, SM, SC, GM, AND GX AS DEFINED PER IRC TABLE R301.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND CONTACTING THE ENGINEER OF RECORD.
- PROVIDE A MINIMUM SOIL COVER OF 36 INCHES MEASURED FROM THE BOTTOM OF CONCRETE ON ALL FOUNDATIONS.
- ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT² MAY PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.
- SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5%.
- LATERAL SOIL PRESSURES
 - ACTIVE 30 PSF
 - AT-REST 60 PSF
 - PASSIVE 150 PSF

FOUNDATION NOTES:

FOUNDATION ANCHORAGE (IRC 403.1.6)

SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDER AT LEAST 7" INTO THE CONCRETE. BOLTS SHALL BE SPACED NO GREATER THAN 6" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. WITH A BOLT PLACED WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS. OF THE END OF EACH PLATE SECTION. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EXCEEDS A 9" LONG BOLT.)

WALL BRACING METHODS PER IRC R602 MAY REQUIRE ADDITIONAL ANCHORAGE.

CONCRETE SLABS PLACED ON FILL MATERIAL WHICH EXCEEDS 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH: THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS. THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN. STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

SLABS AT MAX 4" OVER-DIG ADJACENT TO FOUNDATION WALL: WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB. SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4" OVER-DIG DIAGRAM FOR DETAILS.

VAPOR RETARDER / BARRIER (IRC R506.2.3)

A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE. (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS)

FOUNDATION AND LOT GRADING (IRC R401.3)

GRADES SHALL BE SLOPED AWAY FROM THE FOUNDATION A MINIMUM OF 6" IN THE FIRST 10'. ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.

IRC R403.1.4

- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION.
- FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SF OR LESS AND AN EAVE HEIGHT OF 10' OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12".

FOOTINGS:

EXTERIOR WALLS, BEARING WALLS, COLUMN AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SAFELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR SHALL BE ENGINEERED DESIGN. FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE. SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG AND "FOOTING JUMP" DIAGRAMS FOR MORE DETAIL (PER KC, MO STANDARDS)

CONCRETE

- ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-11 AND THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.
- CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ALL CONCRETE TO HAVE MAXIMUM 0.10 PERCENT WATER SOLUBLE CHLORIDE CONTENT BY WEIGHT OF CEMENT. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.
- CONCRETE POURED AGAINST AN EXISTING SURGACE SHOULD BE ROUGHENED TO A MINIMUM 1/4 INCH AMPLITUDE.
- REBAR CLEAR DISTANCE SHALL BE AS FOLLOWS:
 - CAST AGAINST AND PERMANENT CONTACT WITH GROUND 3 IN
 - EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 2 IN
 - NOT EXPOSED TO WEATHER OR GROUND 1.5 IN
- CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER.
- SHORING AND RESHORING:
 - SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.
 - SHORING MAY NOT BE REMOVED SOONER THAN RECOMMENDED BY ASTM 374-04 SECTION 3.7.2.3.

MINIMUM STANDARDS:

CONCRETE SHALL BE 6% (± 1%) AIR-ENTRAINED FOR GARAGE SLABS AND FOR ALL LOCATION'S FOOTINGS, WALLS OR FLATWORK WHERE EXPOSED TO WEATHER. REBAR SHALL BE MINIMUM 60 KSI UNLESS NOTED OTHERWISE. REINFORCING BAR SHALL BE GRADE 60 MINIMUM.

CONCRETE REINFORCEMENT STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
- SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.
- ALL REBAR LAP SPLICES SHALL BE CLASS B LAP SPLICES AS SHOWN ON THE LAP SPLICE SCHEDULE.
- DEVELOPMENT LENGTH NOTED IS EQUAL TO 80% OF THE LENGTH NOTED IN THE LAP SPLICE SCHEDULE.
- 90% HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14
 - STRAIGHT EXTENSION LENGTH = 12X d_{BAR}
 - BEND DIAMETER = 12X d_{BAR}
- LAP SPLICE SCHEDULE (SEE TABLE 1.1)
- HOOKE DOWELS:
 - HOOKE DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION
 - HOOKE DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION
- PROVIDE 2 - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS
- HORIZONTAL WALL REINFORCING SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK
- TOP AND BOTTOM HORIZONTAL REINFORCING SHALL BE PLACED 1-1/2" TO 2" FROM THE TOP AND BOTTOM OF THE WALL

FOOTNOTES:

- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB.
- VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACE AS FOLLOWS:
 - 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE.
 - 10" WALL - MINIMUM 6-3/4" FROM THE OUTSIDE FACE.
 - EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL.
- HORIZONTAL REINFORCEMENT:
 - ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL.
 - OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.
 - HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE).
 - SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
- REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4" PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.
- STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION).

TABLE 1.1

NORMAL WEIGHT CONCRETE LAP SPLICE SCHEDULE, IN				
BAR SIZE	TOP BARS		OTHER BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	28	42	22	32
#4	37	56	29	43
#5	47	70	36	54
#6	56	84	43	64

STEEL DECK - SUSPENDED SLABS

- STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.
- STEEL ROOF DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:
 - WIDE RIB CONFIGURATION
 - 1.5" DEPTH
 - 24GA DESIGN THICKNESS
 - MAXIMUM SINGLE SPAN OF 4'-8" OR CONTINUOUS SPAN OF 5'-10"
 - GALVANIZE PER ASTM A653 OR SHOP PRIME PER ASTM A1008
 - ATTACH STEEL ROOF DECK TO SUPPORTS WITH #12 TEK AT 18" O.C.
 - ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C. OR MID-SPAN, WHICHEVER IS SMALLER
- CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
- STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

STEEL DECK - SUSPENDED SLABS
STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.
CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

- 2" COMPOSITE DECK WITH 6" TOTAL SLAB THICKNESS
- 19GA DESIGN THICKNESS
- MAXIMUM SINGLE SPAN DURING CONSTRUCTION OF 8', 2 SPAN OF 10'-1", OR 3 SPAN OF 10'-5".
- MAXIMUM SPAN SHALL NOT EXCEED 12.5'.
- PROVIDE W2.1xW2.1 WELDED WIRE MESH OR #4 @ 12" O.C. EACH WAY. PROVIDE 2" REBAR COVER MEASURED FROM TOP OF THE SLAB
- GALVANIZE PER ASTM A653
- MINIMUM BEARING LENGTH AT EDGE SUPPORTS IS 2"
- MINIMUM BEARING LENGTH AT INTERIOR SUPPORTS IS 4"
- ATTACH STEEL COMPOSITE FLOOR DECK TO SUPPORTS WITH 5/8" ARC PUDDLE WELDS AT 12" O.C. MECHANICAL FASTENERS EITHER POWDER ACTUATED, PNEUMATICALLY DRIVEN, OR SCREWS MAY BE USED IN LIEU OF WELDING PROVIDED THEY ARE APPROVED.
- ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C. OR MID-SPAN, WHICHEVER IS SMALLER.

CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY POUR STOPS, COLUMN CLOSURES, END PLATES, AND COVER PLATES AS NEEDED.

STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:

HOLLOW STRUCTURAL SECTIONS:	ASTM A500 (Fy = 46 KSI)
CHANNELS, PLATES AND ANGLES:	ASTM A36 (Fy = 36 KSI)
WIDE FLANGES:	ASTM A992 (Fy = 50 KSI)
COLUMNS:	ASTM A53 GR. B (Fy= 35 KSI)
ANCHOR RODS:	ASTM F1554 (Fy = 36 KSI)
- BOLTS SHALL CONFORM TO ASTM A307
- WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.
- WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OR 3/16" SIZE UNLESS NOTED OTHERWISE.
- ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

ENERGY REQUIREMENTS:

- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.4.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.1.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.
- ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC M1504.3.
- MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6.
- AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6 ENERGY CONSERVATION.

GARAGES:

- THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.
- DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MINUTE FIRE RATED.
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND IT'S ATTIC AREAS BY A MINIMUM 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE.
- THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 5/8" GYPSUM BOARD OR EQUIVALENT. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE THE FLOOR CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM PS TYPE "X" GYPSUM BOARD ON THE GARAGE CEILING.
- GARAGE DOOR AND FRAME - THE "H" FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING 2x6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILING, ATTACHED WITH 1-3/4"x0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4"x0.120" NAILS THROUGH THE JAMB INTO THE HEADER. A MINIMUM OF 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- SELF CLOSING DEVICES SHALL BE INSTALLED FOR GARAGE AND/OR DWELLING SEPARATION DOORS PER R302.5.1.
- GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 90 MPH WIND LOAD REQUIREMENTS OF DASMA 108 AND ASTM E330-96 (IRC 301.2.1).

STAIRWAYS:

- STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.
- PROVIDE GUARD RAILS BETWEEN 36" GUARD RAILS ON THE OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES. MINIMUM 34" GUARD RAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
- GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- 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.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2-5/8" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.5.6.
- MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.
- 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 R311.2.2.

GLAZING

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC 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 WHIRLPOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 8 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
- WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH R312.2.

EMERGENCY EGRESS AND RESCUE

- PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SF WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 21"
- BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER R315.

FRAMING NOTES:

- ALL LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED.
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2x10 ON LOAD BEARING WALLS.
- ALL HEADER/BEAMS TO BEAR ON A MINIMUM OF (2) 2x4 POSTS UNLESS NOTED OTHERWISE.
- DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- LVL STRENGTH SHALL BE VERSA-LAM 3100 Fb UNLESS NOTED OTHERWISE.



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FRAMING DETAILS

2018 IRC TABLE R602.3(1) (SEE IRC FOR FOOTNOTES)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2"x0.113") OR 3-8D COMMON (2-1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (2-1/2"x0.113") OR 3-8D COMMON (2-1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10D BOX (3" x 0.128"); OR 3-16D COMMON (3-1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP TO RAFTER	4-10D BOX (3" X 0.128"); OR 3-10D COMMON (3" X 0.148"); OR 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3-1/2"x0.135") OR 3-10d COMMON NAILS (3"x0.148"); OR 4-10D BOX (3" X .128"); OR 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3-1/2"x0.135") ; OR 3-10D COMMON (3" X 0.148"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X0.131" NAILS	TOE NAIL
		3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON NAILS (3-1/2"x0.162"); OR 3-10D BOX (3" X .128"); OR 3-3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3"x0.128"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3-1/2"x0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (3-1/2" X 0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16D COMMON (3-1/2"x0.162") 16D BOX (3-1/2" X 0.135)	16" O.C. ALONG EACH EDGE FACE NAIL 12" ALONG EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2-1/2" X 0.113"); OR 4-8D COMMON (2-1/2" X 0.131"); OR 4-10D BOX (3" X 0.128")	TOENAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3-1/2" X 0.162") 10d BOX (3"x0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16D COMMON(3-1/2" X 0.162"); OR 12-16D BOX (3-1/2" X 0.135"); OR 12-10D BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2" X 0.162") 16D BOX (3-1/2"x0.135"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST BLOCKING (AT BRACED WALL PANELS)	3-16d BOX NAILS (3-1/2"x0.135") OR 2-16D COMMON (3-1/2"x0.162"); OR 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2-1/2"x0.113") OR 3-16D BOX (3-1/2" x 0.135"); OR 4-8D COMMON (2-1/2" X 0.131"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2" X 0.162"); OR 3-10D BOX (3" X 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" X 0.128"); OR 2-16D COMMON (3-1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES 1-3/4"	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 2-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
20	1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD = 40PSF, DECK DEAD LOAD = 10 PSF)							
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'
CONNECTION DETAILS	ON CENTER SPACING OF FASTENERS						
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	16

2018 IRC TABLE R602.3(1) (SEE IRC FOR FOOTNOTES)				
FLOOR				
21	JOST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2-1/2" X 0.113"); OR 3-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	TOE NAIL	
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2-1/2" X 0.113") 8D COMMON (2-1/2" X 0.131"); OR 10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL	
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2-1/2" X 0.113"); OR 2-8D COMMON (2-1/2" X 0.131"); OR 3-10D BOX (3" X 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	
FLOOR				
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16D BOX (3-1/2" X 0.135"); OR 2-16D COMMON (3-1/2"x0.162")	AT EACH BEARING, FACE NAIL	
26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (3-1/2" X 0.162"); OR 4-10 BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS; OR 4-3" X 14 GA. STAPLES, 16" CROWN	END NAIL	
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4" X 0.192"); OR	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP END AND BOTTOM AND STAGGERED.	
		10D BOX (3" X 0.128"); OR 3" X 0.131" NAILS AND: 2-20D COMMON (4" X 0.192"); OR 3-10D BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE	
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (3-1/2" X 0.135"); OR 3-16D COMMON (3-1/2" X 0.162"); OR 4-10D BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
29	BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" X 0.128"); OR COMMON (2-1/2" X 0.131"; OR 2-3" X 0.131") NAILS	EACH END, TOE NAIL	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
30	3/8" - 1/2"	6d COMMON (2"x0.113") NAILS (SUBFLOOR, WALL) 8d COMMON (2-1/2"x0.131") NAIL (ROOF); OR RRSR-01 (2-3/8" X 0.113") NAIL (ROOF)	6	12
31	19/32"-1"	8d COMMON NAIL (2-1/2"x0.131"); OR RRSR-01 (2-3/8" X 0.113") NAIL (ROOF)	6	12
32	1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8D (2-1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING				
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/4" LONG 16 GA. STAPLE WITH 16" OR 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSTIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/2" LONG 16 GA STAPLE WITH 16" OR 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7	7
36	5/8" GYPSUM SHEATHING	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND LESS	6D DEFORMED (2"x0.120") NAIL OR 8D COMMON (2-1/2"x0.131") NAIL	6	12
38	7/8" - 1"	8D COMMON (2-1/2"x0.131") NAIL OR 8D DEFORMED (2-1/2"x0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10D COMMON (3"x0.148") NAIL OR 8D DEFORMED (2-1/2"x0.120") NAIL	6	12

TABLE R507.2.1 PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS				
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2	1/4	2	1-5/8
BAND JOIST	3/4	2	2	1-5/8

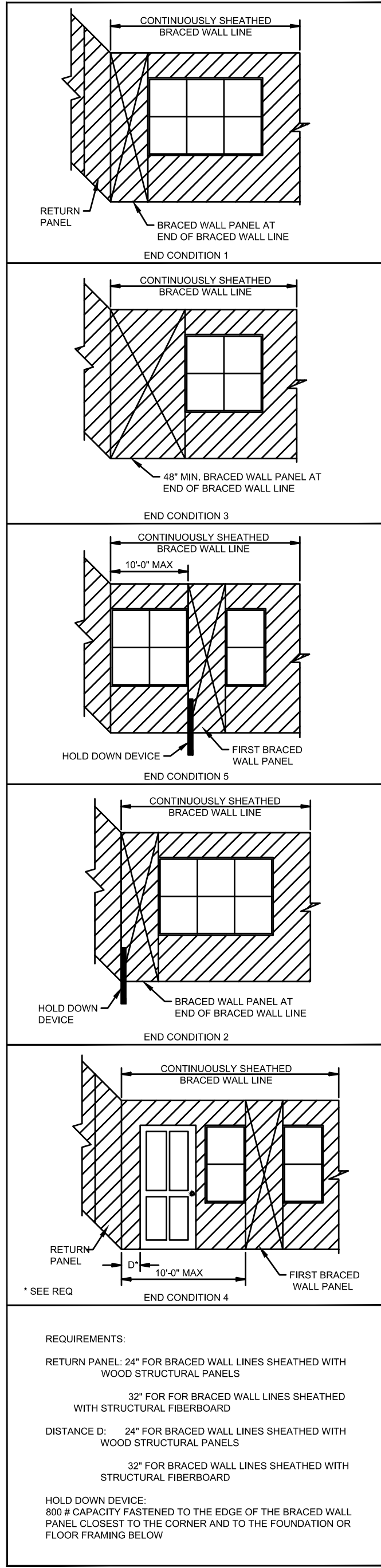
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)						
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING	
SIZE	PENETRATION (IN)				EDGES (IN O.C.)	FIELD (IN O.C.)
6d COMMON	1.5	24/0	3/8	16	6	12
8d COMMON	1.75	24/16	7/16	16	6	12
				24	6	12

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) FOR 90 MPH EXPOSURE B
2x4 NO 2 GRADE	0	10	18	1,000
	1	10	9	1,000
			16	1,000
			18	1,000
			9	1,200
	2	10	16	1,000
	2	12	18	2,025
			9	2,400
			16	1,200
			18	3,200
2x6 STUD GRADE	4	12	9	3,200
	2	12	16	2,350
			18	DR
			9	1,000
	4	12	16	2,050
			18	2,450
			9	1,500
			16	3,150

MINIMUM LENGTH OF BRACED WALL PANELS TABLE R602.10.5 (PARTIAL)				
METHOD		MINIMUM LENGTH (INCHES)		
		WALL HEIGHT		
PFH	SUPPORTING ROOF ONLY	16	16	16
	SUPPORTING ONE STORY AND ROOF	24	24	24
PFG		24	27	30
CS-PF		16	18	20
CS-WSP	ADJACENT CLEAR OPENING HEIGHT (INCHES)	24	27	30
	LESS THAN OR EQUAL TO 64			

BRACED METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITEIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL	3/8	EXTERIOR SHEATHING PER TABLE R602.3(3)	6" EDGES, 12" FIELD
		INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	VARIES BY FASTENER
CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8	EXERIOR SHEATHING PER TABLE R602.3(3)	6" EDGES, 12" FIELD
		INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	VARIES BY FASTENER
PFH - PORTAL FRAME WITH HOLD DOWNS	3/8	SEE IRC SECTION R602.10.6.2	SEE IRC SECTION R602.10.6.2
PFG - PORTAL FRAME AT GARAGE	3/8	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		METAL STRAP: PER MANUFACTURER	METAL: PER MANUFACTURER
GB-GYPSUM BOARD	1/2	NAILS OR SCREWS PER TABLE R602.3(1) FOR EXTERIOR LOCATIONS	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		NAILS OR SCREWS PER TABLE R702.3.5 FOR INTERIOR LOCATIONS	

ENGINEERED LUMBER MINIMUM DESIGN REQUIREMENTS			
	fb (PSI)	E (PSI)	Fv (PSI)
VERSA-LAM LVL	3100	2.0x106	285
DOUGLAS FIR-LARCH #2	900	1.6x106	180



END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING (IRC FIGURE R602.10.7) N.T.S.

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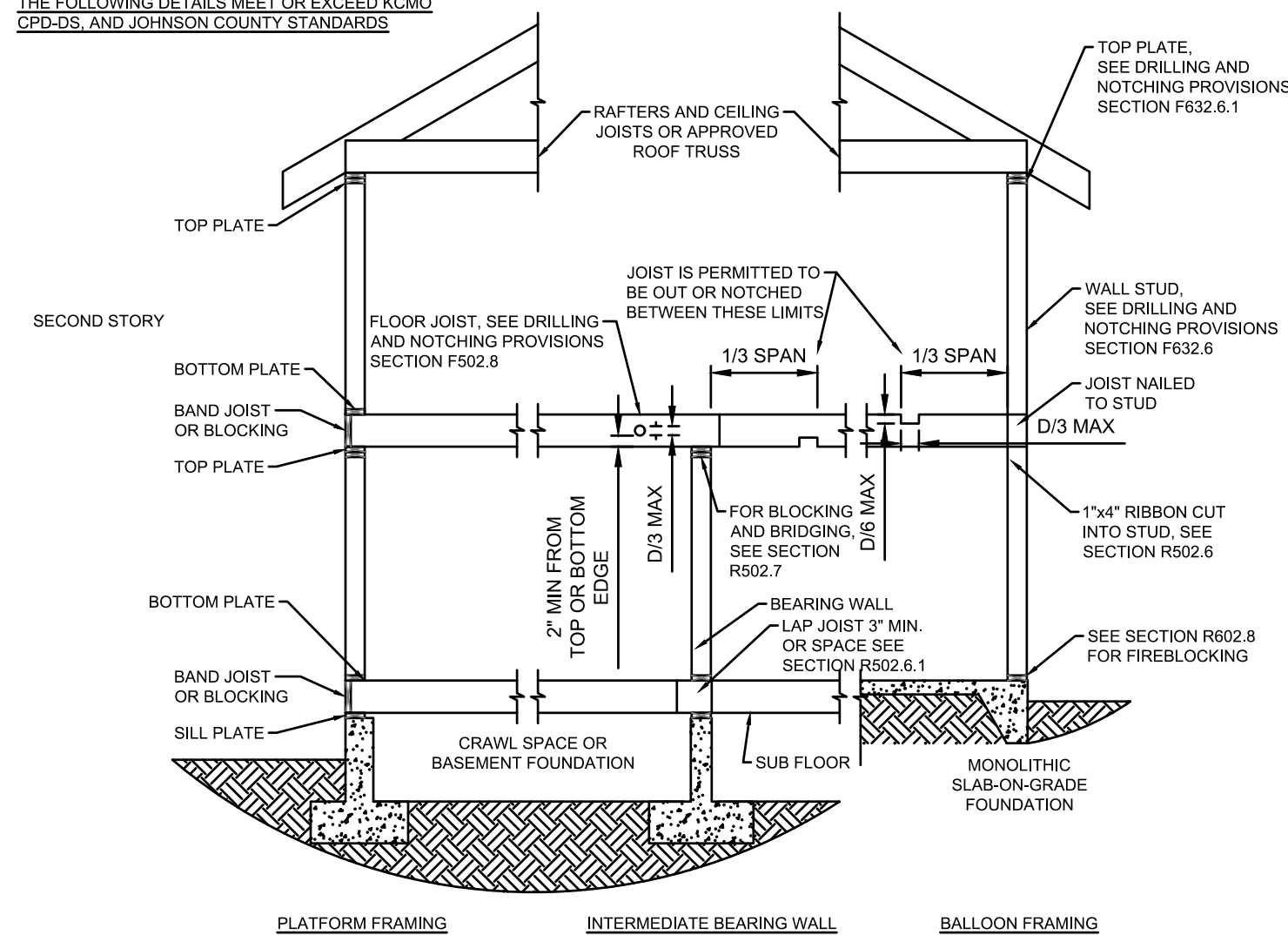
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STRUCTURAL DETAILS

SHEET #

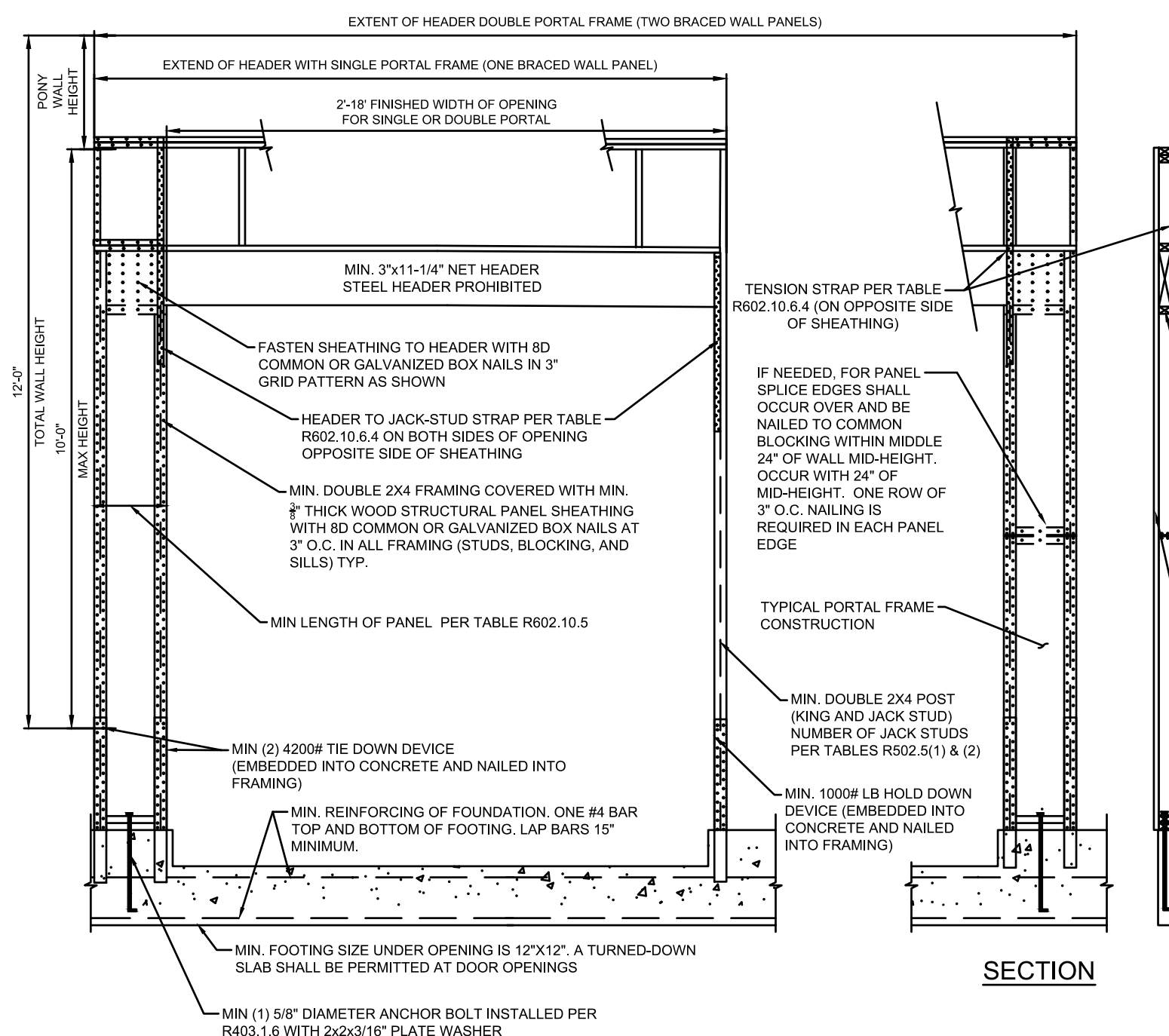
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THE FOLLOWING DETAILS MEET OR EXCEED KCMC
CPD-DS, AND JOHNSON COUNTY STANDARDS



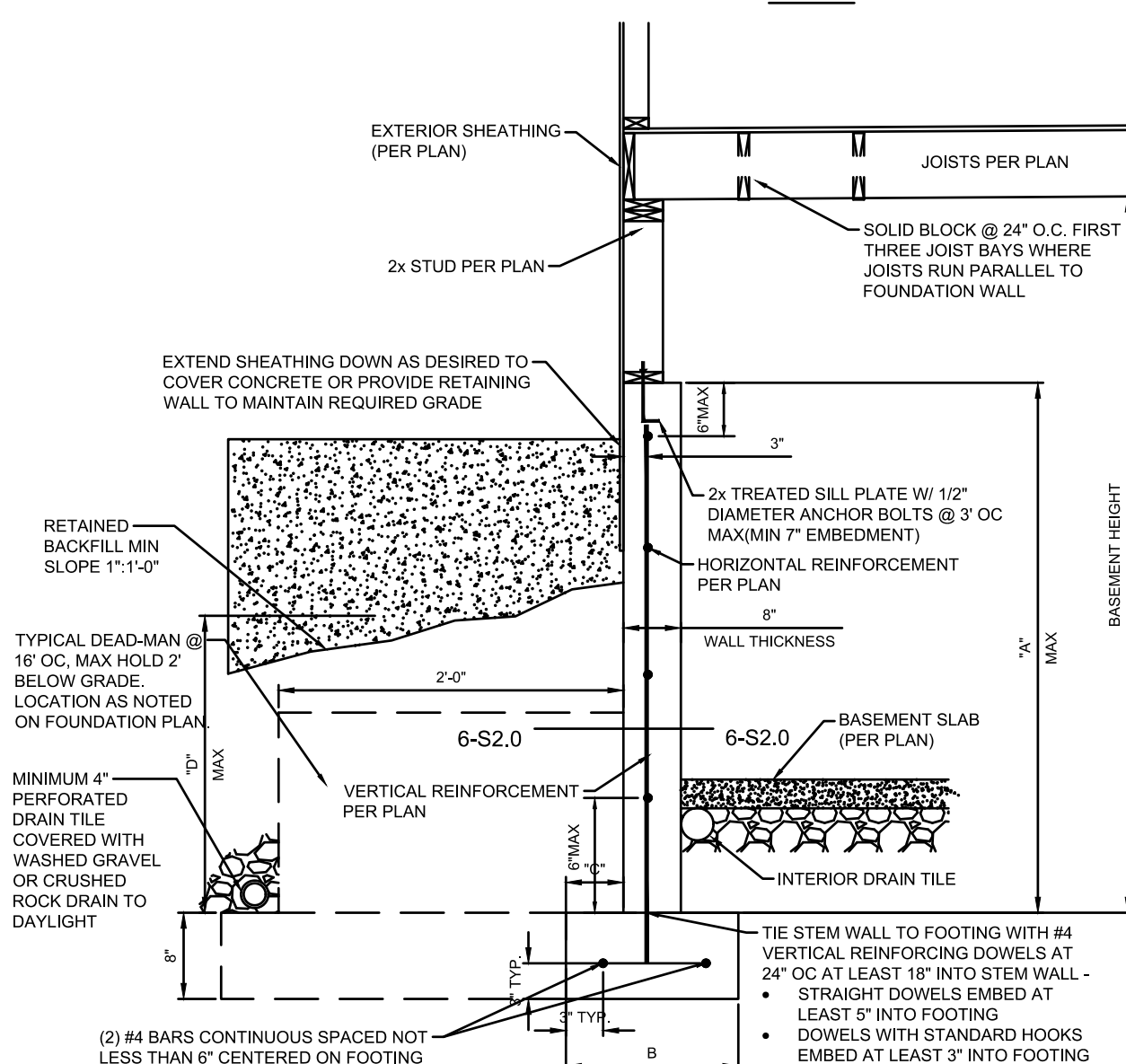
15
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TYPICAL WALL, FLOOR AND ROOF
FRAMING (IRC FIGURE R602.3(1))
N.T.S.



FRONT ELEVATION

 PORTAL FRAME WITH HOLD DOWNS
(METHOD PFH) IRC FIGURE R602.10.6.2
N.T.S.



CONCRETE DIMENSIONS			
"A"	"B"	"C"	"D"
4'-0"	1'-4"	4"	3'-4"
6'-0"	m	4"	4'-4"
9'-0"	1'-8"	5"	4'-4"

DIMENSIONS SHOWN ARE FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH AND DEAD-MAN INSTALLATION. A MINIMUM 2' RETURN OR OFFSET AT THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.

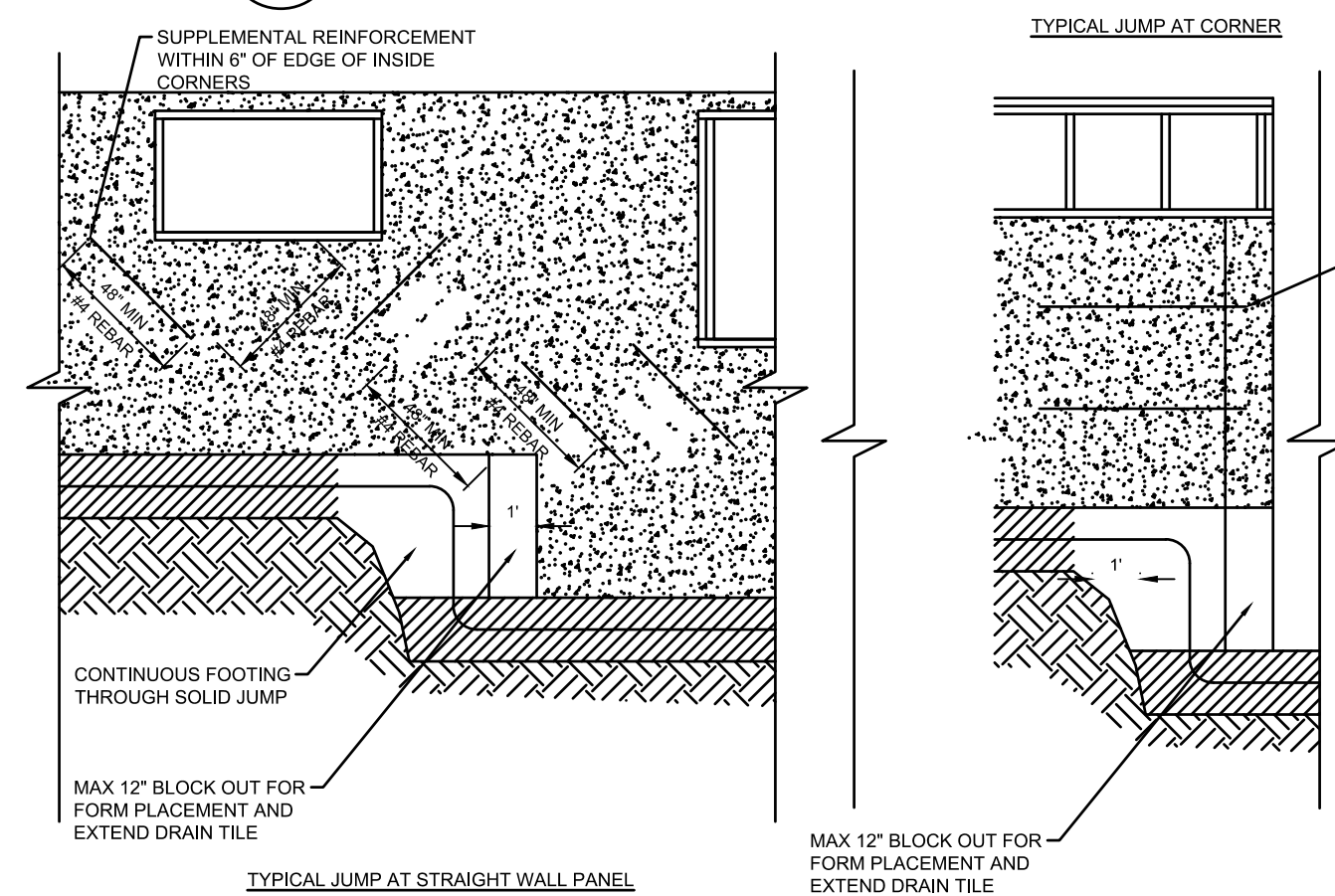
THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

ANCHOR BOLTS SPACING MUST MEET 403.15 OF THE IRC (6" MAX), OR LOCAL CODE REQUIREMENT IF MORE STRINGENT. SEE FOUNDATION PLAN SHEET.

12
S2.0

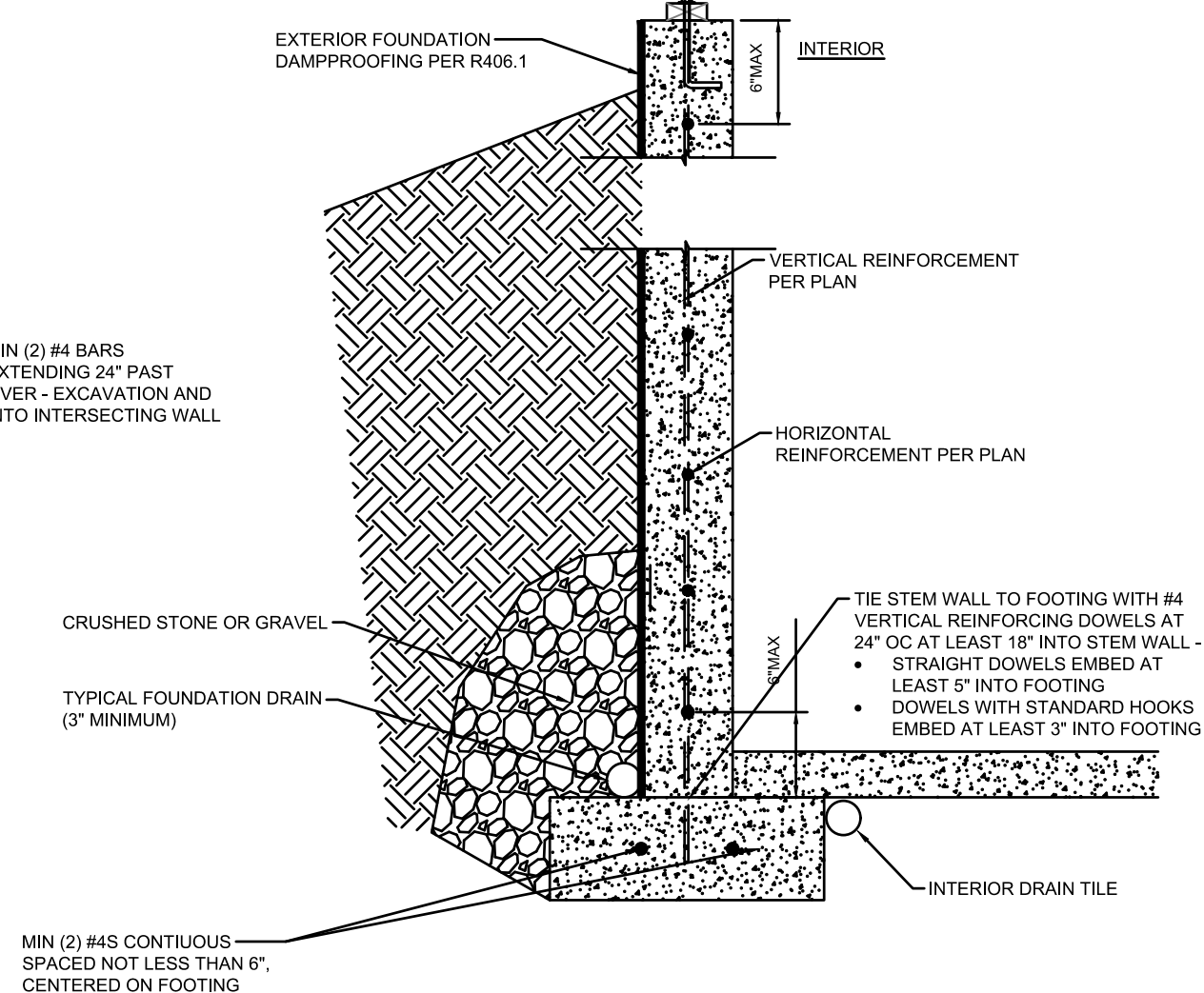
TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL

N.T.S.



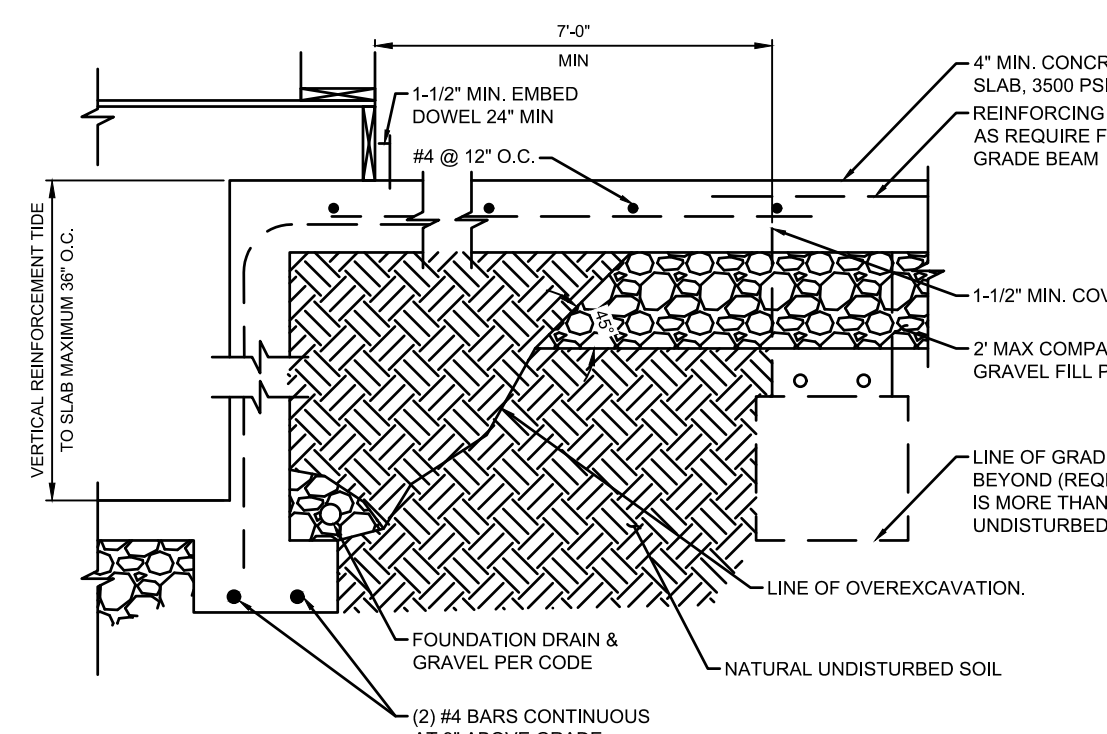
6 FOUNDATION WALL JUMP DETAIL
S2.0 N.T.S.

5 FOUNDATION WALL JUMP DETAIL
S20 N.T.S.



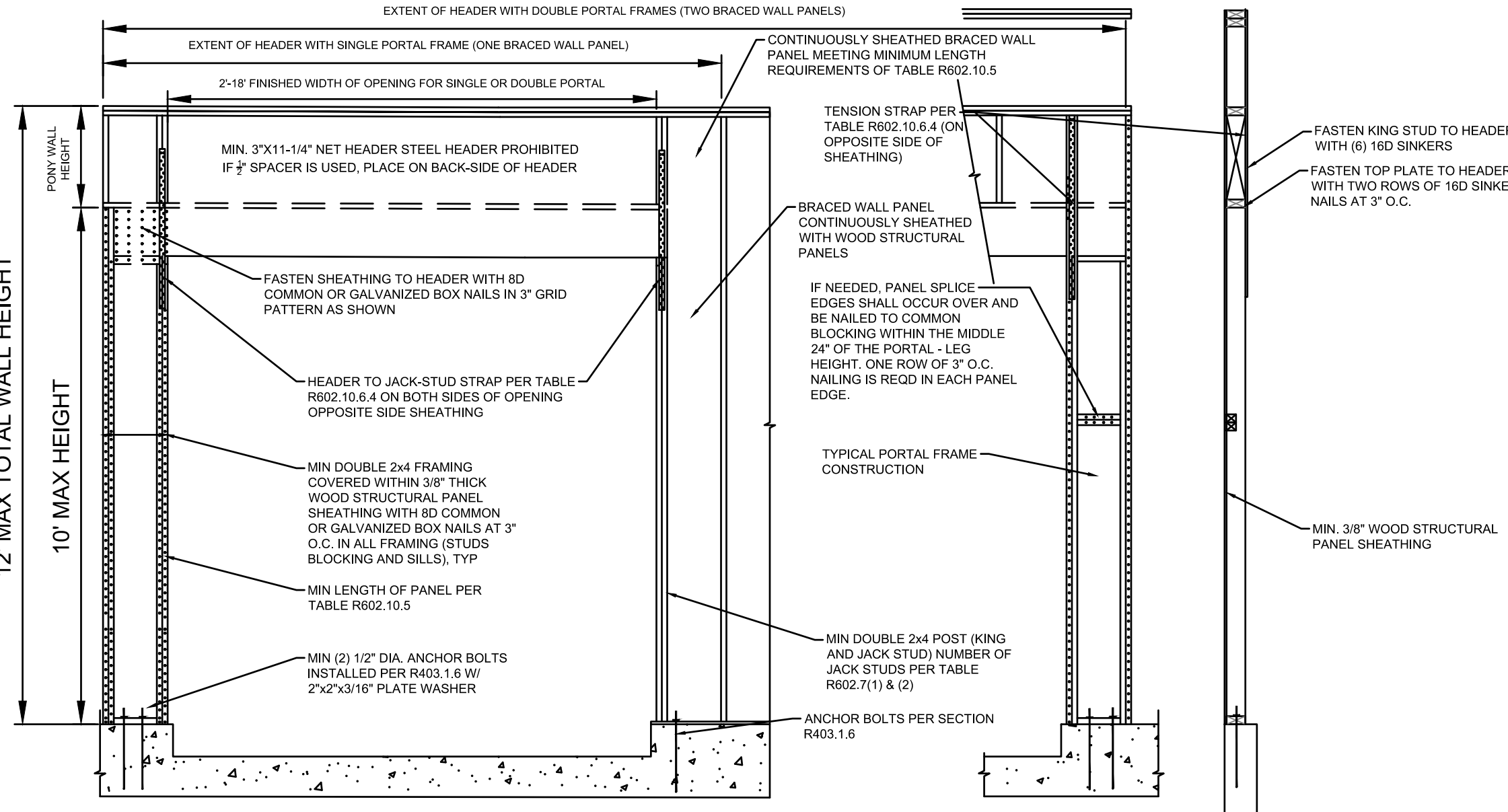
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TYPICAL WALL SECTION DETAIL
N.T.S.



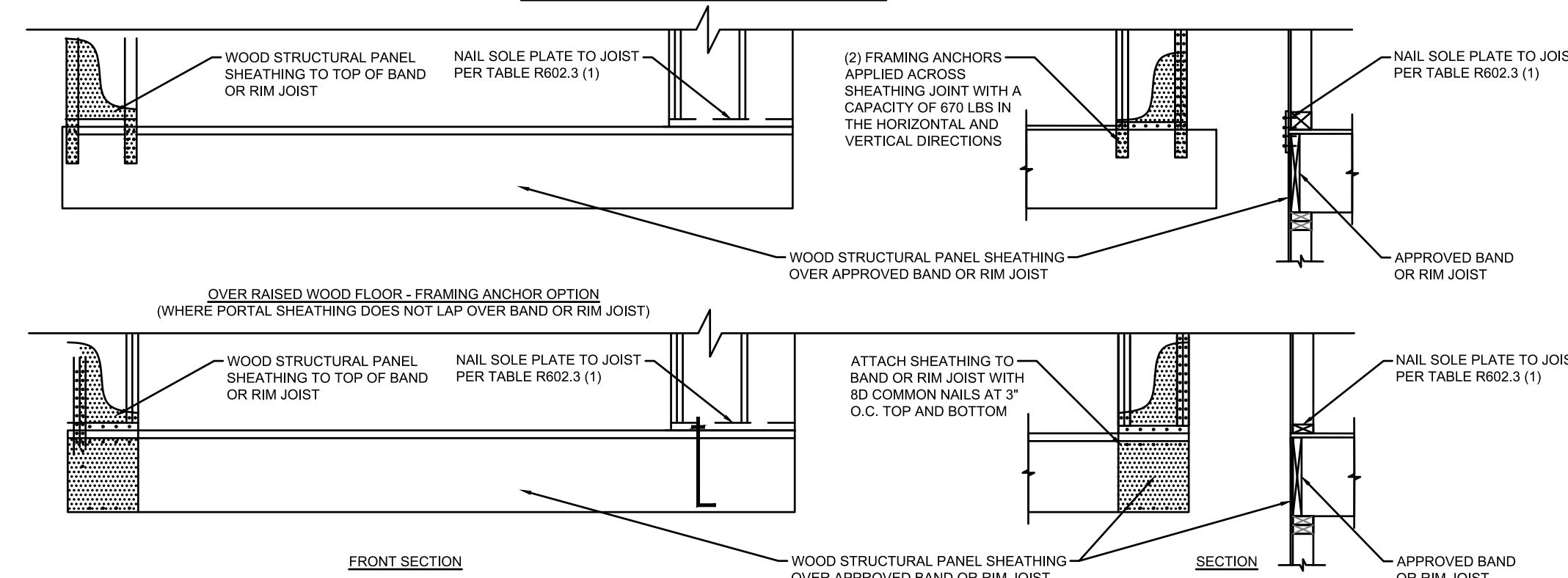
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S2.0

TYPICAL FOOTING/FOUNDATION WALL/STANDARD
SLAB AT MAX 4' OVERDIG
N.T.S.

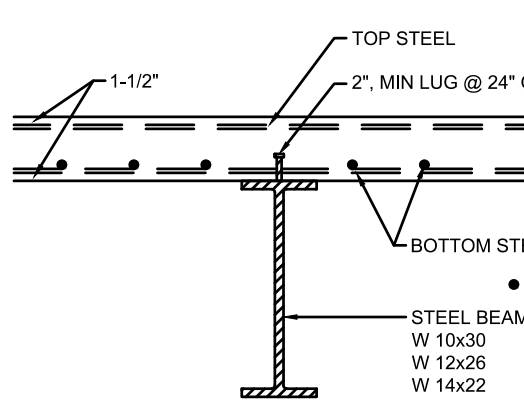


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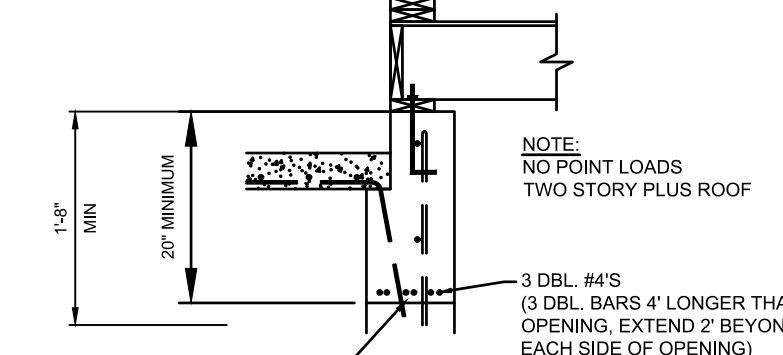
METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL
FRAME PANEL CONSTRUCTION (IRC FIGURE R602.10.6.4)
N.T.S.



OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

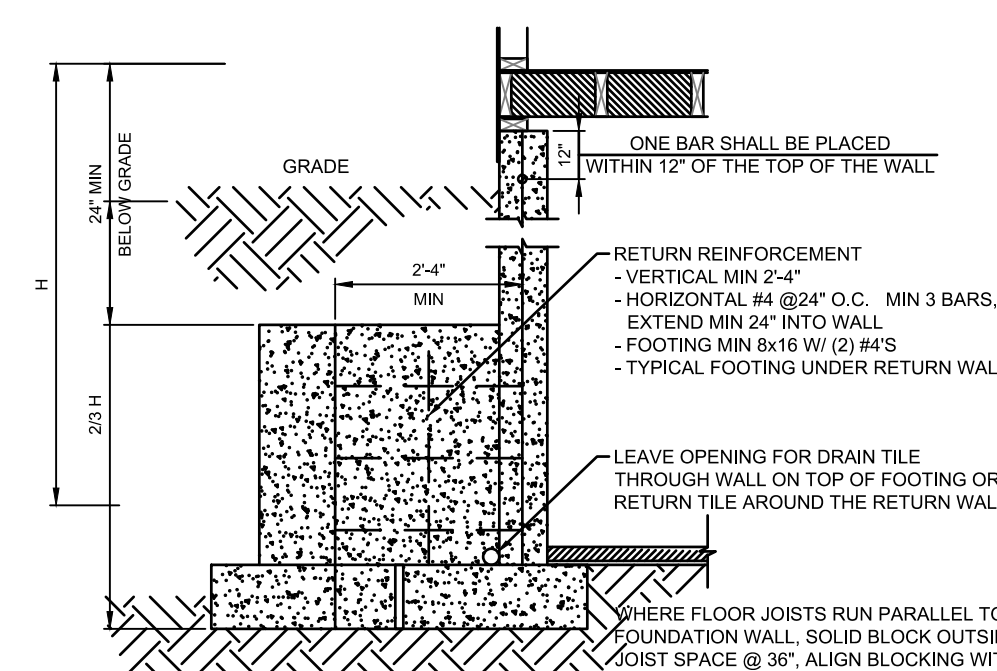



 SLAB OVER BEAM
N.T.S.



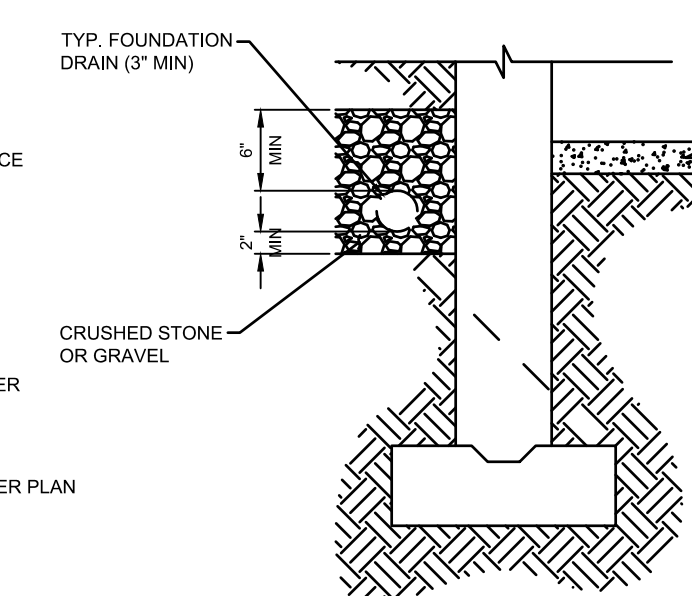
1-1/2" COVER ✓

8	6' MAXIMUM OPENING HDR
S2.0	N.T.S.



7
S2.0

TYPICAL DEAD MAN SECTION
N.T.S.



1 FOUNDATION DRAIN DETAIL & RAISED SLAB
S2.0 N.T.S.

INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE. THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSIT. IN THE DRAINAGE PIPE, PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. [IRC R405]. SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4' OVERDIG" AND "FOUNDATION DRAIN DETAIL AT RAISED SLAB" DIAGRAMS FOR DETAILS.

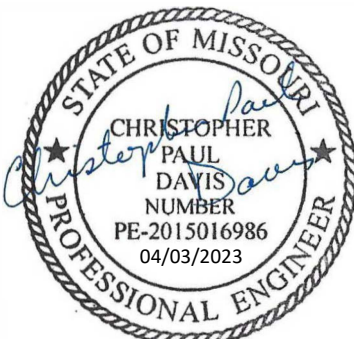
ELEVATED PORCH SLABS SPANNING 6' OR LESS IN ANY ONE DIRECTION CAN BE CONSTRUCTED AS FOLLOWS:

ELEVATED PORCH SLAB SPANNING GREATER THAN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB.

2
S2.0 STANDARD PORCH SLAB
N.T.S.



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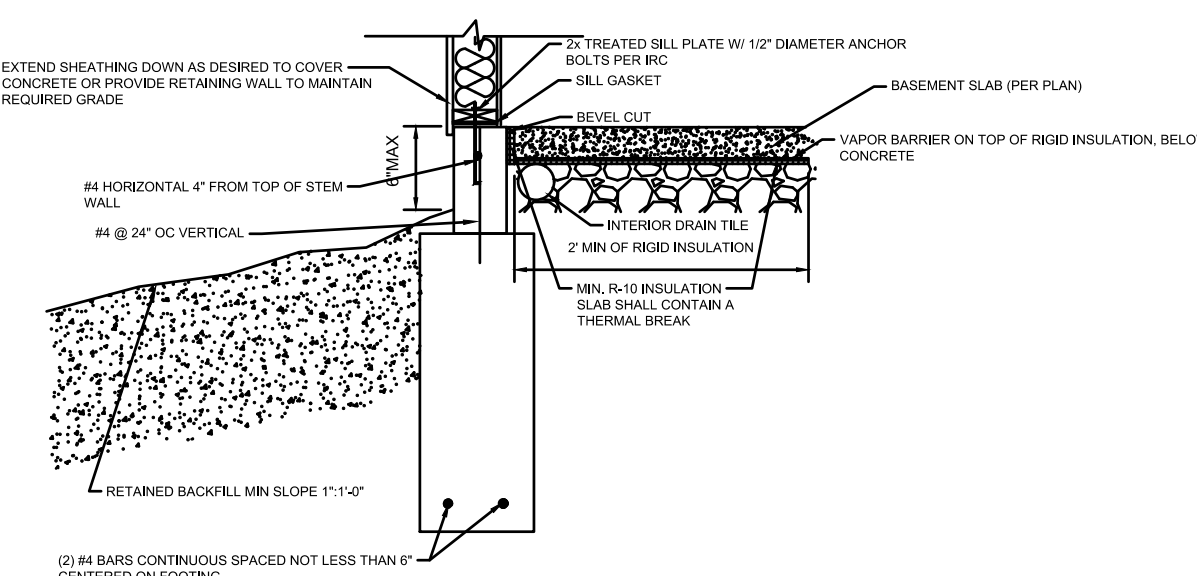
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FOUNDATION DETAILS

SHEET #

S3.0

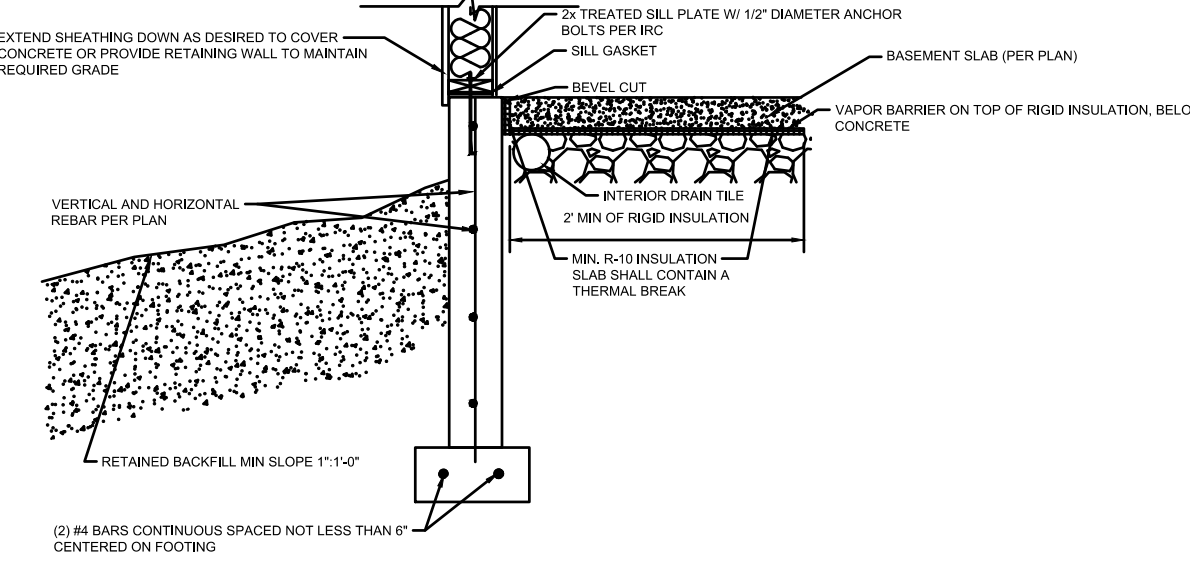
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE
LESS THAN 12" BELOW GRADE



12
S3.0

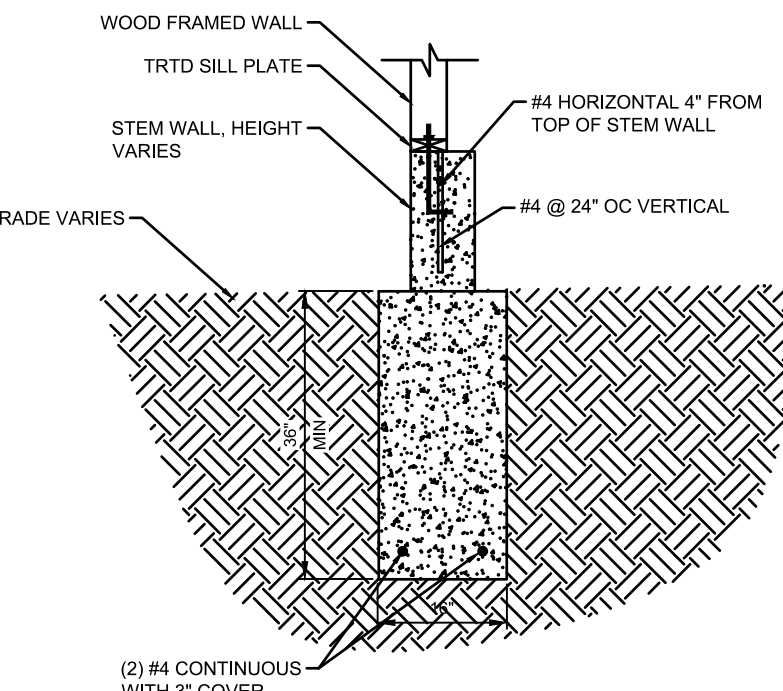
SLAB INSULATION DETAIL FOR TRENCH
FOOTING WITH STEM WALL
N.T.S.

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE
LESS THAN 12" BELOW GRADE



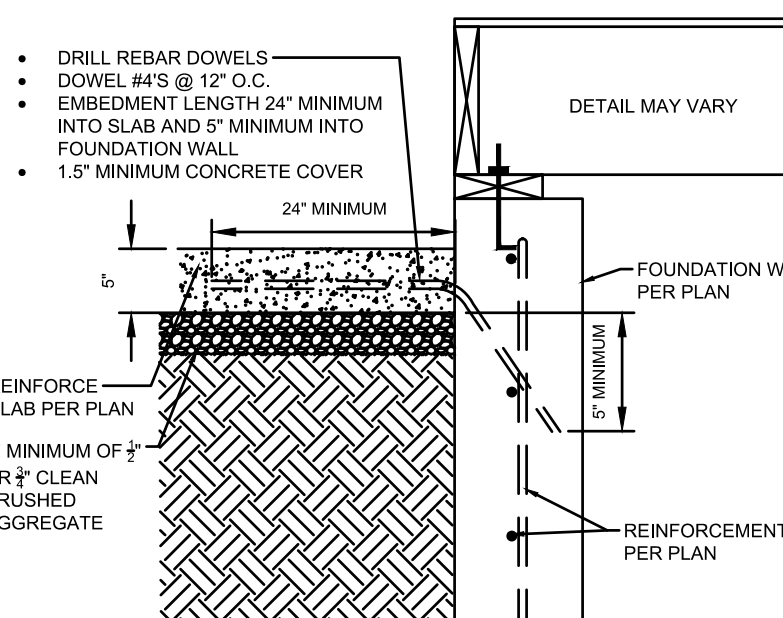
11
S3.0

SLAB INSULATION DETAIL FOR STEM
WALL AND FOOTING
N.T.S.



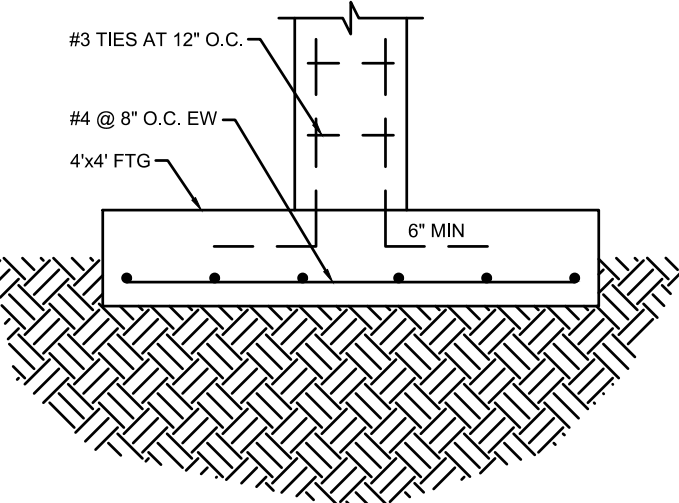
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TRENCH FOOTING WITH STEM WALL
N.T.S.

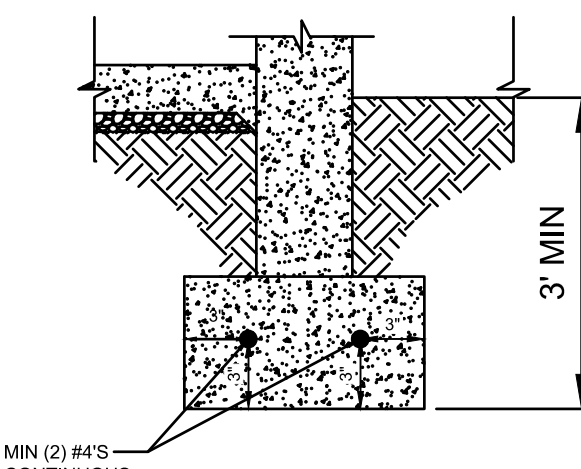


8
S3.0

ALTERNATE SLAB AT WALL
N.T.S.

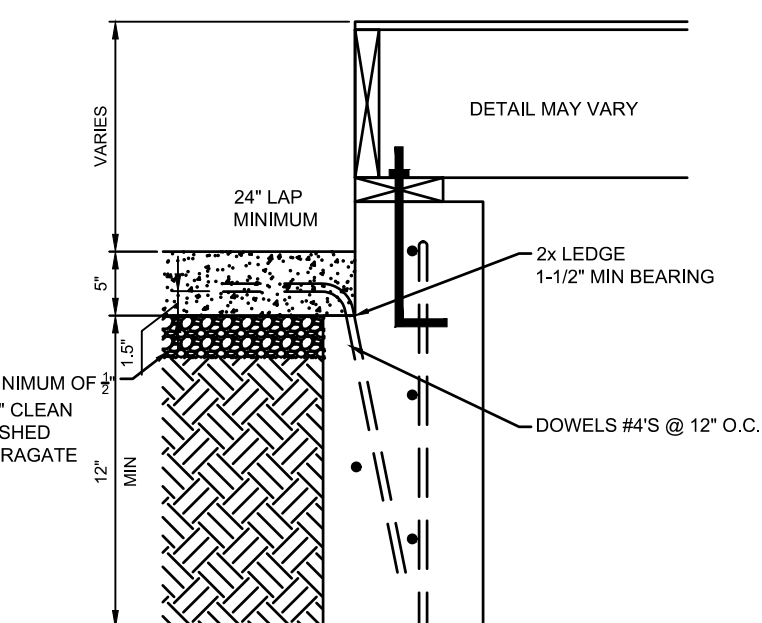


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S3.0



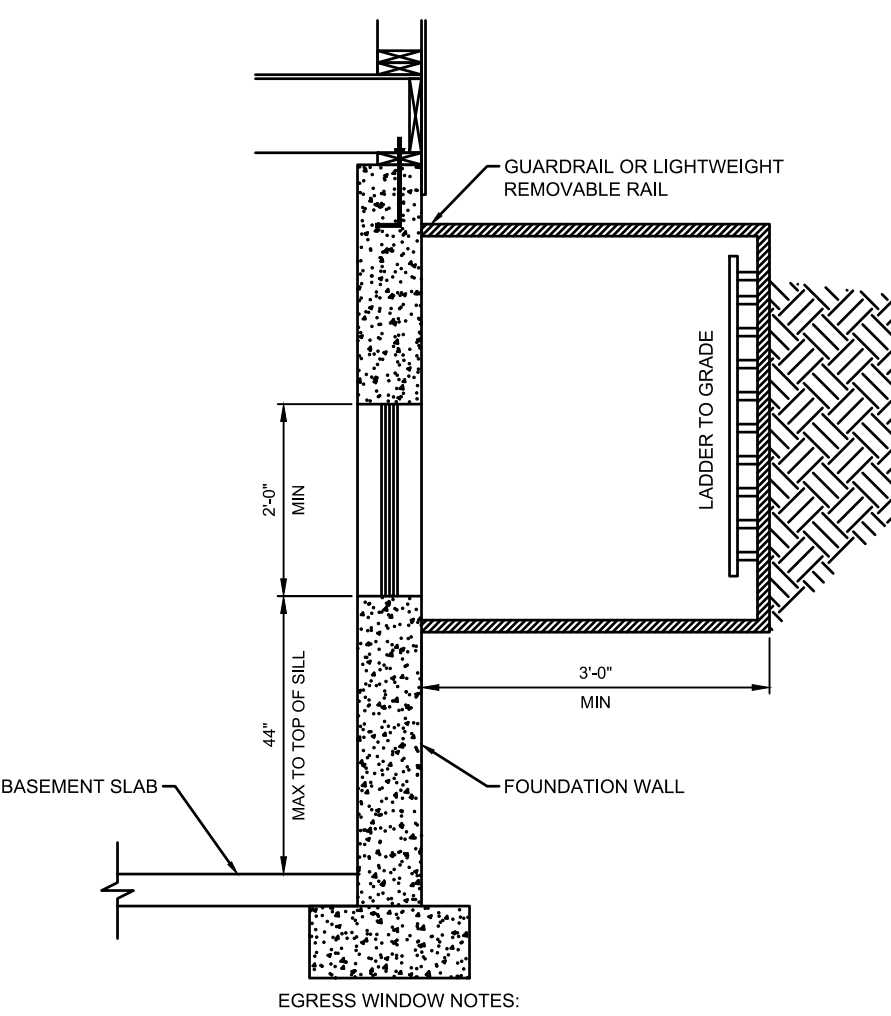
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FOOTING DETAIL
N.T.S.



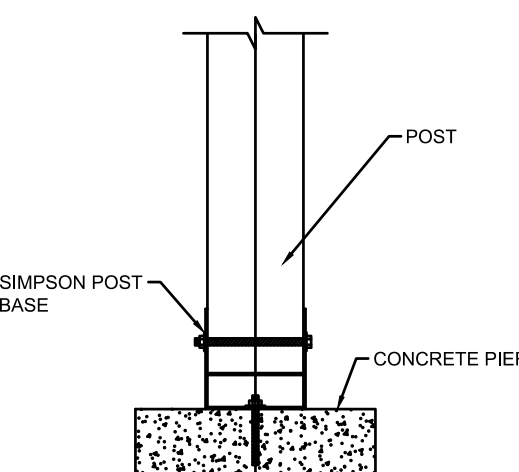
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S3.0

SLAB AT WALL
N.T.S.



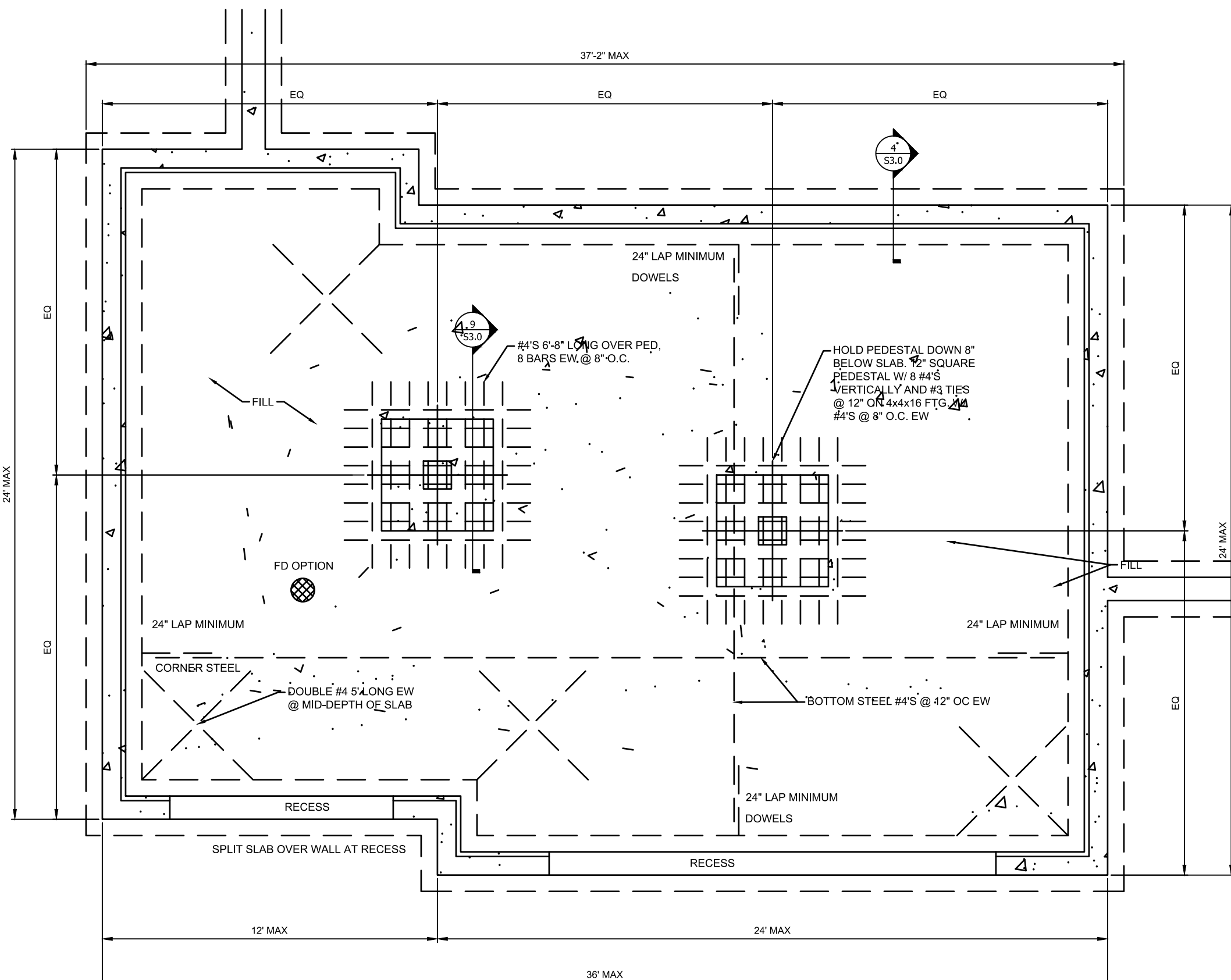
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S3.0

TYPICAL EGRESS WINDOW SECTION DETAIL
N.T.S.

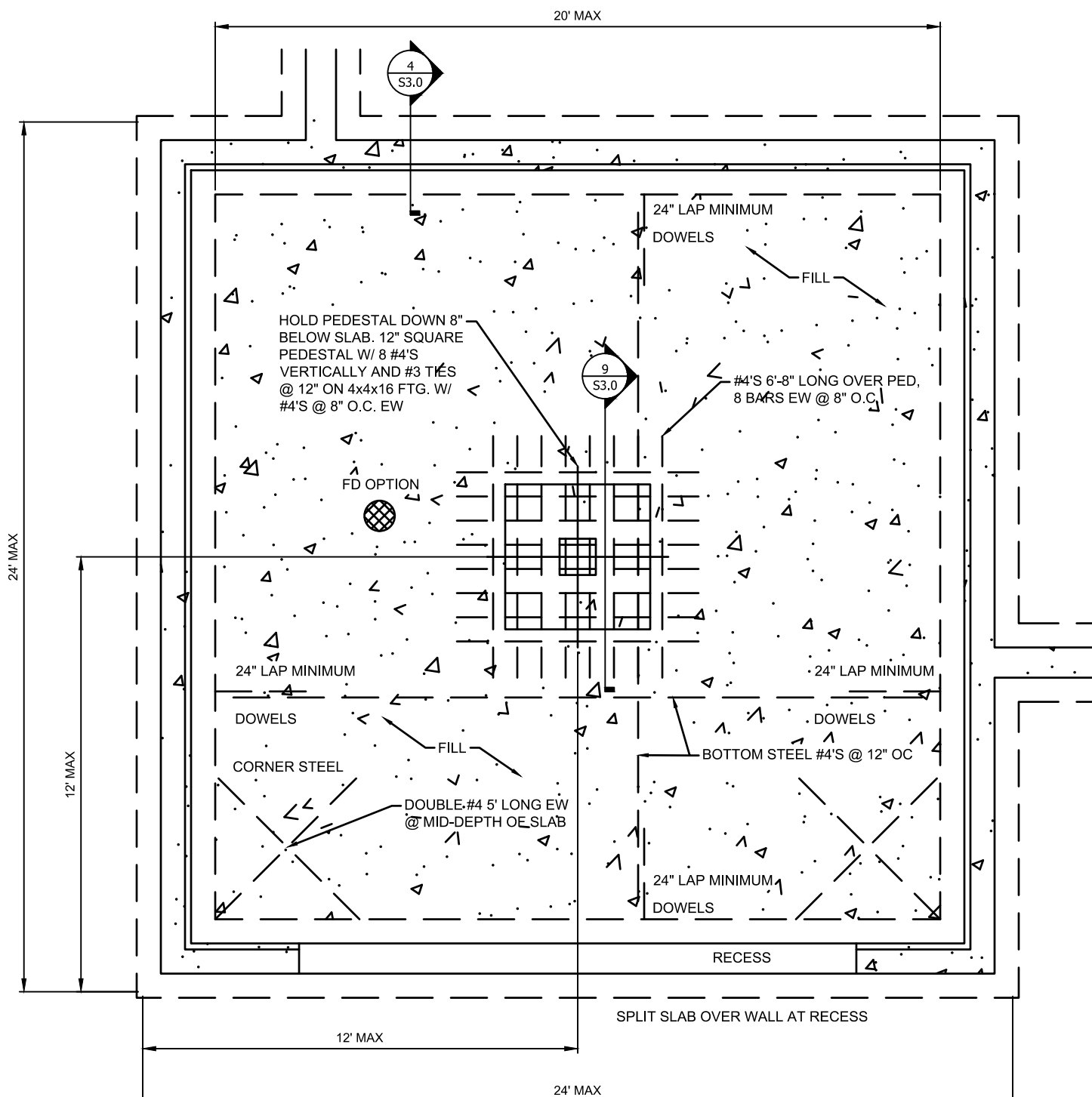


2
S3.0

POST BASE DETAIL
N.T.S.



5 GARAGE SLAB ON FIL
S3.0 N.T.S.



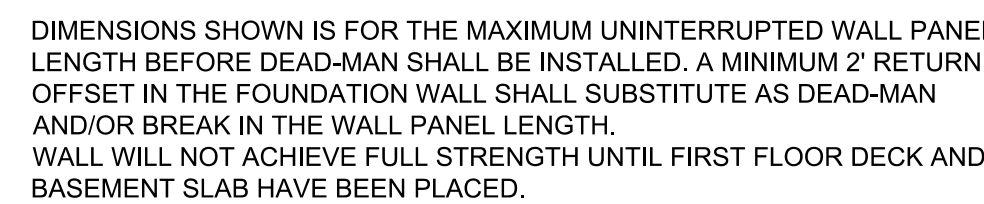
1 GARAGE SLAB ON FILL
S3.0 N.T.S.

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3'8" FROM TOP OF FOUNDATION WALL ELSE HELIX NOT PERMITTED.

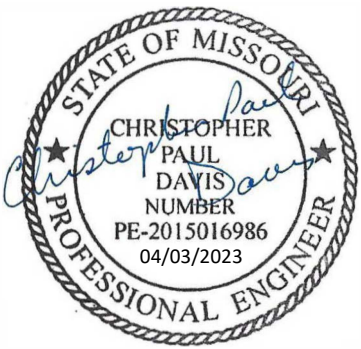
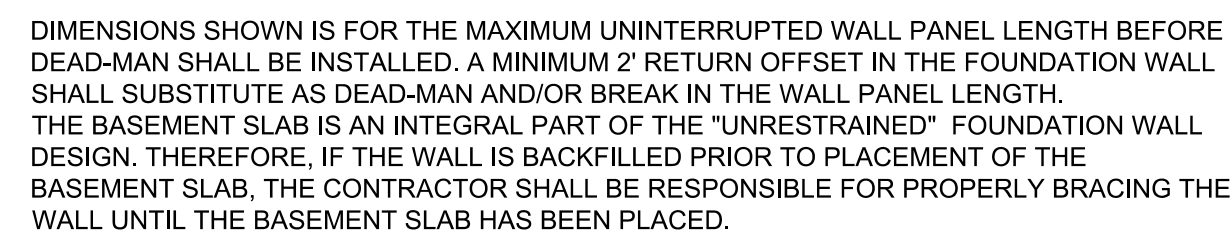
- 9.0 LB/CUBIC YARD DOSAGE OF HELIX 5-25.
- VERIFY DOSAGE AT FORM INSPECTION.
- SEE MIXING REQUIREMENTS ON THIS PAGE.
- MINIMUM 3000 PSI FOOTING COMPRESSIVE STRENGTH.
- MINIMUM 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
- AIR ENTRAINMENT BETWEEN 5-7% OF CONCRETE VOLUME.
- GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 1500 PSF SOIL BEARING.
- 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.

- NON-UNIFORM FOOTING SUPPORT (IE. CAST IN PLACE PIERS, PUSH PILES)
- DAYLIGHT WALLS EXCEEDING 6' TALL FOR A LENGTH GREATER THAN 6'.

A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER (NOT WATER).



COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'.
COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED
DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.



EVERSTEAD IS RESPONSIBLE FOR
STRUCTURAL SPECIFICATIONS
ONLY. ARCHITECTURAL PLANS
WERE PRODUCED BY OTHERS.

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HELIX DETAILS

SHEET #

S3.1