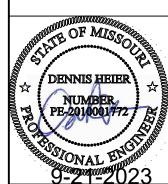


Drawing Name: The

WOODVIEW 2

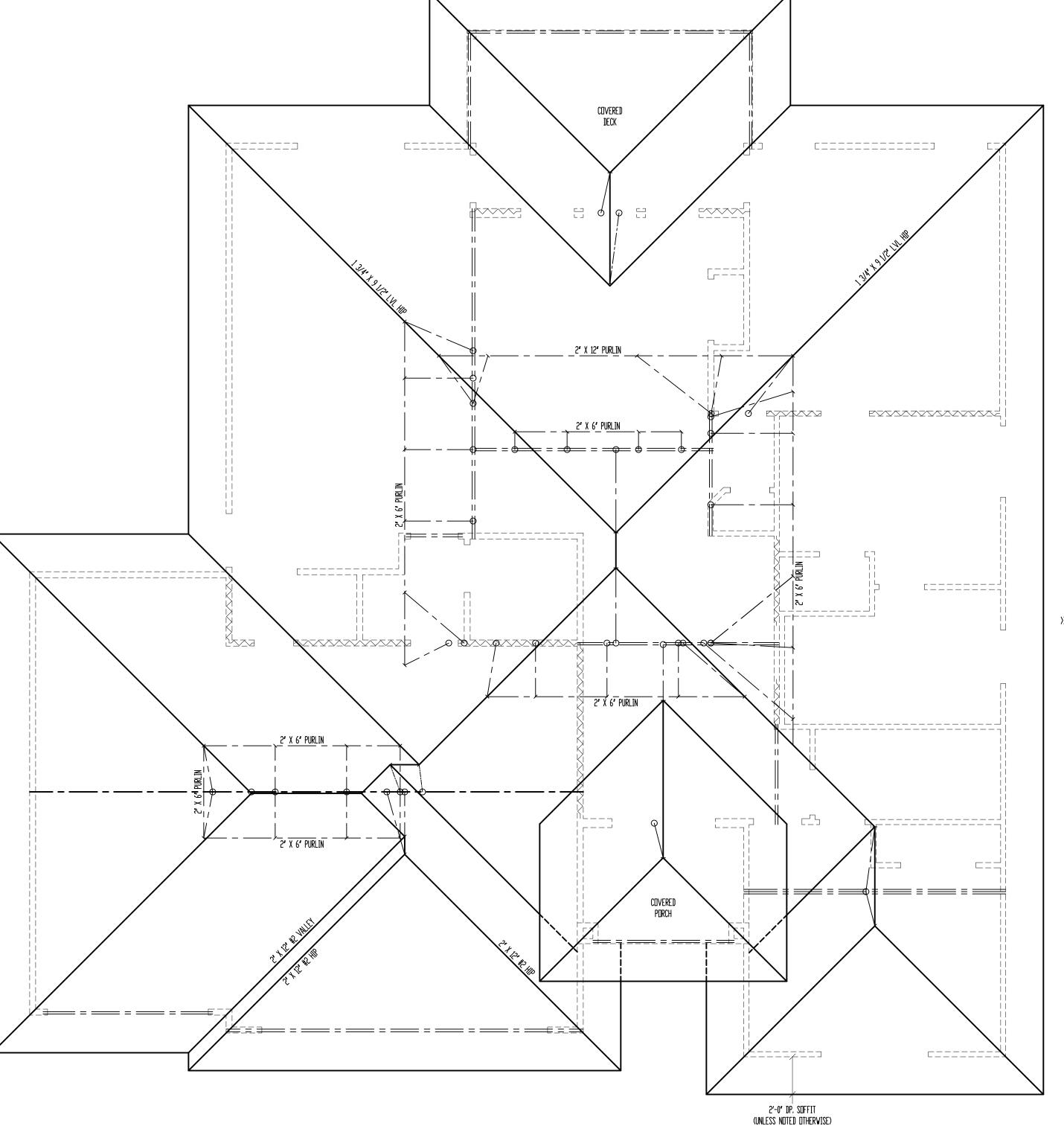
Site Description: Lot 109, Hook Farms 2nd Plat Property Address: 2143 SW Hook Farm Dr., Lee's Summit, Missouri General Contractor: Walker Custom Homes, LLC



Date: 9 - 11 - AD 2023 Rev. 1: Rev. 2:

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Sheet Title: **ELEVATIONS**



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.

Flashing note: DRIP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.

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

* RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL): SEE SPAN CHARTS BELOW

	CODE MINI	CODE MINIMUM					
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN				
	#2-2x6	@24″ □.C.	11'-7 '				
$\rangle\rangle\rangle$	#2-2x6	€ 16 ′ □.C.	14'-2 '				
	#2-2x8	@24″ □.C.	14'-8 "				
	#2-2x8	€16 ″ □.C.	17'-11 '				
	#2-2x10	@24″ □.C.	17'-10 "				
	#2-2v10	916" TC	21′-11″				

| #2-2x10 | @16' D.C. | 21'-11' | NDTE: CDDE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

<u>Higher Pe</u>	<u>RFORMANCE (R</u>	ECOMMENDED)
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24″ □.C.	8'-6 "
#2-2x6	0 16 ′ □.C.	9'-9 '
#2-2x8	@24″ □.C.	11'-3 '
#2-2x8	0 16 ′ □.C.	12'-9 '
#2-2x10	@24″ □.C.	14'-3 "
#2-2x10	0 16 ′ □.C.	16'-3 "
DEFLECTIO	N = L/360 LI	VE LOAD, L/240 TOTAL LOAD

* VAULTS TO BE 2x10 DEPTH

* RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)

- #2- 2X8 UP TO 10/12 PITCH - #2- 2X10 OVER 10/12 PITCH

* ALL HIPS & VALLEYS ARE: (UNLESS DTHERWISE NOTED)

- #2- 2X8 UP TO 10/12 PITCH - #2- 2X10 OVER 10/12 PITCH

* PURLINS ARE 2X6 MIN. - PURLIN STRUTS ARE AT 4'-0" D.C.

> - 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 OF 8'-0' - PURLINS STRUTS SHALL BE CONSTRUCTED IN A 'T' CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGT
(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 (SEE PURLIN BRACE NOTES ABOVE)

* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY * SLASH IS TOP END OF BRACE (/), DOT IS BOTTOM OF BRACE (o). * DENDITES BEARING WALL *---- DENOTES ROOF BRACE

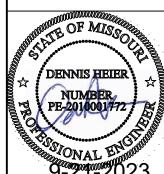
*---- DENDTES BEARING STRUCTURE

*---- DENOTES PURLIN

Drawing Name:

The **WOODVIEW 2**

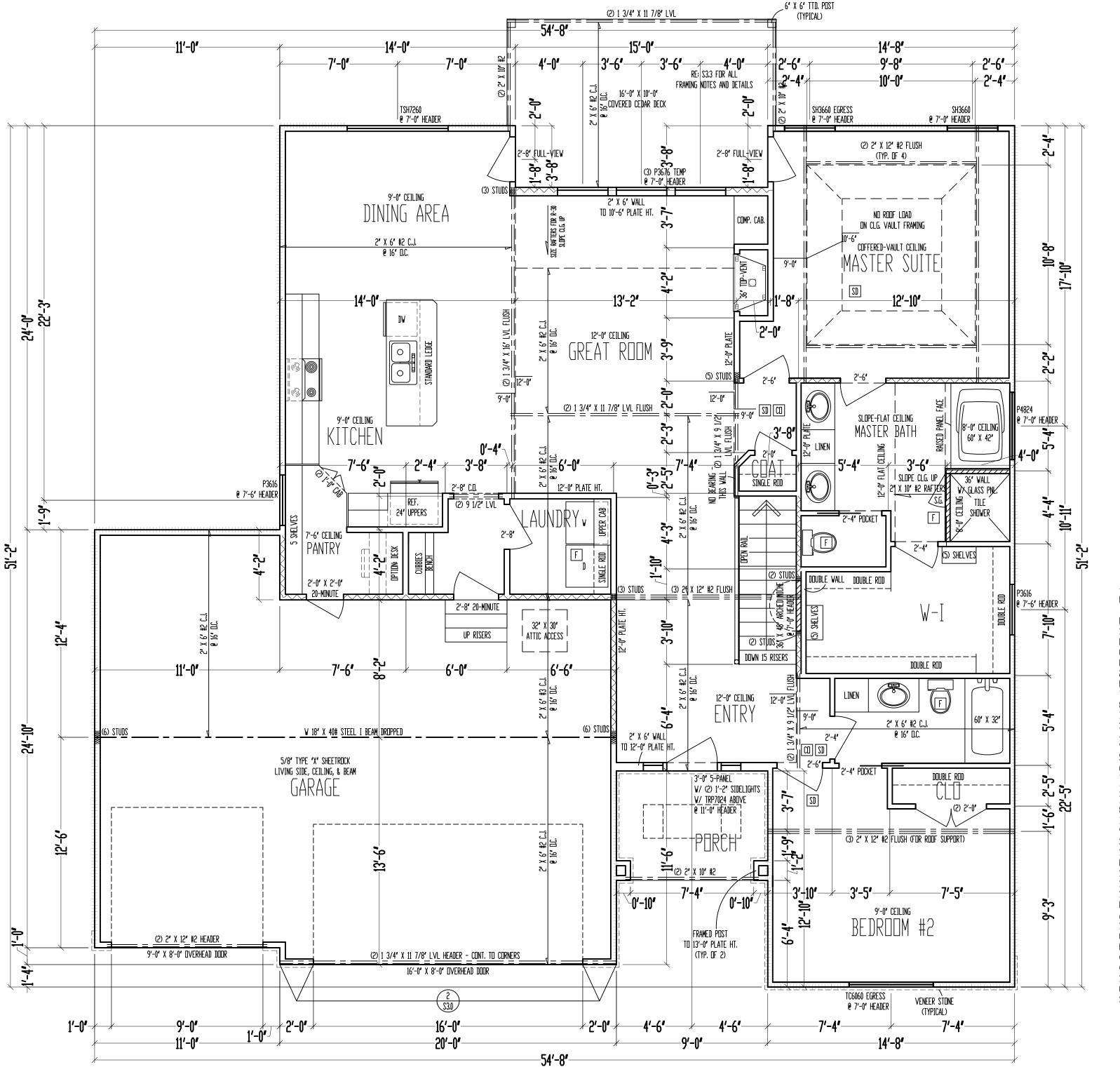
Site Description: Lot 109, Hook Farms 2nd Plat Property Address: 2143 SW Hook Farm Dr., Lee's Summit, Missouri General Contractor: Walker Custom Homes, LLC



Date: 9 - 11 - AD 2023 Rev. 1: Rev. 2:

Rev. 3: Sheet Title:

ROOF PLAN



9'-0" CEILING

MAIN LEVEL: 1629 SQ. FT. LOWER LEVEL: 984 SQ. FT.

COV. DUT/LIV: 157 SQ. FT. UNFIN. BASEMENT: 478 SQ. FT.

NOTE #1 AND PER CALCULATIONS ON SHEET S1.1.

<u>Framing notes</u>

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

2. \ \ \ \ \ \ \ \ \ = G.B.; 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE V OR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR

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)

9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS. 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED

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

FRAMING BELOW WITH 16d COMMON NAILS @ 8' D.C. MAX. (WHERE 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF

FOLLOWING WIDTHS:

(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.

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

TOTAL: 2613 SQ. FT.

GARAGE: 704 SQ. FT.

PER MANUFACTURER'S SPECIFICATIONS.

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

8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL

OTHERWISE.

12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO

GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE

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

Drawing Name:

The **WOODVIEW 2**

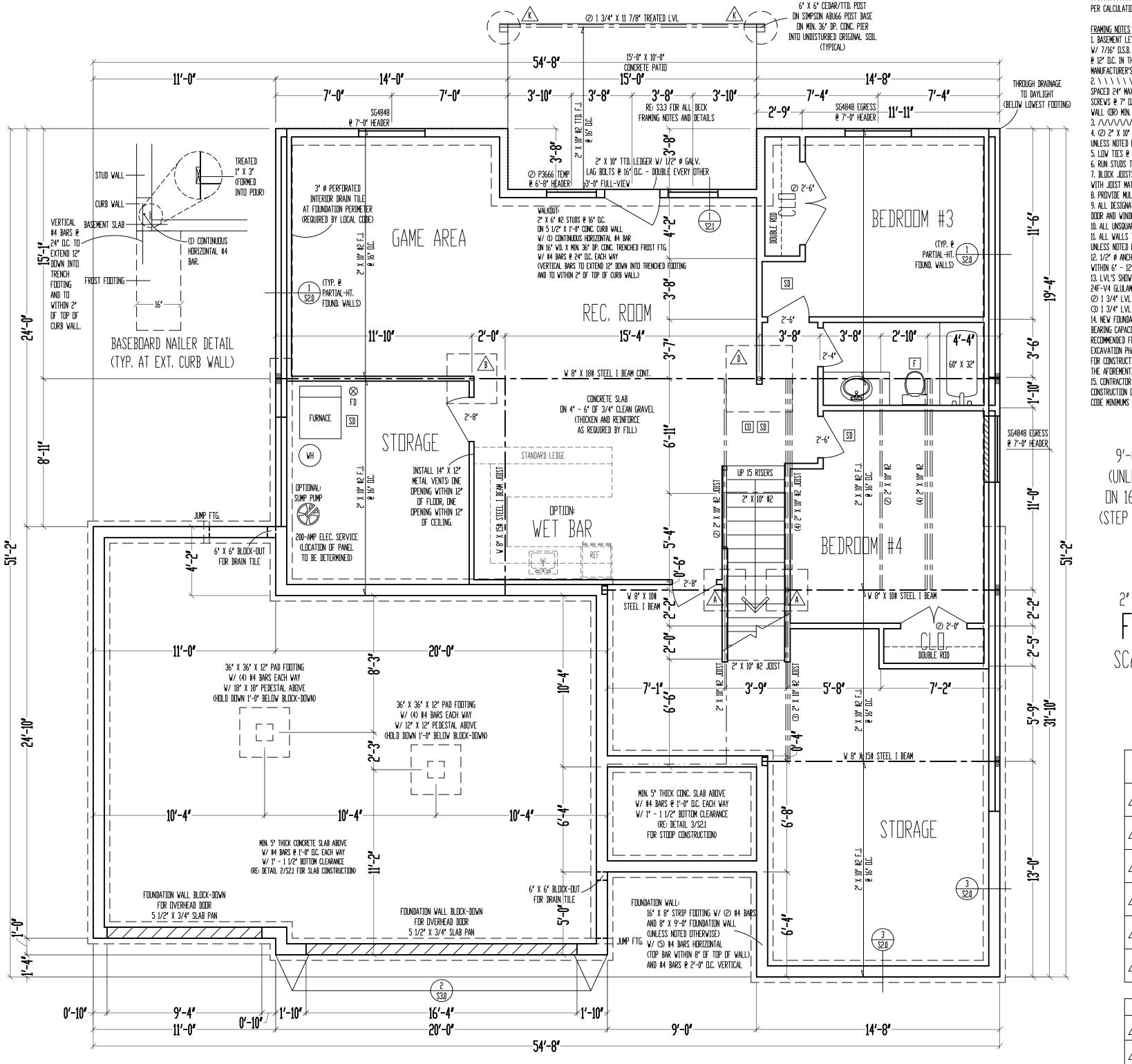
Site Description: Lot 109, Hook Farms 2nd Plat Property Address: 2143 SW Hook Farm Dr., Lee's Summit, Missouri General Contractor: Walker Custom Homes, LLC



Date: 9 - 11 - AD 2023 Rev. 1: Rev. 2:

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MAIN LEVEL PLAN



PER CALCULATIONS ON SHEET S1.1.

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED 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.

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

12. 1/2' Ø ANCHOR BOLTS W/ MIN. 7' EMBEDMENT @ 48' D.C. MAX. & WITHIN 6" - 12" OF 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 O THE AFOREMENTIONED REQUIREMENTS.

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

9'-0" FOUNDATION WALLS (UNLESS NOTED OTHERWISE) ON 16" X 8" STRIP FOOTINGS (STEP WHERE GRADE REQUIRES)

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

F	STEEL COLUMN & AD FOOTING SCHEDULE
Â	3' X 11 GA. STEEL COLUMN ON 30' X 30' X 10' PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5k)
B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0k)
2	3' SCH. 40 STEEL COLUMN ON 42' X 42' X 12' PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5k)
Î	3 1/2" SCH. 40 STEEL COLUMN DN 48" X 48" X 12" PAD FODTING W/ (6) #4 BARS EACH WAY (32.0k)
Æ	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5k)
Æ	3 1/2" SCH, 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING

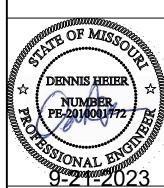
PIEF	R FOOTING SCHEDULE
ſ	12' Ø PIER FTG.
<u>∕</u> H\	16' Ø PIER FTG.
\triangle	18' Ø PIER FTG.
K	24' Ø PIER FTG.

W/ (8) #4 BARS EACH WAY (50.0k)

Drawing Name: The

WOODVIEW 2 Site Description:

Lot 109, Hook Farms 2nd Plat Property Address: **2143 SW Hook** Farm Dr., Lee's Summit, Missouri General Contractor: Walker Custom Homes, LLC



Date: 9 - 11 - AD 2023 Rev. 1: Rev. 2:

Rev. 3: Sheet Title:

FOUNDATION PLAN

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	DOOF'	
DI COMINO DETIMEEN ICIOTO OD DAETEDO TO TOD	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 (2 ½ " 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 INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3 ½ " x 0.135")	12" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" 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 ½" x 0.113") - TOENAIL; 3-16d BOX (3 ½" 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	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM
		STAGGERED ON OPPOSITE SIDES
LAYERS LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL

CRIPTION OF BUILDING MATERIALS	FASTNER SCHEDULE FOR DESCRIPTION OF FASTENER	EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHE
WOOD STRUCTURAL PANELS, SUB	FLOOR, ROOF AND INTERIOR WALL SHEA	ATHING TO FRAMING AND PARTICLEBOA	ARD WALL SHEATHING TO FRAMING
K" - K"	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 % "- 1 % "	10d COMMON (3" x 0.148") NAIL OR 8d (21/2" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL	SHEATHING	-
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ½" HEAD DIAMETER, OR 1 ½" LONG 16 GA. STAPLE WITH ½" OR 1" CROWN	3	6
25" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 द्वै" GALVANIZED ROOFING NAIL, तृँ" HEAD DIAMETER, OR 1 ट्टै" LONG 16 GA. STAPLE WITH तृँ OR 1" CROWN	3	6
½ " GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1¼" SCREWS, TYPE W OR S	7	7
%" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1¾" LONG; 1¾" SCREWS, TYPE W OR S	7	7
wo	OD STRUCTURAL PANELS, COMBINATIO	N SUBFLOOR UNDERLAYMENT TO FRAM	IING
¾ " AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2 ½ " x 0.131") NAIL	6	12
½ " - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
11/8" - 11/4"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

N LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION LISTED IN THIS TABLE

FOUNDATION NOTES

- 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 SLABS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION
- 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 MINIMUM 20 GALLON SUMP PIT.
- 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.
- 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
- 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)
- 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 VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- 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
- FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT

FRAMING NOTES

- 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

DISCHARGES TO THE EXTERIOR, ABOVE GRADE

- 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.
- ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT
- 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
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID
- BLOCKING MIN. 11/8" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3 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 ½ 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 %" 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. 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
- ALL ROOF SHEATHING SHALL BE $\frac{7}{6}$ " OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

- 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 ${\tt GLAZING~IS~WITHIN~5"-0"}~{\tt OF~THE~TOP~OR~BOTTOM~OF~THE~STAIR, ENCLOSURES~FOR~SPAS, TUBS, SHOWERS, AND}$ 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" ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

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
- 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 %" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- 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 🔏 CORRUGATED.
- 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.

GARAGE NOTES

- 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
- 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 5/4" 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 5/8" 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

DUCT SEALING

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 WITHOUT ADDITIONAL JOINT SEALS.
- 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

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 SOLIARE 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.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY							
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				

267.61116 217.67.61117 1667.116 267.61117 267.6117 267							
MULTIPLE-PLY WOOD BEAM FASTENING SCHEDULE							
DIMENSIONAL LUMBER BEAM SIZE/TYPE	FASTENERS	LVL BEAM SIZE/TYPE	FASTENERS	LVL BEAM SIZE/TYPE	FASTENERS		
(2) 2x	(2) ROWS 10d @ 12" O.C. ONE SIDE	(2) 1 $\frac{3}{4}$ " UP TO 11 $\frac{7}{8}$ " DEPTH	(2) ROWS 16d @ 12" O.C. ONE SIDE	(3) 1 ¾" x 14"+ DEPTH	(3) ROWS 16d @ 12" O.C. BOTH SIDES		
(3) 2x	(2) ROWS 10d @ 12" O.C. BOTH SIDES	(2) 1 ¾" 14"+ DEPTH	(3) ROWS 16d @ 12" O.C. ONE SIDE	(4) 1 ¾" UP TO 11 ½" DEPTH	(2) ROWS ½" x 5" SIMPSON SDS OR SDWS SCREWS @ 16" O.C. STAGGERED TOP & BOTTOM BOTH SIDES		
(4) 2x	(2) ROWS ¼" x 5" SIMPSON SDS SCREWS @ 16" O.C. STAGGERED TOP & BOTTOM, BOTH SIDES	(3) 1 ¾" UP TO 11 ¾" DEPTH	(2) ROWS OF 16d @ 12" O.C. BOTH SIDES	(4) 1 ¾" x 14"+ DEPTH	(3) ROWS ½" x 5" SIMPSON SDS OR SDWS SCREWS @ 16" O.C. STAGGERED TOP & BOTTOM BOTH SIDES		



CUSTOM HOMES) SPEC 9, HOOK FARMS 109 S 109,

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FARM DR. MISSOURI

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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	2538	25380
CEILING		10	2538	25380
FIRST FLOOR		10	2538	25380
WALL L	ENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
FIRST FLOOR EXT. WALL DL	211.68	10	10	21168
		DEAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
FIRST FLOOR INT. PARTITION WALL DL		6	2538	15228

*	PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)						
FRONT-TO-BACK			SIDE-TO-SIDE				
	AREA	LOAD			AREA	LOAD	
SLOPED ROOF	271	1176		SLOPED ROOF	340	1497	
VERT. ROOF	35	483	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE
1ST	601.37	8297	10086	1ST	562.87	7849	9476
BSMT ^a	0	0	0	BSMT ^a	124	2158	6895
	PRESSURE (PSF) - PER ASCE CH. 6			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	10.234
	MEAN ROOF HT., h		21				

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}=0.00256K_zK_{zt}K_dV² (ASCE7-10 Velocity Pressure) q_{z10_ASD} =0.6 q_{z10} (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

1ST FLOOR TRIBUTARY WEIGHT BASEMENT TRIBUTARY WEIGHT $\ensuremath{\mathsf{S}_{\mathsf{S}}}\xspace(\ensuremath{\mathsf{SITE}}\xspace$ GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP) F_a (from ASCE7 Table 11.4-1) S_{DS} (= 2/3 * S_S * F_a) R (from ASCE7 Table 12.2-1)

61344 12.0% 1.6 0.128

From ASCE7 (Eq. 12.8-1): V (= 1.2 * S_{DS} * W / R) (lbs.) LOCATION BASEMENT

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywcod/OSB	1-1/2" 16gs. Staples w/ 1" panetration@ 6" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IBC, Table 2305.3(1)
Exterior (Option #2)	7/16" APA Rated Plywcod/OSB	1-1/2" 16gs. Staples w/ 1" penetration@ 4" OC Edges, 8" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2305.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/0SB	1-1/2" 18ga, Staples w/ 1" peneiration@ 3" OC Edges, 5" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	310	per IBC, Table 2305.3(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 pane 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 manufacture specifications - see detail on sheet S3)	325	

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

WIDTH OF 1ST STORY (FT.)	54.67
DEPTH OF 1ST STORY (FT.)	51.17
BACK WALL OF GARAGE (FT.)	0
GAR. WALL: 1=F-B, 2=S-S	2

Spacing F-B (inches)

			EXTER	RIOR STRUCTURAL WALL I	LENGTHS (ft.) & RESISTANCES			
	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
1ST FLOOR	77	21560	39	10920	77	30184	39	15288
BASEMENT	0	0	20.5	5740	0	0	20.5	8036
-				_				
		ADDITIONAL RESIS	TANCE REQUIRED		Anchor Bolt Spacing	(in.	16d Nail Spacing req'd at	bottom plate (in
		SEISMIC	WIND		diameter (in.)	0.5	1st Floor F-B	27
1ST ELOOP EDONT-T	O-BACK	n	n		Shear value (ner NDS)	944	1st Floor S-S	31

BASEMENT SIDE-TO-SIDE	U	0	1				
-		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?
1ST FLOOR FRONT-TO-BACK	0					0	YES
1ST FLOOR SIDE-TO-SIDE	0					0	YES
BASEMENT FRONT-TO-BACK	0					0	YES
BASEMENT SIDE-TO-SIDE	Λ					0	VES

2) SEE SHEET S1 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 REQUIRED

ALL LATEIVAL DIVACI	LECATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS, THEREFORE, NO INTERIOR BRACING FER 2012 INC SECTION 8302.2.113 REQUIREL							
	WIND UPLIFT 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	213.68	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**	2797.4639	-378.003024	3175.466924	15.12	10.5	27627	130.5	
*ALONG PERIMETER		TOTAL UPLIFT PER LINEAL F	FOOT ALONG EXTERIOR (PO	UNDS)	147.1	UPLIFT OK		
**INSIDE EXTERIOR V	**INSIDE EXTERIOR WALLS RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS				251.6			

NOTE FOR CONSTRUCTION:

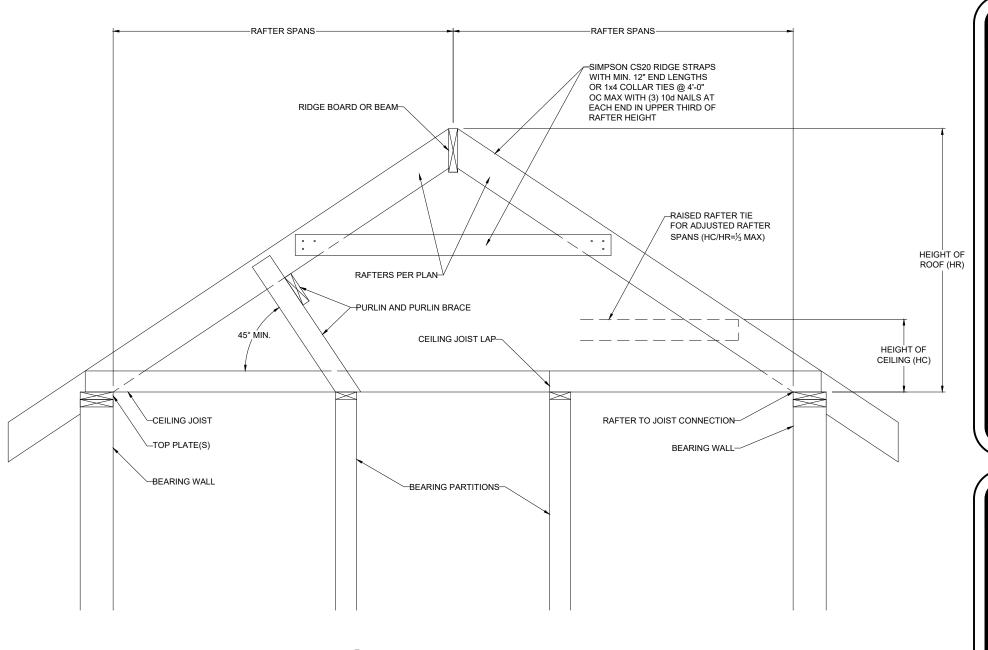
1ST FLOOR SIDE-TO-SIDE

BASEMENT FRONT-TO-BACK

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

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 ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



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

Combustion Air Calculation Per 2018 IRC Section G2407.5

100000 BTU/h Appliance #1 Furnace Appliance #2 BTU/h Appliance #3 50000 BTU/h Water Heater

150000 BTU/h Total BTU/hr

Area of Combined Space (floor where appliances are located) 765 ft² 8.75 ft Ceiling Height in Usable Space

Note: Per 2018 IRC Section G2407.5.3.2, The volumes of spaces in different stories shall be considered as communicating spaces where such spaces are connected by one or more openings in doors or floors having a total minimum free area of 2 square inches per 1,000 BTU/h of total input rating of all appliances

Yes

400

OK

Is floor where appliances are located open to adjacent level? If Yes, what is the area of open space adjacent to appliance area?

Per 2018 IRC Section G2407.5.1 (Standard Method), the minimum required volume shall be 50 cubic feet per 1,000 BTU/hr

(Total BTU/hr / 1,000 BTU/hr x 50 ft³)

Area of Combined Space > Required combined area?

7500 ft³ Required air space in combined areas:

Required combined area: 857 ft²

Per Section G2407.5.3.1, each opening shall have a minimum free area of 1 square inch per 1,000 BTU/hr of the total input rating of all appliances in the space, but not less than 100 square inches. One opening shall commence within 12 inches of the top and one opening

shall commence within 12 inches of the bottom of the enclosure. The minimum dimension of air openings shall be not less than 3 inches.

150 in² Minmum required opening area: Minimum grill size: 14 x 11 (inches)

Note: two grills required - one within 12" of floor, one within 12" of clg.



WALKER CUSTOM HOMES,

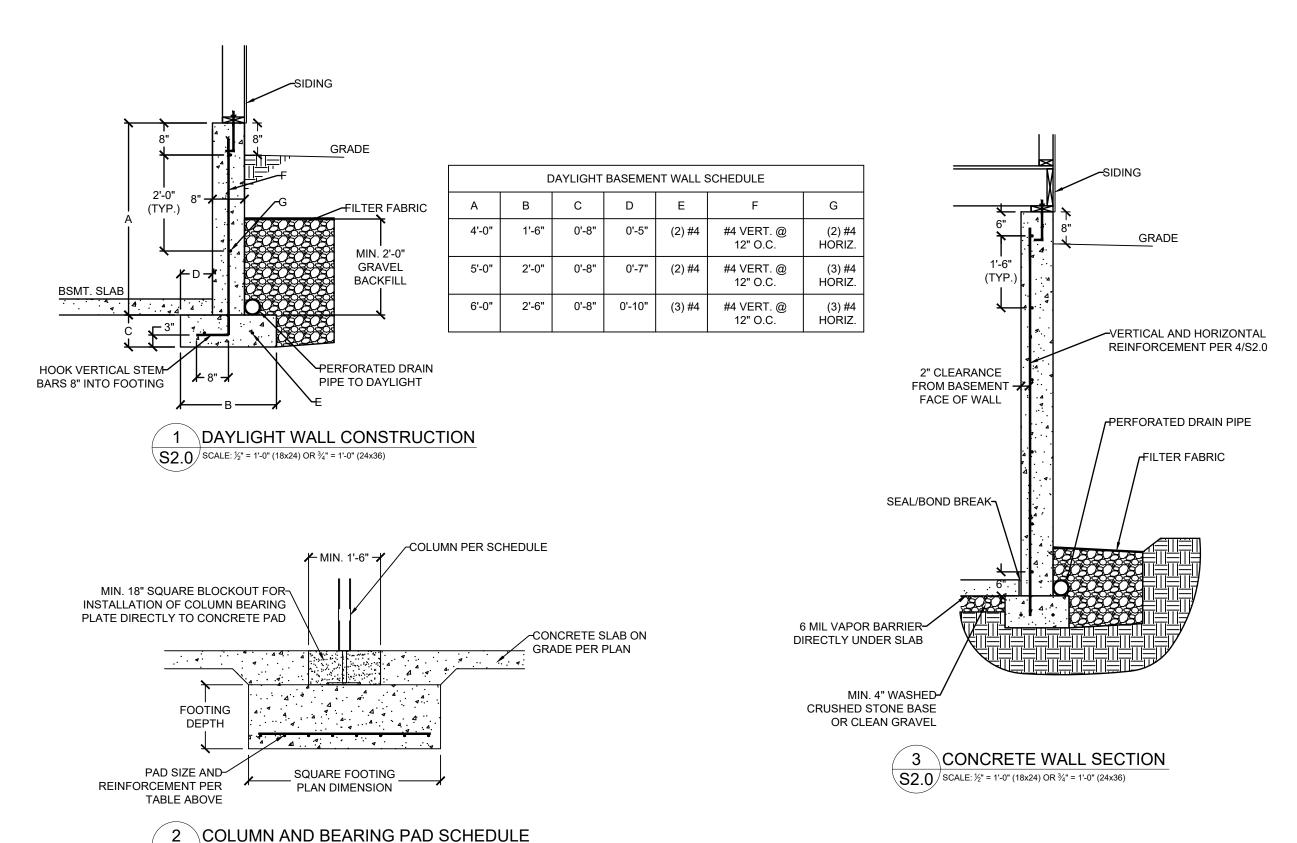
CLIENT:

) SPEC 9, HOOK FARMS HKF 109 S LOT 109, JOB

2143 SW HOOK FARM DR. LEE'S SUMMIT, MISSOURI



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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



FARM DR. MISSOURI HKF109 SPEC LOT 109, HOOK F S SW HOOK I 2143 LEE'S

JOB

-SLAB PER PLAN, IF APPLICABLE

PER PLAN

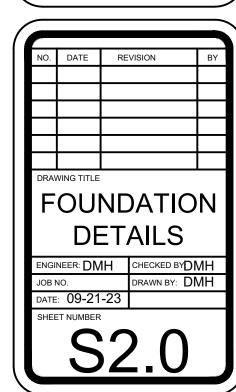
-REBAR PER

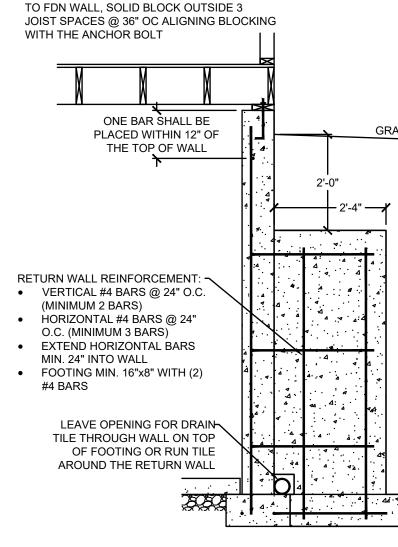
PLAN, DRILLED

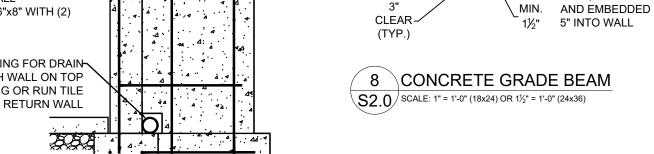
PER PLAN

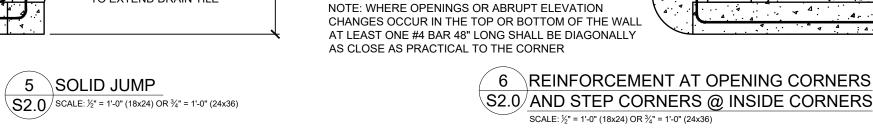
3" CLEAR (TYP.)

DENNIS HEIER PE-2010001772









6'-0" MAX.

TYPICAL CORNER REINFORCEMENT:

AT LEAST (1) #4 BAR 48" LONG @

EACH INSIDE CORNER

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

MIN. (2) #4 BARS EXTENDING 24"

PAST OVER-EXCAVATION AND INTO INTERSECTING WALL

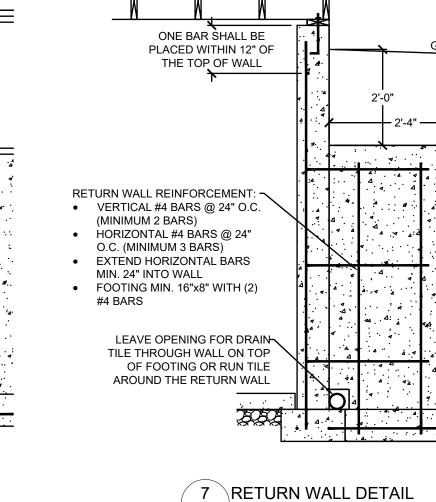
SOLID JUMP

MAX. 12" BLOCKOUT FOR

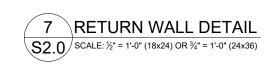
FORM PLACEMENT AND

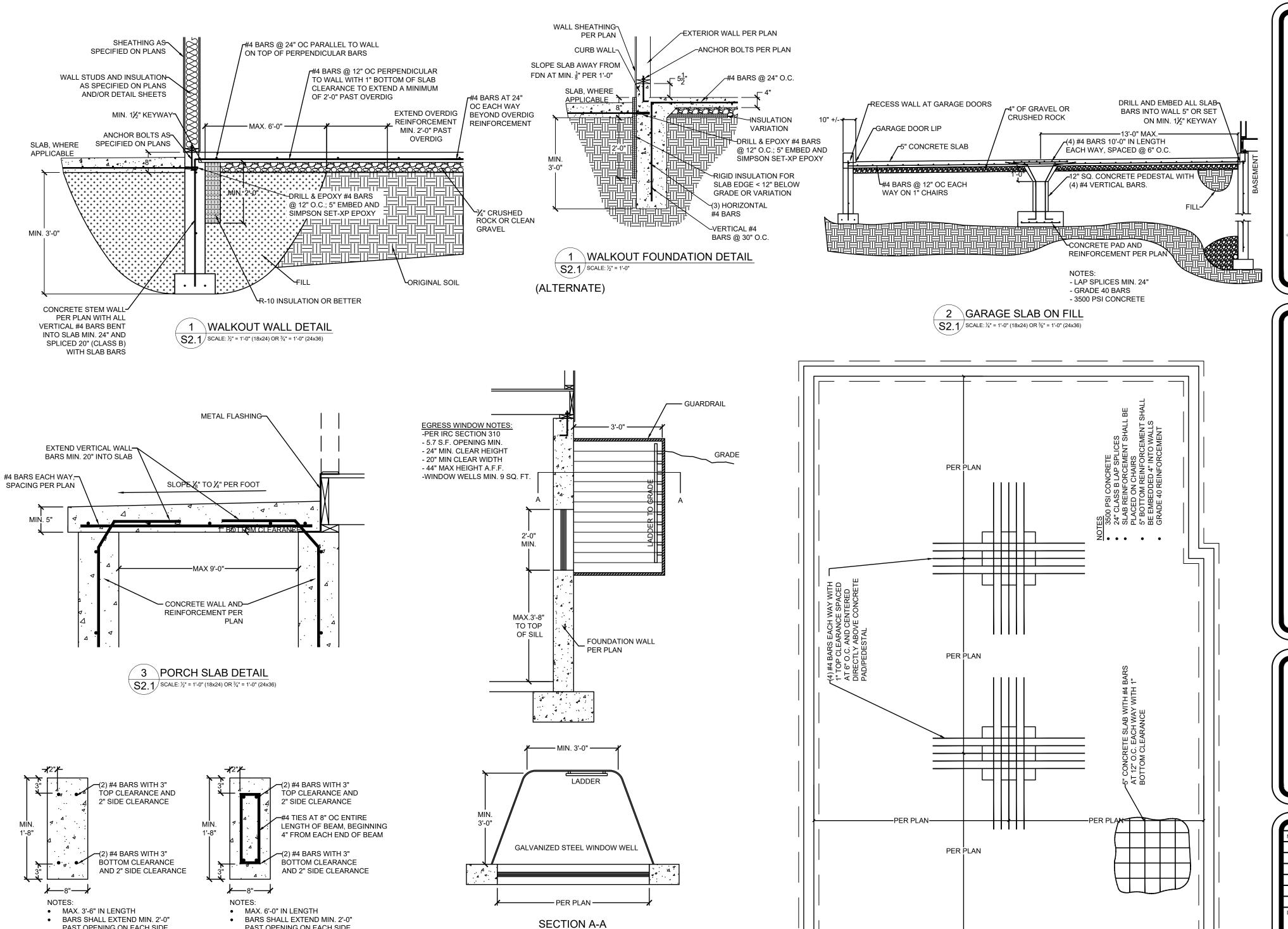
TO EXTEND DRAIN TILE

-CONTINUOUS FOOTING AND REBAR THROUGH



NOTE: WHERE FLOOR JOIST RUNS PARALLEL





5 EGRESS WINDOW WELL ELEVATION AND PLAN DETAILS

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

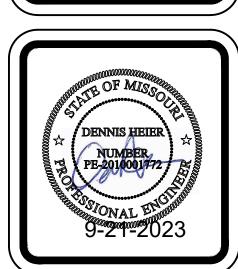
PAST OPENING ON EACH SIDE

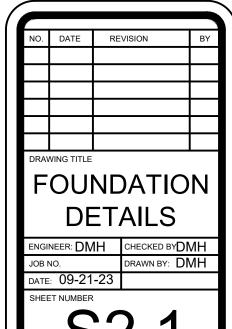
4 CONCRETE HEADER DETAILS

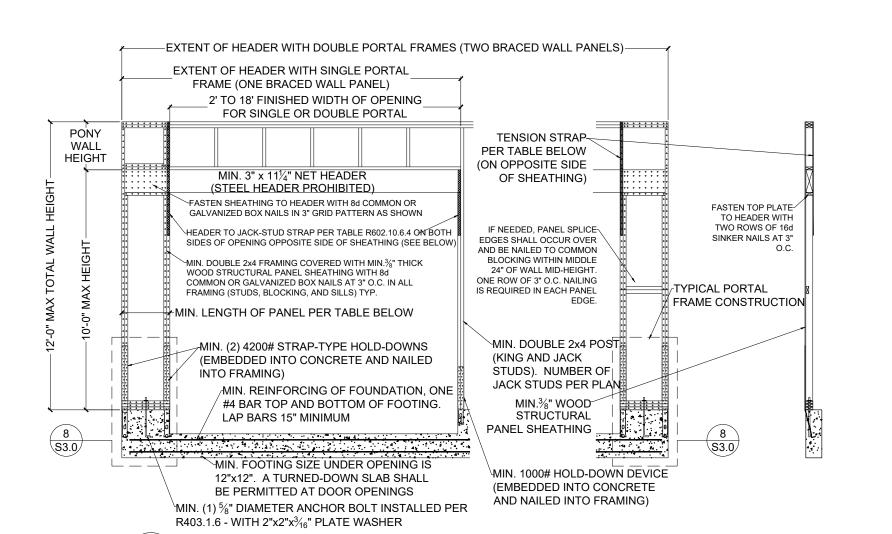
S2.1 SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

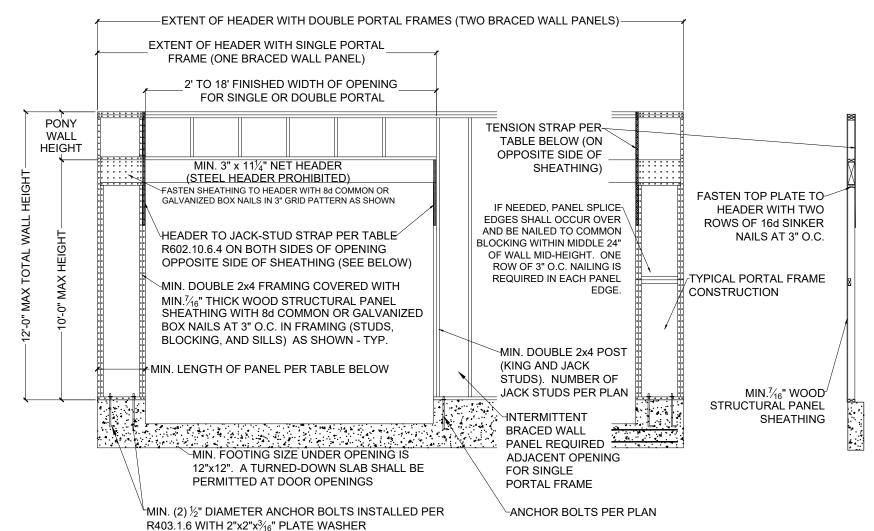
PAST OPENING ON EACH SIDE

FARM DR. MISSOURI HKF109 SPEC LOT 109, HOOK FARMS 3 SW HOOK F 2143 LEE'S









2 METHOD PFG (PORTAL FRAME AT GARAGE

S3.0/DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: 1/4" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)						
WALL HEIGHT						
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

MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES) 8 FEET 9 FEET

16

24

16

24

1 \METHOD PFH (PORTAL FRAME WITH

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

24

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

FEET | FEET | FEET

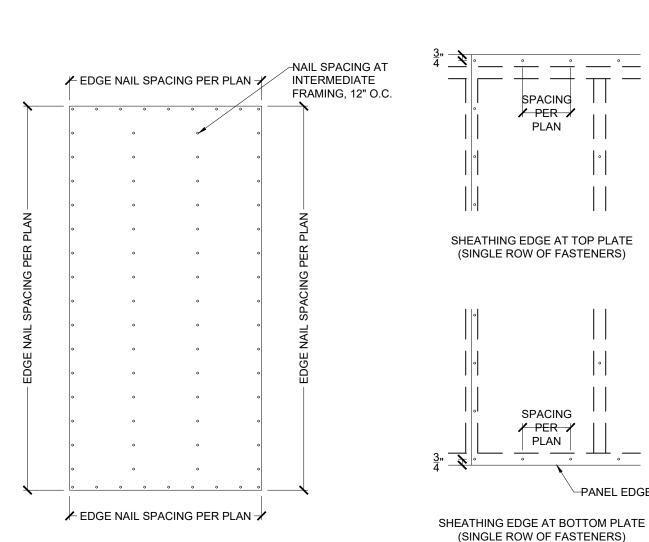
18

27

20

PANEL EDGE

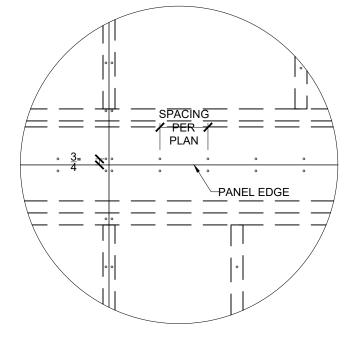
	REQUIRED FOR HEADER TO			
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16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



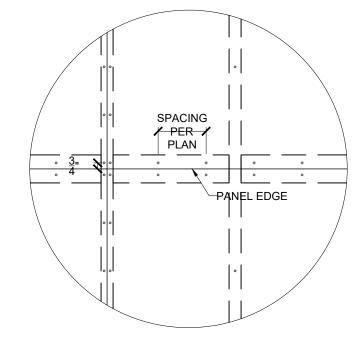
SUPPORTING ROOF ONLY

SUPPORTING ONE STORY AND ROOF

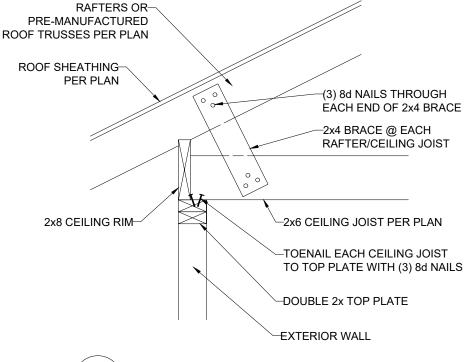




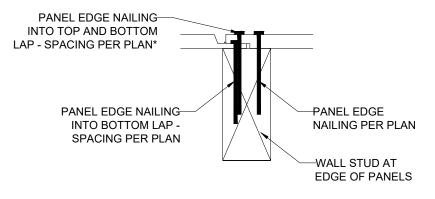




6 SHEATHING EDGE AT PANEL S3.0/SPLICE ACROSS STUDS SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

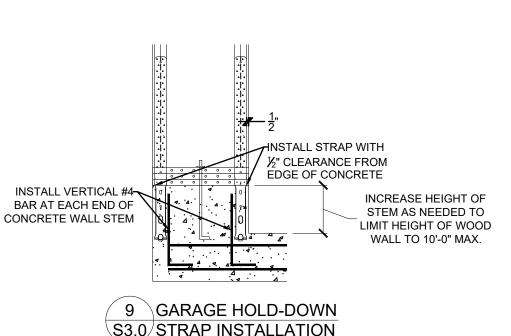


7 RAFTER BEARING OPTION DETAIL $\sqrt{3.0}$ SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

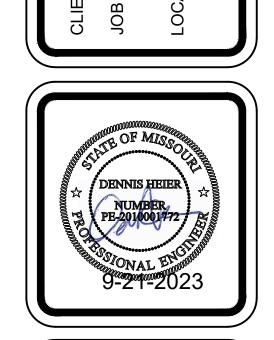


*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP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

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



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



CUSTOM HOMES,

WALKER

SPEC , HOOK I

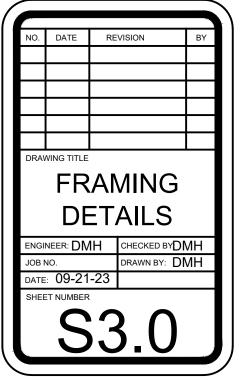
HKF109 S LOT 109,

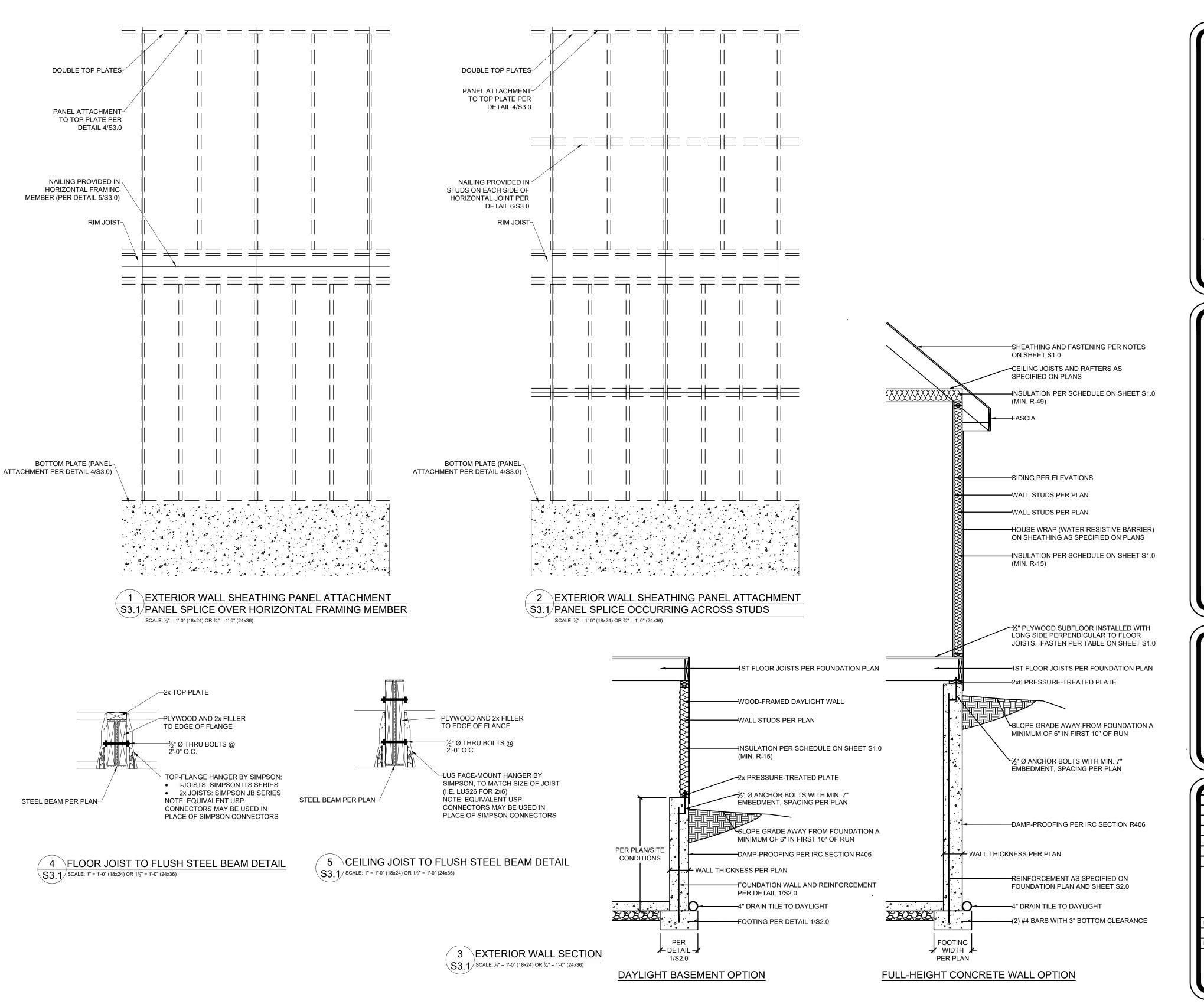
FARM DR. MISSOURI

3 SW HOOK S'S SUMMIT, I

2143 LEE'S

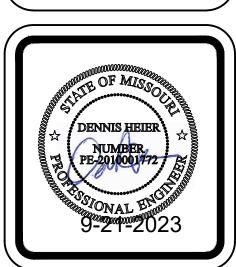
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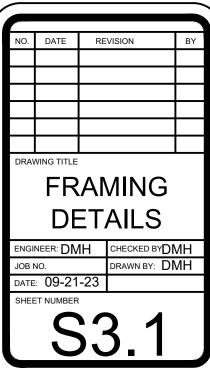


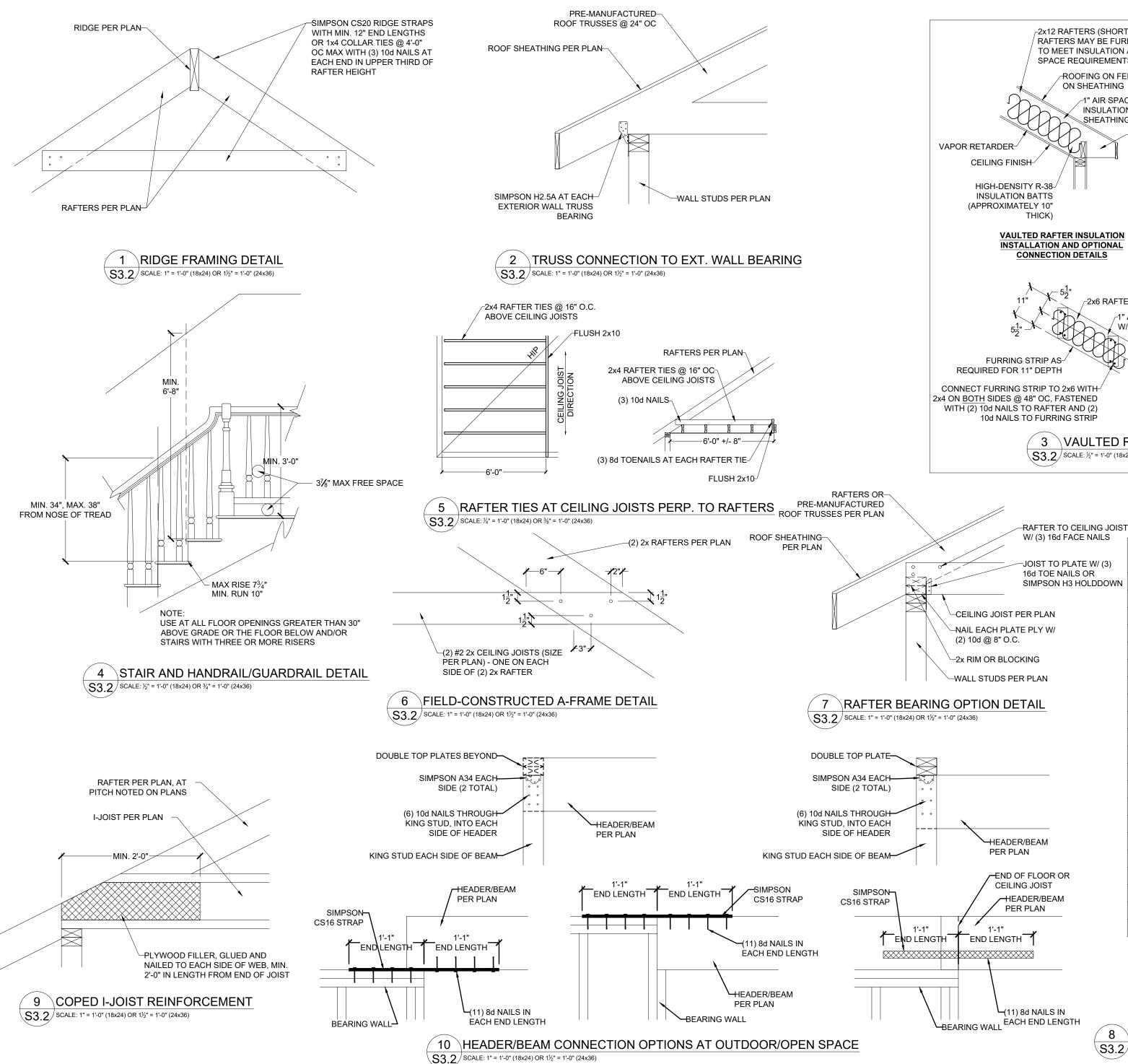


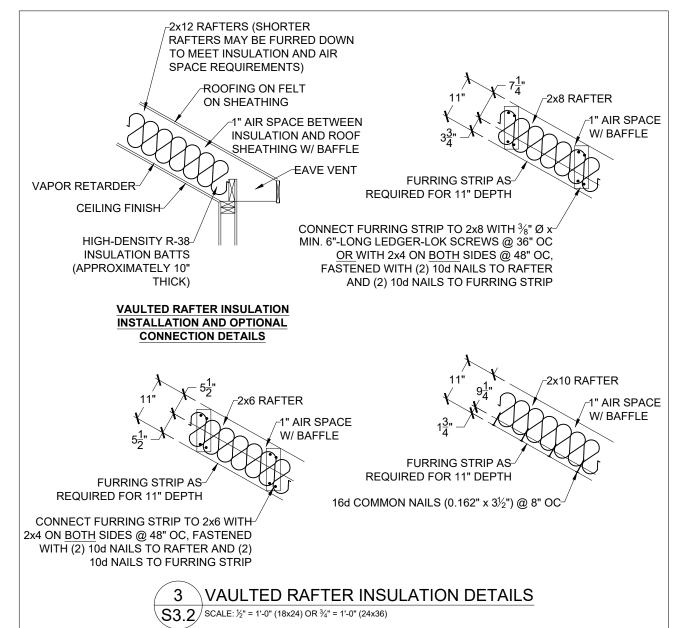


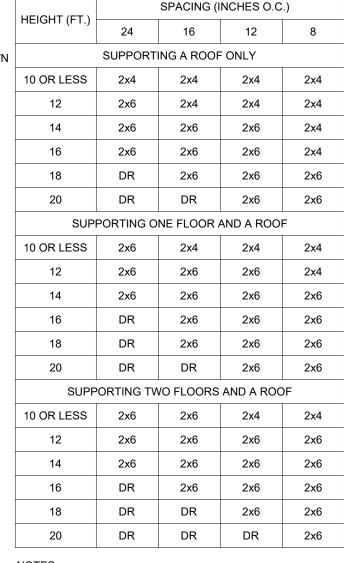
CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: HKF109 SPEC
LOT 109, HOOK FARMS
LOCATION: 2143 SW HOOK FARM DR.
LEE'S SUMMIT, MISSOURI









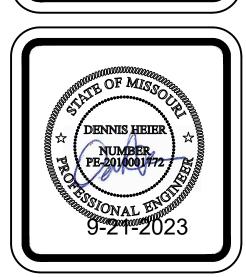


NOTES:
1) DR = DESIGN REQUIRED
2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
3) THIS TABLE DOES NOT APPLY FOR STUDS
SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"

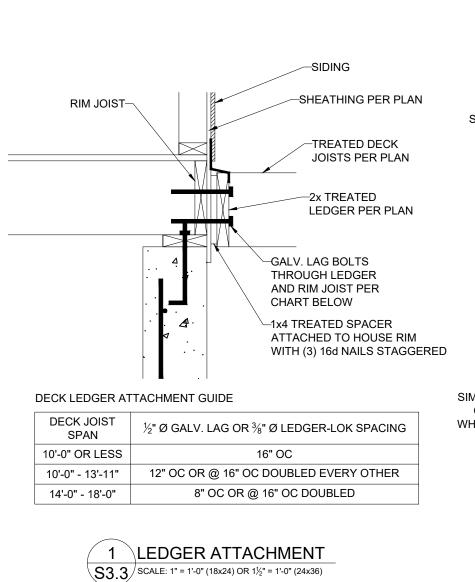
8 MAXIMUM ALLOWABLE LENGTH OF S3.2 WOOD WALL STUDS (IRC TABLE 602.3.1)



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LOT 109, HOOK FARMS
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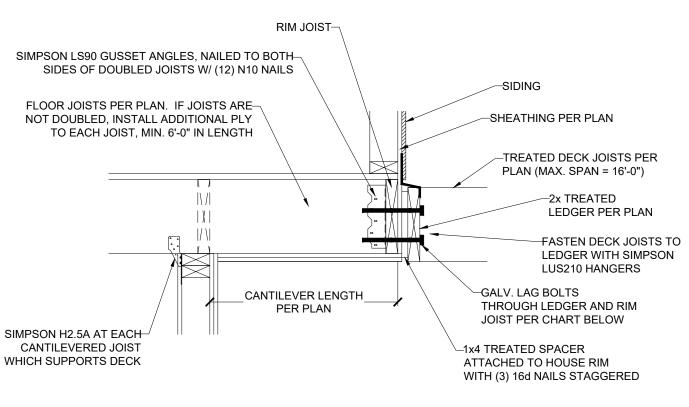


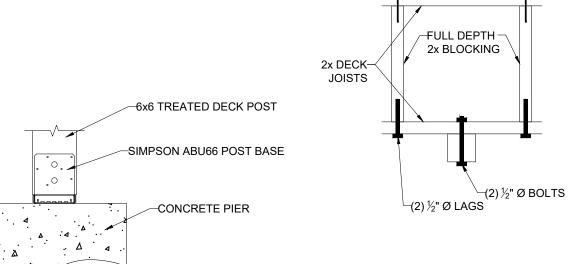
NO.	DATE	REVISION	BY				
DRAV	WING TITLE						
FRAMING							
DETAILS							
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DATE	: 09-21	-23					
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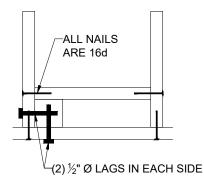


MIN.

SINGLE PLY BEAM-

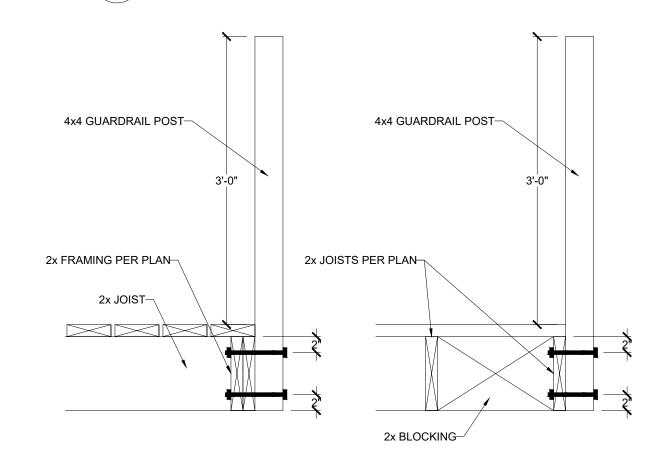


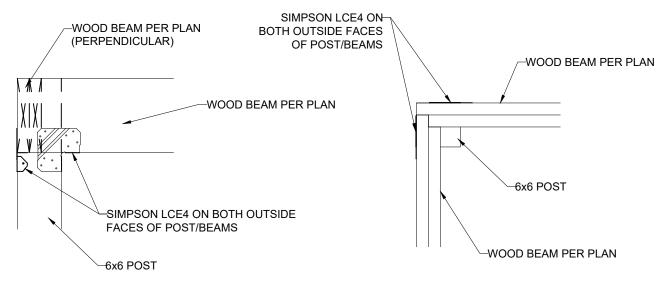






2 CANTILEVER WITH DECK ATTACHMENT S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)





7 ALTERNATE COVERED DECK/PORCH INTERSECTION S3.3 CORNER BEAM CONNECTION

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



BEAM SPLICE

MULTIPLE-PLY BEAM-

 $(2)\frac{1}{2}$ "Ø THRU-BOLTS

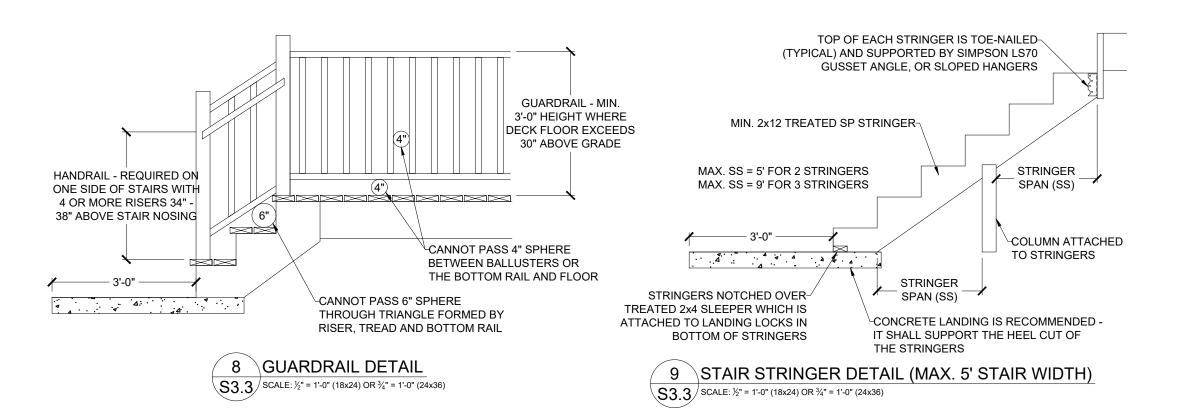
OR APPROVED

EQUIVALENT

CONNECTOR

POST NOTCH FOR-FULL-BEAM BEARING



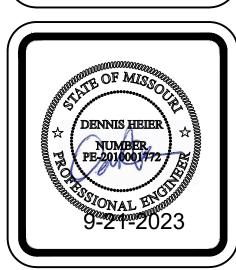


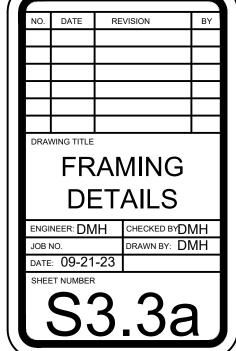
3 DECK POST BASE

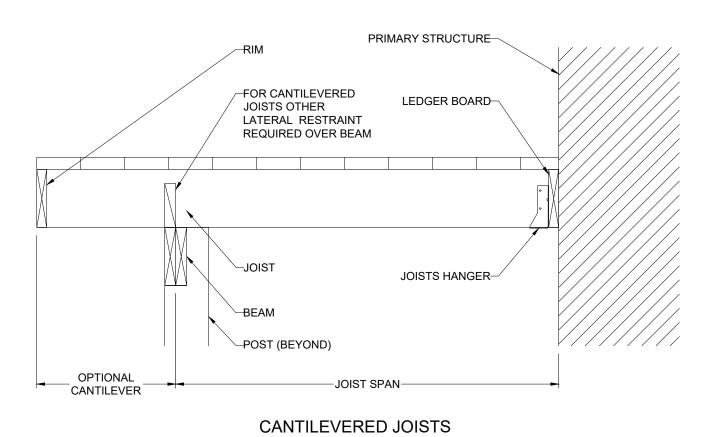
S3.3 SCALE: 1" = 1'-0" (18x24) OR $1\frac{1}{2}$ " = 1'-0" (24x36)

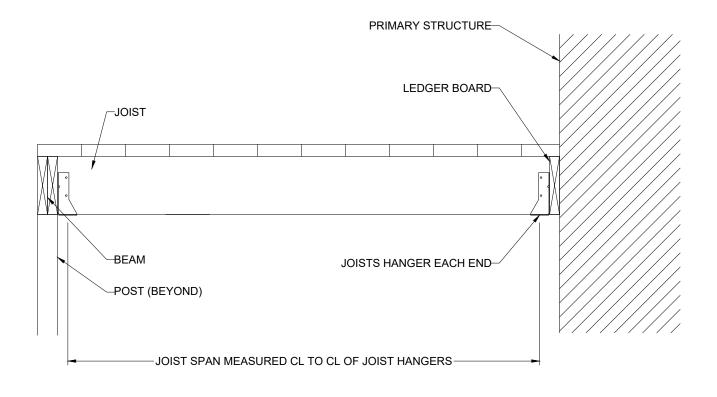


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JOB TITLE: HKF109 SPEC
LOT 109, HOOK FARMS
LOCATION: 2143 SW HOOK FARM DR.
LEE'S SUMMIT, MISSOURI

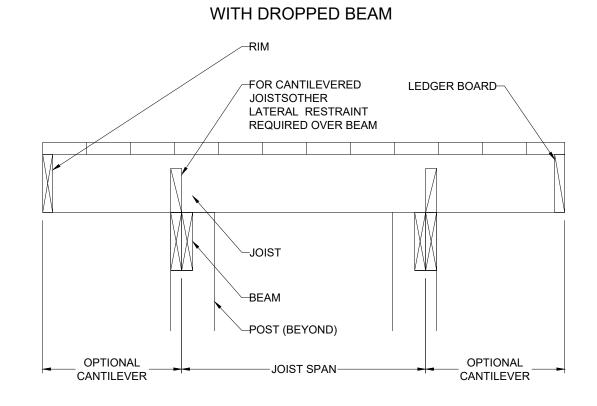


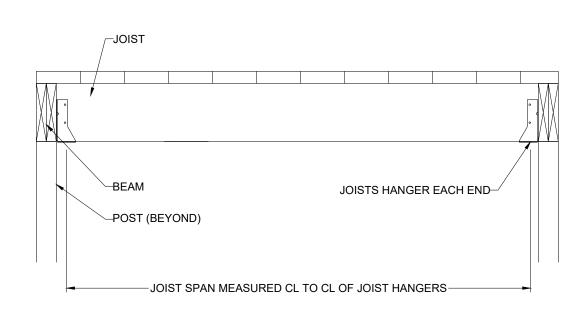






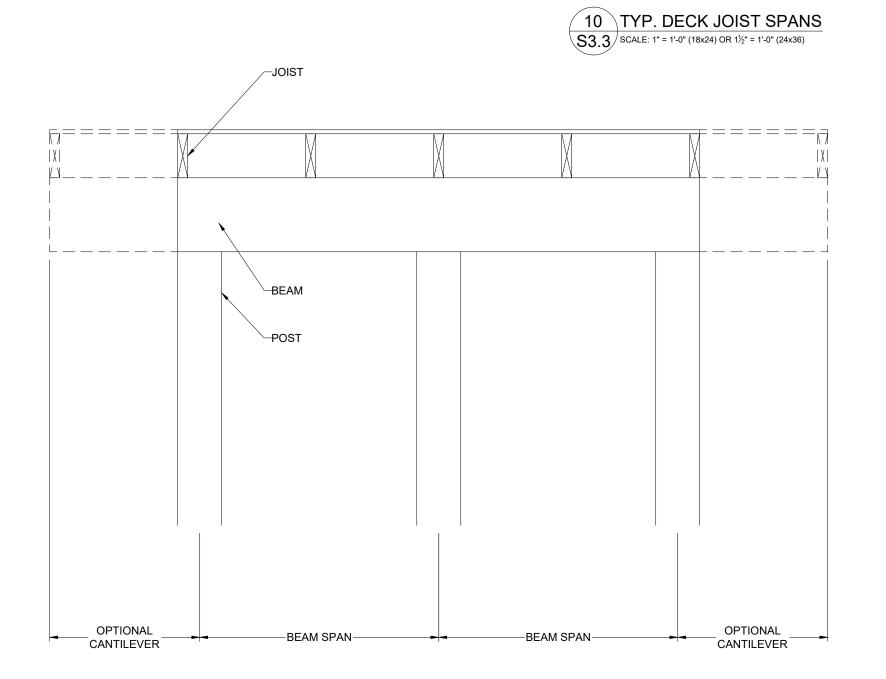
JOISTS WITH FLUSH BEAM

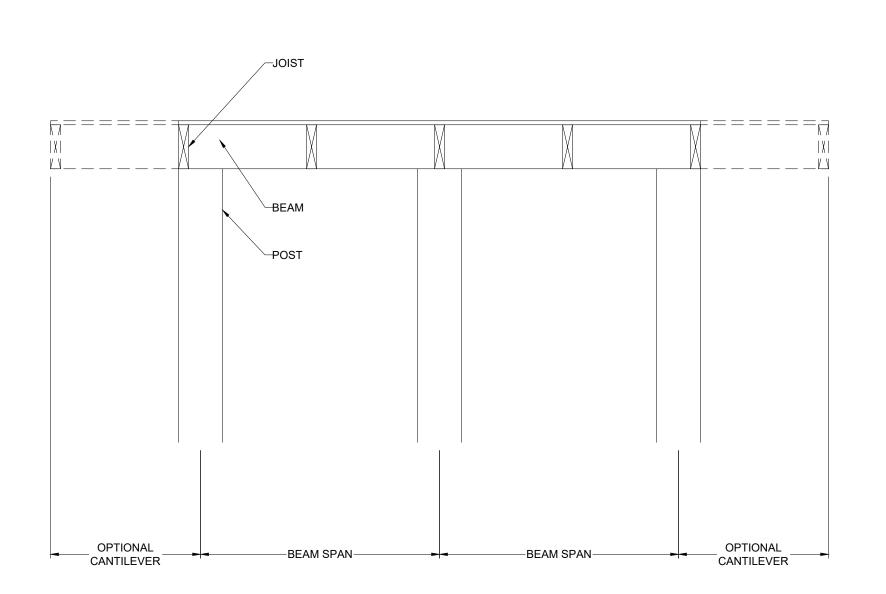




JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

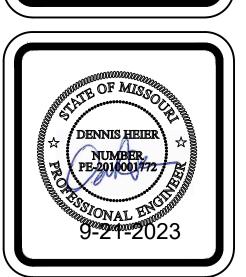
JOISTS WITH FLUSH BEAM







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LEE'S SUMMIT, MISSOURI



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NO.	DATE	RE	VISION	BY
DRAWING TITLE				
FRAMING				
DETAILS				
ENGINEER: DMH			CHECKED BYDMH	
JOB NO.			DRAWN BY: DMH	
DATE: 09-21-23				
SHEET NUMBER				
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DROPPED BEAM FLUSH BEAM