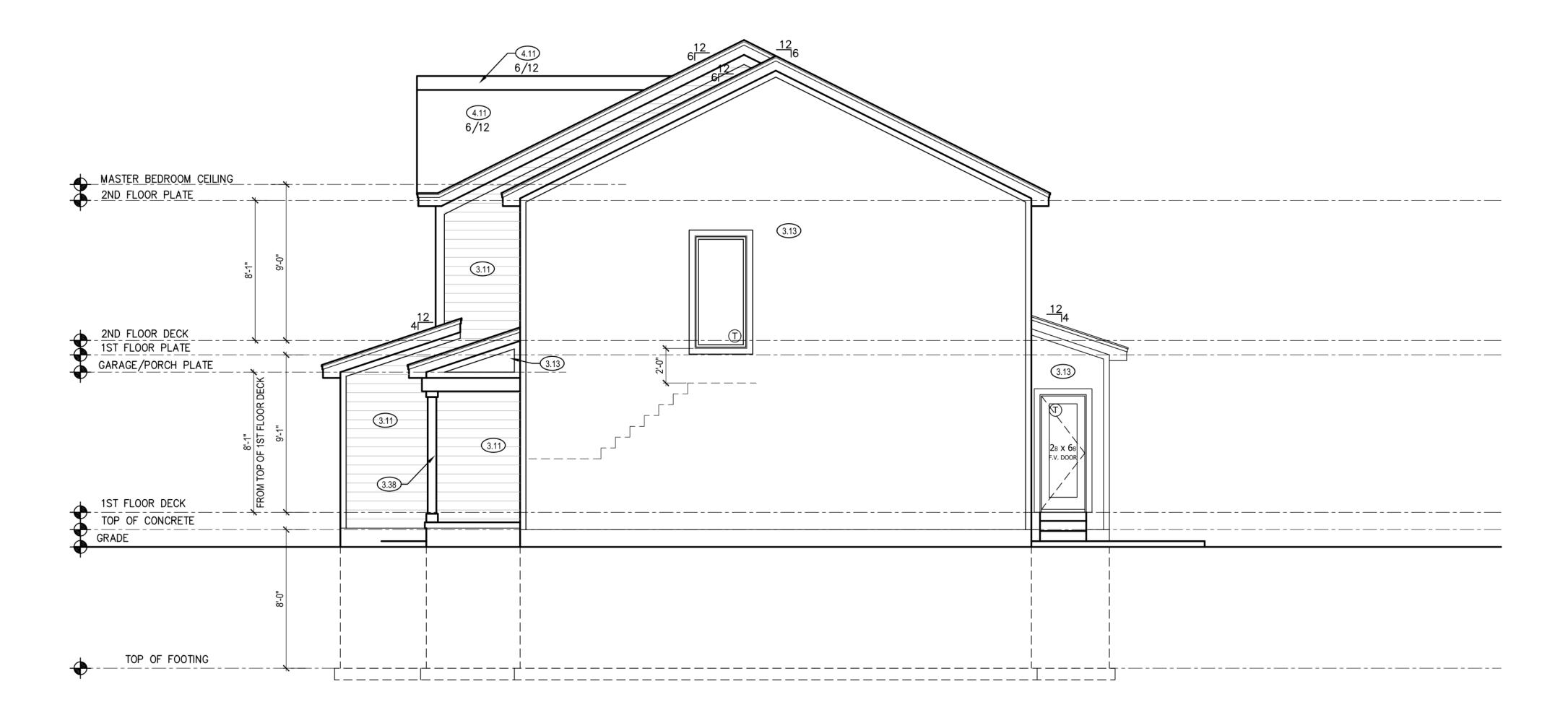


1/4" = 1'-0"



RIGHT ELEVATION (1 1/4" = 1'-0"

LEFT & RIGHT SIDE 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 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- 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.
- 7.67 BACK WALL OF GARAGE

STRUCTURAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:

GARAGE DOORS SHALL MEET DASMA OR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.

SPECIFIED BY IRC TABLE R602.3(5) FOR

- 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 SAPCED NOT MORE THAN IS
- WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.

CORRESPONDING STUD SIZE.

- WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING 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.

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> > VERSION:

ISSUE DATE: 01.22.24

SHEET NUMBER

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.

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

GENERAL NOTES

PER VENDOR.

LEE'S SUMMIT, MISSOURI 02/08/2024 3:35:16

STRUCTURAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APLLICABLE.

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF
- SOIL BEARING CAPACITY SHALL BE 1500 PSF
- COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL. THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC
- SECTION R406. FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC
- SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE
- WITH IRC SECTION R310.1. ALL INTERIOR FOOTINGS OF LOAD BEARINGS WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C.
- AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7". IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT

DEAD MAN SPACING:

- ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON
- FOUNDATION WALL OR ANOTHER DEAD MAN. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
- WALL TRANSITIONING FROM ELSS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (tRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR

SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE

	ISC	OLATED	FOOTINGS AND COLUMN PA	ADS
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN MIN FY = 35 KS
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
c	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
É	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER

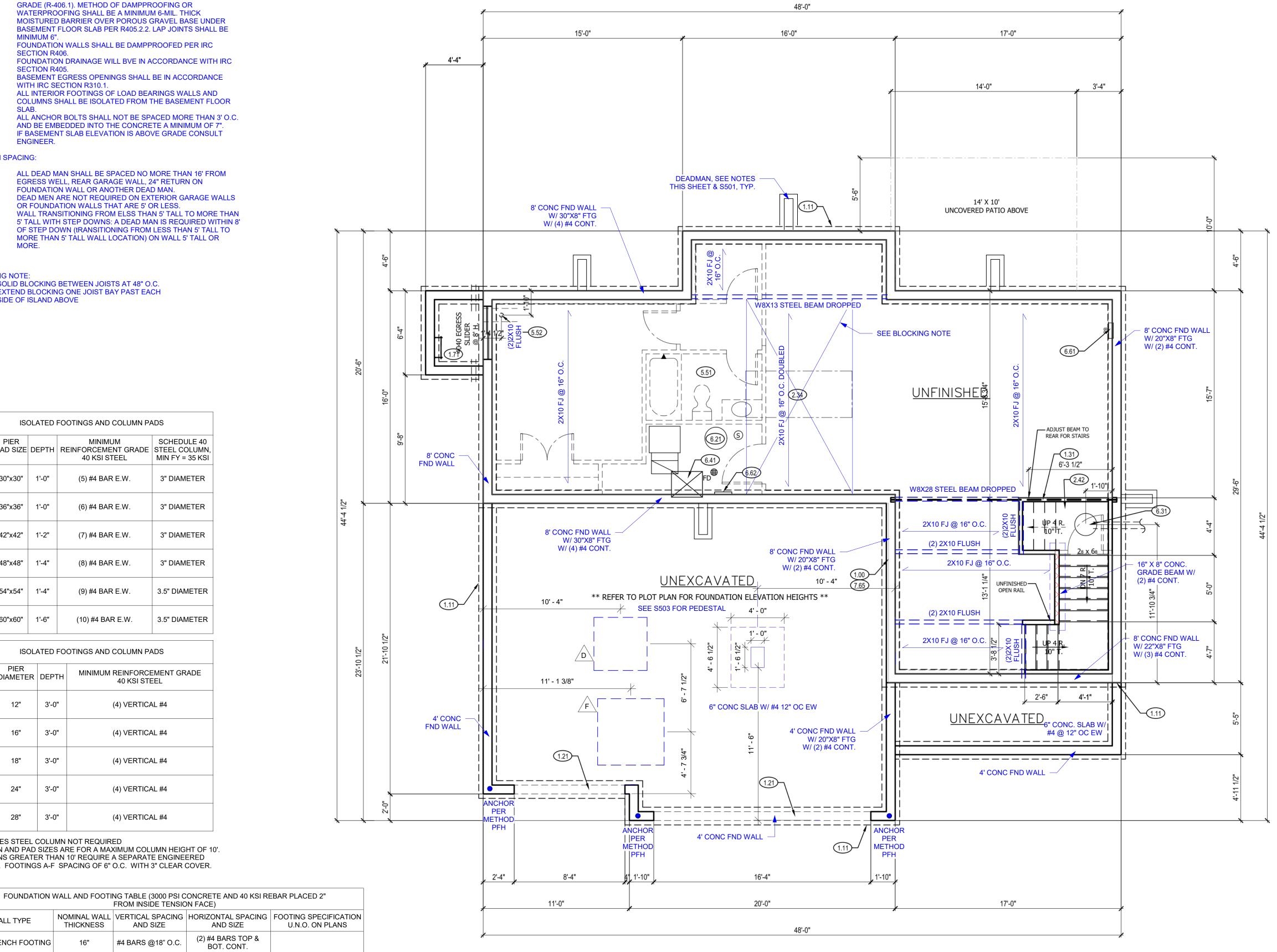
	ISOLATED FOOTINGS AND COLUMN PADS					
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL			
G	12"	3'-0"	(4) VERTICAL #4			
H	16"	3'-0"	(4) VERTICAL #4			
J	18"	3'-0"	(4) VERTICAL #4			
K	24"	3'-0"	(4) VERTICAL #4			
Ĺ	28"	3'-0"	(4) VERTICAL #4			

*DENOTES STEEL COLUMN NOT REQUIRED 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.

FROM INSIDE TENSION FACE) NOMINAL WALL VERTICAL SPACING HORIZONTAL SPACING FOOTING SPECIFICATION WALL TYPE THICKNESS U.N.O. ON PLANS (2) #4 BARS TOP & 3'-6" TRENCH FOOTING #4 BARS @18" O.C. BOT. CONT. < 6'-0" WALL #4 BARS @36" O.C. 16" x 8" CONC. FTG. W/ 8'-0" WALL #4 BARS @16" O.C. (2) #4 BARS CONT. #4 BARS @12" O.C. #4 BARS @ 24" O.C. 9'-0" WALL #4 BARS @8" O.C. 10'-0" WALL 11'-0" WALL #4 BARS @9" O.C. 24" x 12" CONC. FTG. W/ (3) #4 BARS CONT. 12'-0" WALL #4 BARS @6" O.C.

CRAWL SPACE NOTES:

- UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408
- PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE: EXPOSED EARTH IS COVERED W/ CONTINUOUS CLASS 1 VAPER RETARDER.
- JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED. EDGES OF VAPER RETARDER SHALL EXTEND 6" UP STEM WALL AND PERIMETER WALL INSULATED IN
- ACCORDANCE WITH SECT N1103.3.1 CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER
- MINUTE (0.47 L/s) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.
- UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING. ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO.
- ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.



FOUNDATION PLAN NOTES

- 1.00 HOLD SILL PLATE BACK 2"
- 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 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS AS NEEDED.
- 5.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 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

GENERAL NOTES

REQUIREMENTS.

FOUNDATION PLAN 1

1/4" = 1'-0"

CAUSED BY THERMAL EXPANSION.

SHALL BE OF DECAY-RESISTANT MATERIALS.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

ACCORDING TO MUNICIPALITY CODE REQUIREMENTS.

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS

SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED

ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE

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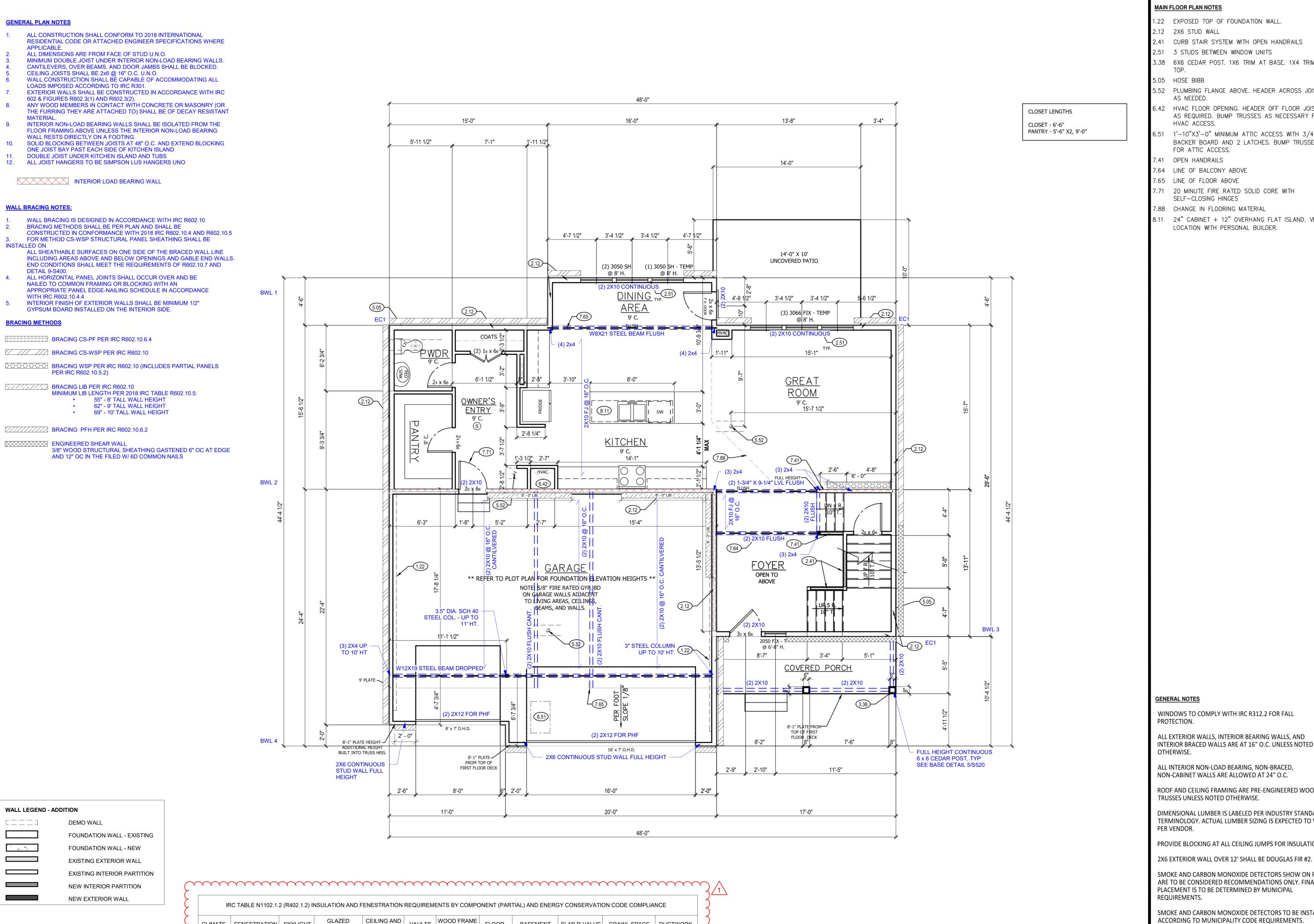
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02/08/2024 3:35:16



BASEMENT | SLAB R-VALUE | CRAWL SPACE | DUCTWORK

R-VALUE | WALL R-VALUE | & DEPTH | WALL R-VALUE | R-VALUE

10, 2 FT

U-FACTOR U-FACTOR FENESTRATION ATTICS

VAULTS

R-VALUE

R-VALUE

FLOOR

WALL

R-VALUE

20 OR 13+5H

CLIMATE | FENESTRATION | SKYLIGHT |

4 EXCEPT

MARINE

MAIN FLOOR PLAN NOTES

1.22 EXPOSED TOP OF FOUNDATION WALL.

2.12 2X6 STUD WALL

2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS

2.51 3 STUDS BETWEEN WINDOW UNITS

3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT

5.05 HOSE BIBB

5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS

6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR

6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES

7.41 OPEN HANDRAILS

7.64 LINE OF BALCONY ABOVE

7.65 LINE OF FLOOR ABOVE

7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES

7.88 CHANGE IN FLOORING MATERIAL

8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

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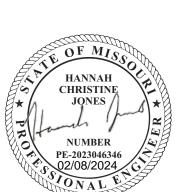
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ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

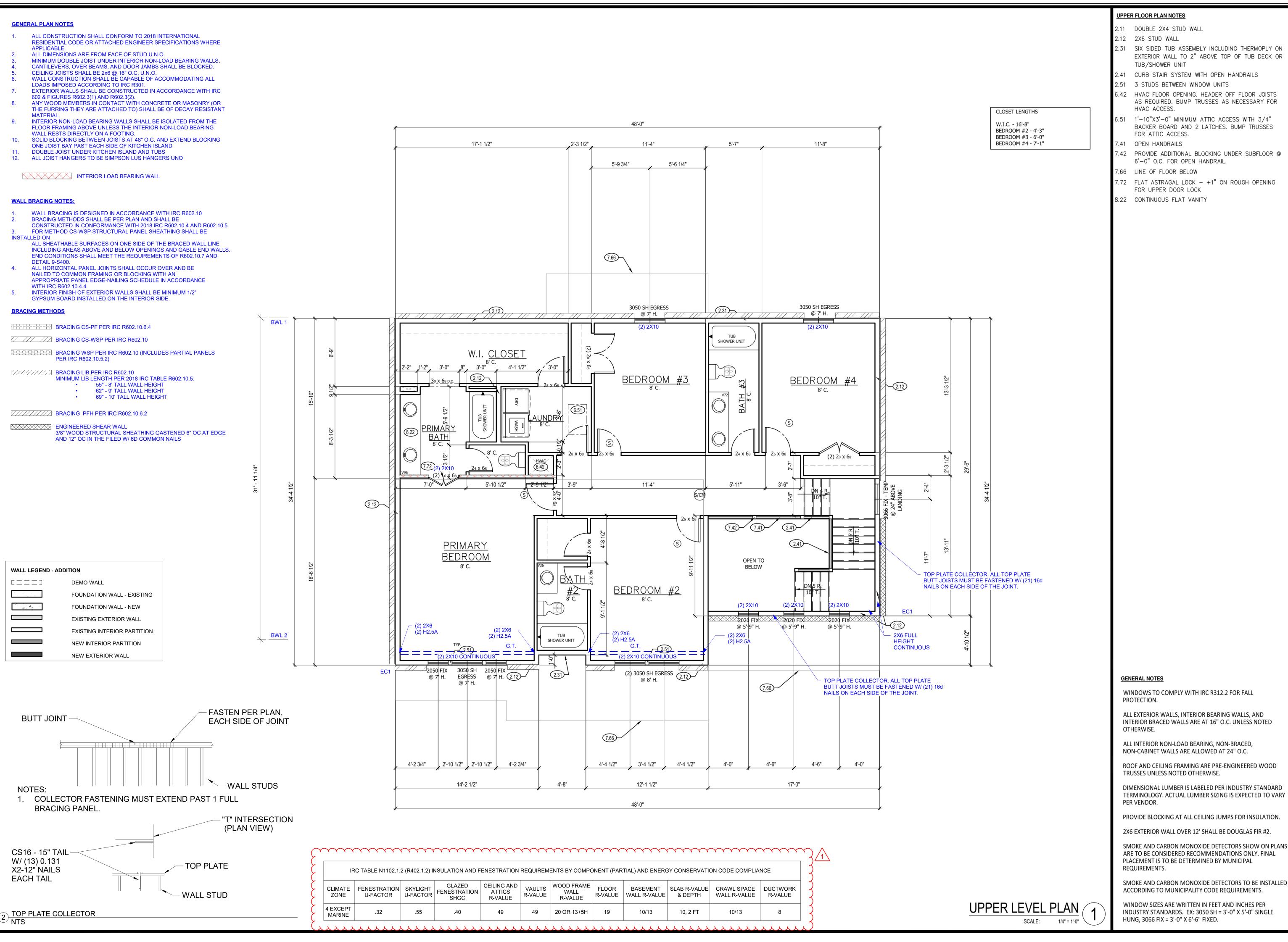
SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED ACCORDING TO MUNICIPALITY CODE REQUIREMENTS.

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.

MAIN FLOOR PLAN

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LEE'S SUMMIT, MISSOURI 02/08/2024 3:35:16



2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR

2.51 3 STUDS BETWEEN WINDOW UNITS

6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR

6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES

7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @

7.72 FLAT ASTRAGAL LOCK - +1" ON ROUGH OPENING

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TRUSS FRAMED ROOF NOTES

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

DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.

ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD

BEARING ON APPROVED POINTS. PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO

BEARING STRUCTURE AND/OR FOUNDATION BELOW. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.

CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD

BEARING ON APPROVED PRINTS. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD

SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.

ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.

ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2). 12. EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

TRUSS DIRECTION

GIRDER TRUSS LOCATION

INTERIOR LOAD BEARING WALL

48'-0" 15'-0" 9'-1" PLATE HEIGHT-FOR (2) H2.5A TRUSSES LANDING BEHIND (2) 2X6 (2) H2.5A THE PLANE OF THE FRONT WALL OF THE SECOND FLOOR 10/12 G.T. (2) H2.5A (2) H2.5A 8'-1" PLATE FROM TOP OF FIRST FLOOR DECK 8'-1" PLATE FROM TOP OF FIRST FLOOR DECK

20'-0"

48'-0"

17'-0"

8'-1" PLATE HEIGHT-

ADDITIONAL HEIGHT BUILT INTO TRUSS HEEL MIN (1) 2X6 STUD UNDER EACH TRUSS BEARING

(1) H2.5A AT EACH TRUSS BEARING

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.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



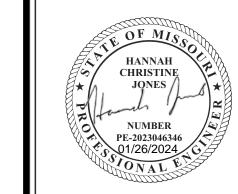
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> OWER
> HOUSE
> I RIDGE #11
> 3.5 BATHS SUNFL FARMI HAWTHORN 4 BEDS, 3

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PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATTION FOR EACH

VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{150}$ OF THE AREA

OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE

VENTILATED THE REQUIRED AREA MAY BE REDUCED TO 1/300. BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR

SEPARATE SPACE BY VENTILIATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT

WIRE MESH WITH $\frac{1}{8}$ " TO $\frac{1}{4}$ " OPENINGS. THE TOTAL FREE

LOCATED IN THE UPPER PORTION OF THE SPACE TO BE

GENERAL NOTES

INTERSECTIONS.

TRUSSES.

DETAILS.

PER VENDOR.

GENERAL NOTES IRC 2018

PLANS SHALL COMPLY WITH 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.

A.2 LOADING ASSUMPTIONS

ROOF + CEILING (NO STORAGE) 15 PSF ROOF + CEILING (STORAGE) 20 PSF 10 PSF CEILING JOISTS (STORAGE) EXTERIOR BALCONY / DECK 10 PSF INTERIOR FLOOR (MAIN FLOOR) 15 PSF INTERIOR FLOOR (UPPER FLOORS) 10 PSF 8" THICK MASONRY WALL 96 PSF 6" THICK MASONRY WALL 72 PSF 15 PSF EXTERIOR LIGHT FRAMED WOOD WALLS INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)

ROOF LIVE LOAD

FLOOR LIVE LOAD 40 PSF (HABITABLE) GARAGE 50 PSF WITH 2000 LB POINT LOAD STORAGE 20 PSF (UNINHABITABLE) **GUARDRAIL**

CONTINUOUS LINEAR MAXIMUM POINT 200 LBS

GROUND SNOW LOAD 20 PSF

VELOCITY 115 MPH **EXPOSURE CATEGORY**

SOIL AND SITE ASSUMPTIONS

FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL (SILTY CLAY) AS DEFINED BY 2018 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING THE ENGINEER OF

ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.

LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED

ACTIVE 60 PSF AT REST 100 PSF

SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5% (6" IN THE FIRST 10'-0"). ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.

FOUNDATION NOTES

FOUNDATION ANCHORAGE (IRC R403.1.6)

- SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.
- BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" 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 EQUALS A 9-1/4" LONG
- WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.

C.2 CONCRETE SLABS

- CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT EXCEED 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'-0" OVER-DIG ADJACENT TO FOUNDATION WALL:
 - WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" 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'-0" OVER-DIG" DETAIL.

VAPOR RETARDER / BARRIER (IRC R506.2.3)

A 6 MILLIMETER 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 UNHEATED ACCESSORY BUILDINGS).

C.4 FOOTINGS

- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).
- FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0" OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF
- EXTERIOR WALLS, BEARING WALLS, COLUMNS 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" DETAILS.

C.5 CONCRETE

- ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.
- THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.

C.5 CONCRETE (CONT.)

- CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.
- CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM
- REBAR PLACEMENT SHALL BE AS FOLLOWS:

BEAMS, COLUMNS

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3.0 IN CLR CONCRETE EXPOSED TO EARTH OR WEATHER 1.5 IN CLR NOT EXPOSED TO WEATHER OR GROUND SLABS, WALLS, JOISTS 3/4 IN CLR
- CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER
- SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.
- ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE. (IRC R406.1)

C.6 CONCRETE WALLS WITH REINFORCEMENT STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40.
- SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.
- 90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14.
- STRAIGHT EXTENSION LENGTH = 12X BAR DIA BEND DIAMETER = 12X BAR DIA.
- HOOKED DOWELS:
- HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF
- HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO
- PROVIDE (2) #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.
- WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].
- TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE
- HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK

C.7 COLD WEATHER CONCRETE

- COLD WEATHER IS DEFINED AS THREE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES FAHRENHEIT FOR MORE THAN HALF OF ANY ONE OF THOSE THREE DAYS.
- COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.
- ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS.
- THE CONCRETE MIX DESIGN PROVIDED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE AVERAGE 28 DAY MIX DESIGN COMPRESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI -WHICHEVER IS GREATER.
- THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES
- THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65
- ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR CONCRETE AGAINST FREEZING AND MAINTAIN A CONCRETE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 HOUR PERIOD AFTER CONCRETE PLACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF INSULATING BLANKETS AND/OR THE USE OF TEMPORARY HEATERS.
- GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT.
- INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS.
- MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING.

C.8 FOOTNOTES

SUSPENDED SLABS

- 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 PLACED AS FOLLOWS:
 - 8" WALL MINIMUM 2" FROM TENSION 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" FROM INSIDE FACE) 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.
- 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'-0" TALL AND MORE THAN 16-0" 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).

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) TYPE OR LOCATION OF CONCRETE FOR SEVER WEATHERING POTENTIAL CONSTRUCTION BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT 2,500 EXPOSED TO THE WEATHER BASEMENT SLABS AND INTERIOR SLABS ON 2,500 GRADE, EXCEPT GARAGE FLOOR SLABS BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK 3,000 EXPOSED TO THE WEATHER PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE 3,500 FLOOR SLABS

4,000

D. FRAMING/STRUCTURE

D.1 FRAMING NOTES

1.5 IN CLR

- ALL TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED
- ALL NON TREATED LUMBER OR ROT RESISTANT SIZES ARE #2 TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD BEARING WALLS.
- ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS
- SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5.
- DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED.
- ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:
- 2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2) EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB
- EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL EDGES, 12" O. C. IN THE FIELD.
- 2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER. LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE
- FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER LOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS. LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF
- THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO.
- INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR NON LOAD BEARING WALLS
- CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS.
- ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE PRESSURE TREATED (PT).
- FIELD APPLIED SILL PLATE: PT DF-L #2 BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: PT DF-L #2
- ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE
- FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS					
F_b (PSI) E (PSI) F_v (PSI)					
LVL	3100	1.9X10 ⁶	285		
DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180		
GLU-LAM	2400	1.8X10 ⁶	230		

D.2 STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS: **HOLLOW STRUCTURAL SECTIONS:** CHANNELS, PLATES, ANGLES, AND COLUMNS:
- WIDE FLANGES: STEEL PIPE COLUMN ANCHOR RODS:

SAFETY GLAZING MATERIALS.

PRESSURE TREATED.

EXCEPTIONS, REFER TO R317.3.1.

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 SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED

ASTM A500 ($F_Y = 46 \text{ KSI}$)

ASTM A36 (F_Y = 36 KSI)

ASTM A992 ($F_Y = 50 \text{ KSI}$)

ASTM A53 GR.B ($F_Y = 35$ KSI)

ASTM F1554 (F_Y = 36 KSI)

- BY THE FILLER-METAL MANUFACTURER. WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED
- ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

E. <u>GLAZING</u>

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED
 - GLASS IN STORM DOORS: INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 IN HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS

LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

F. <u>STAIRWAYS</u>

- STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.
- REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
 - EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
 - EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- EACH STAIRWAY OF FOUR 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" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5.
- 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 PER IRC

GARAGES

- THE GARAGE FLOOR SHALL SLOPE 1/8" PER 12" TO DRAIN OR VEHICLE ENTRY DOORWAYS.
- DOORS BETWEEN THE GARAGE AND THE DWELLING TO BE: SELF CLOSING, MINIMUM 1-3/8" SOLID CORE OR HONEYCOMBED STEEL DOOR, AND AT LEAST 20 MINUTE FIRE RATED.
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS
- THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 1/2" GYPSUM BOARD OR EQUIVALENT.
- WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/8" 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 CEILINGS, ATTACHED WITH 1-3/4" X 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4" X 0.120" NAILS THROUGH THE JAMB INTO THE HEADER, 2X8 HEADER (MINIMUM) FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD REQUIREMENT OF DASMA 108 AND ASTM E330-96 (IRC R301.2.1).

- THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM)
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- ROOF IS ENGINEERED TO COMPLY WITH IRC R802.
- ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
- ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2: "APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT
- THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE, END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL."

SAFETY REQUIREMENTS

I.1 EMERGENCY EGRESS AND RESCUE

- PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".
- BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

I.2 SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS.
- SMOKE 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 IRC R315.

J. <u>ENERGY REQUIREMENTS</u>

- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4.
- ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC
- CFM AS REQUIRED PER IRC M1503.6. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER

MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400

IRC M1601.6 ENERGY CONSERVATION.

- **ABBREVIATIONS** AFF: ABOVE FINISHED FLOOR
- CLR: CLEAR EFF: EFFECTIVE **EFP: EQUIV FLUID PRESSURE**
- EOR: ENGINEER OF RECORD **EQUIV: EQUIVALENT** MAX: MAXIMUM
- MIN: MINIMUM NTS: NOT TO SCALE
- O.C.: ON CENTER PCF: POUNDS PER CUBIC FOOT PLF: POUNDS PER LINER FOOT
- PSF: POUNDS PER SQUARE FOOT PSI: POUNDS PER SQUARE INCH UNO: UNLESS NOTED OTHERWISE

FV: FIELD VERIFY

HANNAH CHRISTINE JONES / NUMBER PE-2023046346

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01/26/2024

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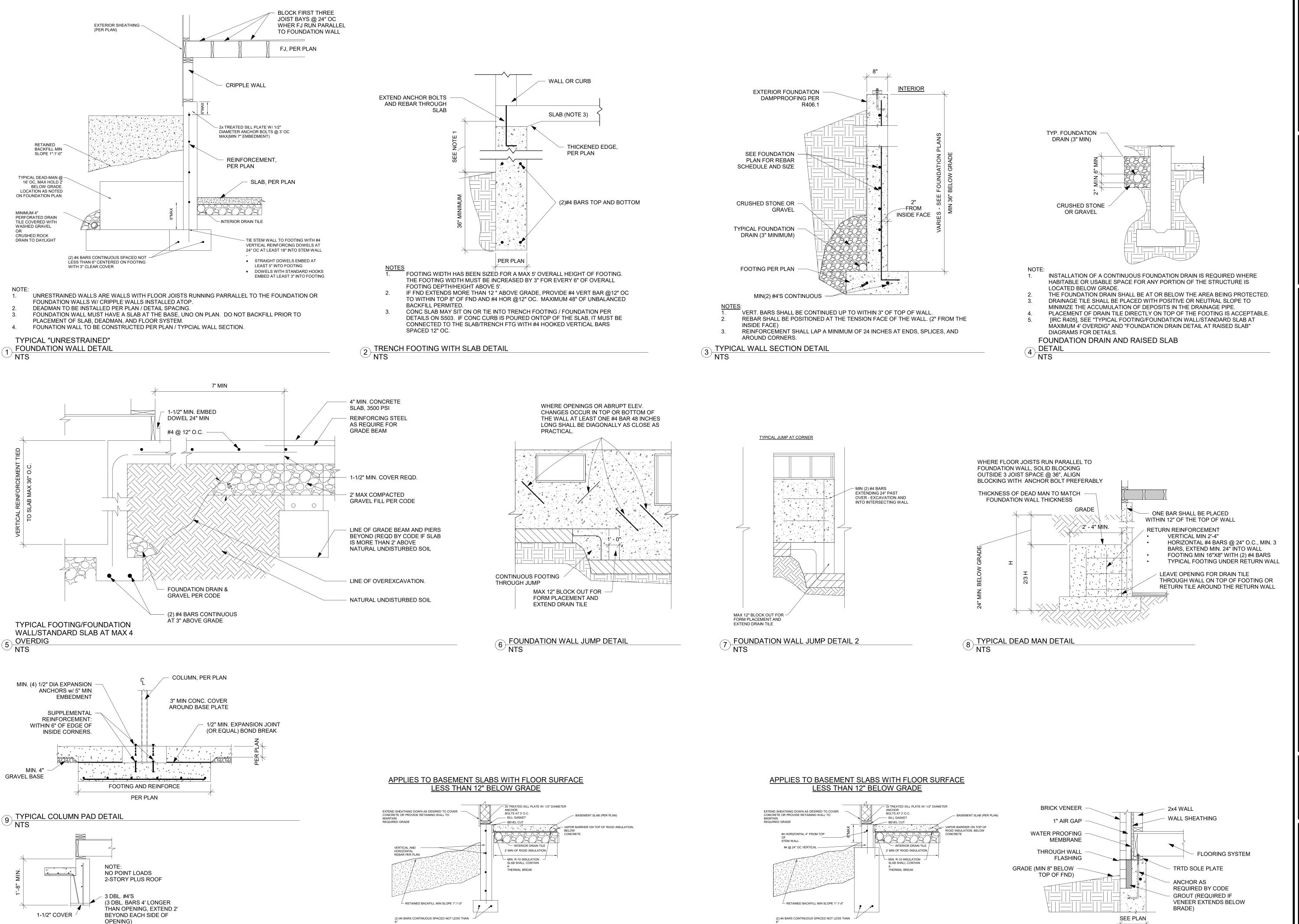
REVISIONS

STRUCTURAL GENERAL NOTES

SCALE

10/10/2023 11 FOR SONA TOU

DEVELD/PMENTISERVI 02/08/2024 3:35:17



CENTERED ON FOOTING

12 FOOTING WITH STEM WALL NTS

SLAB INSULATION DETAIL FOR TRENCH

13 BRICK VENEER DETAIL NTS

CENTERED ON FOOTING

WALL AND FOOTING NTS

6' MAXIMUM OPENING HEADER DETAIL NTS

SLAB INSULATION DETAIL FOR STEM



HANNAH CHRISTINE

NUMBER

EVERSTEAD

3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

EVERSTEAD.COM (816)399-4901

ARMHOUSE MO 64082

← □ RN RIDGE #1 ARBORTREE

FOUNDATION DETAILS

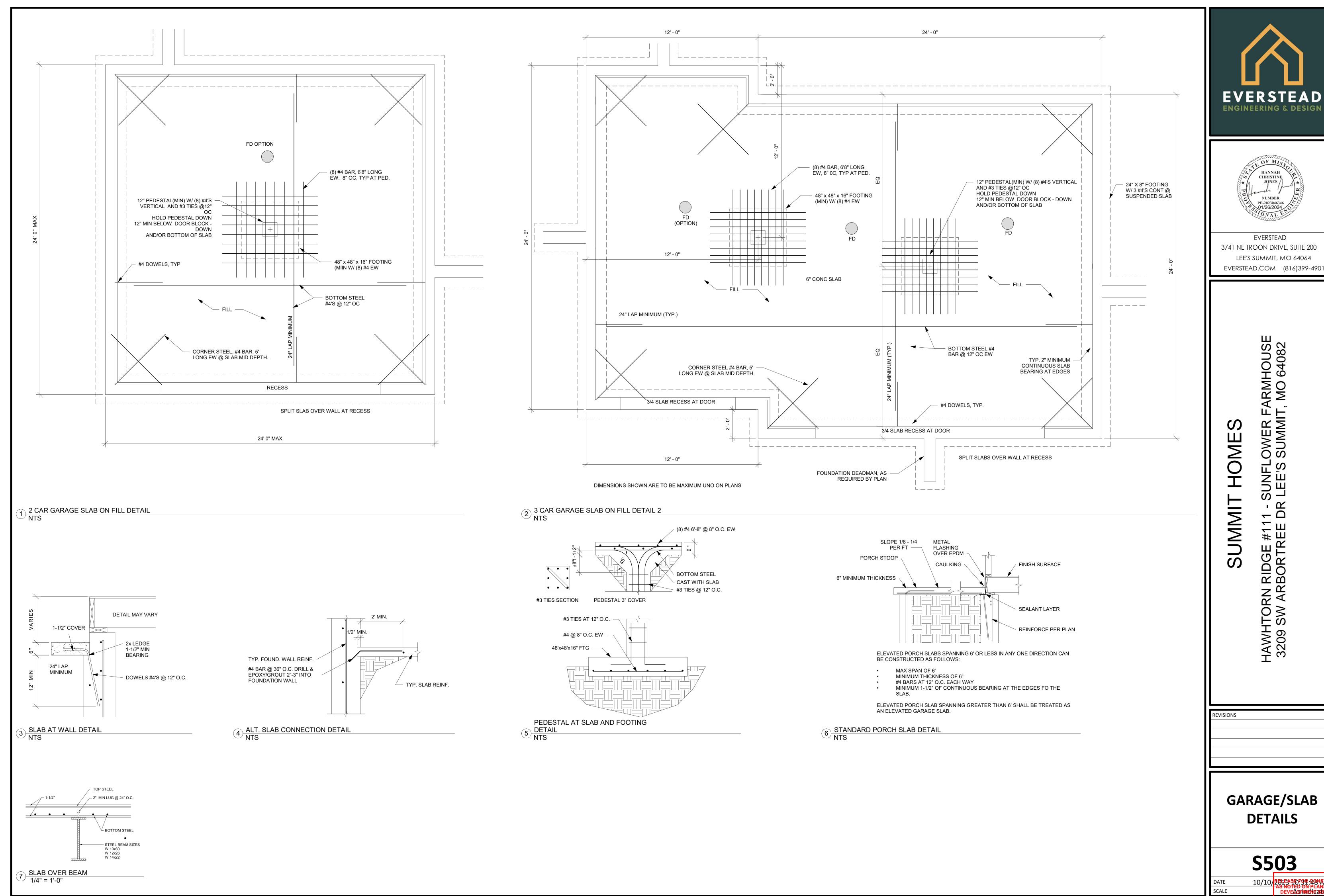
HAWHTOF 3209 SW

S501

SCALE

REVISIONS

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← □ HAWHTORN RIDGE #7 3209 SW ARBORTRE

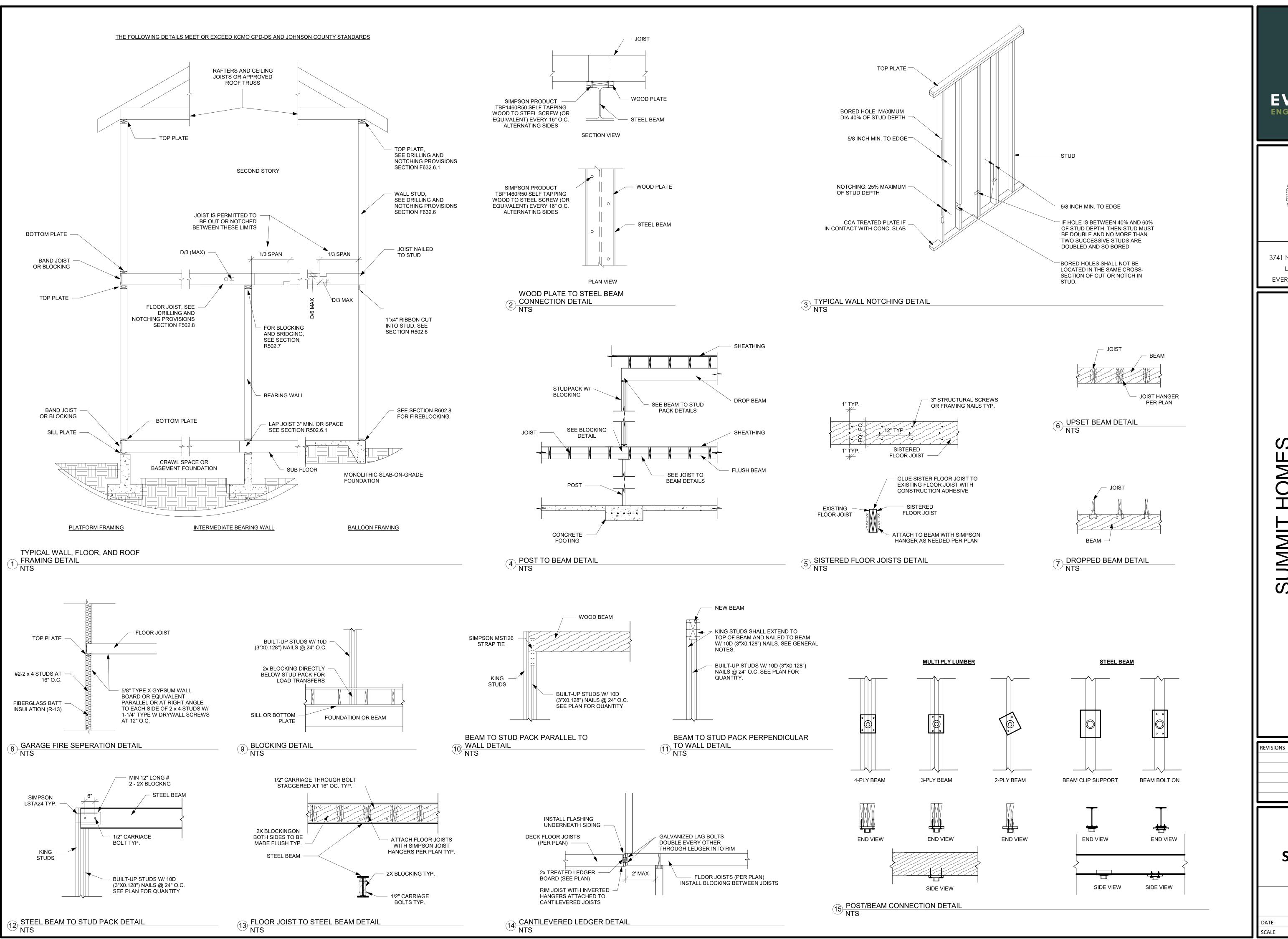
ARMHOUSE MO 64082

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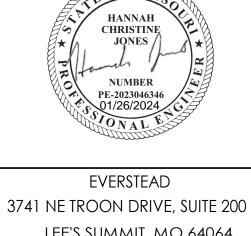


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LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901

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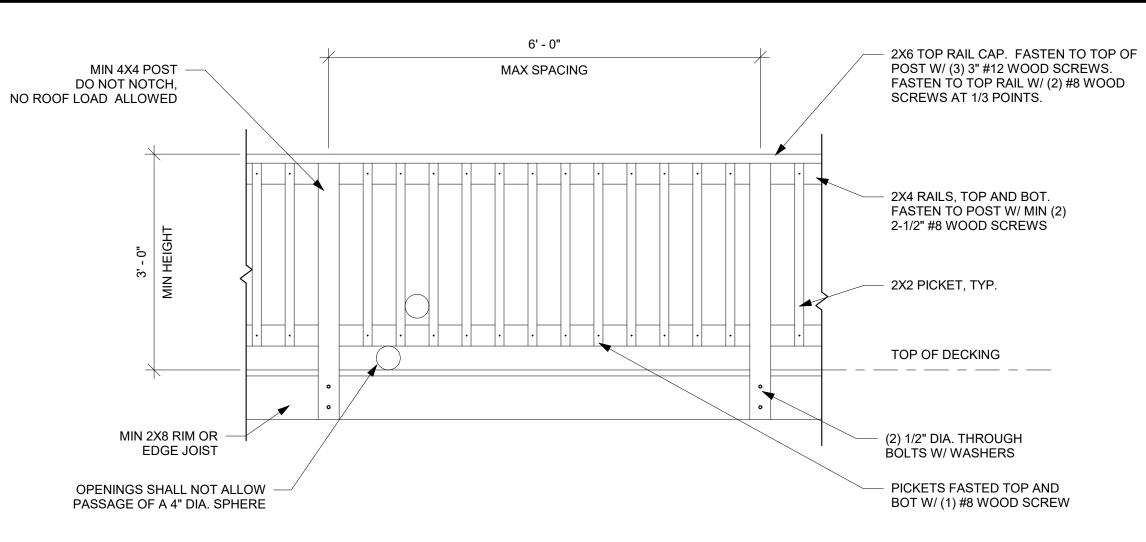
HAWHTORN RIDGE #73209 SW ARBORTRE

FRAMING STANDARDS

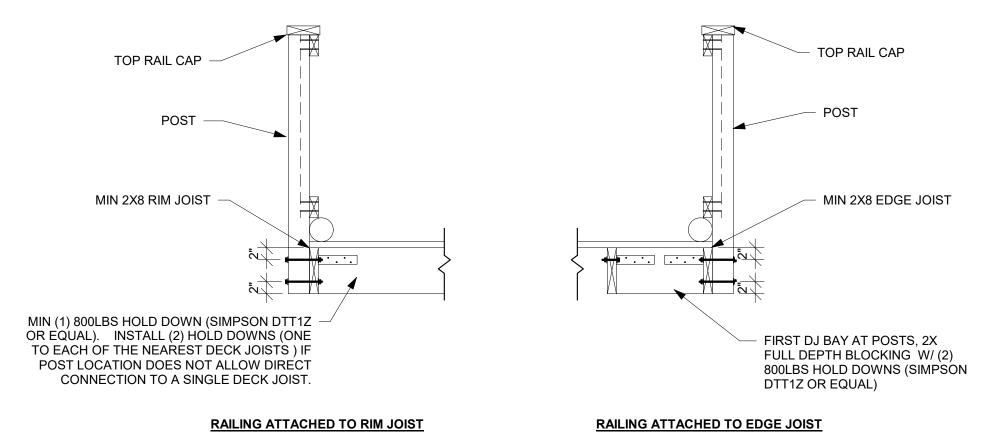
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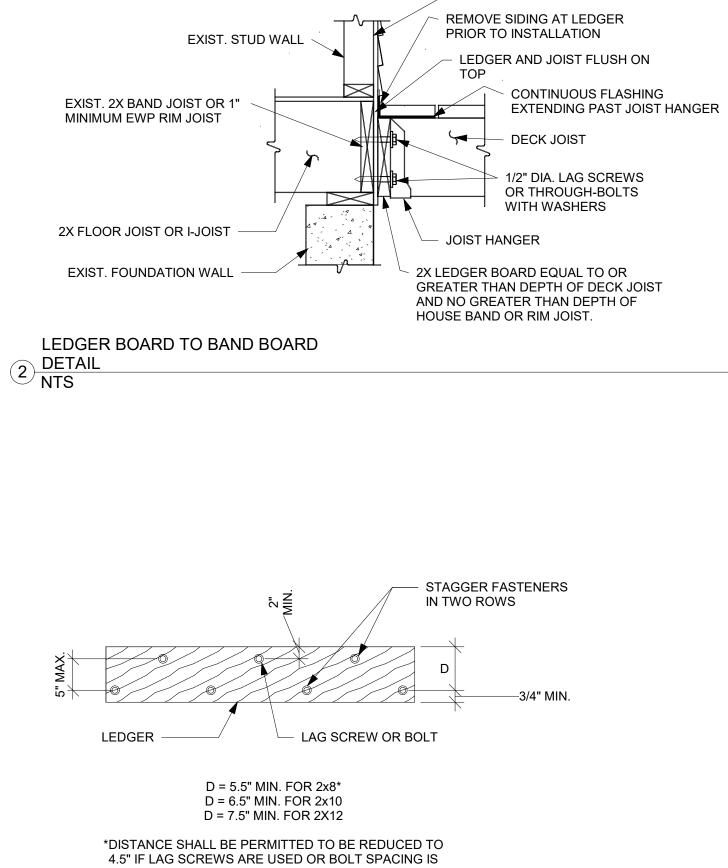
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



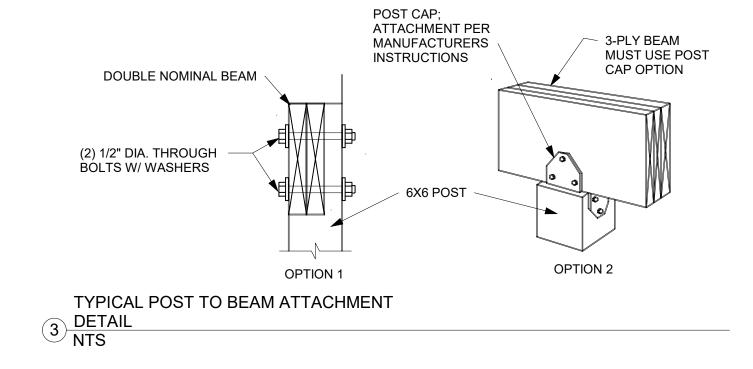
DECK RAILING

NTS

D = 5.5" MIN. FOR 2x8* D = 6.5" MIN. FOR 2x10 D = 7.5" MIN. FOR 2X12 *DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2x8 LEDGERS TO 2X8 BAND JOISTS 4 DECK LEDGER DIMENSION DETAIL NTS



EXTERIOR SHEATHING



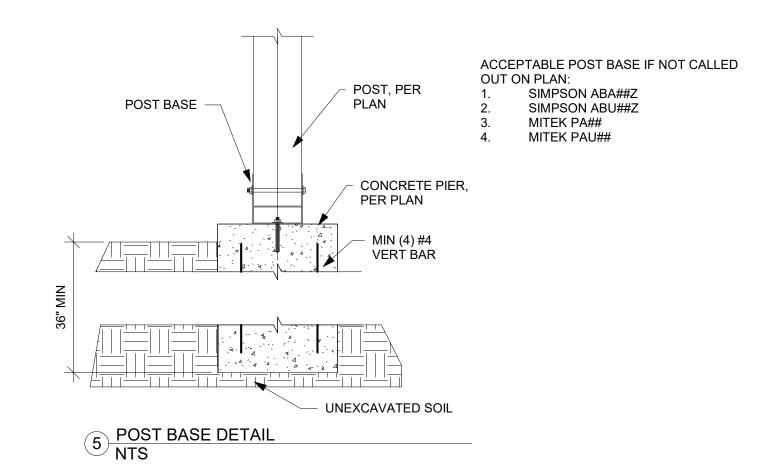


TABLE R507/2 FASTENER SPACING F	OR A SOUTHERN P		ECK LEDGER 2" NO 40PSF, DEAD LOAD = 10 P		N SPRUCE-PINE-FII	R BAND JOIST (DEC	K LIVE LOAD =
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'
CONNECTION DETAILS			ON CENT	ER SPACING OF FA	STENERS		
1/2" DIAMETER 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

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HANNAH CHRISTINE JONES

NUMBER PE-2023046346 01/26/2024

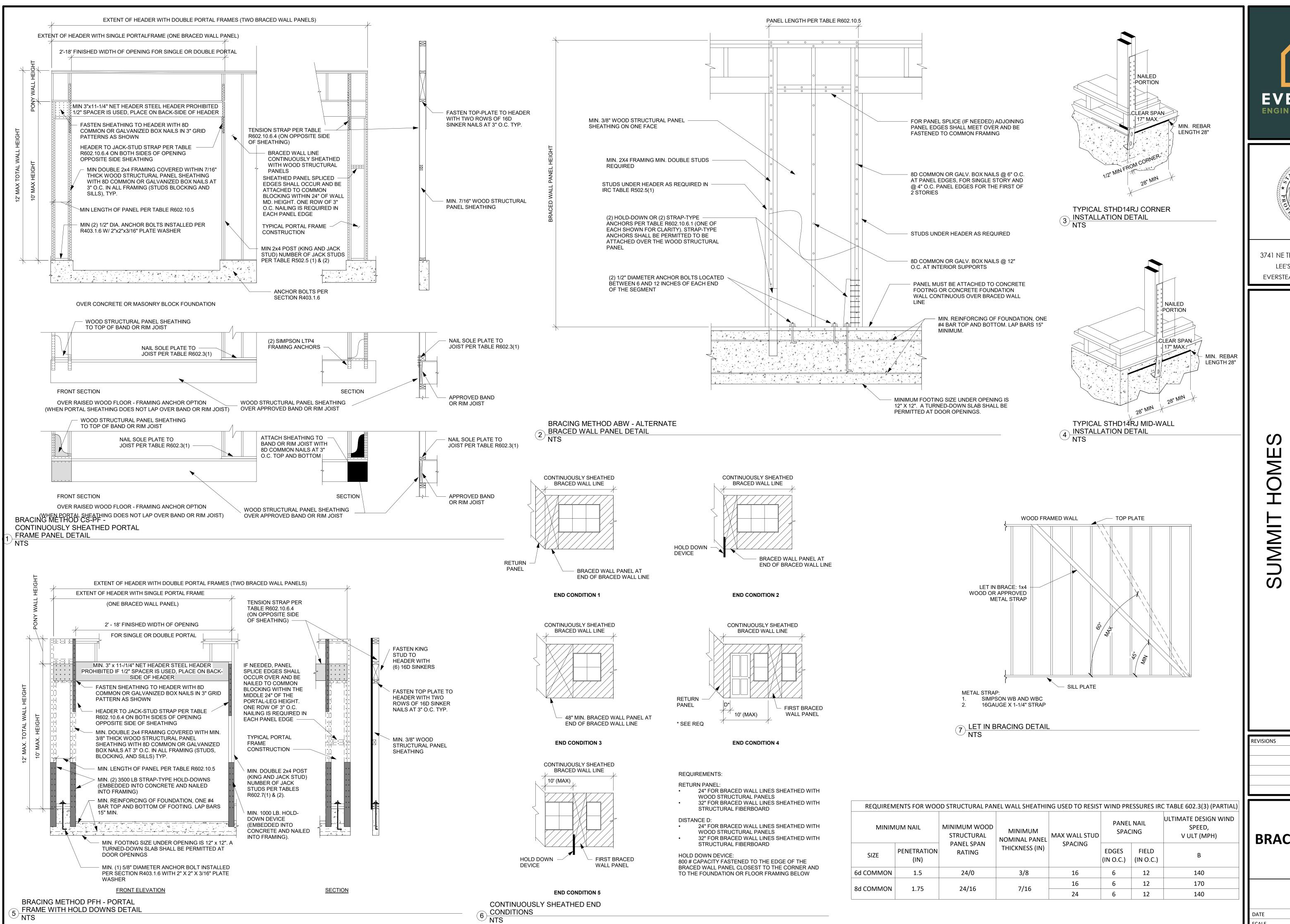
EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901

REVISIONS

DECK DETAILS

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NUMBER

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BRACING DETAILS

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	BRACING METHODS TABLE R602.	10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM	CONNECTION CRITERIA			
METHODS, MATERIAL	THICKNESS	FASTENERS	SPACING		
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD		
WOOD STRUCTURAL PANEL	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12" FIELD		
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL ON THIS PAGE		
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	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES		
	STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "V" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER STUD AND TOP AND BOTTOM PLATES		
		1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .086" DIA., 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA. 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD		
GB-GYPSUM BOARD	1/2"	EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)			
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)			

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS
	ROOF	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS TO PLATE	4-8d BOX (2-1/2"x0.131") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10 BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10d BOX (3"x0.128") OR 3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.148") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO TOP PLATE, TOE NAIL	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
RIDGE, VALLEY OR HIP RAFTERS	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
	WALL	
STUD TO STUD (NOT AT BRACED WALL	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
PANELS)	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
WITH 1/2" SPACER	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128")	TOE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
TOP PLATE TO TOP PLATE	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
OTTOM PLATE TO JOIST, RIM JOIST,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
OTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2-1/2"x0.113") OR 3-16d BOX (3-1/2"x0.135") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES 1-3/4"	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
1"x8" AND WIDER SHEATHINGTO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS		
JOIST TO SILL, TOP PLATE, OR GIRDER	FLOOR 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR	TOB	E NAIL	
	3-3"x0.131" NAILS 8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL		
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL		TOE NAIL	
1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL		
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL		
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL		
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END NAIL		
	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 3 O.C AT TOP END AND BOTTOM AN STAGGERED.		
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGE	NAIL AT TOP AND BERED ON OPPOSITI BIDES	
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EAC SPLICE		
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FAC		
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS	EACH END, TOE NAIL		
DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)	
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SEPARTICLEBOARD WALL SHEATHING TO FRAMIN OOD STRUCTURAL PANEL EXTERIOR WALL SE	NG		
3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12	
19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12	
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			
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 7/16" OR 1" CROWN	3	6	
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3 6		
1/2" GYPSUM INTERIOR COVERING (R702.3.5)	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7 7		
5/8" GYPSUM INTERIOR COVERING (R702.3.5)	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 UNDERLA	YMENT TO FRAMIN	G	
3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12	
7/8" - 1"	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6 12		
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12	

WATERIALS		OF FA	DIENERS	
	FLOOR			
TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL		
JOIST, BAND JOIST OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL	
NG TO SILL OR TOP PLATE OF APPLICATIONS ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL		TOE NAIL	
SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL		
JBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL		
S (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL		
OR RIM JOIST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END) NAIL	
	20d COMMON (3"x0.128")	O.C AT TOP END	ER AS FOLLOWS: 32" D AND BOTTOM AND GGERED.	
P GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOS SIDES		
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE		
ER STRIP SUPPORTING DISTS OR RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL		
GING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS	EACH END, TOE NAIL		
CRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)	
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SH PARTICLEBOARD WALL SHEATHING TO FRAMIN OOD STRUCTURAL PANEL EXTERIOR WALL SH	G		
3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12	
19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12	
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	1		
RUCTURAL CELLULOSIC RBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6	
TRUCTURAL CELLULOSIC RBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3 6		
SUM INTERIOR COVERING (R702.3.5)	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7 7		
SUM INTERIOR COVERING (R702.3.5)	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 UNDERLAY	MENT TO FRAMIN	G	
3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12	

TABLE R507.9.1.3(2) PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)

TOP EDGE

3/4

LEDGER

BAND JOIST

BOTTOM EDGE

3/4

ROW SPACING

1-5/8 MIN. 5 MAX

1-5/8 MIN 5 MAX



HANNAH CHRISTINE JONES



HOMES

SUMMIT

REVISIONS

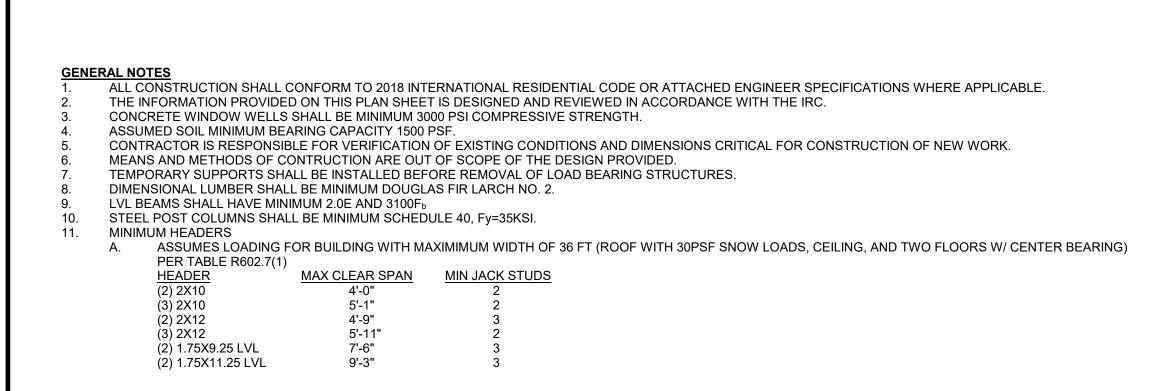
1 - S DR

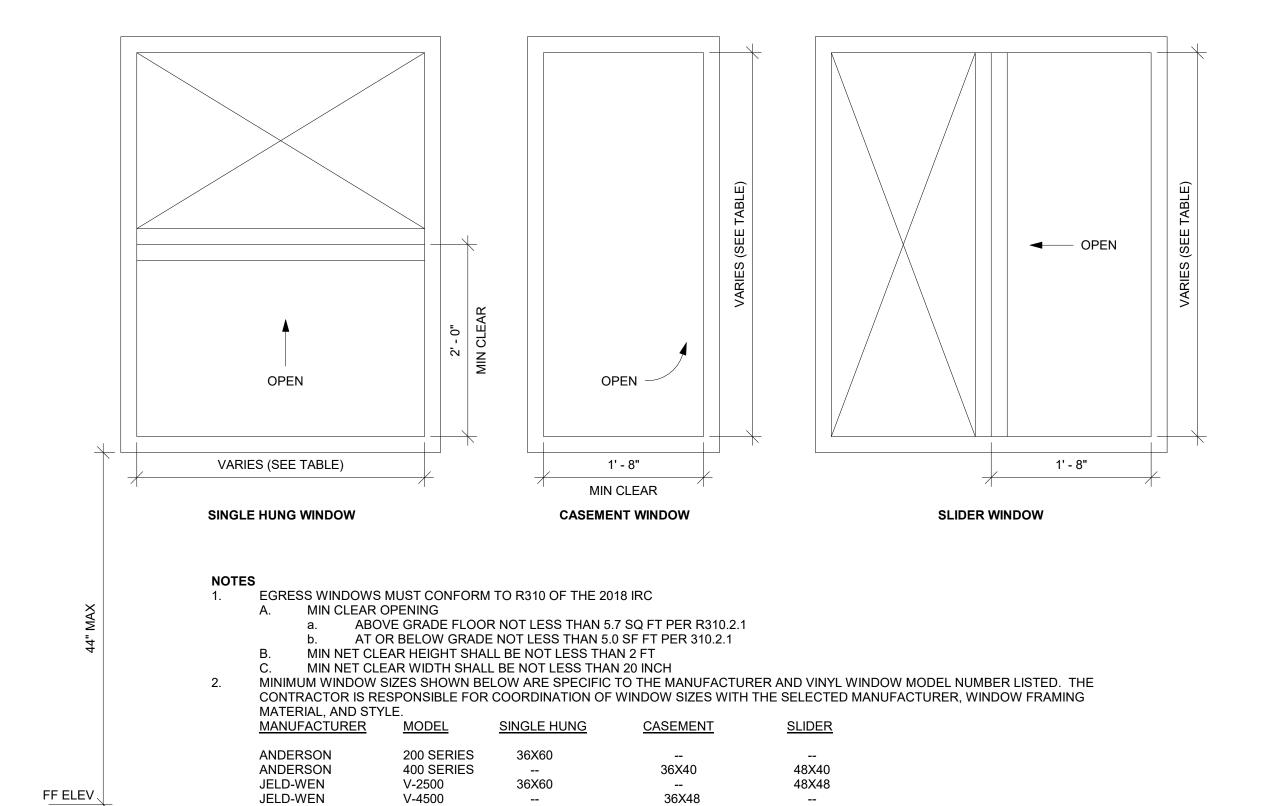
HAWHTORN RIDGE #11 3209 SW ARBORTREE

FASTENING SCHEDULE

S5<u>50</u>

10/10/202390F92:02NSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELD/4/MENTISEBVICES
LEE'S SUMMIT, MISSOURI
02/08/2024 3:35:17





36X42

48X48

250 SERIES

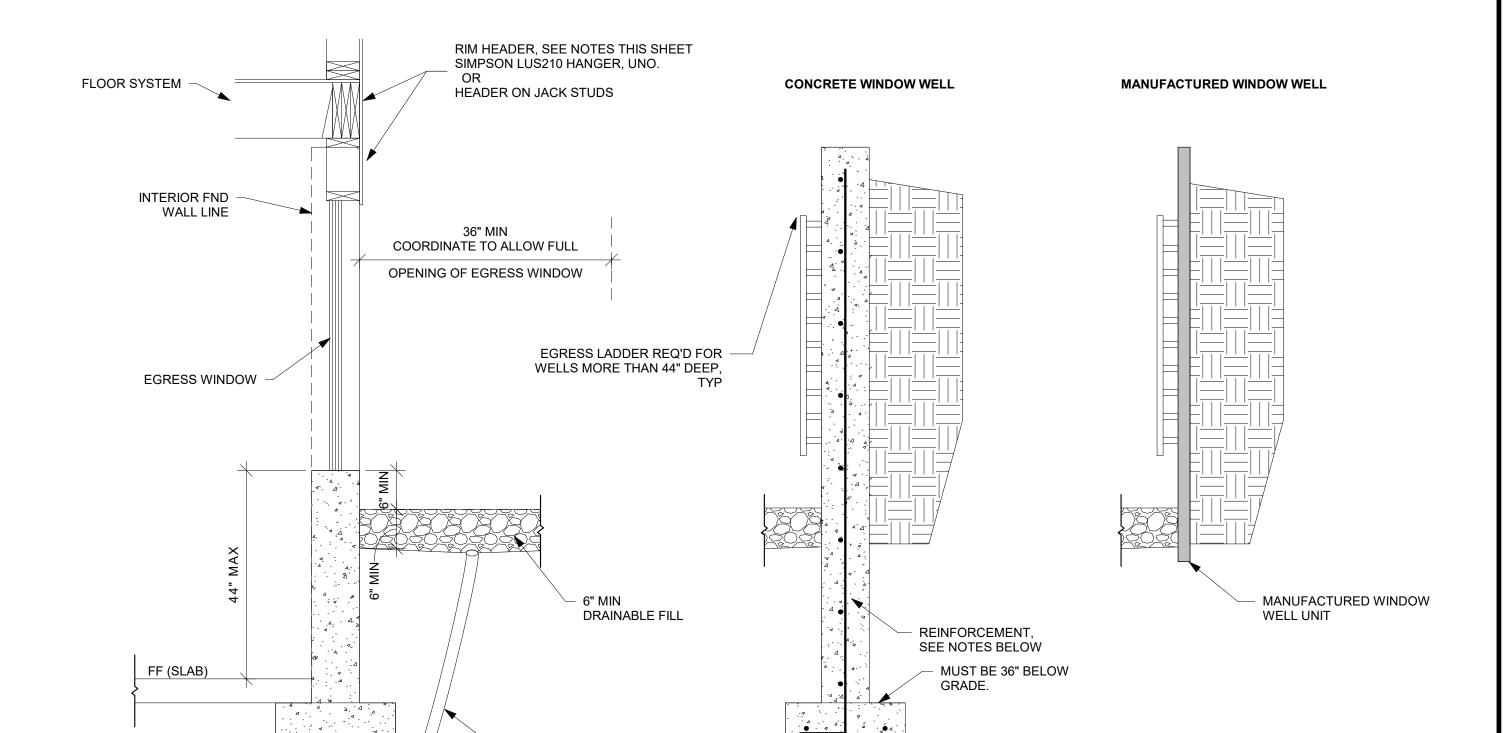
150 SERIES

PELLA

PELLA

WINDOW EGRESS (NTS)

36X60



WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE CONCRETE WINDOW WELL

INTALLED WITH NEW FOUNDATION POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.

REINFORCEMENT MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS

B. INSTALLED TO EXISTING FOUNDATION a. REINFORCEMENT

DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.

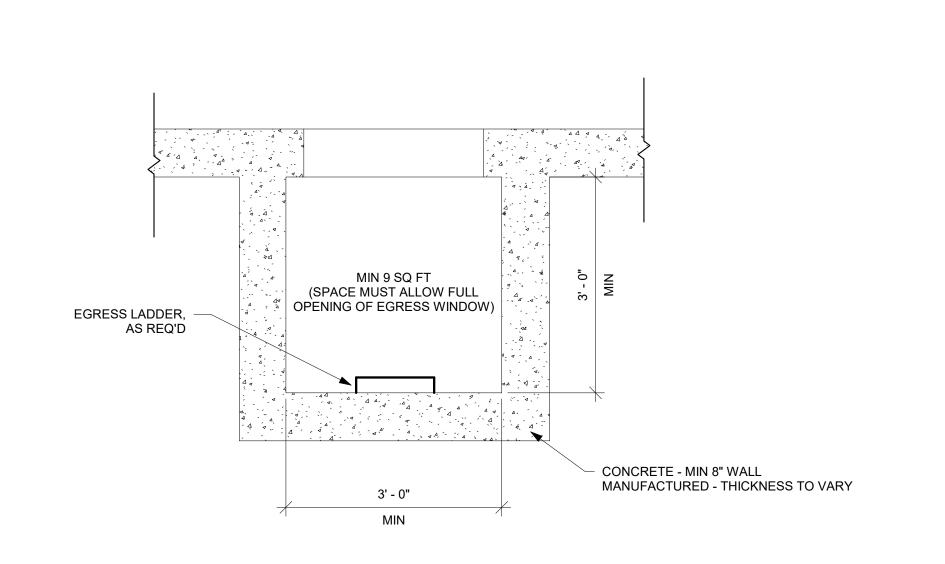
4" DRAIN TO FND TILE DRAIN LINE

(2) #4 BAR CONT IN WALL FTG. b. SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.

MANUFACTURED WINDOW WELL A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION



PLAN

SUMMIT

REVISIONS

HANNAH CHRISTINE

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← □

EGRESS WINDOWS

S560

02/08/2024 3:35:17

SCALE

WINDOW WELL FOR EGRESS (NTS)