

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

ELEVATIONS: GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH

CORRESPONDING STUD SIZE. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING

SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR

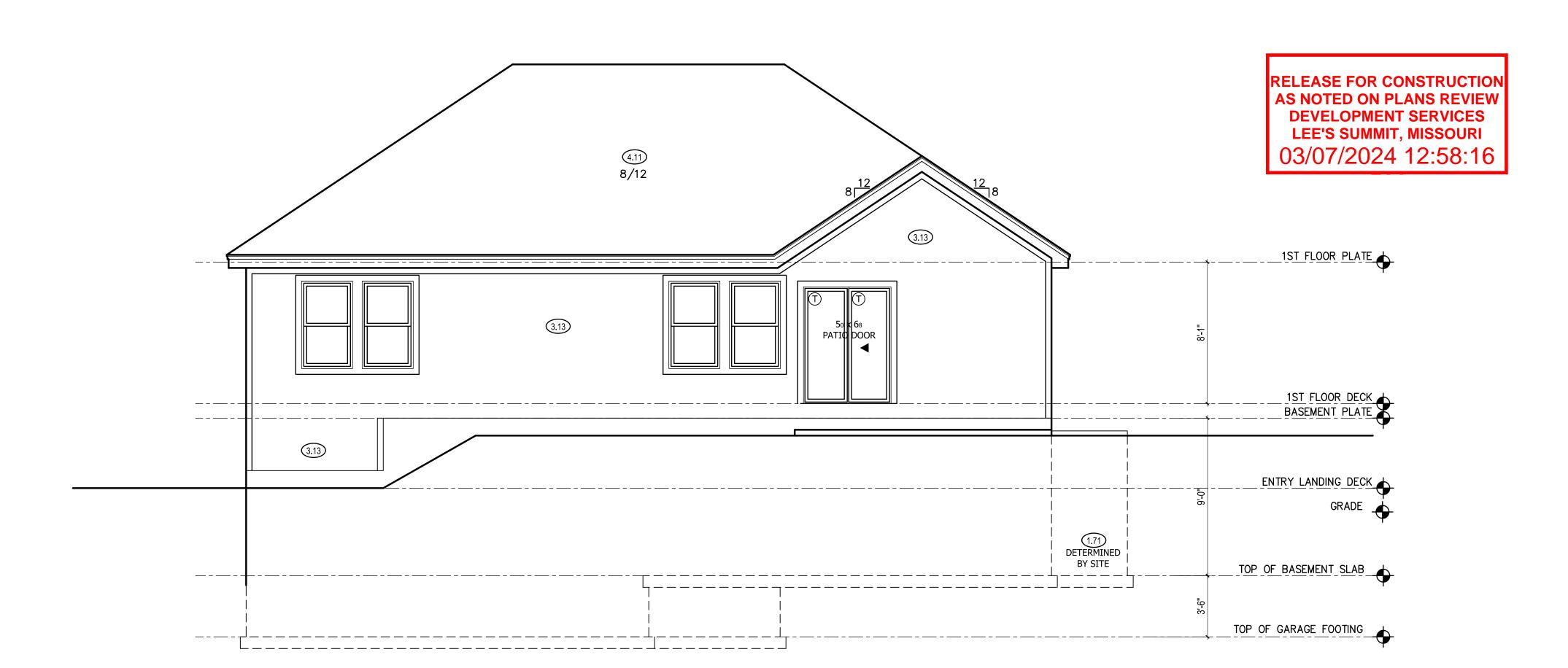
ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

4.11 8/12 3.15 1ST FLOOR PLATE _____ 5510 FIX TRANSOM 1ST FLOOR DECK BASEMENT PLATE 3.11 ENTRY LANDING DECK ______ TOP OF BASEMENT SLAB





REAR ELEVATION

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

FRONT & REAR ELEVATION NOTES

OF FOUNDATION.

- 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
- 2.61 5/4"X8" TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 2.62 DOUBLED 1X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.11 LP SMART 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. BOTTOM OF SIDING

SHALL BE A MINIMUM OF 6" ABOVE GRADE.

- 3.15 LP SMART BOARD AND BATTEN.
- 3.17 MANUFACTURED STONE VENEER.
- 3.18 CAST STONE CAP
- 3.57 26"X6" CEDAR BRACKET, RE: 3/A1
- 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.

CPG DBA lover 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700

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> ADDRESS: 3521 SE CORBIN DR

> > SSOM ERR FAF COBEY

GENERAL NOTES

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

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

SHEET INDEX

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

FINISHED	
MAIN LEVEL	1416
LOWER LEVEL	448
TOTAL	1864
UNFINISHED	
LOWER LEVEL - UNFINISHED	59
PATIO	120
GARAGE	573

PROFESSIONAL SEAL

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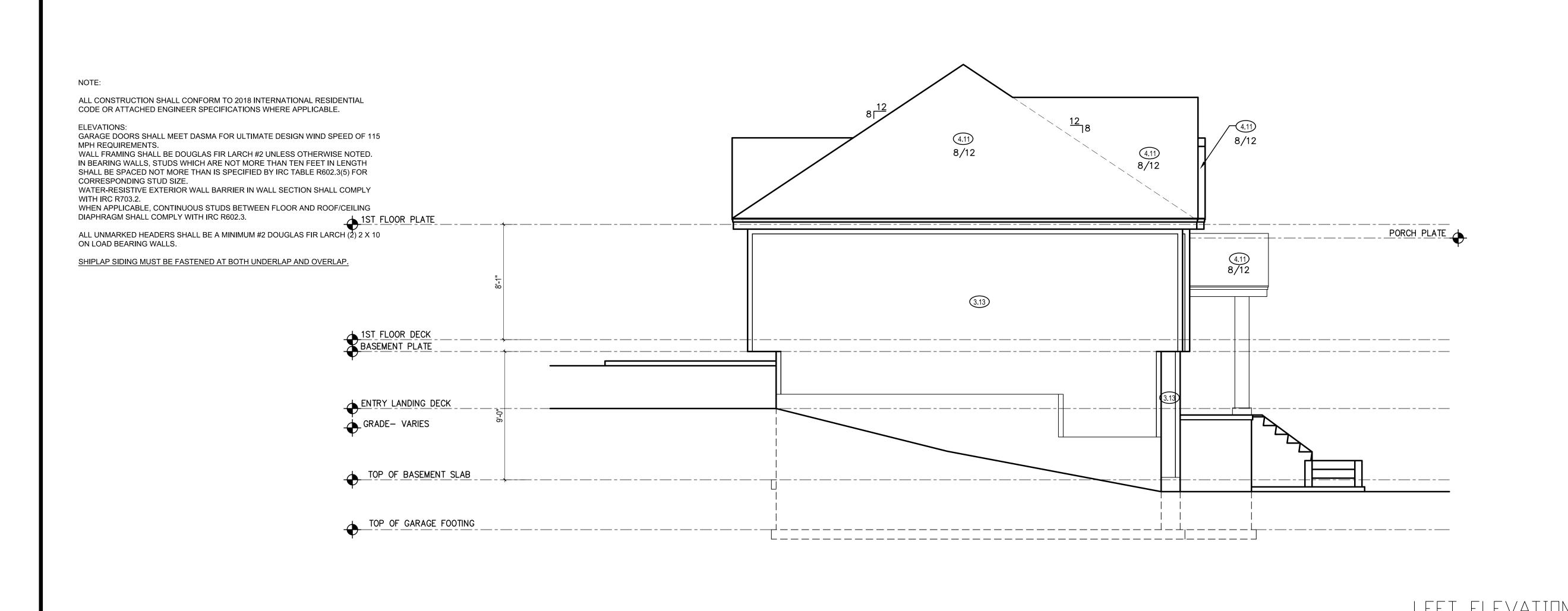
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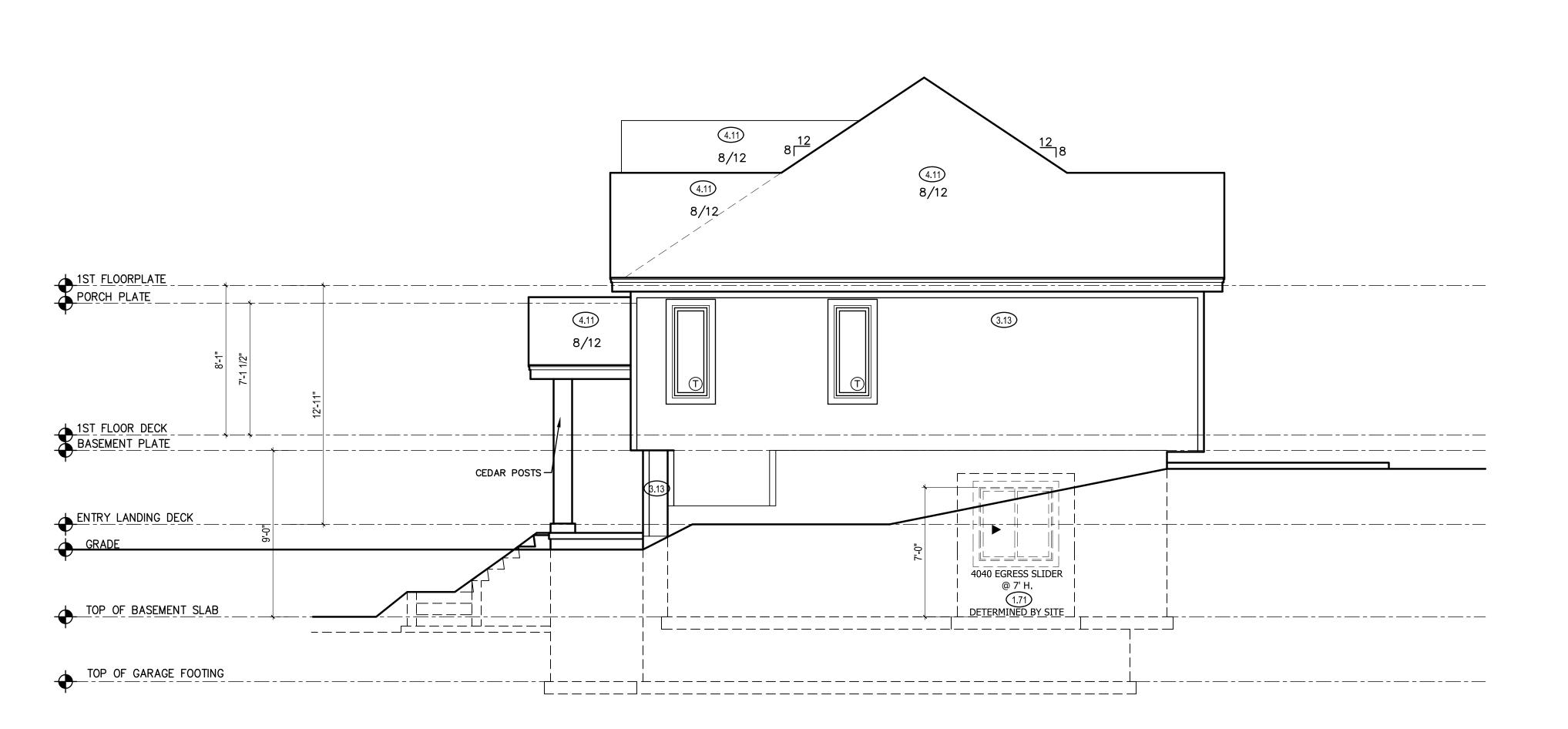
ENGINEER TRUSS I-JOIST **EVERSTEAD** PREMIER

ISSUE DATE: 07.10.2023

REVISIONS DESCRIPTION

SHEET NUMBER:





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

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.23 STEP FOUNDATION TO BELOW FROST LINE AS REQUIRED PER SITE
- 1.41 4X4 CEDAR POST
- 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 12"X12" BOX COLUMN WITH 1X8 PANEL WRAP. 1X6
 TRIM AT BASE. 1X4 TRIM AT TOP. 1X2 VERTICAL
 TRIM ALL SIDES.
- 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.

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Clover

Live

120 SE 30TH ST.

LEE'S SUMMIT, MO 64082
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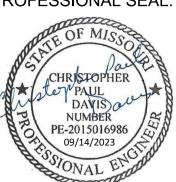
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EVERSTEAD 3741 NE TROON DRIVE SUITE 200 LEE'S SUMMIT, MO 64064 816-399-4901

DRAWN BY:

ISSUE DATE: 07.10.2023

SHEET NUMBER:

A2.0

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/07/2024 12:58:16

GENERAL NOTES

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

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

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

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

DETAILS AND NOTES:

BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.

WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.

STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).

SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS. STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.

SECURITY SHALL CONFORM TO IRC R326/KCBRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING

REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).

CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.

THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N110

THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1). DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

OOR PLANS:

LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.

ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS †

(UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:

 $\frac{3}{8}$ " THICK OSB FOR METHODS: WSP, CS-WSP AND PFH $\frac{7}{16}$ " THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO $\frac{3}{8}$ " THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING $\frac{3}{8}$ " THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING

MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN

PROVIDE FULL BEARING FOR OPTION SELECTED

BRACING METHODS

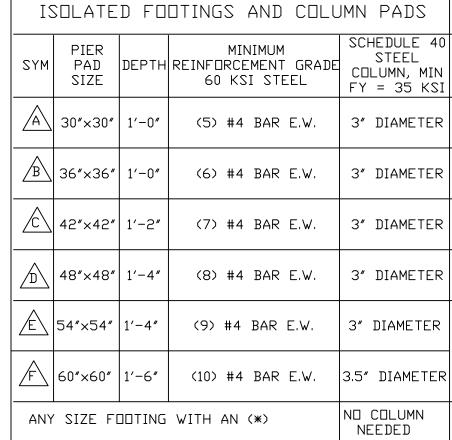
EXTERIOR BRACING CS-PF PER IRC R602.10
FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER
BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9-1/4". ATTACH SHEATHING WITH
MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

EXTERIOR BRACING CS-WSP PER IRC R602.10

EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

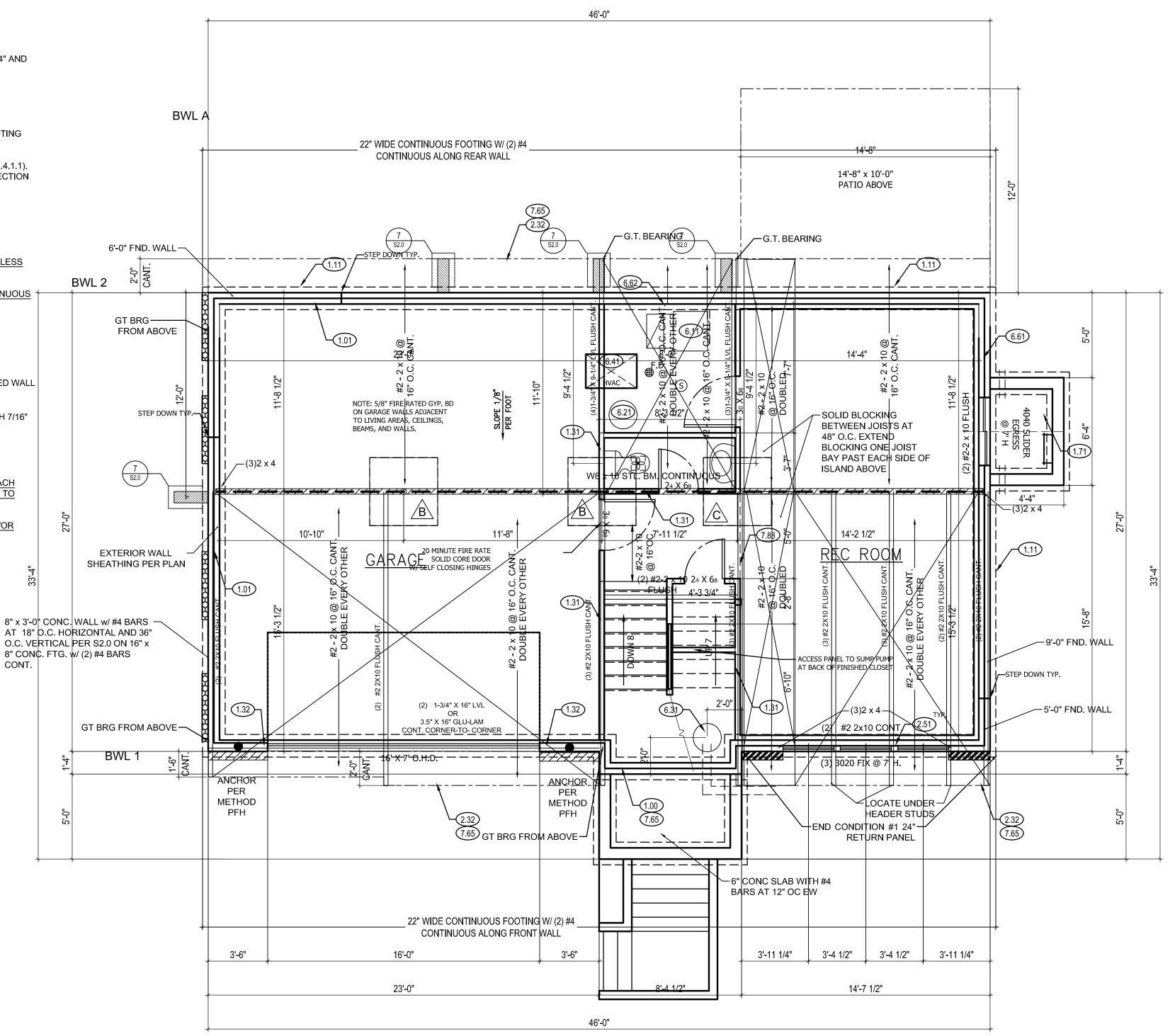
EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

■ INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



IS	COLATED	FOOT	INGS AND COLUMN	N PADS
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMEN KSI STEEL	T GRADE 40
G	12″	3′-0″	(4) VERTICAL	#4
A	16″	3′-0″	(4) VERTICAL	#4
\triangle	18″	3'-0"	(4) VERTICAL	#4
Ŕ	24"	3′-0″	(4) VERTICAL	#4
	28″	3′-0″	(4) VERTICAL	#4

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.



	IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUÉ	FLOOR R-VALUE	BASEMENT° WALL R-VALUE	SLAB K-VALUE	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

NOTE:

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

FOUNDATION NOTES:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".

SOIL BEARING CAPACITY SHALL BE 1500 PSF.

COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.

ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING 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 MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO

FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.
BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1

FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.

ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".

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

PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

FOUNDATION PLAN NOTES

- 1.00 HOLD SILL PLATE BACK 2"
- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.32 2X6 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.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.6.11 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.
 7.61 DASHED LINE REPRESENTS ST.
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
 7.65 LINE OF FLOOR ABOVE

CPG DBA

clover
hive
120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

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GENERAL NOTES

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

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

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

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

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

DRAWN BY: S.E.S

ISSUE DATE: 07.10.2023

SHEET NUMBER:

RELEASE FOR SONSTRUCT
AS NOTED ON PLANS REV
DEVELOPMENT SERVICE

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

DETAILS AND NOTES:

BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC

WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY

WITH SECTION R612.2. STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).

SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS. STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC

CHAPTER 11. SECURITY SHALL CONFORM TO IRC R326/KCBRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND). CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1). DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

FLOOR PLANS:

LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE

ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS <u> DTHERWISE NOTED).</u>

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:

3" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH $\frac{7}{16}$ " THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO \(\frac{3}{8}\)" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING \(\frac{3}{8} \)" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:

MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH EARING POINT OF EACH GIRDER TRUSS, UNLESS THERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN PROVIDE FULL BEARING FOR OPTION SELECTED

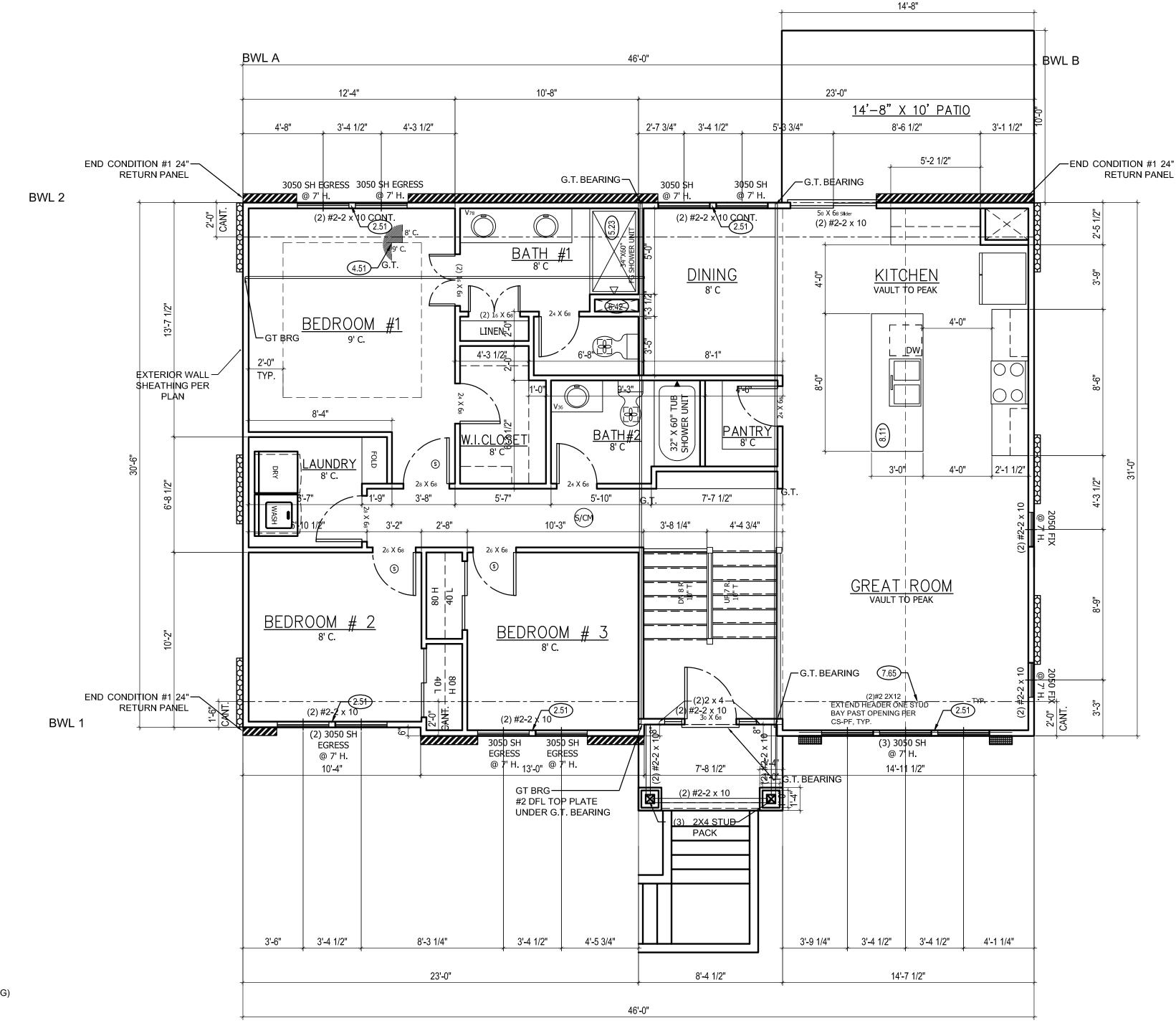
BRACING METHODS

EXTERIOR BRACING CS-PF PER IRC R602.10 FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9-1/4". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

EXTERIOR BRACING CS-WSP PER IRC R602.10 EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



	IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR		CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUÉ	FLOOR R-VALUE	BASEMENT° WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13



MAIN FLOOR PLAN NOTES

1.22 EXPOSED TOP OF FOUNDATION WALL.

2.11 DOUBLE 2X4 STUD WALL

2.12 2X6 STUD WALL

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

2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING

7.41 OPEN HANDRAILS

2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS

2.45 STAIRS TO LOWER LEVEL UNFINISHED

2.51 3 STUDS BETWEEN WINDOW UNITS

3.38 12"X12" BOX COLUMN WITH 1X8 PANEL WRAP. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. 1X2 VERTICAL TRIM ALL SIDES.

5.05 HOSE BIBB

5.23 FIBERGLASS UNIT: SEE DETAIL

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

7.65 LINE OF FLOOR ABOVE

7.66 LINE OF FLOOR BELOW

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.

CPG DBA

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EVERSTEAD 3741 NE TROON DRIVE SUITE 200 LEE'S SUMMIT, MO 64064

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S.E.S

ISSUE DATE:

07.10.2023

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

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

HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

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

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND

INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED

GENERAL NOTES

PROTECTION.

OTHERWISE.

INSULATION SURROUND.

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 REQUIREMENTS.

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

SHEET NUMBER: **DEVELOPMENT SEI**

TRUSS ROOF NOTES: (BY OTHERS) DESIGNED FOR LIGHT ROOF COVERING TOP CHORD: LIVE LOAD/SNOW LOAD (PSF): 25 DEAD LOAD (PSF): BOTTOM CHORD: DEAD LOAD(PSF): 2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED. 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS. 4) ROOF IS ENGINEERED TO COMPLY WITH IRC 802 = ROOF TRUSS FRAMING DIRECTION "G.T." = GIRDER TRUSS LOCATION = INTERIOR LOAD BEARING WALL

NOTE:

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

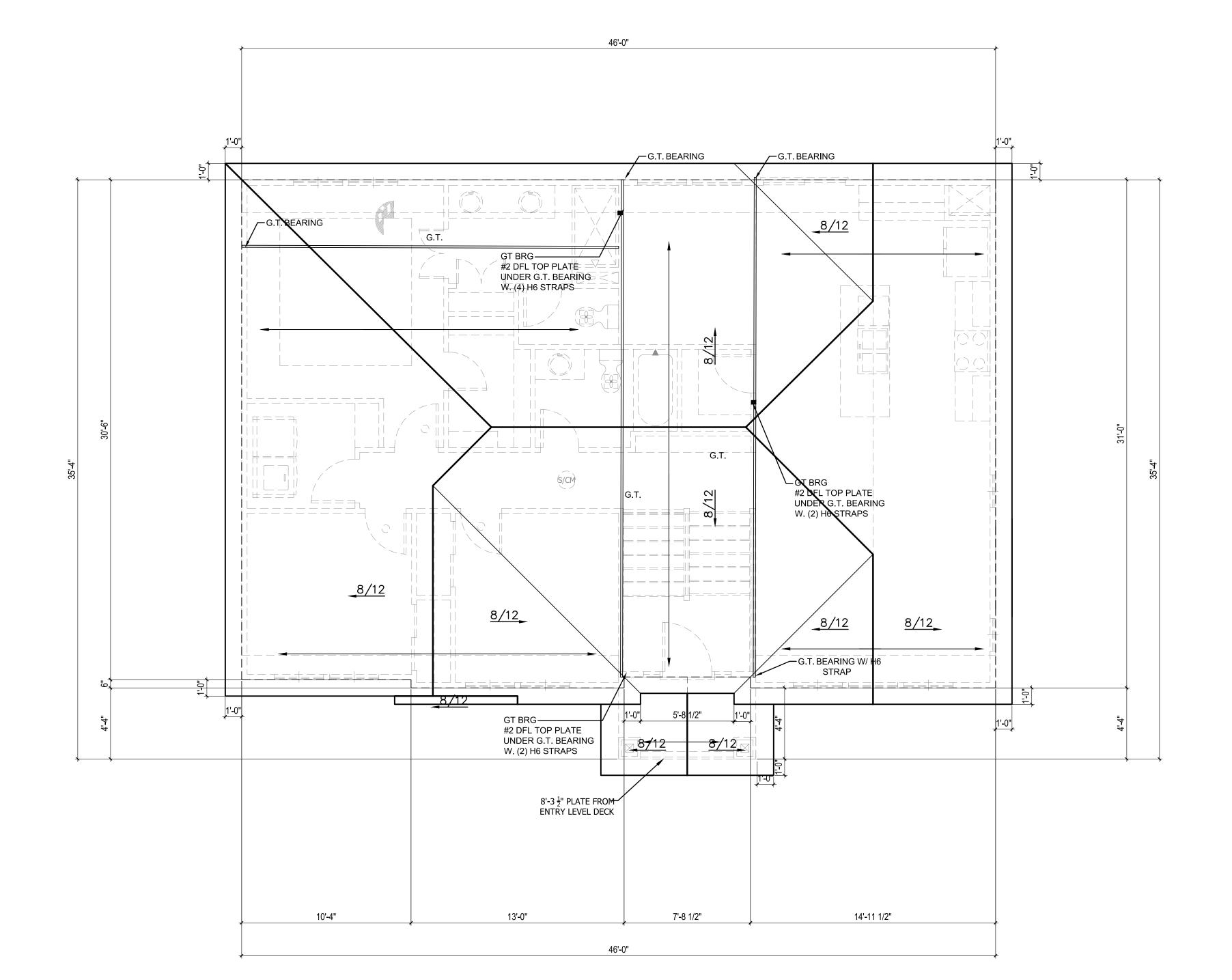
ROOF IS DESIGNED FOR 20 PSF SNOW LOAD. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10. CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

GIRDER TRUSS BEARING:

MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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

H6 HURRICANE STRAPS SHALL BE ATTACHED FROM TRUSS TO TOP PLATE AND TOP PLATE TO STUD PACK. CONTINUE ATTACHMENT OF SPECIFIED NUMBER OF H6 STRAPS FROM STUD TO FLOOR JOIST/RIM.



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.



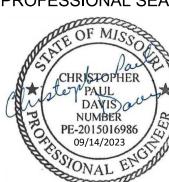
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GENERAL NOTES

NEAR TOP.

PER VENDOR.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR

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

HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

DRAWN BY: S.E.S

ISSUE DATE: 07.10.2023

SHEET NUMBER:

03/07/2024 12:58:16

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 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"

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

1.5 IN CLR

D. <u>FRAMING/STRUCTURE</u>

PINE UNLESS OTHERWISE NOTED.

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

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD

ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS

ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE

SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD

SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL

2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2)

EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL

LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP

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

HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR

CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL

DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS

ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE

PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB

FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF

STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF

WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL

REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED

ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED

ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE

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

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR

EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR.

CONSIDERED A HAZARDOUS LOCATION.

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

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

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS.

OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM

BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS

WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED

-ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR

E (PSI)

1.9X10⁶

1.6X10⁶

1.8X10⁶

F_v (PSI)

285

180

230

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

ASTM A992 (F_Y = 50 KSI)

ASTM F1554 ($F_Y = 36 \text{ KSI}$)

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

ASTM A36 ($F_Y = 36 \text{ KSI}$)

C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE

COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED

IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE

SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A

ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE

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

EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB

2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER

THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO. INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER

CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS.

BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: PT DF-L #2

WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S

EXCEPTIONS, REIENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS

F_b (PSI)

3100

900

2400

STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.

STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:

CHANNELS, PLATES, ANGLES, AND COLUMNS:

HOLLOW STRUCTURAL SECTIONS:

ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE

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.

ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.

PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

EDGES, 12" O. C. IN THE FIELD.

NON LOAD BEARING WALLS

FIELD APPLIED SILL PLATE: PT DF-L #2

PRESSURE TREATED (PT).

PRESSURE TREATED.

LVL

DOUGLAS FIR-LARCH

GLU-LAM

STEEL CONSTRUCTION.

WIDE FLANGES:

ANCHOR RODS:

OTHERWISE.

<u>GLAZING</u>

STEEL PIPE COLUMN

BOLTS SHALL CONFORM TO ASTM A307

BY THE FILLER-METAL MANUFACTURER.

IF ERECTION CAN STILL BE EXECUTED.

SAFETY GLAZING MATERIALS.

D.2 STRUCTURAL STEEL

MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.

ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:

PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE

FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER

- 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

- 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

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) FOR SEVER WEATHERING POTENTIAL						
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500						
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500						
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000						
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER,AND GARAGE FLOOR SLABS	3,500						
SUSPENDED SLABS	4,000						

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 PROVIDED ABOVE.
- 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

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.

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.

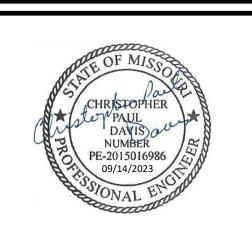
J. <u>ENERGY REQUIREMENTS</u>

- 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
- MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER IRC M1503.6.
- AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER 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





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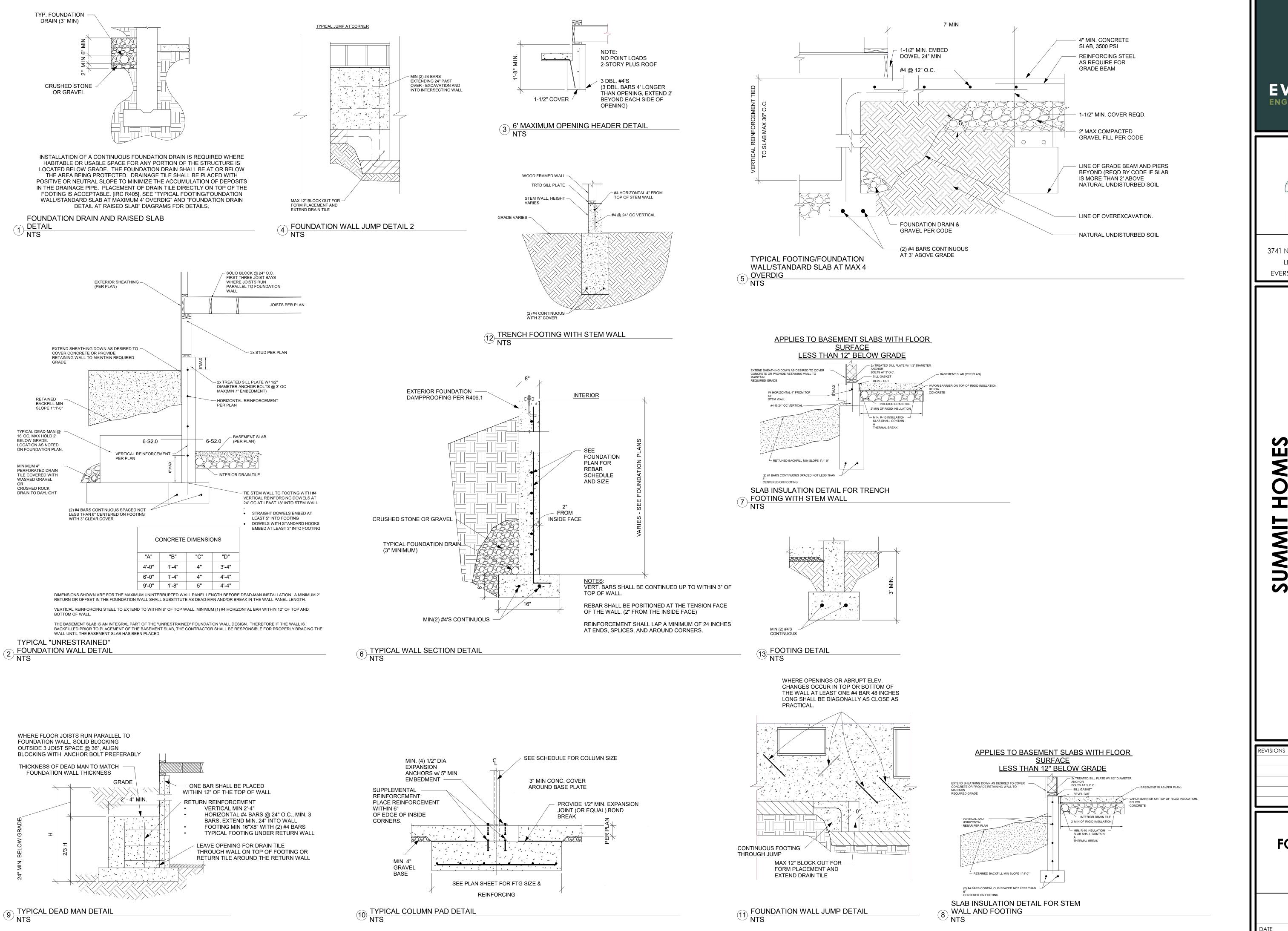
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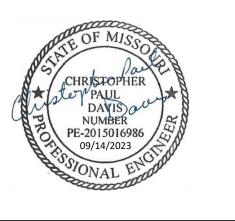
GENERAL NOTES

SCALE

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FOUNDATION

DETAILS

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BEAM DETAILS

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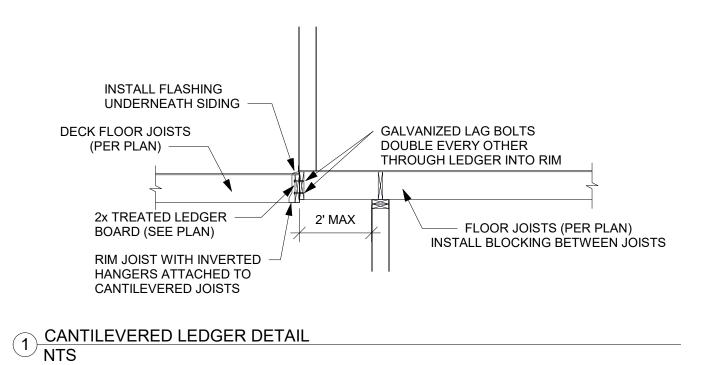
- SEE JOIST TO BEAM DETAILS

GRAVEL

4 TYPICAL COLUMN PAD DETAIL1 NTS

SEE PLAN SHEET FOR FTG SIZE &

BASE



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

RAFTERS AND CEILING JOISTS OR APPROVED

ROOF TRUSS

SECOND STORY

JOIST IS PERMITTED TO

BE OUT OR NOTCHED

BETWEEN THESE LIMITS

FOR BLOCKING AND BRIDGING,

BEARING WALL

INTERMEDIATE BEARING WALL

LAP JOIST 3" MIN.

SECTION R502.6.1

SUB FLOOR

OR SPACE SEE

SEE SECTION

1/3 SPAN

TOP PLATE

BOTTOM PLATE

BAND JOIST

OR BLOCKING

TOP PLATE

BAND JOIST

SILL PLATE -

7 FRAMING DETAIL NTS

OR BLOCKING

PLATFORM FRAMING

TYPICAL WALL, FLOOR, AND ROOF

FLOOR JOIST, SEE

DRILLING

AND NOTCHING

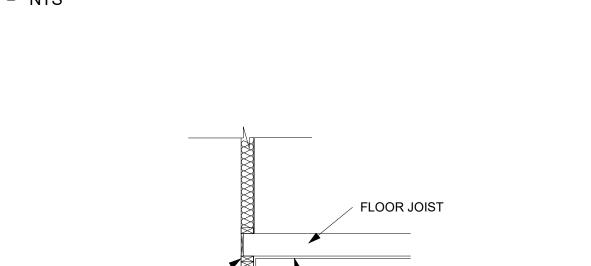
PROVISIONS SECTION

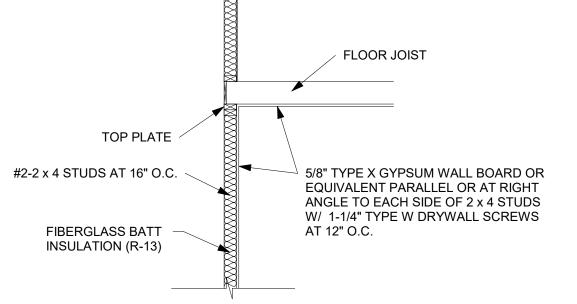
F502.8

BOTTOM PLATE

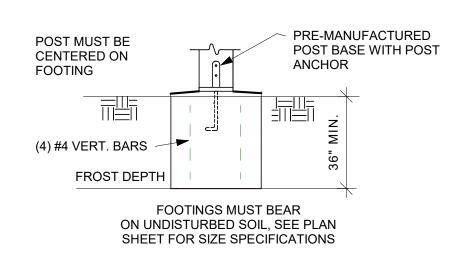
CRAWL SPACE OR

BASEMENT FOUNDATION





3 GARAGE FIRE SEPERATION DETAIL NTS



CONCRETE

FOOTING

2 POST TO BEAM DETAIL NTS

DECK PIER FOOTING DETAIL 1	
NITS	

	REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)						
MINIMU	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL NOMINAL PANEL		PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED, V ULT (MPH)
SIZE	PENETRATION (IN)	PANEL SPAN RATING	THICKNESS (IN)	⊢ SPACING ⊨	EDGES (IN O.C.)	FIELD (IN O.C.)	В
6d COMMON	1.5	24/0	3/8	16	6	12	140
8d COMMON	1 75	24/16	7/16	16	6	12	170
ou COMMON	1.75 24/16	7/16	24	6	12	140	

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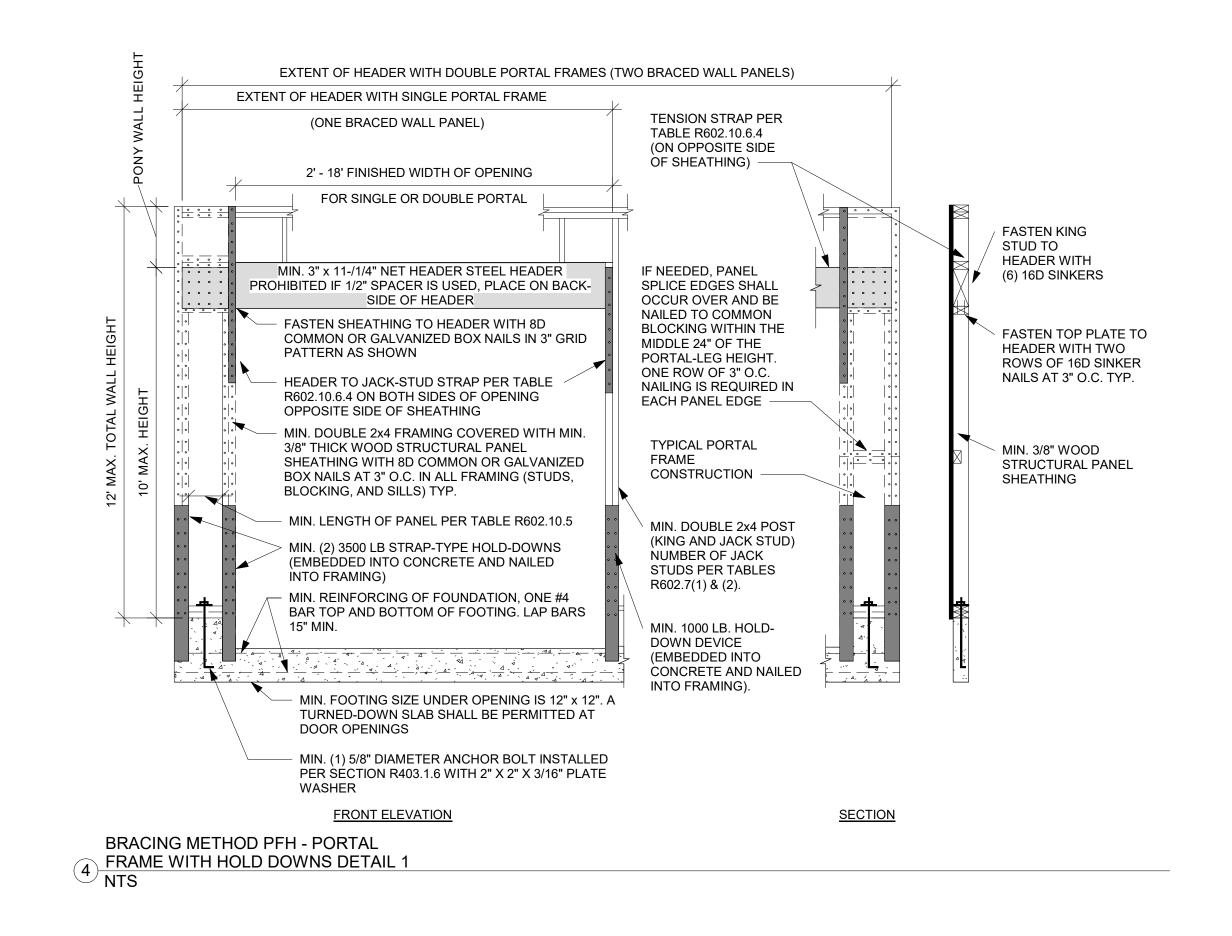
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FRAMING STANDARDS

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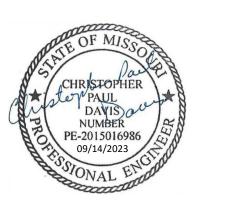
PANEL LENGTH PER TABLE R602.10.5 MIN. 3/8" WOOD STRUCTURAL PANEL FOR PANEL SPLICE (IF NEEDED) ADJOINING SHEATHING ON ONE FACE PANEL EDGES SHALL MEET OVÉR AND BE FASTENED TO COMMON FRAMING MIN. 2X4 FRAMING MIN. DOUBLE STUDS 8D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES, FOR SINGLE STORY AND STUDS UNDER HEADER AS REQUIRED IN @ 4" O.C. PANEL EDGES FOR THE FIRST OF IRC TABLE R502.5(1) 2 STORIES (2) HOLD-DOWN OR (2) STRAP-TYPE ANCHORS PER TABLE R602.10.6.1 (ONE OF EACH SHOWN FOR CLARITY). STRAP-TYPE STUDS UNDER HEADER AS REQUIRED ANCHORS SHALL BE PERMITTED TO BE ATTACHED OVER THE WOOD STRUCTURAL 8D COMMON OR GALV. BOX NAILS @ 12" O.C. AT INTERIOR SUPPORTS (2) 1/2" DIAMETER ANCHOR BOLTS LOCATED -BETWEEN 6 AND 12 INCHES OF EACH END PANEL MUST BE ATTACHED TO CONCRETE OF THE SEGMENT FOOTING OR CONCRETE FOUNDATION WALL CONTINUOUS OVER BRACED WALL - MIN. REINFORCING OF FOUNDATION, ONE #4 BAR TOP AND BOTTOM. LAP BARS 15" MINIMUM. MINIMUM FOOTING SIZE UNDER OPENING IS 12" X 12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS.

BRACING METHOD ABW - ALTERNATE
BRACED WALL PANEL DETAIL 1
NTS

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S

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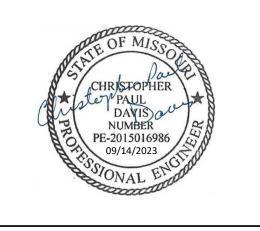
FRAMING STANDARDS CONTINUED

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FRAMING STANDARDS CONTINUED

S402

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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			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		
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)	LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD		
		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)			

TABLE R50	7.9.1.3(2) PLACEM LEDGERS	ENT OF LAG SO DECK AND BAND JOI		DLTS IN			
MINIMUM END	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)						
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING			
LEDGER	2	3/4	2	1-5/8 MIN. 5 MAX			
BAND JOIST	3/4	2	2	1-5/8 MIN 5 MAX			

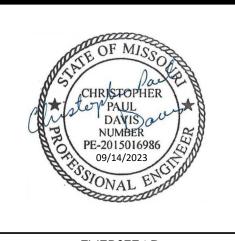
TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD =
40PSF,
DECK DEAD LOAD = 10 PSF)

DECK DEAD LOAD = 10 PSF)							
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'
CONNECTION DETAILS			ON CENT	ER SPACING OF FA	ASTENERS		
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

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	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
AT BRACED WALL 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 FA 12-16d BOX (3-1/2"x0.135") OR EN 12-10d BOX (3"x0.128") OR SPI 12-3"x0.131" NAILS	
BOTTOM 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
BOTTOM 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
TOD OD DOTTOM DI ATE TO CTUD	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
TOP OR BOTTOM PLATE TO STUD	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	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 20d COMMON (3*x0.128*) BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 10d BOX (3*x0.128*) OR 3*x0.131* NAIL AND: 2-20d COMMON (4*x0.192*) OR 3-10d BOX (3*x0.128*) OR 3-3-3*x0.131* NAILS AND: 2-20d COMMON (4*x0.192*) OR 3-10d BOX (3*x0.128*) OR 3-3-3*x0.131* NAILS 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 3-10d BOX (3*x0.128*) OR 3-10d BOX (3*x0.128*) OR 3-10d BOX (3*x0.128*) OR 4-10d BOX (3*x0.128*) OR 4-3*x0.131* NAILS BRIDGING OR BLOCKING TO JOIST DESCRIPTION OF BUILDING NUMBER AND TYPE OF EASTENED EDGES (IN) INTERMEDIA*	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING A OF FA	STENERS
JOET TO BILL TOP PLATE, OR JOES COMMON (2-12*0-013*) OR JOE NAIL		FLOOR		
### STAGE ST		3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR	TOE NAIL	
11/86" SUBPLOOR OR LESS TO 2-86 COMMON (2-12/20-137) OR	BLOCKING TO SILL OR TOP PLATE	8d COMMON (2-1/2"x0.131") OR		
1986 SUBPLOOR OR LESS TO 288 COMMON (2-1270-11-31) OR 21 SUBPLOOR OR 21 SUBPLOOR OR 21 SUBPLOOR TO JOIST OR 2-146 BOX (3-1270-11-31) OR 2-146 BOX (3-12-12-11-31) OR 2-146 BOX (3-12-12-11-31) OR 2-146 BOX (3-12-12-11-31) OR 2-146 BOX (3-12-11-31) OR 2-146 BOX (,	3"x0.131" NAIL	6" O.C. TOE NAIL	
2-164 COMMON (3-1/2*\u00f3-162*) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2" 109 BOX (3*\u00f3-12*\u00f3-		2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR	FACE NAIL	
### BAND OR RIM JOIST TO JOIST ### STEED COMMON (3-127-0-162') OR 4-109 BOX (3-0-128') OR 4-20-0-170 R 3-20-0-170 R 3-20-0			BLIND AND FACE NAIL	
### BAND OR RIM JOIST TO JOIST ### 104 BOX (37% 0.128") OR ### 27% 0131" NAIL \$7.20 0131" NAIL \$7.20 0131" NAIL \$7.20 0131" NAIL \$7.20 0.00 AND BOTTOM. \$7.30 0.00 AND \$7.30 0.			AT EACH BEARING FACE NAIL	
### 201 GOMMON (370.128") ### 201 GOMMON (370.138") ### 201 GOMMON (370.1	BAND OR RIM JOIST TO JOIST	4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR	END NAIL	
10d BDX (\$730.138*) OR 370.138*)		20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: O.C AT TOP END AND BOTTOM A STAGGERED.	
2-20d COMMON (470.0192") OR 3-01-20" OR 3-			24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOS SIDES	
LEGGER STRIP SUPPORTING JOISTS OR RAFTERS 3-164 COMMON (3-1/2*-0.162*) OR 4-104 BOX (3*x0.128*) OR 4-104 BOX (3*x0.128*) OR 2-104 BOX (3*x0.128*) OR 2-105 COMMON (2-1/2*x0.131*) OR 3-105 CO		2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR	FACE NAIL AT ENDS AND AT EAC SPLICE	
DESCRIPTION OF BUILDING NUMBER AND TYPE OF FASTENER EDGES (IN) INTERMEDIA'S ANTERIALS SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND FARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING] 8d COMMON (2'x0.113") NAIL (SUBFLOOR, WALL SHEATHING TO WALL FRAMING] 8d COMMON (2'x0.113") NAIL (SUBFLOOR, WALL SHEATHING TO WALL FRAMING] 8d COMMON (2'x0.113") NAIL (SUBFLOOR, WALL SHEATHING TO WALL FRAMING] 19/32" - 1" 8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF) 11/4" - 1-1.4" 10d COMMON (3'x0.148") NAIL (ROOF) 11-1/8" - 1-1.4" 10d COMMON (3'x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL OTHER WALL SHEATHING 11-2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1-1/2" CALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN 1-1/2" CALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN 1-1/2" GYPSUM INTERIOR COVERING 1-1/2" GALVANIZED ROOFING NAIL. STAPLE GALVANIZED, 1-1/2" LONG 1-6/8" SCREWS, TYPE "W" OR "S" 7 1/2" GYPSUM INTERIOR COVERING 1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG 1-6/8" SCREWS, TYPE "W" OR "S" 7 WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING 8d COMMON (2-1/2"x0.131") NAIL OR 8d COMMON (2-1/2"x0.1		3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR	AT EACH JOIST OR RAFTER, FAC NAIL	
MATERIALS NOMBER AND LYPE OF PASTENER WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING] 6d COMMON (2"X0.113") NAIL (SUBFLOOR, WALL) OR RSRS-01 (2-3/8"X0.113") NAIL (SUBFLOOR, WALL) OR RSRS-01 (2-3/8"X0.113") NAIL (ROOF) OR RSRS-01 (2-3/8"X0.113") NAIL (ROOF) 19/32" - 1" 8d COMMON (2"X0.13") 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 OTHER WALL SHEATHING 11/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1-1/4" LONG 16 GA. STAPLE WITH 77/6" OR 1" GROWN 1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1" GROWN 1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1" GROWN 1-1/2" GYPSUM INTERIOR COVERING (R702.3.5) 1-1/2" GALVANIZED ROOFING NAIL; STAPLE WITH 7/16" OR 1" TYPE "W" OR "S" WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING 3/4" AND LESS 8d COMMON (2-1/2"X0.131") NAIL OR 8d DEFORMED (2-1/2"X0.131") NAIL OR 8d COMMON (2-1/2"X0.131") NAIL OR 8d COMMON (2-1/2"X0.131") NAIL OR 8d COMMON (2-1/2"X0.131") NAIL OR 8d DEFORMED (2		2-8d COMMON (2-1/2"x0.131") OR	EACH END, TOE NAIL	
PARTICLEBOARD WALL SHEATHING TO FRAMING		NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (I
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1 1/8" 1 1/4" 8d DEFORMÈD (2-1/2"x0.120") NAIL 6 12	1-1/8" - 1-1.4" 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING 1/2" GYPSUM INTERIOR COVERING (R702.3.5) 5/8" GYPSUM INTERIOR COVERING (R702.3.5)	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF) 10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL OTHER WALL 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 1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN 1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S" 1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	6 6 3 3	12 12 6 7
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