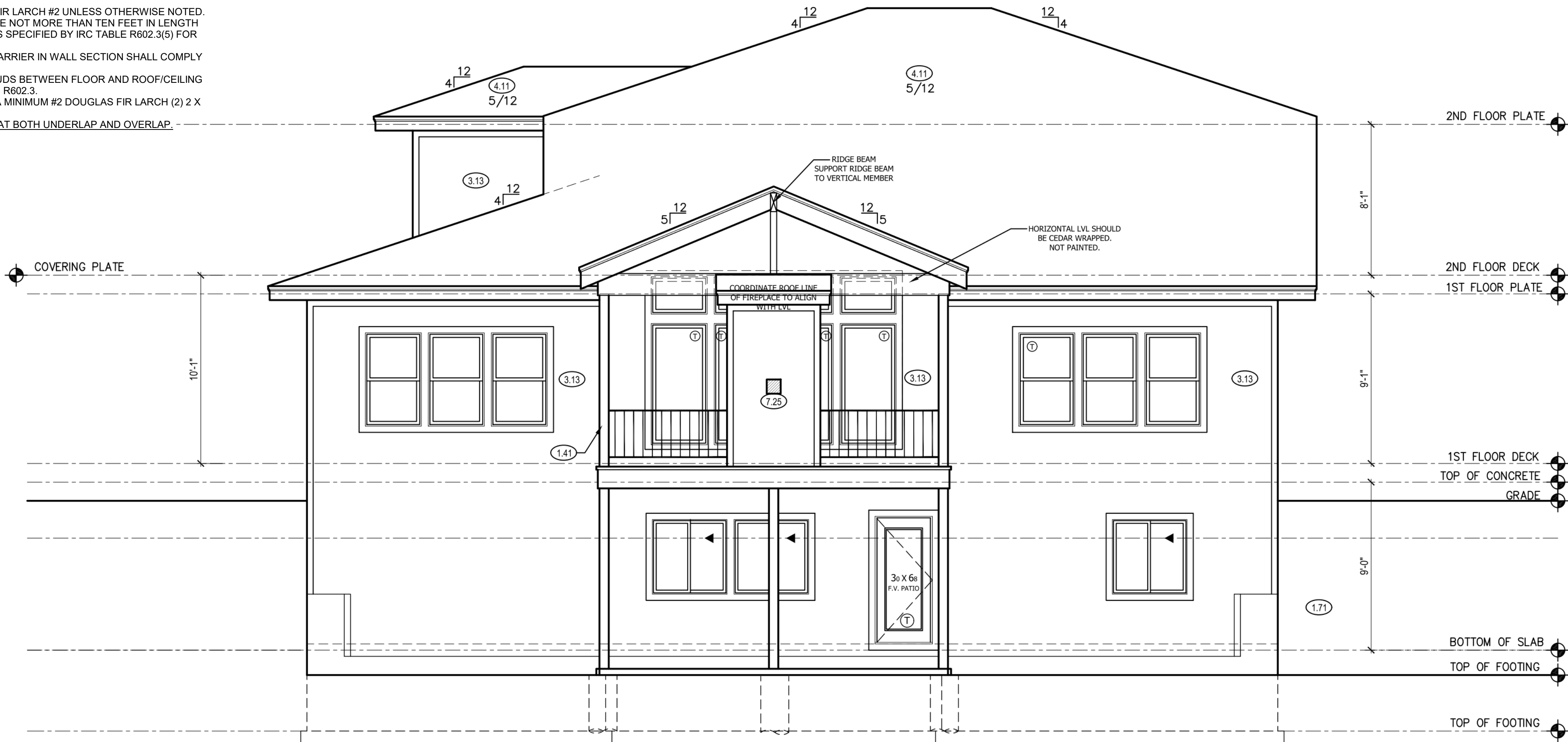


**STRUCTURAL NOTES:**

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

**ELEVATIONS:**

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



WINDOWS FULL REDUCTION SCHEDULE  
LOWER LEVEL  
(3) 4040 SLIDER  
30X68 FV PATIO DOOR 2X6 JAMB

MAIN LEVEL  
(7) 3050 SH CLR  
(1) 3050 SH CLR TEMP  
(1) 3010 FIX CLR  
(4) 3020 FIX CLR  
(4) 3066 FIX CLR TEMP  
(2) 2050 FIX CLR TEMP  
(2) 2020 FIX CLR  
(1) 5510 TRANS CLR TEMP  
(3) 2010 FIX CLR  
6068 PATIO SLIDER DOOR 2X4 JAMB  
30X68 FRONT DOOR 2X4 JAMB

UPPER LEVEL  
(1) 5520 FIX CLR  
(3) 3040 CASEMENT  
(1) 2050 FIX CLR  
(2) 3050 SH CLR

STRUCTURAL DETAIL SHEET INDEX  
S000 STRUCTURAL GENERAL NOTES  
S501 FOUNDATION DETAILS  
S503 GARAGE/SLAB DETAILS  
S510 FRAMING STANDARDS  
S520 DECK DETAILS  
S530 BRACING DETAILS  
S550 FASTENING SCHEDULE  
S560 EGRESS WINDOW

**FRONT & REAR ELEVATION NOTES**

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 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.
- 2.61 5/4"x8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.10 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.
- 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE. MANUFACTURED STONE VENEER.
- 3.17 BOX BASE WITH STONE VENEER. SEE PLAN FOR FINISHED SIZE.
- 3.45 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.
- 7.25 TOP OF FIREPLACE VENT TO BE 3'-8" ABOVE FIRST FLOOR DECK.

**GENERAL NOTES**

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

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

**SHEET INDEX**

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

FINISHED	
MAIN FLOOR	2083
UPPER LEVEL	930
FINISHED STAIRS TO LOWER LEVEL	105
TOTAL	3118
UNFINISHED	
LOWER LEVEL - UNFINISHED	1800
COVERED DECK	217
GARAGE	647

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	WHEELER	...

REVISIONS		
NO.	DATE	DESCRIPTION
1	03.07.24	CITY COMMENTS
2		
3		
4		

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

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ADDRESS:  
1628 SW ARBORWAY TERR  
LEE'S SUMMIT, MO  
64082

**SYDNEY**  
MODERN PRAIRIE  
HAWTHORN RIDGE #195  
4 BEDS, 4 BATHS

**PROFESSIONAL SEAL:**



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EVERSTEAD  
3741 NE TROON DR.  
LEES SUMMIT, MO 64064  
816-399-4901

VERSION:  
1.3

ISSUE DATE:  
02.15.24

SHEET NUMBER:

**A1.0**












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

1. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
2. SOIL BEARING CAPACITY SHALL BE 1500 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPROOFED. DAMPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2. LAP JOINTS SHALL BE MINIMUM 6".
4. FOUNDATION WALLS SHALL BE DAMPROOFED PER IRC SECTION R406.
5. FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405.
6. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
7. ALL INTERIOR FOOTINGS OF LOAD BEARINGS WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
8. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
9. IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

1. 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.
2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
3. WALL TRANSITION LESS 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 MORE.

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

FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" FROM INSIDE TENSION FACE)				
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.O. ON PLANS
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.
< 6'-0" WALL	8"	#4 BARS @36" O.C.	#4 BARS @ 24" O.C.	
8'-0" WALL		#4 BARS @16" O.C.		
9'-0" WALL		#4 BARS @12" O.C.		
10'-0" WALL		#4 BARS @8" O.C.		
11'-0" WALL	10"	#4 BARS @9" O.C.		24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.
12'-0" WALL	10"	#4 BARS @6" O.C.		

- 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.
- 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 FINISH.
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOIST AS NEEDED.
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
- 7.65 LINE OF FLOOR ABOVE

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

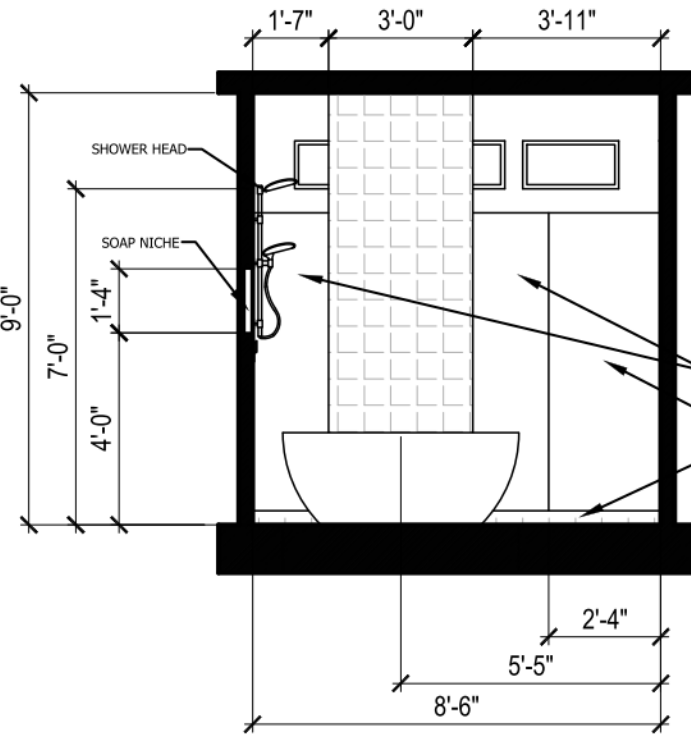
# A3.0

FOUNDATION PLAN (1)  
SCALE: 1/4" = 1'-0"



WALL BRACING NOTES:

1. WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10.
2. BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 IRC R602.10.4 AND R602.10.5.
3. FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
4. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4.
5. INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.



BATH #1 LAYOUT CHOICE DETAIL

BRACING METHODS

- BRACING CS-PF PER IRC R602.10.6.4
- BRACING CS-WSP PER IRC R602.10
- BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- BRACING LIB PER IRC R602.10 MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
  - 55" - 8' TALL WALL HEIGHT
  - 62" - 9' TALL WALL HEIGHT
  - 69" - 10' TALL WALL HEIGHT
- BRACING PFH PER IRC R602.10.6.2
- EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING: 1-3/8" MIN PEN, 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT MIDHEIGHT OF WALL. 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.

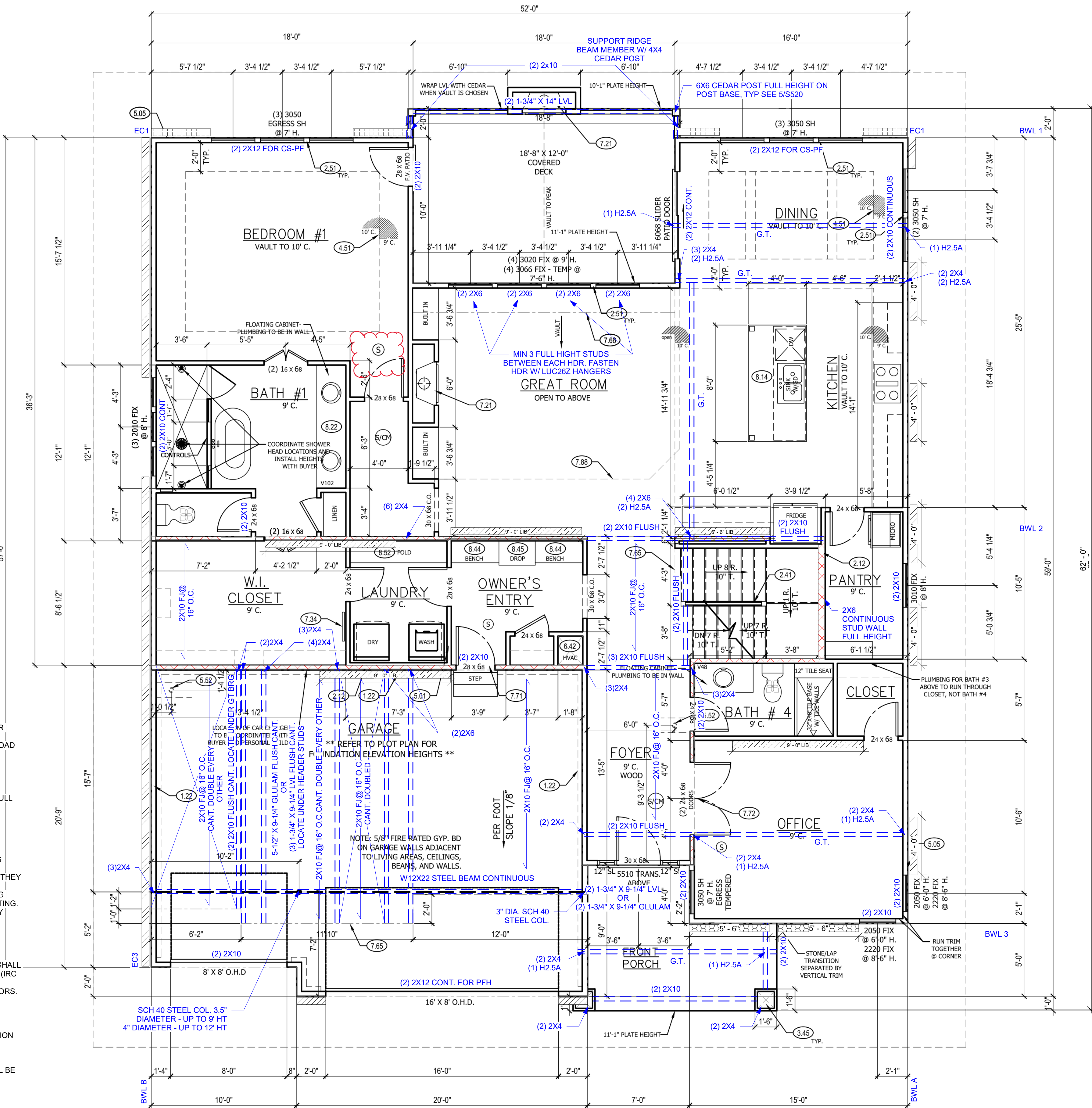
GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. ALL UNMARKER HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2X10 ON LOAD BEARING WALLS.
3. LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
4. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
5. ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
6. ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR LARCH #2 2X6 STTDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
7. MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
8. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
9. ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
10. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
11. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
12. ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
13. INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
14. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
15. ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
16. BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
17. WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
18. STAIRS SHALL COMPLY WITH IRC 311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 0" (IRC 2018 R311.7.5.1).
19. SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPERATION DOORS.
20. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
21. SECURITY SHALL CONFORM TO IRC R326/KBCRC.
22. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRIC CONDUCTOR (UNDER GROUND).
23. CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
24. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
25. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

- INTERIOR LOAD BEARING WALL

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8



MAIN FLOOR PLAN

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

1

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
- 3.45 BOX BASE WITH STONE VENEER. SEE PLAN FOR FINISHED SIZE.
- 4.51 SINGLE BOX VAULT
- 5.01 PLUMBING FOR WASHER ON INTERIOR WALL.
- 5.05 HOSE BIBB
- 5.22 TILE BASE WITH TILE WALLS. SEE DETAIL.
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS AS NEEDED.
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.21 DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 1/2" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- 7.34 FRAMED MIRROR
- 7.65 LINE OF FLOOR ABOVE
- 7.66 LINE OF FLOOR BELOW
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 7.72 FLAT ASTRAGAL LOCK- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK
- 7.88 CHANGE IN FLOORING MATERIAL
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- 8.14 24" CABINET + 24" OVERHANG WITH LEGS. VERIFY LOCATION WITH PERSONAL BUILDER.
- 8.22 CONTINUOUS FLAT VANITY
- 8.44 BENCH WITH COAT HOOKS
- 8.45 DROP ZONE/CHARGING STATION
- 8.52 FOLDING TABLE

GENERAL NOTES

- WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.
- ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.
- 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 PER VENDOR.
- 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 STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3056 FIX = 3'-0" X 6'-6" FIXED.

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LEE'S SUMMIT, MO  
64082

SYDNEY  
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4 BEDS, 4 BATHS

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3741 NE TROON DR.  
LEES SUMMIT, MO 64064  
816-399-4901

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WALL BRACING NOTES:

1. WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10.
2. BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5.
3. FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
4. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4.
5. INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

BRACING LIB PER IRC R602.10  
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:

- 55" - 8' TALL WALL HEIGHT
- 62" - 9' TALL WALL HEIGHT
- 69" - 10' TALL WALL HEIGHT

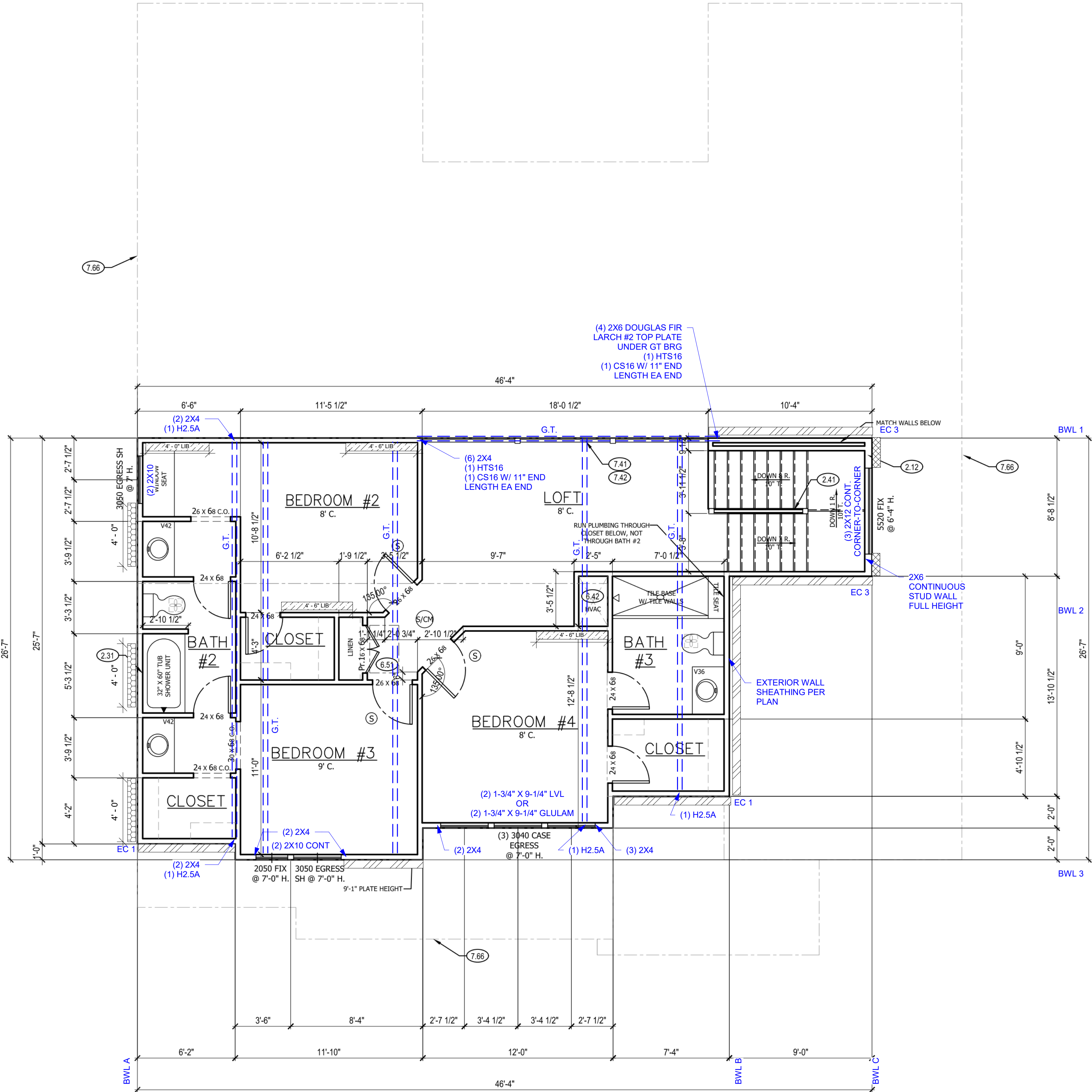
BRACING PFH PER IRC R602.10.6.2

EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING, 1-3/8" MIN PEN, 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT MIDHEIGHT OF WALL. 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.

GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. ALL UNMARKER HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2X10 ON LOAD BEARING WALLS.
3. LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
4. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
5. ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
6. ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR LARCH #2 2X6 STTDUS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
7. MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
8. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
9. ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
10. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
11. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
12. ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
13. INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
14. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
15. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
16. ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
17. BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
18. WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
19. STAIRS SHALL COMPLY WITH IRC 311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 0" (IRC 2018 R311.7.5.1).
20. SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPERATION DOORS.
21. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
22. SECURITY SHALL CONFORM TO IRC R326/KCBRC.
23. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE CONDUCTOR (UFER GROUND).
24. CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
25. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1 102.4.1 AND TABLE N1102.4.1.1).
26. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).

INTERIOR LOAD BEARING WALL



IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE											
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8

UPPER LEVEL PLAN

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

1

UPPER FLOOR PLAN NOTES

- 2.12 2X6 STUD WALL
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 5.23 SEE PRICE SUMMARY FOR SHOWER SELECTION. STANDARD IS FIBERGLASS UNIT.
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.41 OPEN HANDRAILS
- 7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
- 7.62 DASHED LINE REPRESENTS STAIRS BELOW
- 7.66 LINE OF FLOOR BELOW
- 8.47 BUILT IN WINDOW SEAT AT 18" AFF

GENERAL NOTES

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.

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

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 PER VENDOR.

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 STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

CPG DBA

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

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LEE'S SUMMIT, MO  
64082

**SYDNEY**  
MODERN PRAIRIE  
HAWTHORN RIDGE #195  
4 BEDS, 4 BATHS

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816-399-4901

VERSION:  
1.3

ISSUE DATE:  
02.15.24

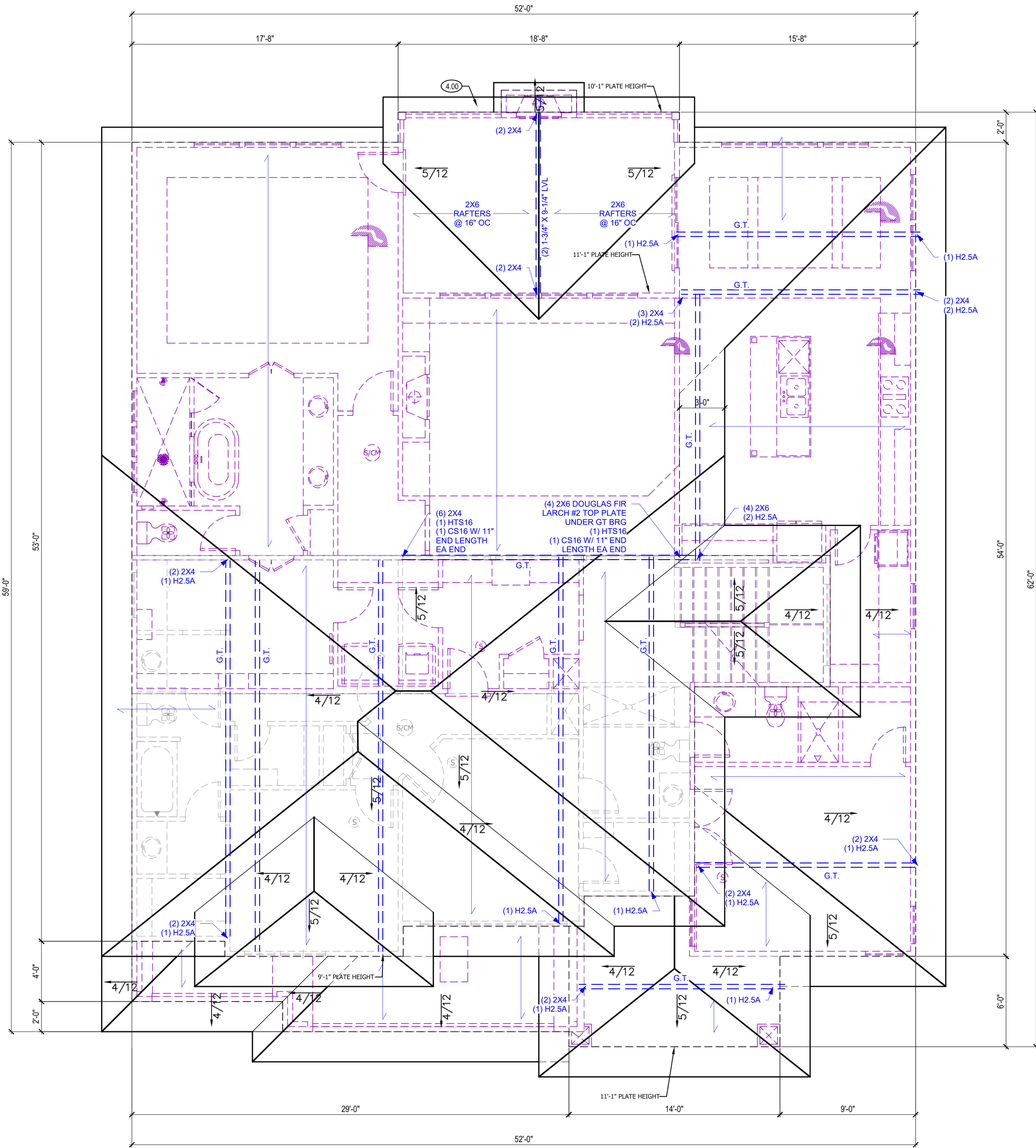
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- TRUSS FRAMED ROOF NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE 0000 FOR MINIMUM LOADING.
  - ALL EXTERIOR AND/OR 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 SECT. R905.2
  - 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).
  - EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

- TRUSS DIRECTION
- GIRDER TRUSS LOCATION
- ▨ INTERIOR LOAD BEARING WALL



ROOF PLAN 1

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

**ROOF PLAN NOTES**

- 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.

VENTILATION SQUARE FOOTAGE	
UPPER ROOF	2144
MAIN ROOF	726

**GENERAL NOTES**

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

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

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT MESH, WITH 1/2" TO 3/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED THE REQUIRED AREA MAY BE REDUCED TO 1/300.

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

CPG DBA

**SUMMIT HOMES**

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

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3741 NE TROON DR.  
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<b>A.</b>	<b><u>GENERAL NOTES IRC 2018</u></b>	
<b>A.1</b>	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.	
<b>A.2</b>	<b>LOADING ASSUMPTIONS</b>	
	<b>DEAD</b>	
	ROOF	10 PSF UNO
	ROOF + CEILING (NO STORAGE)	15 PSF
	ROOF + CEILING (STORAGE)	20 PSF
	CEILING JOISTS (STORAGE)	10 PSF
	EXTERIOR BALCONY / DECK	10 PSF
	INTERIOR FLOOR (MAIN FLOOR)	15 PSF
	INTERIOR FLOOR (UPPER FLOORS)	10 PSF
	8" THICK MASONRY WALL	96 PSF
	7" THICK MASONRY WALL	72 PSF
	EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF
	INTERIOR LIGHT FRAMED WOOD WALLS	10 PSF
	(INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)	
	<b>LIVE</b>	
	ROOF LIVE LOAD	20 PSF
	FLOOR LIVE LOAD	40 PSF (HABITABLE)
	GARAGE	50 PSF WITH 2000 LB POINT LOAD
	STORAGE	20 PSF (UNINHABITABLE)
	GUARDRAIL:	
	CONTINUOUS LINEAR	50 PLF
	MAXIMUM POINT	200 LBS
	<b>SNOW</b>	
	GROUND SNOW LOAD	20 PSF
	<b>WIND</b>	
	VELOCITY	115 MPH
	EXPOSURE CATEGORY	B
<b>B.</b>	<b><u>SOIL AND SITE ASSUMPTIONS</u></b>	
<b>B.1</b>	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 RECORD.	
<b>B.2</b>	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.	
<b>B.3</b>	LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED	
	ACTIVE	60 PSF
	AT REST	100 PSF
<b>B.4</b>	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.	
<b>C.</b>	<b><u>FOUNDATION NOTES</u></b>	
<b>C.1</b>	<b>FOUNDATION ANCHORAGE (IRC R403.1.6)</b>	
	<ul style="list-style-type: none"> <li>SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.</li> <li>BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.</li> <li>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.</li> <li>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 BOLT.)</li> <li>WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.</li> </ul>	
<b>C.2</b>	<b>CONCRETE SLABS</b>	
	<ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.</li> <li>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.</li> <li>STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.</li> </ul> </li> <li>SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL: <ul style="list-style-type: none"> <li>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.</li> <li>SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL.</li> </ul> </li> </ul>	
<b>C.3</b>	<b>VAPOR RETARDER / BARRIER (IRC R506.2.3)</b>	
	<ul style="list-style-type: none"> <li>A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 8" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE. (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED ACCESSORY BUILDINGS).</li> </ul>	
<b>C.4</b>	<b>FOOTINGS</b>	
	<ul style="list-style-type: none"> <li>THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).</li> <li>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 12".</li> <li>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.</li> <li>FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT.</li> <li>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.</li> <li>SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS.</li> </ul>	
<b>C.5</b>	<b>CONCRETE</b>	
	<ul style="list-style-type: none"> <li>ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.</li> <li>THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.</li> </ul>	

C.5	<p><b>CONCRETE (CONT.)</b></p> <ul style="list-style-type: none"> <li>CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.</li> <li>CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM OF 1/4 INCH AMPLITUDE.</li> <li>REBAR PLACEMENT SHALL BE AS FOLLOWS: <ul style="list-style-type: none"> <li>CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3.0 IN CLR</li> <li>CONCRETE EXPOSED TO EARTH OR WEATHER 1.5 IN CLR</li> <li>NOT EXPOSED TO WEATHER OR GROUND <ul style="list-style-type: none"> <li>1) SLABS, WALLS, JOISTS 3/4 IN CLR</li> <li>2) BEAMS, COLUMNS 1.5 IN CLR</li> </ul> </li> </ul> </li> <li>CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER</li> <li>SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.</li> <li>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)</li> </ul>
C.6	<p><b>CONCRETE WALLS WITH REINFORCEMENT STEEL</b></p> <ul style="list-style-type: none"> <li>REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40.</li> <li>SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.</li> <li>90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14. <ul style="list-style-type: none"> <li>STRAIGHT EXTENSION LENGTH = 12X BAR DIA.</li> <li>BEND DIAMETER = 12X BAR DIA.</li> </ul> </li> <li>HOOKED DOWELS: <ul style="list-style-type: none"> <li>HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION.</li> <li>HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION.</li> </ul> </li> <li>PROVIDE (2) - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.</li> <li>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)].</li> <li>TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE WALL.</li> <li>HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK</li> </ul>
C.7	<p><b>COLD WEATHER CONCRETE</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.</li> <li>ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS.</li> <li>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.</li> <li>THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES FAHRENHEIT .</li> <li>THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65 DEGREES FAHRENHEIT.</li> <li>ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE.</li> <li>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.</li> <li>GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT.</li> <li>INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS .</li> <li>MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING.</li> </ul>
C.8	<p><b>FOOTNOTES</b></p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>8" WALL - MINIMUM 2" FROM TENSION FACE</li> <li>10" WALL - MINIMUM 6-3/4" FROM THE OUTSIDE FACE</li> <li>EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL</li> </ul> </li> <li>HORIZONTAL REINFORCEMENT: <ul style="list-style-type: none"> <li>ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL</li> <li>OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.</li> <li>HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE)</li> <li>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.</li> </ul> </li> <li>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.</li> <li>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).</li> </ul>
<p><b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2</b></p>	
<b>TYPE OR LOCATION OF CONCRETE CONSTRUCTION</b>	<b>MINIMUM SPECIFIED COMPRESSIVE STRENGTH FOR SEVER WEATHERING POTENTIAL</b>
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

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**STAIRWAYS**

- STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.
- REQUIRED GARAGE 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 R302.7.

**G. 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: 2X8 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 DASHA 108 AND ASTM E330-96 (IRC R301.2.1).

**H. ROOF**

- 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."

**I. 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. ENERGY REQUIREMENTS**

- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.
- 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 M1504.3.
- 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.

**K. ABBREVIATIONS**

- AFF: ABOVE FINISHED FLOOR
- CLR: CLEAR
- EFF: EFFECTIVE
- EPF: 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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SUMMIT HOMES

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# SUMMIT HOMES

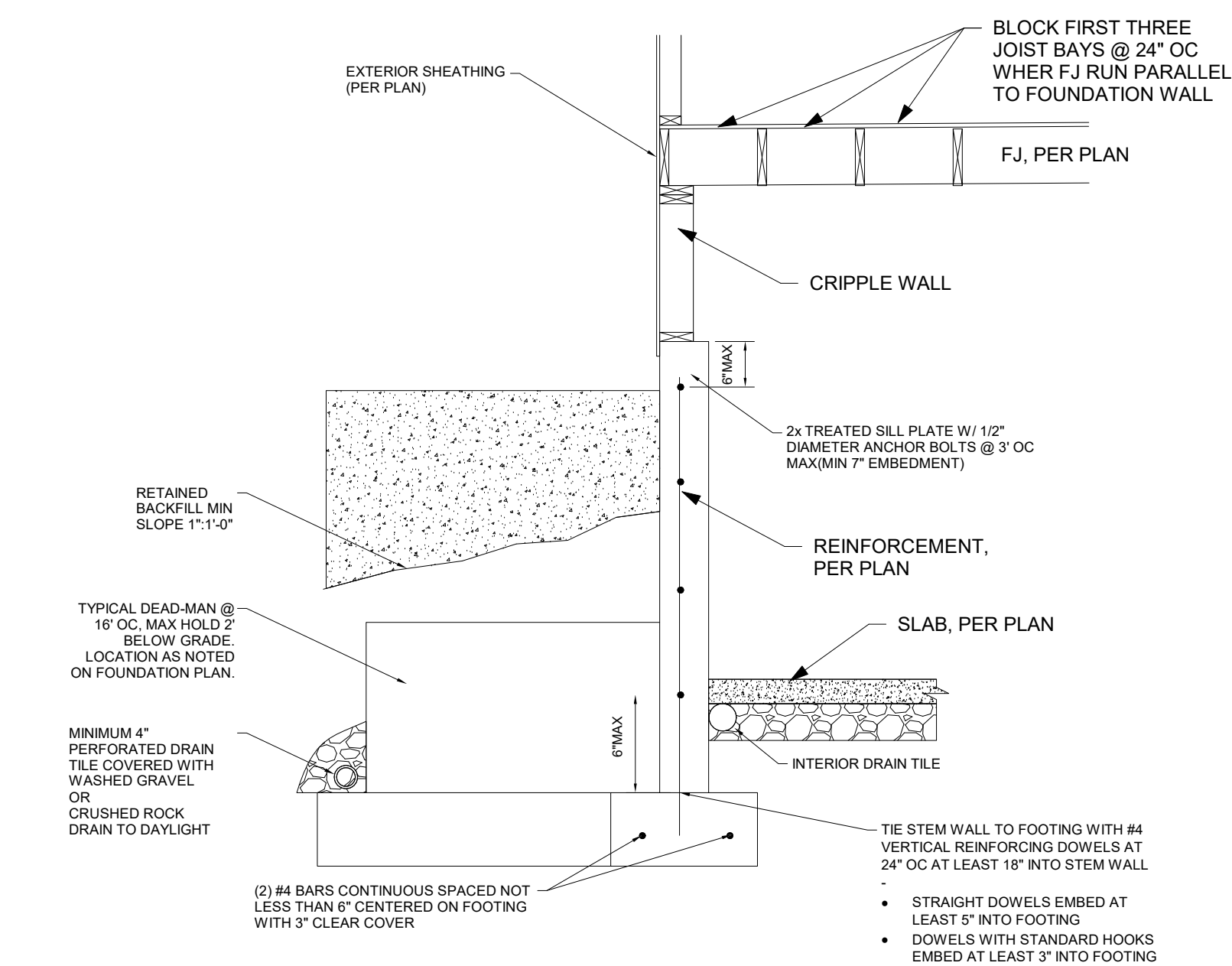
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## STRUCTURAL GENERAL NOTES

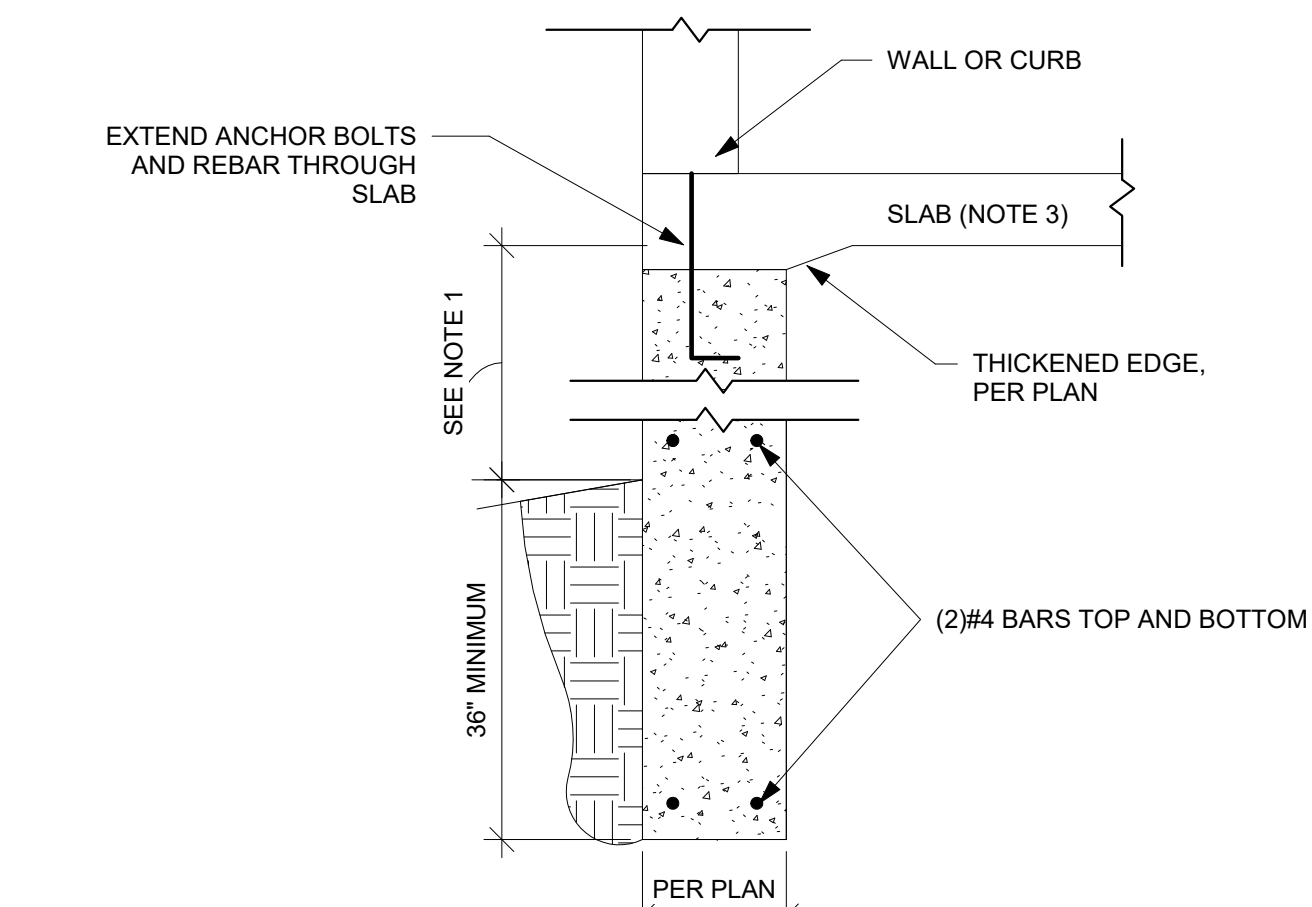
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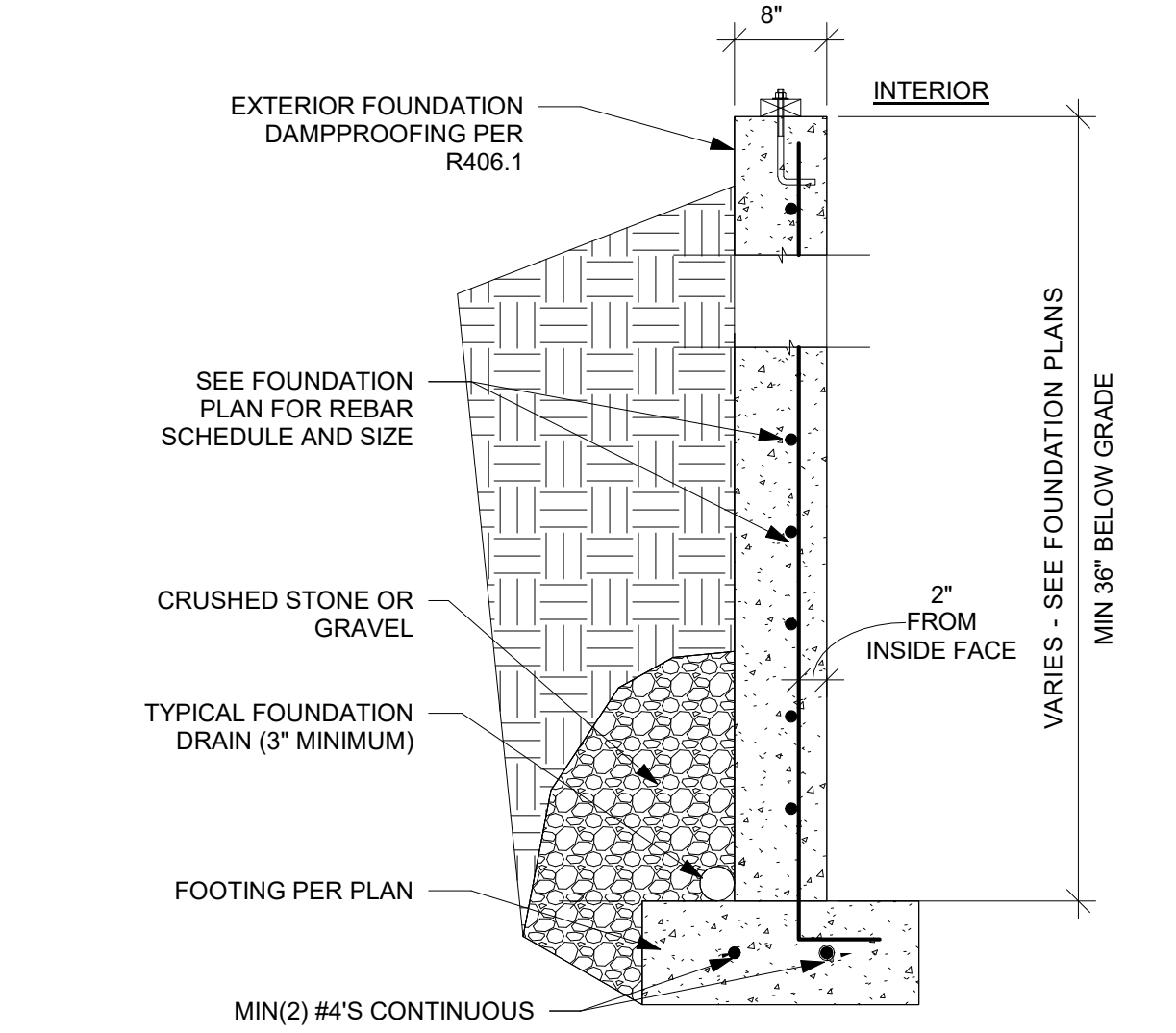




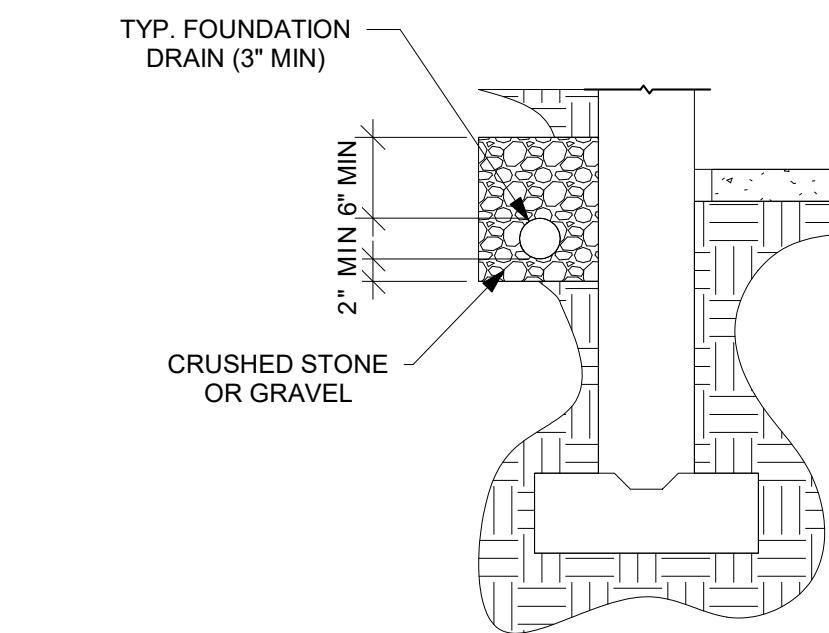
1. TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



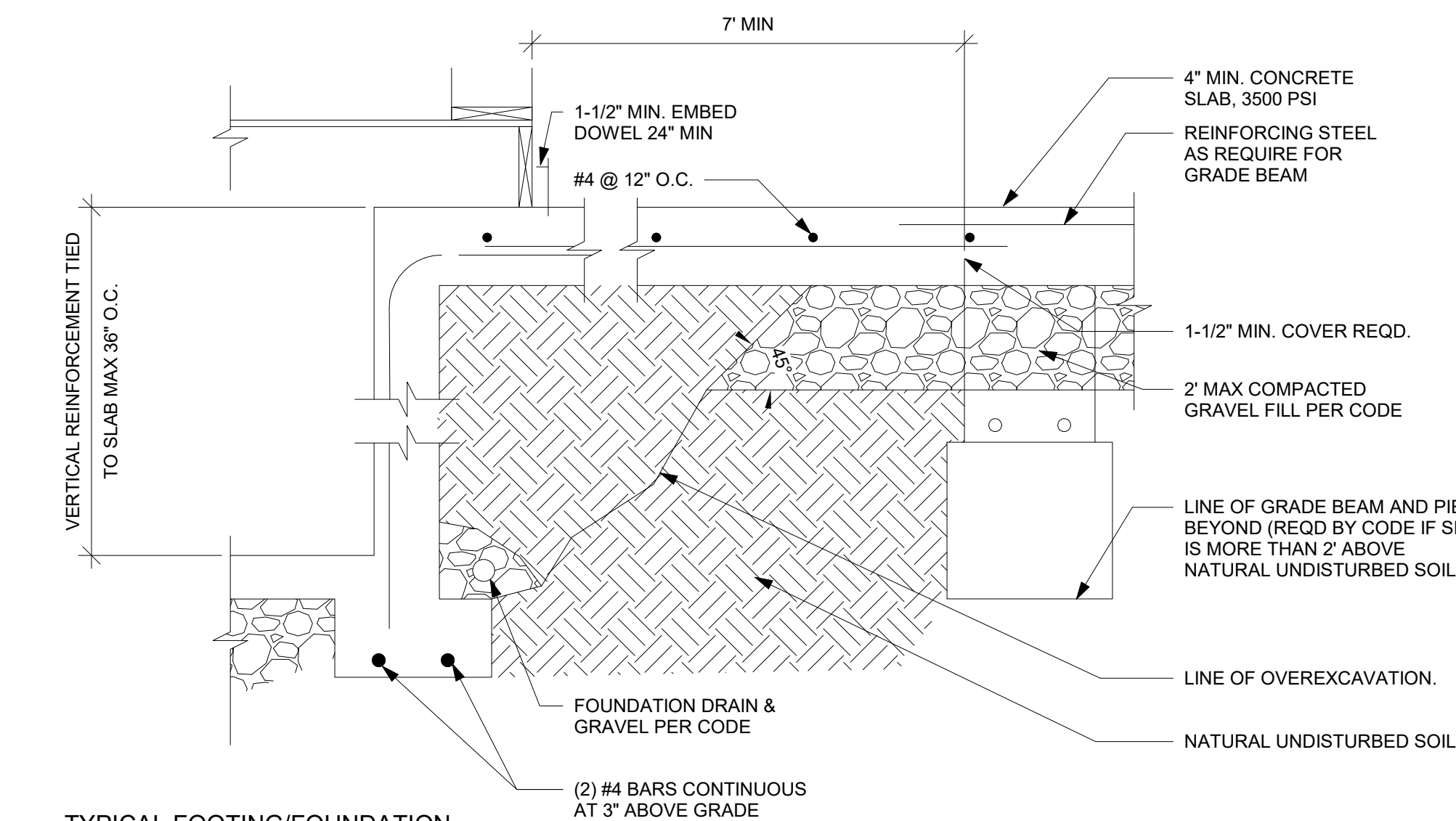
2. TRENCH FOOTING WITH SLAB DETAIL NTS



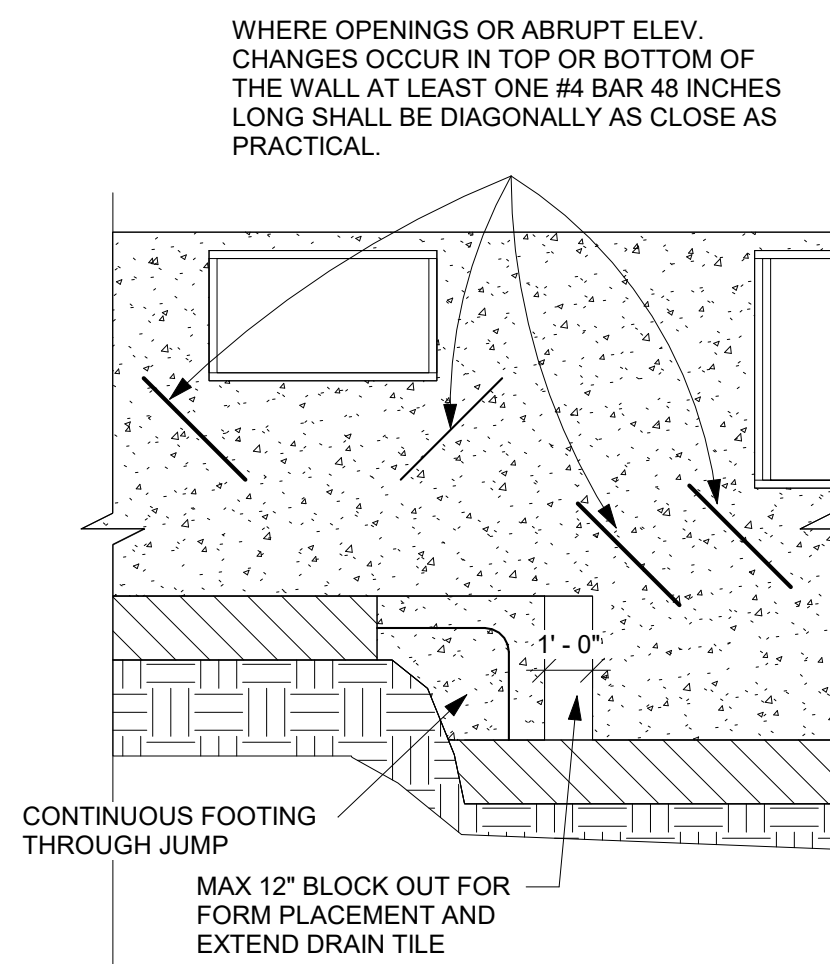
3. TYPICAL WALL SECTION DETAIL NTS



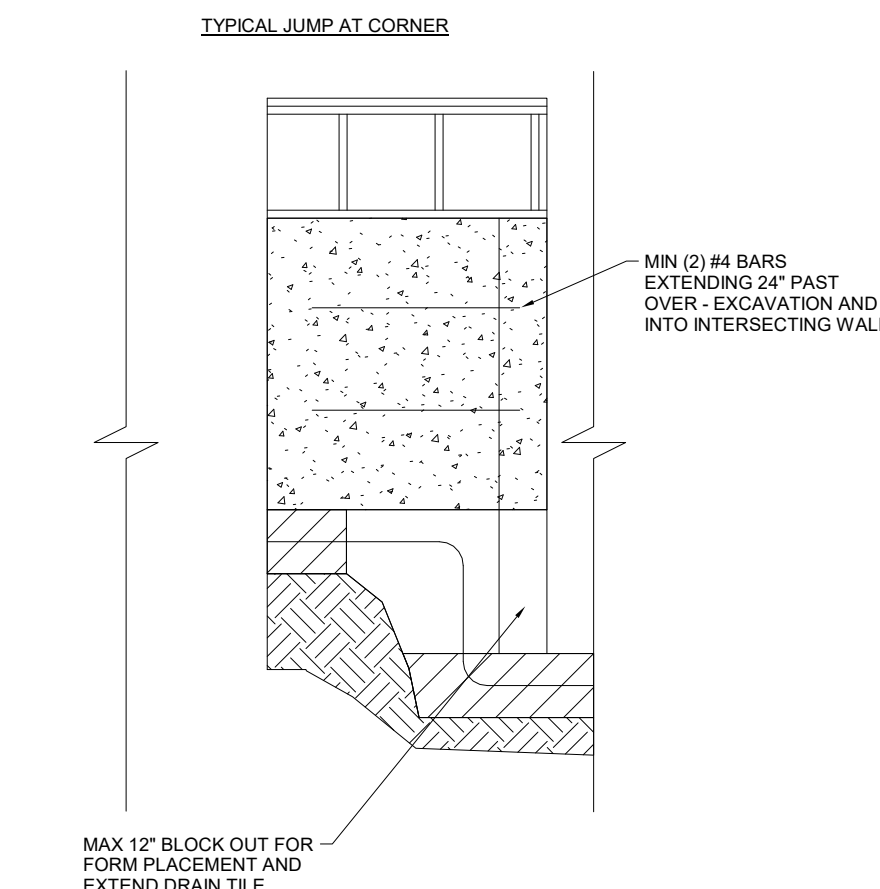
4. FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



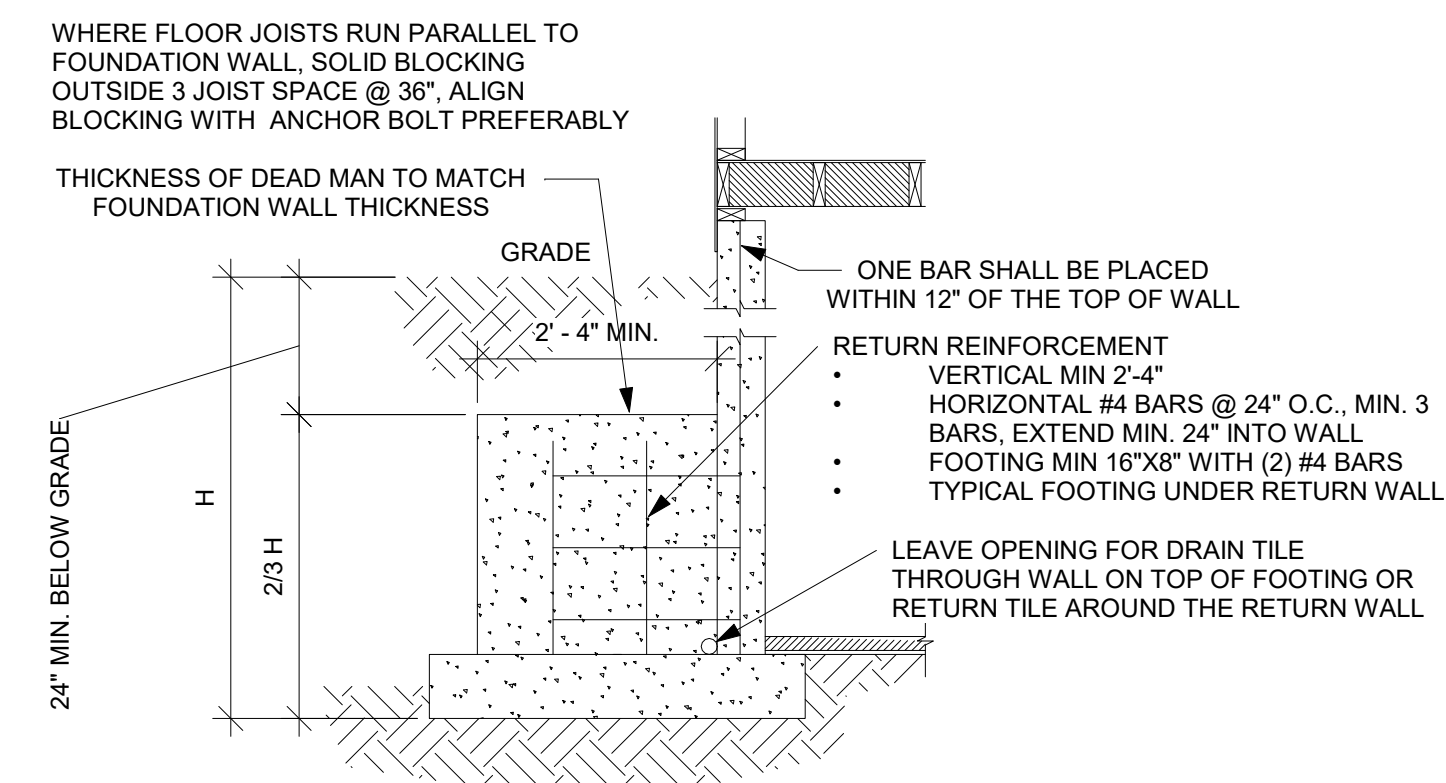
5. TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



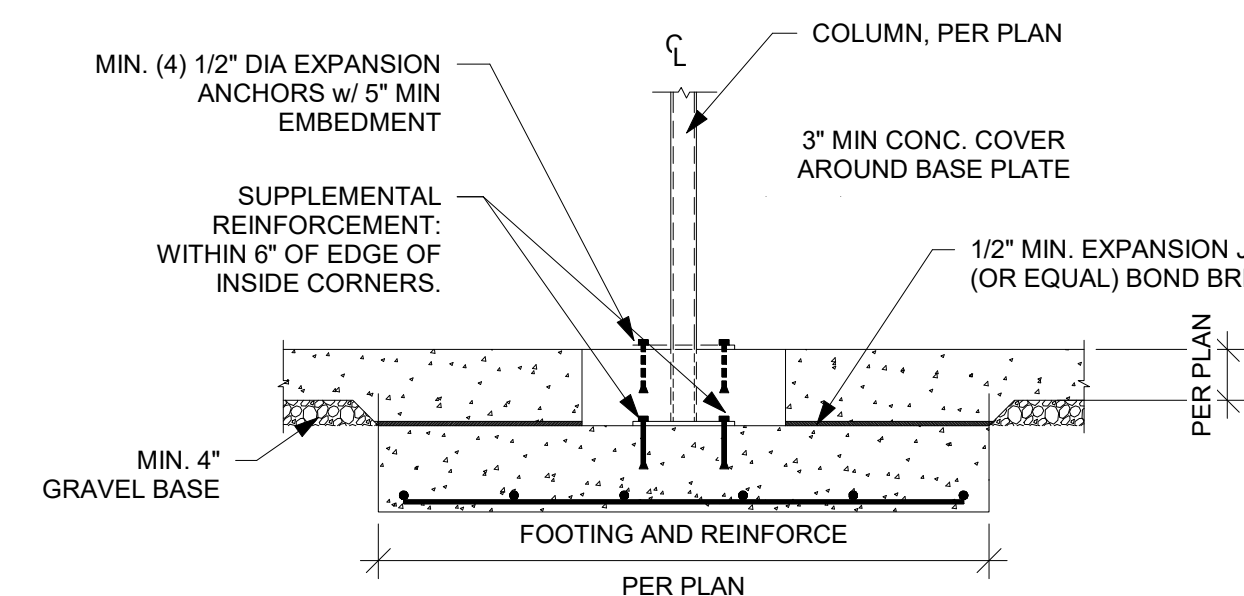
6. FOUNDATION WALL JUMP DETAIL NTS



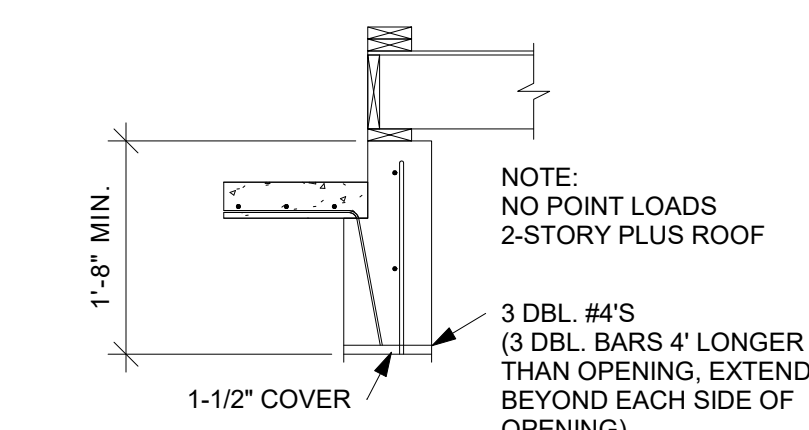
7. FOUNDATION WALL JUMP DETAIL 2 NTS



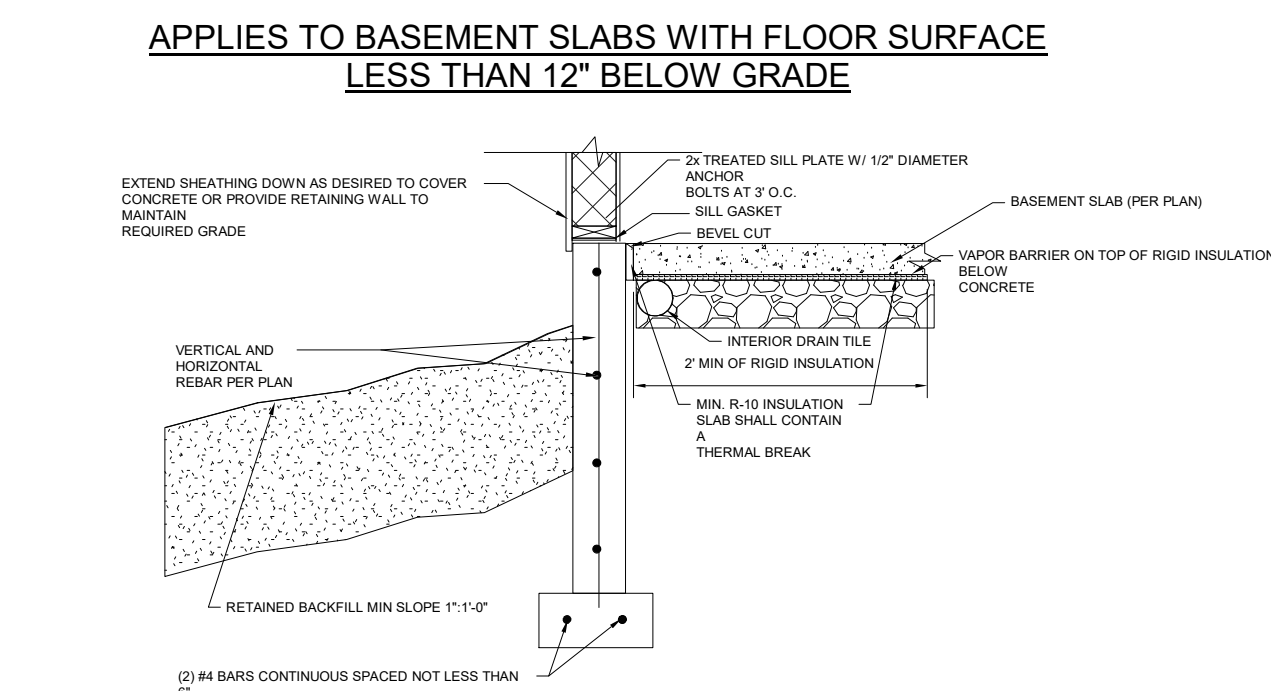
8. TYPICAL DEAD MAN DETAIL NTS



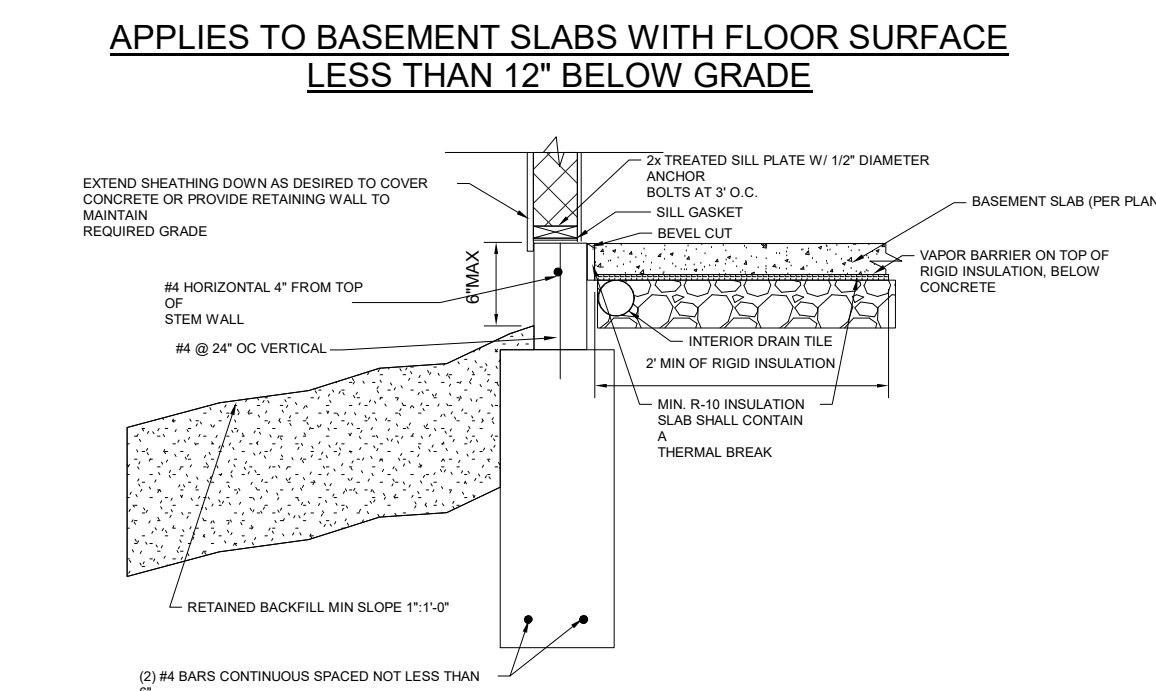
9. TYPICAL COLUMN PAD DETAIL NTS



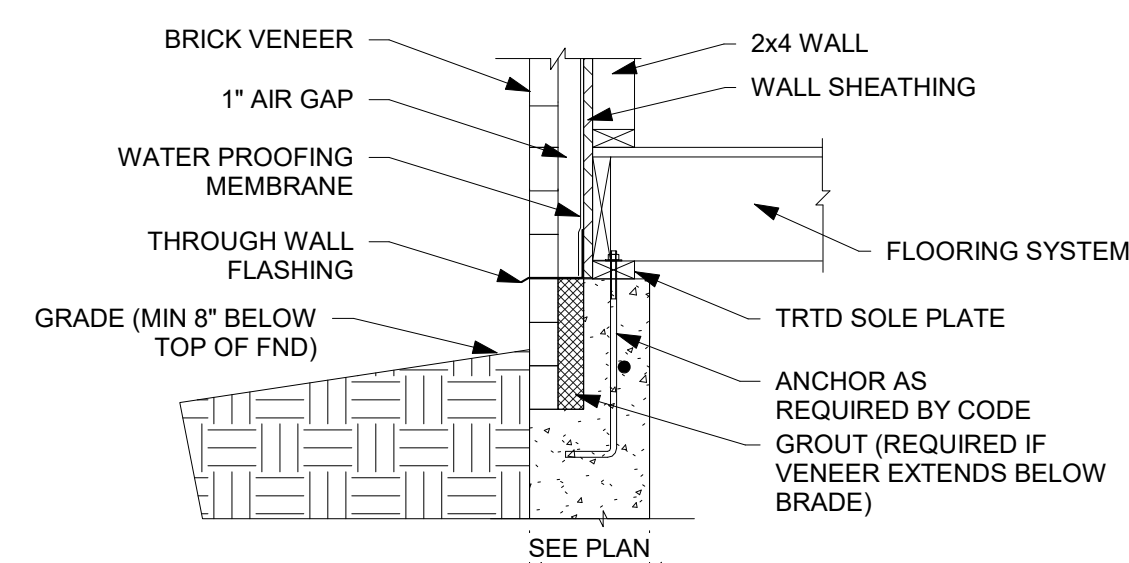
10. 6" MAXIMUM OPENING HEADER DETAIL NTS



11. SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS



12. SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



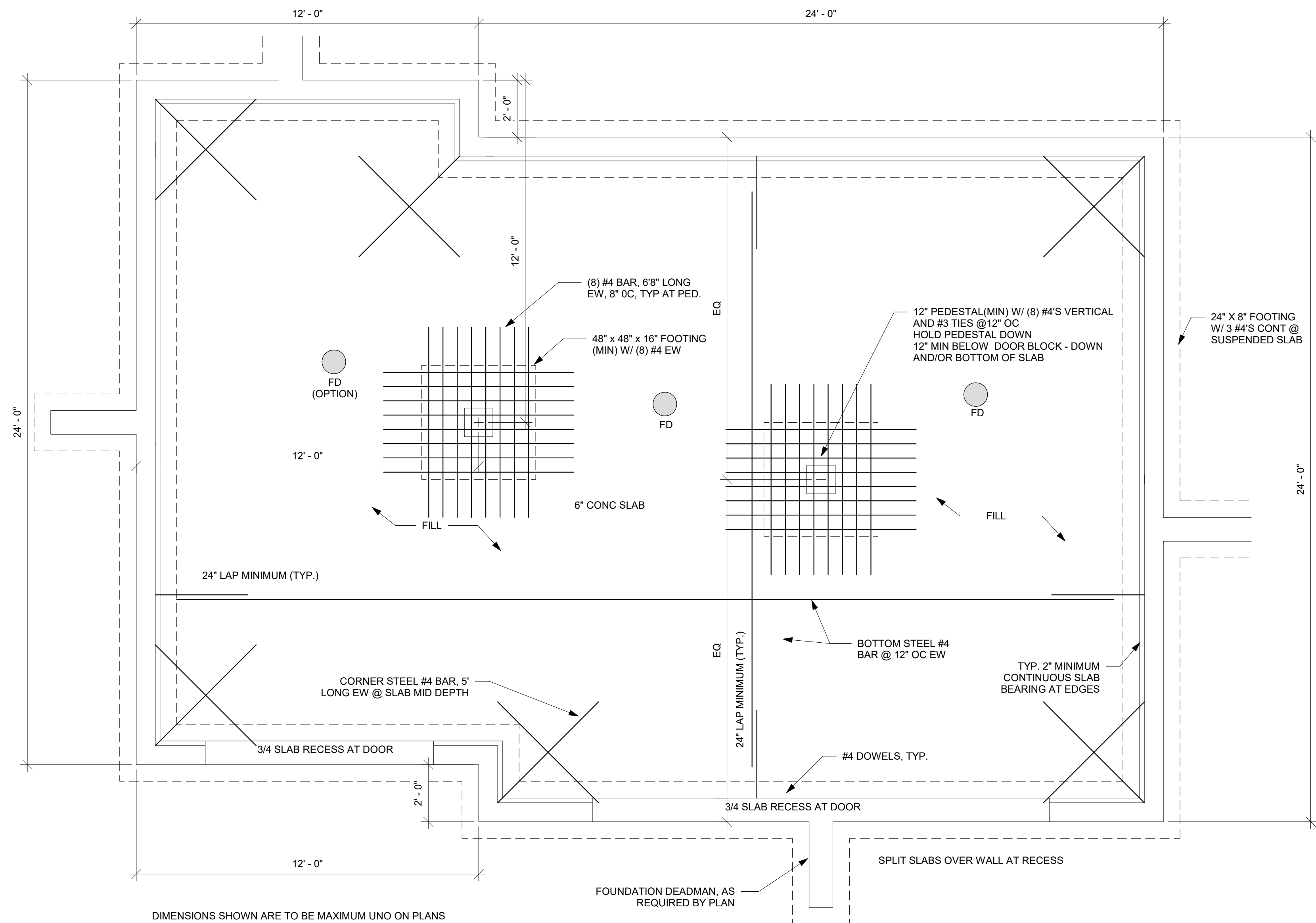
13. BRICK VENEER DETAIL NTS

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FOUNDATION  
DETAILS

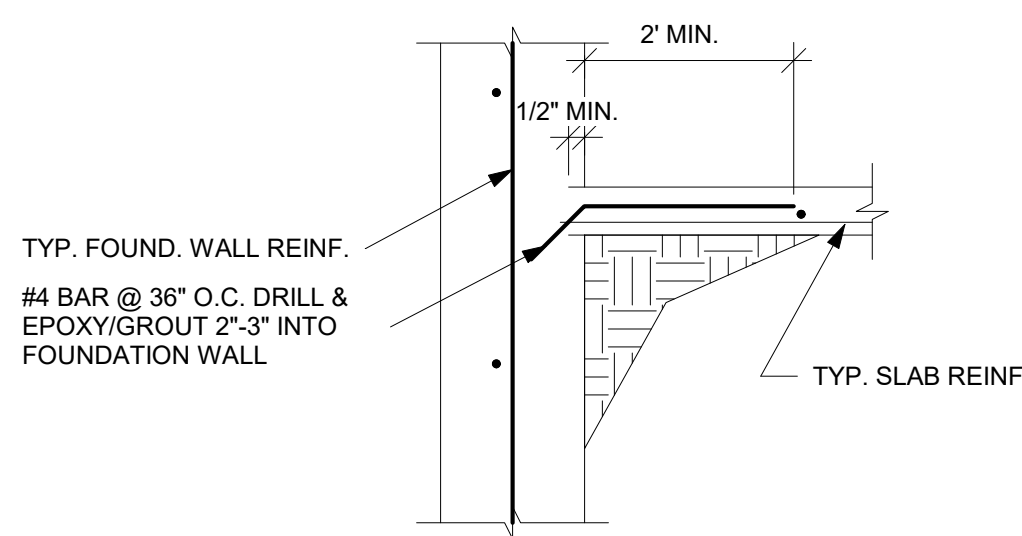
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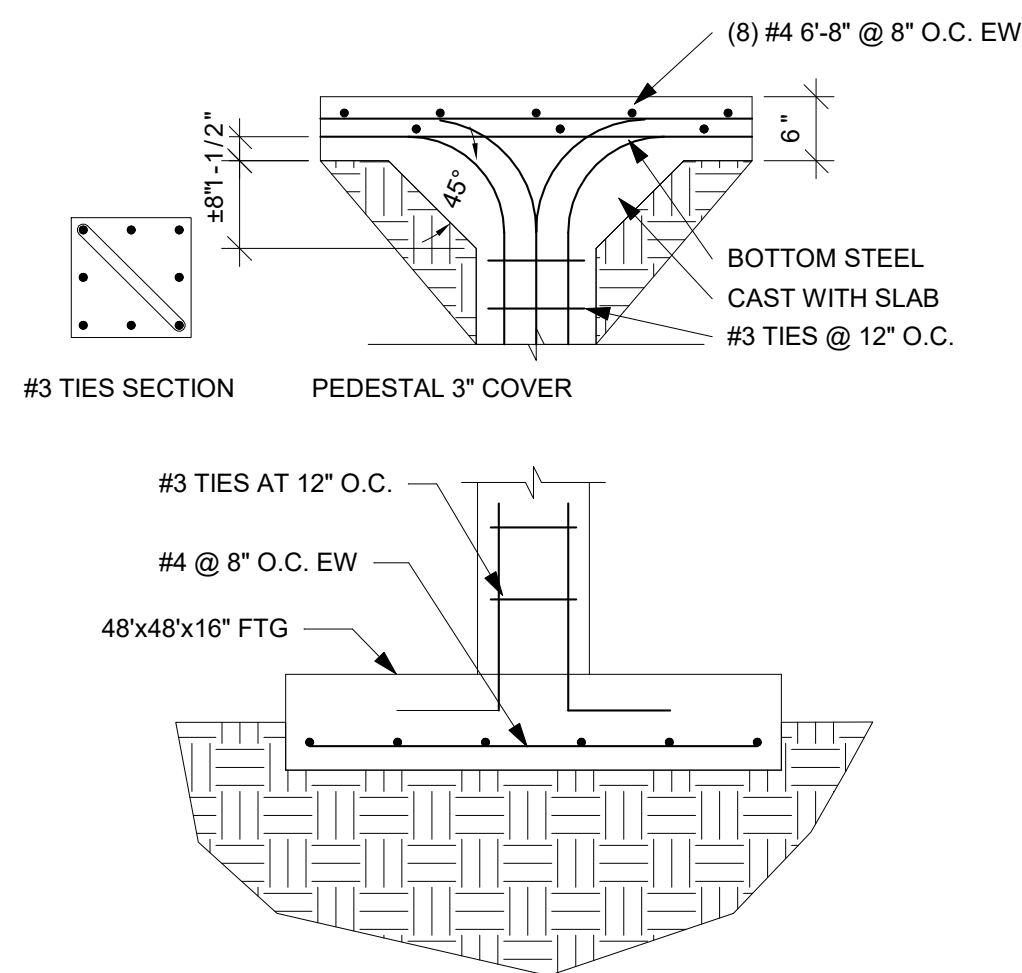
① 2 CAR GARAGE SLAB ON FILL DETAIL  
NTS

② 3 CAR GARAGE SLAB ON FILL DETAIL 2  
NTS

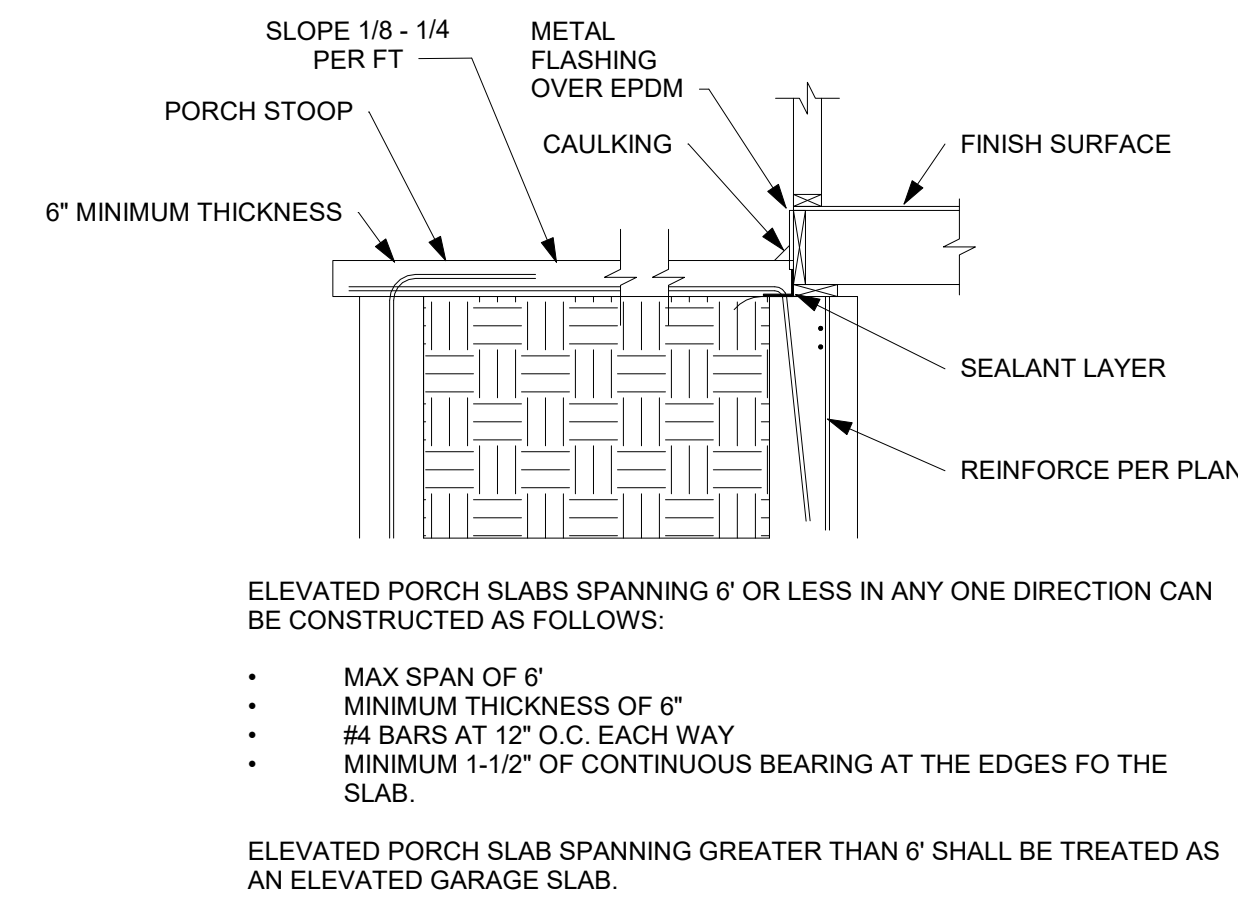


③ SLAB AT WALL DETAIL  
NTS

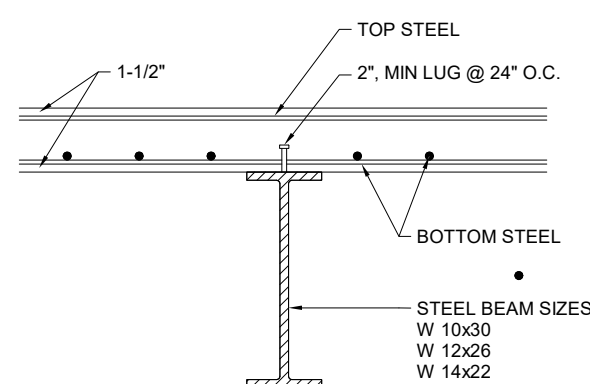
④ ALT. SLAB CONNECTION DETAIL  
NTS



⑤ PEDESTAL AT SLAB AND FOOTING  
DETAIL  
NTS



⑥ STANDARD PORCH SLAB DETAIL  
NTS



⑦ SLAB OVER BEAM  
1/4" = 1'-0"

## SUMMIT HOMES

HAWTHORN RIDGE #195 - SYDNEY MODERN PRAIRIE  
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**GARAGE/SLAB  
DETAILS**

**S503**

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The diagram illustrates three types of exterior wall framing: Platform Framing, Intermediate Bearing Wall, and Balloon Framing.

**Platform Framing:** Shows a wall on a foundation. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss.

**Intermediate Bearing Wall:** Shows a wall on a foundation. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss.

**Balloon Framing:** Shows a wall on a foundation. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss. The wall is built on a continuous sill plate. The floor joists are supported by the wall. The roof is supported by rafters and ceiling joists or approved roof truss.

Diagram illustrating the connection between a wall assembly and a floor joist:

- TOP PLATE**: The horizontal member at the top of the wall.
- FLOOR JOIST**: The horizontal structural member supporting the floor.
- #2-2 x 4 STUDS AT 16" O.C.**: Vertical structural members supporting the wall.
- 5/8" TYPE X GYPSUM WALL BOARD OR EQUIVALENT**: The wall finish, installed parallel or at right angle to the studs.
- TO EACH SIDE OF 2 x 4 STUDS W/ 1/4" TYPE W DRYWALL SCREWS AT 12" O.C.**: Fasteners securing the wall board to the studs.
- FIBERGLASS BATT INSULATION (R-13)**: Insulation material between the studs.

The diagram illustrates a cross-section of a built-up stud wall assembly. It shows a vertical section of the wall with multiple layers of studs. The wall is supported by a horizontal foundation or beam. The assembly includes built-up studs with 10D (3"x108") nails at 24" on center. Twox blocking is shown directly below the stud pack for load transfers. The sill or bottom plate is also indicated.

BUILT-UP STUDS W/ 10D  
(3"x108") NAILS @ 24" O.C.

2x BLOCKING DIRECTLY  
BELOW STUD PACK FOR  
LOAD TRANSFERS

SILL OR BOTTOM  
PLATE

FOUNDATION OR BEAM

WOOD BEAM

SIMPSON MST16 STRAP TIE

KING STUDS

BUILT-UP STUDS W/ 10D (3"x0.128") NAILS @ 24" O.C.  
SEE PLAN FOR QUANTITY

Diagram illustrating the construction of a built-up beam. The diagram shows a cross-section of a beam with multiple layers. The top layer is labeled "NEW BEAM". Below it, the structure is composed of "BUILT-UP STUDS W/ 10D (3\"X0.128\") NAILS @ 24\" O.C. SEE PLAN FOR QUANTITY." and "KING STUDS SHALL EXTEND TO TOP OF BEAM AND BE NAIL TO BEAM W/ 10D (3\"X0.128\") NAILS. SEE GENERAL NOTES." The diagram shows the studs extending to the top of the beam and being nailed to it.

TOP PLATE

BORED HOLE: MAXIMUM DIA 40% OF STUD DEPTH

5/8 INCH MIN. TO EDGE

NOTCHING: 25% MAXIMUM OF STUD DEPTH

CCA TREATED PLATE IF IN CONTACT WITH CONC. SLAB

STUD

5/8 INCH MIN. TO EDGE

IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLE AND NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED AND SO BORED

BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS-SECTION OF CUT OR NOTCH IN STUD.

Diagram illustrating a joist-hanger connection. The components shown are the JOIST, BEAM, and JOIST HANGER.

Diagram illustrating a beam and joist connection. The beam is labeled "BEAM" and the joist is labeled "JOIST".

**SECTION VIEW**

JOIST

WOOD PLATE

STEEL BEAM

SIMPSON PRODUCT  
TBP1460R50 SELF TAPPING  
WOOD TO STEEL SCREW (OR  
EQUIVALENT) EVERY 16" O.C.  
ALTERNATING SIDES

**PLAN VIEW**

WOOD PLATE

STEEL BEAM

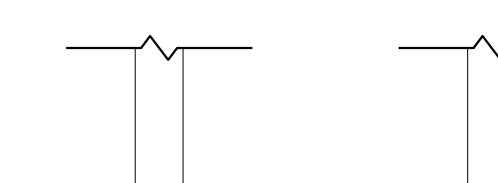
SIMPSON PRODUCT  
TBP1460R50 SELF TAPPING  
WOOD TO STEEL SCREW (OR  
EQUIVALENT) EVERY 16" O.C.  
ALTERNATING SIDES

Technical drawing illustrating a cross-section of a wall and floor assembly. The drawing shows a vertical wall section on the left and a horizontal floor section on the right. The wall is supported by a concrete footing. The floor is supported by a post. The wall is constructed with studs and blocking. The floor is constructed with joists and blocking. The drawing includes labels for various components and their connections:

- STUDPACK W/ BLOCKING
- SEE BEAM TO STUD PACK DETAILS
- DROP BEAM
- SEE BLOCKING DETAIL
- SHEATHING
- FLUSH BEAM
- SEE JOIST TO BEAM DETAILS
- POST
- CONCRETE FOOTING

### MULTIPLY LUMBER

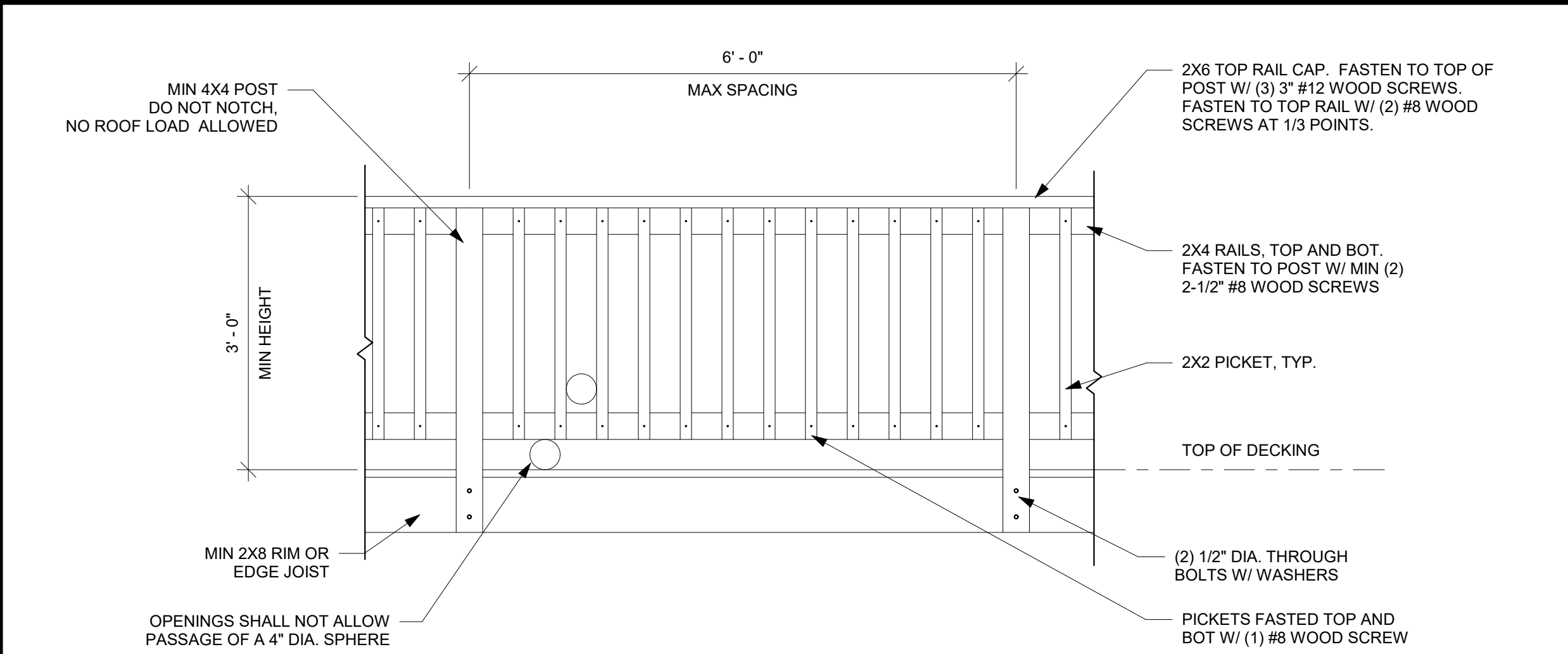
### STEEL BEAM



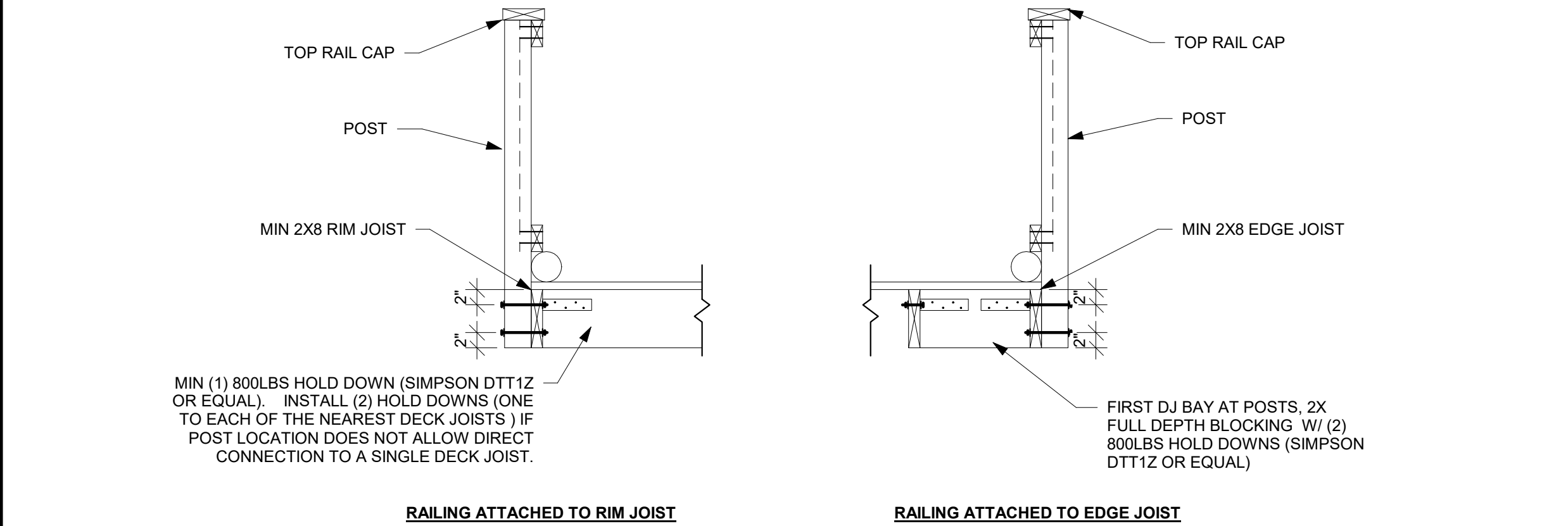
The diagrams illustrate two methods of supporting a steel beam. The left diagram shows a beam supported by a clip, with a label 'BEAM CLIP SUPPORT' below it. The right diagram shows a beam supported by a bolt, with a label 'BEAM BOLT ON' below it.

14 CANTILEVERED LEDGER DETAIL  
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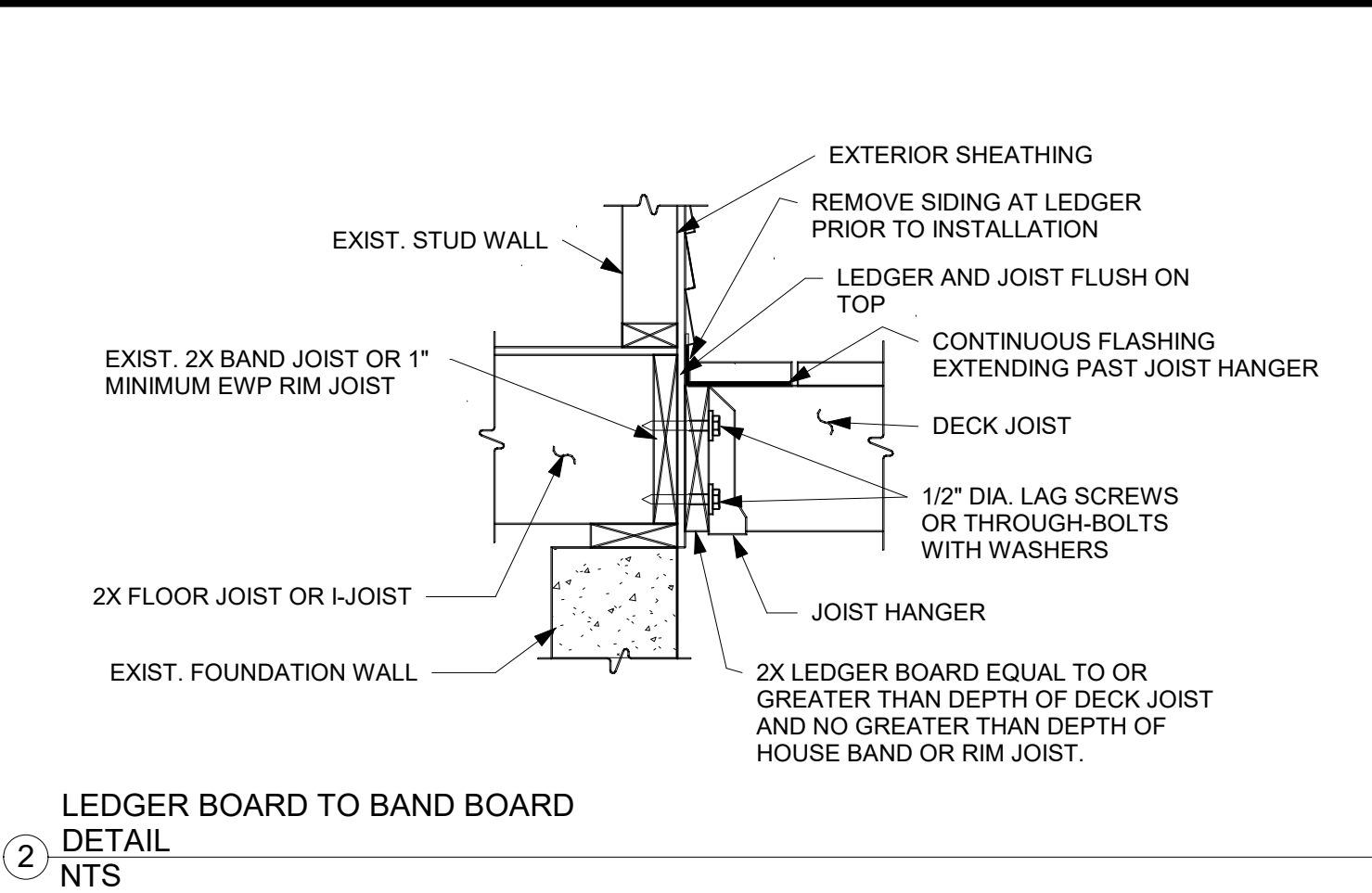




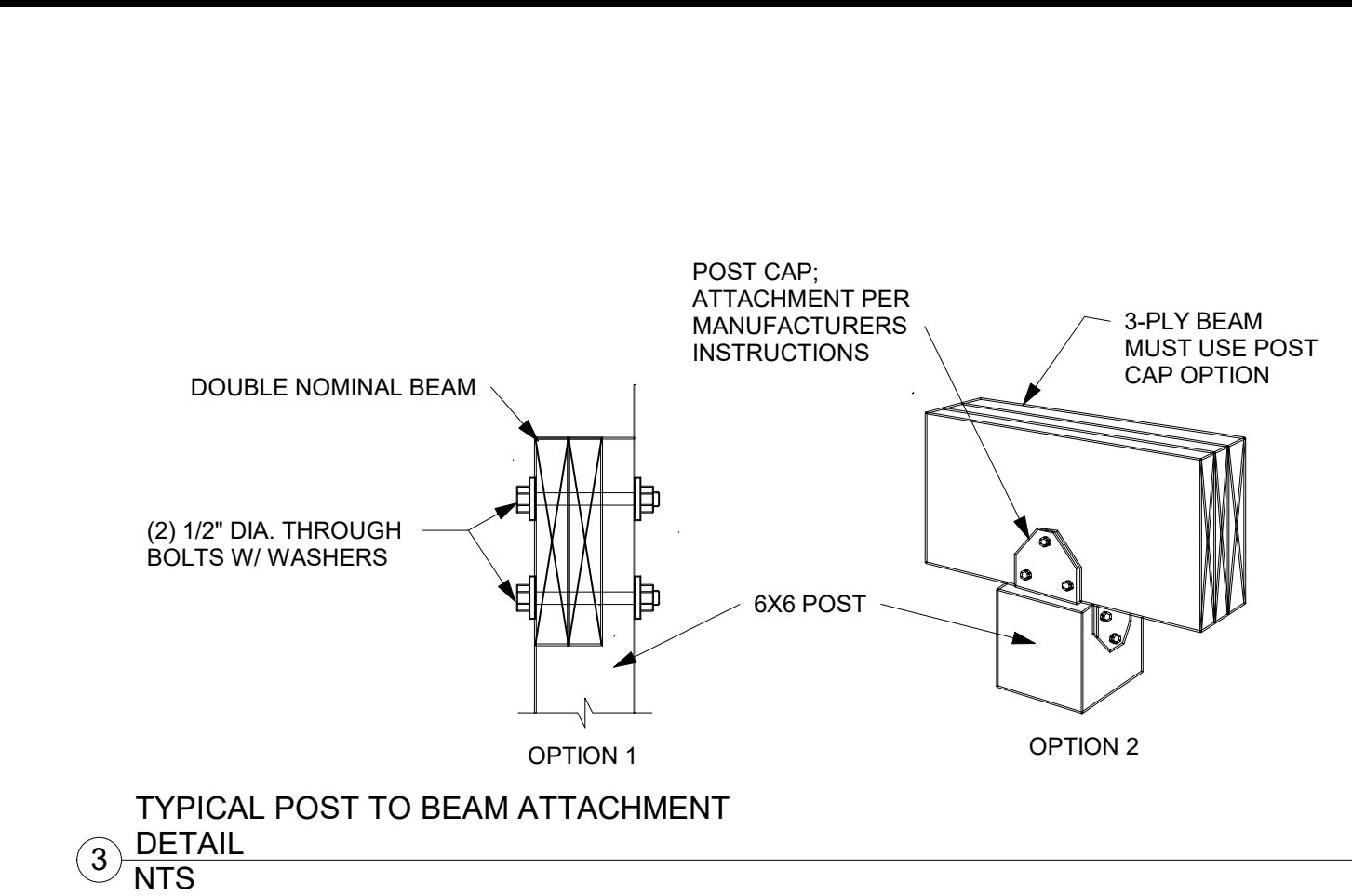
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



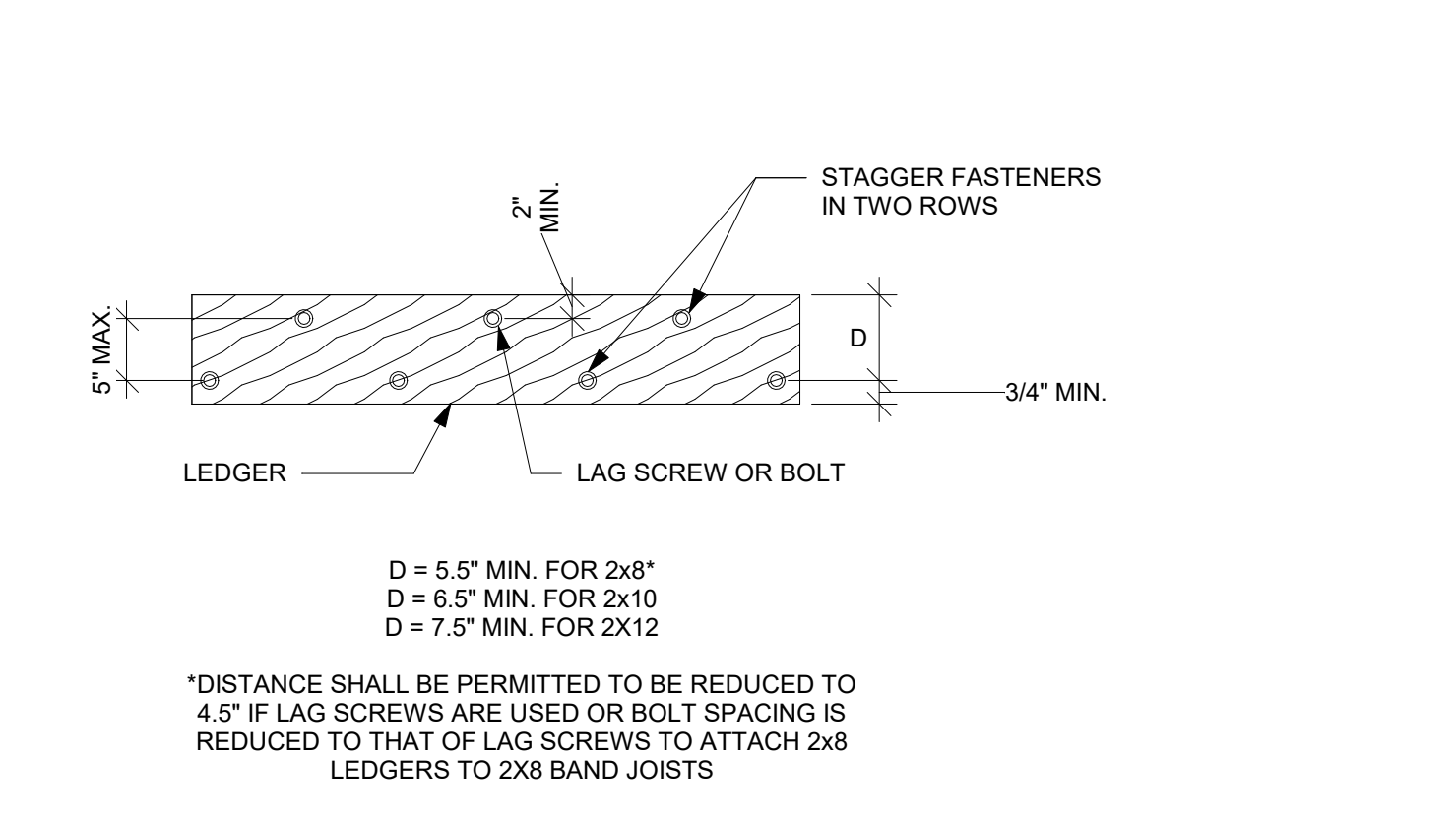
1 DECK RAILING  
NTS



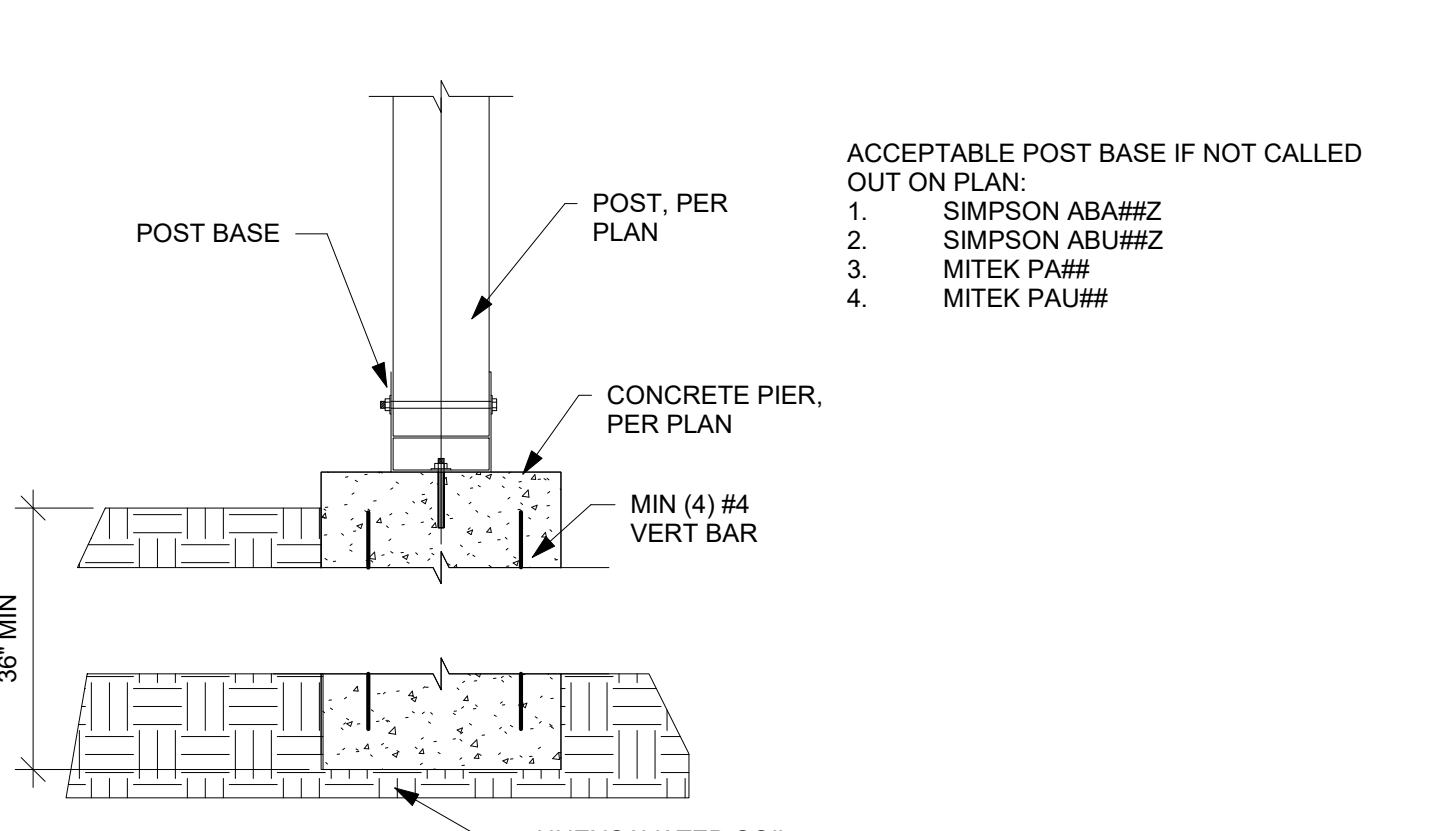
2 LEDGER BOARD TO BAND BOARD  
DETAIL  
NTS



3 TYPICAL POST TO BEAM ATTACHMENT  
DETAIL  
NTS



4 DECK LEDGER DIMENSION DETAIL  
NTS



5 POST BASE DETAIL  
NTS

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



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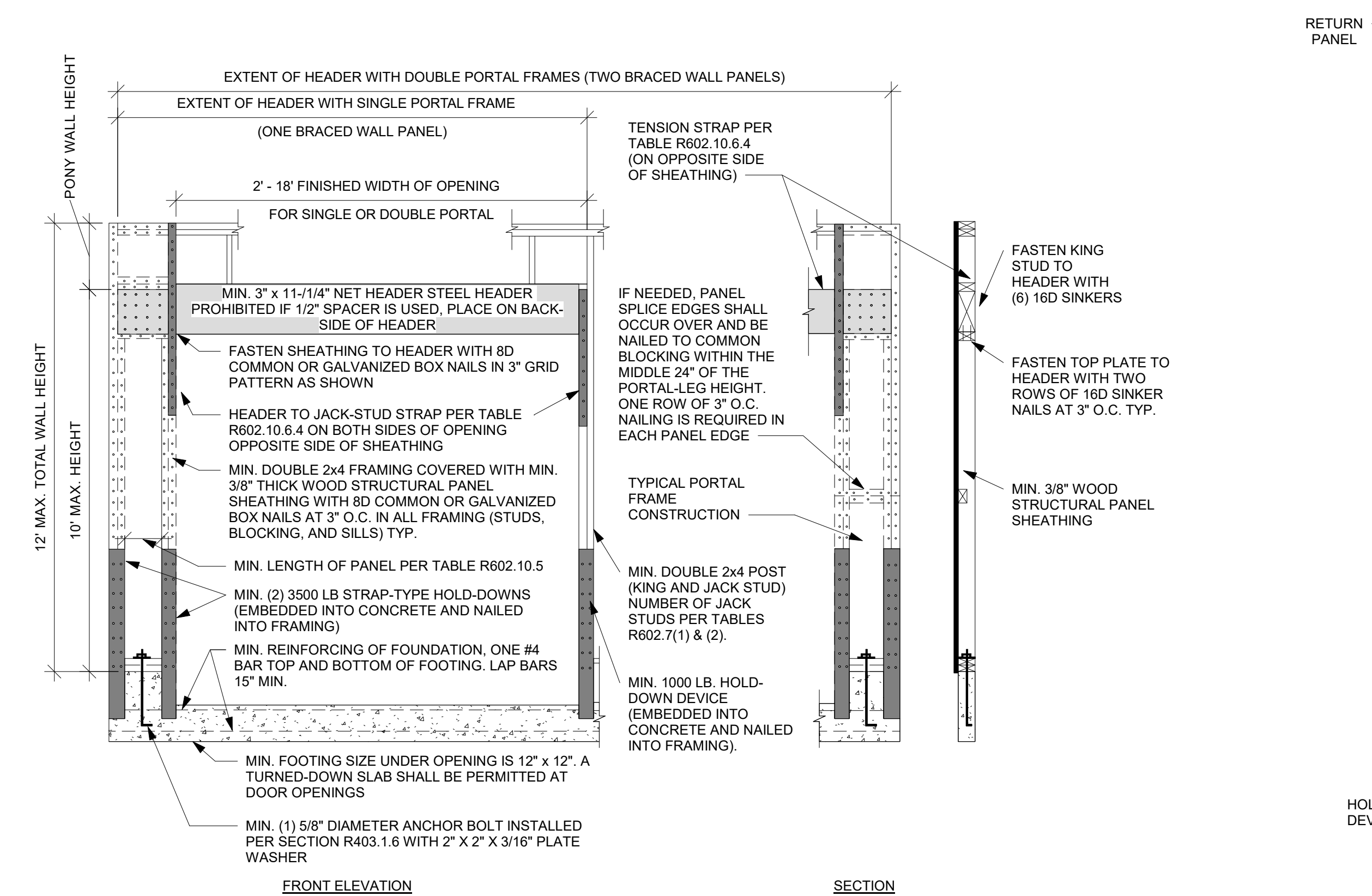
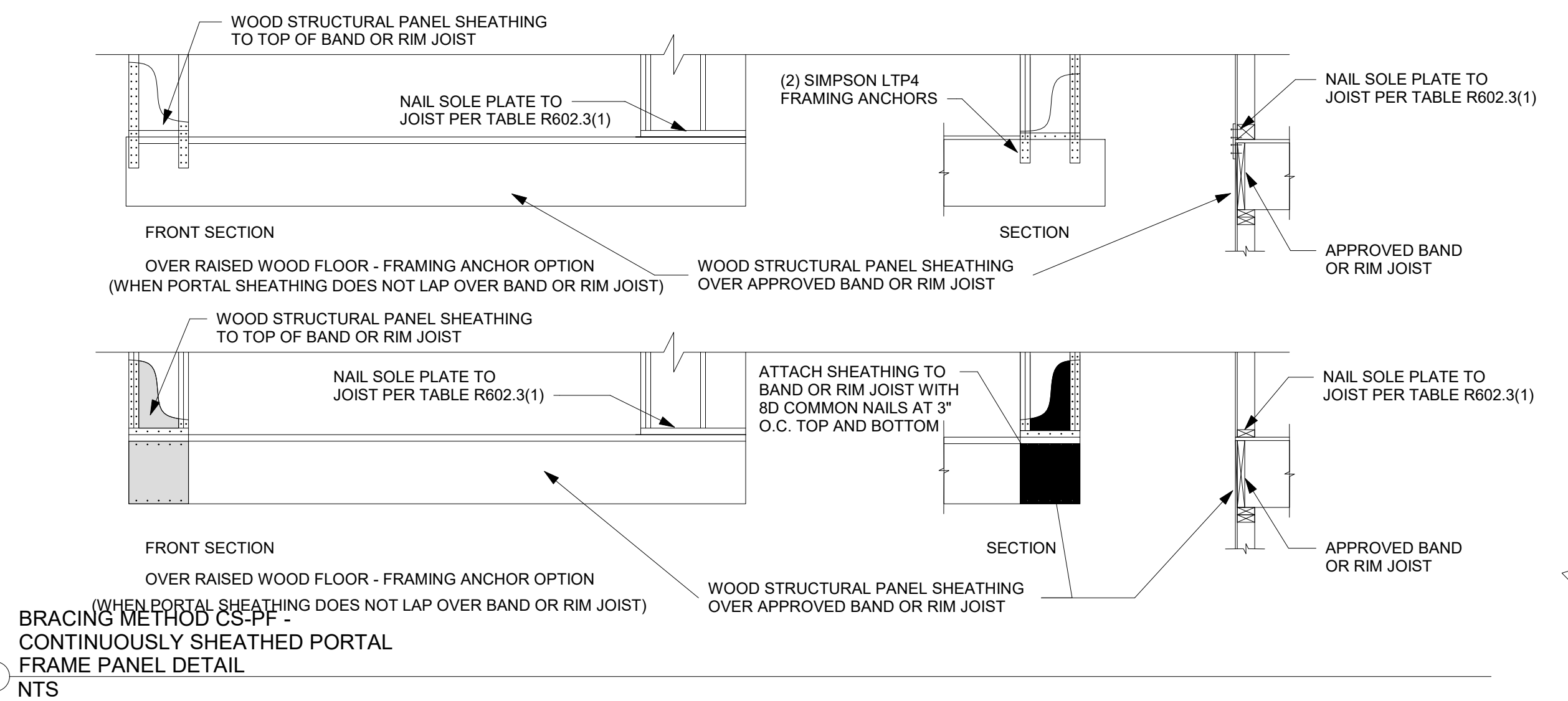
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DECK DETAILS

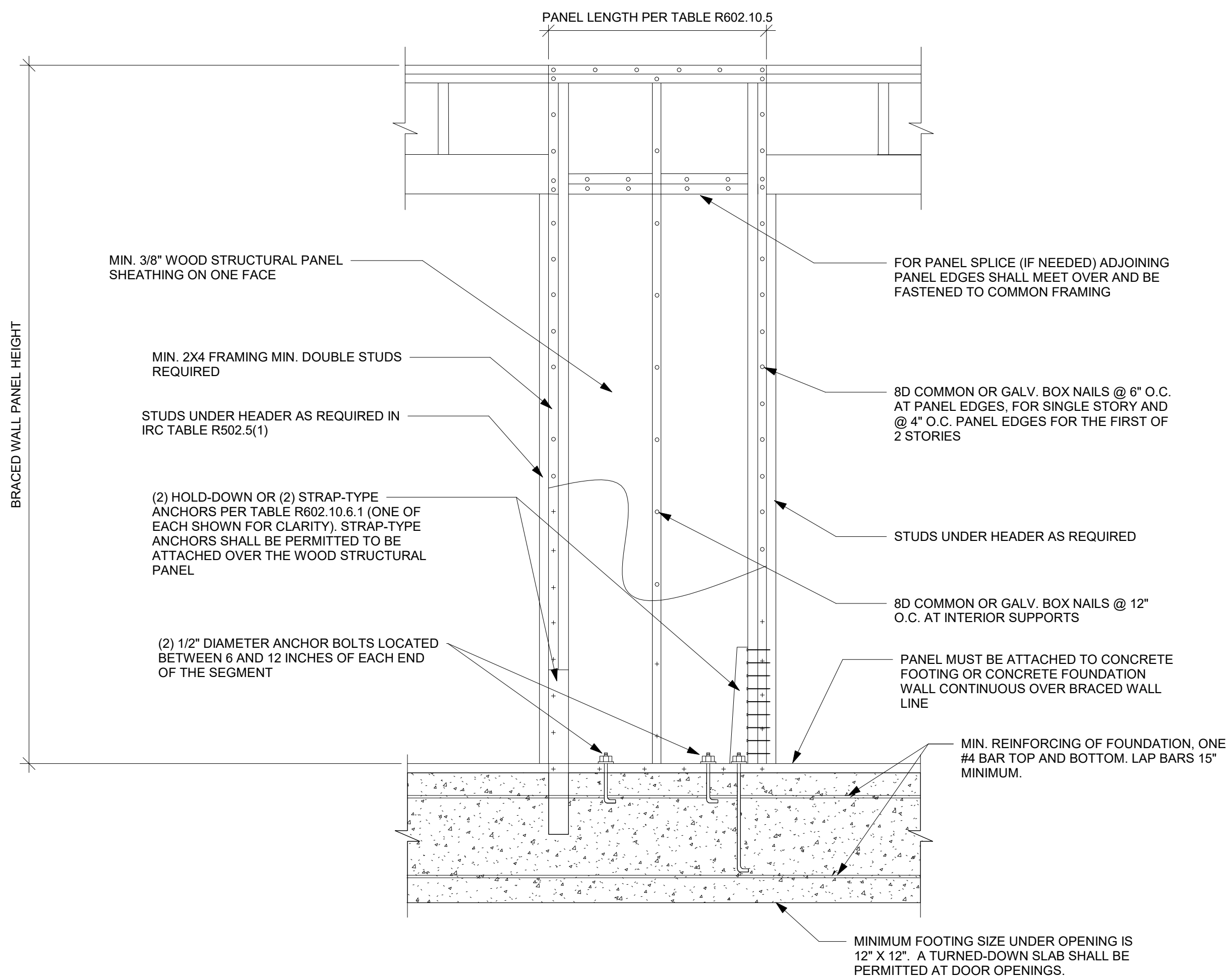
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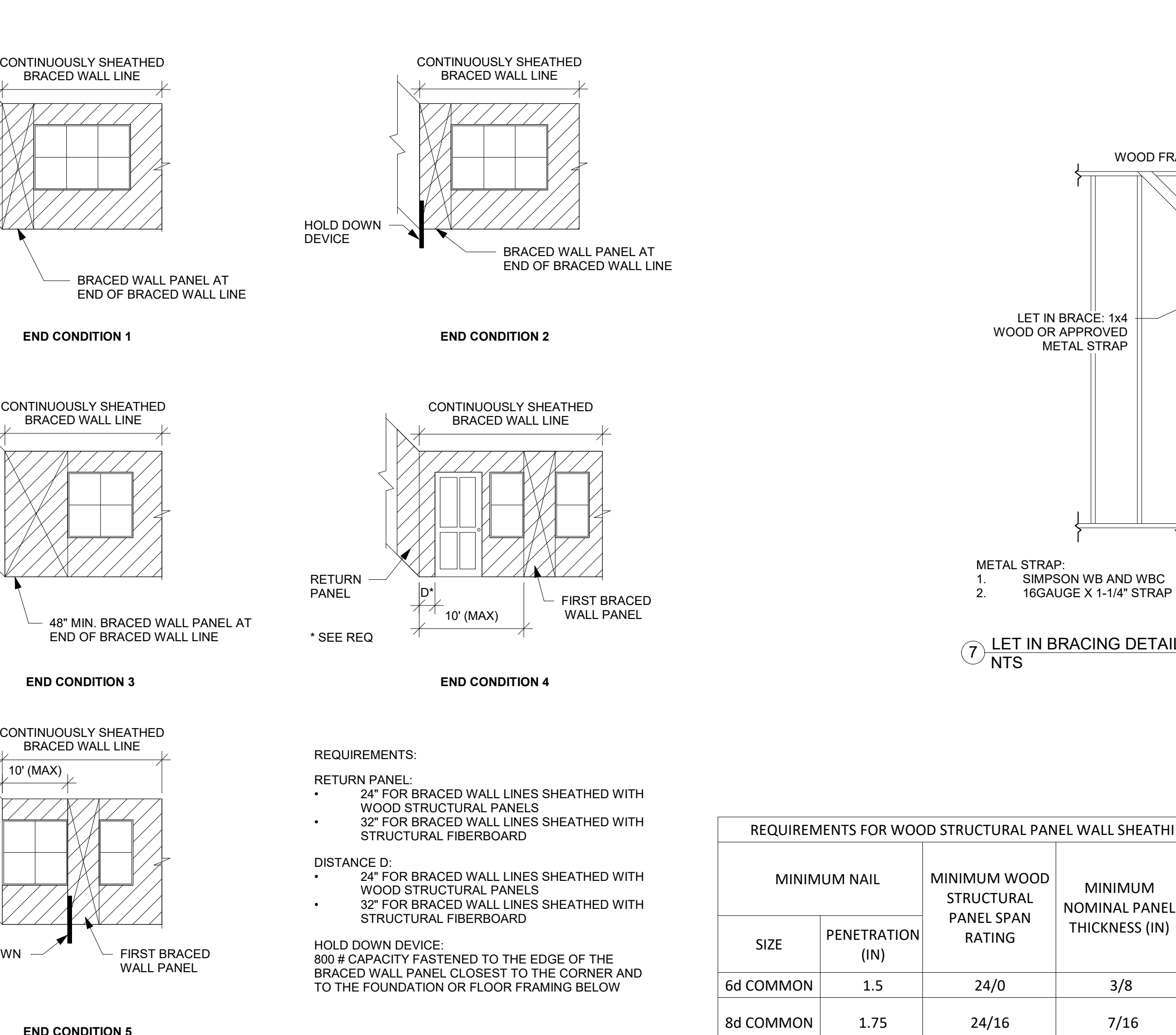




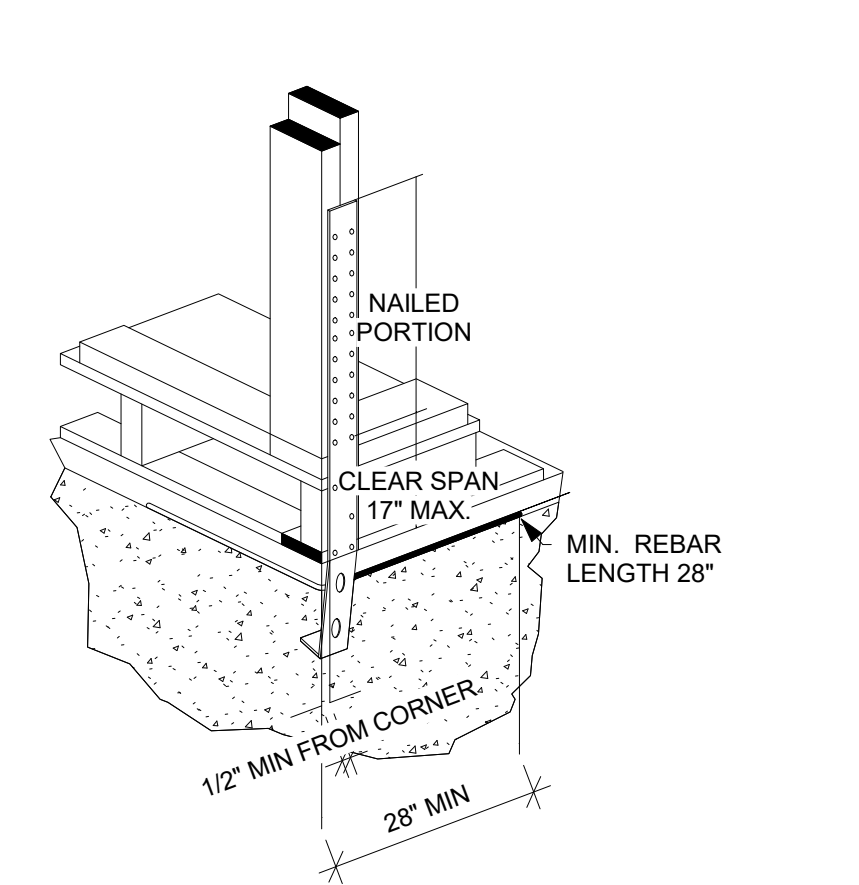
BRACING METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL DETAIL NTS



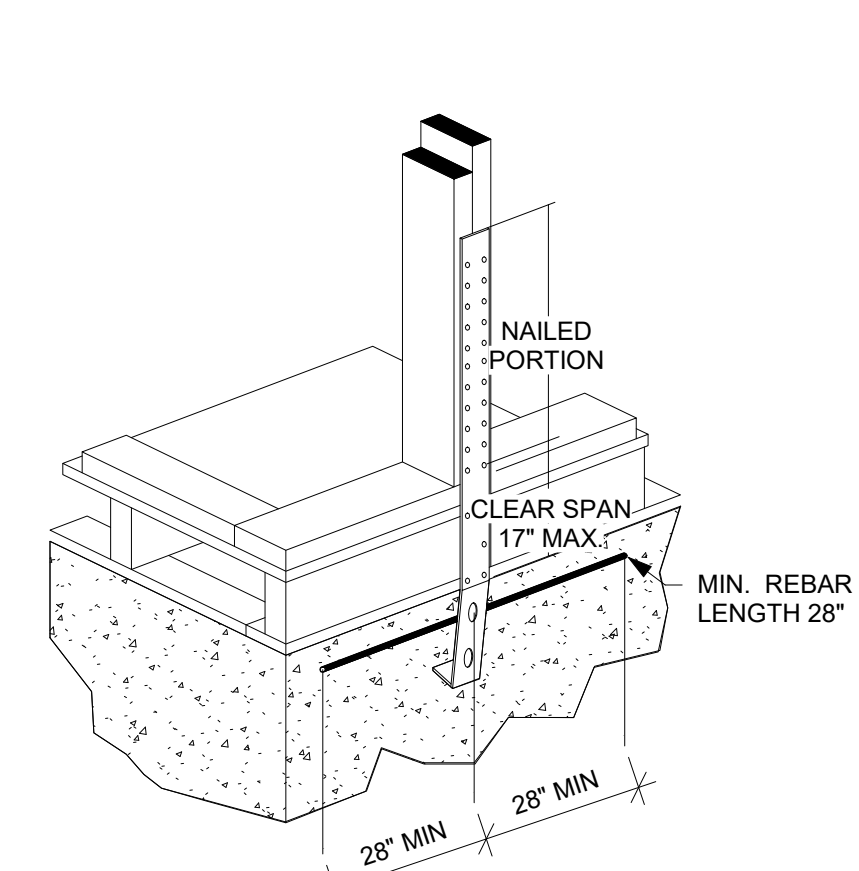
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



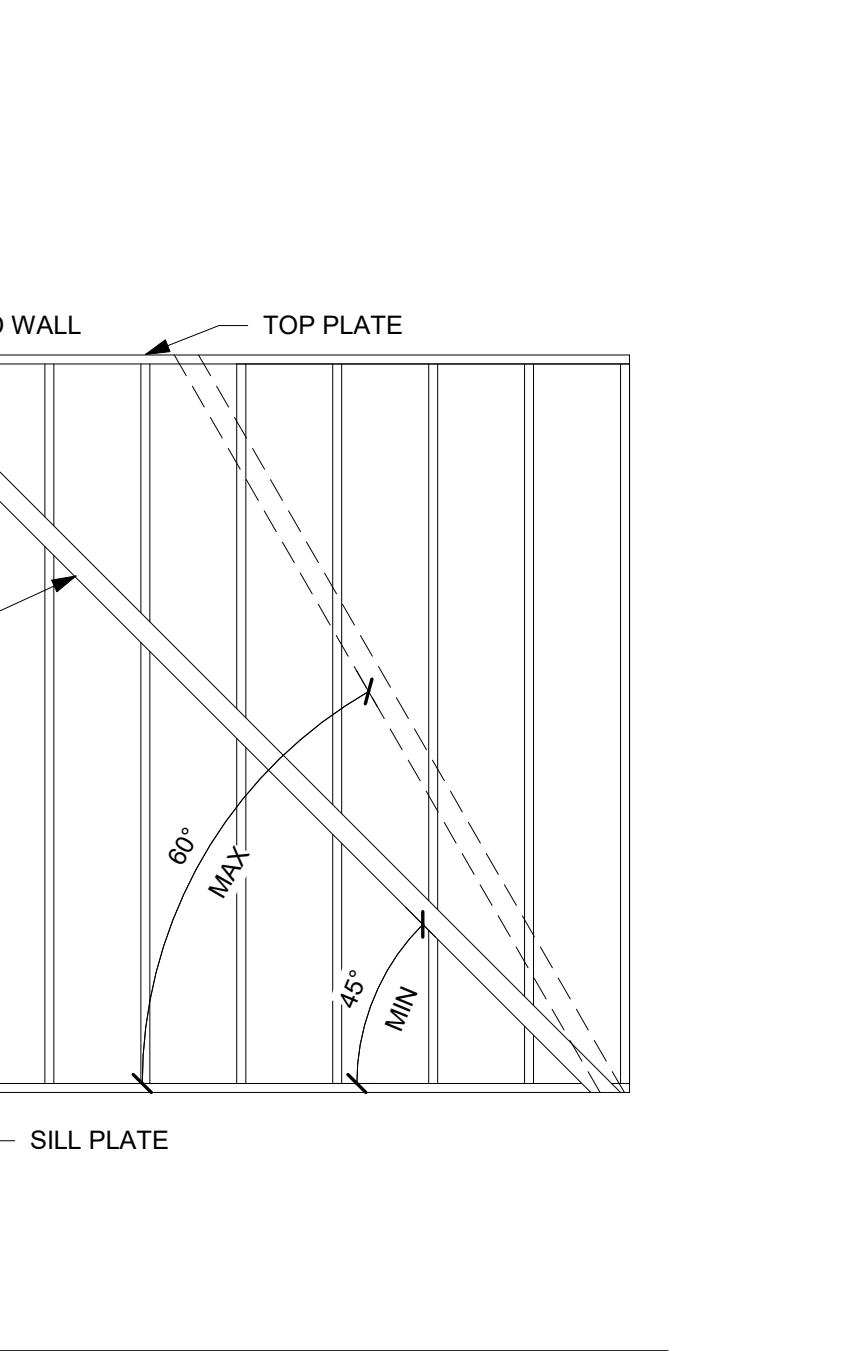
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



TYPICAL STHD14RJ CORNER INSTALLATION DETAIL NTS



TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL NTS



LET IN BRACING DETAIL NTS

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



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**BRACING DETAILS**

**S530**

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BRACING METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	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
	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 STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" 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
GB-GYPSUM BOARD	1/2"	1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .088" 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
		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 RIDGE, VALLEY OR HIP RAFTERS	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
	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 PANELS)	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
	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 (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
	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
TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	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)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	-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
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 SHEATHING TO 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	FACE NAIL
	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	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	
FLOOR			
JOIST 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	
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL	
	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C. 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	
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C AT TOP END AND BOTTOM AND STAGGERED.	
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE 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	
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, FACE NAIL	
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)
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]			
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 UNDERLAYMENT TO FRAMING			
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

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	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



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3741 NE TROON DRIVE, SUITE 200  
LEE'S SUMMIT, MO 64064  
EVERSTEAD.COM (816)399-4901

SUMMIT HOMES

HAWTHORN RIDGE #195 - SYDNEY MODERN PRAIRIE  
1628 SW ARBORWAY TERRACE LEE'S SUMMIT, MO 64082

REVISIONS


FASTENING SCHEDULE

S550

DATE 10/10/2023 10:22:09 AM  
SCALE 1/4" = 1'-0"



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
  - CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
  - ASSUMED SOIL MINIMUM BEARING CAPACITY 1500 PSF.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS CRITICAL FOR CONSTRUCTION OF NEW WORK.
  - MEANS AND METHODS OF CONTRUCTION ARE OUT OF SCOPE OF THE DESIGN PROVIDED.
  - TEMPORARY SUPPORTS SHALL BE INSTALLED BEFORE REMOVAL OF LOAD BEARING STRUCTURES.
  - DIMENSIONAL LUMBER SHALL BE MINIMUM DOUGLAS FIR LARCH NO. 2.
  - LVL BEAMS SHALL HAVE MINIMUM 2.0E AND 3100F<sub>b</sub>
  - STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, F<sub>y</sub>=35KSI.
  - MINIMUM HEADERS
  - A. ASSUMES LOADING FOR BUILDING WITH MAXIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)
- | HEADER             | MAX CLEAR SPAN | MIN JACK STUDS |
|--------------------|----------------|----------------|
| (2) 2X10           | 4'-0"          | 2              |
| (3) 2X10           | 5'-1"          | 2              |
| (2) 2X12           | 4'-9"          | 3              |
| (3) 2X12           | 5'-11"         | 2              |
| (2) 1.75X9.25 LVL  | 7'-6"          | 3              |
| (2) 1.75X11.25 LVL | 9'-3"          | 3              |

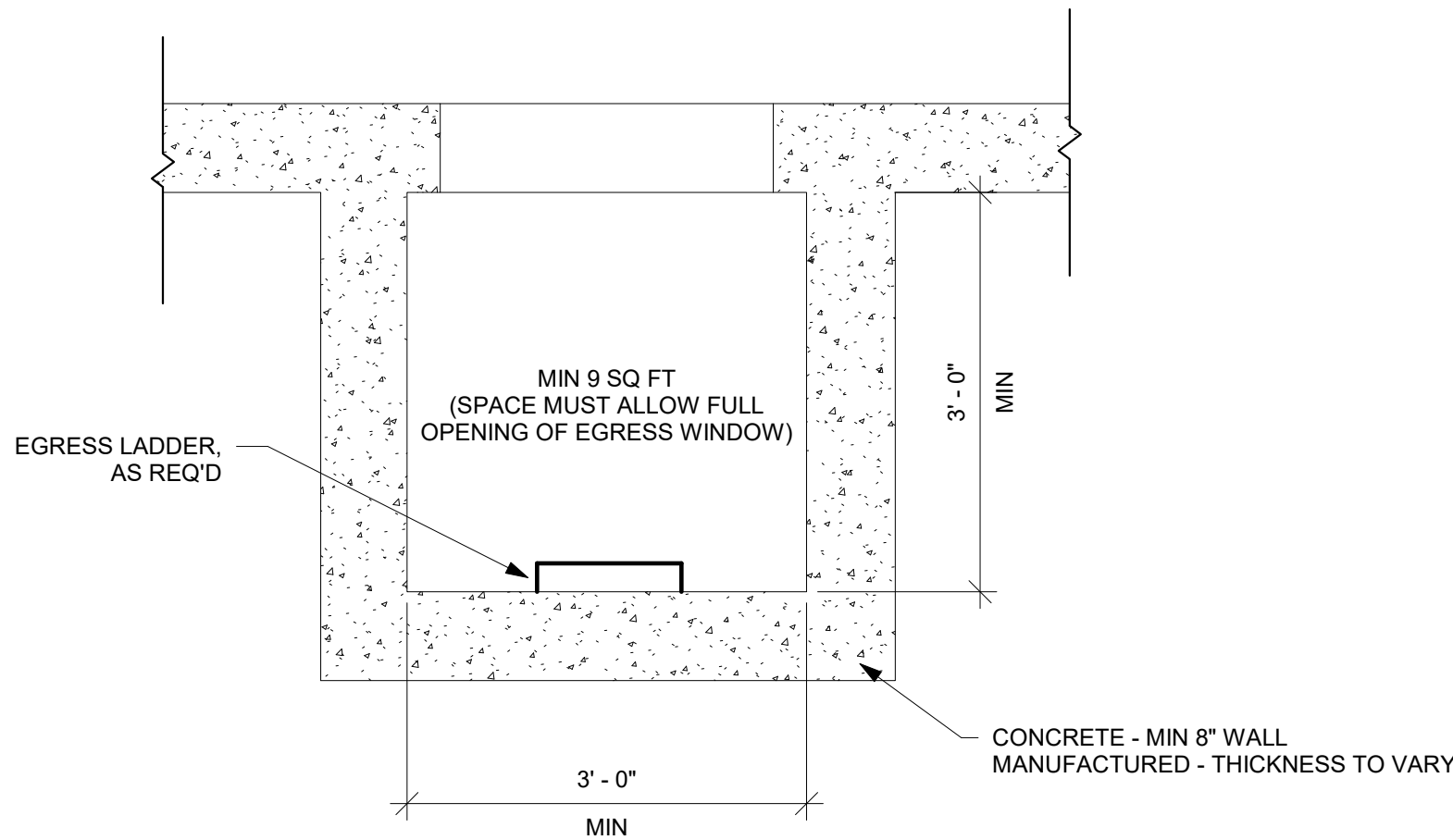


- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
  - CONCRETE WINDOW WELL
    - INTALLED WITH NEW FOUNDATION
      - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
      - REINFORCEMENT
        - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
    - INSTALLED TO EXISTING FOUNDATION
      - REINFORCEMENT
        - #4 BAR @ 12" OC EW IN WALLS
        - DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.
        - (2) #4 BAR CONT IN WALL FTG.
      - SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.
  - MANUFACTURED WINDOW WELL
    - INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
    - COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

**SECTION**

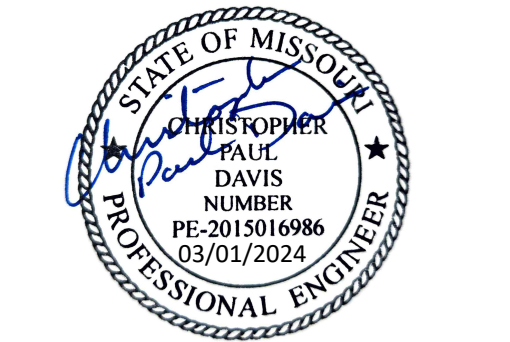


WINDOW EGRESS (NTS)



**PLAN**

WINDOW WELL FOR EGRESS (NTS)



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3741 NE TROON DRIVE, SUITE 200  
LEE'S SUMMIT, MO 64064  
EVERSTEAD.COM (816)399-4901

**SUMMIT HOMES**

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1628 SW ARBORWAY TERRACE LEE'S SUMMIT, MO 64082

**REVISIONS**


**EGRESS  
WINDOWS**

**S560**

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SCALE As indicated