

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.
 - 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
 - 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
 - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
 - 7.25 TOP OF FIREPLACE VENT TO BE 3'-8" ABOVE FIRST FLOOR DECK.

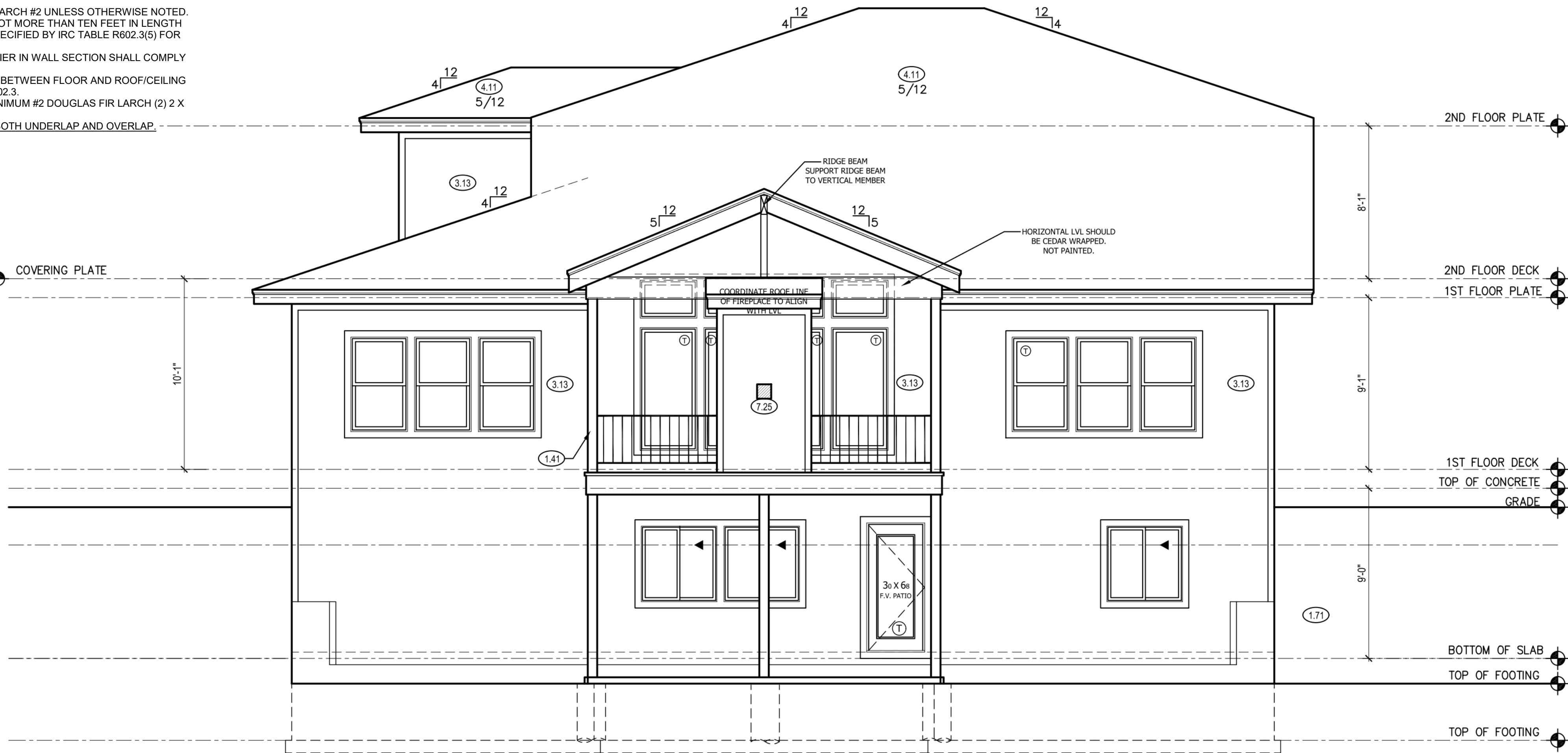
STRUCTURAL NOTES:

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

ELEVATIONS:

1. GARAGE DOORS SHALL MEET DASHA OR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
2. 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.
4. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
5. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.
6. ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
7. SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

FRONT ELEVATION ②
SCALE: 1/4" = 1'-0"



REAR ELEVATION ①
SCALE: 1/4" = 1'-0"

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AS NOTED ON PLANS REVIEW
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03/12/2024 12:17:28

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

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816-399-4901

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STRUCTURAL NOTES:

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

FOUNDATION NOTES:

1. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
2. SOIL BEARING CAPACITY SHALL BE 1500 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE F.C. 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 R405.2.2. LAP JOINTS SHALL BE MINIMUM 8".
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. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
8. IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

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 TRANSITIONING FROM 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.

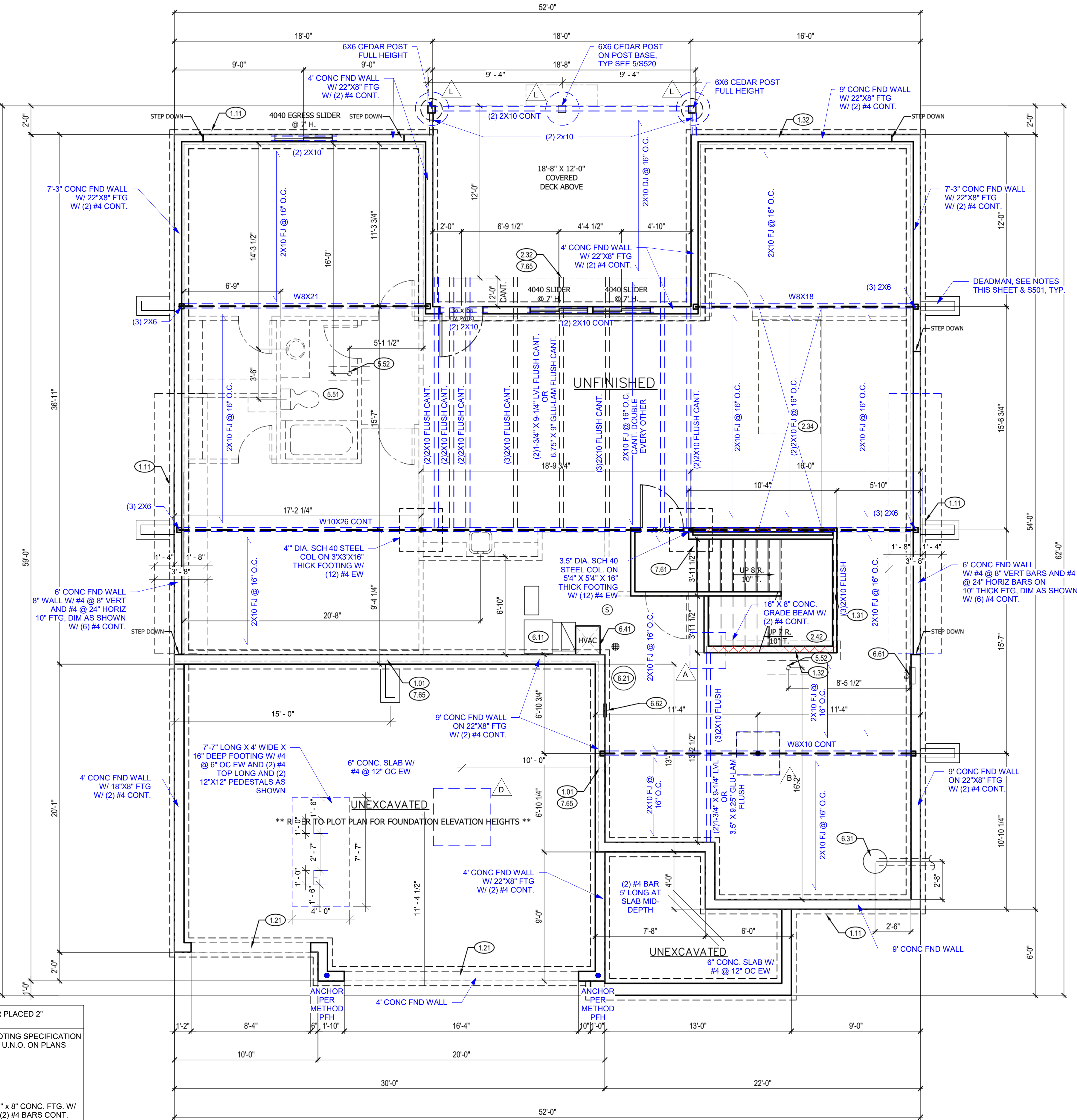
- BLOCKING NOTE:
1. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C.
2. EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE

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

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

*DENOTES STEEL COLUMN NOT REQUIRED
COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'.
COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

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
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. 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.	



FOUNDATION PLAN 1

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

FOUNDATION PLAN NOTES

- 1.01 HOLD SILL PLATE BACK 4"
1.11 CONTINUOUS CONCRETE FOOTING
1.21 RECESS TOP OF FOUNDATION WALL
1.31 2X4 STUD WALL WITH TREATED SILL PLATE
1.32 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
2.51 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

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

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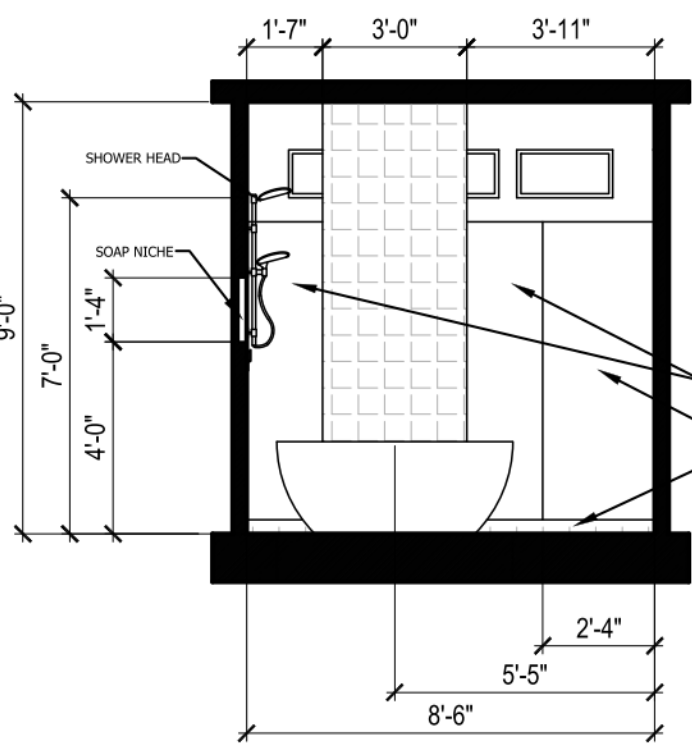
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WALL BRACING NOTES:

1. WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
2. BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN 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.

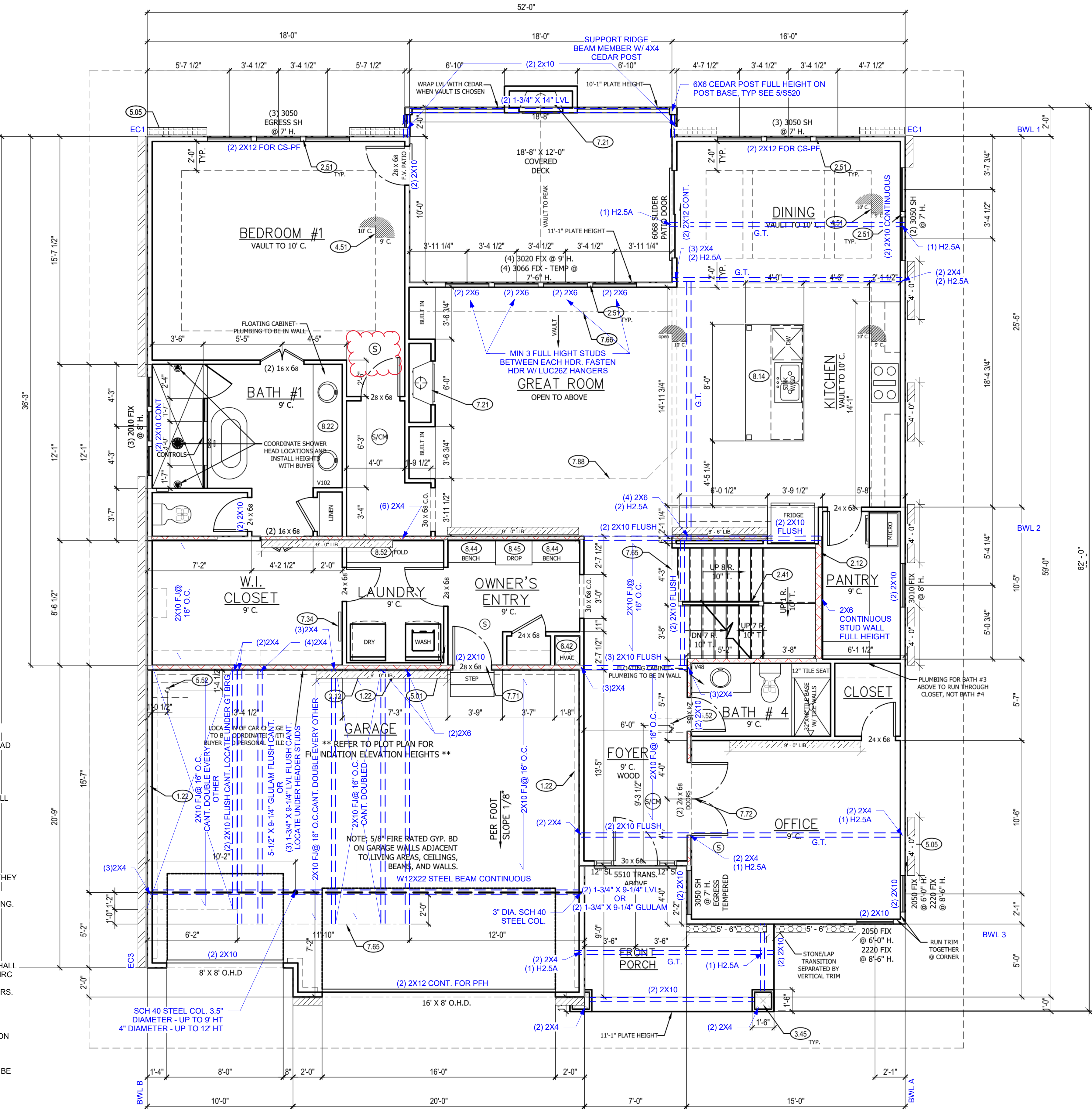
GENERAL PLAN NOTES

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 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. 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 N1 102.4.1 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"

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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WALL BRACING NOTES:

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10.
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5.
- 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.
- 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.
- 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

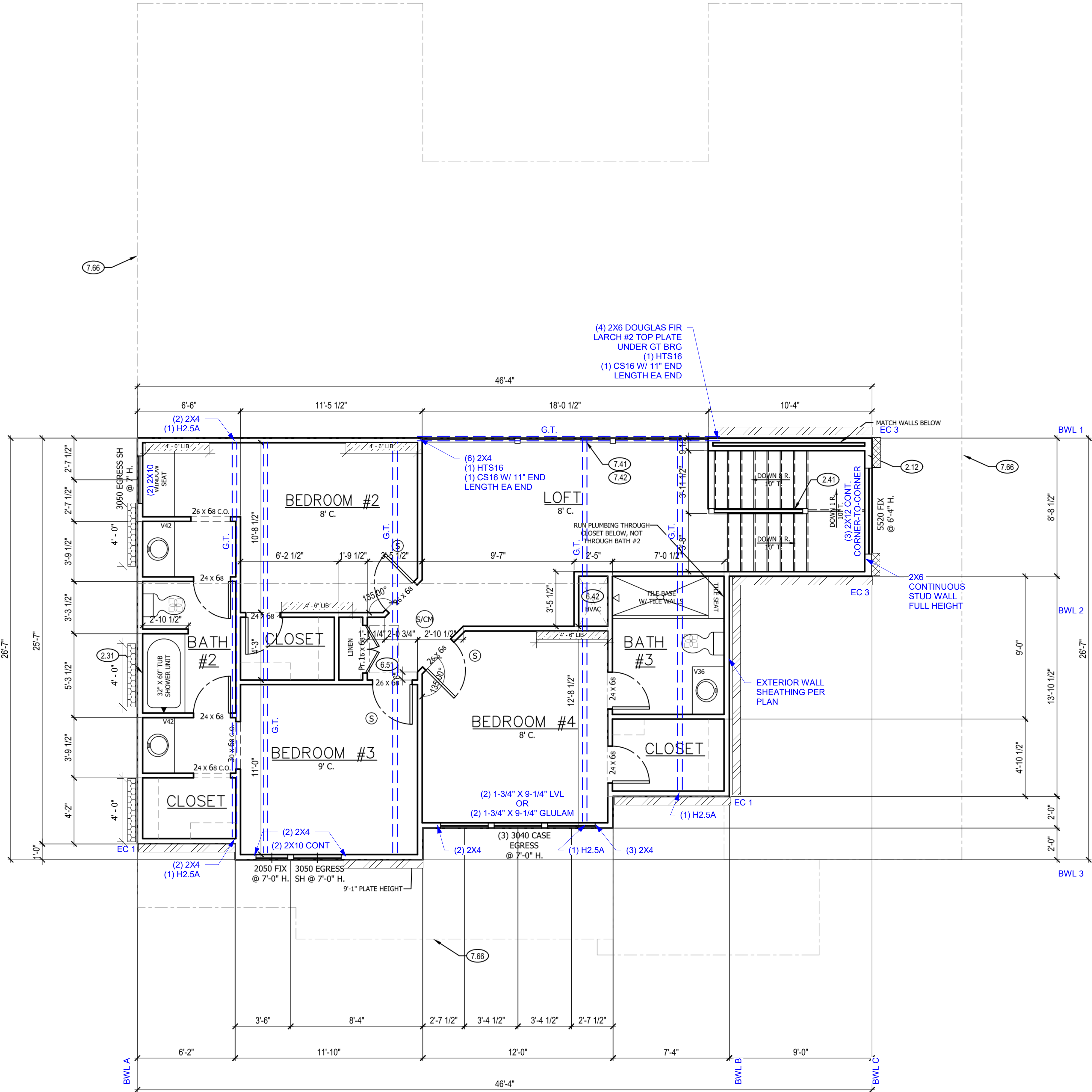
EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING, 1-3/8" MIN PEN, 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT MIDHEIGHT OF WALL. WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9-1/4" ATTACH SHEATHING WITH MINIMUM 8d COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL UNMARKER HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2X10 ON LOAD BEARING WALLS.
- LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
- ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR LARCH #2 2X6 STTDUS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
- 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 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).
- SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPERATION DOORS.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- SECURITY SHALL CONFORM TO IRC R326/KCBRC.
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED 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 N1 102.4.1 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).

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 FLOOR PLAN NOTES

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

CPG DBA



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SYDNEY
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HAWTHORN RIDGE #195
4 BEDS, 4 BATHS

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

VERSION:
1.3

ISSUE DATE:
02.15.24

SHEET NUMBER:

A5.0

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.

UPPER LEVEL PLAN

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

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AS NOTED ON PLANS REVIEW
DATE: 03/12/2024 12:17:28
LEE'S SUMMIT, MISSOURI

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.
3. ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (1) #2X10 UNO.
4. CEILING ENGINEERS IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
5. PROVIDE 2X SILL BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
6. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
7. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
8. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PAK / COLUMN SHOWN ON PLANS.
9. ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
10. MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
11. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2).
12. EVERSTEAD STRUCTURAL SLOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

The diagram illustrates the relationship between three structural elements:

- TRUSS DIRECTION:** Represented by a solid line with an arrow pointing to the right.
- GIRDER TRUSS LOCATION:** Represented by a dashed line.
- INTERIOR LOAD BEARING WALL:** Represented by a solid line with a red 'X' pattern inside a rectangular box.



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

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 $\frac{1}{8}$ " TO $\frac{1}{4}$ " OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{150}$ 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.



**SUMMIT
HOMES**

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

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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.

8 FOOTNOTES

<ul style="list-style-type: none">••••	<p>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:</p> <ul style="list-style-type: none">• 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
<ul style="list-style-type: none">•	<p>HORIZONTAL REINFORCEMENT:</p> <ul style="list-style-type: none">• 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) <p>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.</p>
<ul style="list-style-type: none">••	<p>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.</p>
<ul style="list-style-type: none">•	<p>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).</p>

E.

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

2.2 STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 ($F_y = 46$ KSI)
 - CHANNELS, PLATES, ANGLES, AND COLUMNS: ASTM A36 ($F_y = 36$ KSI)
 - WIDE FLANGES: ASTM A992 ($F_y = 50$ KSI)
 - STEEL PIPE COLUMN: ASTM A53 GR B ($F_y = 35$ KSI)
 - ANCHOR RODS: ASTM F1554 ($F_y = 36$ KSI)
- BOLTS SHALL CONFORM TO ASTM A307
- WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.
- WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED OTHERWISE.
- ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

ENGINEERED LUMBER MINIMUM DESIGN REQUIREMENTS			
	F _b (PSI)	E (PSI)	F _v (PSI)
LVL	3100	1.9X10 ⁶	285
DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180
GLU-LAM	2400	1.8X10 ⁶	230

GLAZING

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS.
- GLASS IN STORM DOORS: INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 IN HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

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 - "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 120" NAILS AT 7' O.C. STAGGERED WITH (7) 3-1/4" X 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 DASHMA 108 AND ASTM E930-96 (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."

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.

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.

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



SUMMIT HOMES

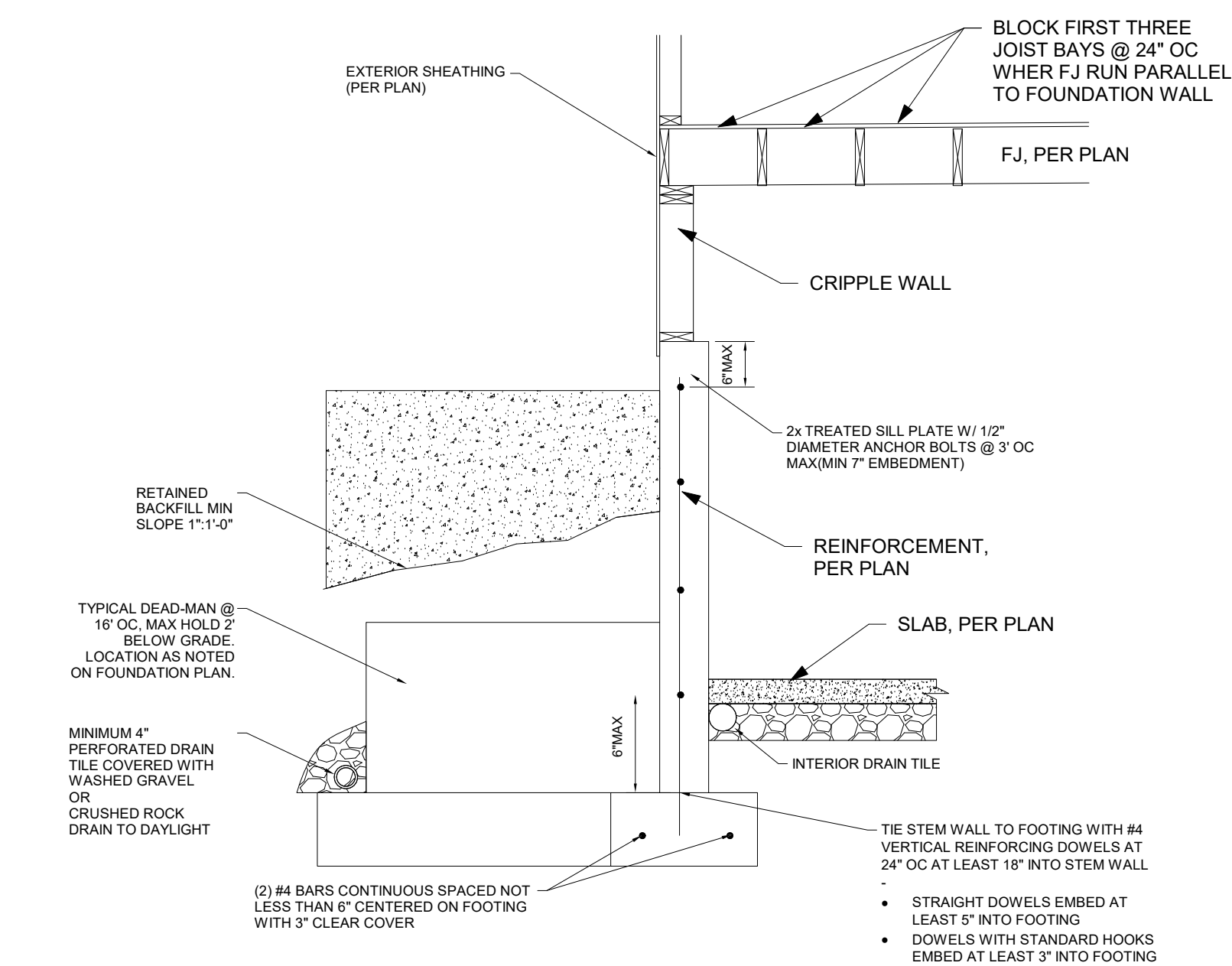
REVISIONS

STRUCTURAL GENERAL NOTES

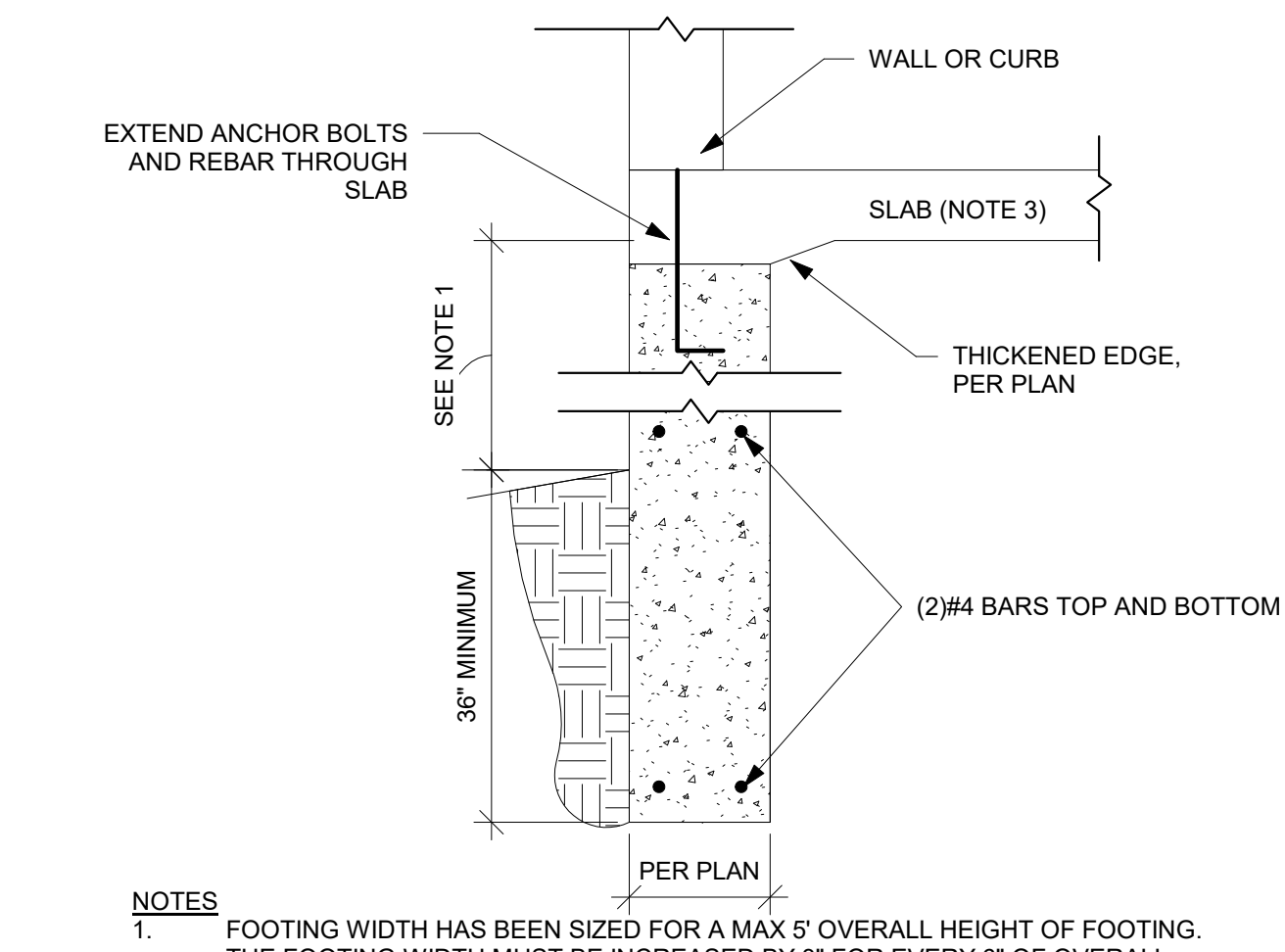
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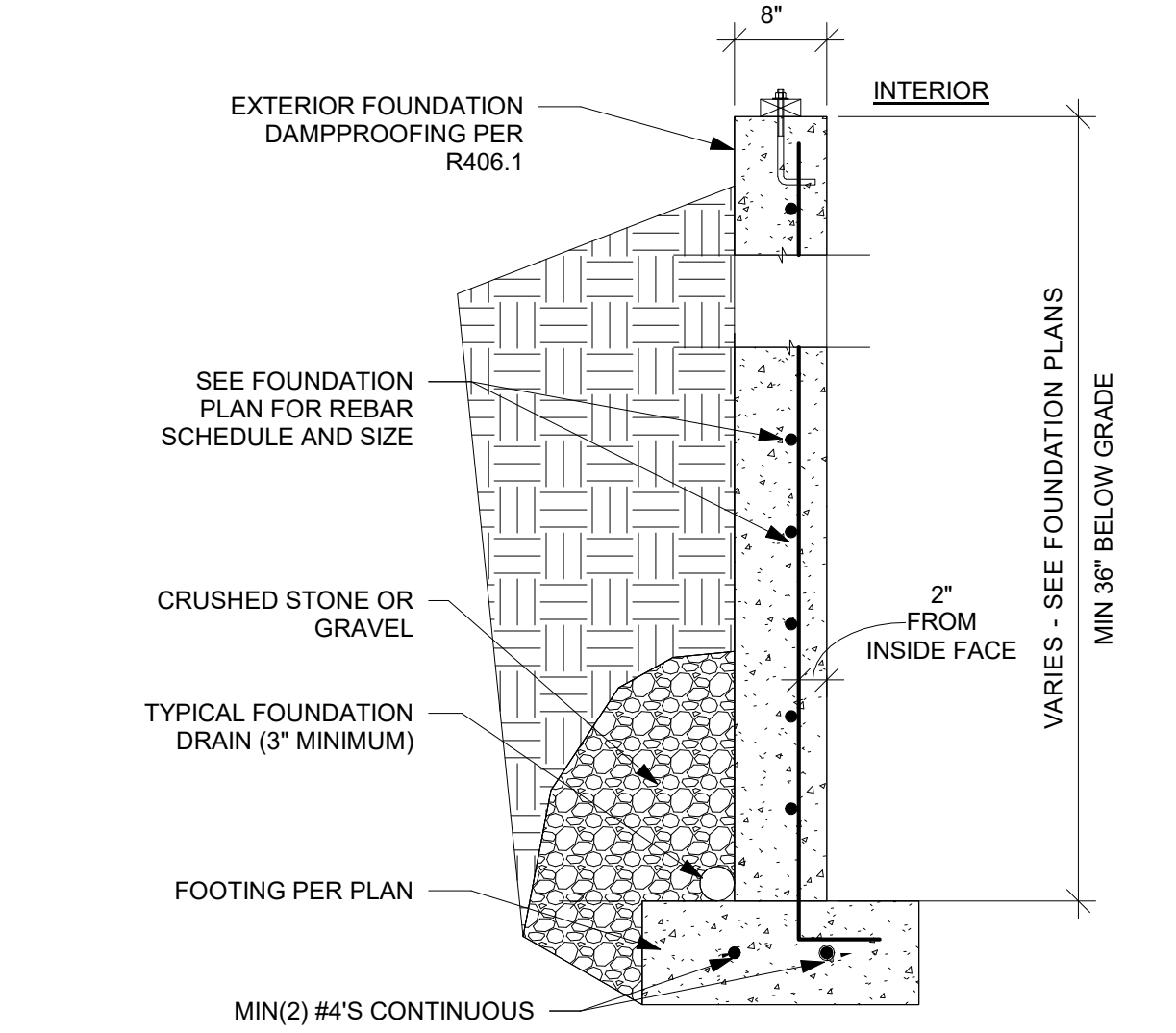
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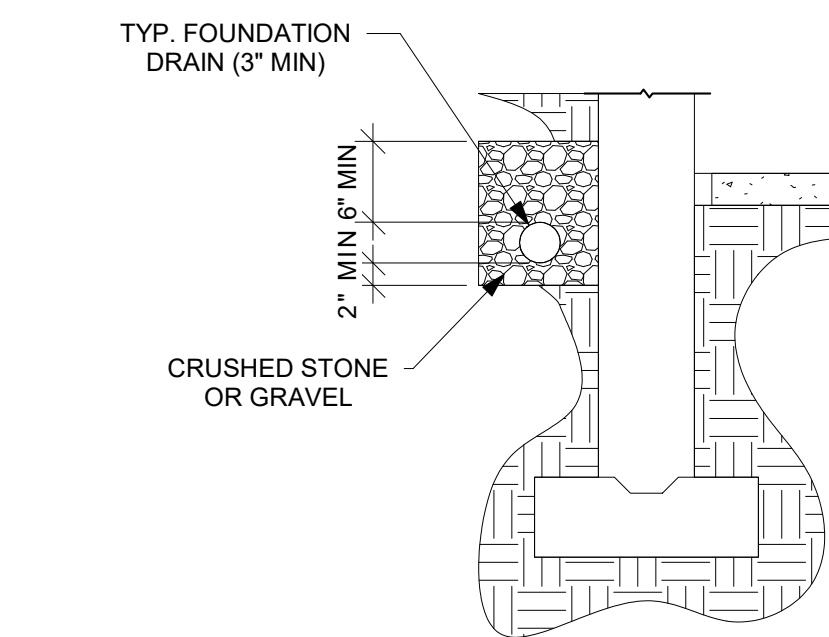
1. TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



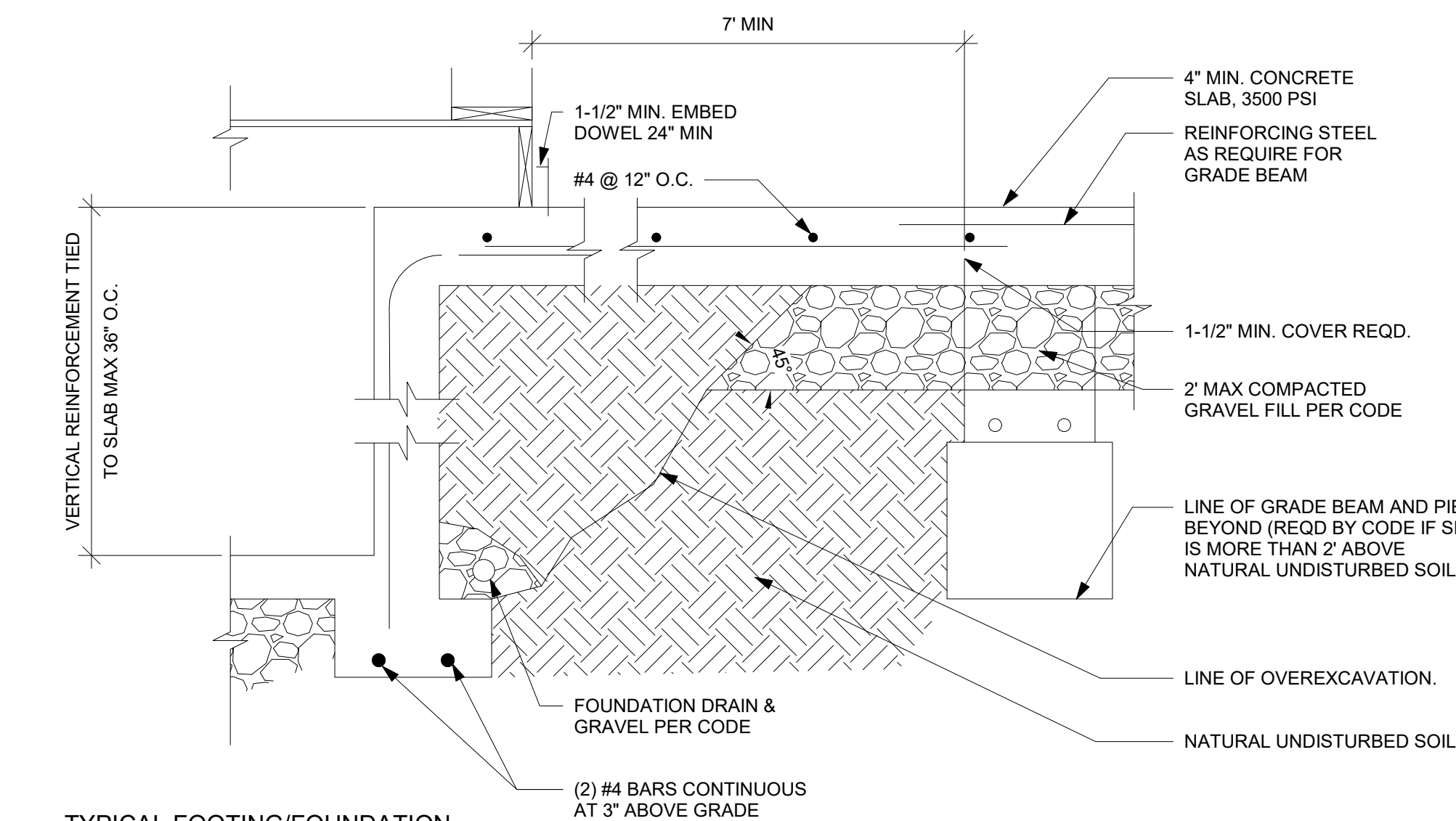
2. TRENCH FOOTING WITH SLAB DETAIL NTS



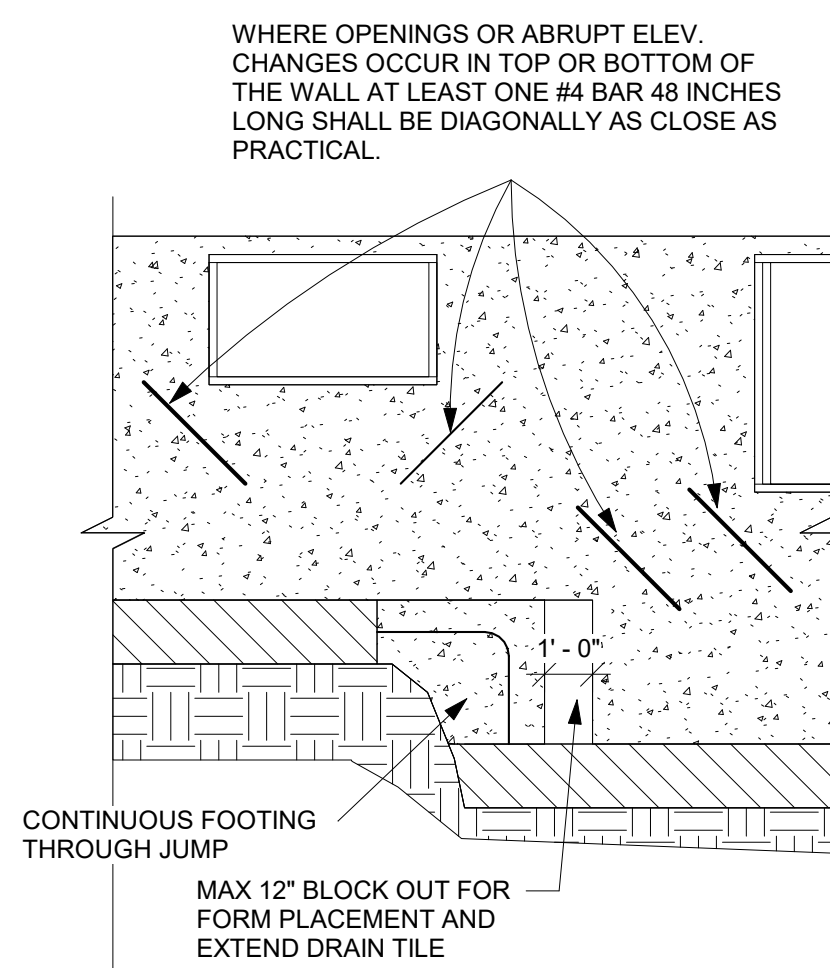
3. TYPICAL WALL SECTION DETAIL NTS



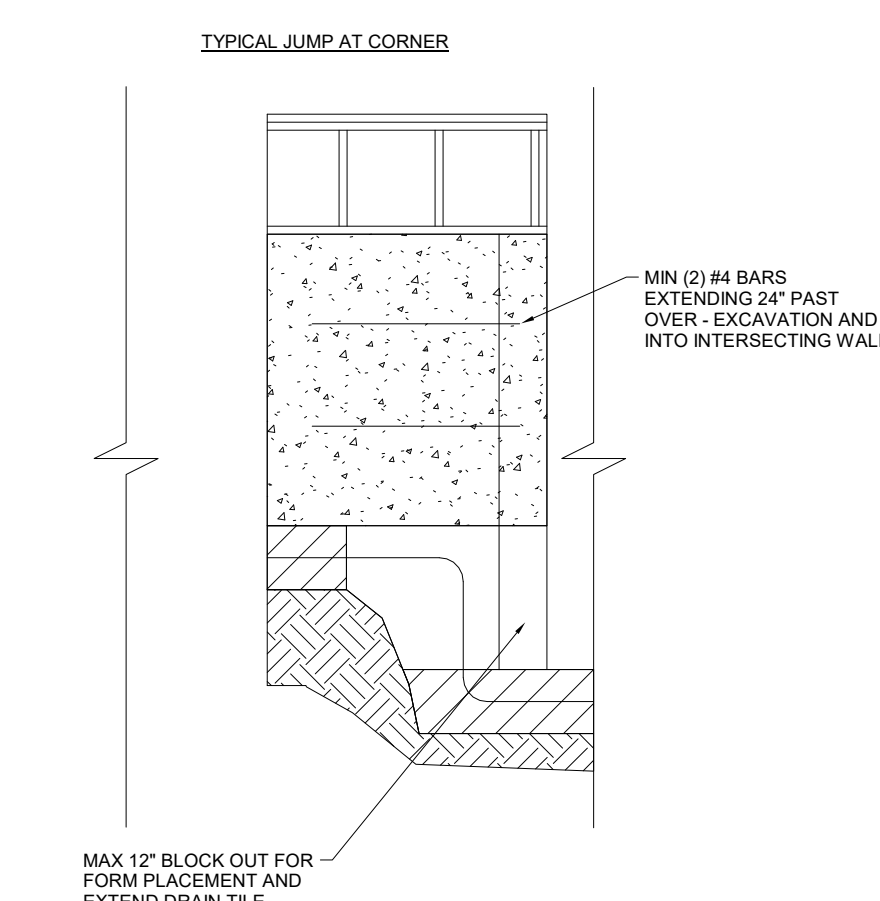
4. FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



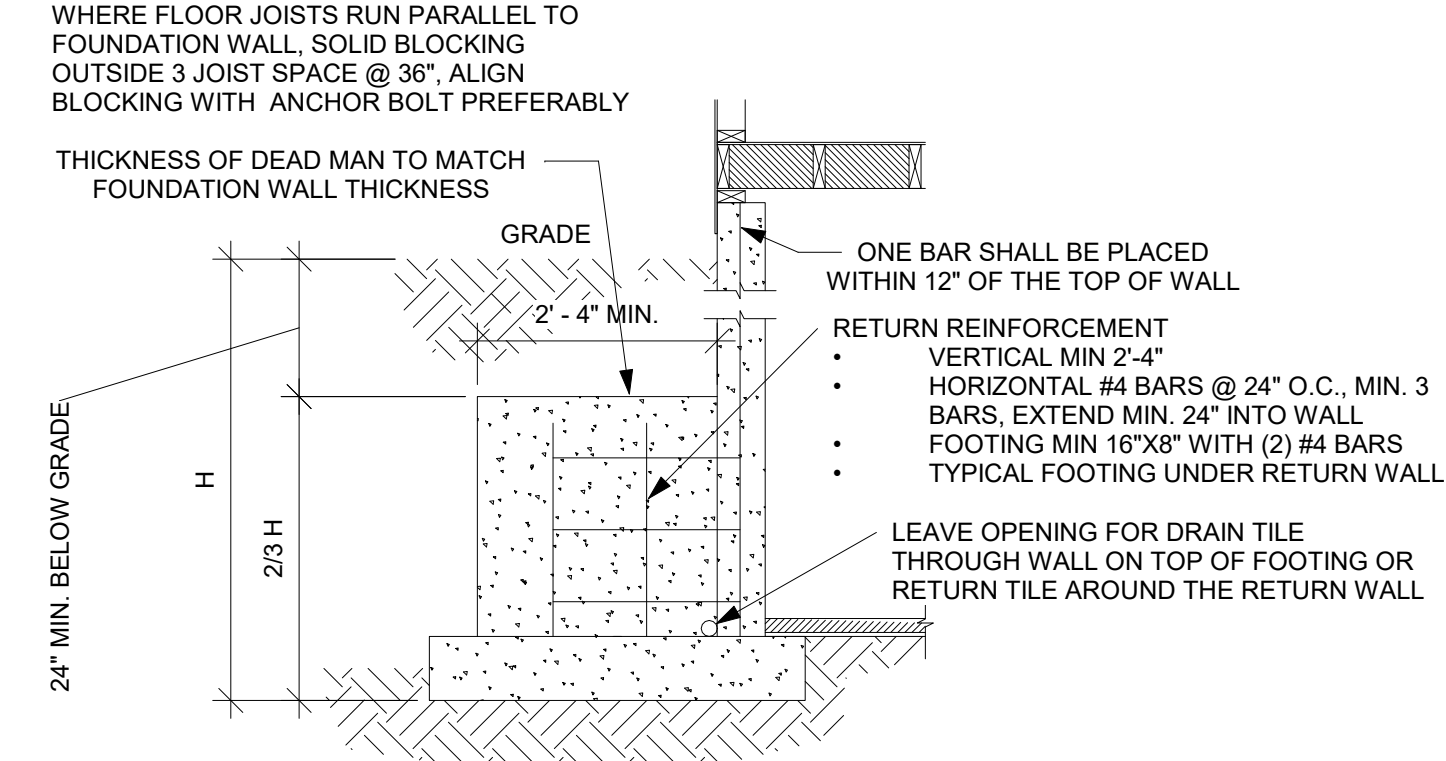
5. TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



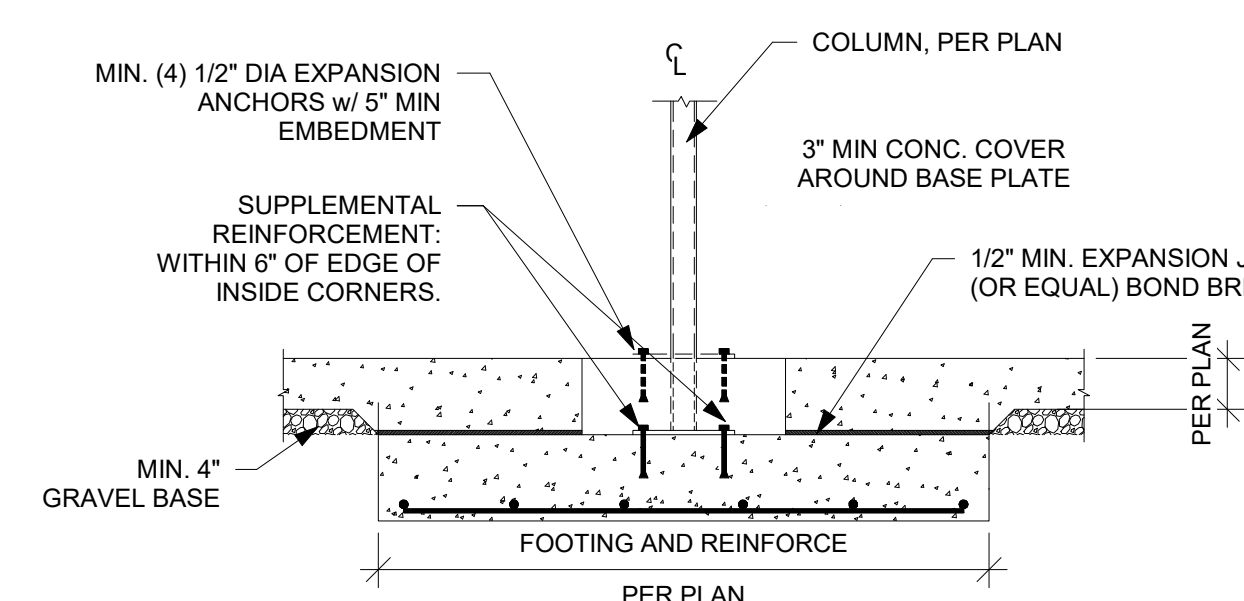
6. FOUNDATION WALL JUMP DETAIL NTS



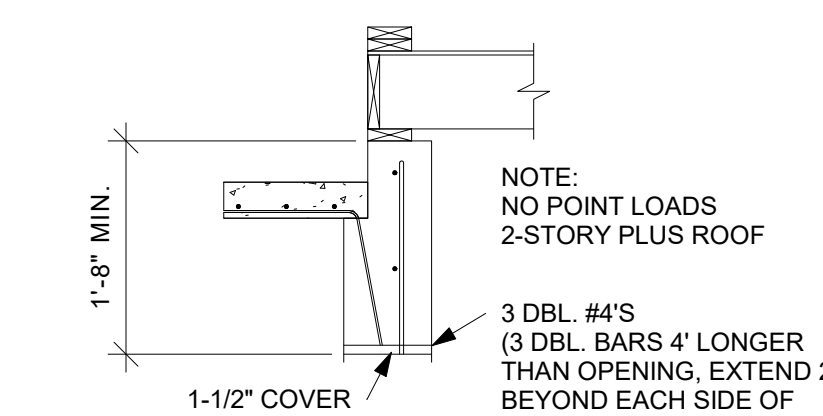
7. FOUNDATION WALL JUMP DETAIL 2 NTS



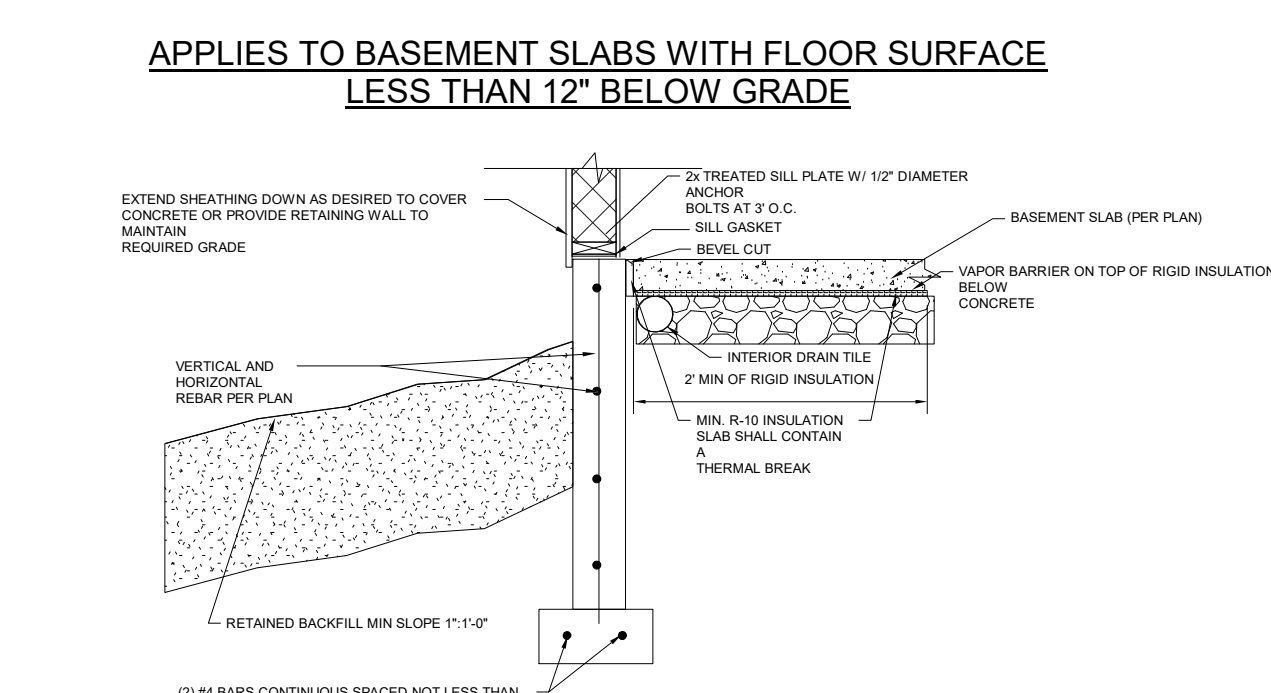
8. TYPICAL DEAD MAN DETAIL NTS



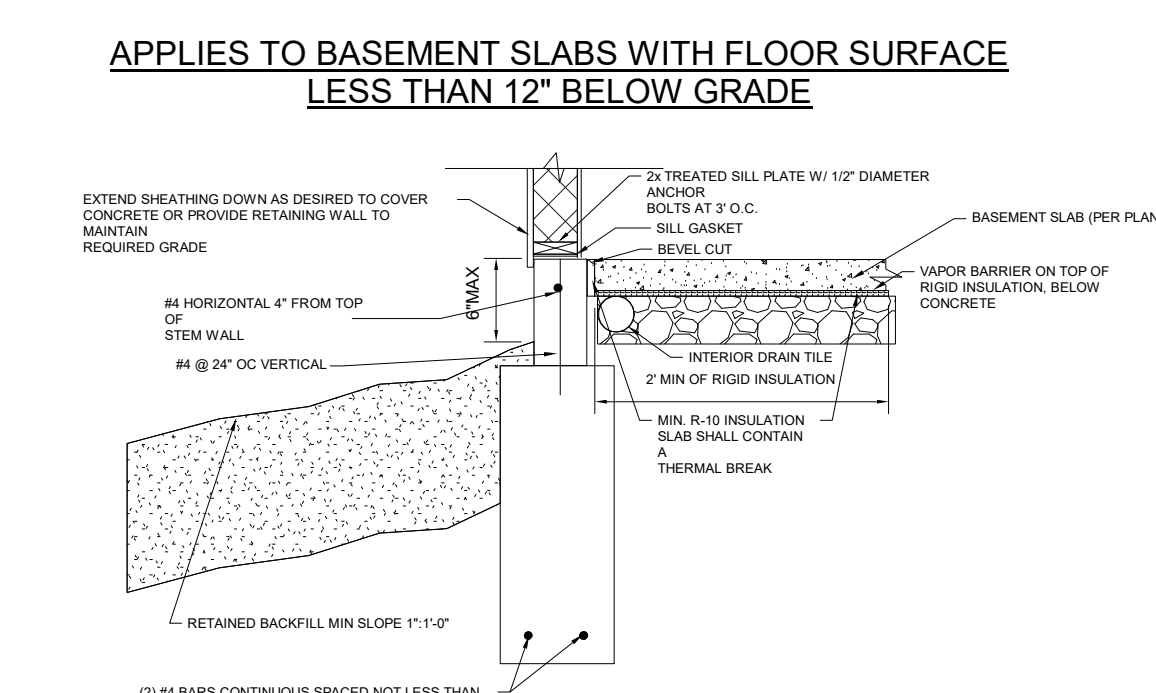
9. TYPICAL COLUMN PAD DETAIL NTS



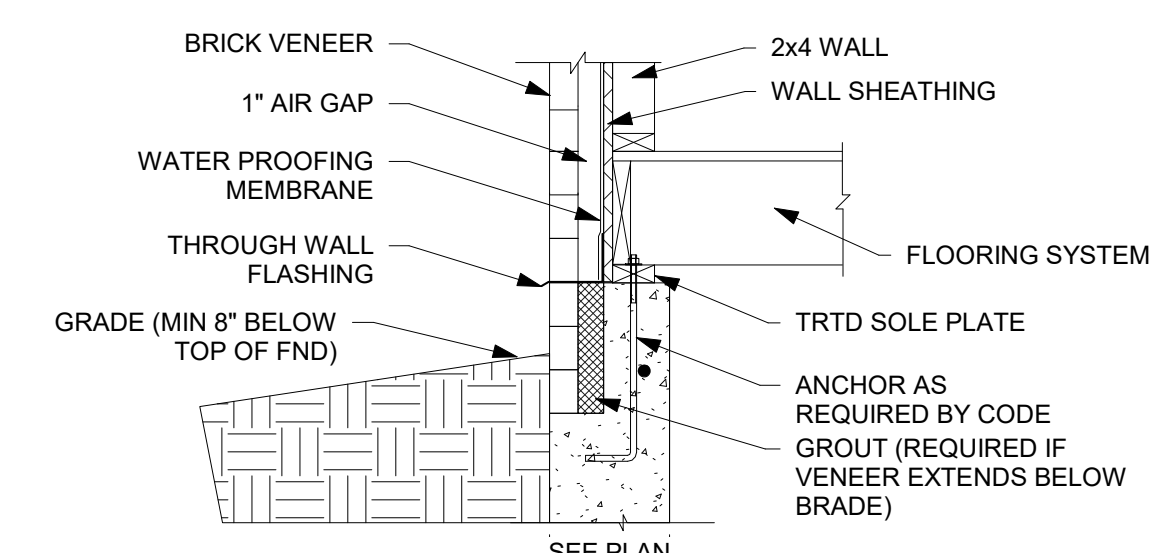
10. 6" MAXIMUM OPENING HEADER DETAIL NTS



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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REVISIONS

FOUNDATION DETAILS

S501

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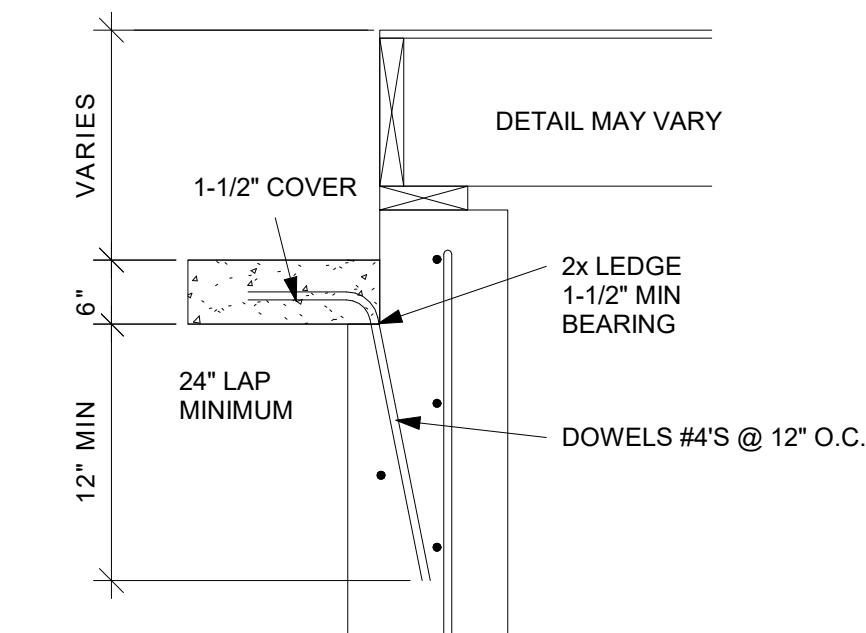
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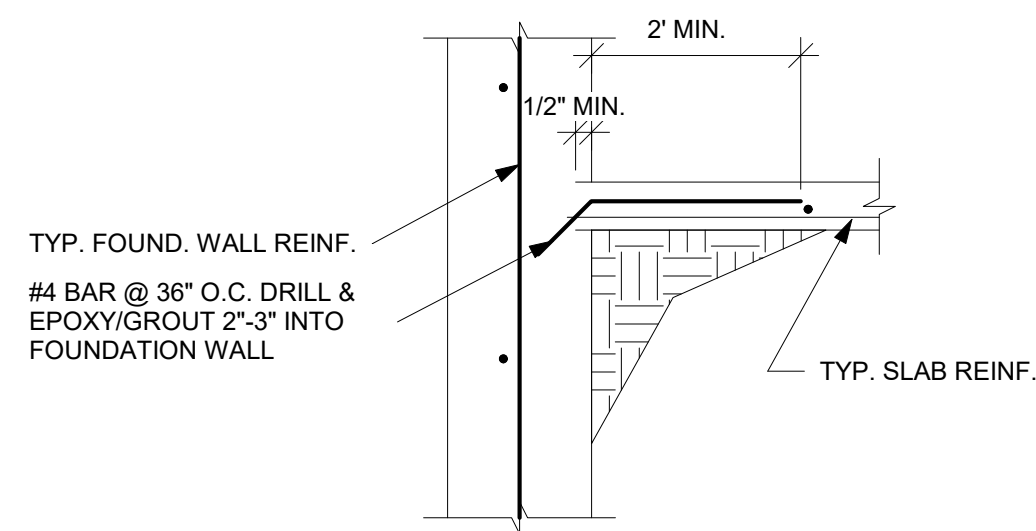
① 2 CAR GARAGE SLAB ON FILL DETAIL
NTS



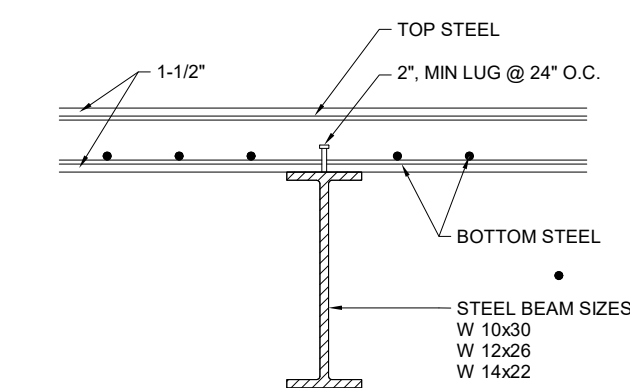
② 3 CAR GARAGE SLAB ON FILL DETAIL 2
NTS



③ SLAB AT WALL DETAIL
NTS



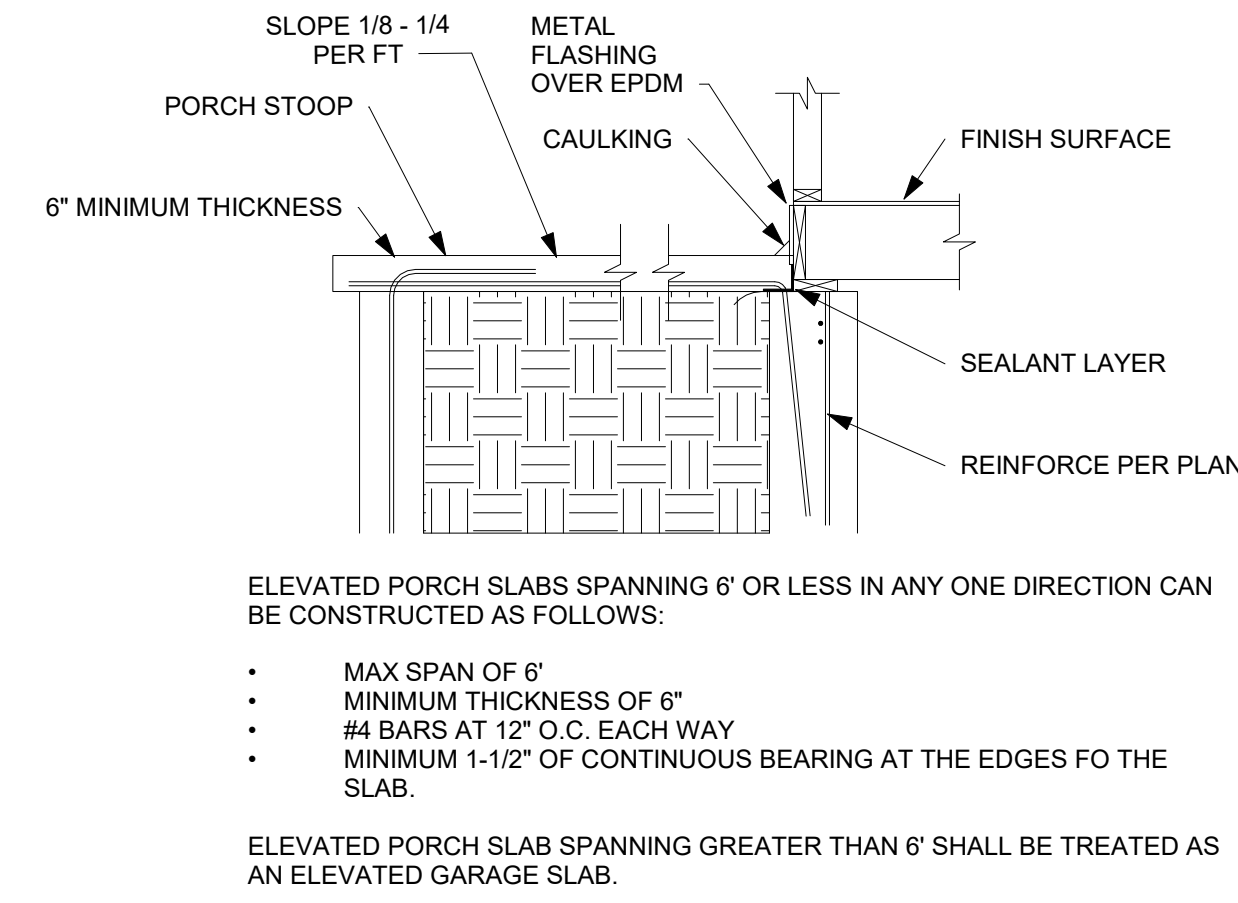
④ ALT. SLAB CONNECTION DETAIL
NTS



⑦ SLAB OVER BEAM
1/4" = 1'-0"



⑤ PEDESTAL AT SLAB AND FOOTING
DETAIL
NTS



⑥ STANDARD PORCH SLAB DETAIL
NTS

REVISIONS

GARAGE/SLAB
DETAILS

S503

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The diagram illustrates three types of wood-frame construction: Platform Framing, Intermediate Bearing Wall, and Balloon Framing.

Platform Framing: Shows a cross-section of a two-story structure. The first floor is built on a foundation (crawl space or basement foundation). The second floor is built on top of the first floor joists. Key components labeled include: RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS, TOP PLATE, SECOND STORY, JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS, D/3 (MAX), 1/3 SPAN, 1/3 SPAN, D/3 MAX, D/6 MAX, FLOOR JOIST, SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8, FOR BLOCKING AND BRIDGING, SEE SECTION R502.7, BEARING WALL, LAP JOIST 3" MIN. OR SPACE SEE SECTION R502.6.1, CRAWL SPACE OR BASEMENT FOUNDATION, SUB FLOOR, MONOLITHIC SLAB-ON-GRADE FOUNDATION, BAND JOIST OR BLOCKING, SILL PLATE, BOTTOM PLATE, and TOP PLATE.

Intermediate Bearing Wall: Shows a cross-section of a two-story structure. The first floor is built on a foundation (crawl space or basement foundation). The second floor is built on top of the first floor joists. Key components labeled include: RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS, TOP PLATE, SECOND STORY, JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS, D/3 (MAX), 1/3 SPAN, 1/3 SPAN, D/3 MAX, D/6 MAX, FLOOR JOIST, SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8, FOR BLOCKING AND BRIDGING, SEE SECTION R502.7, BEARING WALL, LAP JOIST 3" MIN. OR SPACE SEE SECTION R502.6.1, CRAWL SPACE OR BASEMENT FOUNDATION, SUB FLOOR, MONOLITHIC SLAB-ON-GRADE FOUNDATION, BAND JOIST OR BLOCKING, SILL PLATE, BOTTOM PLATE, and TOP PLATE.

Balloon Framing: Shows a cross-section of a two-story structure. The first floor is built on a foundation (crawl space or basement foundation). The second floor is built on top of the first floor joists. Key components labeled include: RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS, TOP PLATE, SECOND STORY, JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS, D/3 (MAX), 1/3 SPAN, 1/3 SPAN, D/3 MAX, D/6 MAX, FLOOR JOIST, SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8, FOR BLOCKING AND BRIDGING, SEE SECTION R502.7, BEARING WALL, LAP JOIST 3" MIN. OR SPACE SEE SECTION R502.6.1, CRAWL SPACE OR BASEMENT FOUNDATION, SUB FLOOR, MONOLITHIC SLAB-ON-GRADE FOUNDATION, BAND JOIST OR BLOCKING, SILL PLATE, BOTTOM PLATE, and TOP PLATE.

Diagram illustrating the connection of a wall assembly to a floor joist. The wall assembly consists of a TOP PLATE, FLOOR JOIST, #2-2 x 4 STUDS AT 16" O.C., FIBERGLASS BATT INSULATION (R-13), and 5/8" TYPE X GYPSUM WALL BOARD OR EQUIVALENT PARALLEL OR AT RIGHT ANGLE TO EACH SIDE OF 2 x 4 STUDS W/ 1-1/4" TYPE W DRYWALL SCREWS AT 12" O.C.

BUILT-UP STUDS W/ 10D (3"x10.128") NAILS @ 24" O.C.

2x BLOCKING DIRECTLY BELOW STUD PACK FOR LOAD TRANSFERS

SILL OR BOTTOM PLATE

FOUNDATION OR BEAM

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 the assembly of a wall and floor system, showing various components and their connections:

- STUDPACK W/ BLOCKING**: Vertical structural element supporting the wall above.
- SEE BEAM TO STUD PACK DETAILS**: Reference to the connection between the beam and the stud pack.
- DROP BEAM**: Horizontal structural element below the stud pack.
- JOIST**: Horizontal structural element supporting the floor above.
- SEE BLOCKING DETAIL**: Reference to the blocking detail between the joist and the stud pack.
- SEE JOIST TO BEAM DETAILS**: Reference to the connection between the joist and the beam.
- POST**: Vertical structural element supporting the floor above.
- CONCRETE FOOTING**: Foundation element supporting the post.
- SHEATHING**: Material applied to the exterior of the wall and floor.
- FLUSH BEAM**: Horizontal structural element integrated with the wall.

WOOD BEAM

SIMPSON MST126 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 consists 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.

INSTALL FLASHING UNDERNEATH SIDING

DECK FLOOR JOISTS (PER PLAN)

2x TREATED LEDGER BOARD (SEE PLAN)

2' MAX

GALVANIZED LAG BOLTS DOUBLE EVERY OTHER THROUGH LEDGER INTO RIM

FLOOR JOISTS (PER PLAN) INSTALL BLOCKING BETWEEN JOISTS

RIM JOIST WITH INVERTED HANGERS ATTACHED TO CANTILEVERED JOISTS

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.

EXISTING FLOOR JOIST

GLUE SISTER FLOOR JOIST TO EXISTING FLOOR JOIST WITH CONSTRUCTION ADHESIVE

SISTERED FLOOR JOIST

ATTACH TO BEAM WITH SIMPSON HANGER AS REQUIRED PER PLAN

7 DROPPED BEAM DETAIL
NTS

4-PLY BEAM

3-PLY BEAM

2-PLY BEAM

BEAM CLIP SUPPORT

BEAM BOLT ON

15 POST/BEAM CONNECTION DETAILS



SUMMIT HOMES

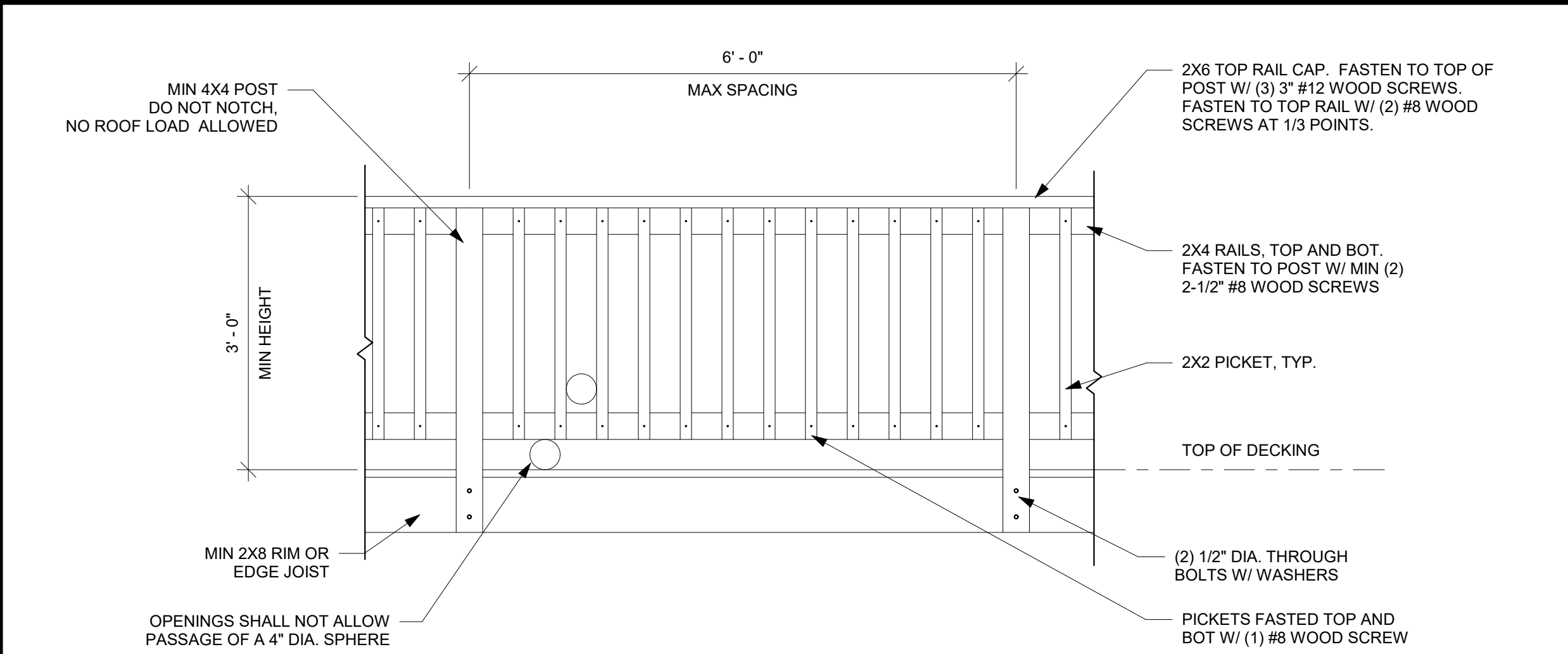
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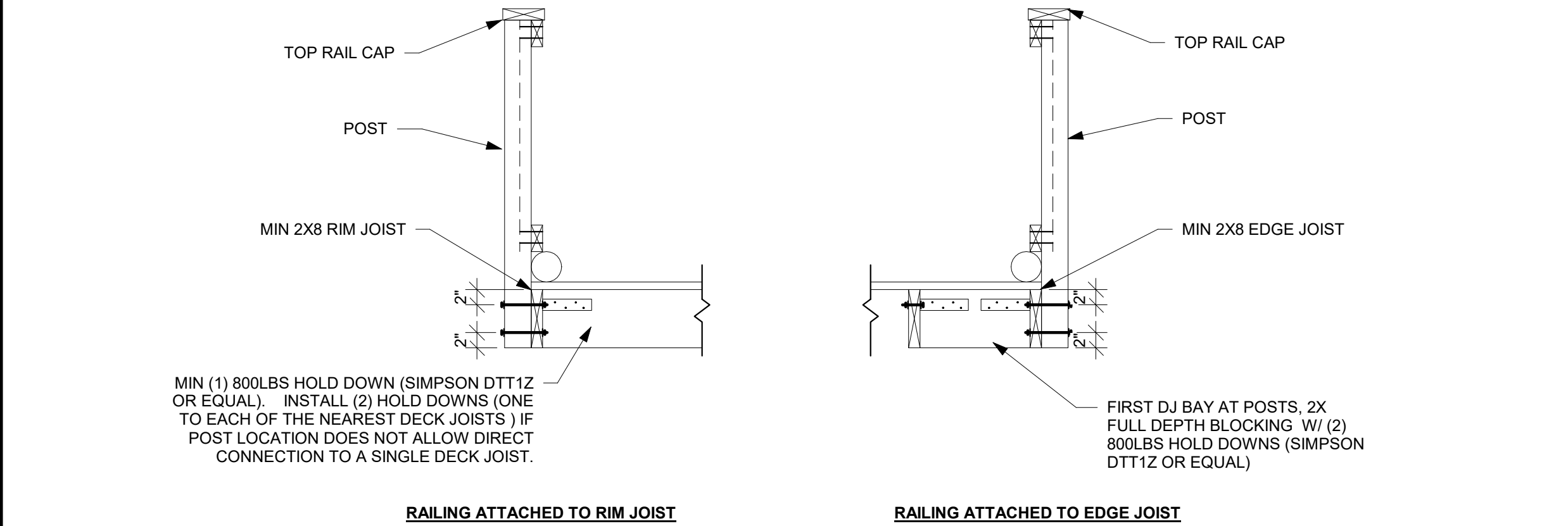
FRAMING STANDARDS

S510

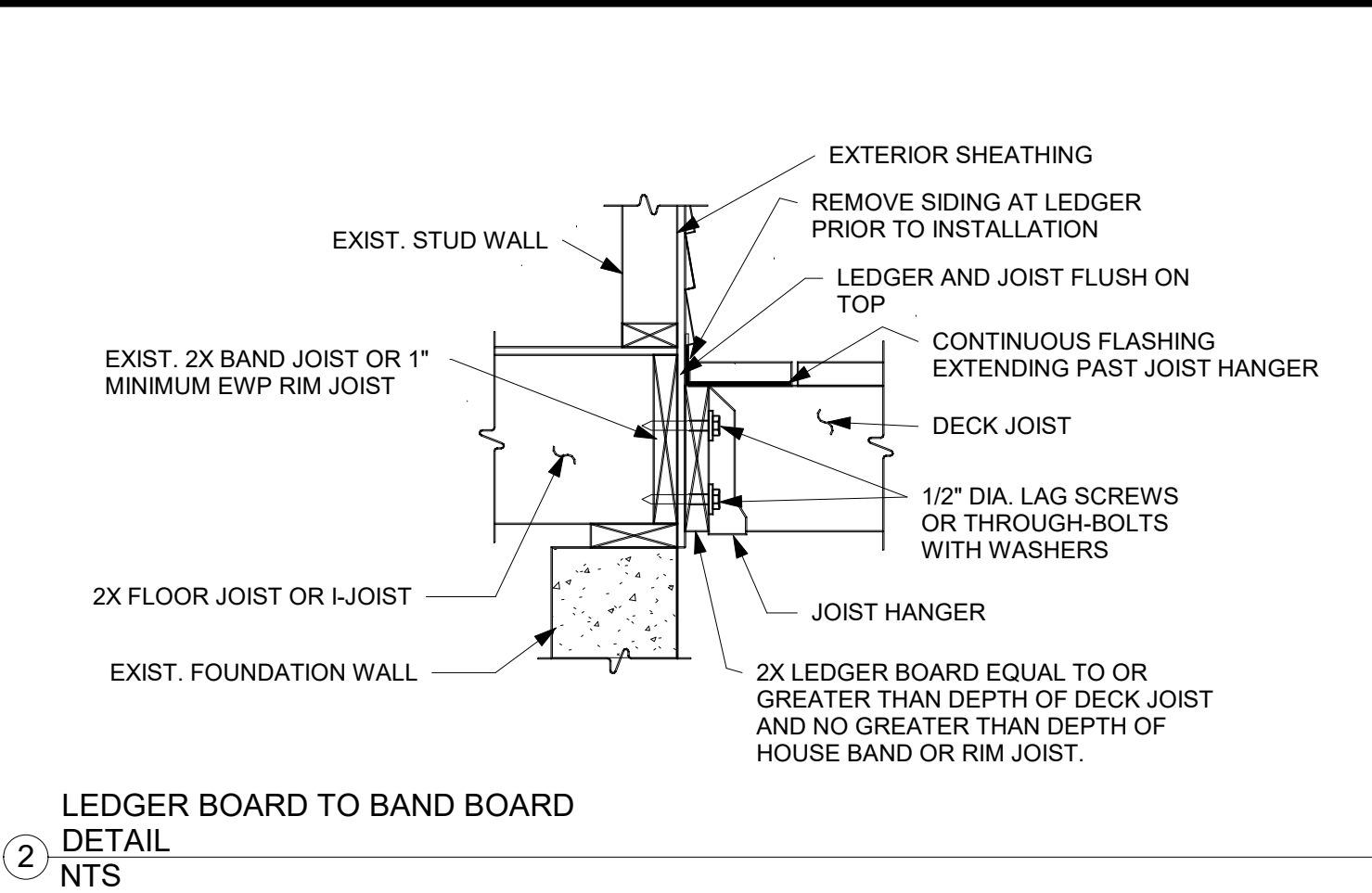
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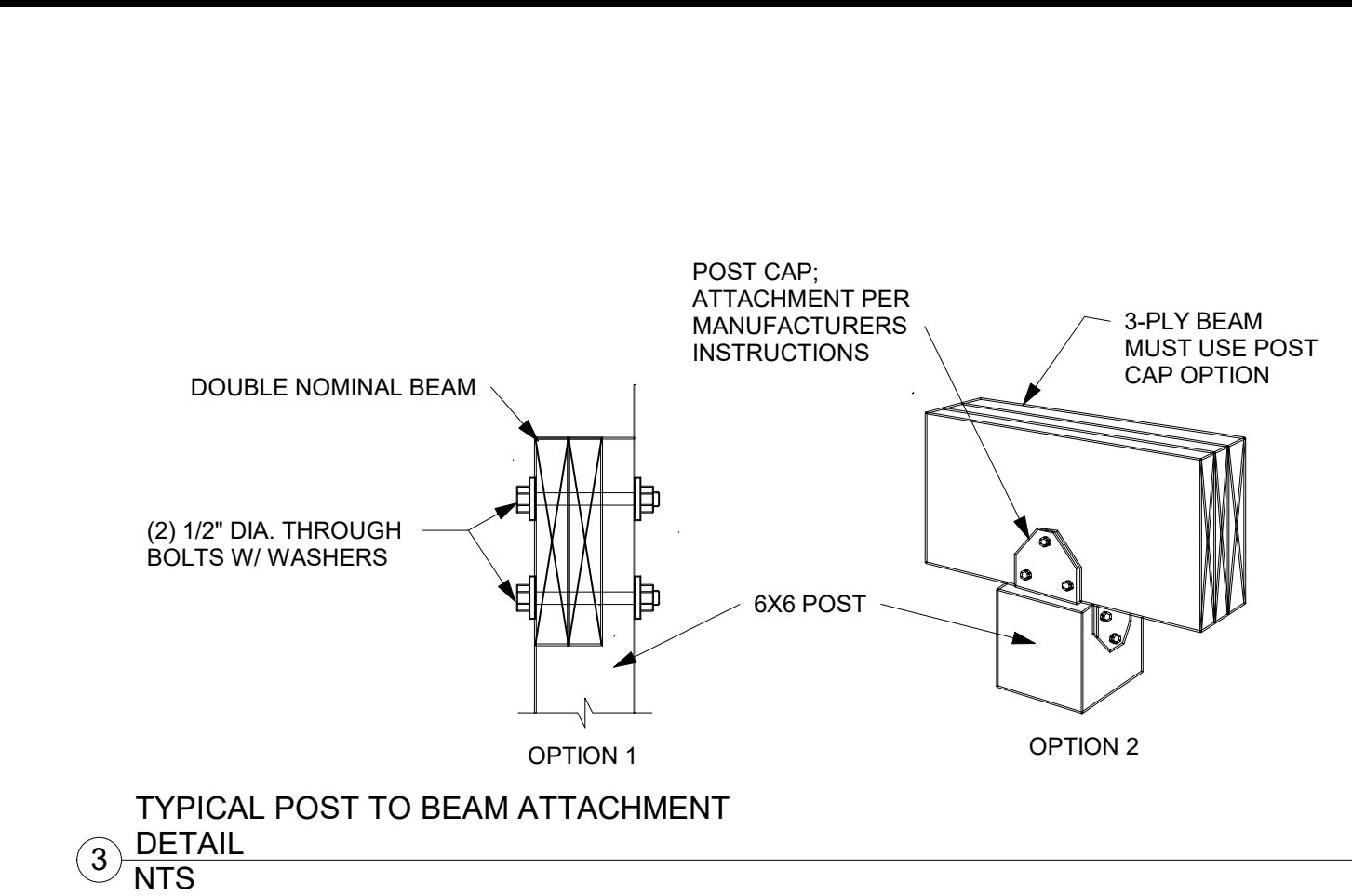
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



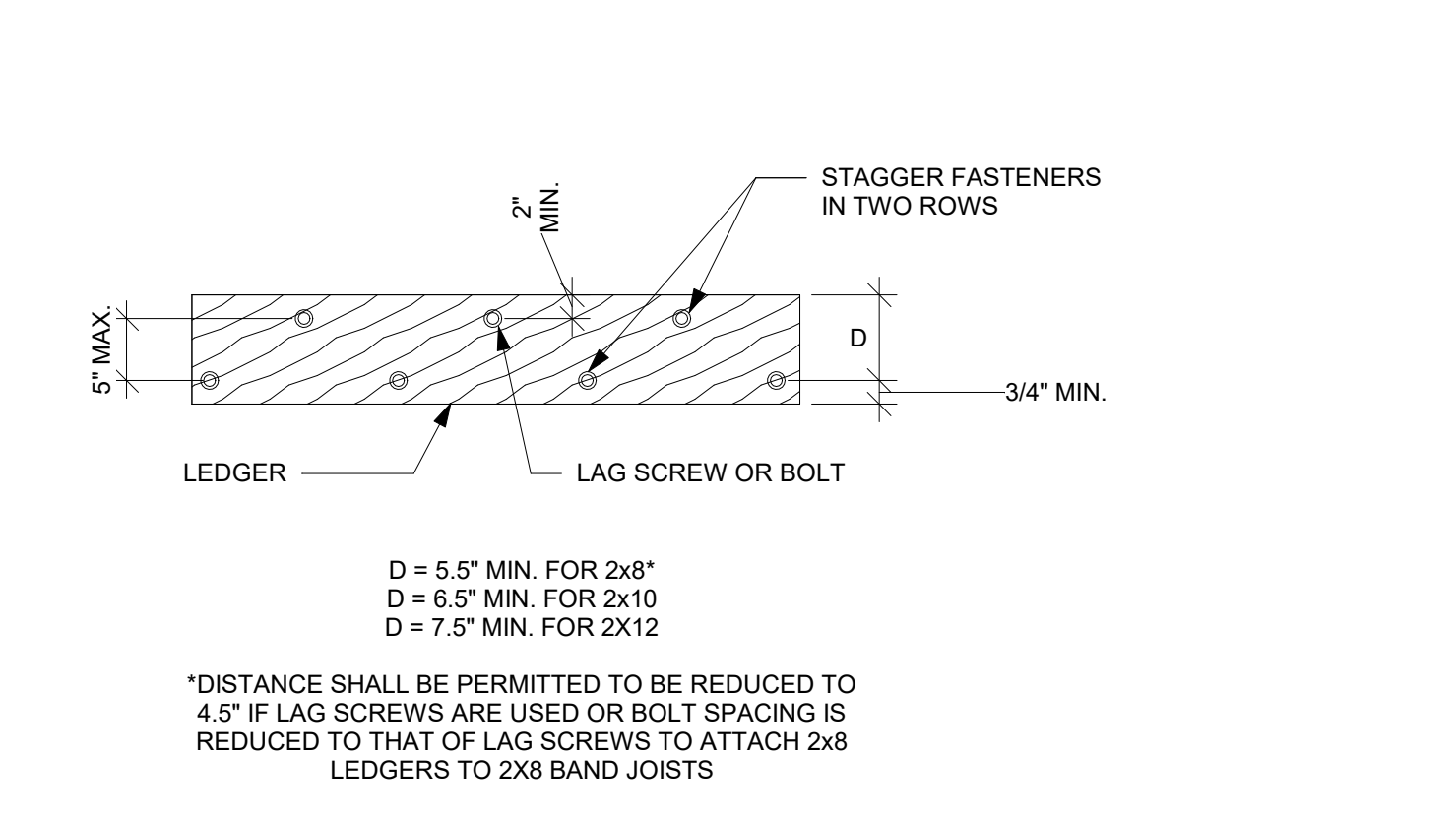
1 DECK RAILING
NTS



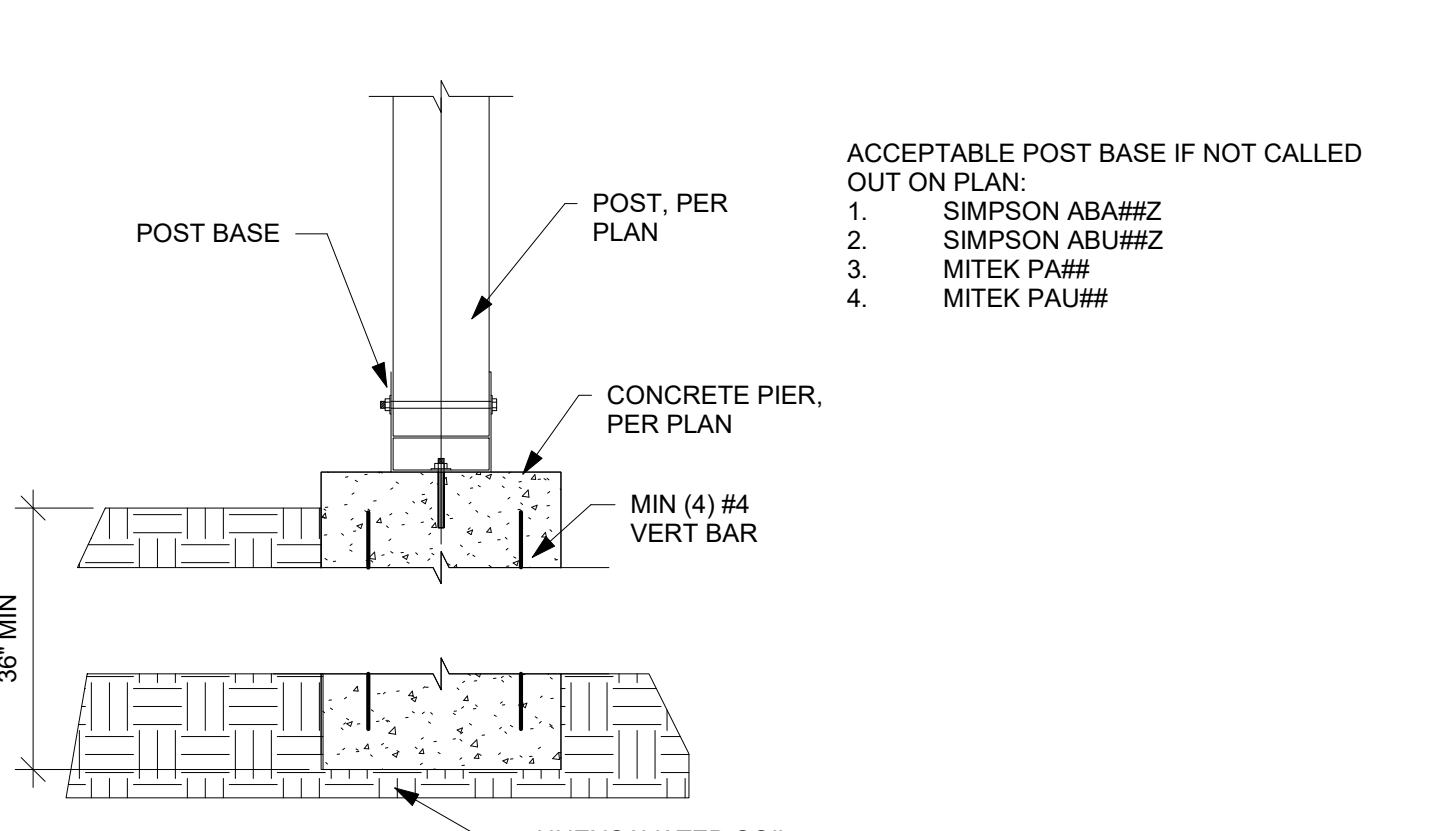
2 LEDGER BOARD TO BAND BOARD
DETAIL
NTS



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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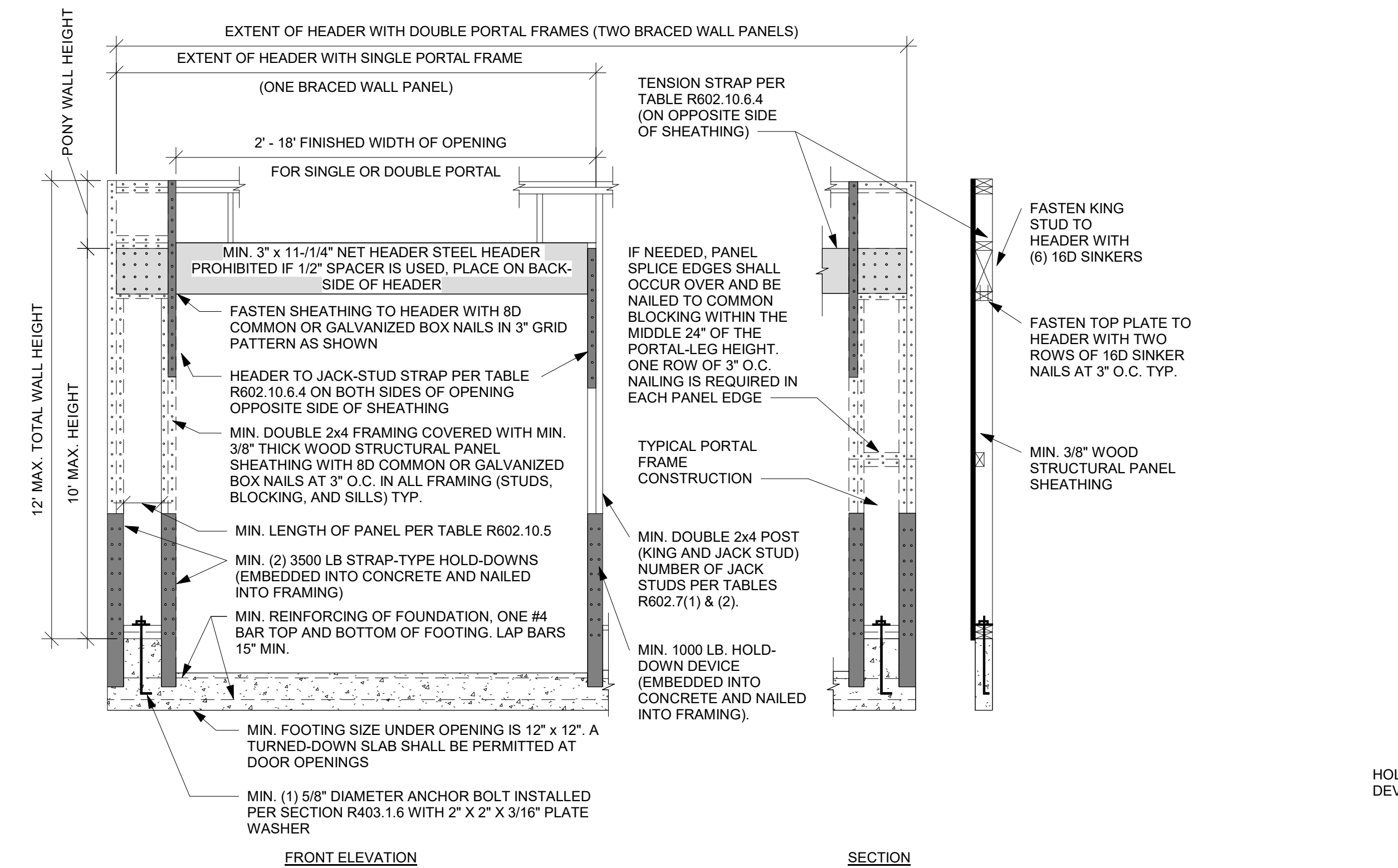
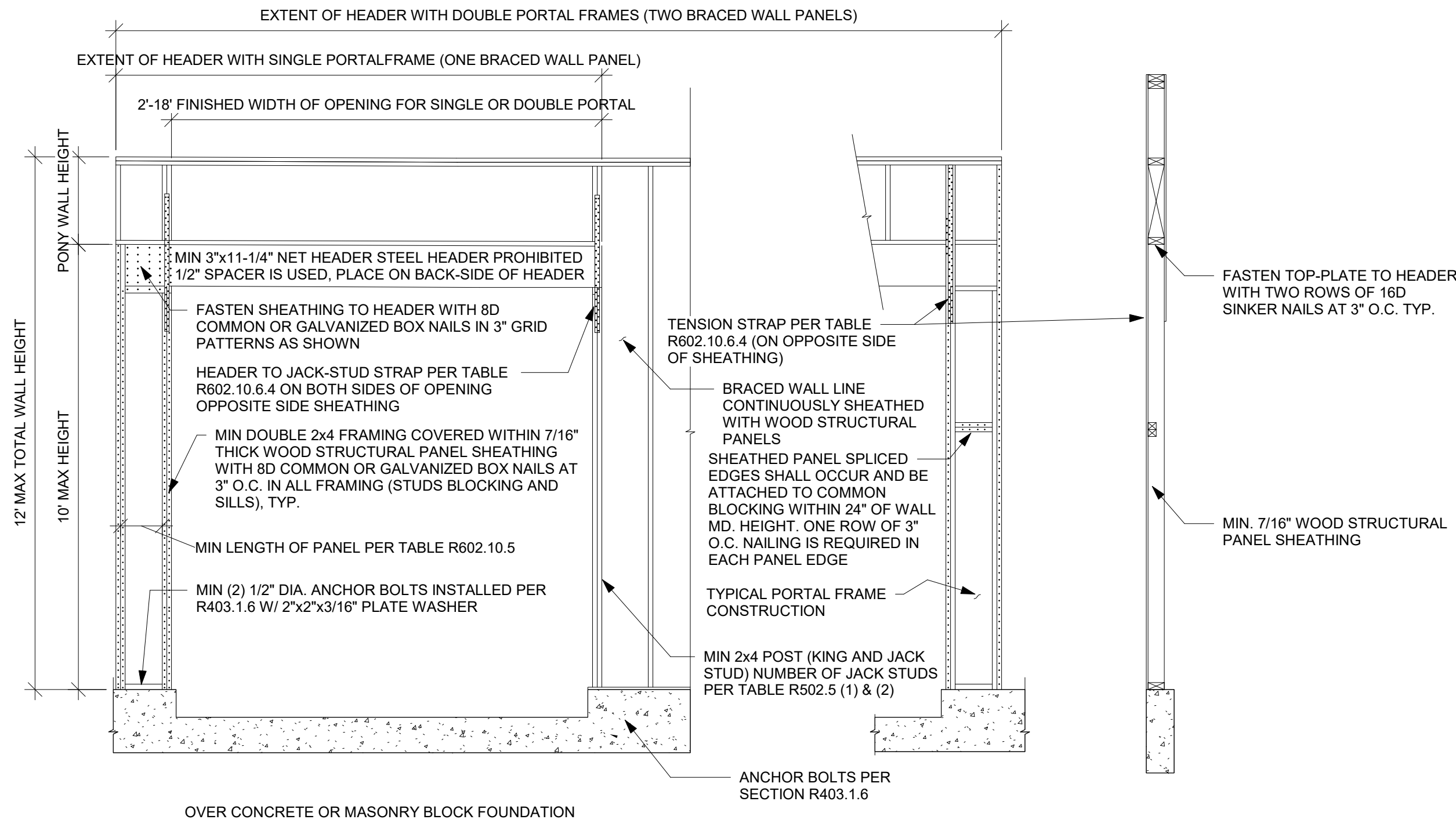
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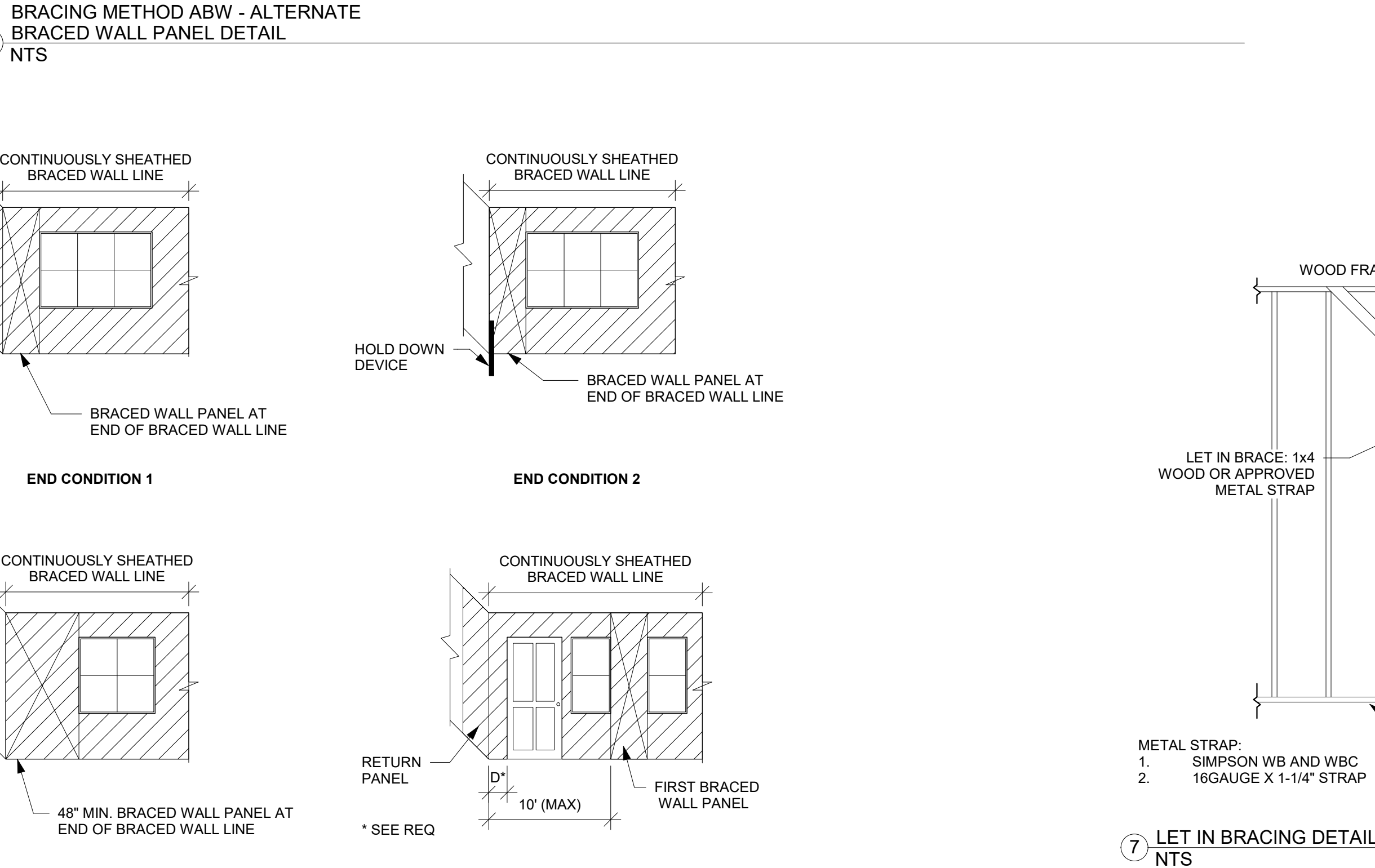
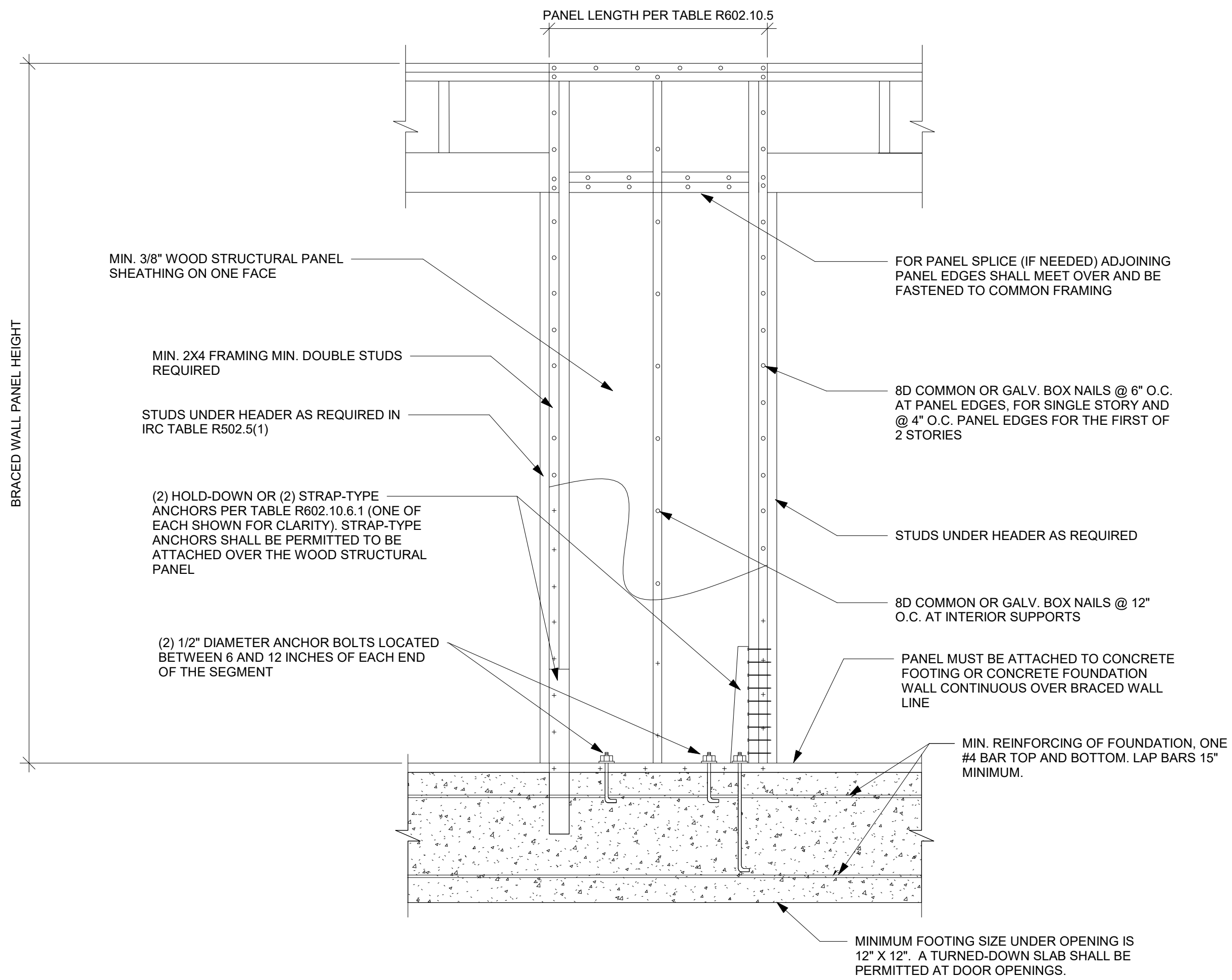
DECK DETAILS

S520
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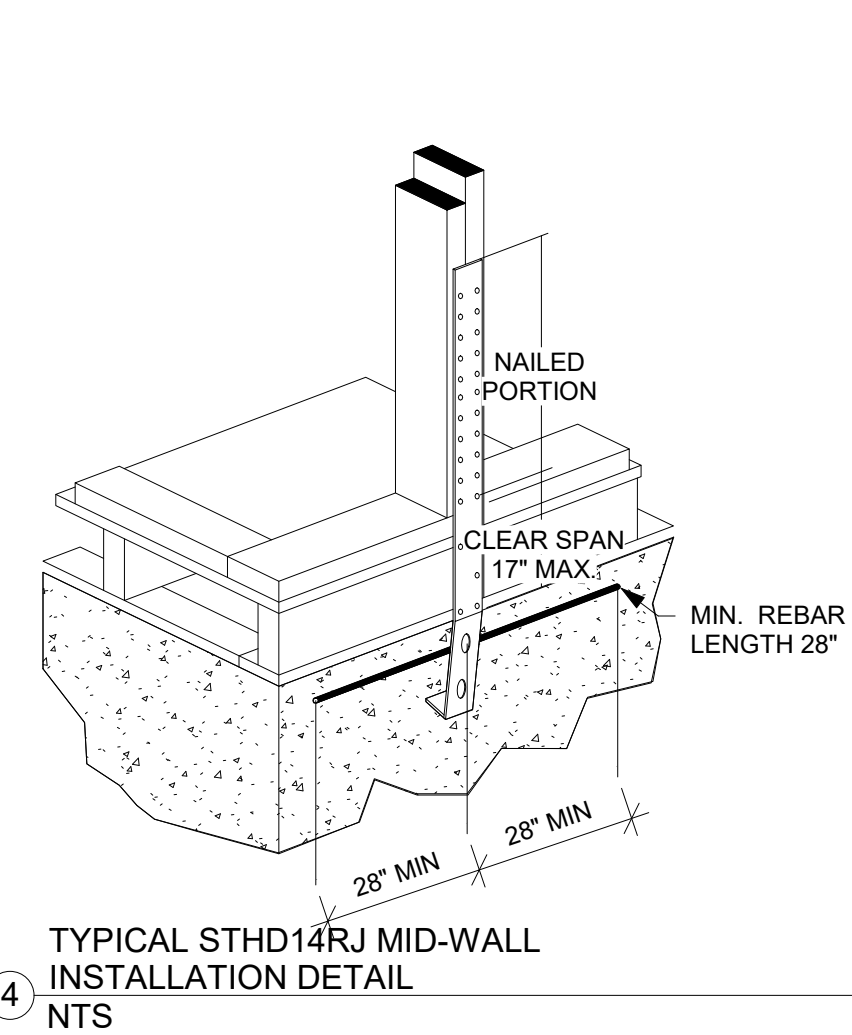
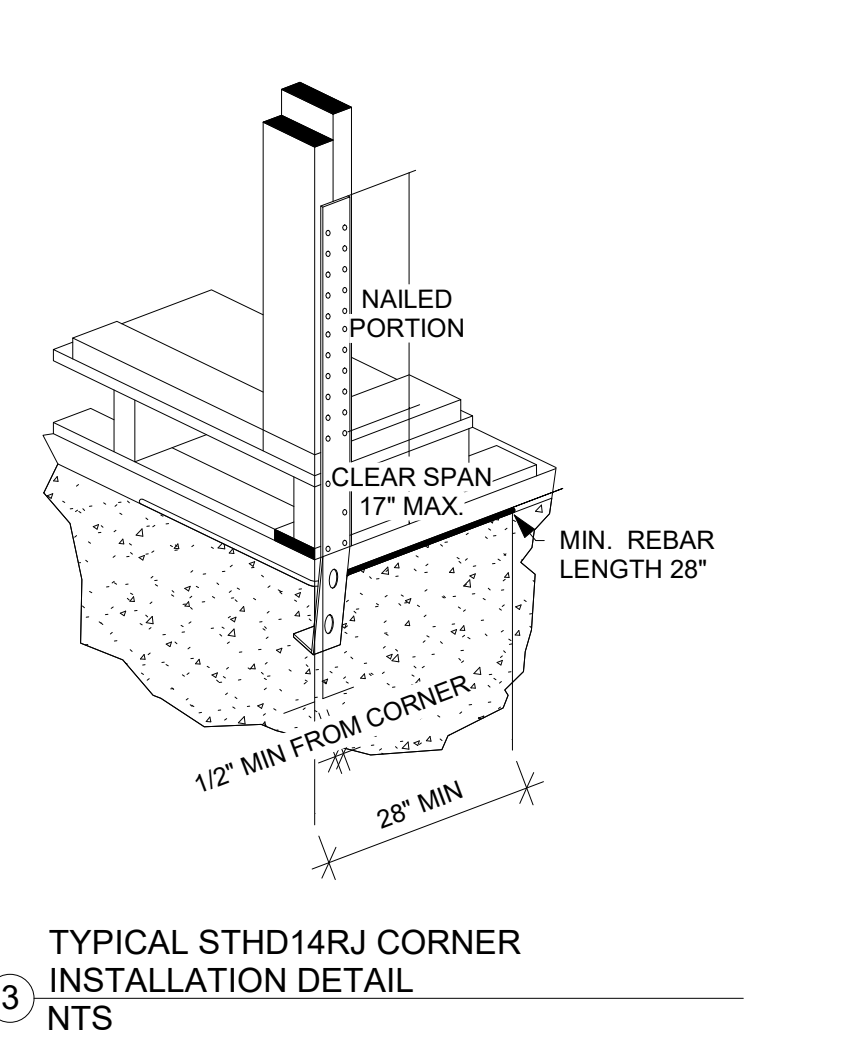
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BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



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 _{ULT} (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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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 [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 RRSR-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RRSR-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



EVERSTEAD
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
SCALE	AS NOTED OR PLANS REVIEW

2023-10-10 12:17:29
DEVELOPER'S REVIEW
LEE'S SUMMIT, MISSOURI
03/12/2024 12:17:29

- 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.
 - STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=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
 - A. INSTALLED WITH NEW FOUNDATION
 - a. POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - b. REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - B. INSTALLED TO EXISTING FOUNDATION
 - a. 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.
 - b. SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.
 - MANUFACTURED WINDOW WELL
 - A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
 - B. COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION



- NOTES**
- EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC
 - A. MIN CLEAR OPENING
 - a. ABOVE GRADE FLOOR NOT LESS THAN 5.7 SQ FT PER R310.2.1
 - b. AT OR BELOW GRADE NOT LESS THAN 5.0 SF FT PER 310.2.1
 - B. MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT
 - C. MIN NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCH
 - MINIMUM WINDOW SIZES SHOWN BELOW ARE SPECIFIC TO THE MANUFACTURER AND VINYL WINDOW MODEL NUMBER LISTED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WINDOW SIZES WITH THE SELECTED MANUFACTURER, WINDOW FRAMING MATERIAL, AND STYLE.
- | MANUFACTURER | MODEL | SINGLE HUNG | CASEMENT | SLIDER |
|--------------|------------|-------------|----------|--------|
| ANDERSON | 200 SERIES | 36X60 | -- | -- |
| ANDERSON | 400 SERIES | -- | 36X40 | 48X40 |
| JELD-WEN | V-2500 | 36X60 | -- | 48X48 |
| JELD-WEN | V-4500 | -- | 36X48 | -- |
| PELLA | 250 SERIES | 36X60 | 36X42 | -- |
| PELLA | 150 SERIES | -- | -- | 48X48 |

WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



EVERSTEAD
ENGINEERING & DESIGN



EVERSTEAD
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

NO.	DESCRIPTION	DATE

EGRESS WINDOWS

S560

DATE 10/10/2023
SCALE

2023-10-10 12:17:30
AS NOTED ON PLANS REVIEW
DEVELOPER'S SIGNATURE
03/12/2024 12:17:30