

STRUCTURAL NOTES:

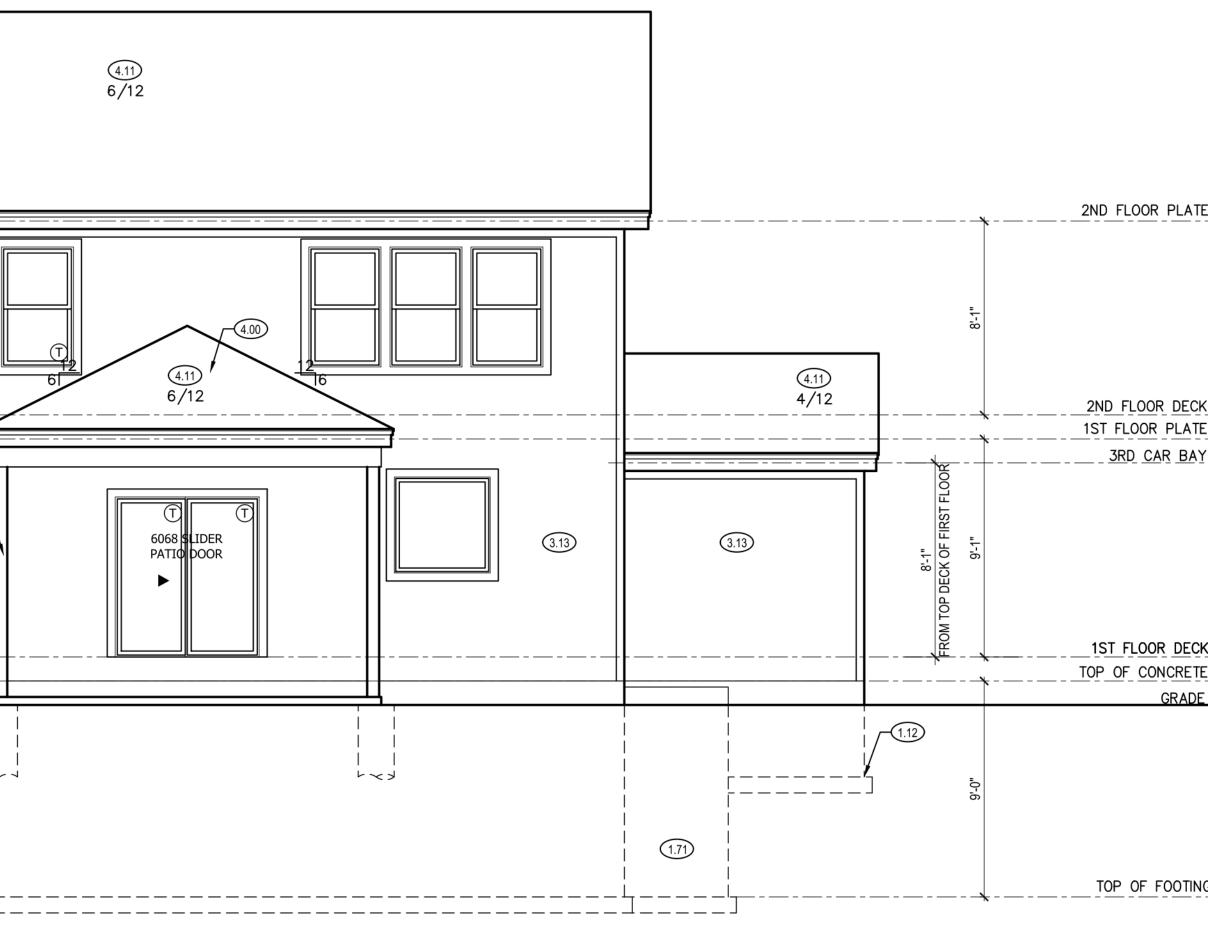
ALL CONSTRUCTGION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL 1. CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:

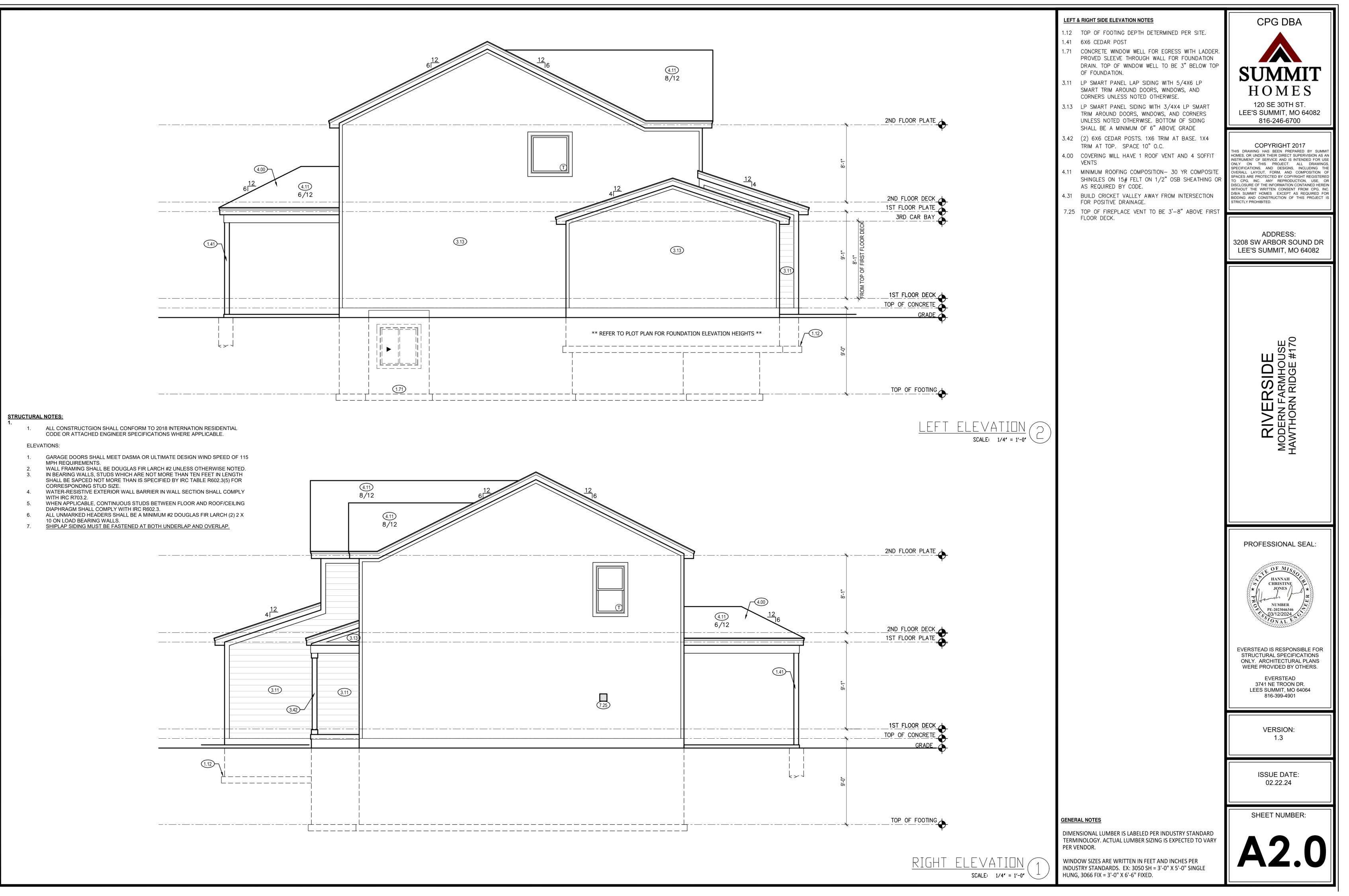
- 1. GARAGE DOORS SHALL MEET DASMA OR ULTIMATE DESIGN WIND SPEED OF 115
- MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH
- 3. SHALL BE SAPCED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
- WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY 4. WITH IRC R703.2.
- WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3. 5.
- 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. 7.

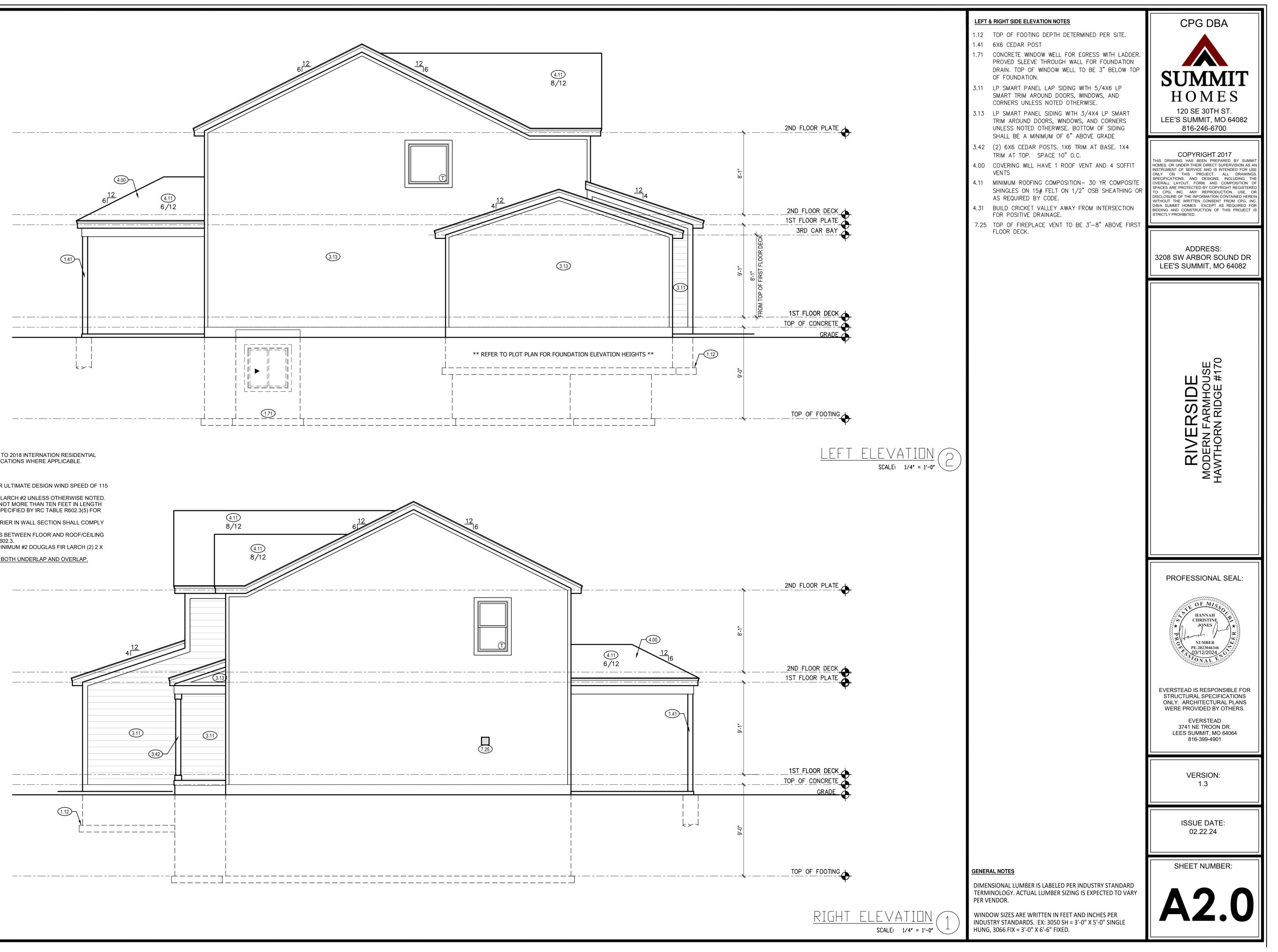
STRUCTURAL DETAIL SHEET INDEX S000 STRUCTURAL GENERAL NOTES		
S501FOUNDATION DETAILSS503GARAGE/SLAB DETAILSS510FRAMING STANDARDSS520DECK DETAILSS530BRACING DETAILSS550FASTENING SCHEDULES560EGRESS WINDOW		3.13
		-
	AT THE ADDRESS LISTED ON THE PLANS. USE OF ANY PART IN ANY MANNER ON PROPERTY OTHER THAN THE LISTED	
ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED E INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTION OF STRUCTURAL / SUSPENDED SLABS, RETA FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETA	TIONS OF THE BEARING SOIL, FOOTINGS, PIERS,	
THAT THE OWNER MAY PURSUE AGAINST THE CONTRAC AND ALLOW THE EOR TO PROVIDE THEIR OPINION ON AN		





WINDOW SCHEDULE LOWER LEVEL (1) 4040 SLIDER MAIN LEVEL (1) 4040 FIX CLR (1) 3050 SH CLR TEMP (1) 3050 SH CLR TEMP 6068 PATIO SLIDER DOOR 2X4 JAMB 2x68 FRONT DOOR 2X4 JAMB 2x68 FRONT DOOR 2X4 JAMB (2) 3050 SH CLR (2) 3050 SH CLR (3) 2020 FIX CLR (3) 2020 FIX CLR	 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. 2.62 DOUBLED 1X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION. 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. 3.13 LP SMART SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. 3.15 LP SMART BOARD AND BATTEN 3.42 (2) 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C. 3.57 26"X6" CEDAR BRACKET 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. 4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. 	<section-header><section-header><section-header><section-header><text><text><text></text></text></text></section-header></section-header></section-header></section-header>
$INC \rightarrow INC \rightarrow IOC \ INC $	$\frac{12^{n}}{9^{n}} \frac{12^{n}}{9^{n}} 12$	RIVERSIDE MODERN FARMHOUSE HAWTHORN RIDGE #170
ATE O	SHEET INDEXA1. FRONT AND REAR ELEVATIONA2. LEFT AND RIGHT ELEVATIONA3. FOUNDATION FLOOR PLANA4. MAIN LEVEL PLANA5. UPPER LEVEL PLANA6. ROOF PLAN	PROFESSIONAL SEAL:
	FINISHEDMAIN FLOOR1141UPPER LEVEL1350FINISHED STAIRS TO LOWER LEVEL39TOTAL2530	EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901
	UNFINISHEDLOWER LEVEL - UNFINISHED1017COVERED PATIO192GARAGE701	VERSION: 1.3
₹	ENGINEERTRUSSI-JOISTEVERSTEADWHEELERN/A	ISSUE DATE: 02.22.24
	REVISIONS NO. DATE DESCRIPTION	SHEET NUMBER:
$\frac{\text{EAR ELEVATION}}{\text{SCALE: } 1/4' = 1'-0'} $	$ \begin{array}{c c} \hline 1 \\ \hline 2 \\ \hline 3 \\ \hline 4 \\ \hline \end{array} $	A1.0





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.N.O. ON PLANS					
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.						
< 6'-0" WALL		#4 BARS @36" O.C.							
8'-0" WALL	8"	#4 BARS @16" O.C.	#4 BARS @ 24" O.C.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.					
9'-0" WALL	0	#4 BARS @12" O.C.							
10'-0" WALL		#4 BARS @8" O.C.		24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.					
11'-0" WALL	10"	#4 BARS @9" O.C.							
12'-0" WALL	10"	#4 BARS @6" O.C.							

SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
Ĥ	16"	3'-0"	(4) VERTICAL #4
	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
	28"	3'-0"	(4) VERTICAL #4

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

*DENOTES STEEL COLUMN NOT REQUIRED

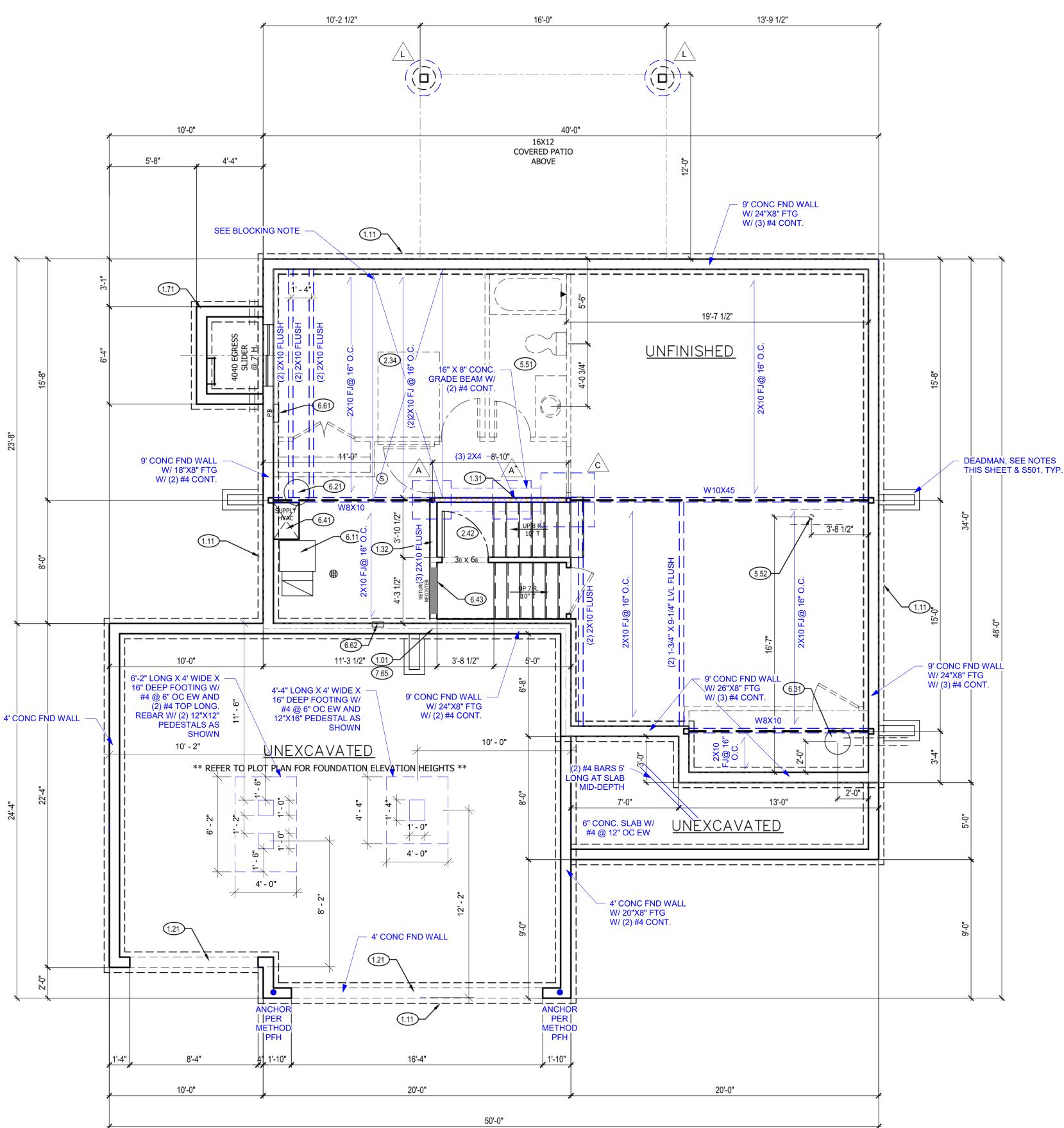
ISOLATED FOO

	ISOLATED FOOTINGS AND COLUMN PADS										
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN MIN FY = 35 KSI							
	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER							
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER							
Ċ	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER							
	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							

- 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 6". FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
- FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405
- BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
- ALL INTERIOR FOOTINGS OF LOAD BEARINGS WALLS AND COLUMNS SHALL BE
- ISOLATED FROM THE BASEMENT FLOOR SLAB.
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

- GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.
- ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS. 3.
- WALL TRANSITIONING FROM ELSS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (tRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE.



BLOCKING NOTE:

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

FOUNDATION NOTES:

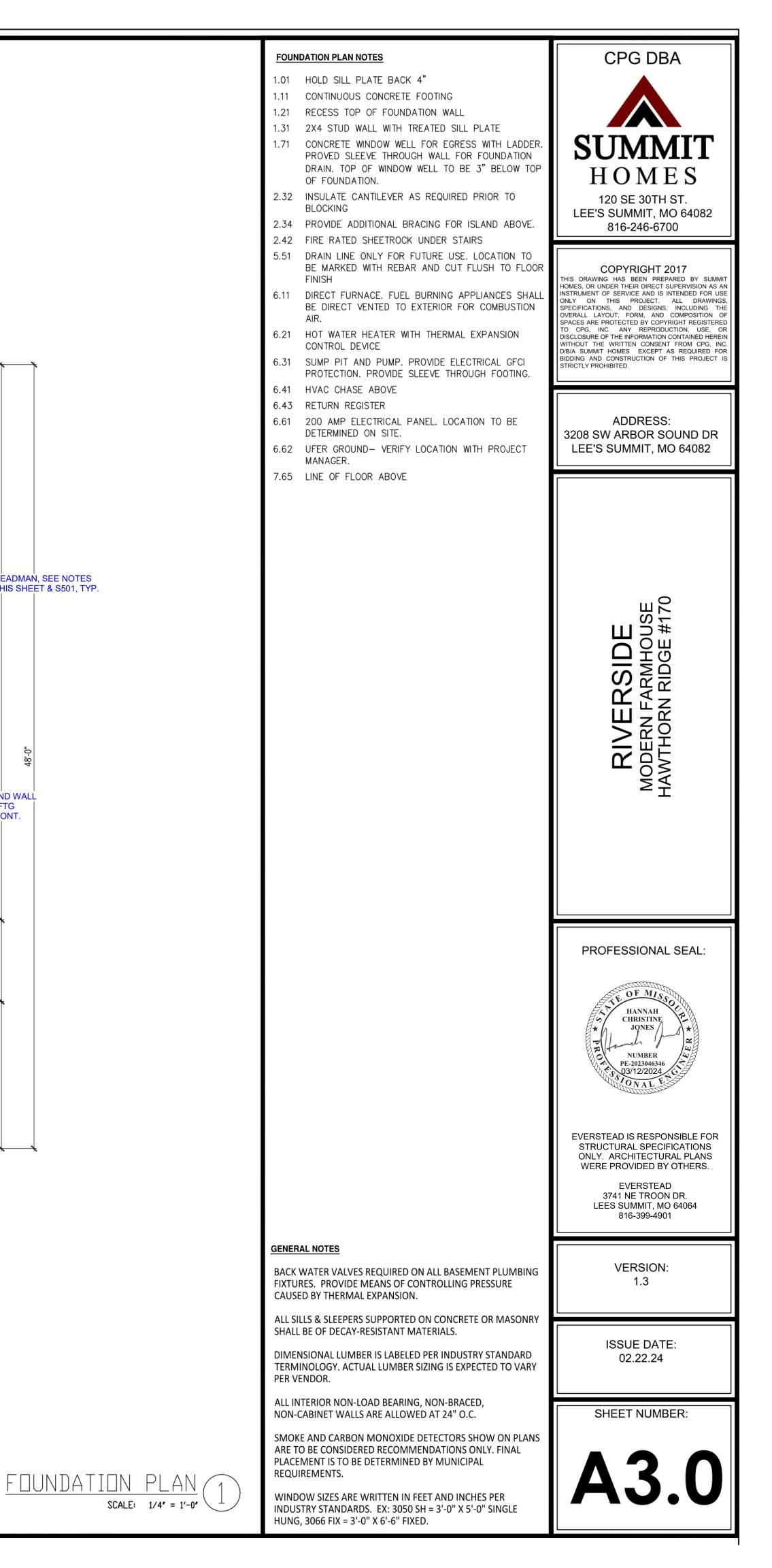
STRUCTURAL NOTES:

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

ATTACHED ENGINEER SPECIFICATIONS WHERE APLLICABLE.

SOIL BEARING CAPACITY SHALL BE 1500 PSF. COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR



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 5.
- 16" O.C. FULL HEIGHT CONTINUOUS U.N.O. ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR LARCH #2 2X6 STTUDS
- AT 16" O.C. FULL HEIGH 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 10.
- LOADS IMPOSED ACCORDING TO IRC R301. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 11. 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. INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE 13.
- 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
- 14. 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. 16
- BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2. 17. 18. WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
- STAIRS SHALL COMPLY WITH IRC 311.7. THE MAXIMUM RISER HEIGHT OF 19. 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 20. SEPERATION DOORS.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40. 21. SECURITY SHALL CONFORM TO IRC R326/KCBRC.
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT 23. CONCRETE ENCASED ELECTRODE CONDUCTOR (UFER GROUND).
- CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE 24. WITH IRC SECTION R315.

DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

25. THE BUILDING THERMAL ENVELOPE IS REQUIRD 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

INTERIOR LOAD BEARING WALL

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.

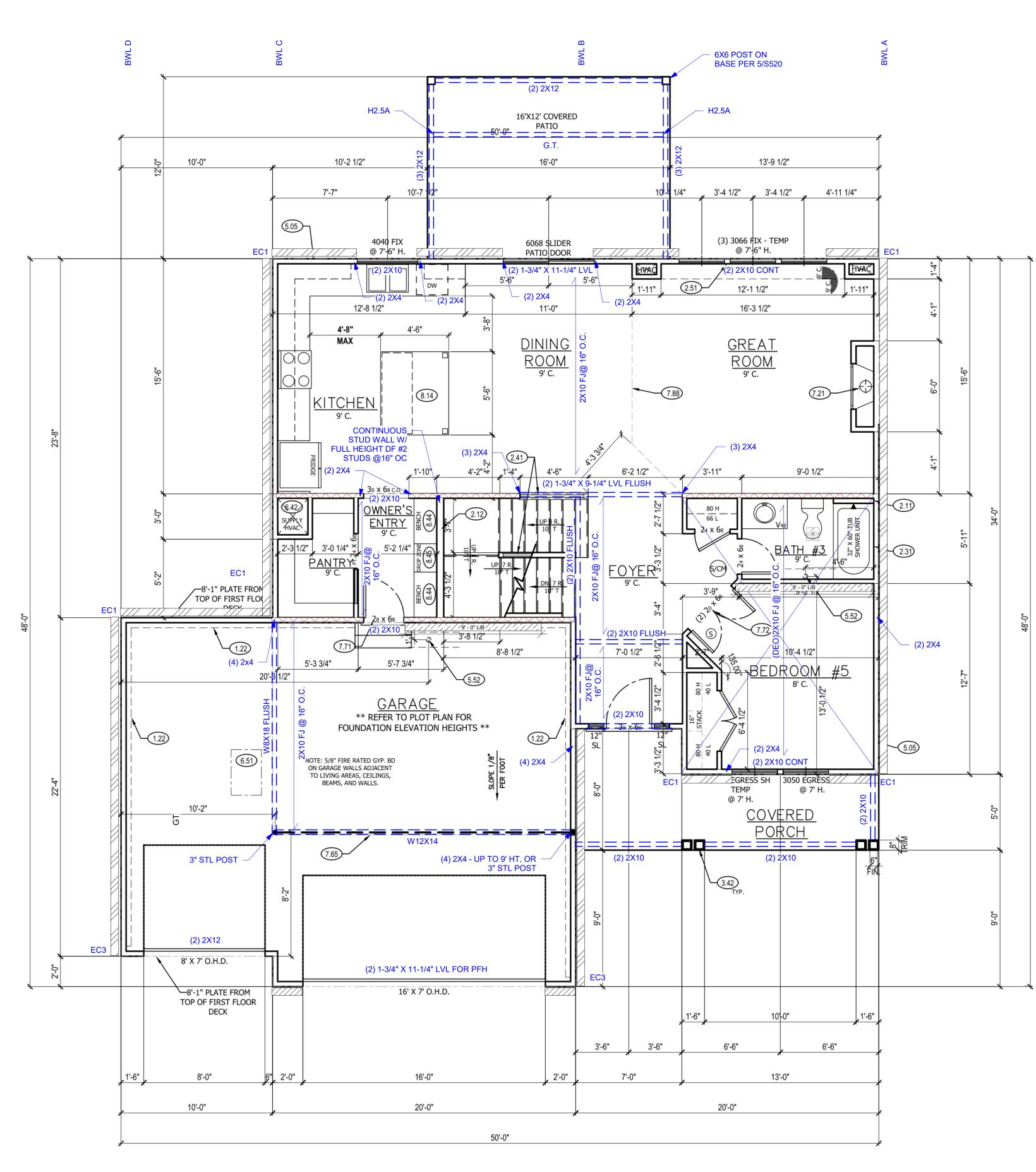
BRACING METHODS

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)

	PER IRC R602.10 LENGTH PER 2018 IRC TABLE R602.10.5:
•	55" - 8' TALL WALL HEIGHT
•	62" - 9' TALL WALL HEIGHT
•	69" - 10' TALL WALL HEIGHT



	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

	MAIN FLOOR PLAN NOTES	CPG DBA
BWL 1	 EXPOSED TOP OF FOUNDATION WALL. DOUBLE 2X4 STUD WALL 2X6 STUD WALL 2X6 STUD WALL SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING CURB STAIR SYSTEM WITH OPEN HANDRAILS STUDS BETWEEN WINDOW UNITS 42 (2) 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C. HOSE BIBB 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. DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 ¥ TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM. O MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES TAL ASTRAGAL LOCK- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK CABINET + 24" OVERHANG WITH LEGS. VERIFY LOCATION WITH PERSONAL BUILDER. 	<section-header><section-header><section-header><section-header><text><text><text></text></text></text></section-header></section-header></section-header></section-header>
BWL 3	8.44 BENCH WITH COAT HOOKS 8.45 DROP ZONE/CHARGING STATION	RIVERSIDE MODERN FARMHOUSE HAWTHORN RIDGE #170
		PROFESSIONAL SEAL:
BWL 4	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.	EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901
	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.	VERSION: 1.3
	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.	ISSUE DATE: 02.22.24
	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.	
$\frac{F \square \square R P \square A N}{SCALE: 1/4' = 1'-0'} $	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.	A4.0

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 STTUDS AT 16" O.C. FULL HEIGH 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 10.
- 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 12.
- 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 14 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. 16 BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2. 17
- 18. WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
- STAIRS SHALL COMPLY WITH IRC 311.7. THE MAXIMUM RISER HEIGHT OF 19. 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 20. SEPERATION DOORS. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- SECURITY SHALL CONFORM TO IRC R326/KCBRC. 22
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT 23. 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 REQUIRD 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 26 DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

INTERIOR LOAD BEARING WALL

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

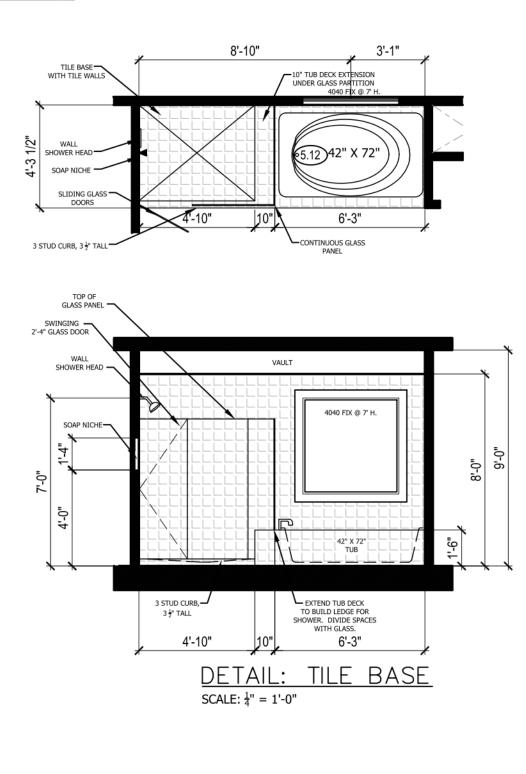
BRACING CS-PF PER IRC R602.10.6.4

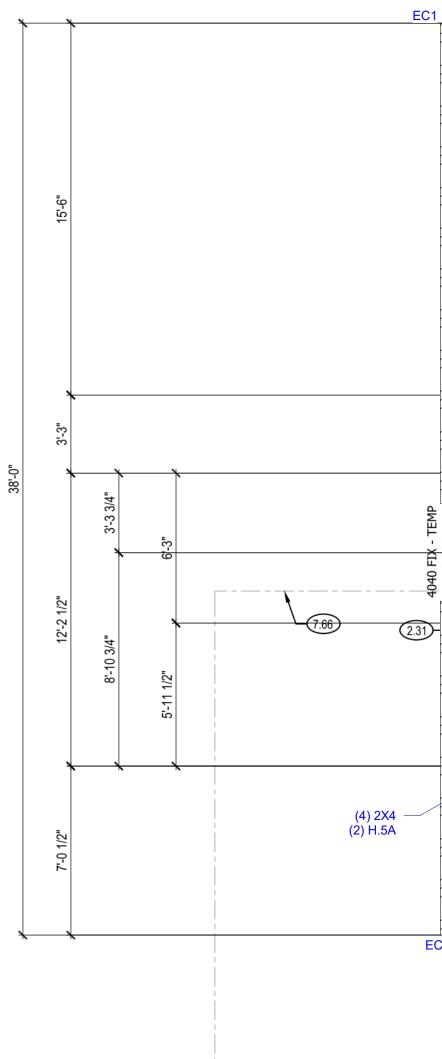
BRACING CS-WSP PER IRC R602.10

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

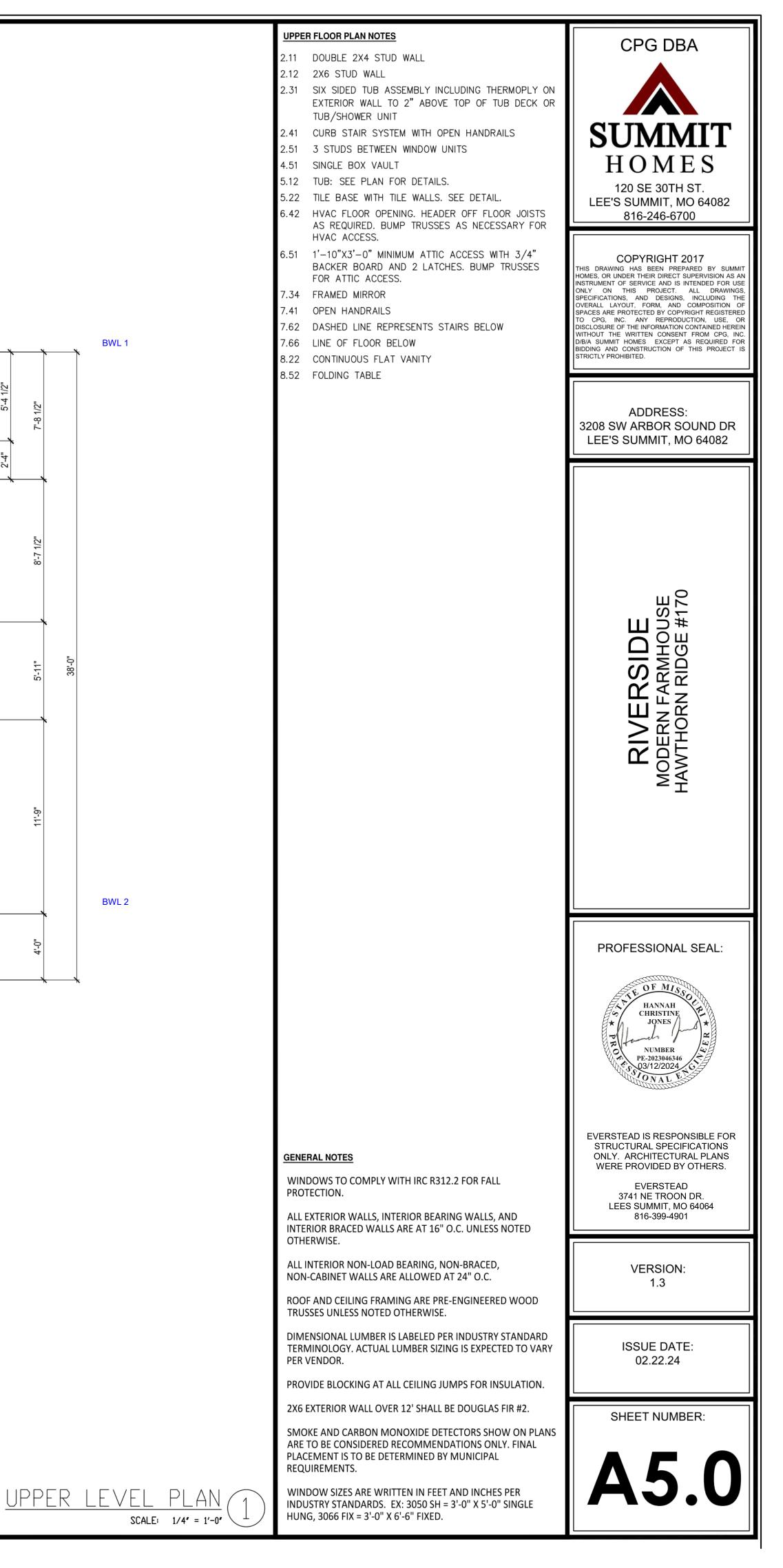
BRACING PFH PER IRC R602.10.6.2





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

BWL B	<i>y</i>	40'-0)"		BWLA
	14'-8 1/2"		2'-7 1/2"	12'-8"	
	ے 4'-1 3/4" یے 3'-4 1/2" یے 3'-4 1/2" یے 3'-9 3/4"	10'-0"		1	7 1/2"
	(3) 3050 EGRESS SH		3050 EGRESS SH - TE	(2) 2X4 (2) H2.5A	
<u>C1</u>	(2) 2X10 CONTINUOUS		(2) 2X10		
	(2) 2X10 CONTINUOUS (2.51) TYP.	BEDRC 8'			
	BEDROOM			20" 66 L STACK	2.31 2.7
	[#] ^{8' C.} 4.51 VAULT TO 9' C.	. 12'-4"	- 11-2 1/2"		
	2'-6 1/2" 2'-1" 1'-9 1/4" 4'-10 3/4" 3'-5"	. 12-4		2 0-01/2 x 0-	
	2'-0"			BEDROOM #3 8' c.	
		*	<u>S</u> 26 x 68		8-7 1/2"
	STUD WALL W/	ש % אק	4'-7"		2-:8
		ň	7.41	S S	
				BATH #2 8' C.	
				8' C.	2.11 32" X 60" TUB SHOWER UNIT 51-11"
- TEMP H	BATH #1 822				
4040 FIX		<u>→ DN. 7 R</u> . 30" T	¹ C -17 4'-0" 2'-4"		
404		DRY FOLDING TABLE			
ワ		DRY FOLDING TABLE		BEDROOM #2	2 (2) 2X4 (2) H2.5A
	6 ⁶ 6 ¹ 6 ¹ 6 ¹ 6 ¹	LAUNDRY 8' C.	5'-3" 80 H 40 L 2) 20 X 68		119"
			(2) 2X10	(3) 2X4 (1) LGT2	
	26 x 68 24 x 68 24 x 68 24 x 68 24 x 68	<u>Z'-7" 80 H</u>	2040 SHZ	VAULT	VAULT
	$ = 66 t^{2} = 66 t^{2} = 7.34 $	6.51 ± g	30	(2) 2X6 CONT	
		40 L	⊷ (4) 2X4 ⊷ (2) H2.5A	(2) 3050 EGRESS SH @ 8' H.	EC1
	(2) 2X10 STACK BELOW WINPOW (2) 2X10 40 L (2) 2X10 STACK BELOW WINPOW (2) 2X10 STACK BELOW WINPOW (2) 2X10 40 L (2) 2X10 (2) 2X10	2X10 STACK BELOW			-4
EC1	//////2020 FIX ////2020 FIX ////20 @ 7' H. @ 7' H. @	20 FIX	SE		X
				7.66	
	+				
	7.66				
	5'-0" 5'-0" 5'-0"	5'-0"	3'-4 1/2" , 3'-7 1/2"	, 6'-6" , 6	'-6" ,
	20'-0"	*	7'-0"	13'-0"	
		<u>/</u> 40'-0	· · · · · · · · · · · · · · · · · · ·	γ	
	χ	40-0	, 		*

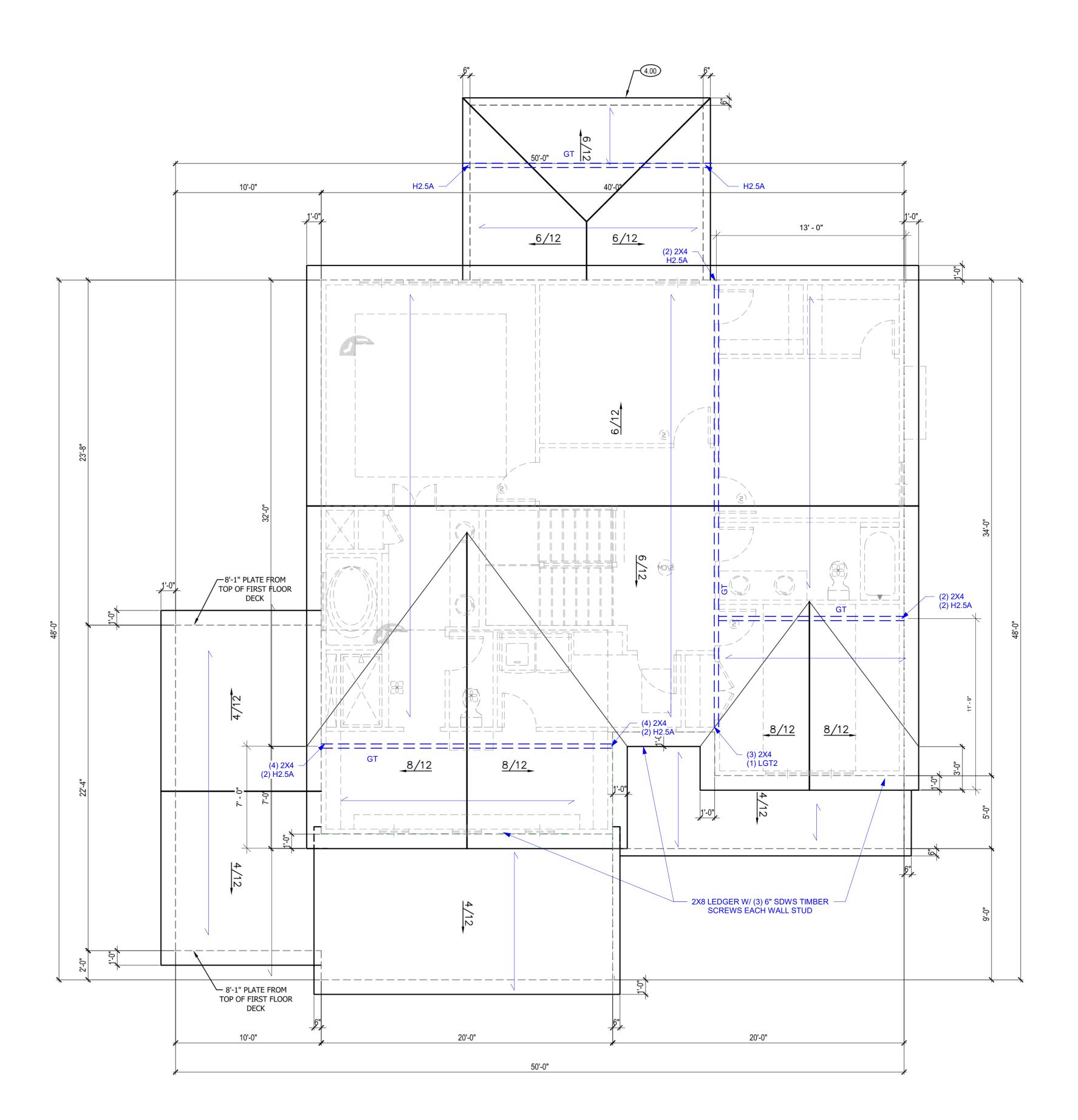


TRUSS FRAMED ROOF NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- . DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.
- ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
 CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD
- BEARING ON APPROVED POINTS.
 5. 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.8. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD
- SUPPORTING MEMBER. STUD PACK / 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 SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

GIRDER TRUSS LOCATION

INTERIOR LOAD BEARING WALL



ROOF PLAN NOTES CPG DBA 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 **SUMMI7** FOR POSITIVE DRAINAGE. HOMES 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700 COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, O DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED. ADDRESS: 3208 SW ARBOR SOUND DR LEE'S SUMMIT, MO 64082 SE 170 RIVERSIDE PROFESSIONAL SEAL: OF MI HANNAH CHRISTINE JONES / NUMBER PE-2023046346 © 03/12/2024 C SIONAL E EVERSTEAD IS RESPONSIBLE FOR GENERAL NOTES STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF WERE PROVIDED BY OTHERS. TRUSSES. EVERSTEAD 3741 NE TROON DR. ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND LEES SUMMIT, MO 64064 INTERSECTIONS. 816-399-4901 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 VERSION: WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE 1.3 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 REQUIRE AREA MAY BE REDUCED TO 1/300. ISSUE DATE: BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR 02.22.24 DETAILS. DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY SHEET NUMBER: PER VENDOR. HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION. PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

ROOF PLAN

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

Α.	GENERAL NOTES IRC 2018	C.5	CONCRETE (CONT.)	
A.1	PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE		CONCRETE MIX TO UTILIZE A MAXIMUM WATE APPLICATIONS. ADMIXTURES SHALL NOT COM	R-CEMENT MATERIALS RATIO OF 0.45 FOR ALL
	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			URFACE SHOULD BE ROUGHENED TO A MINIMUM
	AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.		OF 1/4 INCH AMPLITUDE.	
A.2	LOADING ASSUMPTIONS		REBAR PLACEMENT SHALL BE AS FOLLOWS: CONCRETE CAST AGAINST AND PERM	IANENTLY EXPOSED TO EARTH 3.0 IN CLR
	DEAD ROOF 10 PSF UNO		 CONCRETE EXPOSED TO EARTH OR V NOT EXPOSED TO WEATHER OR GRO 	VEATHER 1.5 IN CLR UND
	ROOF + CEILING (NO STORAGE)15 PSFROOF + CEILING (STORAGE)20 PSF		 SLABS, WALLS, JOISTS BEAMS, COLUMNS 	3/4 IN CLR 1.5 IN CLR
	CEILING JOISTS (STORAGE) 10 PSF EXTERIOR BALCONY / DECK 10 PSF		CONCRETE MIX DESIGN SHALL BE 6% (±1%) A WALLS, OR FLATWORK EXPOSED TO WEATH	IR-ENTRAINED FOR GARAGE SLABS, FOOTINGS,
	INTERIOR FLOOR (MAIN FLOOR)15 PSFINTERIOR FLOOR (UPPER FLOORS)10 PSF8" THICK MASONRY WALL96 PSF		SHORING AND SUPPORTING FORMWORK SH	
	6" THICK MASONRY WALL 72 PSF EXTERIOR LIGHT FRAMED WOOD WALLS 15 PSF			EACHES 70% OF STRENGTH DETERMINED BY
	INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD) LIVE			GRADE SPACE SHALL BE DAMPPROOFED. THE DGE OF THE FOOTING TO THE FINISHED GRADE.
	ROOF LIVE LOAD 20 PSF FLOOR LIVE LOAD 40 PSF (HABITABLE) SADAGE 50 PSF (WITH 0000 LD POINT LOAD)	C.6	CONCRETE WALLS WITH REINFORCEMENT STEEL	
	GARAGE50 PSF WITH 2000 LB POINT LOADSTORAGE20 PSF (UNINHABITABLE)GUARDRAIL:20 PSF (UNINHABITABLE)		REINFORCING STEEL SHALL CONFORM TO AS	STM A615, GRADE 40.
	CONTINUOUS LINEAR 50 PLF MAXIMUM POINT 200 LBS		SMOOTH BARS OR WELDED WIRE FABRIC SH	
	SNOW		90 DEG. HOOK SHOWN IN DRAWINGS SHALL I	
	GROUND SNOW LOAD 20 PSF		 STRAIGHT EXTENSION LENGTH = 12X BEND DIAMETER = 12X BAR DIA. 	BAR DIA.
	WIND VELOCITY 115 MPH EXPOSURE CATEGORY B		HOOKED DOWELS:	
В. В.1	SOIL AND SITE ASSUMPTIONS FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR			NS TO WALL SHALL BE PROVIDED TO MATCH XTENDED TO 3" CLEAR FROM BOTTOM OF
D .1	KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL		 HOOKED DOWELS MATCH SLAB REIN FOUNDATION. 	FORCING FROM SLAB TO WALLS OR SLAB TO
	(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		PROVIDE (2) - #5 BARS AROUND PERIMETER (OF ALL SUSPENDED SLABS.
B.2	RECORD. 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.		IN ACCORDANCE WITH TABLE R608.5.4(1) AND	RCEMENT, THE LENGTH OF LAP SPLICE SHALL B DFIGURE R608.5.4(1). THE MAXIMUM GAP A LAP SPLICE SHALL NOT EXCEED THE SMALLER
В.3	LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED		 OF ONE-FIFTH THE REQUIRED LAP LENGTH A TOP HORIZONTAL REINFORCEMENT SHALL B 	ND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].
B.4	ACTIVE 60 PSF AT REST 100 PSF SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF		WALL.	TERMINATE AT THE END OF THE WALL WITH A
D.4	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.		STANDARD HOOK	
C.	FOUNDATION NOTES	C.7	COLD WEATHER CONCRETE COLD WEATHER IS DEFINED AS THREE CONS	
C.1	FOUNDATION ANCHORAGE (IRC R403.1.6)		TEMPERATURE DROPS BELOW 40 DEGREES	FAHRENHEIT AND NOT ABOVE 50 DEGREES
	• SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.		COLD WEATHER CONCRETE WORK SHALL CO	DNFORM TO ACI 306.
	BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.		ALL MATERIALS AND EQUIPMENT REQUIRED PROJECT SITE BEFORE COLD WEATHER CON	FOR PROTECTION SHALL BE AVAILABLE AT THE
	THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED			HE SUPPLIER SHALL AT A MINIMUM REACH THE
	 WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS OF THE END OF EACH PLATE SECTION. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. 			STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI -
	(NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG BOLT).		THE TEMPERATURE OF CONCRETE AT PLACE FAHRENHEIT .	EMENT SHALL BE A MINIMUM OF 55 DEGREES
	• WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.		THE MINIMUM CONCRETE TEMPERATURE AT DEGREES FAHRENHEIT.	THE TIME OF MIXING SHALL NOT BE BELOW 65
C.2	CONCRETE SLABS CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE		ALL SNOW. ICE AND FROST MUST BE REMOV	ED PRIOR TO PLACING CONCRETE.
	 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: 		THE CONTRACTOR SHALL PROVIDE ADEQUA EREEZING AND MAINTAIN A CONCRETE TEME	TE PROTECTION FOR CONCRETE AGAINST ERATURE OF 55 DEGREES FAHRENHEIT FOR A 72
	THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.		HOUR PERIOD AFTER CONCRETE PLACEMEN INSULATING BLANKETS AND/OR THE USE OF	T. THIS MAY BE ACHIEVED WITH THE USE OF
	 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. 		LESS THAN 35 DEGREES FAHRENHEIT.	ACEMENT OF SLAB OR FOOTINGS SHALL NOT BE
	 STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. 			RADE AND ADEQUATE DRAINAGE AWAY FROM
	SLABS AT MAX 4'-0" OVER-DIG ADJACENT T0 FOUNDATION WALL:	C.8	FOOTNOTES	FREEZING.
	• WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB.			
	SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL.		 8" WALL – MINIMUM 2" FROM TENSION 10" WALL – MINIMUM 6-3/4" FROM THE 	FACE OUTSIDE FACE
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3)		 EXTEND BARS TO WITHIN 8" OF THE T HORIZONTAL REINFORCEMENT: 	OF OF THE WALL
	 A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE, (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED 		ONE BAR SHALL BE PLACED WITHIN 1	
	ACCESSORY BUILDINGS).		HORIZONTAL BARS SHOULD BE AS CL	CED WITH SPACING NOT TO EXCEED 24" O.C. OSE TO THE TENSION FACE AS POSSIBLE
C.4	FOOTINGS		SUPPLEMENTAL REINFORCEMENT AT	AL REINFORCEMENT (I.E. 2" FROM INSIDE FACE) CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 ENINGS. PLACE REINFORCEMENT WITHIN 6" OF
	THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).		THE EDGE OF INSIDE CORNERS.	
	 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". 		EXCEED A DEPTH OF MORE THAN 24" BELOW	HICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT THE TOP OF THE WALL FOR WALL THICKNESS II 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALI
	• 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.			MORE THAN 16-0" LONG SHALL BE PROVIDED ALL LENGTH SHALL BE MEASURED USING INSIDE SECTING WALLS (SEE TYPICAL DEAD MAN
	 FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. 		MINIMUM SPECIFIED COMPRES	
	THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO DROVIDE SAFE SUPPORT OF THE STRUCTURE		TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENG FOR SEVER WEATHERING POTENTIAL
	 PROVIDE SAFE SUPPORT OF THE STRUCTURE. SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND 		BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500
~ ~	"FOOTING JUMP" DETAILS.		EXPOSED TO THE WEATHER BASEMENT SLABS AND INTERIOR SLABS ON	2,500
C.5	ONCRETE ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.		GRADE, EXCEPT GARAGE FLOOR SLABS BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR	2,300
	• THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC		WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
	TABLE R402.2.		PORCHES, CARPORT SLABS AND STEPS	

EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS

SUSPENDED SLABS

IUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL NOT CONTAIN ANY CHLORIDES. EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM

FOLLOWS:

ND PERMANENTLY EXPOSED TO EARTH	3.0 IN CLF 1.5 IN CLF
OR GROUND	3/4 IN CLF
S	1.5 IN CLF

STEEL

OUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH ING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF

REE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES F OF ANY ONE OF THOSE THREE DAYS.

ONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER NFORCEMENT PLACED AS FOLLOWS:

COMPRESSIVE STRENGTH OF CONCRETE

PER TABLE R402.2				
	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) FOR SEVER WEATHERING POTENTIAL			
	2,500			
	2,500			
(TERIOR /ORK	3,000			
	3,500			
	4,000			

D.1

FRA	MING/STRUCTURE				
FRA	MING NOTES				
•	ALL TREATED LUMBER SIZ	ES ARE DOUGLAS FIR-I	_ARCH #2 UNLESS O ⁻	THERWISE NOTED.	
•	ALL NON TREATED LUMBE PINE UNLESS OTHERWISE		SIZES ARE #2 TREATE	ED SOUTHERN YELLOW	
•	ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD BEARING WALLS.				
•	ALL HEADERS/BEAMS TO SHALL BE PROVIDED AT A				
•	DOUBLE JOIST UNDER PA	RALLEL INTERIOR NON-	LOAD BEARING WAL	LS.	
•	CANTILEVERS, OVER BEAI	MS AND DOOR JAMBS S	HALL BE BLOCKED.		
•	ANY WOOD MEMBER IN CO ATTACHED TO) SHALL BE			R THE FURRING THEY ARE	
•	IN BEARING WALLS, STUD SPACED NOT MORE THAN SIZE. THOSE STUDS GREA PROFESSIONAL ENGINEEI	IS SPECIFIED IN IRC TA TER THAN 10'-0" FEET I	BLE R602.3(5) FOR TI N LENGTH SHALL BE	HE CORRESPONDING STUD	
•	ALL WOOD STRUCTUAL PA SPECIFICATION AND SUPF OCCUR OVER SUPPORTS ADJACENT PANELS. PROV MOISTURE CONTENT SHA	PLEMENTS OF THE APA AND SHALL BE STAGGE 'IDE 1/8" INCH SPACE AT	OR EQUIVALENT. ALL RED ONE HALF PAN PANEL ENDS. WOOI	PANEL END JOINTS SHALL	
•	OR BETTER. EXTERIOR WALLS EXTERIOR OSB SH EDGES, 12" O. C. IN 2X4 OR 2X6 INTERN LOAD BEARING, BF PLY BEING FIELD A FIELD APPLIED LAN LOAD BEARING HE LOAD BEARING HE THE TOP PLATE W INTERIOR NON LO. DOUBLE TOP PLATE W INTERIOR NON LO. DOUBLE TOP PLATE W INTERIOR NON LO. DOUBLE TOP PLATE NON LOAD BEARING CLEAR HEIGHT IS S ALL LUMBER IN CONTACT PRESSURE TREATED (PT) FIELD APPLIED SIL BOTTOM (SOLE) PL ALL PRESSURE TREATED PRESERVATIVES. PRESSU C2, LP-22, AND IRC SECTIO PRESSURE TREATED. FASTENERS, INCLUDING N DIPPED, ZINC-COATED GA COATING TYPES AND WEIWOOD SHALL BE IN ACCO	TO BE CONTINUOUSLY TO BE CONTINUOUSLY EATHING TO BE FASTEI I THE FIELD. OR LOAD BEARING WAI RACED, AND SHEAR WA PPLIED WITH A MIN. 24' P SPLICED TOP PLATE: I FADERS PER HEADER SI FADERS TO BE FABRICA ITH CRIPPLE FRAMING I AD BEARING WALLS: DF TE IS NOT REQUIRED FO SPACING CAN BE 24" O. IG WALLS NOT REQUIRED ABOVE 22" OR LESS FOR NON-L WITH MASONRY OR OT L PLATE: PT DF-L #2 LATE IN CONTACT WITH WOOD SHALL BE PRESS IRE TREATMENT SHALL ON R317. ALL LUMBER <	TED BY CODE: DOUG SHEATHED WITH MIN NED WITH 8D COMMO LLS DF-L #2 OR BETT LLS, REQUIRE A DOU ' LAP SPLICE DF-L #2 OR BETTER CHEDULE OR AS SHO TED WITH THE HEAD BELOW AS NEEDED U '-L #2 STUD GRADE C OR INTERIOR NON LO C. REGARDLESS OF E OR BELOW OPENIN OAD BEARING WALL HERWISE EXPOSED MASONRY: PT DF-L S SURE TREATED WITH COMPLY WITH THE F 8" ABOVE THE FINISH OR PRESSURE TREAT NLESS STEEL, SILICO RS IN CONTACT WITH NNECTOR MANUFAC	ON NAILS; 6" O. C. AT PANEL ER. JBLE TOP PLATE. THE TOP OWN ON FRAMING PLANS. ER AT THE UNDER SIDE OF JNO. OR BETTER AD BEARING WALLS WALL STUD SPACING FOR GS WHERE THE VERTICAL S. TO WEATHERING TO BE #2 H WATER-BORNE REQUIREMENTS OF AWPB, HED GRADE SHALL BE TED WOOD SHALL BE HOT- N BRONZE OR COPPER. I PRESSURE TREATED TURER'S	
	RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1.				
	ENGINEE	RED LUMBER MIIMUM D			
		F₅ (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	
STRI	JCTURAL STEEL				
•	STEEL DESIGN, FABRICAT STEEL CONSTRUCTION.	ION, AND ERECTION SH	ALL CONFORM WITH	AMERICAN INSTITUTE OF	
•	STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.				
	STEEL GRADE AND SPECI HOLLOW STRUCTU CHANNELS, PLATE WIDE FLANGES: STEEL PIPE COLUI ANCHOR RODS:	JRAL SECTIONS: S, ANGLES, AND COLUN		ASTM A500 (F _Y = 46 KSI) ASTM A36 (F _Y = 36 KSI) ASTM A992 (F _Y = 50 KSI) ASTM A53 GR.B (F _Y = 35 KSI) 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.

E. <u>GLAZING</u>

D.2

- 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.

F. <u>STAIRWAYS</u>

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

REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.

- EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE • OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.

HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5.

MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE PER IRC R302.7.

<u>GARAGES</u>

G.

THE GARAGE FLOOR SHALL SLOPE 1/8" PER 12" TO DRAIN OR VEHICLE ENTRY DOORWAYS.

DOORS BETWEEN THE GARAGE AND THE DWELLING TO BE: SELF CLOSING, MINIMUM 1-3/8" SOLID CORE OR HONEYCOMBED STEEL DOOR, AND AT LEAST 20 MINUTE FIRE RATED.

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE.

THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 1/2" GYPSUM BOARD OR EQUIVALENT.

WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON THE GARAGE CEILING.

GARAGE DOOR AND FRAME – THE "H" FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2X6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILINGS, ATTACHED WITH 1-3/4" X 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4" X 0.120" NAILS THROUGH THE JAMB INTO THE HEADER, 2X8 HEADER (MINIMUM) FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD REQUIREMENT OF DASMA 108 AND ASTM E330-96 (IRC R301.2.1).

<u>ROOF</u>

Н.

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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".

SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

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

SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF

ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER IRC R315.

J. <u>ENERGY REQUIREMENTS</u>

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

PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.

AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4.

ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC

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

CFM AS REQUIRED PER IRC M1503.6. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER

IRC M1601.6 ENERGY CONSERVATION.

ABBREVIATIONS

M1504.3.

AFF: ABOVE FINISHED FLOOR

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





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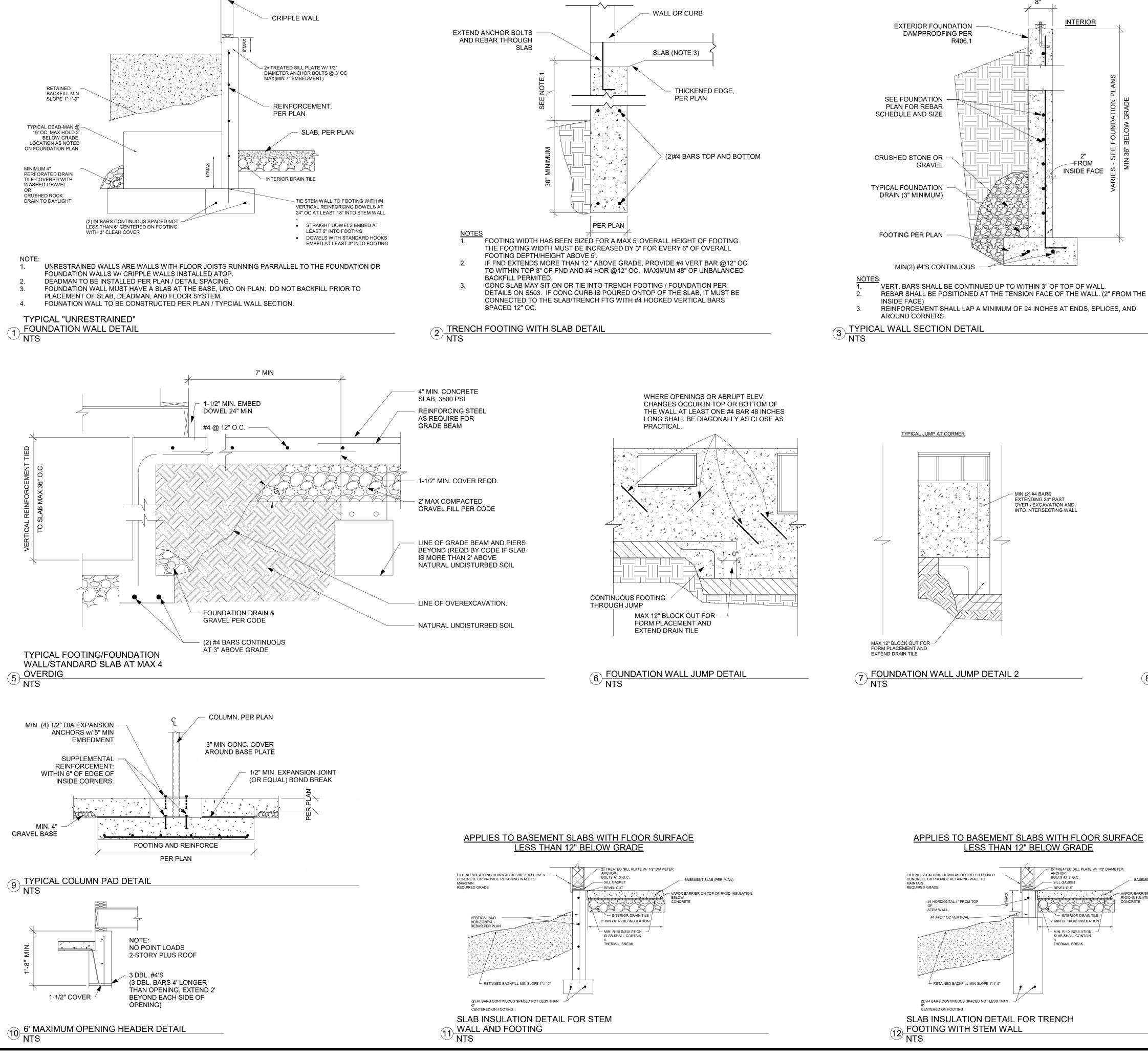
REVISIONS

DATE SCALE

STRUCTURAL **GENERAL NOTES**

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10/10/2023 11:03:15 AM 1/4" = 1'-0"



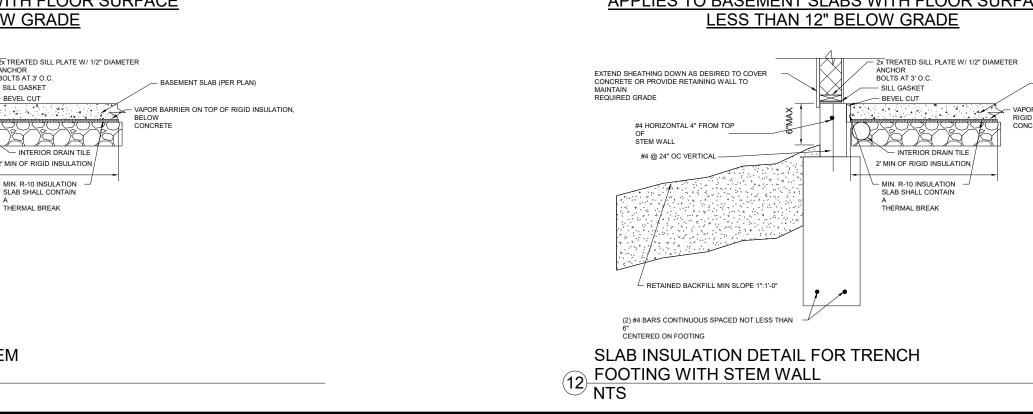
BLOCK FIRST THREE JOIST BAYS @ 24" OC WHER FJ RUN PARALLEL

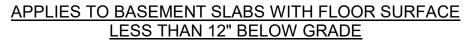
FJ, PER PLAN

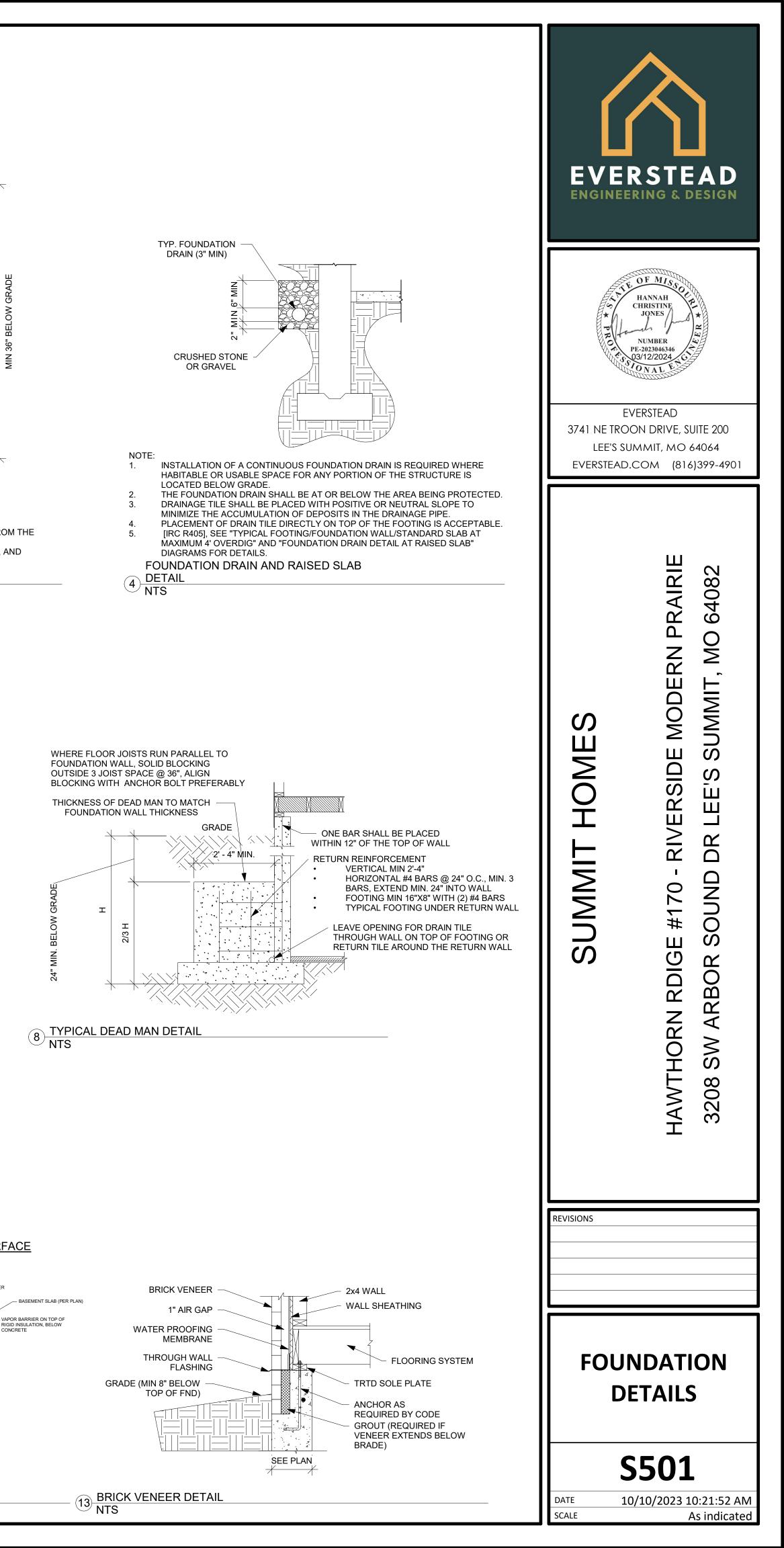
TO FOUNDATION WALL

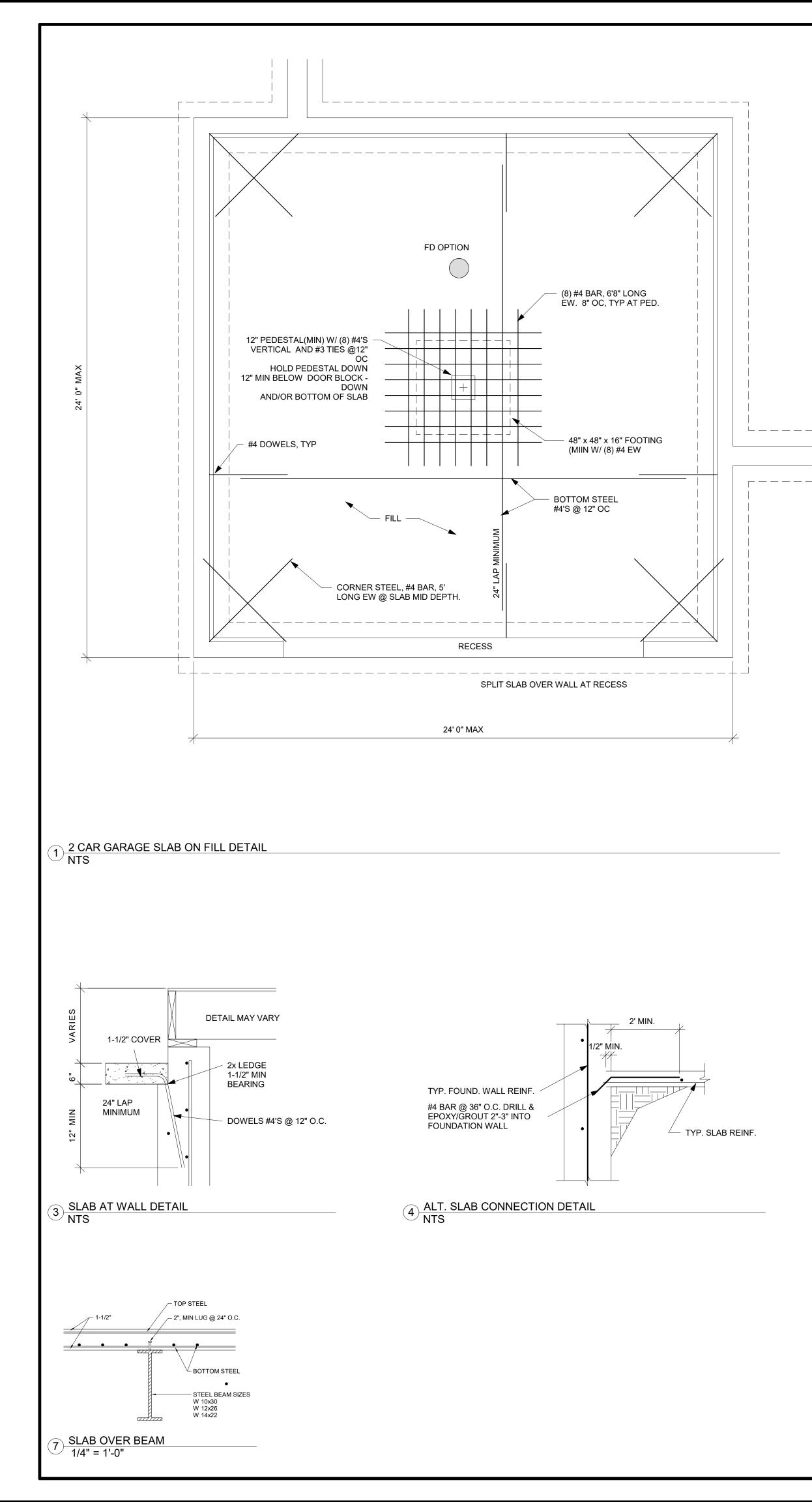
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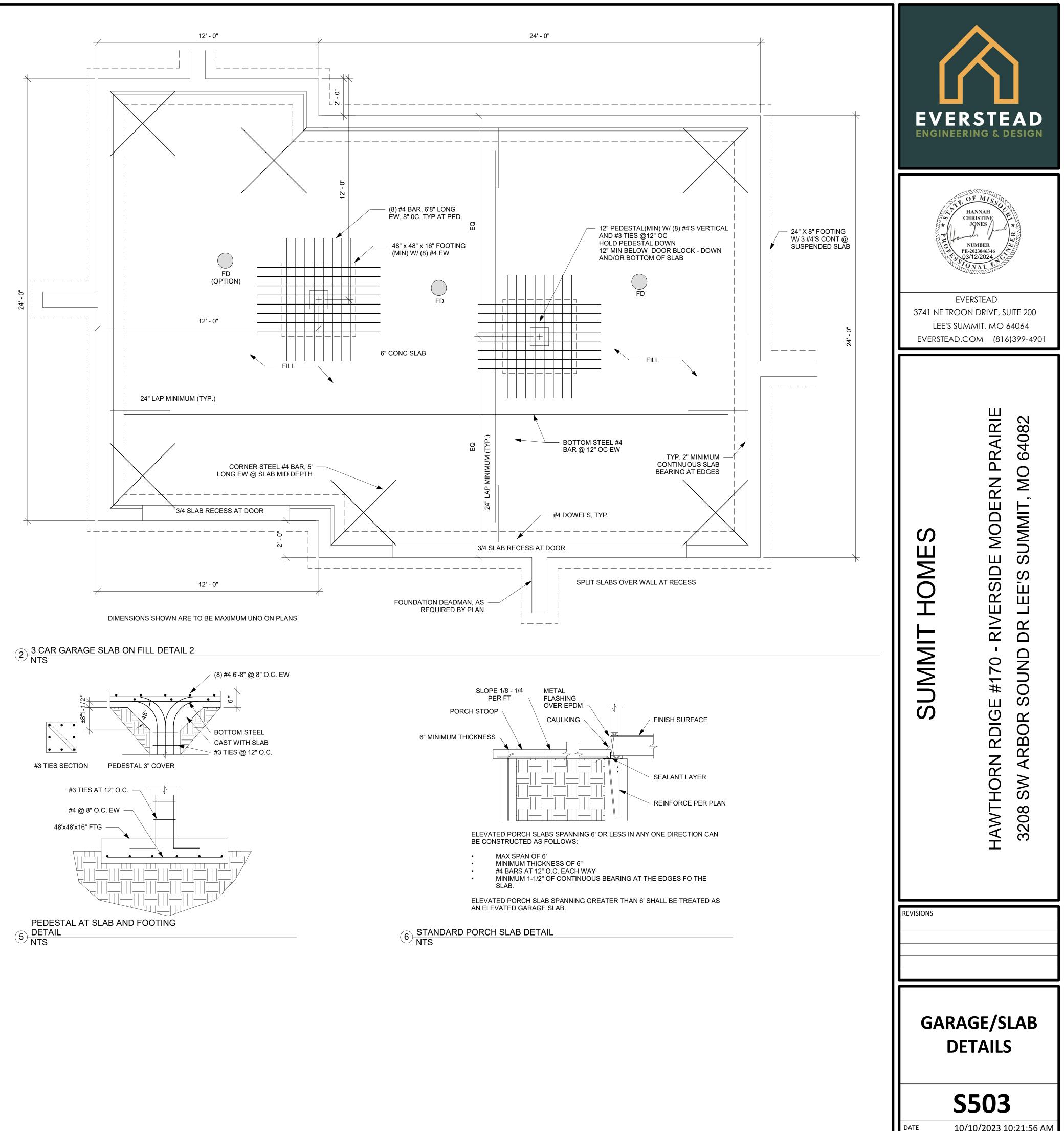
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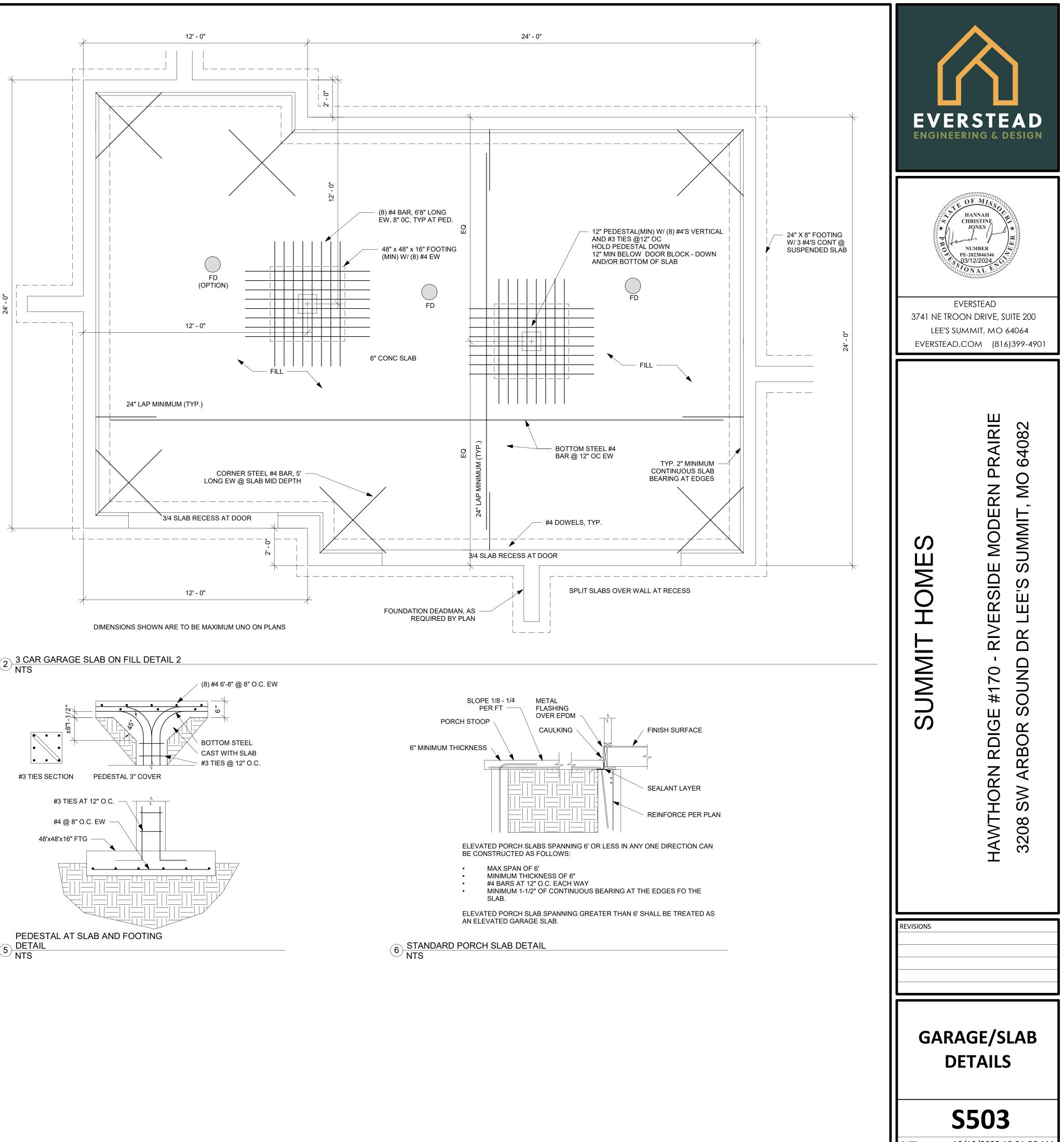






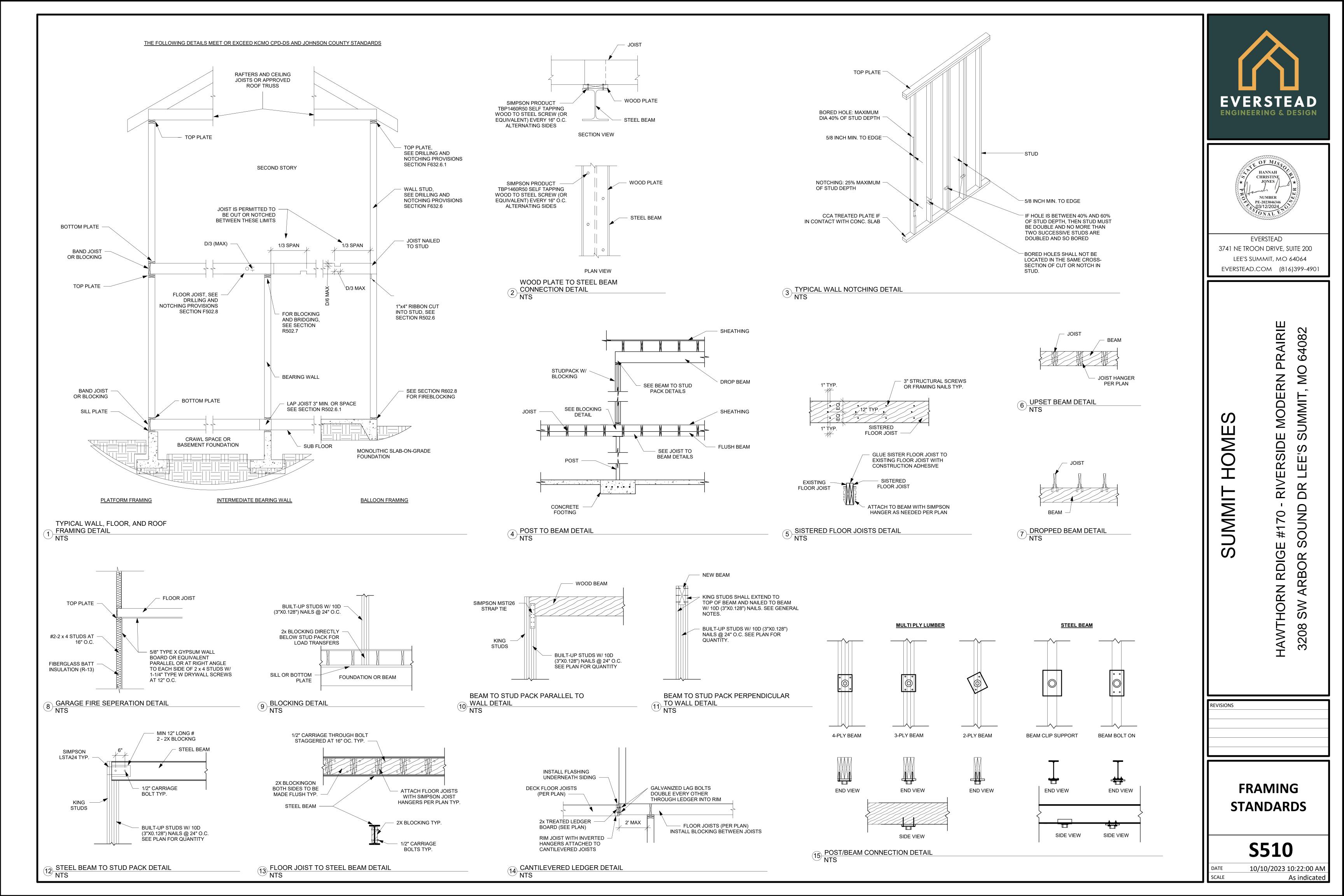


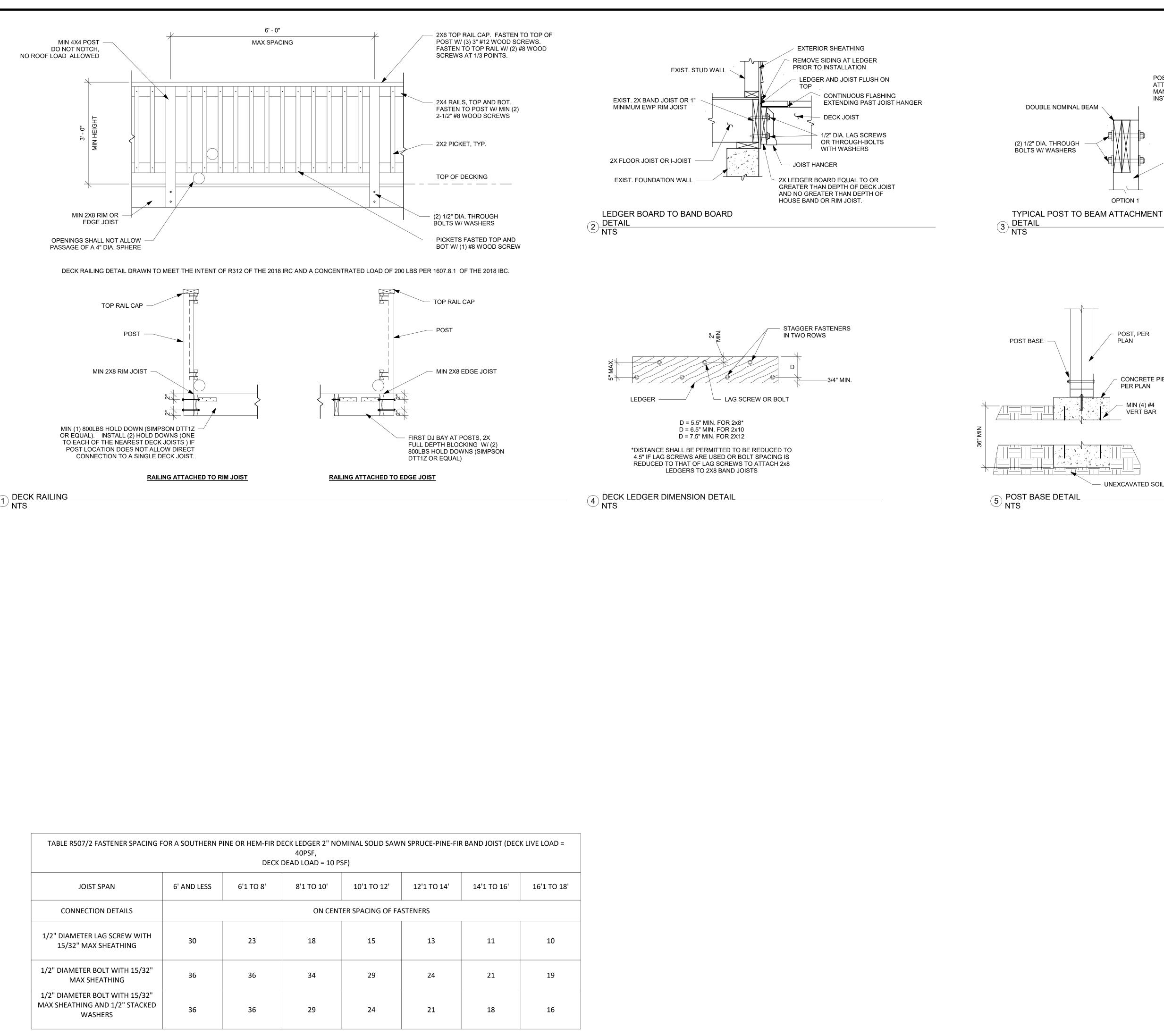


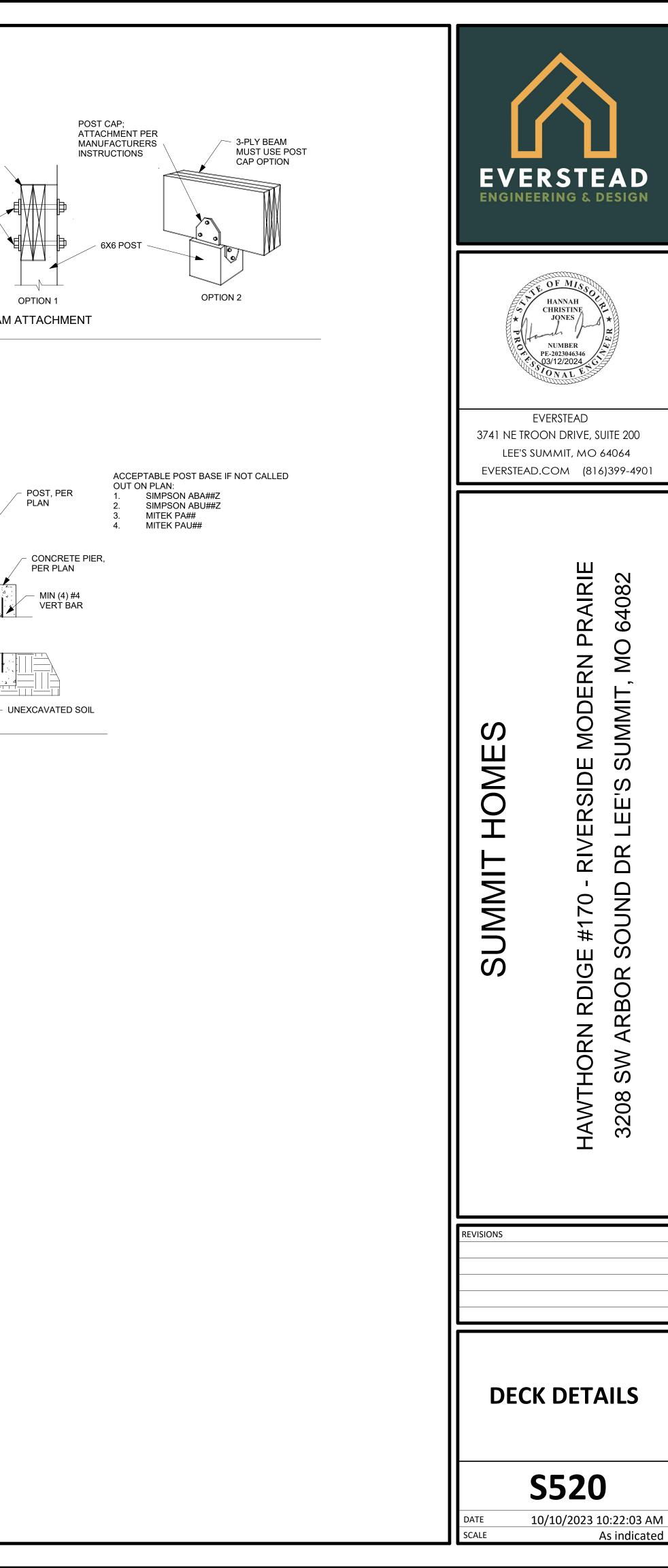


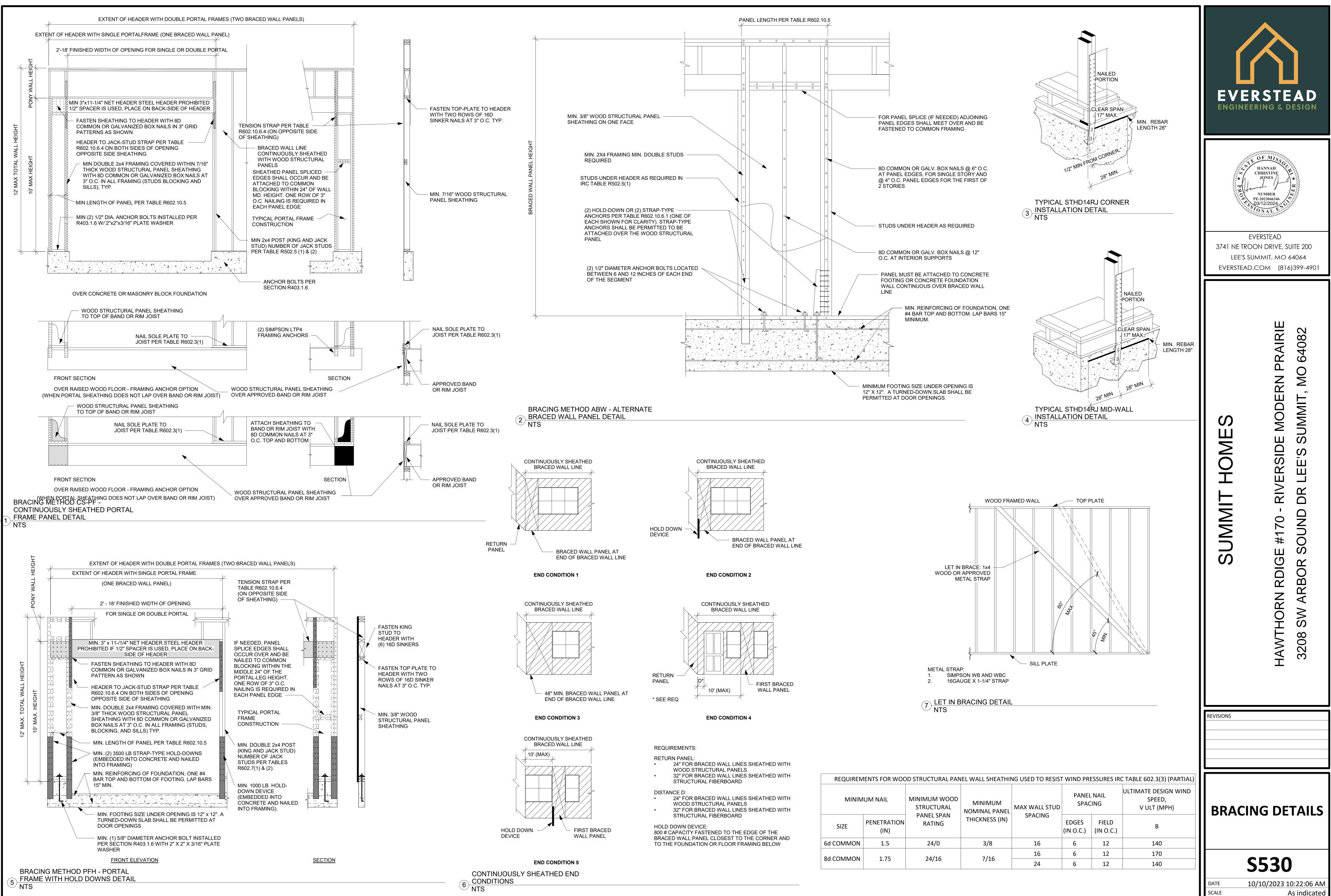
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	MINIMUM	CONNECTION CRITERIA		
METHODS, MATERIAL THICKNESS		FASTENERS	SPACING	
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12 FIELD	
WOOD STRUCTURAL PANEL	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12' FIELD	
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL C THIS PAGE	
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTIO R602.10.6.3	
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER ST AND TOP AND BOTTOM PLATE	
STRAPS AT 45 TO 60 DE	STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "V" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER ST AND TOP ANE BOTTOM PLATE	
		1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .086" DIA., 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA. 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACE WALL PANEL LOCATIONS: 7' EDGES (INCLUDING TO AND BOTTOM PLATES) 7" FIEL	
GB-GYPSUM BOARD	1/2"	EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)		
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)		

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	DESCRIPTION OF BUILDING MATERIALS
	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	JOIST TO SILL, TOP PLATE, GIRDER
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	RIM JOIST, BAND JOIST O BLOCKING TO SILL OR TOP P (ROOF APPLICATIONS ALS
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	1"x6" SUBFLOOR OR LESS EACH JOIST
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	2" SUBFLOOR TO JOIST OI GIRDER
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	2" PLANKS (PLANK & BEAM-FLO ROOF)
ROOF RAFTERS TO	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL	BAND OR RIM JOIST TO JOI
RIDGE, VALLEY OR HIP RAFTERS	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL	
	WALL		BUILT-UP GIRDERS AND BEAM LUMBER LAYERS
STUD TO STUD (NOT AT BRACED WALL	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL	LOMBER LATERS
PANELS)	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL	
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	JOISTS OR RAFTERS
BUILT-UP HEADER, TWO PIECES	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL	
WITH 1/2" SPACER	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL	BRIDGING OR BLOCKING T JOIST
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	DESCRIPTION OF BUILDING MATERIALS
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	WOOD STRUCTURA [SEE TABLE R602.3(3)
TOP PLATE TO TOP PLATE	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	3/8" - 1/2"
BOTTOM PLATE TO JOIST, RIM JOIST,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	19/32" - 1"
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	1-1/8" - 1-1.4"
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	ND JOIST, OR BLOCKING (AT 2-16d COMMON (3-1/2"x0.162") OR 2 EACH 16" O.C. FACE NAIL		1-1/0 - 1-1.4
	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	1/2" STRUCTURAL CELLULOS FIBERBOARD SHEATHING
TOP OR BOTTOM PLATE TO STUD	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL	25/32" STRUCTURAL CELLULO FIBERBOARD SHEATHING 1/2" GYPSUM INTERIOR COVEL
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	5/8" GYPSUM INTERIOR COVER
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	FACE NAIL	(R702.3.5) WOOD STRUC
1"x6" SHEATHING TO EACH BEARING	2 STAPLES 1-3/4" 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	3/4" AND LESS
	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		7/8" - 1"
1"x8" AND WIDER SHEATHINGTO EACH BEARING	WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	1-1/8" - 1-1/4"
	LOTALLO, LOTOWIN, IO GA., 1-3/4 LONG		

F BUILDING ALS	NUMBER AND TYPE OF FASTENER		ND LOCATION STENERS
	FLOOR		
DP PLATE, OR ER	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	
D JOIST OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL
OR TOP PLATE TIONS ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C.	TOE NAIL
OR LESS TO DIST	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	
D JOIST OR R	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
BEAM-FLOOR &	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL	
IST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END NAIL	
	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 32 O.C AT TOP END AND BOTTOM AND STAGGERED.	
AND BEAMS, 2" AYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSIT 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	
UPPORTING AFTERS	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	
OCKING TO	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	
F BUILDING ALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
F	LS, SUBFLOOR, ROOF AND INTERIOR WALL SH PARTICLEBOARD WALL SHEATHING TO FRAMIN	G	
R002.3(3) FOR W	OOD STRUCTURAL PANEL EXTERIOR WALL SH	EATHING TO WALL	
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
1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
1.4"	10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING		
CELLULOSIC HEATHING	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
L CELLULOSIC HEATHING	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
IOR COVERING .5)	COVERING 1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"		7
IOR COVERING .5)	1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
DD STRUCTURAL	PANELS, COMBINATION SUBFLOOR UNDERLAY	MENT TO FRAMIN	G
.ESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
"	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12
.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	

	CONTRACTOR OF CONTRACTOR CONTRAC	
EV 3741 NE TROC	OF MISSO HANNAH CHRISTINE JONES NUMBER E-2023046346 3/12/2024 ON AL ERSTEAD ON DRIVE, SUITE 200 MMIT, MO 64064	
EVERSTEAD.C	COM (816)399-4901	
SUMMIT HOMES	HAWTHORN RDIGE #170 - RIVERSIDE MODERN PRAIRIE 3208 SW ARBOR SOUND DR LEE'S SUMMIT, MO 64082	
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FASTENING SCHEDULE		
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DATE SCALE 10/10/2023 10:22:09 AM 1/4" = 1'-0"

GENERAL NOTES

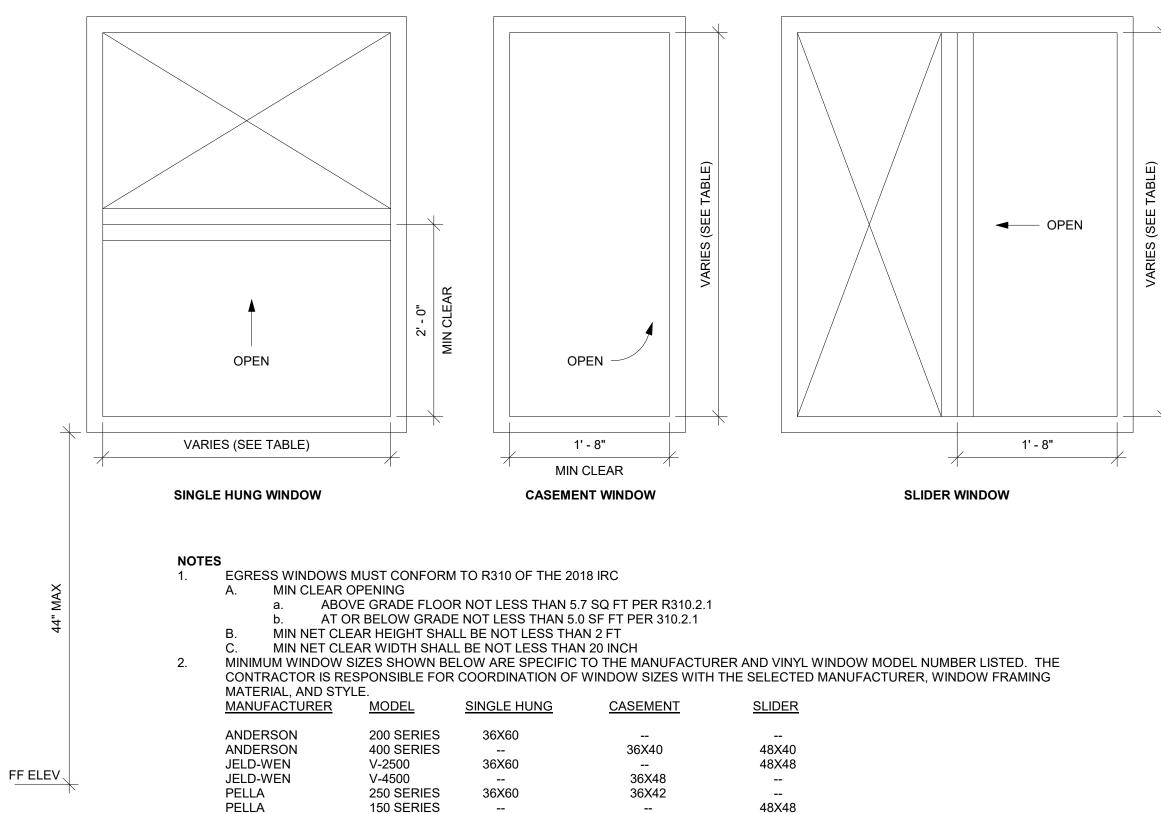
Α

- 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 $3100F_{b}$
- STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=35KSI. 10. MINIMUM HEADERS 11.

WINDOW EGRESS (NTS)

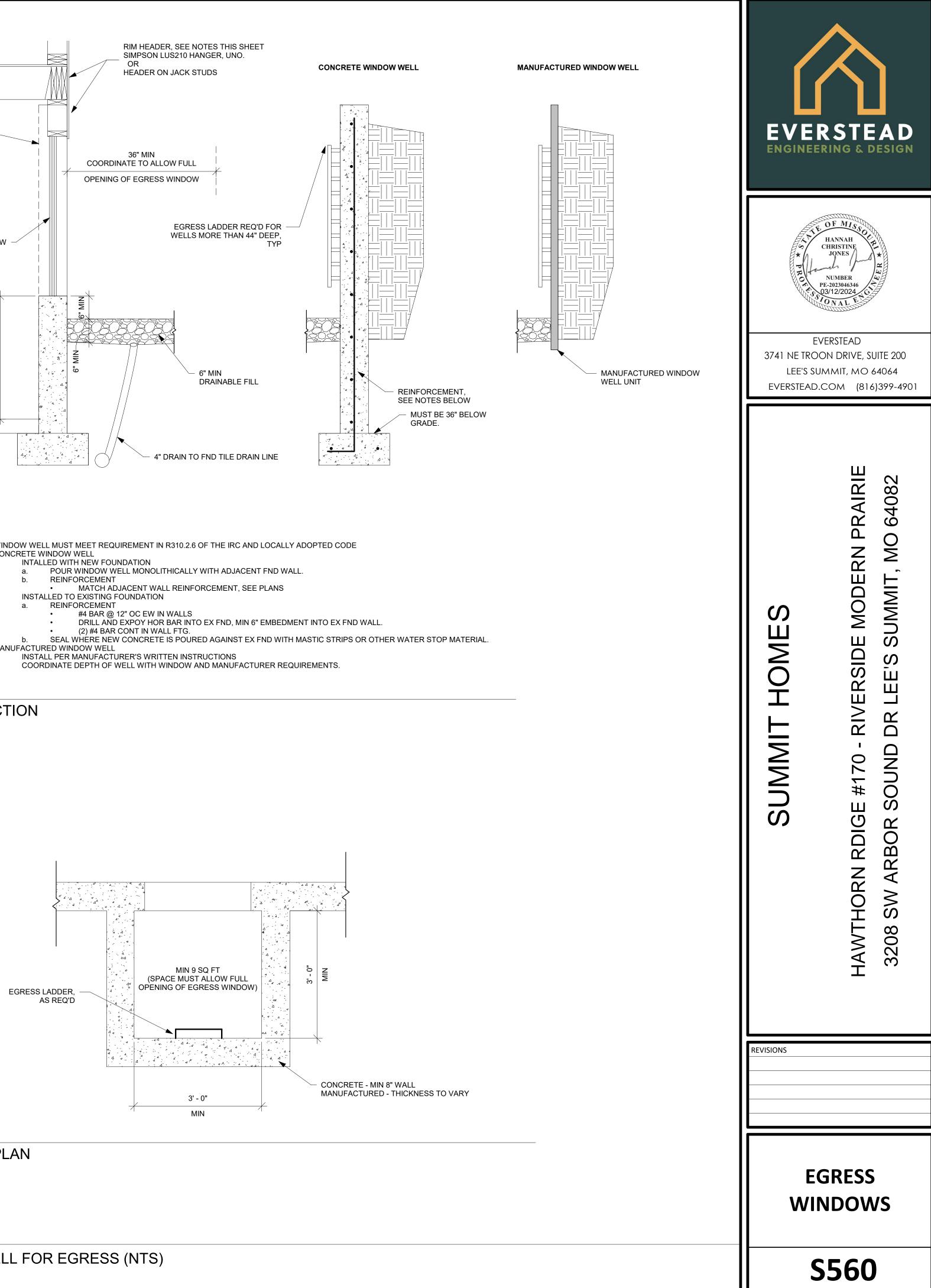
ASSUMES LOADING FOR BUILDING WITH MAXIMIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)

FLIN TADLE NOUZ. (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

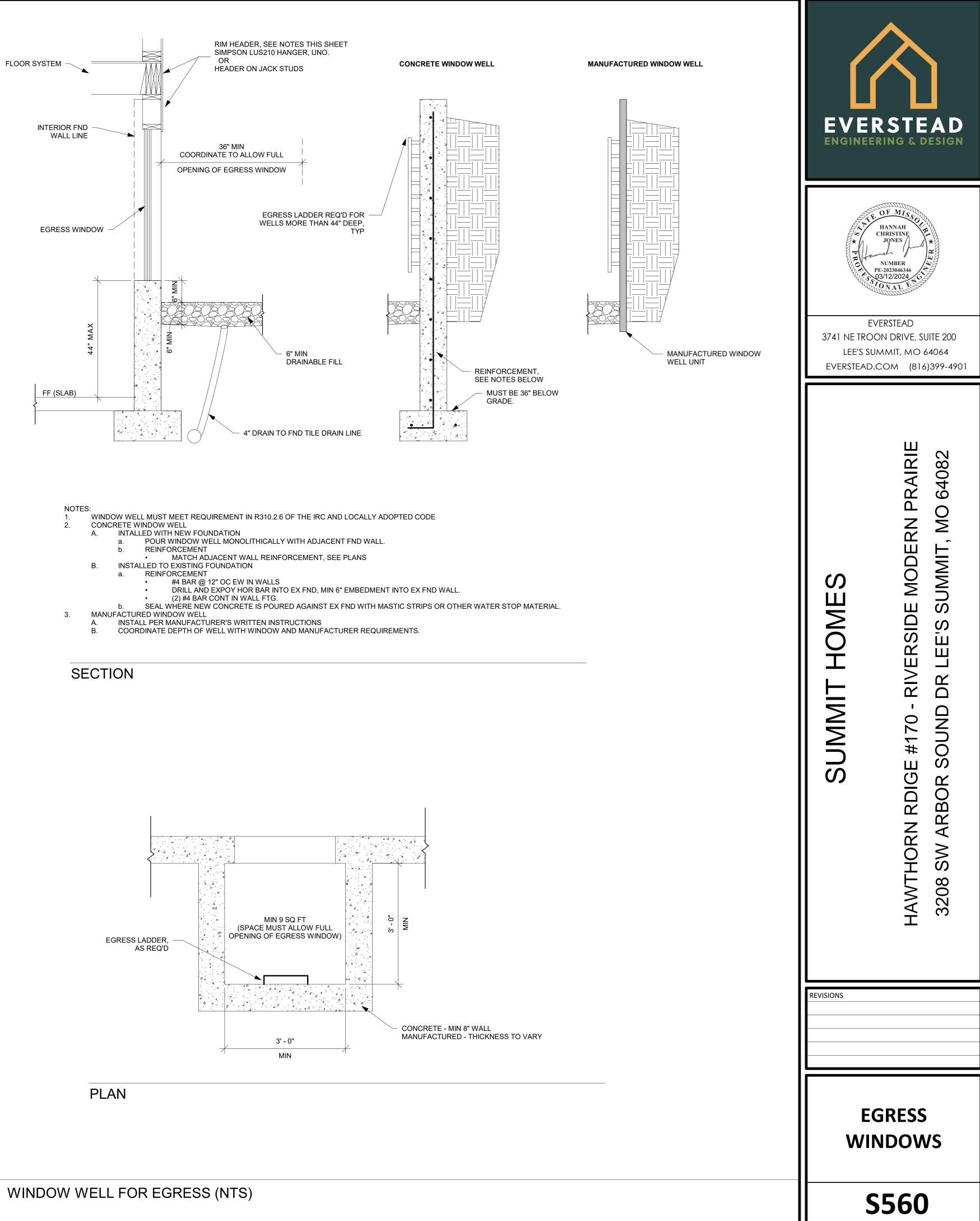


WINDOW WELL FOR EGRESS (NTS)





- A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS В.
- В.
- Α.
- CONCRETE WINDOW WELL



10/10/2023 10:22:12 AM As indicated

DATE SCALE