

CRAWL SPACE NOTES:

SECTION R408

REQUIRED WHERE:

SPACE FLOOR AREA.

ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2

(M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.

CLASS 1 VAPER RETARDER.

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

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

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

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

	SCHEDULE					
	ROOM NAME					
	REC ROOM	710				
LO	WER LEVEL BEDROOM #1	155				
LO'	WER LEVEL BEDROOM #2	139				
	BEDROOM #2 CLOSET	15				
U	NFINISHED MECHANICAL	248				
	UNFINISHED STORAGE	294				
	LOWER LEVEL BATH #1	38				
	STAIRCASE	72				

ROOM FINISH

WINDOW SCHEDULE STYLE WIDTH HEIGHT TEMP QUANTITY

DOOR SCHEDULE
 STYLE
 WIDTH
 HEIGHT
 FRAME DEPTH
 QUANTITY

 HINGED - SINGLE
 2'-8"
 6'-8"
 4"
 1

FOUNDATION PLAN

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.01 - HOLD SILL PLATE BACK 4"

01.11 - CONTINUOUS CONCRETE FOOTING

01.21 - RECESS TOP OF FOUNDATION WALL

CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.

02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS

02.42 - FIRE RATED SHEETROCK UNDER STAIRS

05 - PLUMBING

DRAIN LINE ONLY FOR FUTURE USE.

LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.

05.52 - PLUMBING FLANGE ABOVE. HEADER JOISTS AS NEEDED

06 - MECHANICAL

DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.

HOT WATER HEATER WITH THERMAL EXPANSION

CONTROL DEVICE SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI

PROTECTION. PROVIDE SLEEVE THROUGH FOOTING. 06.41 HVAC CHASE ABOVE

200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.

UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.

07 - MISCELLANEOUS & PLAN NOTES

07.65 - LINE OF FLOOR ABOVE

09 - ELECTRICAL - SEE ELECTRICAL PLANS

PROVIDE GFCI RECEPTACLE AND SWITCH FOR HUMIDIFIER.

PROVIDE GFCI RECEPTACLE FOR SUMP PUMP.

CONTINUE SWITCH CIRCUIT TO SWITCH AT TOP OF STAIRS.

STRUCTURAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED

FOUNDATION NOTES:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST

ENGINEER SPECIFICATIONS WHERE APLLICABLE.

DEPTH OF 36". SOIL BEARING CAPACITY SHALL BE 1500 PSF. COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL. THICK MOISTURED BARRIER

OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE 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

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.

DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.

WALL TRANSITIONING FROM ELSS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (tRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE.

GENERAL NOTES - FOUNDATION BASEMENT

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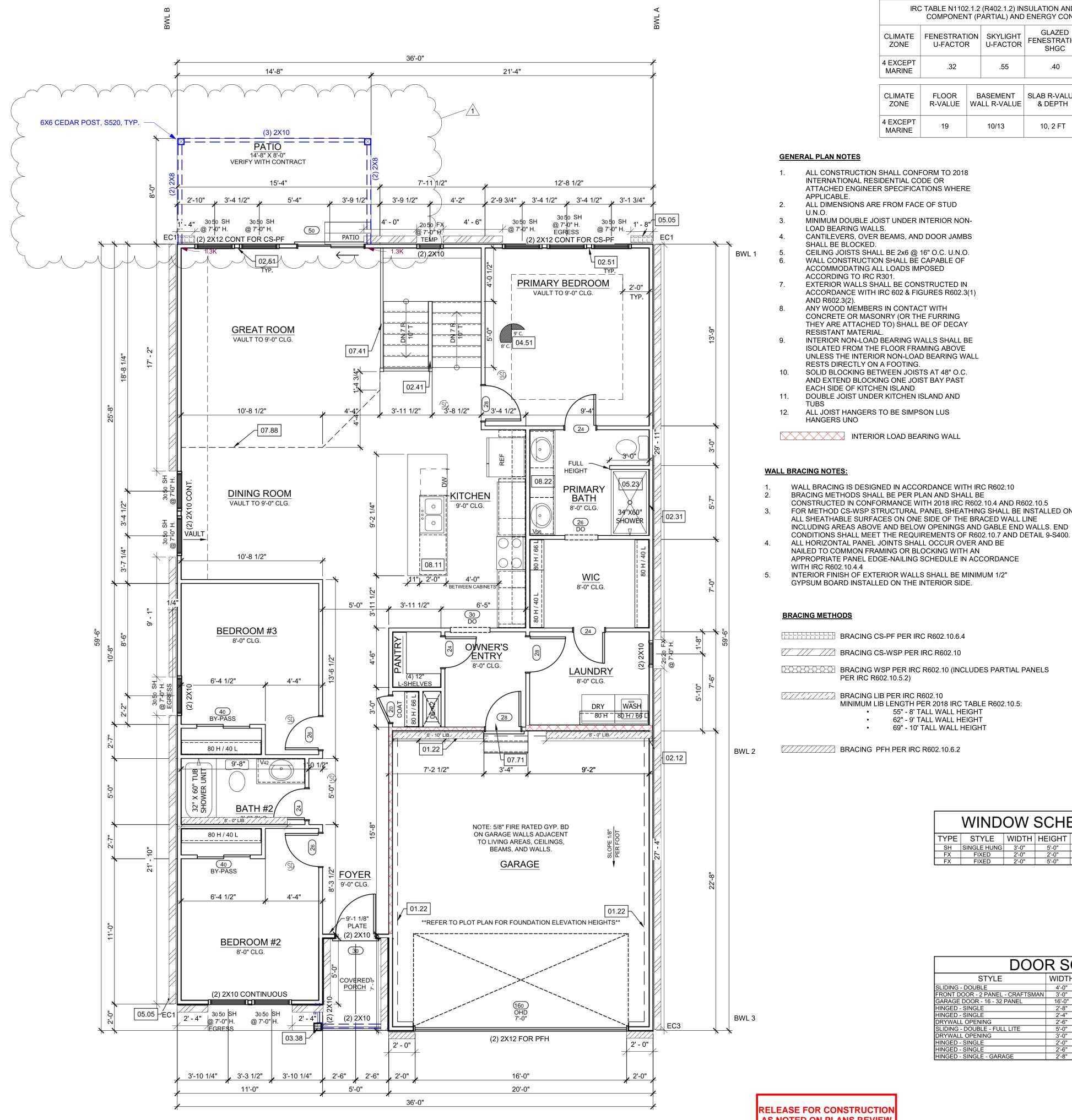
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IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PÀRTIAL) ÁND ENERGY CONSERVATION CODE COMPLIANCE

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

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE
- APPLICABLE. ALL DIMENSIONS ARE FROM FACE OF STUD
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O. 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
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

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
- 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

ROOM FINISH SCHEDULE

ROOM NAME	Area
GARAGE	638
PRIMARY BEDROOM	167
GARAGE	434
GREAT ROOM	217
KITCHEN	166
DINING AREA	107
PANTRY	15
LAUNDRY	64
PRIMARY BATH	57
W.I.C	61
BEDROOM #2	135
BEDROOM #3	135
STAIRCASE AREA	105
BATH #2	47
OWNER'S ENTRY	44
FOYER/HALLWAY	196

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SH	SINGLE HUNG	3'-0"	5'-0"		10
FX	FIXED	2'-0"	2'-0"		1
FX	FIXED	2'-0"	5'-0"	/	1

DOOR SCHEDULE						
STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY		
SLIDING - DOUBLE	4'-0"	6'-8"	4 1/2"	2		
FRONT DOOR - 2 PANEL - CRAFTSMAN	3'-0"	6'-8"	4 1/2"	1		
GARAGE DOOR - 16 - 32 PANEL	16'-0"	7'-0"	4 1/2"	1		
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	2		
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	4		
DRYWALL OPENING	2'-6"	6'-8"	4 1/2"	1		
SLIDING - DOUBLE - FULL LITE	5'-0"	6'-8"	4"	1		
DRYWALL OPENING	3'-0"	6'-8"	4 1/2"	1		
HINGED - SINGLE	2'-0"	6'-8"	4 1/2"	1		
HINGED - SINGLE	2'-6"	6'-8"	4 1/2"	2		
HINGED - SINGLE - GARAGE	2'-8"	6'-8"	4 5/8"	1		

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW **DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI 03/20/2024 12:27:20

MAIN LEVEL PLAN

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.22 - EXPOSED TOP OF FOUNDATION WALL.

02 - TRIM

02.12 - 2X6 STUD WALL

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

02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS 02.51 - 3 STUDS BETWEEN WINDOW UNITS

03 - SIDING

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

04 - ROOF

04.51 - SINGLE BOX VAULT

05 - PLUMBING 05.05 - HOSE BIBB

05.23 - FIBERGLASS UNIT

06 - MECHANICAL

HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS 06.42 - AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.

7 - MISCELLANEOUS & PLAN NOTES

07.41 - OPEN HANDRAILS

20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES

07.88 - CHANGE IN FLOORING MATERIAL

08 - CABINETRY

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

08.22 - CONTINUOUS FLAT VANITY

09 - ELECTRICAL - SEE ELECTRICAL PLANS

CONTINUE SWITCH CIRCUIT DOWN TO SWITCH

AT BOTTOM OF STAIRS. 09.05 - SWITCH AND POWER FOR GARBAGE DISPOSAL.

PROVIDE POWER BELOW COUNTER FOR DISHWASHER.

09.07 - FLOOD LIGHT - DETERMINED ON SITE.

GENERAL NOTES - FLOOR PLAN

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.

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR

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

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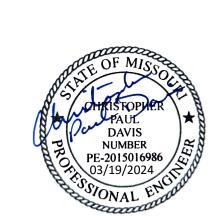
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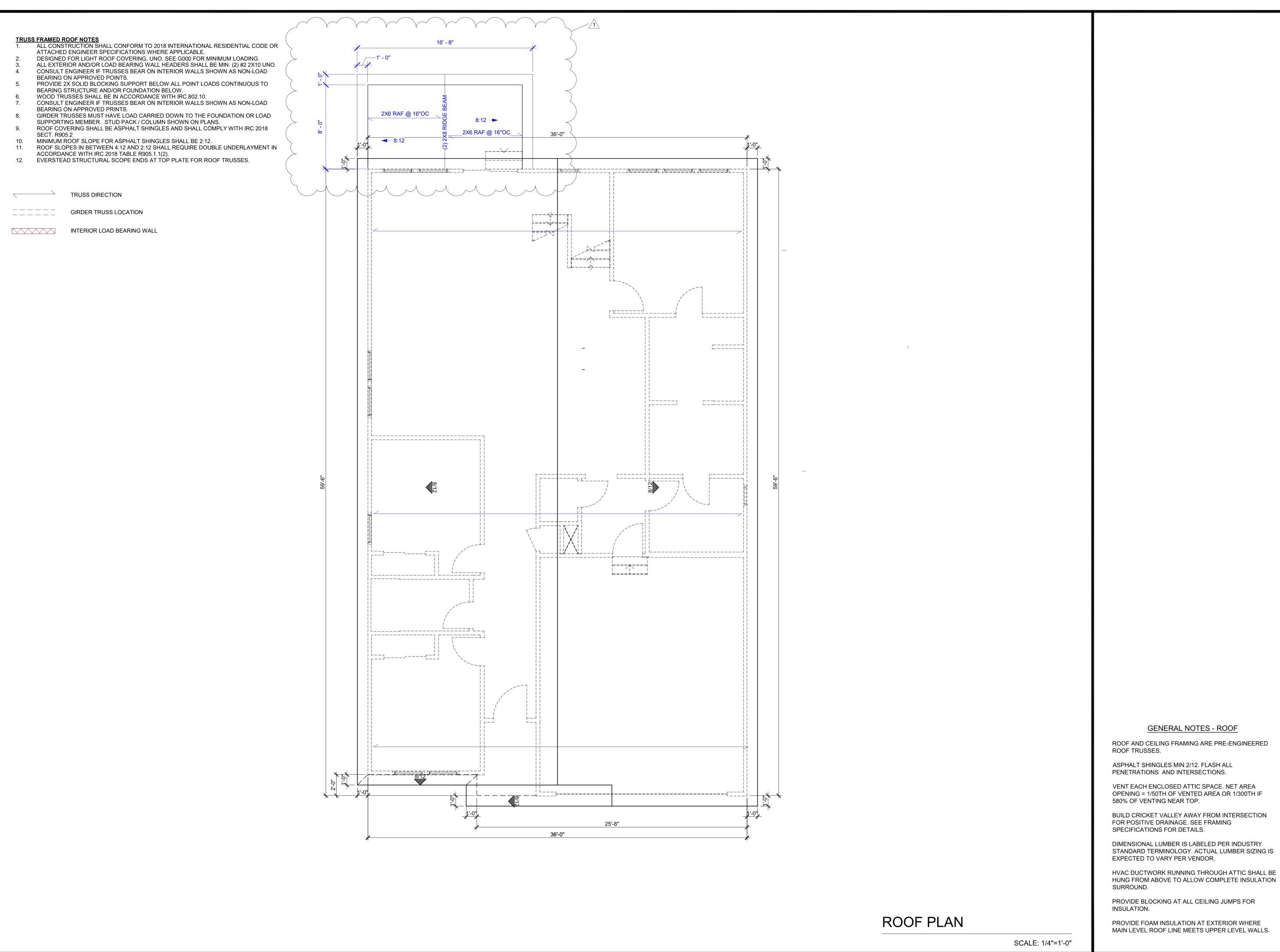
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