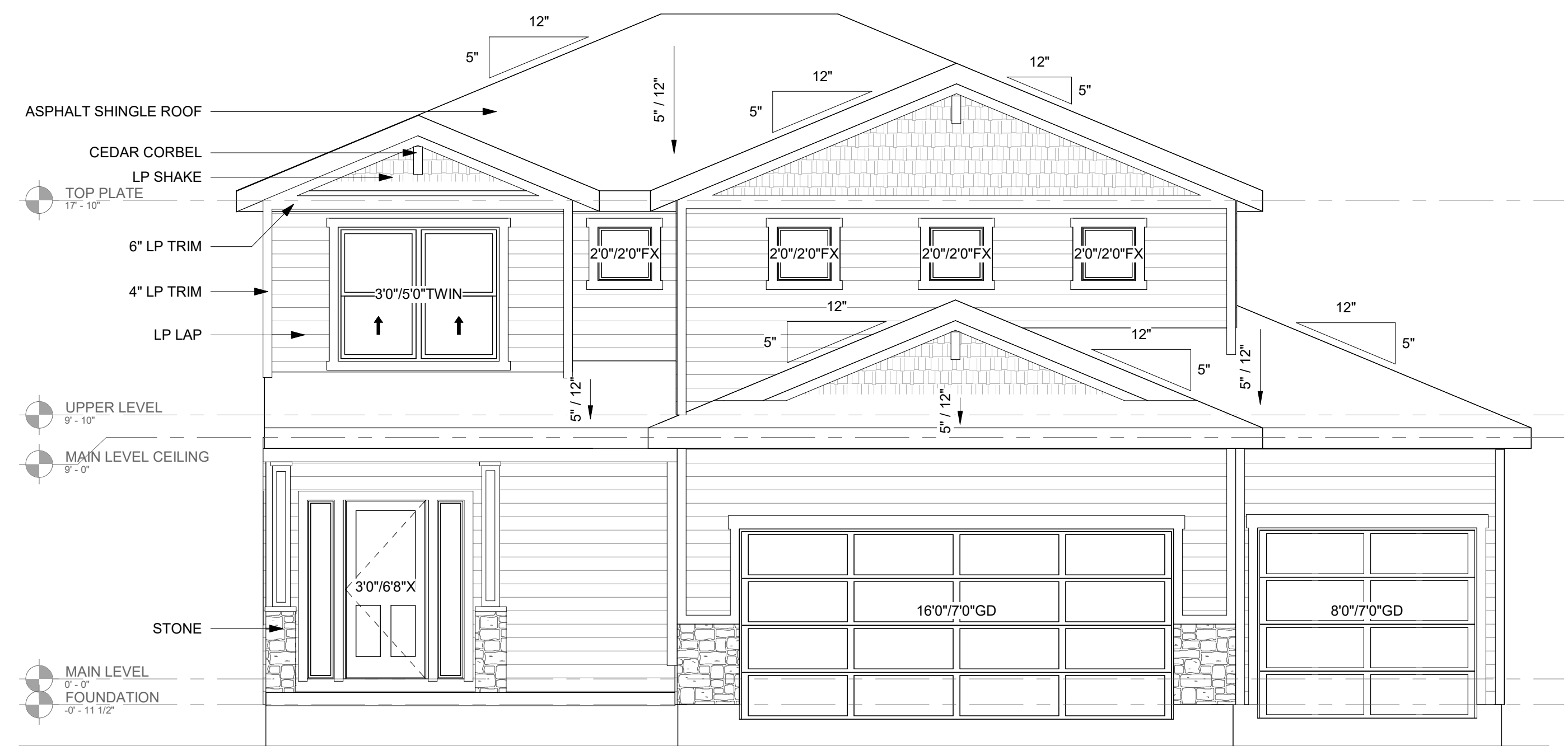
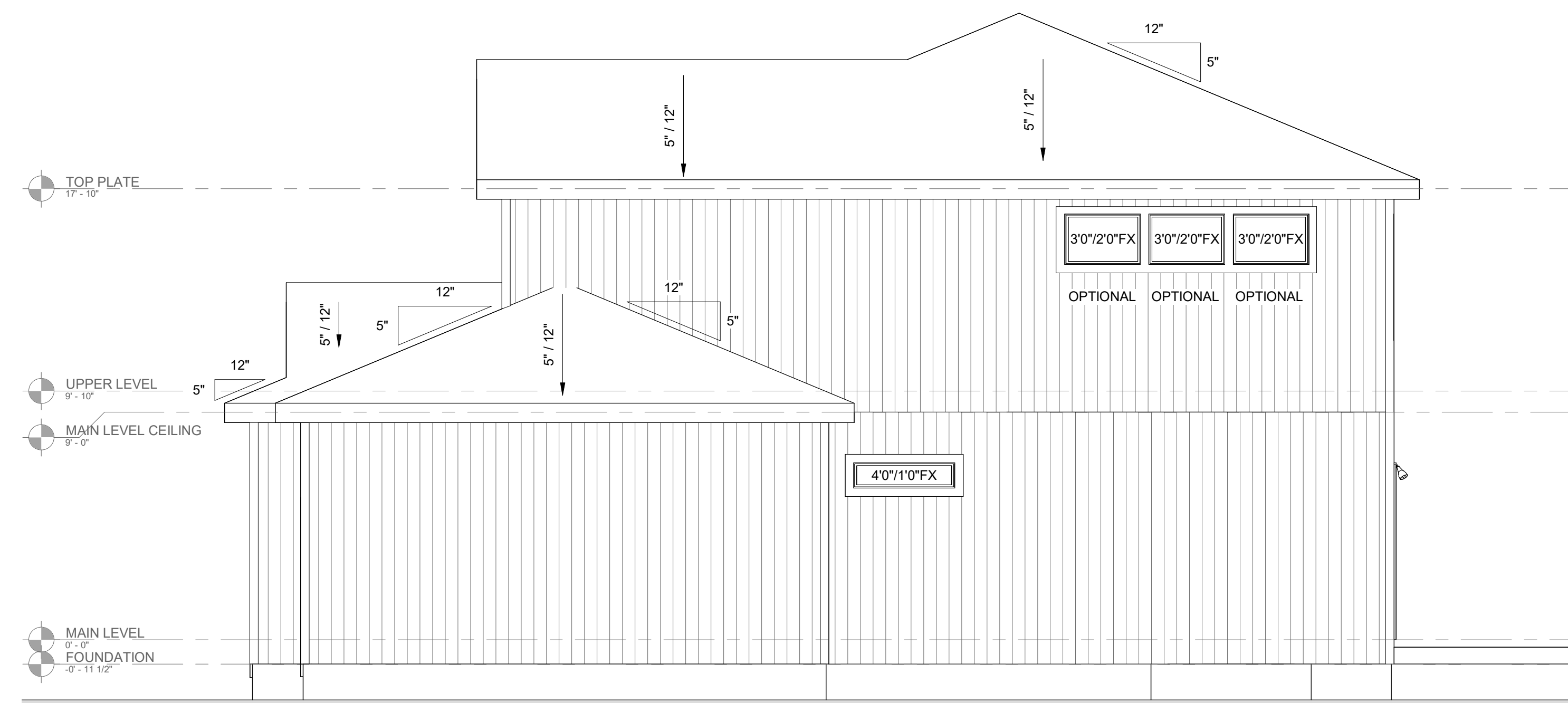


ELEVATION NOTES

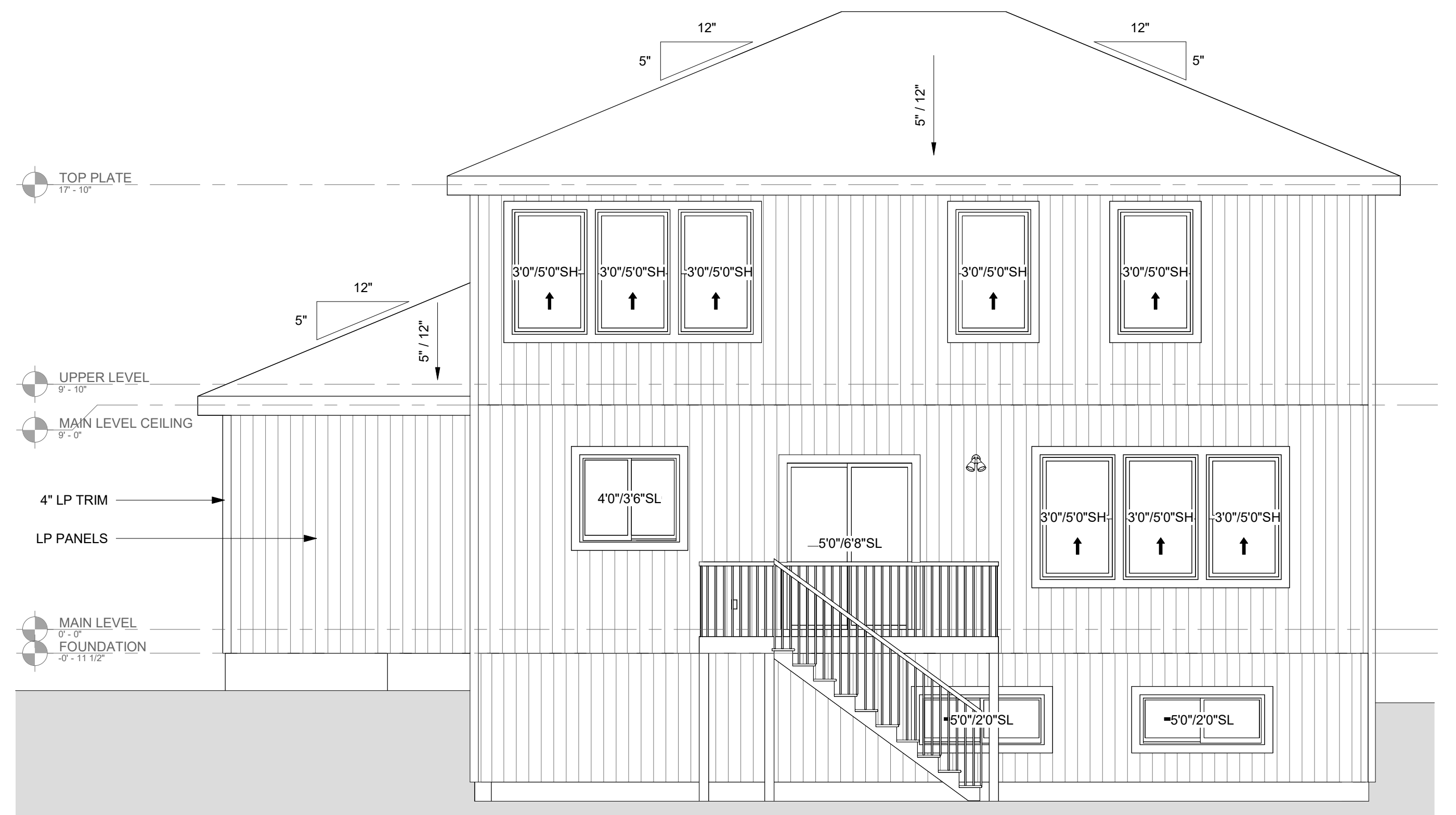
GRADE IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY.
CONTRACTOR TO VERIFY SITE CONDITIONS.



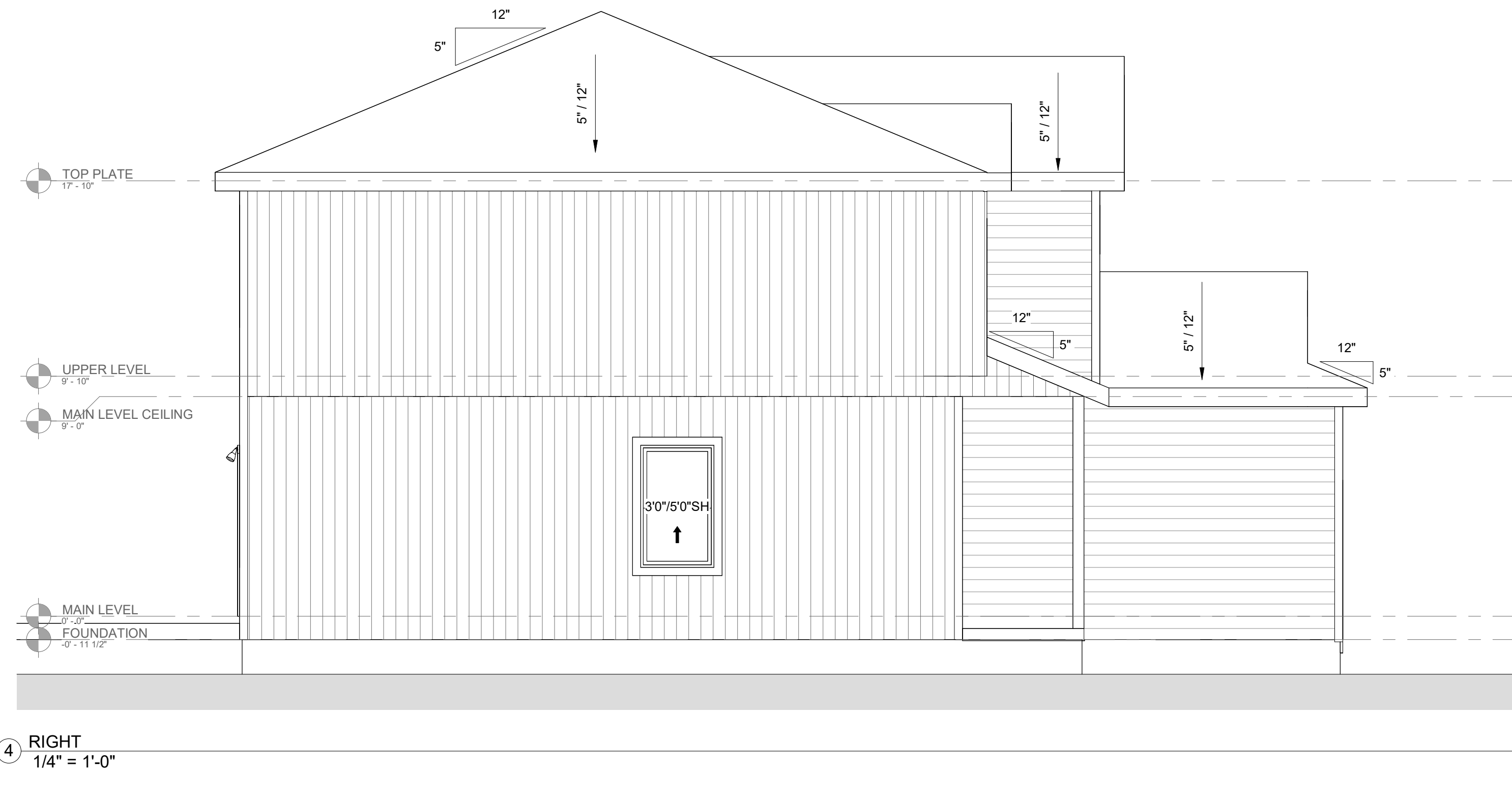
5 FRONT - CRAFTSMAN OPT 3RD BAY
1/4" = 1'-0"



2 LEFT - 3RD BAY
1/4" = 1'-0"



1 BACK - DAYLIGHT 3RD BAY
1/4" = 1'-0"



4 RIGHT
1/4" = 1'-0"

BUILDING SQUARE FOOTAGE (SQFT)	
MAIN LEVEL CONDITIONED SPACE TOTAL	921
UPPER LEVEL CONDITIONED SPACE TOTAL	1105
CONDITIONED SPACE TOTAL (SQ FT)	2026
LOWER LEVEL UNCONDITIONED SPACE TOTAL	898
GARAGE TOTAL	469
PORCHES AND DECKS TOTAL	74
UNCONDITIONED SPACE TOTAL (SQ FT)	1141

TABLE OF CONTENTS	
SHEET NUMBER	SHEET NAME
0-CV	COVER
G200	LOWER LEVEL PLAN
G201	MAIN LEVEL PLAN
G202	UPPER LEVEL PLAN
G203	LIGHTING/OUTLET LOCATIONS
G300	ROOF PLAN
S000	STRUCTURAL GENERAL NOTES
S100	FOUNDATION PLAN
S501	FOUNDATION DETAILS
S503	GARAGE/SLAB DETAILS
S510	FRAMING STANDARDS
S520	DECK DETAILS
S530	BRACING DETAILS
S550	FASTENING SCHEDULE
S560	EGRESS WINDOWS

EVERSTEAD HAS PRODUCED THIS PLAN SET FOR THE CLIENT LISTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR THE PROJECT AT THE ADDRESS LISTED ON THE PLANS. USE OF ANY PART OF THIS PLAN SET TO DEMOLISH, CONSTRUCT OR BUILD IN ANY MANNER ON PROPERTY OTHER THAN THE LISTED ADDRESS IS PROHIBITED WITHOUT WRITTEN CONSENT FROM EVERSTEAD.

ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS, BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY ISSUES, AND STRUCTURAL ITEMS IDENTIFIED BY THE LOCAL CODE INSPECTOR.

EVERSTEAD MUST BE NOTIFIED OF ANY AND ALL POTENTIAL DISPUTES, CLAIMS, ARBITRATION AND/OR LITIGATION THAT THE OWNER MAY PURSUE AGAINST THE CONTRACTOR AND/OR BUILDER. FAILURE TO NOTIFY EVERSTEAD AND ALLOW THE EOR TO PROVIDE THEIR OPINION ON ANY DISPUTE, CLAIM, ARBITRATION AND/OR LITIGATION PERTAINING TO ANY STRUCTURAL ASPECT OF THE PROJECT SHALL ABSOLVE EVERSTEAD OF ALL RESPONSIBILITY.



AVITAL HOMES (816)914-7128
THIS DESIGN AND DETAILS DISCLOSED ARE THE EXCLUSIVE PROPERTY OF AVITAL HOMES AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS	
1 -	03/04/2024

COVER

0-CV

DATE 3/4/2024 3:59:20 PM
SCALE As indicated

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 U.N.O.
- 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 TUBS
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

 INTERIOR LOAD BEARING WALL

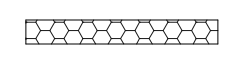
WALL BRACING NOTES:

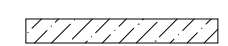
- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
- FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END 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

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
- ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION

-  FOUNDATION WALL
-  NEW INTERIOR PARTITION
-  NEW EXTERIOR WALL

LOWER LEVEL WINDOW SCHEDULE

Count	Type Mark	Head Height
1	4'0"4'0"SL	7' - 0"
2	5'0"2'0"SL	7' - 0"

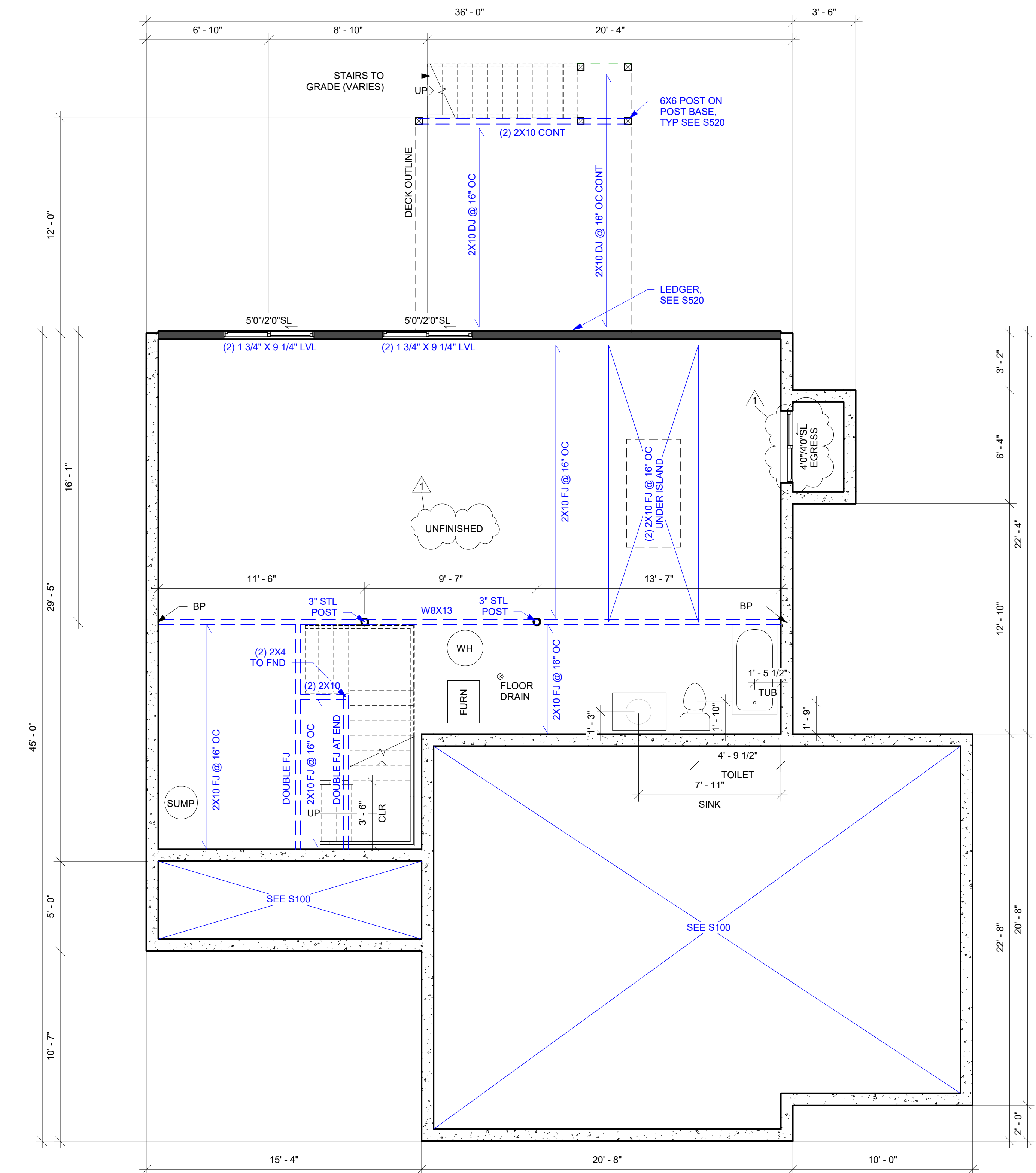
LOWER LEVEL DOOR SCHEDULE

Count	Type Mark	Comments
3	2'4"6"8"	Closet/Bath
2	2'6"6"8"	<varies>
1	3'0"6"8"	Mechanical
1	3'0"6"8"CO	Casements

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

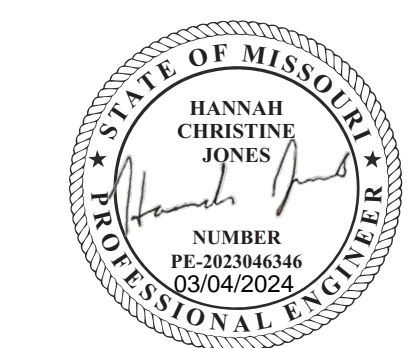
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10,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

PLAN VIEW - LOWER LEVEL STRUC
DAYLIGHT 3RD BAY
1/4" = 1'-0"



AVITAL HOMES (816)914-7128

THIS DESIGN AND DETAILS DISCLOSED ARE THE EXCLUSIVE PROPERTY OF AVITAL HOMES AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS

1 - 03/04/2024

LOWER LEVEL PLAN

G200

DATE 3/4/2024 3:59:20 PM
SCALE As indicated

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 U.N.O.
- 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 602.2 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

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

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
- ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

MAIN LEVEL WINDOW SCHEDULE

Count	Type Mark	Head Height
2	1'0"6'8"FX	6' - 8"
4	3'0"5'0"SH	7' - 0"
1	4'0"1'0"FX	7' - 0"
1	4'0"3'6"SL	7' - 0"

MAIN LEVEL DOOR SCHEDULE

Count	Type Mark	Comments
3	2'6"6'8"	<varies>
1	2'8"6'8"	
1	2'8"6'8"FD	Garage Entry
1	3'0"6'8"CO	Casements
1	3'0"6'8"X	Front Entry
1	5'0"6'8"SL	Dining Door
1	16'0"7'0"GD	Garage Door

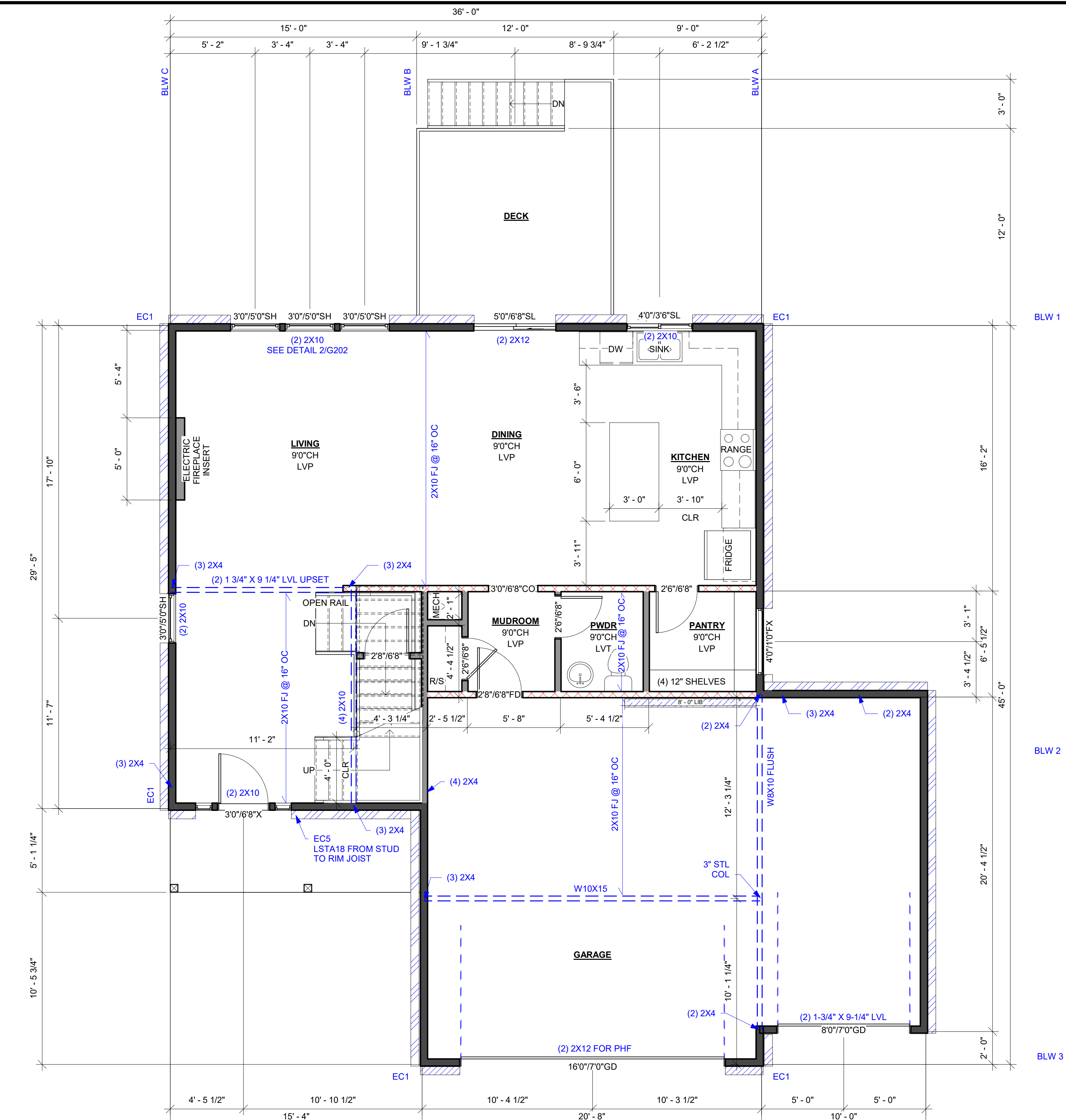
WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR 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

PLAN VIEW - MAIN LEVEL STRUC 3RD BAY GARAGE
1/4" = 1'-0"



AVITAL HOMES (816)914-7128

THIS DESIGN AND DETAILS DISCLOSED ARE THE EXCLUSIVE PROPERTY OF AVITAL HOMES AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.



EVERSTEAD ENGINEERING & DESIGN



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS

1 - 03/04/2024

MAIN LEVEL PLAN

G201

DATE 3/4/2024 3:59:21 PM
SCALE As indicated

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 U.N.O.
- 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 TUBS
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

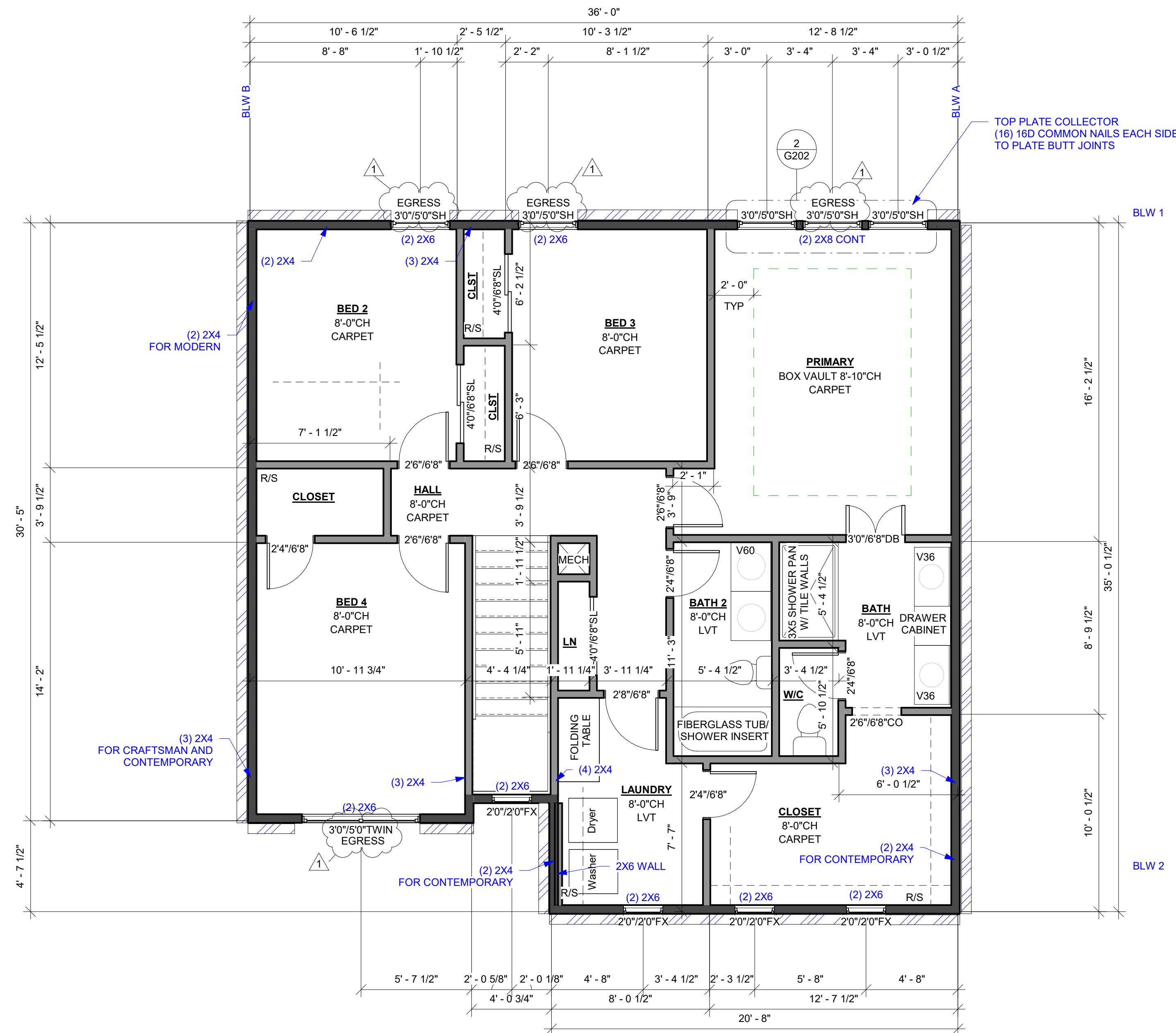
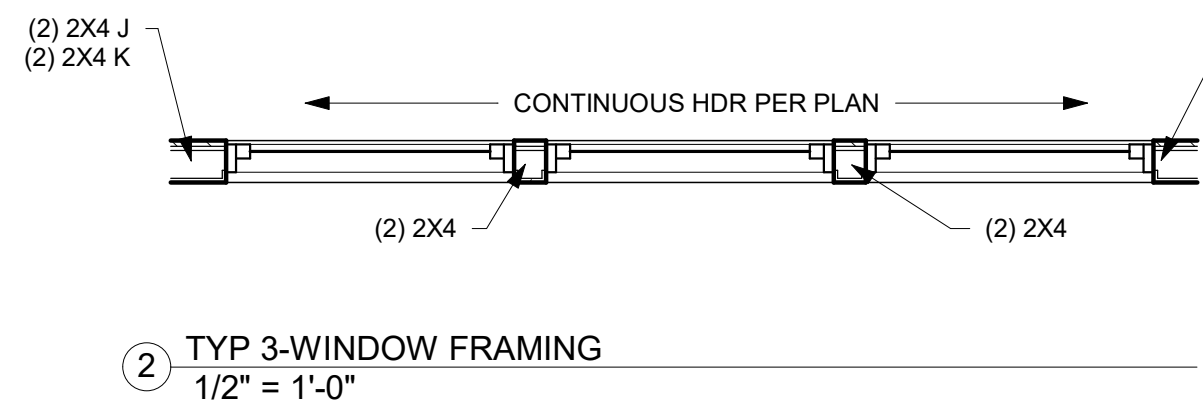
INTERIOR LOAD BEARING WALL

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 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



CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
- ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

UPPER LEVEL WINDOW SCHEDULE

Count	Type Mark	Head Height
4	2'0"/2'0"FX	7' - 0"
3	3'0"/2'0"FX	7' - 0"
5	3'0"/5'0"SH	7' - 0"
1	3'0"/5'0"TWIN	7' - 0"

UPPER LEVEL DOOR SCHEDULE

Count	Type Mark	Comments
4	2'4"/6'8"	<varies>
4	2'6"/6'8"	Bedrooms
1	2'6"/6'8"CO	Casements
1	2'8"/6'8"	Landry
1	3'0"/6'8"DB	P.Bath
3	4'0"/6'8"SL	Closet

WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR 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



EVERSTEAD
ENGINEERING & DESIGN



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

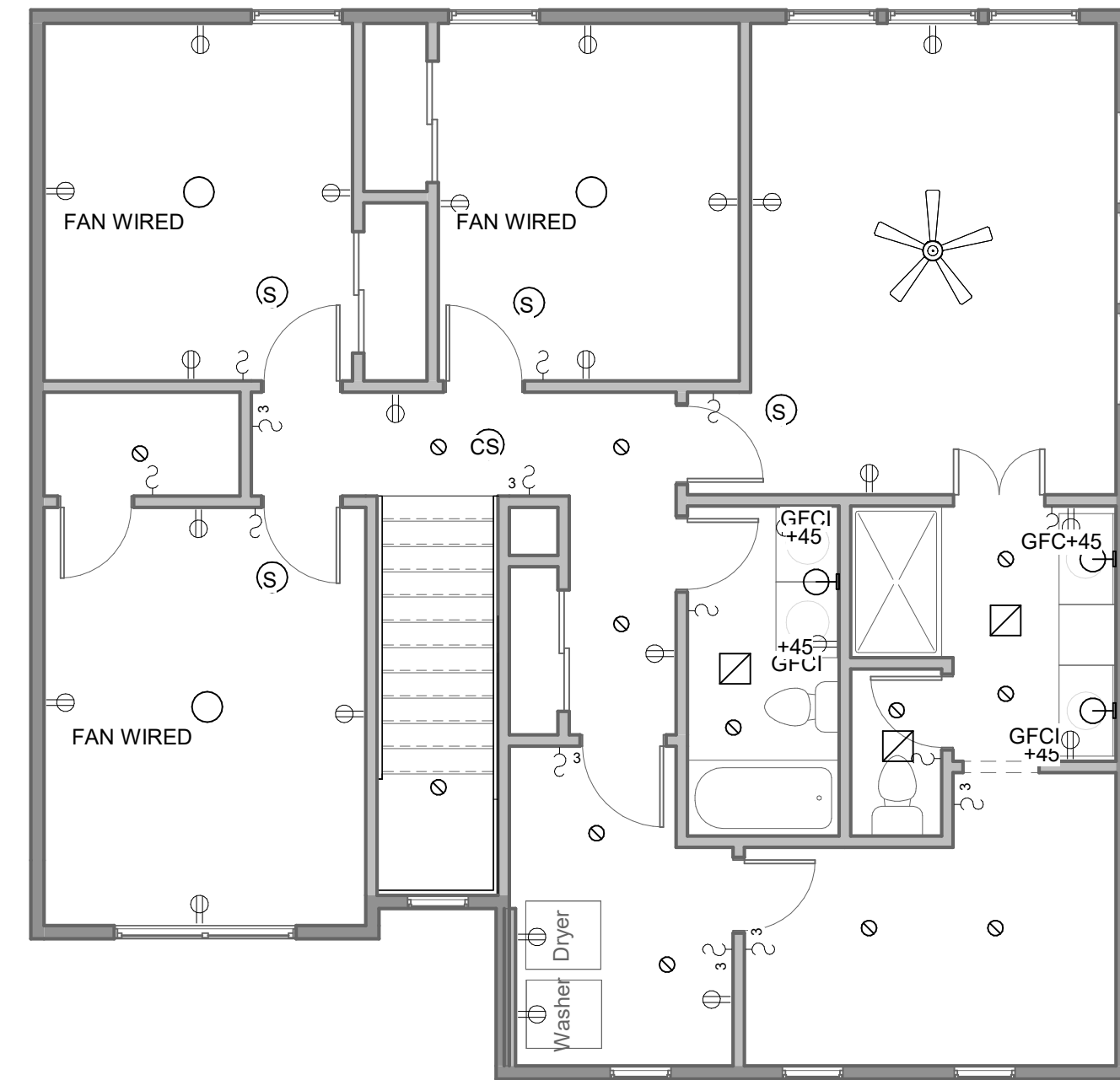
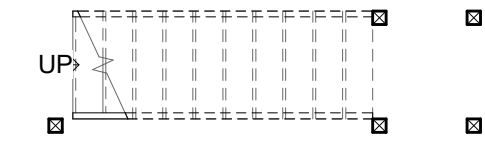
AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS	
1 -	03/04/2024

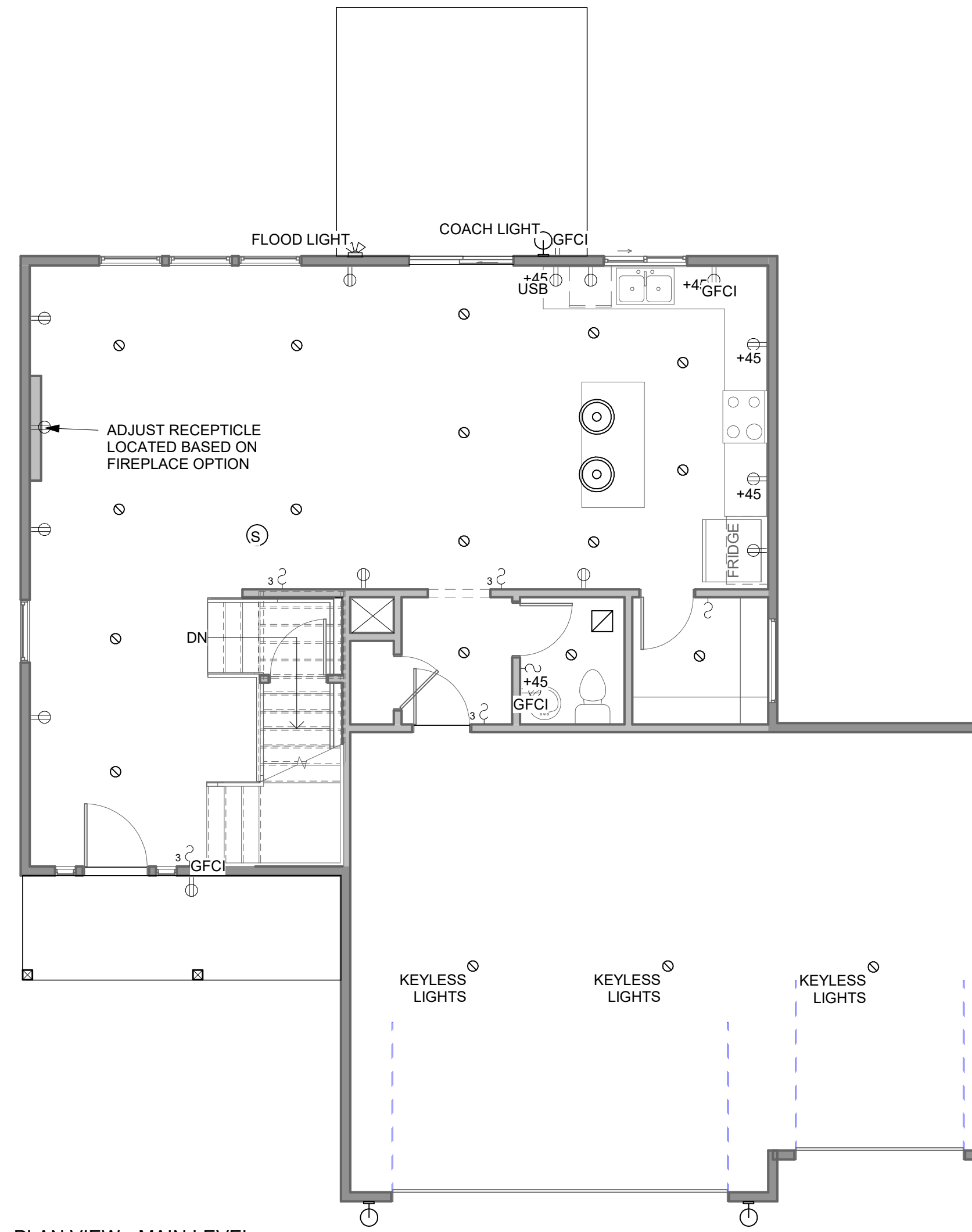
LIGHTING/OUTLET LOCATIONS

G203

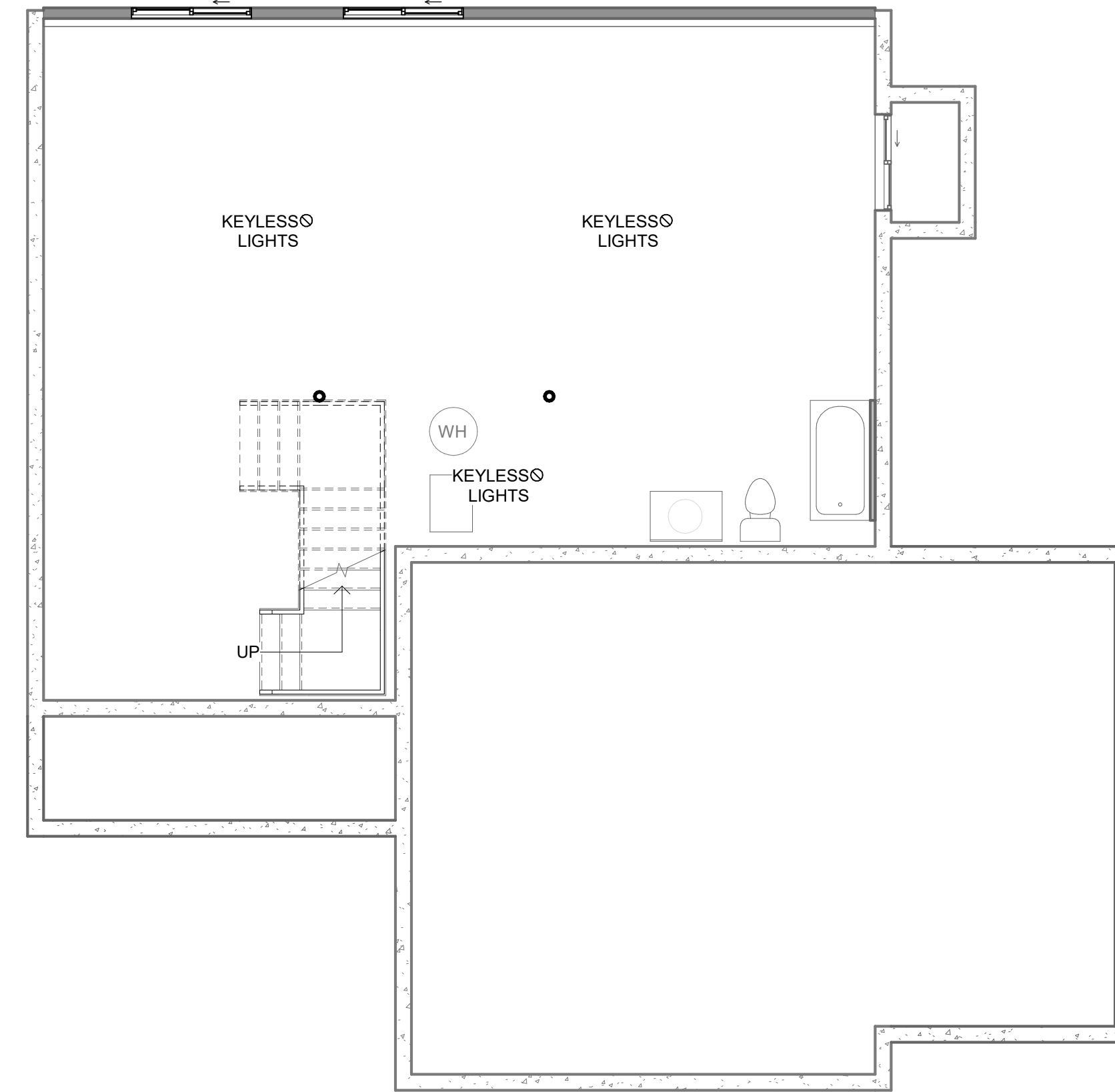
DATE 3/4/2024 3:59:23 PM
SCALE As indicated



③ PLAN VIEW - UPPER LEVEL
LIGHTING/OUTLET
3/16" = 1'-0"



② PLAN VIEW - MAIN LEVEL
LIGHTING/OUTLET 3RD BAY
3/16" = 1'-0"

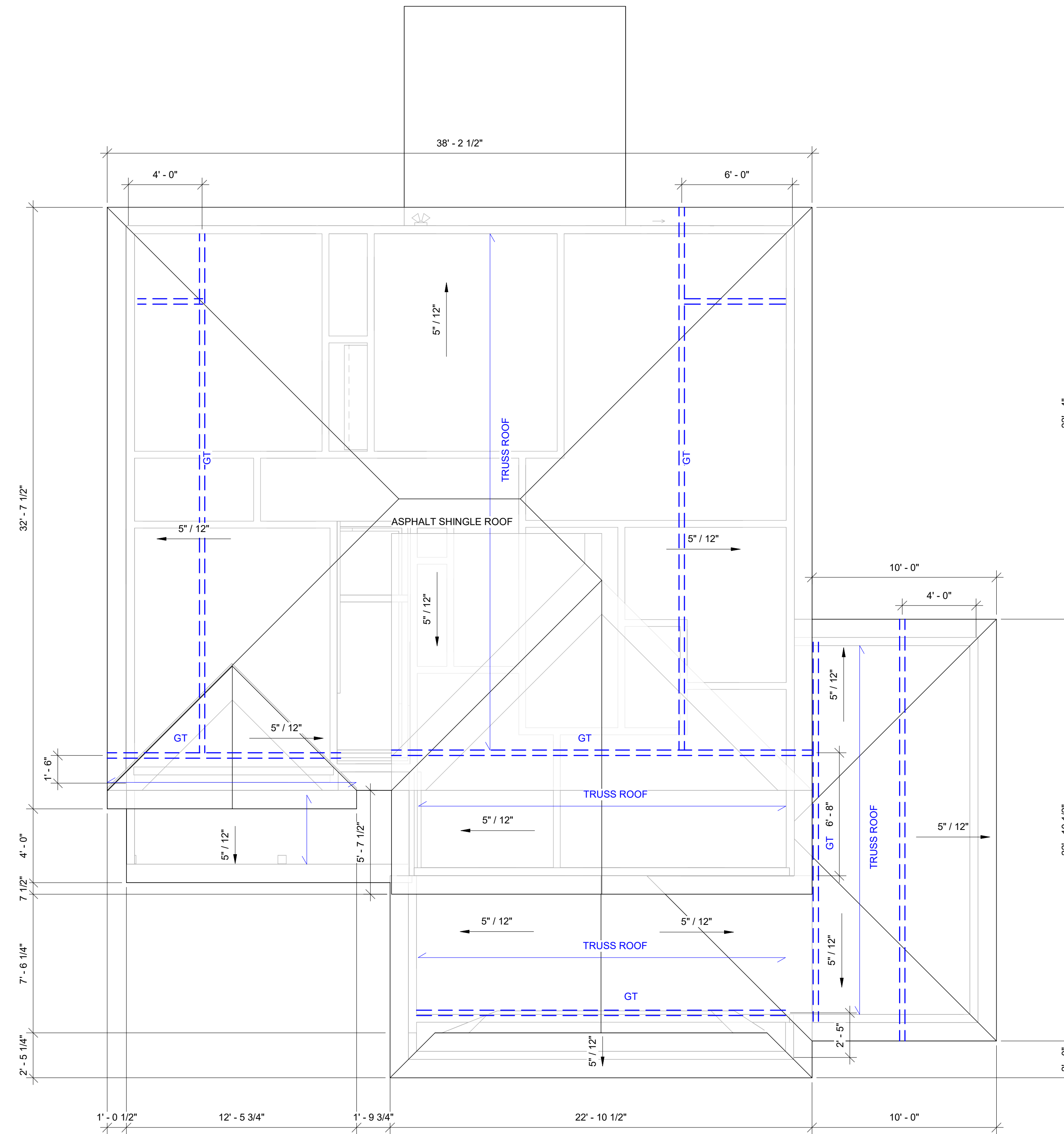


① PLAN VIEW - LOWER LEVEL
UNFINISHED LIGHTING/OUTLET
DAYLIGHT 3RD BAY Copy 1
3/16" = 1'-0"

LIGHTING + OUTLET:			
	RECESSED LIGHT		SMOKE DETECTOR
	SURFACE MOUNT LIGHT FIXTURE		CARBON/SMOKE DETECTOR
	EXHAUST FAN		DUPLEX RECPTICAL
	PENDANT LIGHT		SINGLE WAY SWITCH
	VANITY SCONCE		TWO WAY SWITCH
	CEILING FAN		

TRUSS FRAMED ROOF NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
3. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
4. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
5. MIN. (6) 2x4 OR (6) 2x6 (TO MATCH WALL) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
6. ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
7. MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
8. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2)



② ROOF PLAN - CRAFTSMAN 3RD BAY
1/4" = 1'-0"



AVITAL HOMES (816)914-7128

THIS DESIGN AND DETAILS DISCLOSED ARE THE EXCLUSIVE PROPERTY OF AVITAL HOMES AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.



EVERSTEAD
ENGINEERING & DESIGN



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS

ROOF PLAN

G300

DATE 3/4/2024 3:59:24 PM
SCALE As indicated

FOUNDATION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
2. FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
3. SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
4. REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
5. REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
6. FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC R406.
7. FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
8. ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
9. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
10. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
11. BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
12. FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).

CRAWL SPACE NOTES:

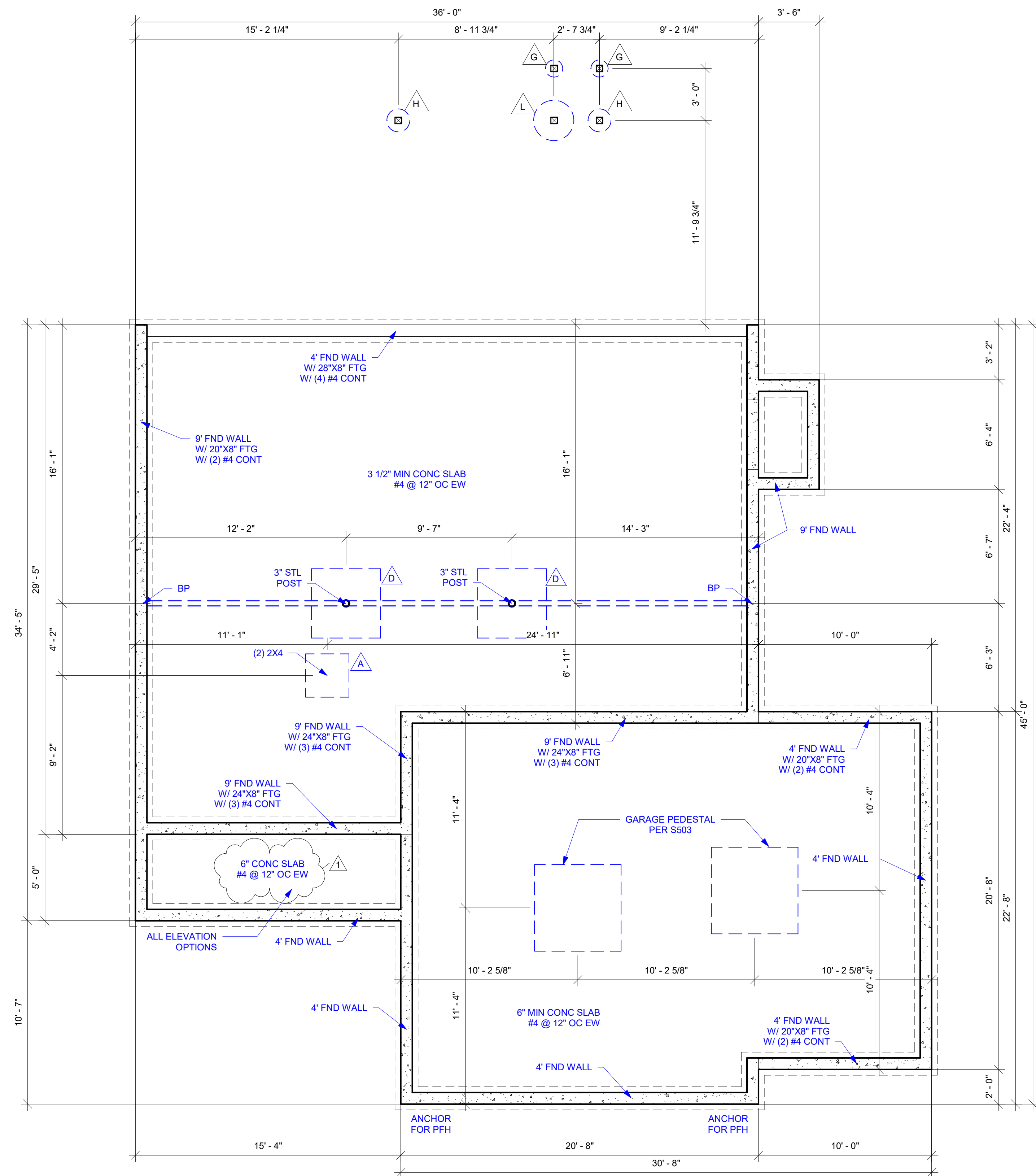
1. UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408
2. PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE:
 - EXPOSED EARTH IS COVERED W/ CONTINUOUS GLASS 1 VAPOR RETARDER.
 - JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED.
 - EDGES OF VAPOR RETARDER SHALL EXTEND 6" UP STEM WALL AND PERIMETER WALL INSULATED IN ACCORDANCE WITH SECT N1103.3.1
 - CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.17 L/s) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.
3. UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING.
4. ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO.
5. ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.

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.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.
< 6'-0" WALL		#4 BARS @36" O.C.		
8'-0" WALL	8"	#4 BARS @16" O.C.		
9'-0" WALL		#4 BARS @12" O.C.	#4 BARS @24" 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.		

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 - DAYLIGHT 3RD BAY GARAGE
 1/4" = 1'-0"



AVITAL HOMES (816)914-7128

THIS DESIGN AND DETAILS DISCLOSED ARE THE EXCLUSIVE PROPERTY OF AVITAL HOMES AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.



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

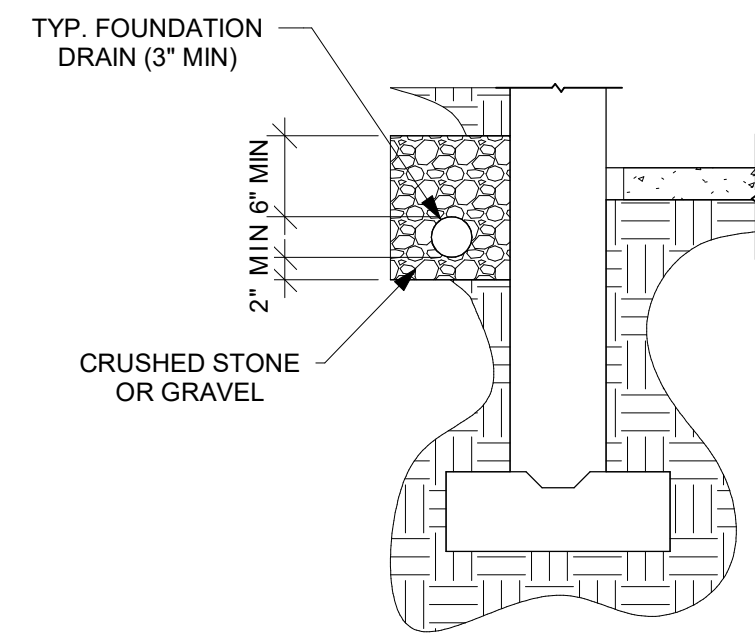
AVITAL HOMES LLC
 SERENITY - CRAFTSMAN
 4416 SW GRINDSTONE CIR
 LEES SUMMIT, MO 64082

REVISIONS	
1 -	03/04/2024

FOUNDATION PLAN

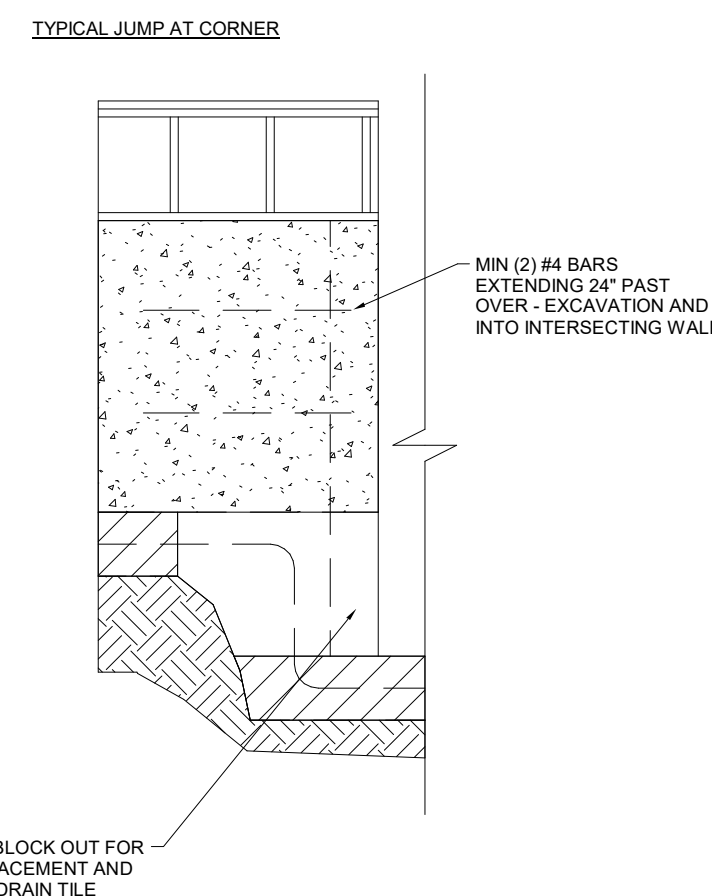
S100

DATE 3/4/2024 4:29:25 PM
 SCALE As indicated

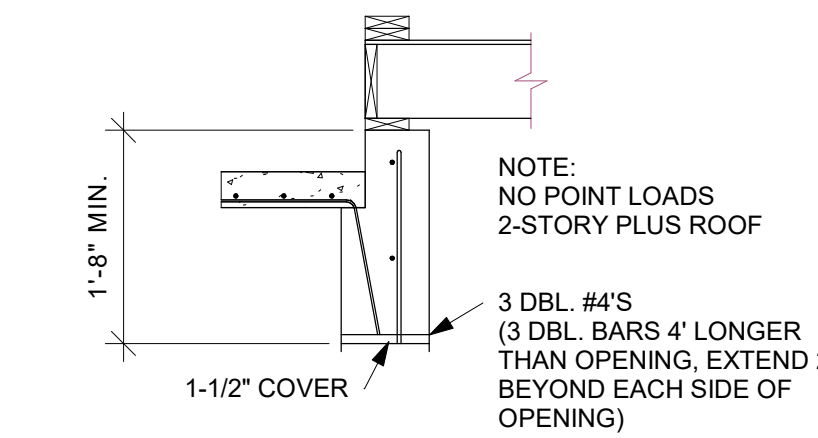


INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE. THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE. PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. (IRC R409). SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4" OVERDIG" AND FOUNDATION DRAIN DETAIL AT RAISED SLAB" DIAGRAMS FOR DETAILS.

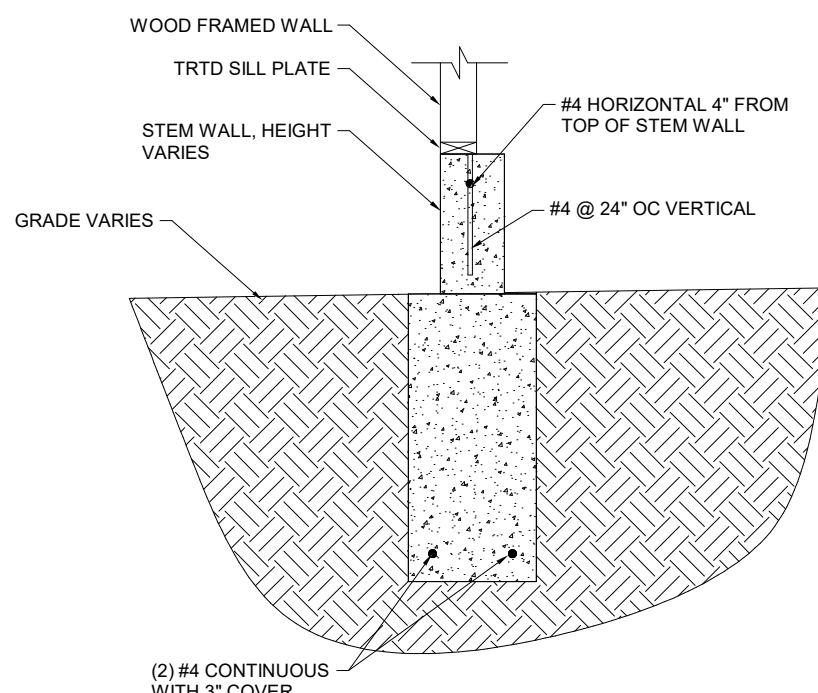
1 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



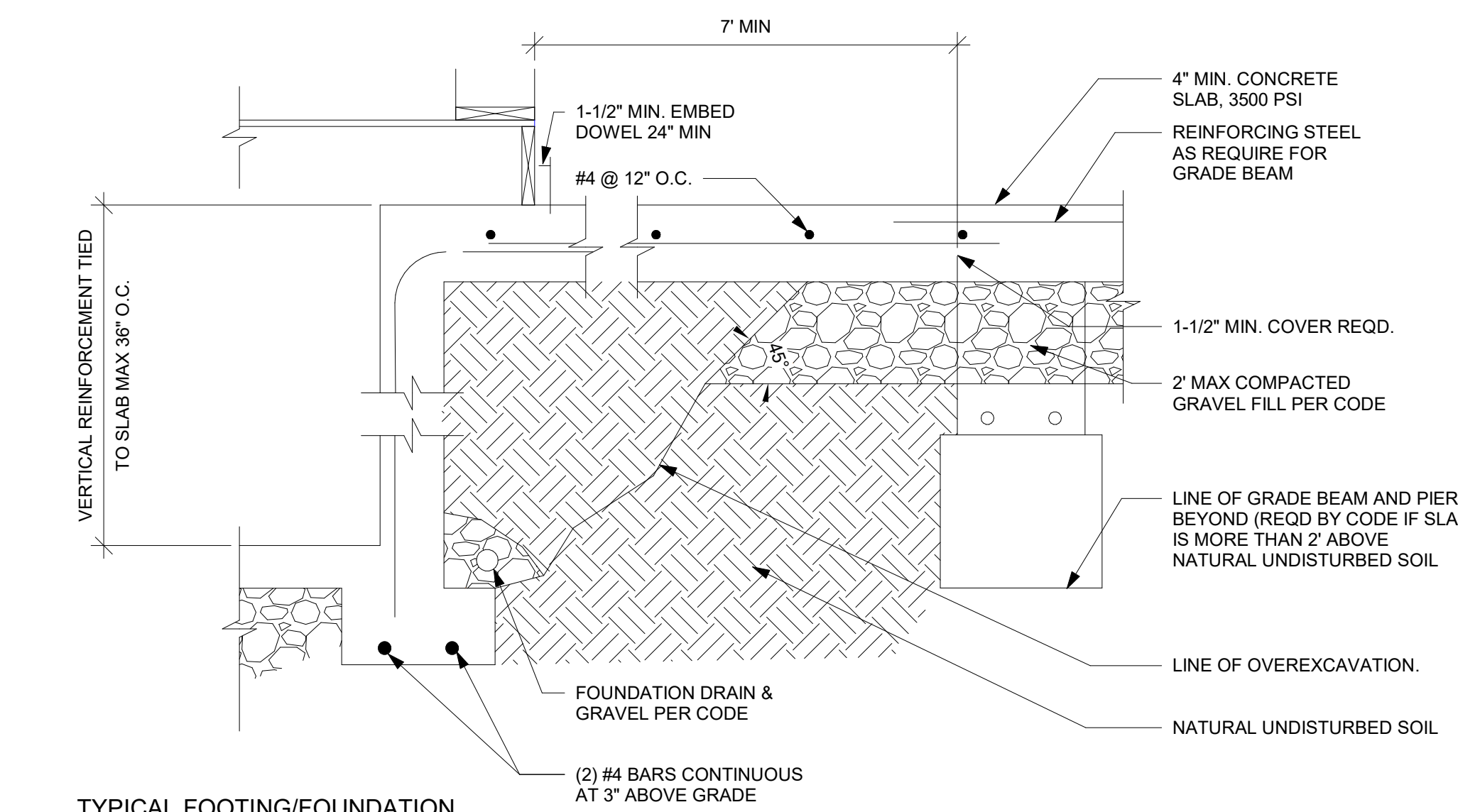
4 FOUNDATION WALL JUMP DETAIL 2 NTS



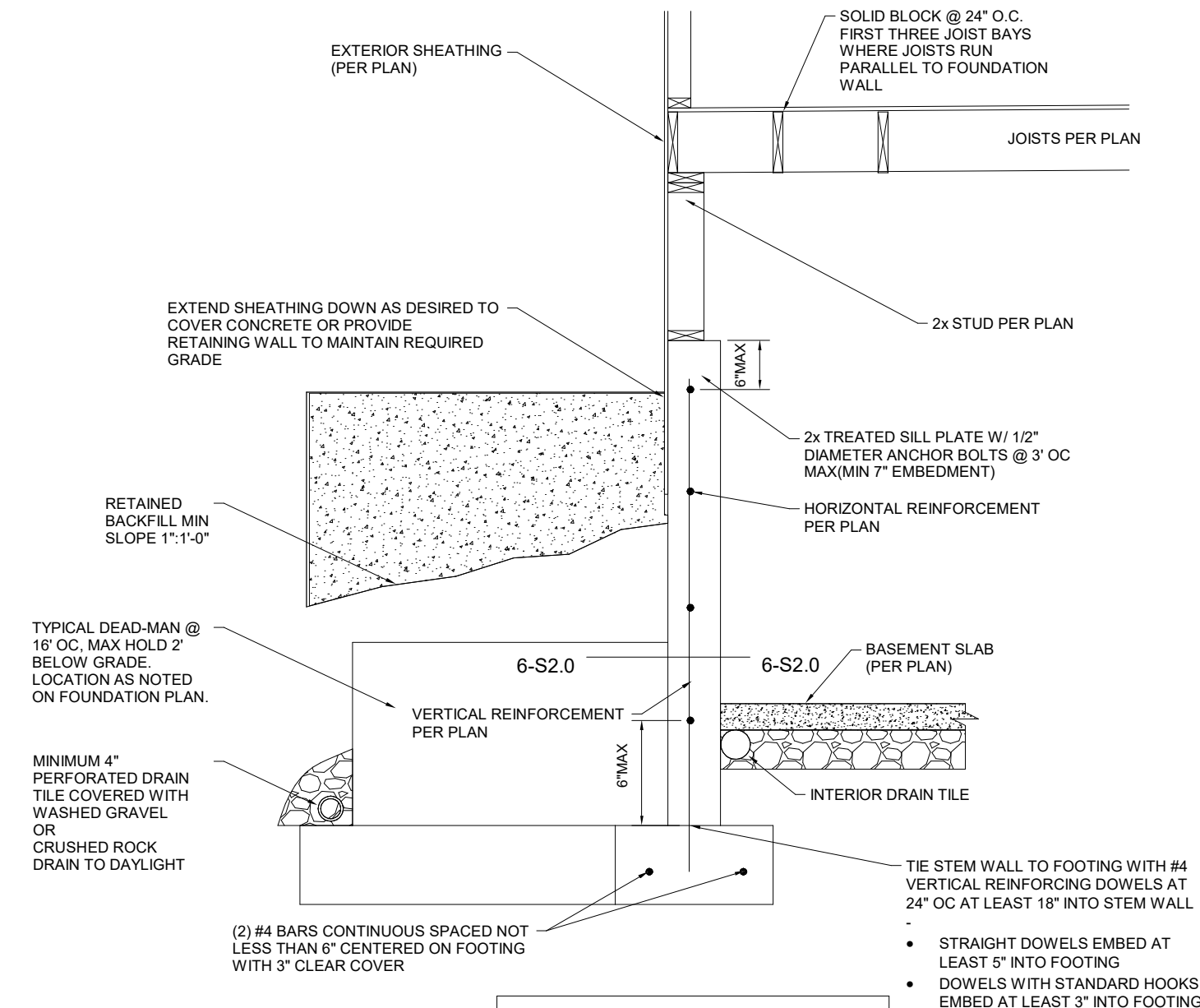
3 6" MAXIMUM OPENING HEADER DETAIL NTS



12 TRENCH FOOTING WITH STEM WALL NTS



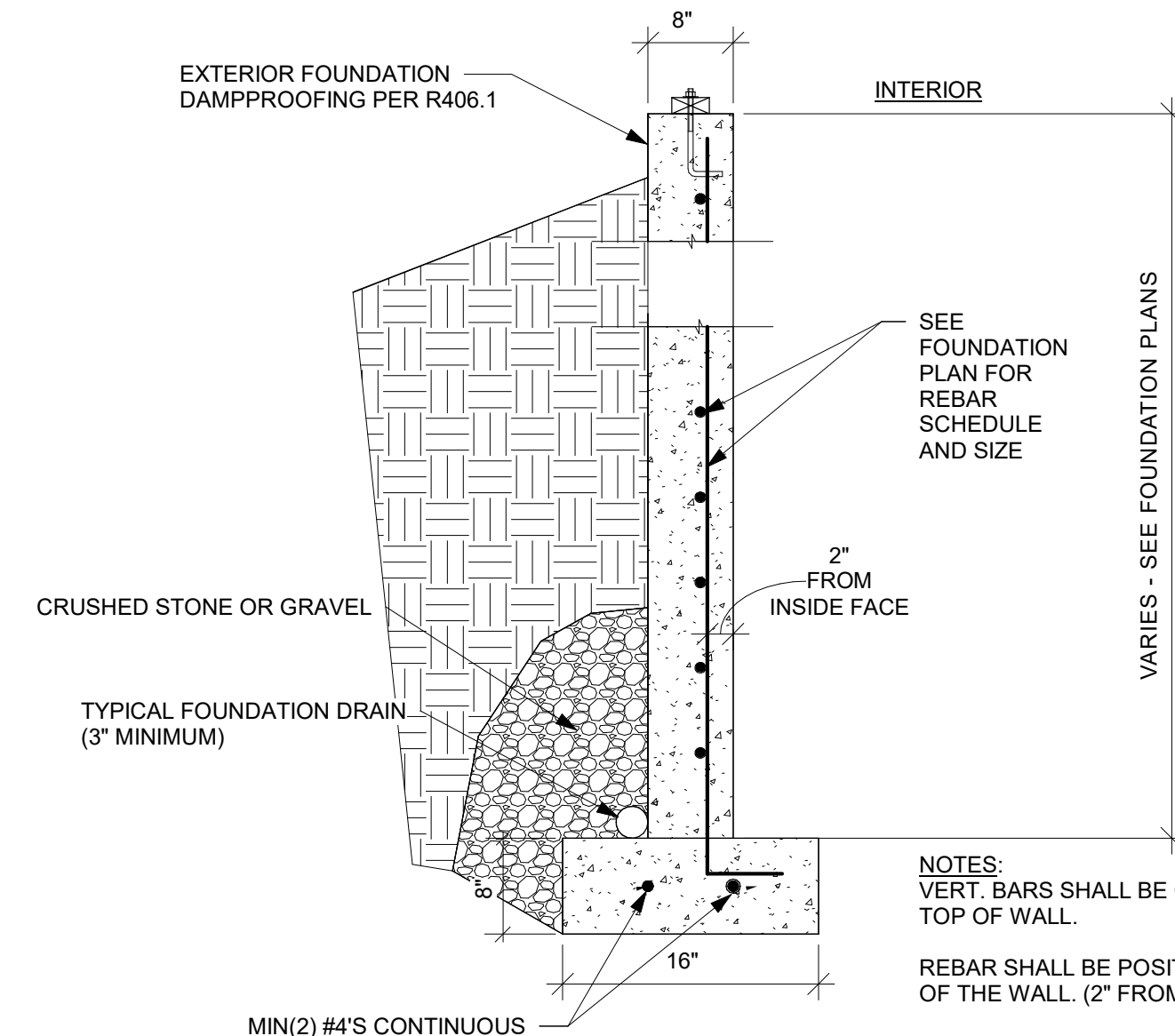
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4" OVERDIG NTS



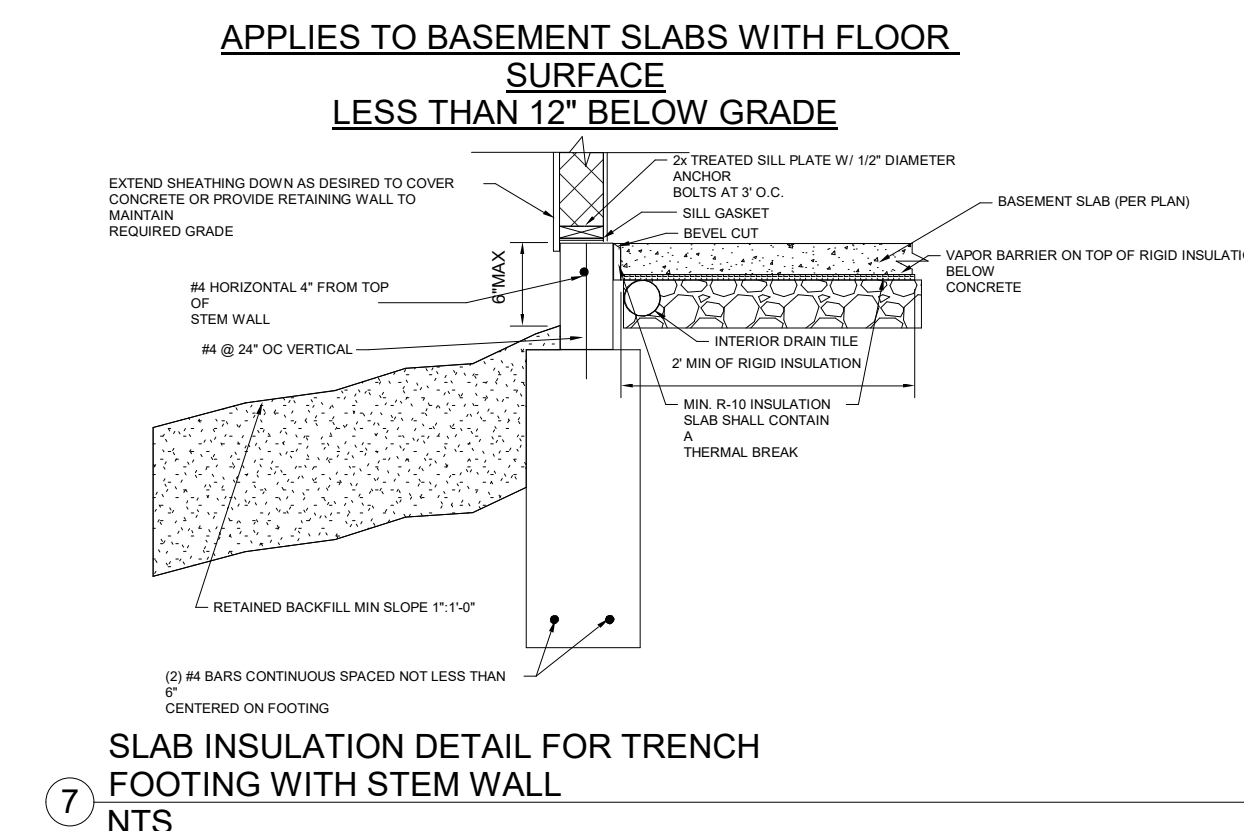
2 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS

CONCRETE DIMENSIONS			
"A"	"B"	"C"	"D"
4'-0"	1'-4"	4"	3'-4"
6'-0"	1'-4"	4"	4'-4"
9'-0"	1'-8"	5"	4'-4"

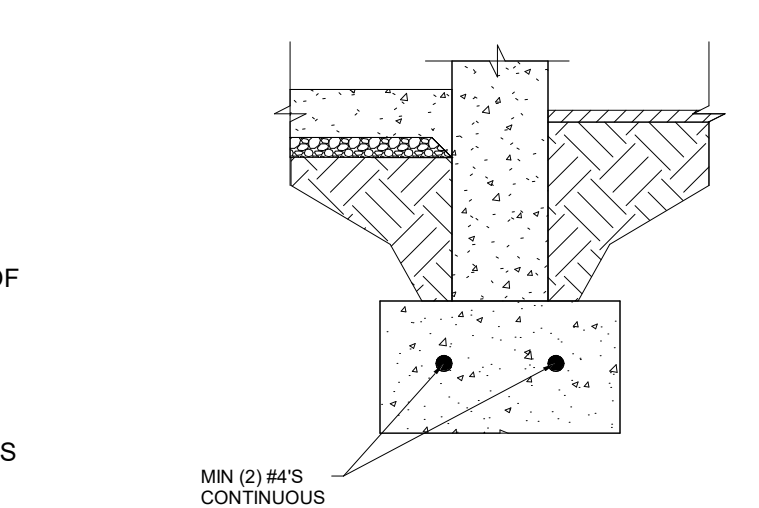
DIMENSIONS SHOWN ARE FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN INSTALLATION. A MINIMUM 2" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 6" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL. THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.



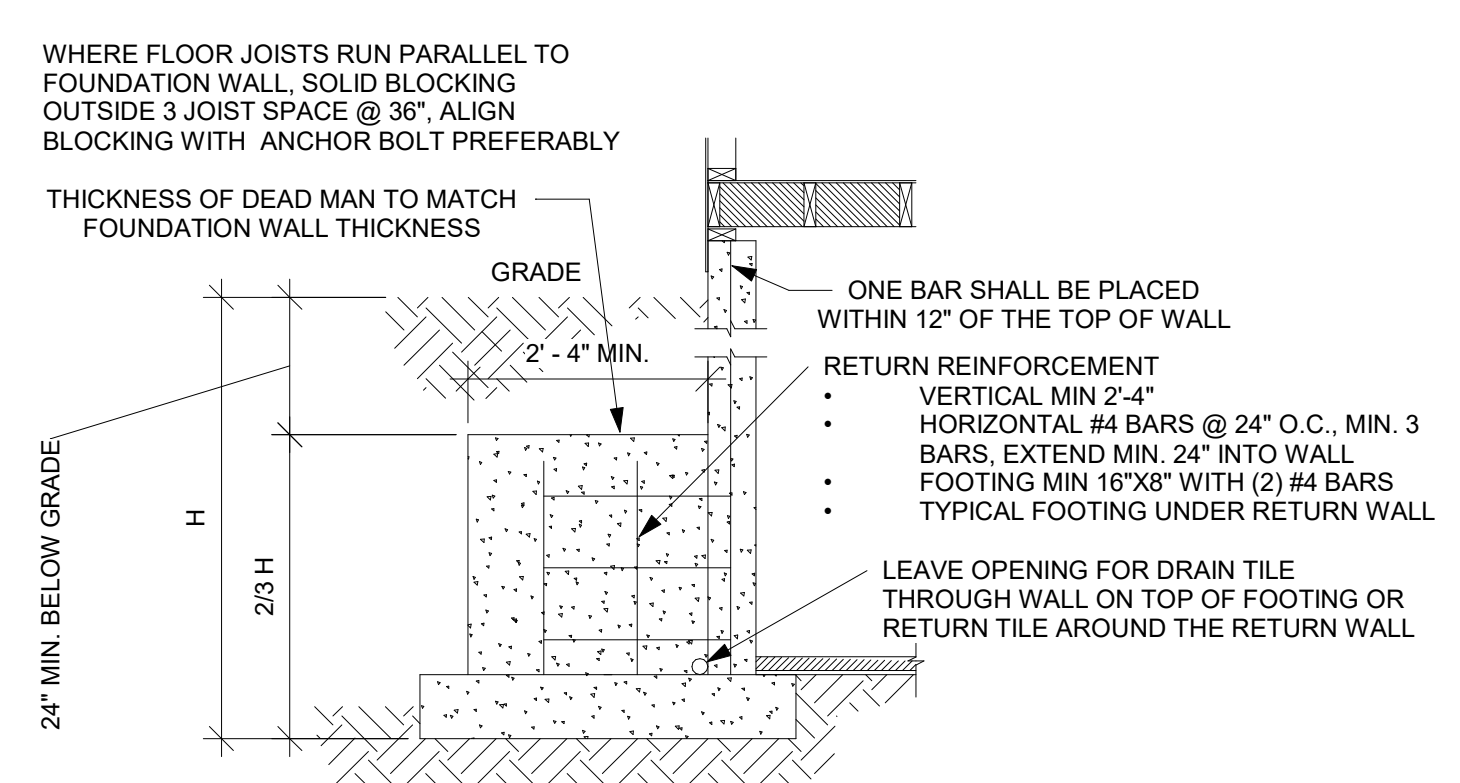
6 TYPICAL WALL SECTION DETAIL NTS



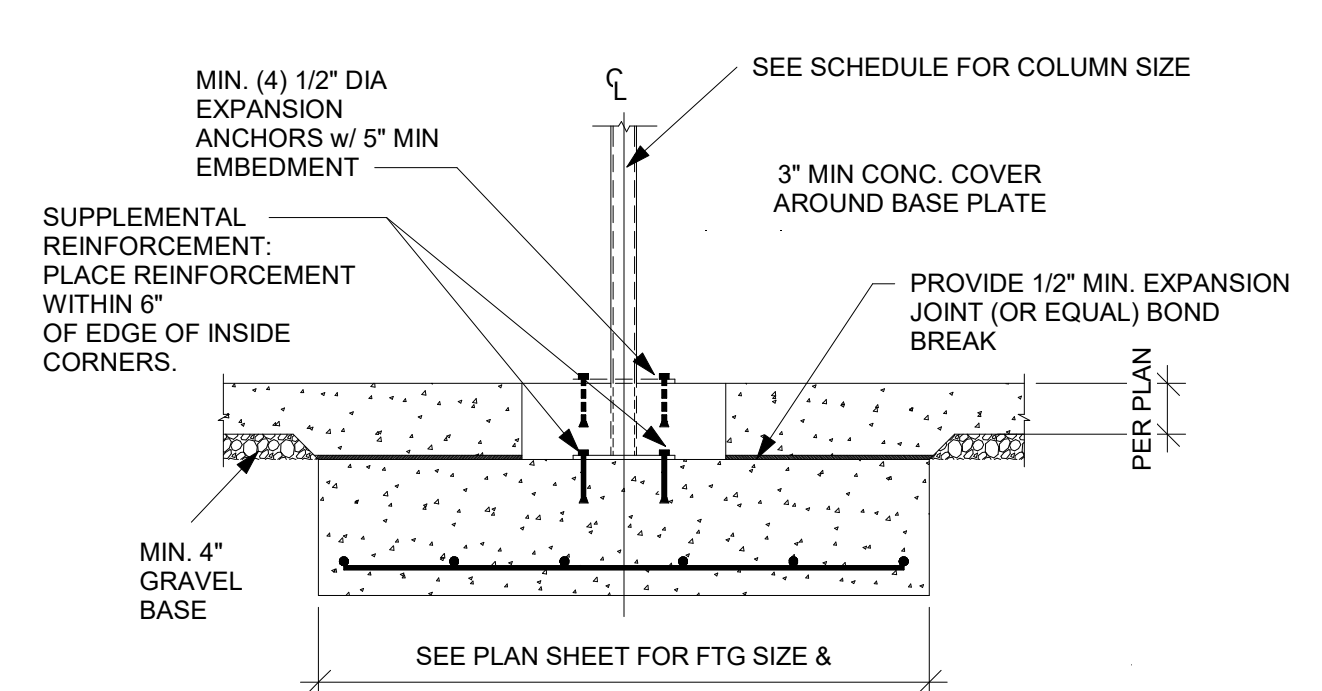
7 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



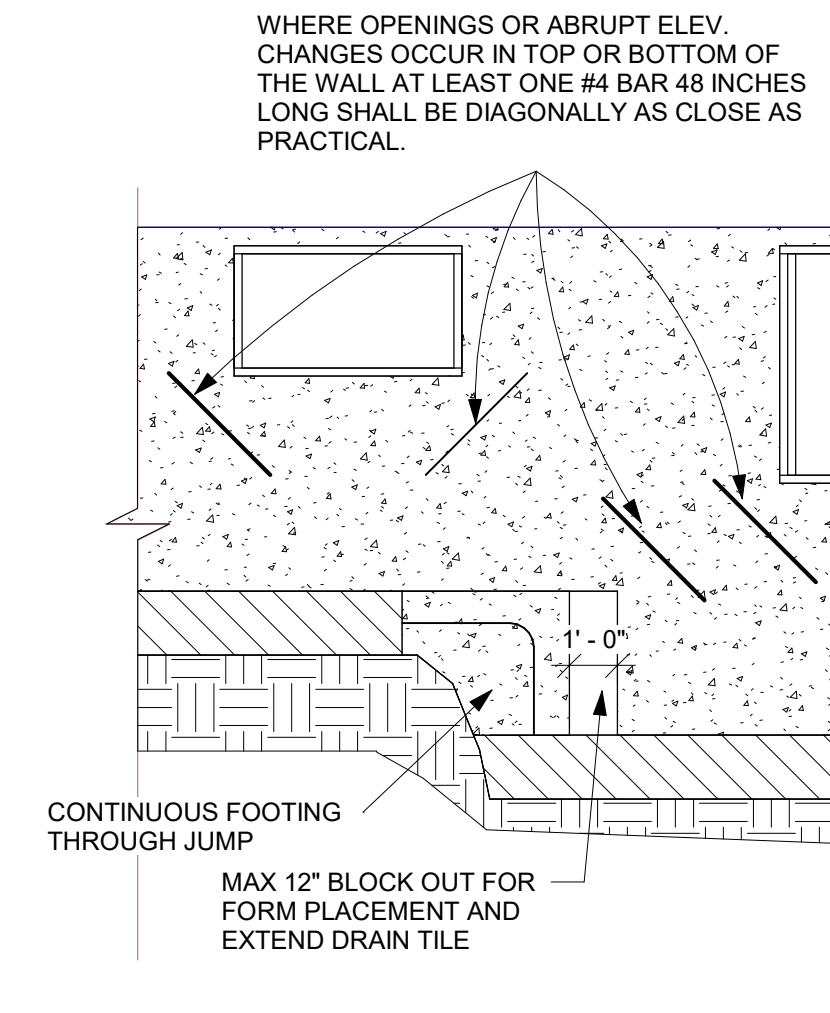
13 FOOTING DETAIL NTS



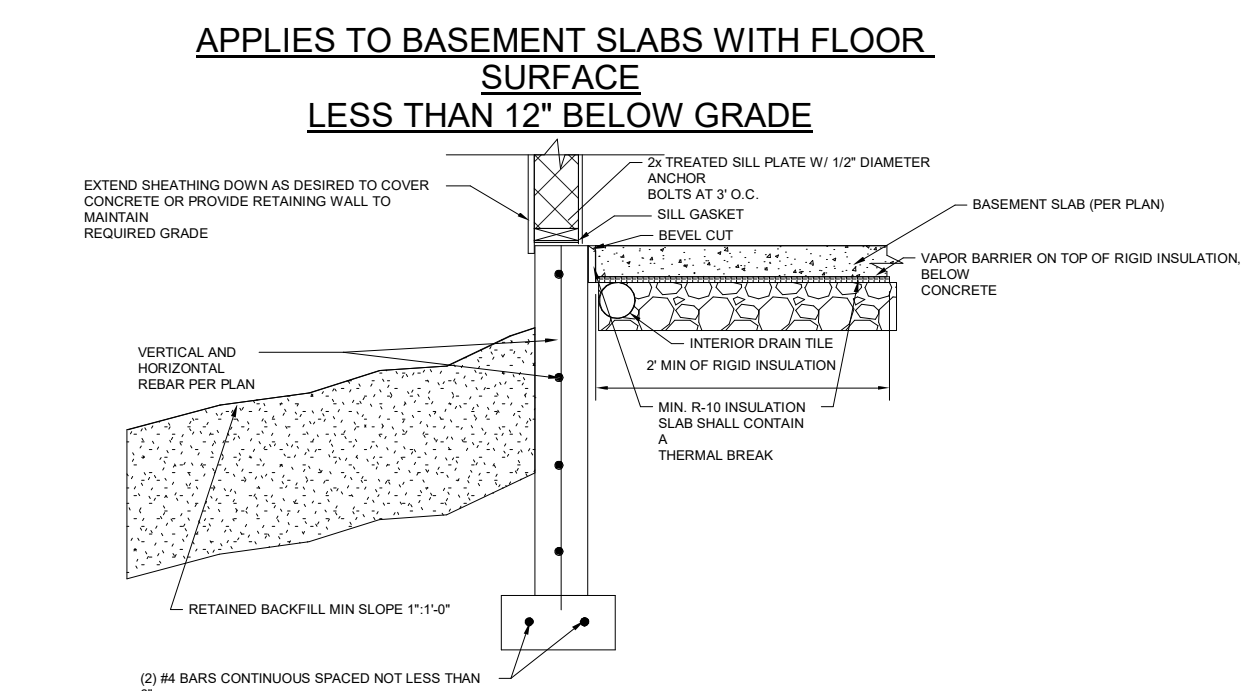
9 TYPICAL DEAD MAN DETAIL NTS



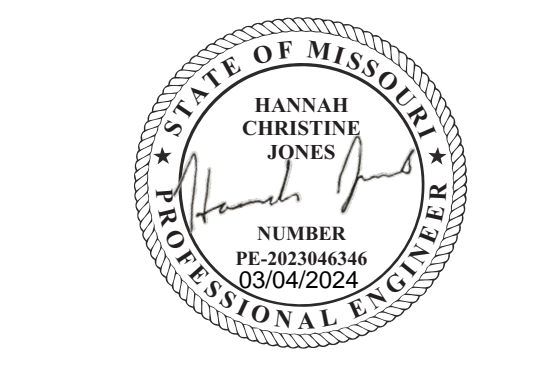
10 TYPICAL COLUMN PAD DETAIL NTS



11 FOUNDATION WALL JUMP DETAIL NTS



8 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS



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

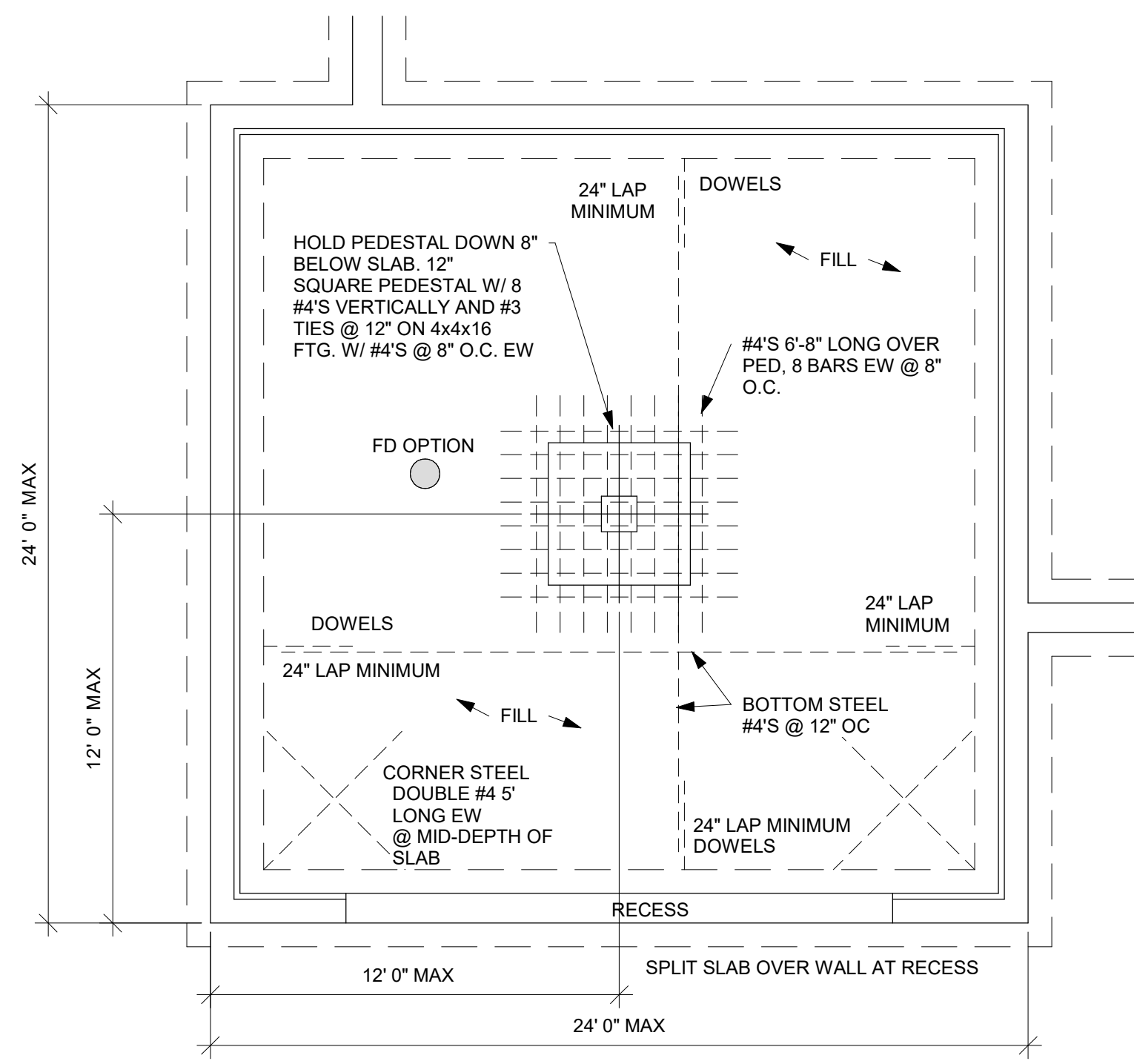
AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS
1 - 03/04/2024

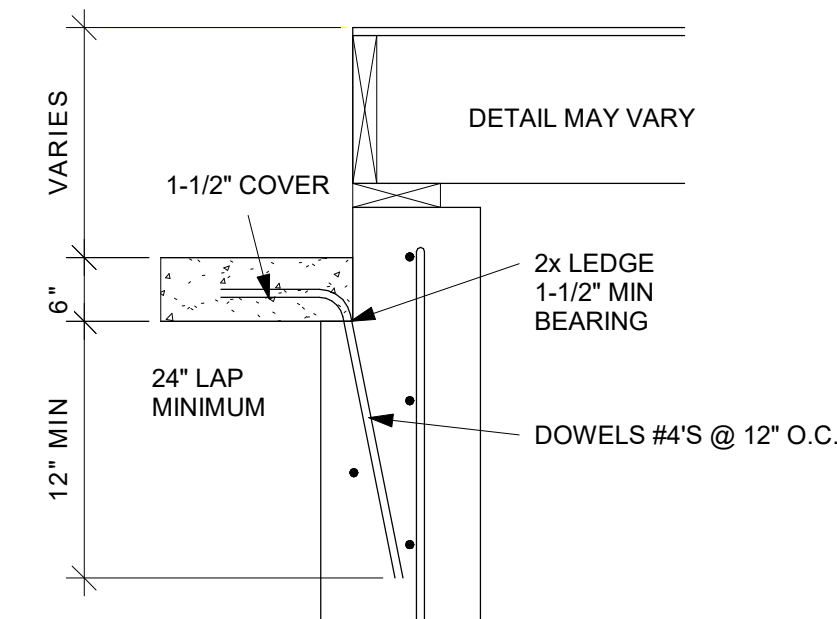
FOUNDATION
DETAILS

S501

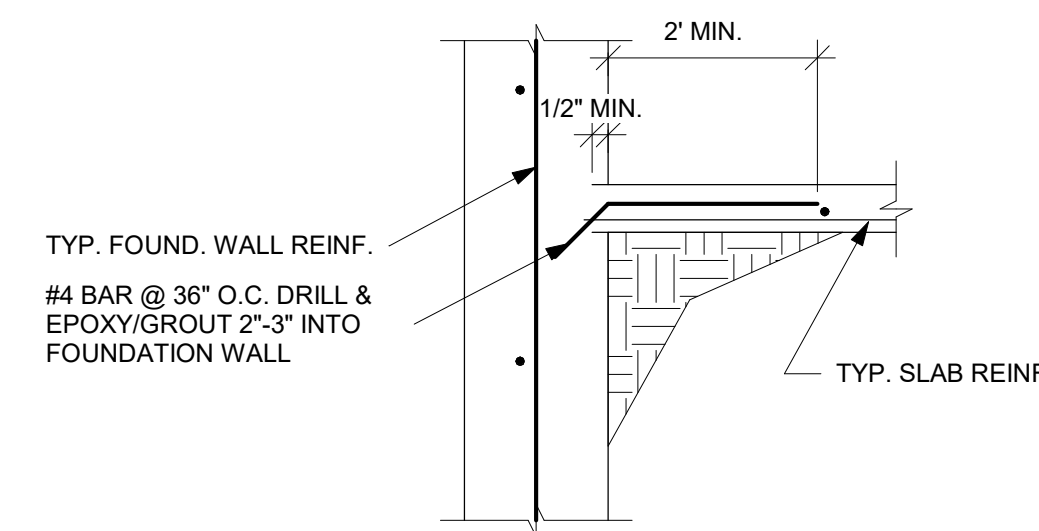
DATE 3/4/2024 3:59:26 PM
SCALE As indicated



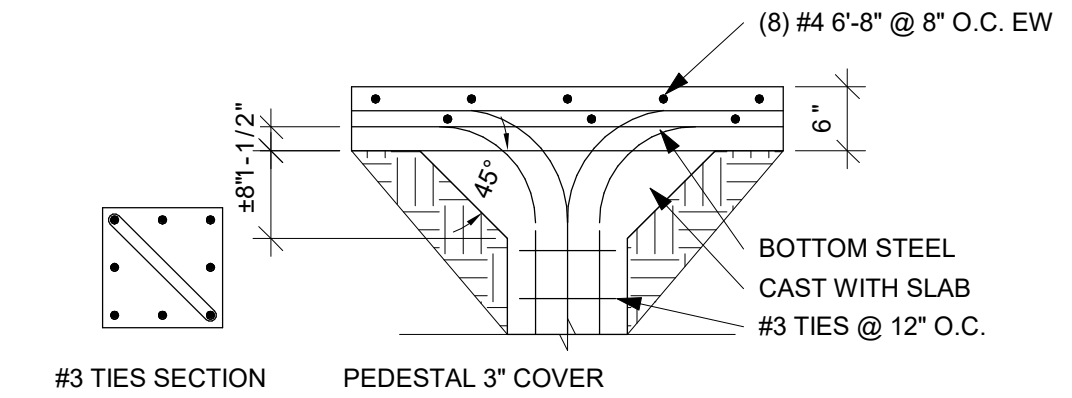
1 2 CAR GARAGE SLAB ON FILL DETAIL
NTS



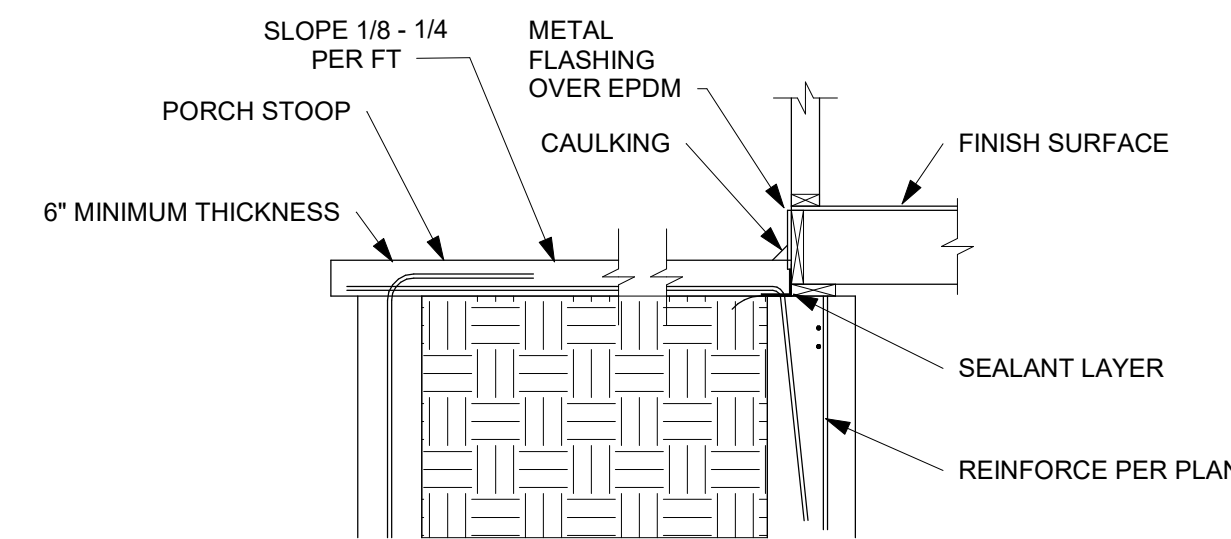
2 SLAB AT WALL DETAIL
NTS



3 ALT. SLAB CONNECTION DETAIL
NTS



4 PEDESTAL AT SLAB AND FOOTING
DETAIL
NTS

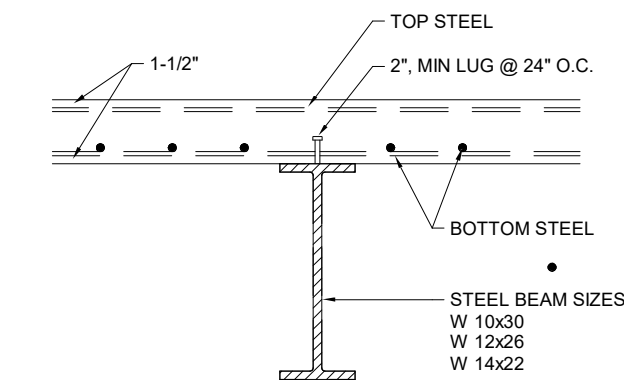


ELEVATED PORCH SLABS SPANNING 6' OR LESS IN ANY ONE DIRECTION CAN BE CONSTRUCTED AS FOLLOWS:

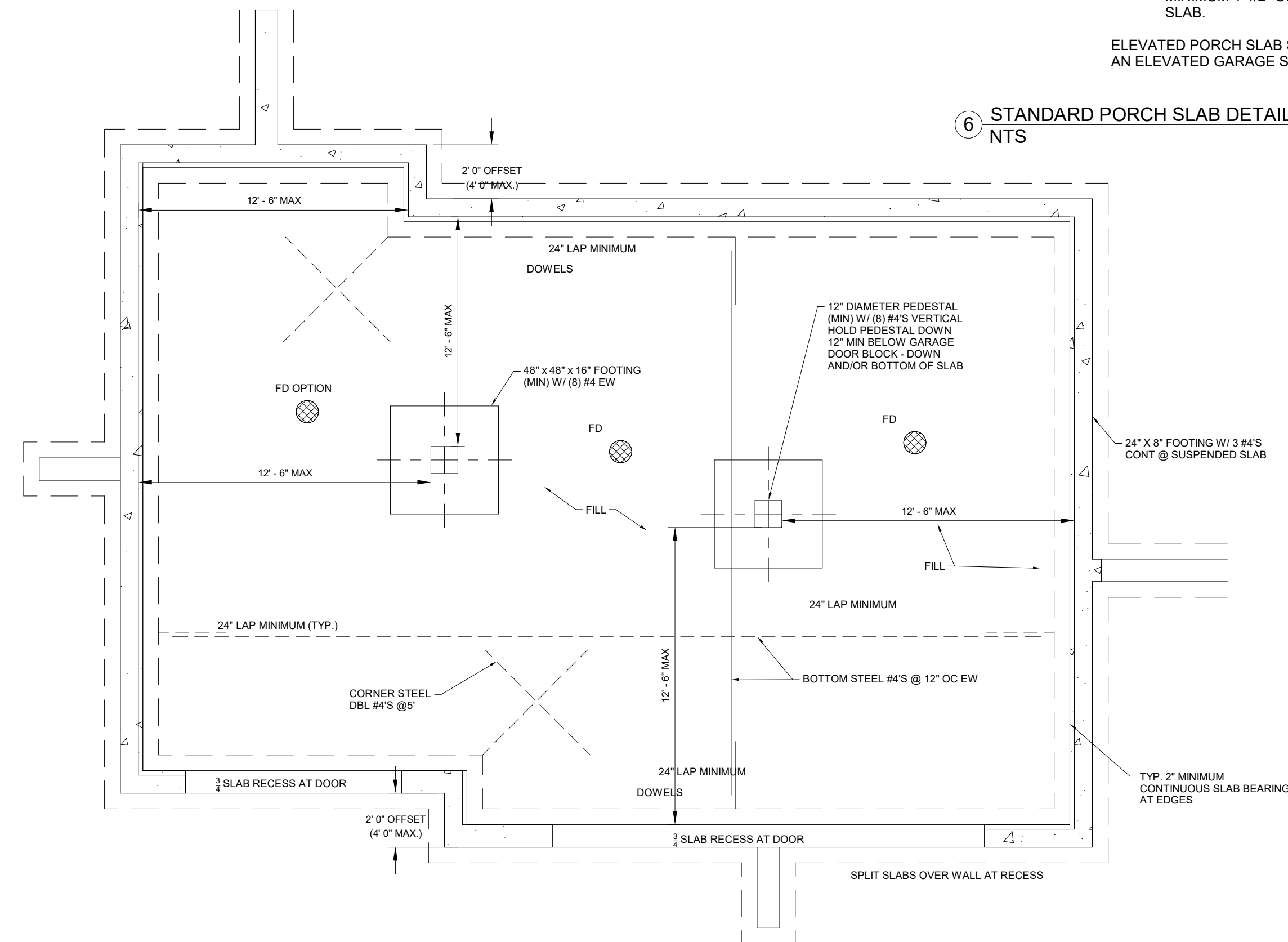
- MAX SPAN OF 6'
- MINIMUM THICKNESS OF 6"
- #4 BARS AT 12" O.C. EACH WAY
- MINIMUM 1-1/2" OF CONTINUOUS BEARING AT THE EDGES OF THE SLAB.

ELEVATED PORCH SLAB SPANNING GREATER THAN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB.

6 STANDARD PORCH SLAB DETAIL
NTS



7 SLAB OVER BEAM
1/4" = 1'-0"



5 3-CAR GARAGE SLAB ON FILL DETAIL
NTS



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS	
1 -	03/04/2024

**GARAGE/SLAB
DETAILS**

S503

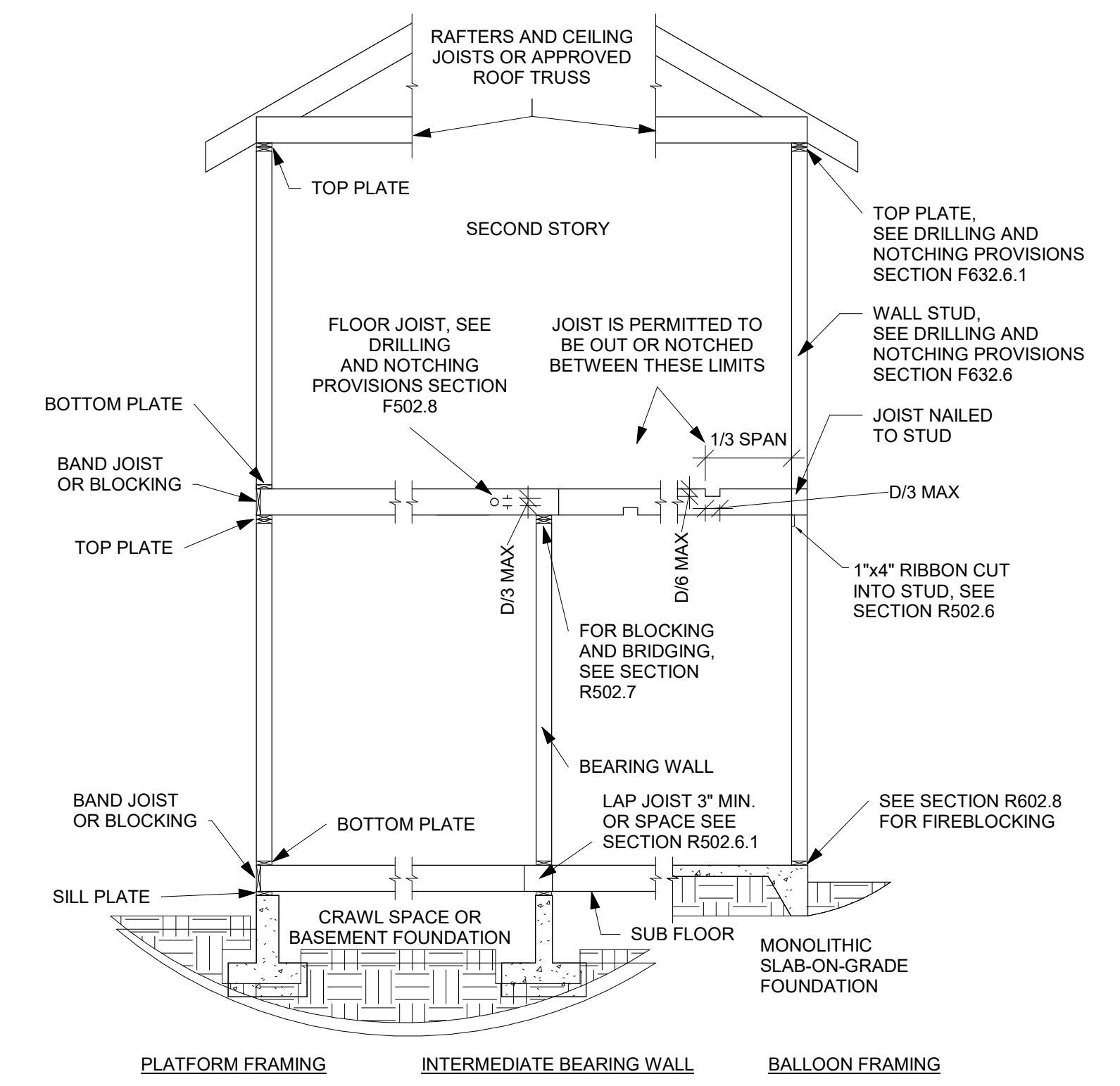
DATE 3/4/2024 3:59:27 PM
SCALE 1/4" = 1'-0"

REVISIONS
1 - 03/04/2024

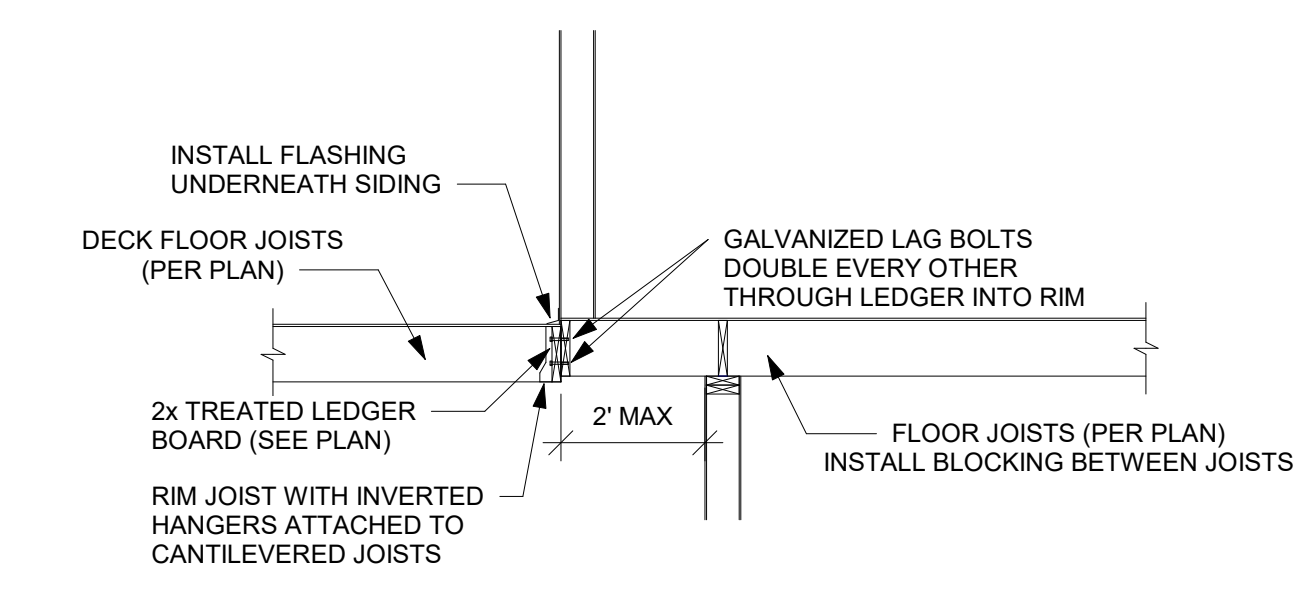
FRAMING STANDARDS

S510

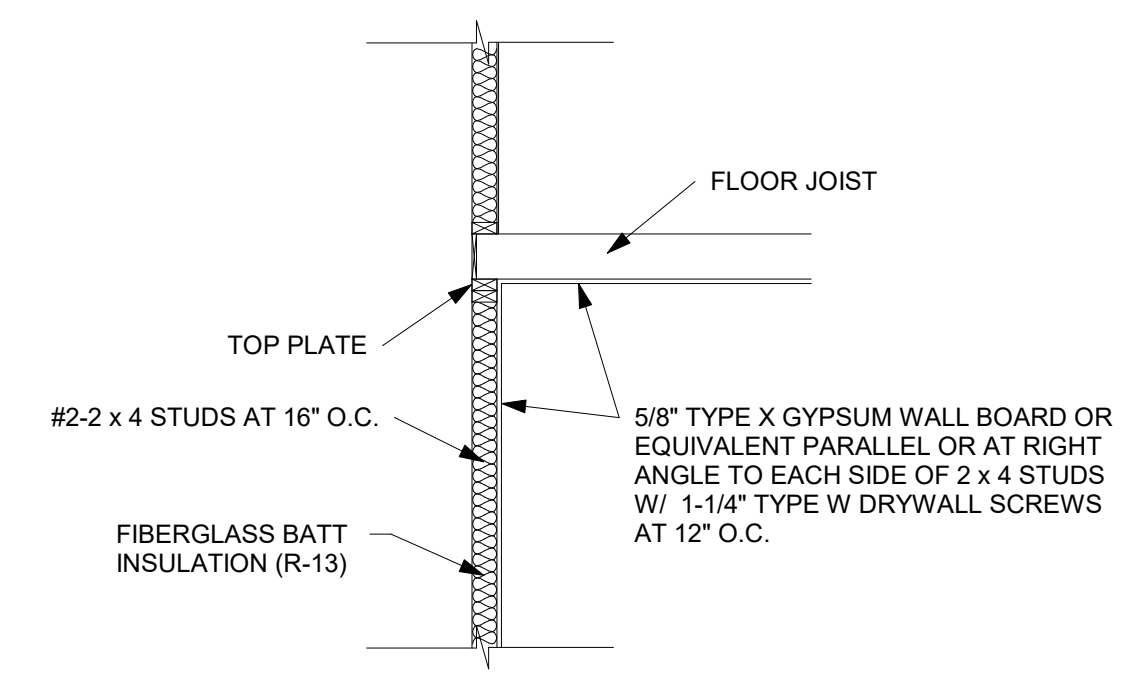
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-DS AND JOHNSON COUNTY STANDARDS



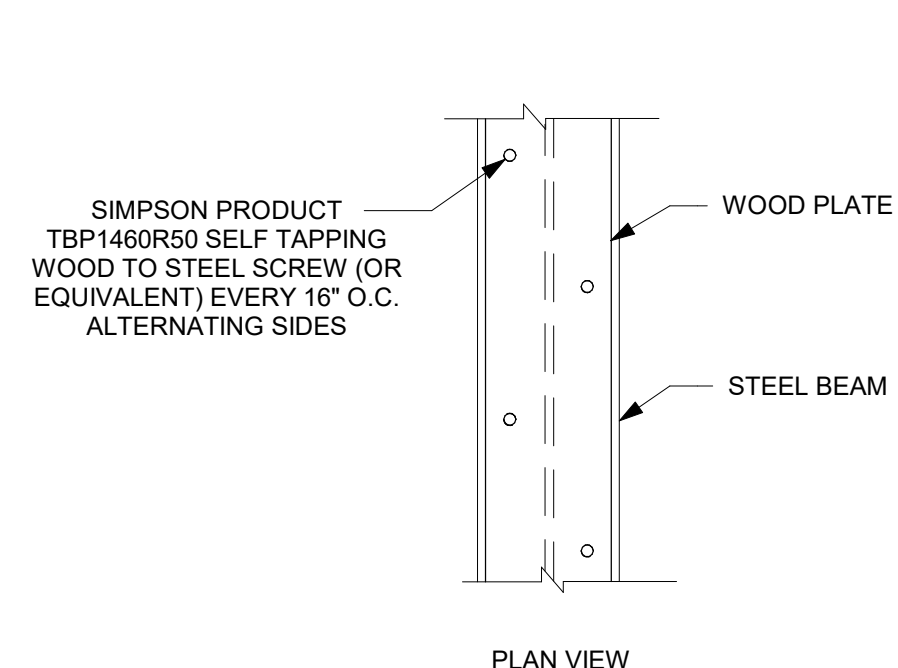
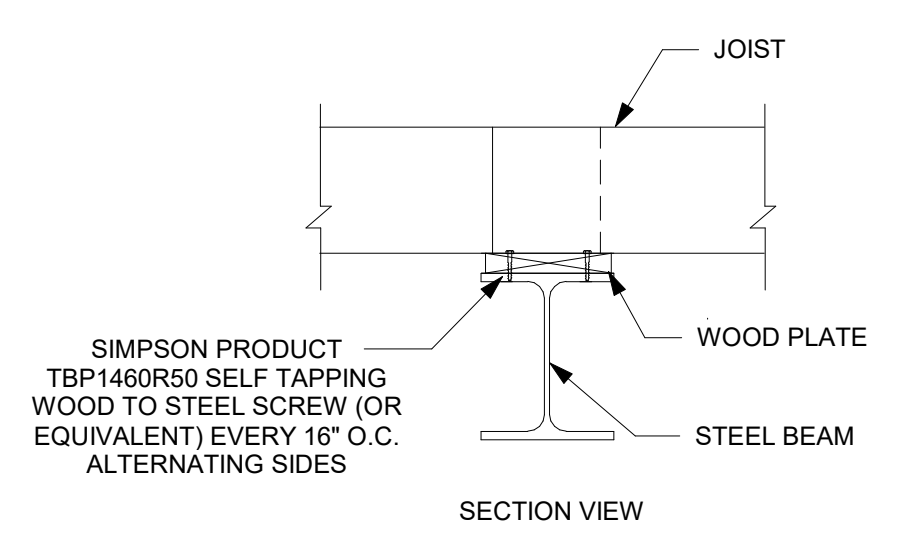
7 TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS



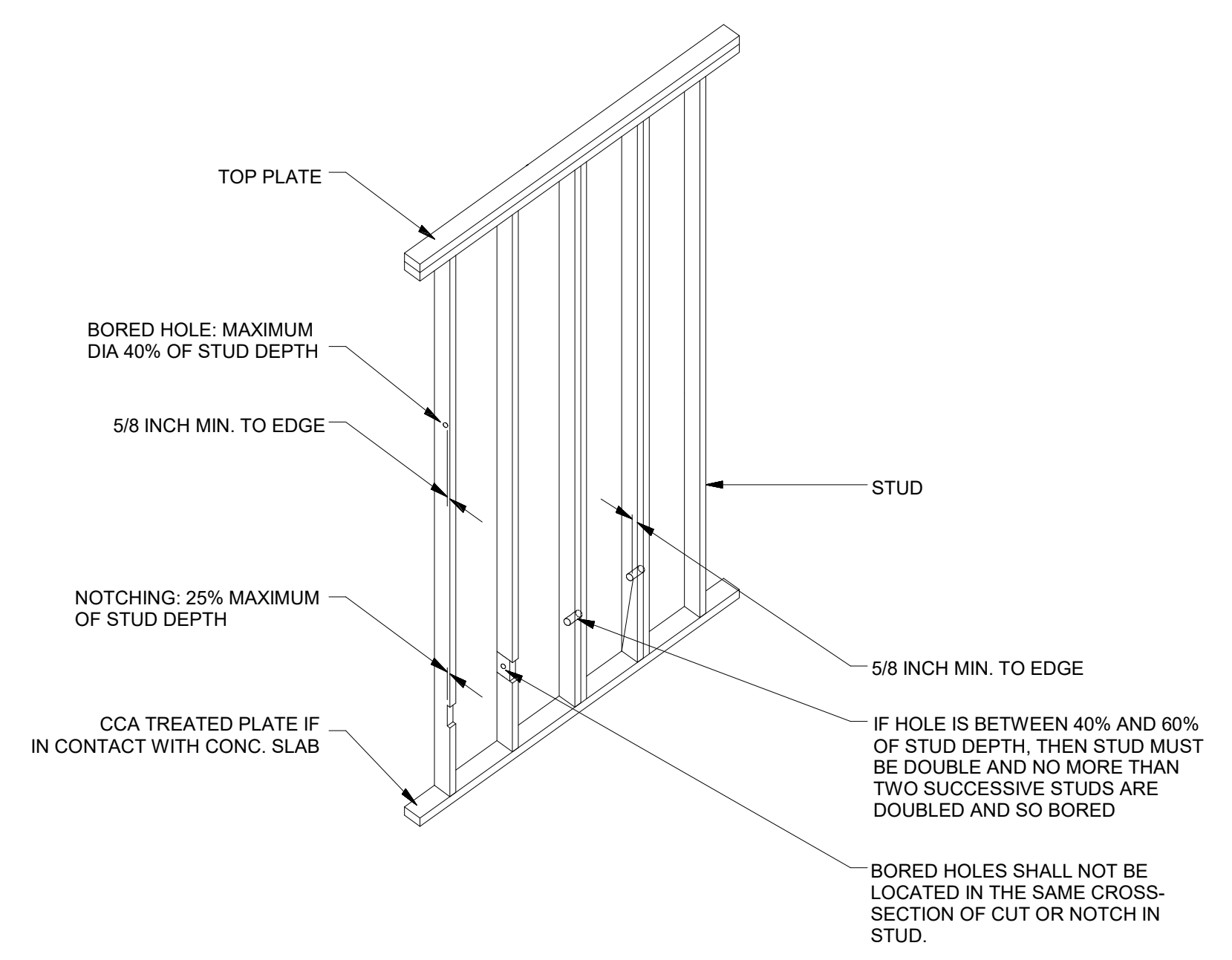
1 CANTILEVERED LEDGER DETAIL NTS



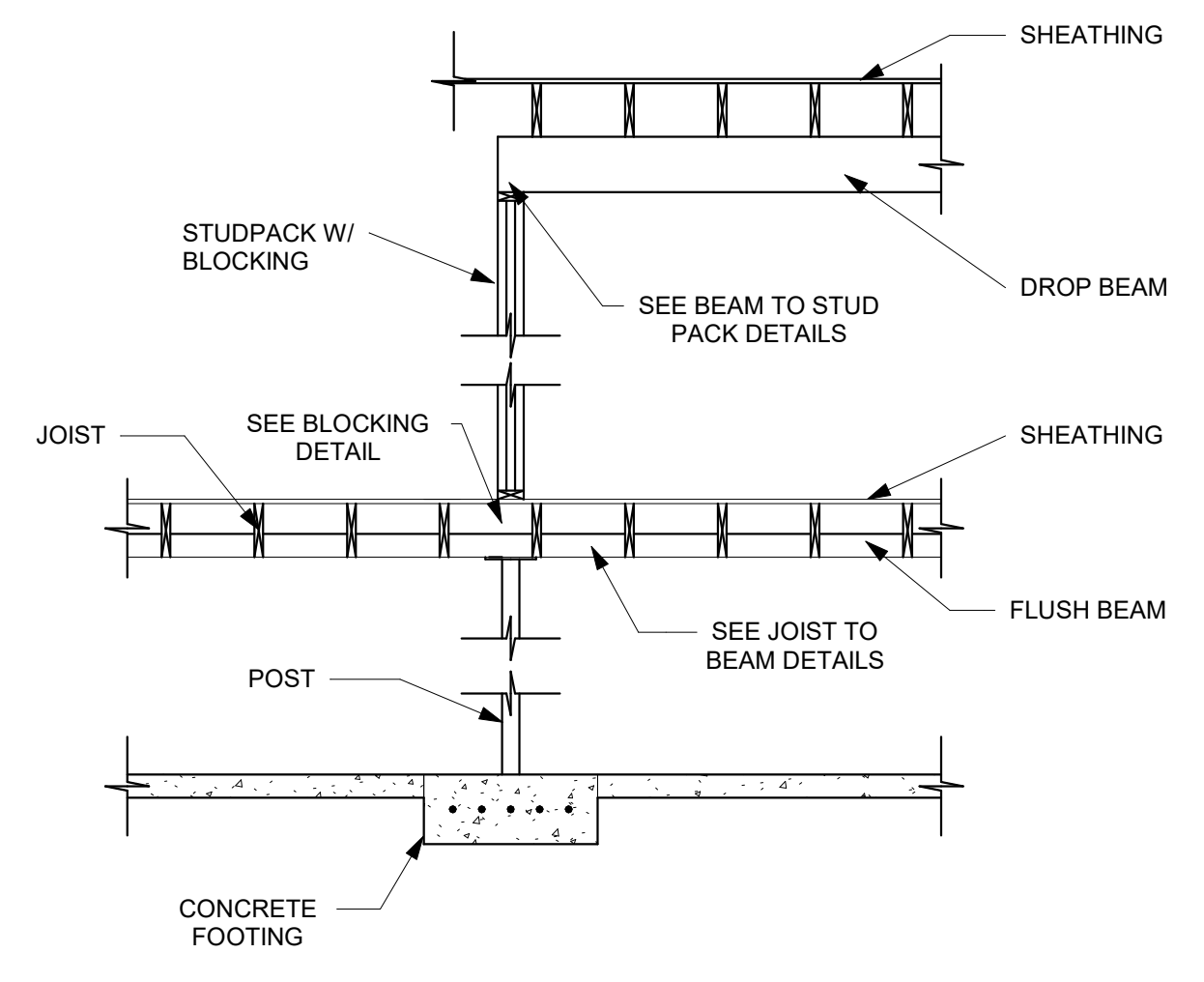
3 GARAGE FIRE SEPERATION DETAIL NTS



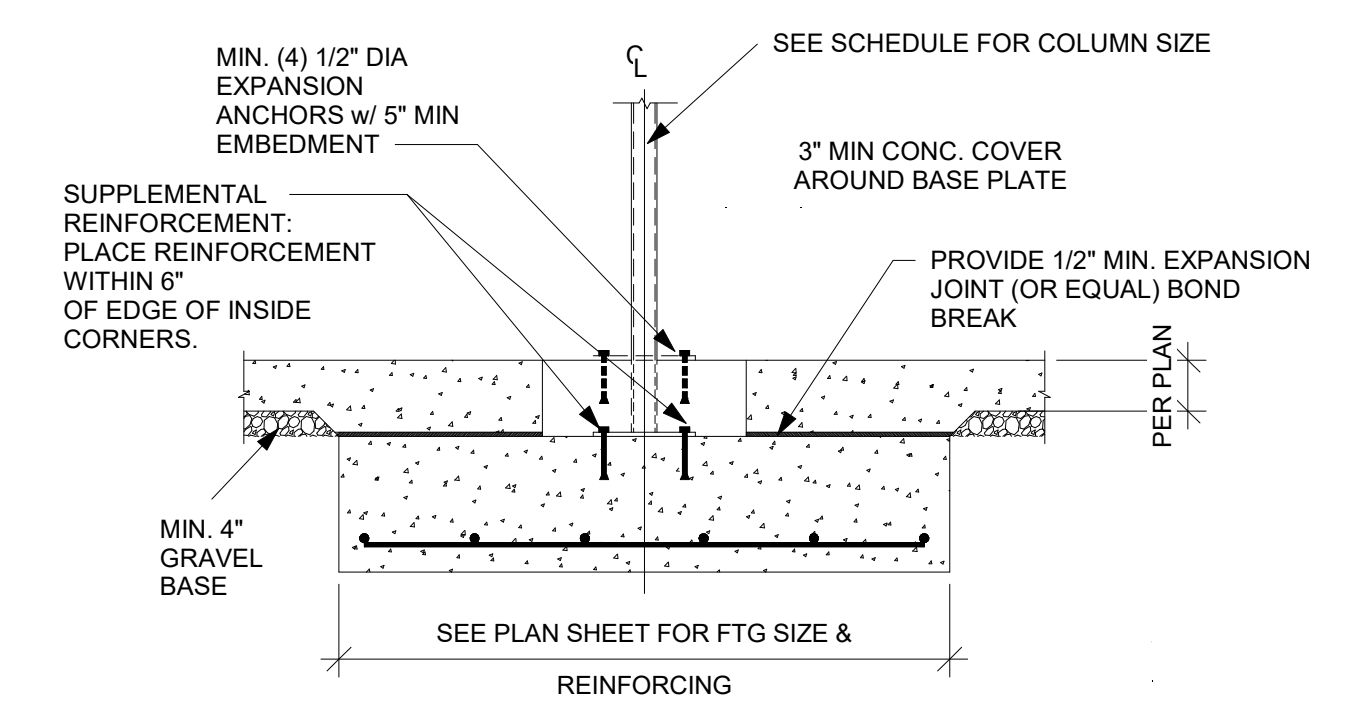
8 WOOD PLATE TO STEEL BEAM CONNECTION DETAIL NTS



6 TYPICAL WALL NOTCHING DETAIL NTS

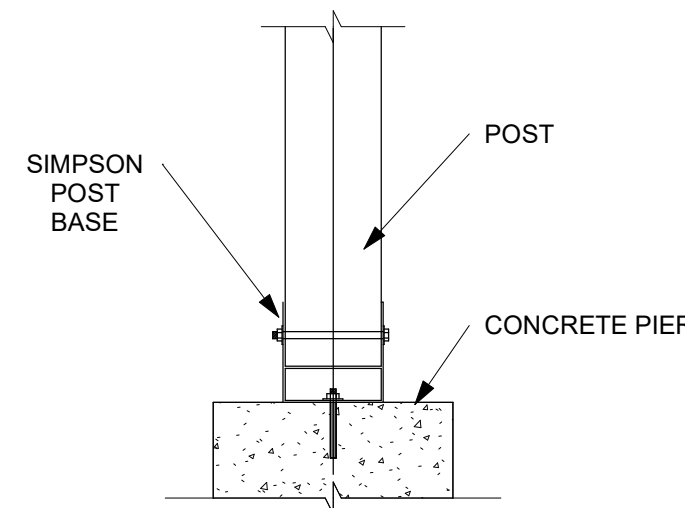


2 POST TO BEAM DETAIL NTS

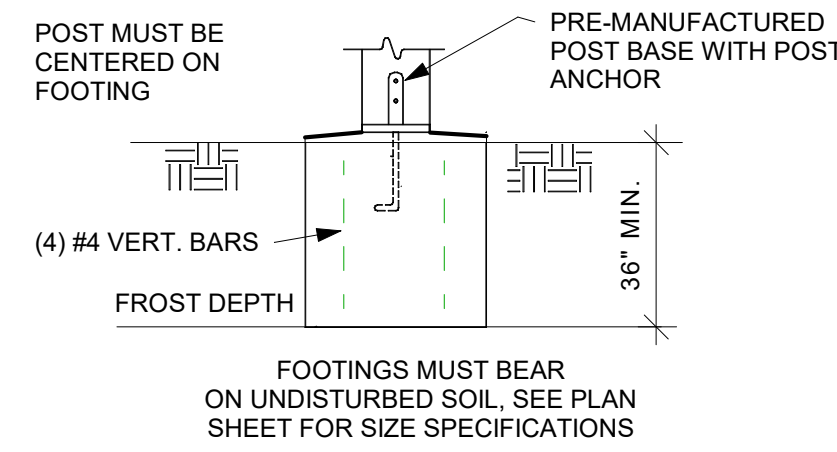


4 TYPICAL COLUMN PAD DETAIL 1 NTS

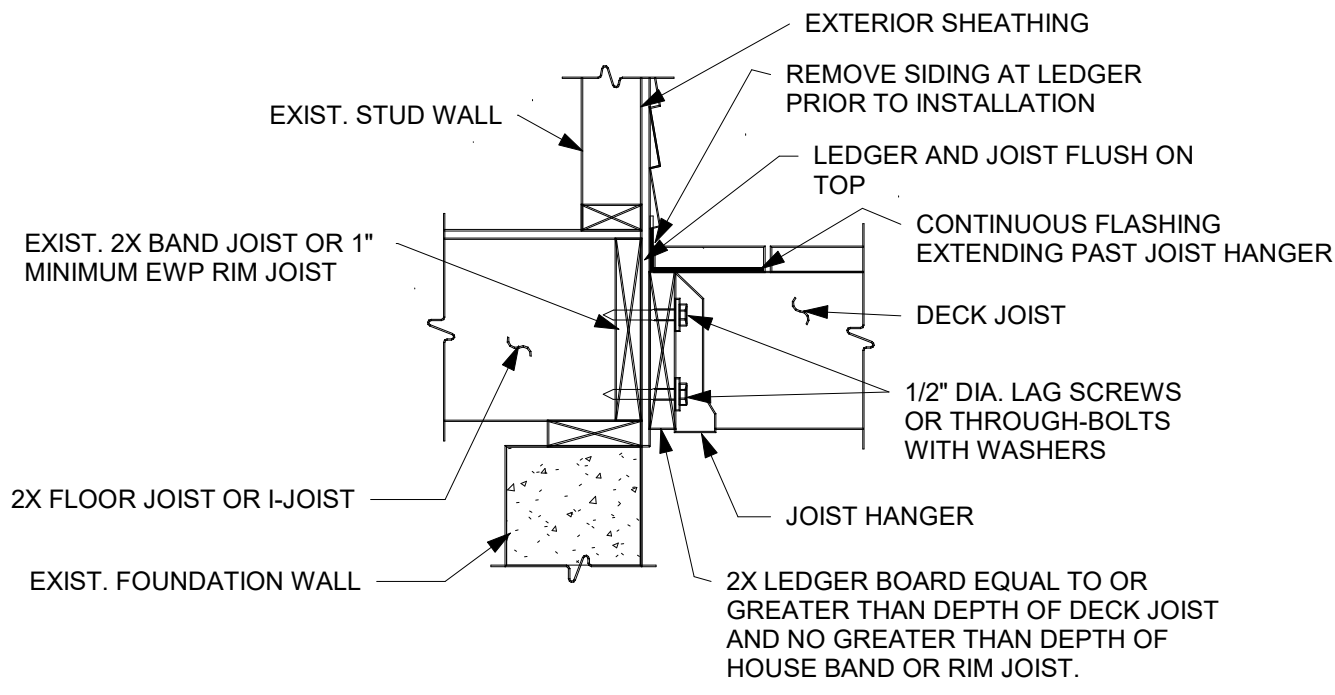
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)							
SIZE	MINIMUM NAIL PENETRATION (IN)	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED, V _{ULT} (MPH)
					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



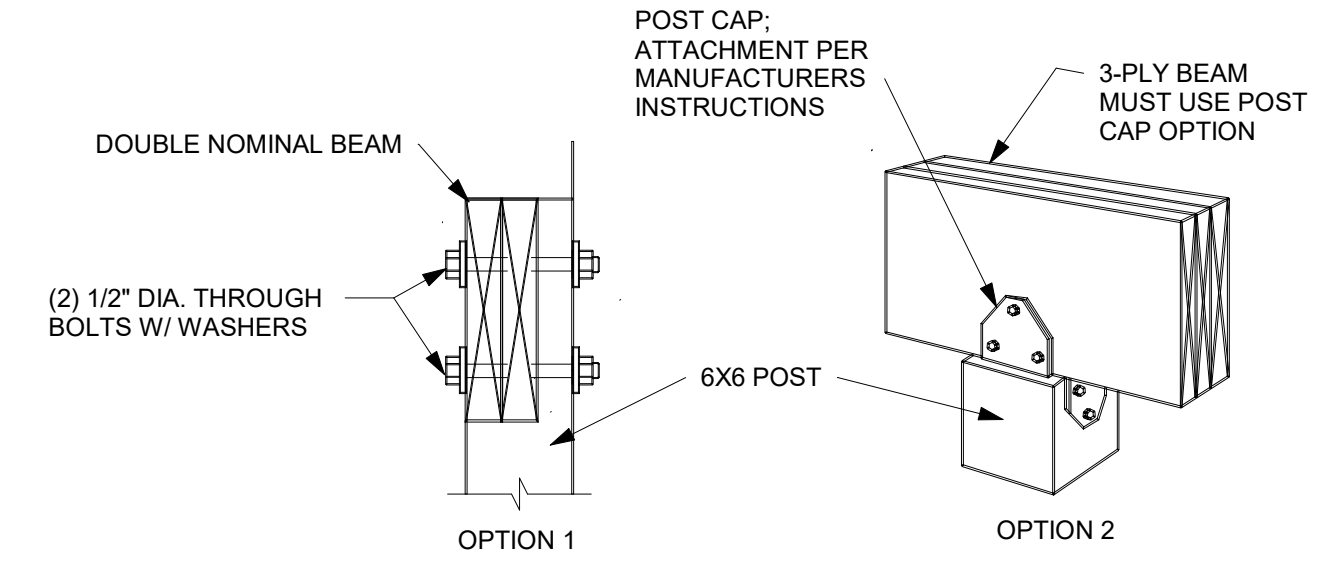
1 POST BASE DETAIL
NTS



2 DECK PIER FOOTING DETAIL
NTS



3 LEDGER BOARD TO BAND BOARD
DETAIL
NTS



4 TYPICAL POST TO BEAM ATTACHMENT
DETAIL
NTS

STEEL DECK - SUSPENDED SLABS

- STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.
- STEEL ROOF DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:
 - WIDE RIB CONFIGURATION
 - 1.5" DEPTH
 - 24GA DESIGN THICKNESS
 - MAXIMUM SINGLE SPAN OF 4'-8" OR CONTINUOUS SPAN OF 5'-10"
 - GALVANIZE PER ASTM A653 OR SHOP PRIME PER ASTM A1008
 - ATTACH STEEL ROOF DECK TO SUPPORTS WITH #12 TEK AT 18" O.C.
 - ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C., WHICHEVER IS SMALLER
- CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
- STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

STEEL DECK - SUSPENDED SLABS

- STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION, AND ATTACHMENT SHALL COMPLY WITH THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.
- CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION AND ROOF COVERING.
- STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:
 - 2" COMPOSITE DECK WITH 6" TOTAL SLAB THICKNESS
 - 19GA DESIGN THICKNESS
 - MAXIMUM SINGLE SPAN DURING CONSTRUCTION OF 8', 2 SPAN OF 10'-1", OR 3 SPAN OF 10'-5"
 - MAXIMUM SPAN SHALL NOT EXCEED 12.5'
 - PROVIDE W2.1XW2.1 WELDED WIRE MESH OR #4 @ 12" O.C. EACH WAY, PROVIDE 2" REBAR COVER MEASURED FROM TOP OF THE SLAB
 - MINIMUM BEARING LENGTH AT EDGE SUPPORTS IS 2"
 - MINIMUM BEARING LENGTH AT INTERIOR SUPPORTS IS 4"
 - ATTACH STEEL COMPOSITE FLOOR DECK TO SUPPORTS WITH 5/8" ARC PUDDLE WELDS AT 12" O.C. MECHANICAL FASTENERS EITHER POWDER ACTUATED, PNEUMATICALLY DRIVEN, OR SCREWS MAY BE USED IN LIEU OF WELDING PROVIDED THEY ARE APPROVED
 - ATTACH STEEL ROOF DECK SIDELAPS WITH #10 TEK OR CRIMP/BUTTON PUNCH AT 36" O.C. OR MID-SPAN, WHICHEVER IS SMALLER
- CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY POUR STOPS, COLUMN CLOSURES, END PLATES, AND COVER PLATES AS NEEDED.



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

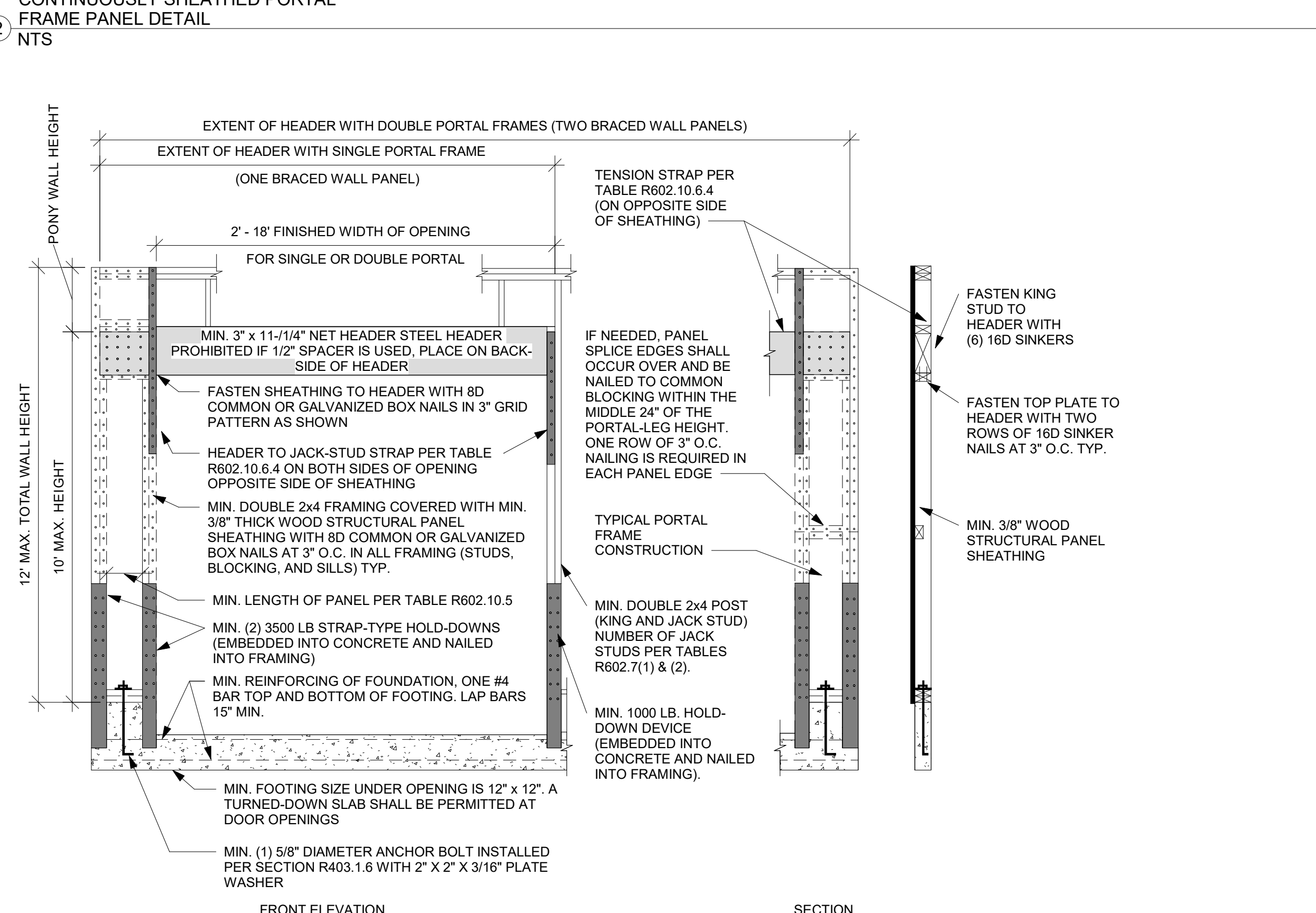
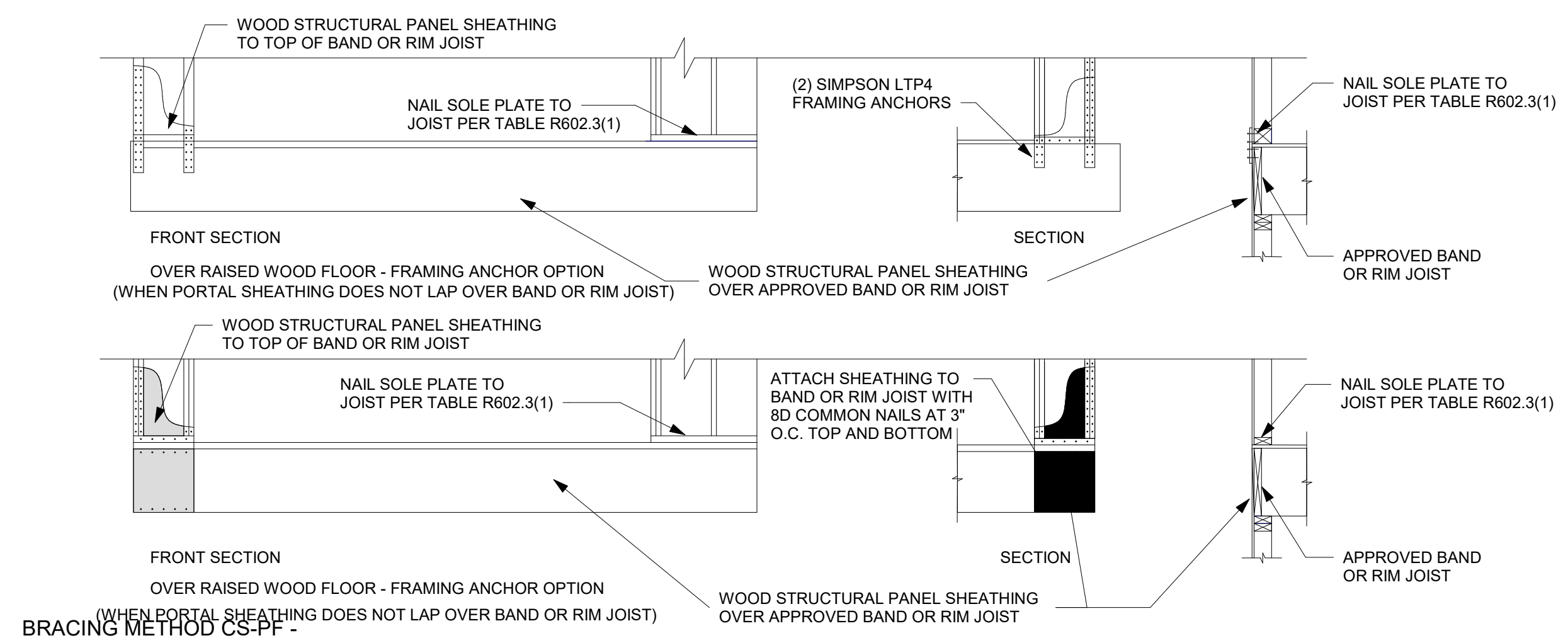
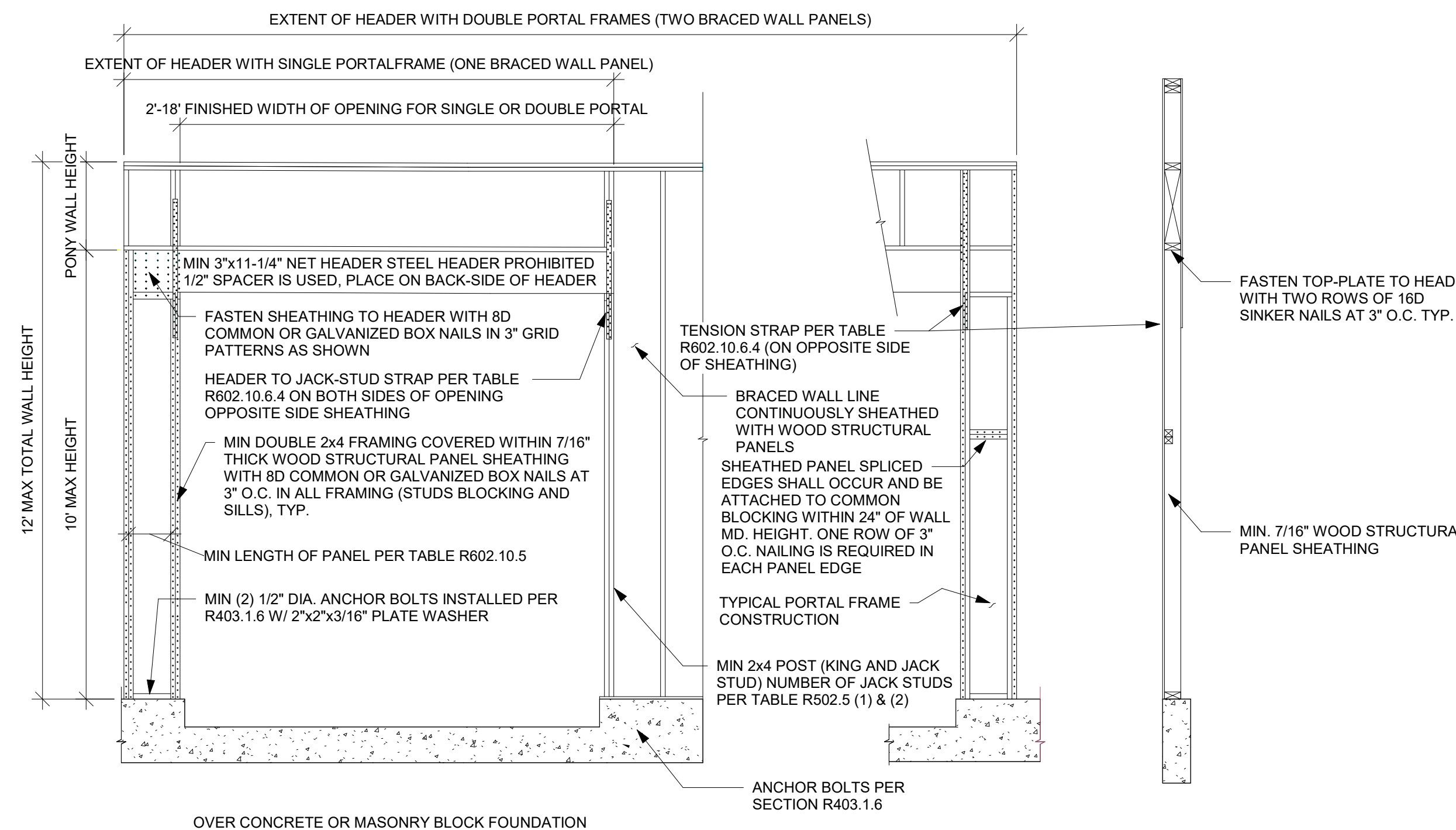
AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS
1 - 03/04/2024

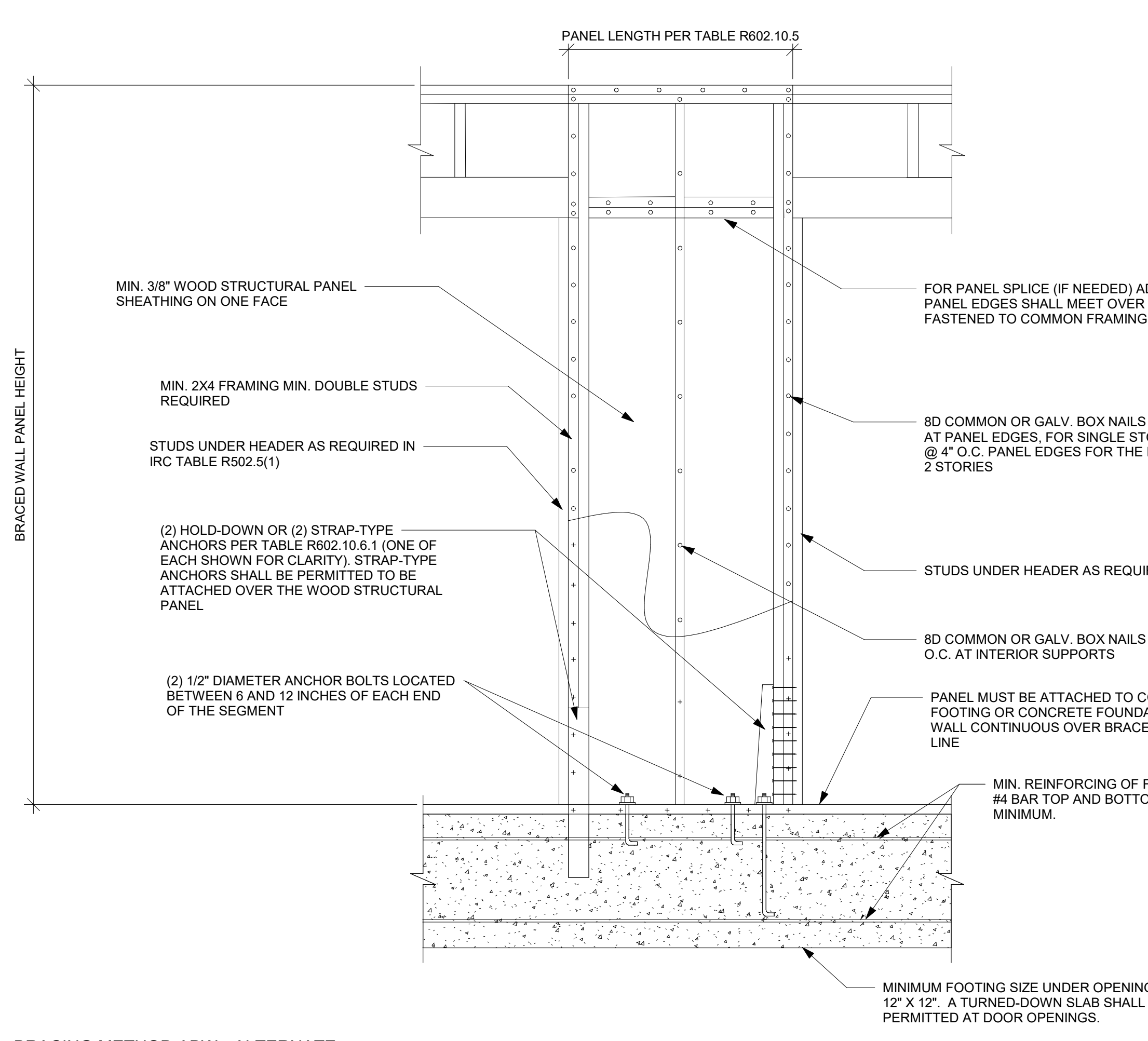
DECK DETAILS

S520

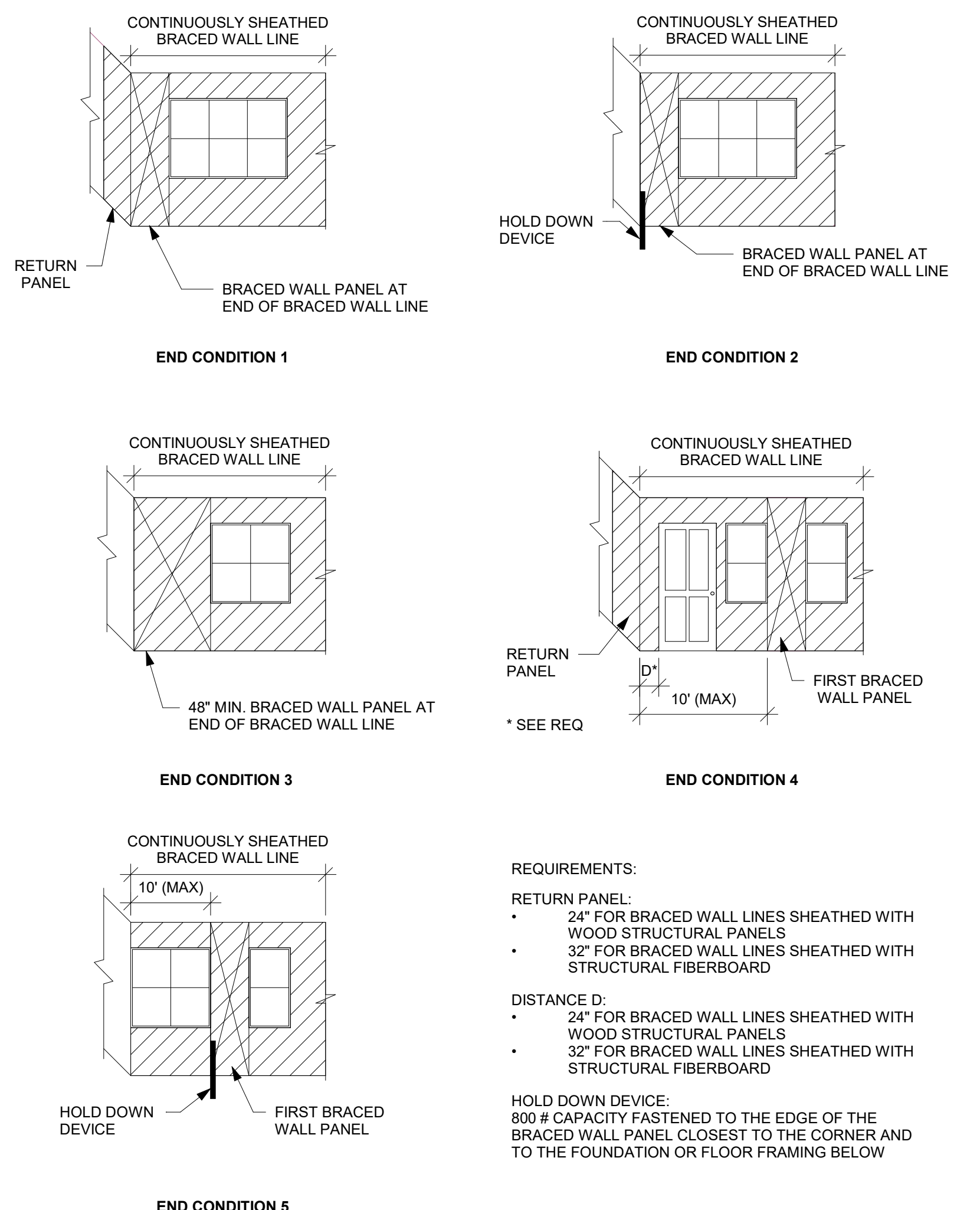
DATE 3/4/2024 3:59:28 PM
SCALE NTS



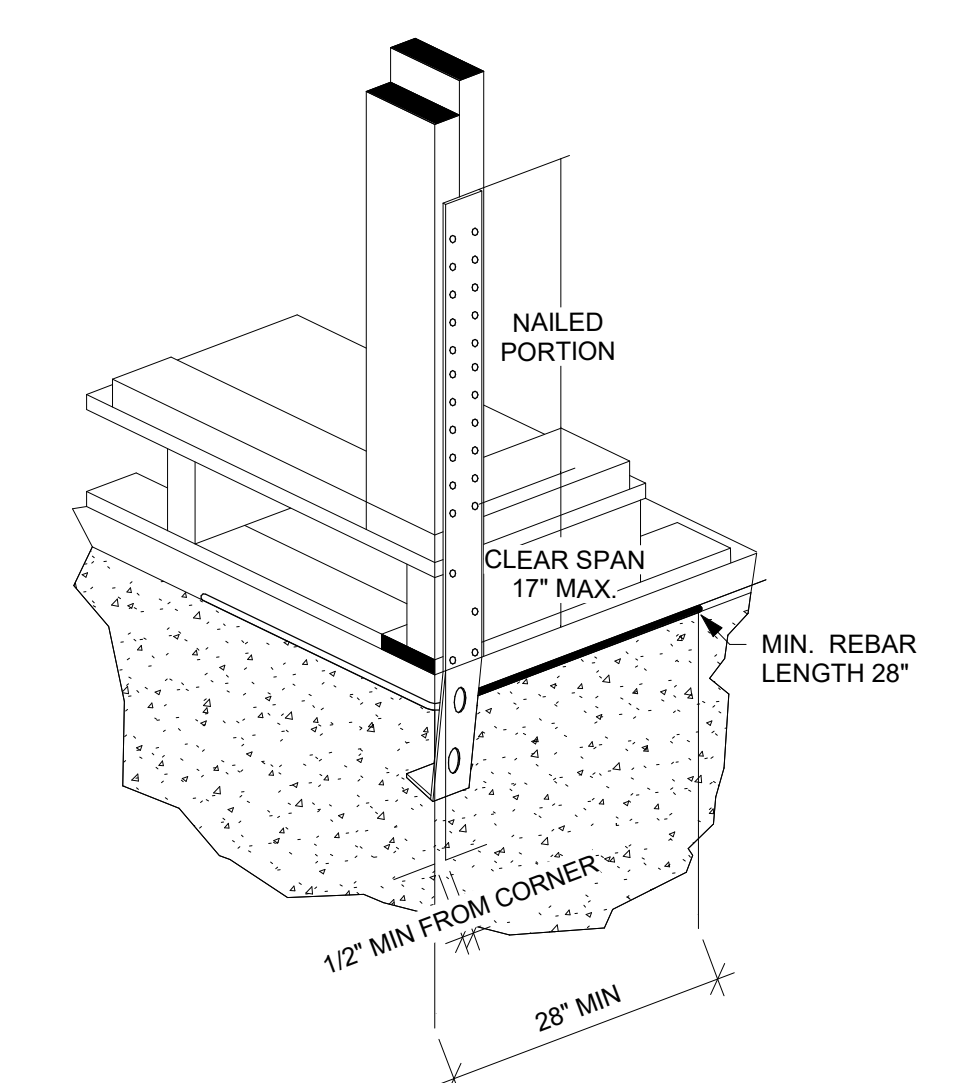
3 BRACING METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL DETAIL NTS



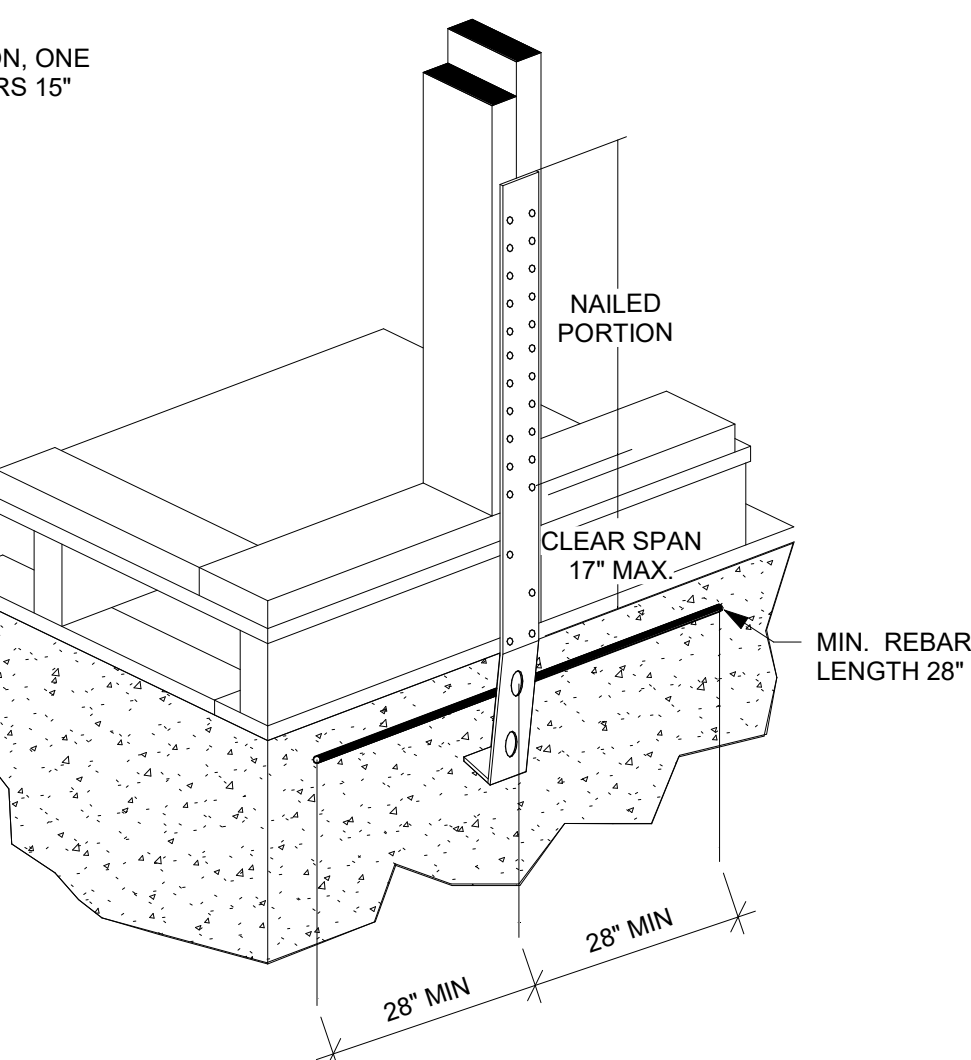
4 BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



5 CONTINUOUSLY SHEATHED END CONDITIONS NTS



6 TYPICAL STHD14RJ CORNER INSTALLATION DETAIL NTS



7 TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL NTS

MINIMUM LENGTH OF BRACED WALL PANELS TABLE R602.10.5 (PARTIAL)				
METHOD		MINIMUM LENGTH (INCHES)		
		8 FEET	9 FEET	10 FEET
PFH	SUPPORTING ROOF ONLY	16	16	16
	SUPPORTING ONE STORY AND ROOF	24	24	24
PFG		24	27	30
CS-PF		16	18	20
CS-WSP	ADJACENT CLEAR OPENING HEIGHT (INCHES) LESS THAN OR EQUAL TO 64	24	27	30

- REQUIREMENTS:
- RETURN PANEL:
 - 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 - 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 - DISTANCE D:
 - 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 - 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 - HOLD DOWN DEVICE:
 - 800 # CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS

1 - 03/04/2024

BRACING DETAILS

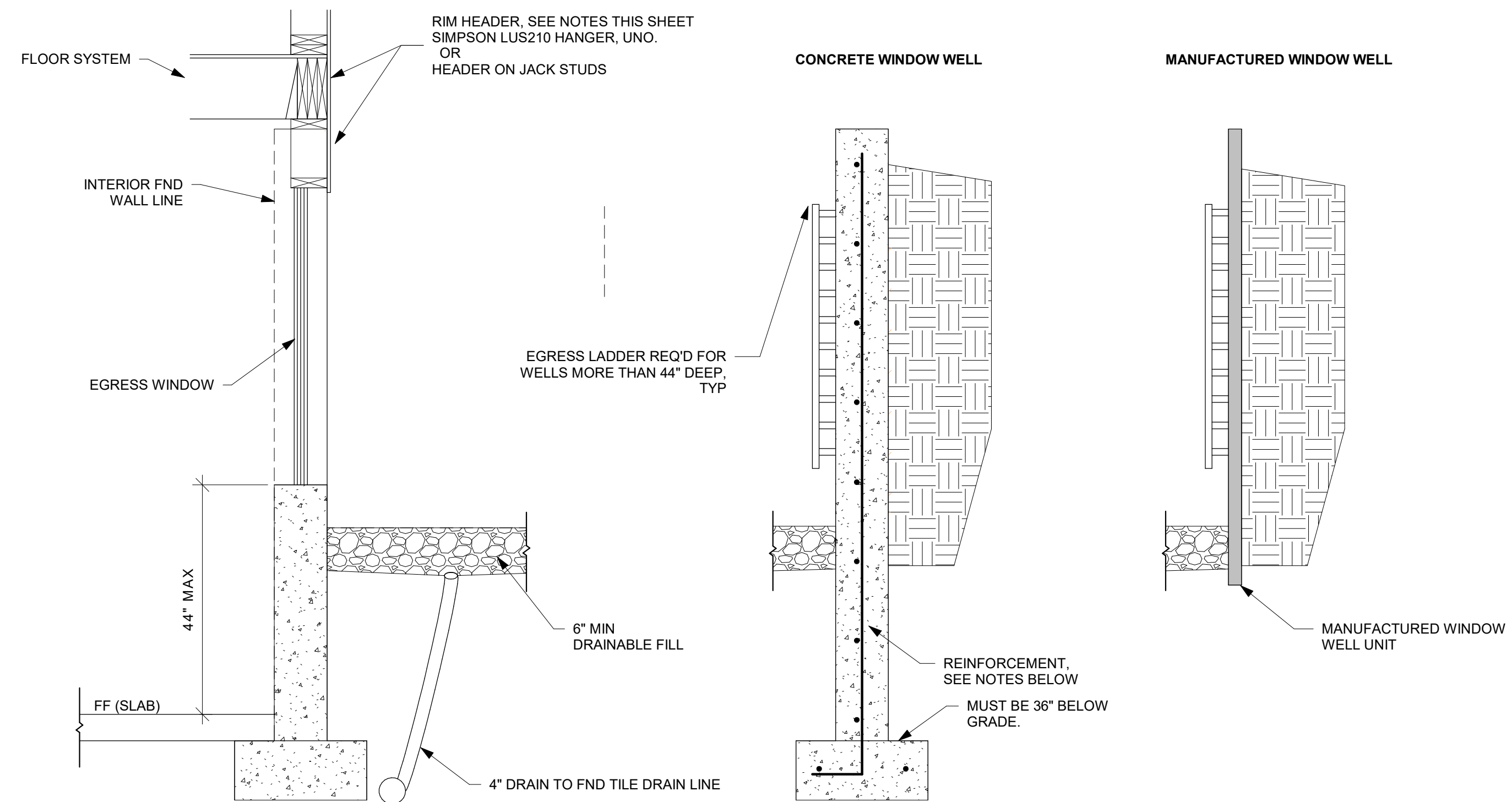
S530

DATE 3/4/2024 3:59:29 PM
SCALE NTS

GENERAL NOTES

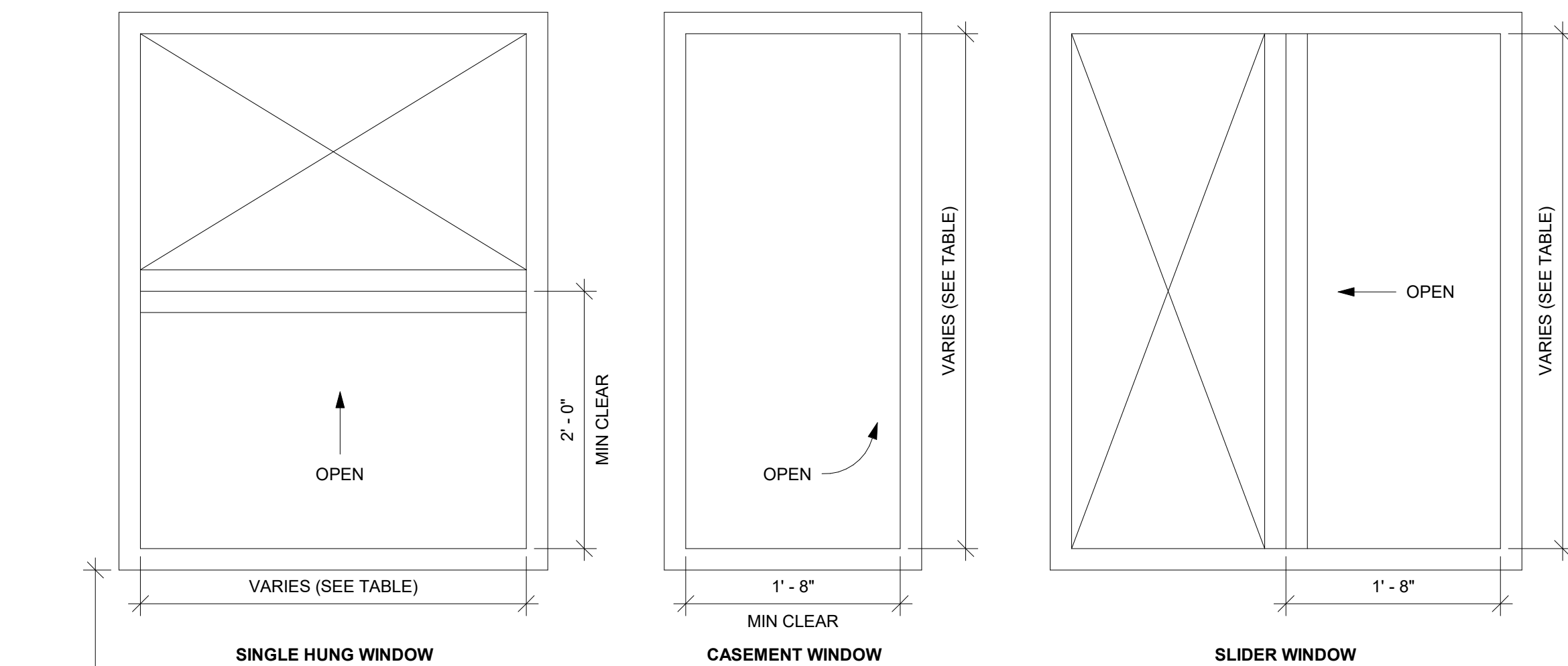
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
- CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ASSUMED 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 CONSTRUCTION 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_v.
- STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, F_y=35KSI.
- MINIMUM HEADERS
 - 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
 - INSTALLED WITH NEW FOUNDATION
 - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - INSTALLED TO EXISTING FOUNDATION
 - REINFORCEMENT
 - #4 BAR @ 12" OC EW IN WALLS
 - DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.
 - (2) #4 BAR CONT IN WALL FTG.
 - SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.
 - MANUFACTURED WINDOW WELL
 - INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
 - COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION

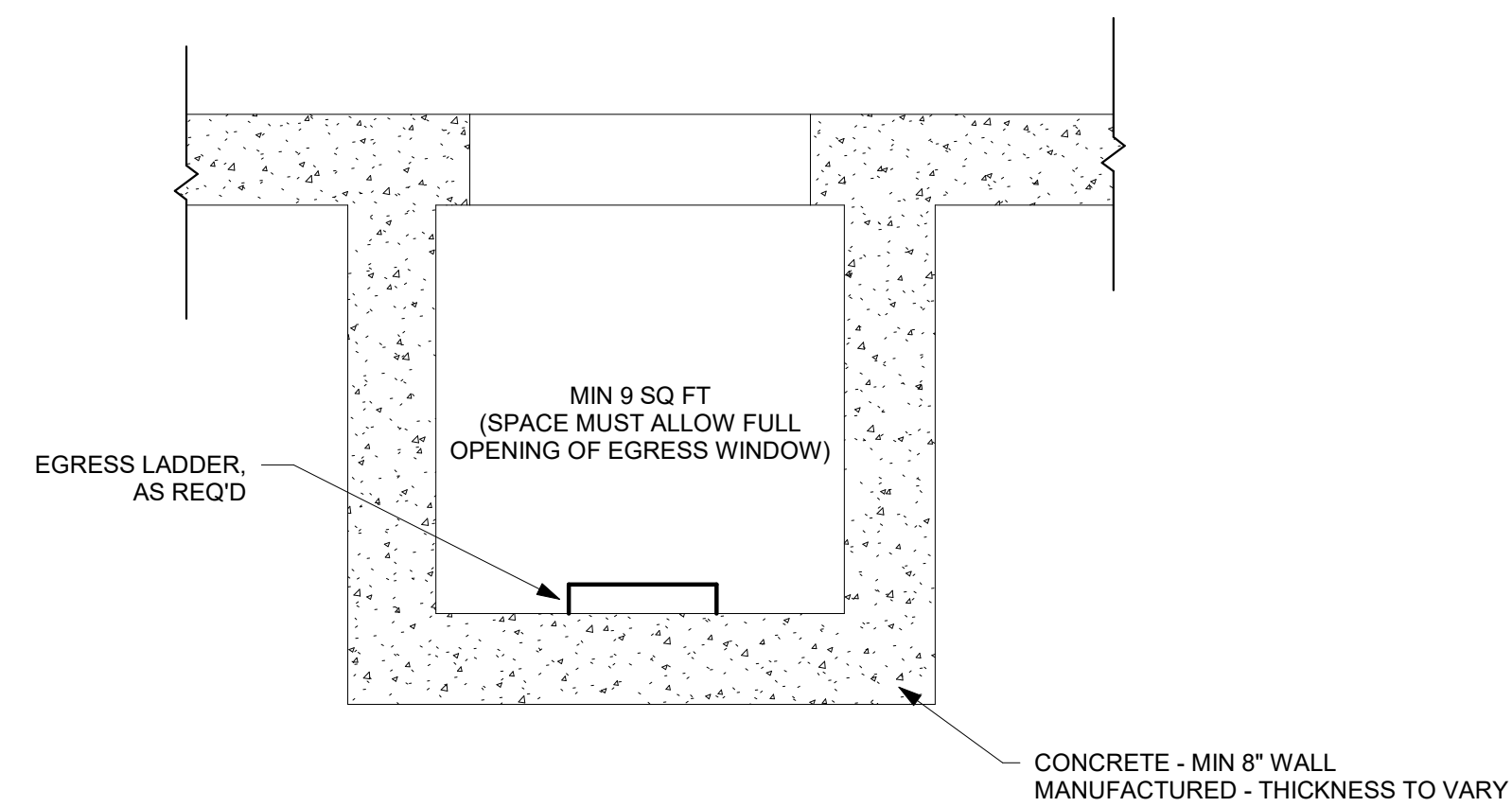


NOTES

- EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC
 - MIN CLEAR OPENING
 - ABOVE GRADE FLOOR NOT LESS THAN 5.7 SQ FT PER R310.2.1
 - AT OR BELOW GRADE NOT LESS THAN 5.0 SF FT PER 310.2.1
 - MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT
 - 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.

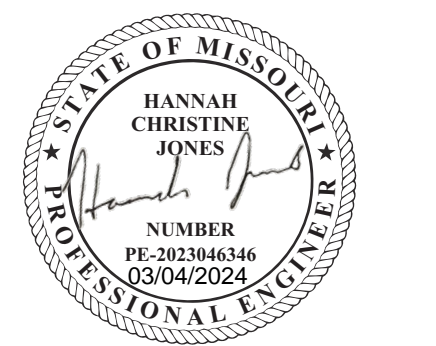
MANUFACTURER	MODEL	SINGLE HUNG	CASEMENT	SLIDER
ANDERSON	200 SERIES	36X60	--	--
ANDERSON	400 SERIES	--	36X40	48X40
JELD-WEN	V-2500	36X60	--	48X48
JELD-WEN	V-4500	--	36X48	--
PELLA	250 SERIES	36X60	36X42	--
PELLA	150 SERIES	--	--	48X48

WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



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

AVITAL HOMES LLC
SERENITY - CRAFTSMAN
4416 SW GRINDSTONE CIR
LEES SUMMIT, MO 64082

REVISIONS
1 - 03/04/2024

EGRESS WINDOWS

S560

DATE 3/4/2024 3:59:30 PM
SCALE As indicated