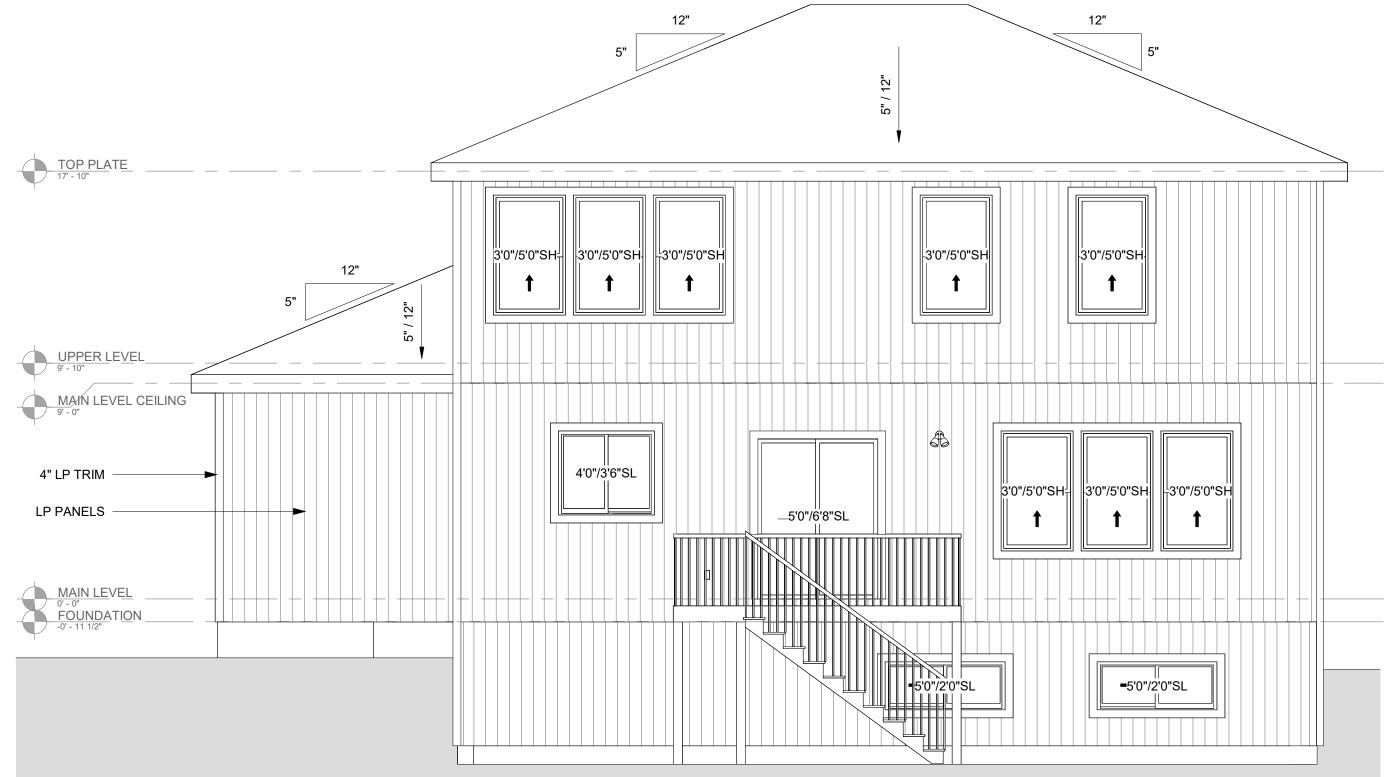
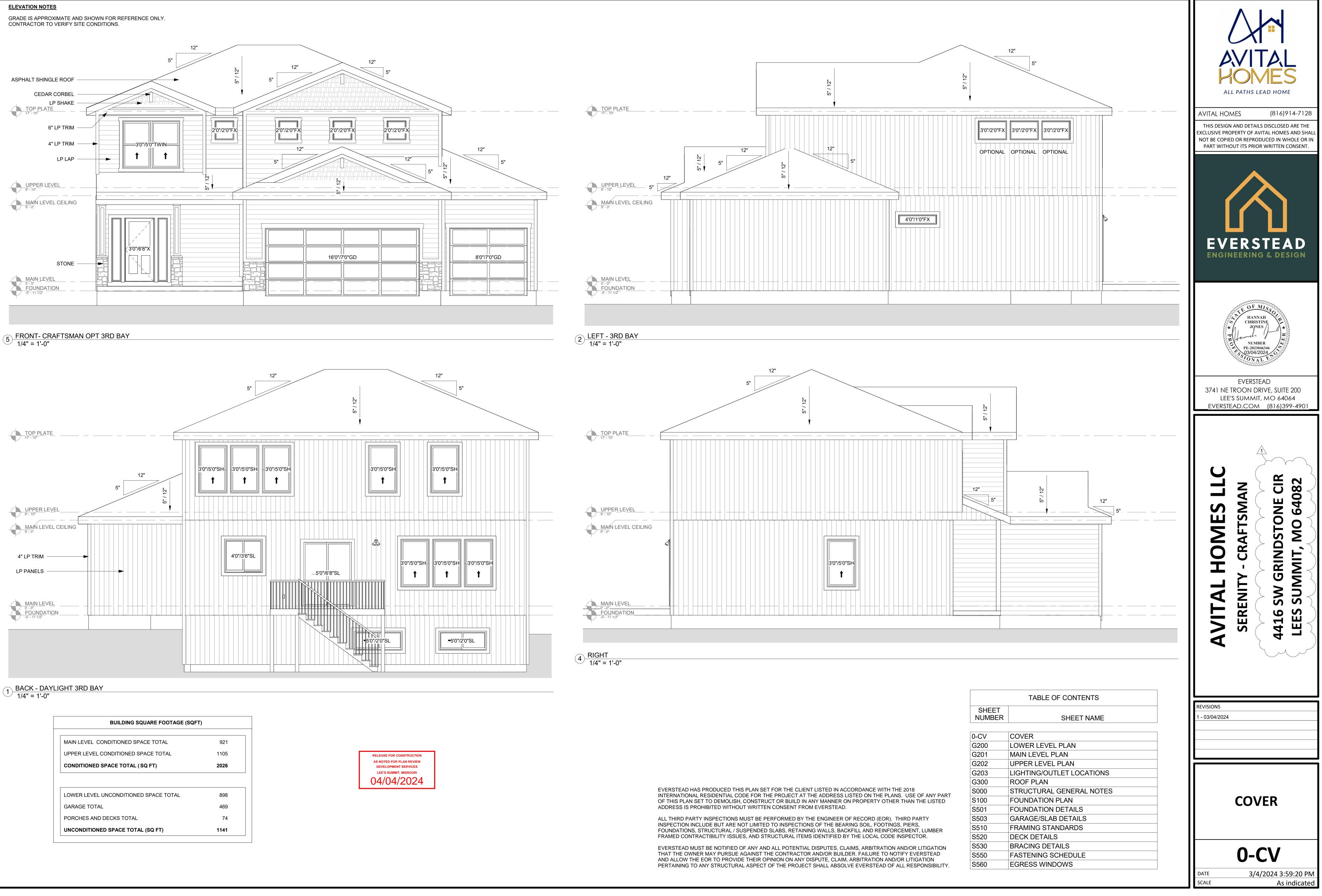
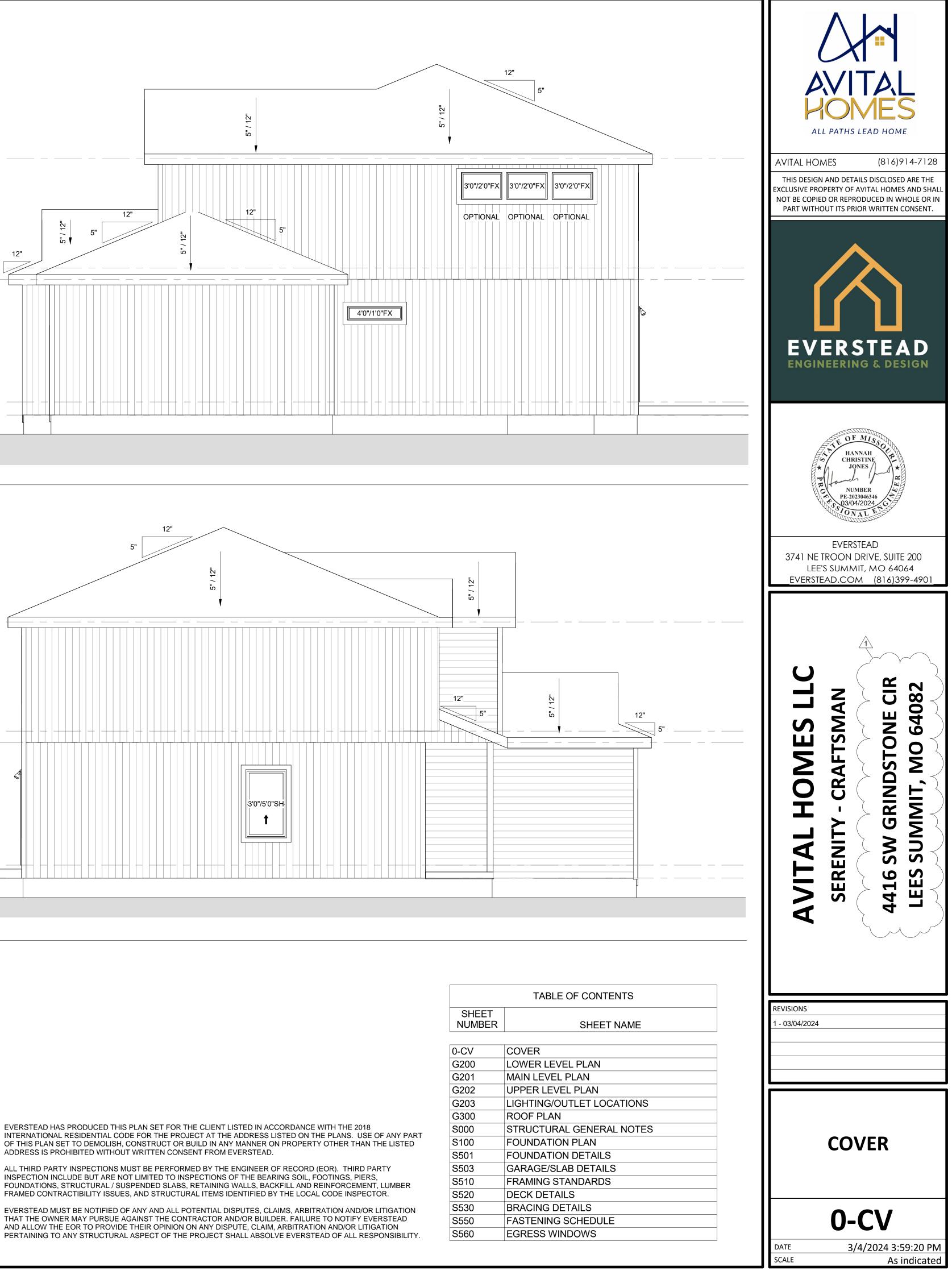
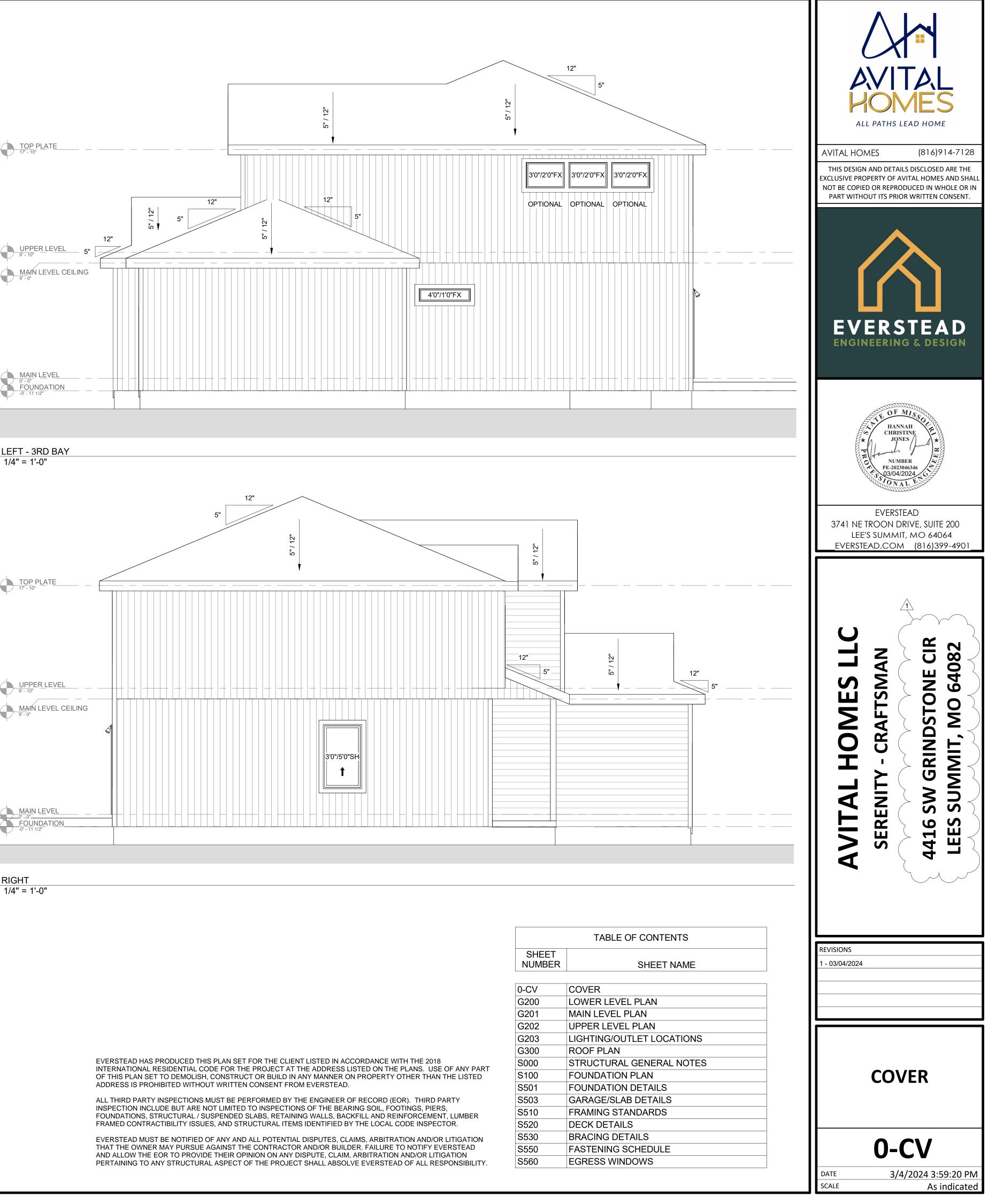
MAIN LEVEL CONDITIONED SPACE TOTAL	921
UPPER LEVEL CONDITIONED SPACE TOTAL	1105
CONDITIONED SPACE TOTAL (SQ FT)	2026
LOWER LEVEL UNCONDITIONED SPACE TOTAL	898
GARAGE TOTAL	469
PORCHES AND DECKS TOTAL	74
UNCONDITIONED SPACE TOTAL (SQ FT)	1141

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/04/2024









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 6
- LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 7 602 & 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 9. 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 10. ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND 11. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO 12.

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 3. ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE
- INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400. 4. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE
- NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" 5 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)

<u> </u>	BRACING LIB	PER IRC R602.10
	MINIMUM LIB L	ENGTH PER 2018 IRC TABLE R602.10.5:
	•	55" - 8' TALL WALL HEIGHT
	•	62" - 9' TALL WALL HEIGHT
	•	69" - 10' TALL WALL HEIGHT

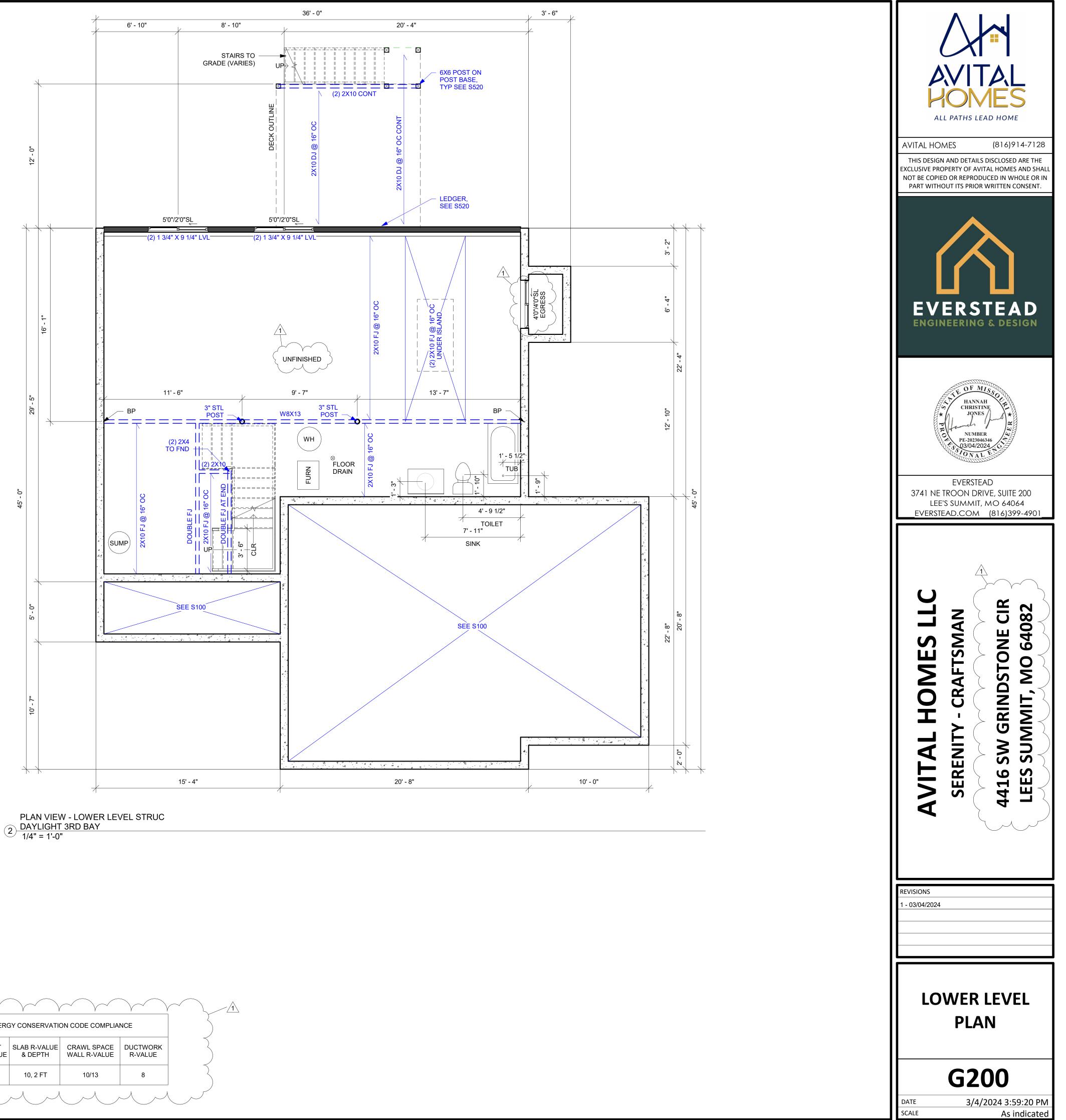
BRACING PFH PER IRC R602.10.6.2

CONS	STRUCTION NOTES - NEW CONSTRUCTION			
		LOWER L	EVEL WINDO	W SCHEDULE
1.	ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.	Count	Type Mark	Head Height
2.	ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD	1	4'0"/4'0"SL	7' - 0"
3.	U.N.O. ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER	2	5'0"/2'0"SL	7' - 0"
4.	NEW DOORS AND WINDOWS ARE TAGGED IN INCHES			
5.	ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.	LOWER	LEVEL DOO	R SCHEDULE
6.	STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR	Count	Type Mark	Comments
7.	SPECIFICATION. ALL TOILETS TO BE INSTALLED WITH A MINIMUM	3	2'4"/6'8"	Closet/Bath
	OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET	2	2'6"/6'8"	<varies></varies>
8.	ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.	1	3'0"/6'8"	Mechanical
9.	ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.	1	3'0"/6'8"CO	Casements
10.	ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.			
L		$\frown \frown \frown$	$\overline{}$	
	$\left(\right)$			

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

WALL LEGENI	D - NEW CONSTRUCTION	2	IF	C TABLE NTTUZ.T.	Z (R402.1.2) II	INSULATION AND F	ENESTRATION	REQUIREN		MENT (PAR
	FOUNDATION WALL		CLIMATE	FENESTRATION		GLAZED FENESTRATION	CEILING AND ATTICS	VAULIS	WOOD FRAME WALL	FLOOR
	NEW INTERIOR PARTITION	2	ZONE	U-FACTOR	U-FACTOR	SHGC	R-VALUE	R-VALUE	R-VALUE	R-VALUE
	NEW EXTERIOR WALL	$\left\langle \right\rangle$	4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19
		5	~ \	~ / ~	<u>ک</u>	$\lambda \sim \lambda$	~ / ~	٨ ~	λ	

RELEASE FOR	ONSTRUCTION
AS NOTED FOR	PLAN REVIEW
DEVELOPME	IT SERVICES
LEE'S SUMM	T, MISSOURI
04/04	/2024



BASEMENTSLAB R-VALUECRAWL SPACEDUCTWORKWALL R-VALUE& DEPTHWALL R-VALUER-VALUE 10/13

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- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
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INTERIOR LOAD BEARING WALL

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- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
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- INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
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- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" 5 GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

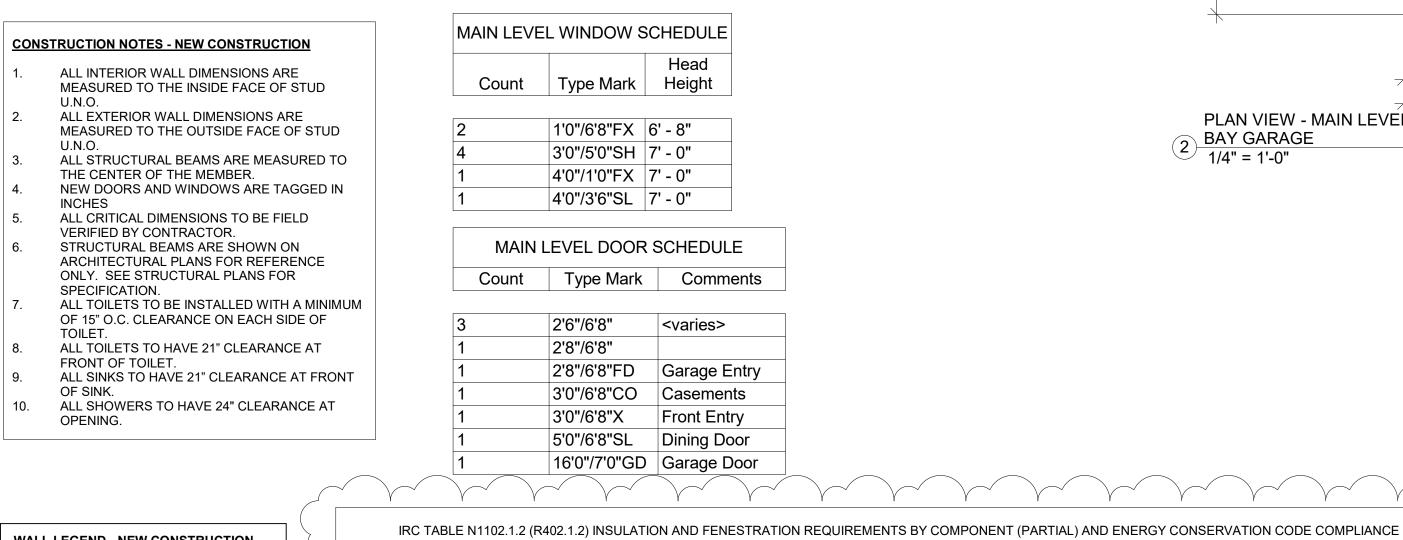
BRACING METHODS

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- BRACING CS-WSP PER IRC R602.10

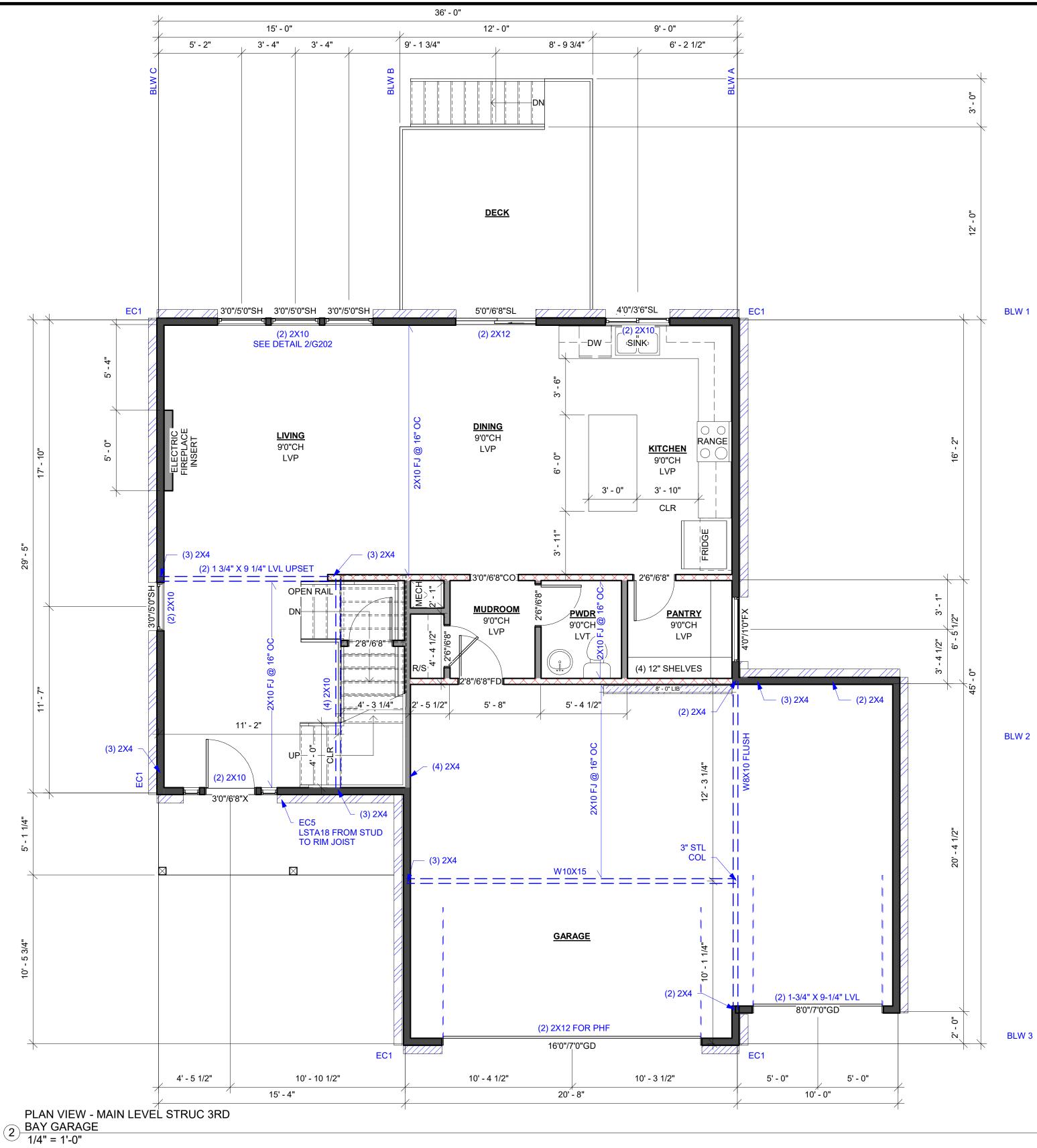
BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

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



	WALL LEGEN	D - NEW CONSTRUCTION		C TABLE NTTUZ.T.	2 (11402.1.2) 11	130LATION AND I	LINESTRATION		LINTS BT COMPC		1
		FOUNDATION WALL	CLIMATE	FENESTRATION		GLAZED FENESTRATION	CEILING AND ATTICS	VAULIS	WOOD FRAME WALL	FLOOR	
		NEW INTERIOR PARTITION	ZONE	U-FACTOR	U-FACTOR	SHGC	R-VALUE	R-VALUE	R-VALUE	R-VALUE	
		NEW EXTERIOR WALL	4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	
RELEASE FOR SONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMN T. MISSOURI											_ _
04/04/2024											



BASEMENT SLAB R-VALUE CRAWL SPACE DUCTWORK WALL R-VALUE WALL R-VALUE & DEPTH **R-VALUE** 10/13 10, 2 FT 10/13 8



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- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL 6 LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 7.
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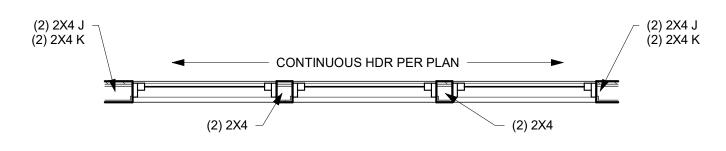
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- BRACING CS-WSP PER IRC R602.10

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

BRACING PFH PER IRC R602.10.6.2



2 TYP 3-WINDOW FRAMING 1/2" = 1'-0"

1.	STRUCTION NOTES - NEW CONSTRUCTION ALL INTERIOR WALL DIMENSIONS ARE		0 1	– – –	Head
	MEASURED TO THE INSIDE FACE OF STUD		Count	Type Mar	k Height
2.	ALL EXTERIOR WALL DIMENSIONS ARE	4			71 01
	MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.	4		2'0"/2'0"FX	7' - 0"
3.	ALL STRUCTURAL BEAMS ARE MEASURED TO	3		3'0"/2'0"FX	7' - 0"
	THE CENTER OF THE MEMBER.	5		3'0"/5'0"SH	7' - 0"
4.	NEW DOORS AND WINDOWS ARE TAGGED IN INCHES	1		3'0"/5'0"TWI	N 7'-0"
5.	ALL CRITICAL DIMENSIONS TO BE FIELD				
_	VERIFIED BY CONTRACTOR.				
5.	STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE				
	ONLY. SEE STRUCTURAL PLANS FOR		UPPER	LEVEL DOOP	R SCHEDULE
_	SPECIFICATION.		0 1	T N A 1	
7.	ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF		Count	Type Mark	Comments
	TOILET.				
В.	ALL TOILETS TO HAVE 21" CLEARANCE AT	4		2'4"/6'8"	<varies></varies>
9.	FRONT OF TOILET. ALL SINKS TO HAVE 21" CLEARANCE AT FRONT	4		2'6"/6'8"	Bedrooms
9.	OF SINK.	1		2'6"/6'8"CO	Casements
10.	ALL SHOWERS TO HAVE 24" CLEARANCE AT				_
	OPENING.	1		2'8"/6'8"	Landry
		1		3'0"/6'8"DB	P.Bath
		3		4'0"/6'8"SL	Closet
			\frown	\leftarrow	
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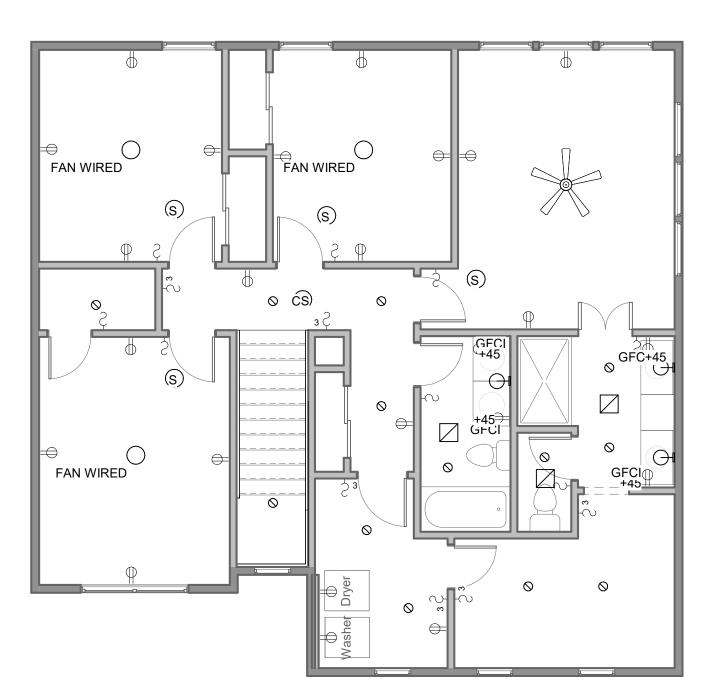
WA		- NEW CONSTRUCTION	2	IF	RC TABLE N1102.1.	2 (R402.1.2) I	NSULATION AND F	ENESTRATION	REQUIREM	ENTS BY COMPO	NENT (PAR	TIAL) AND ENER	GY CONSERVATIO	ON CODE COMPLIA	NCE
	4 - A 4 - A	FOUNDATION WALL		CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	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
		NEW EXTERIOR WALL		4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8
ISTRUCTION AN REVIEW SERVICES											\sim				

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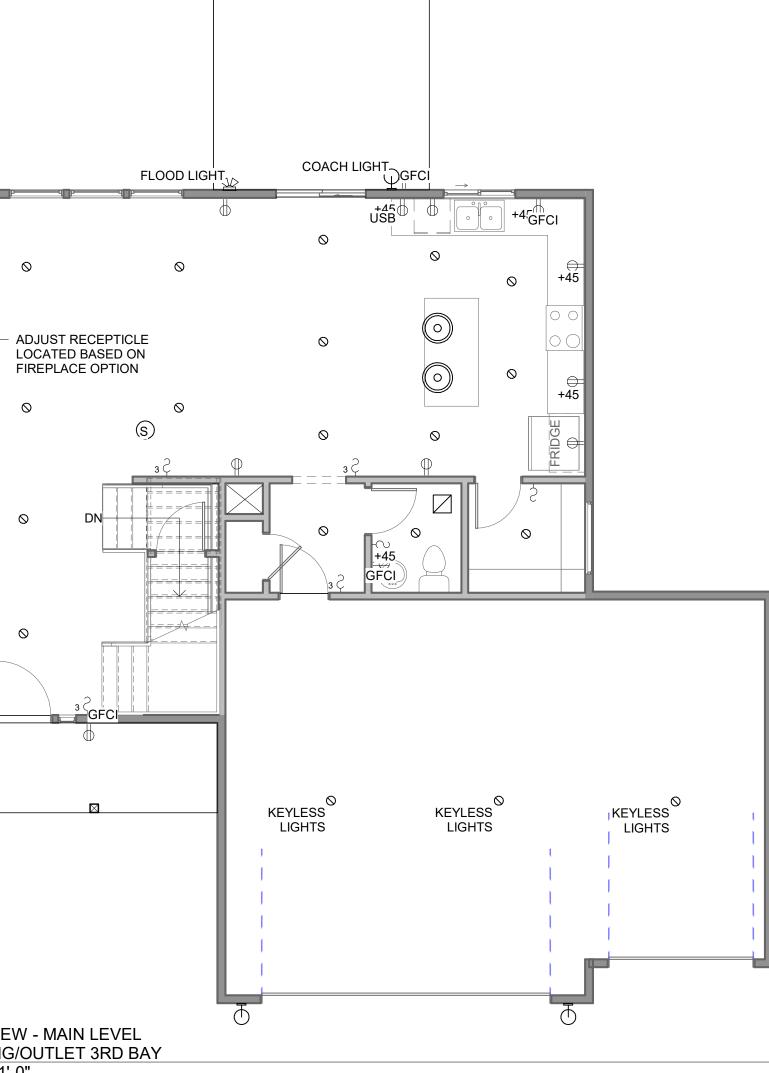


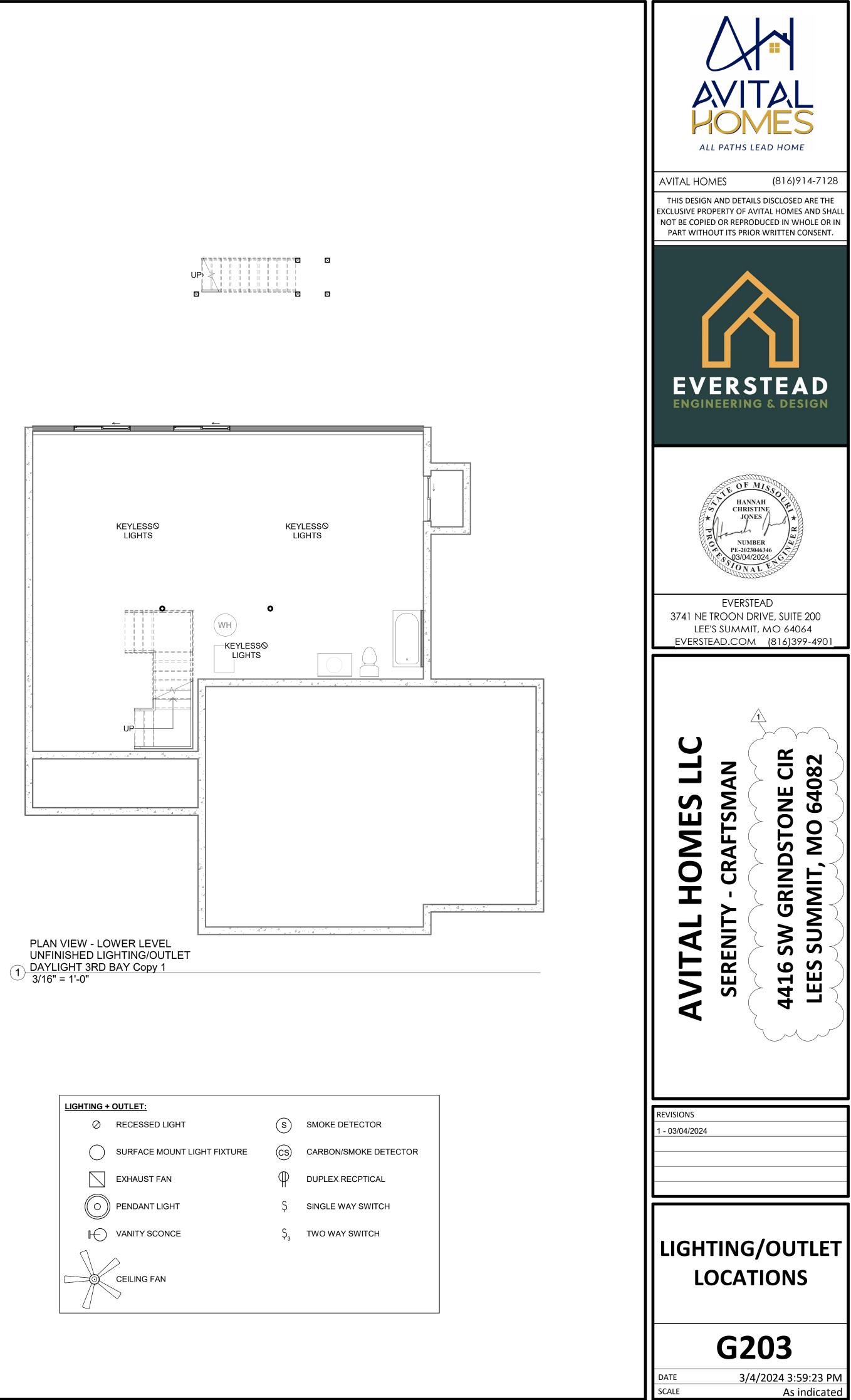
PLAN VIEW - UPPER LEVEL 3 LIGHTING/OUTLET 3/16" = 1'-0"

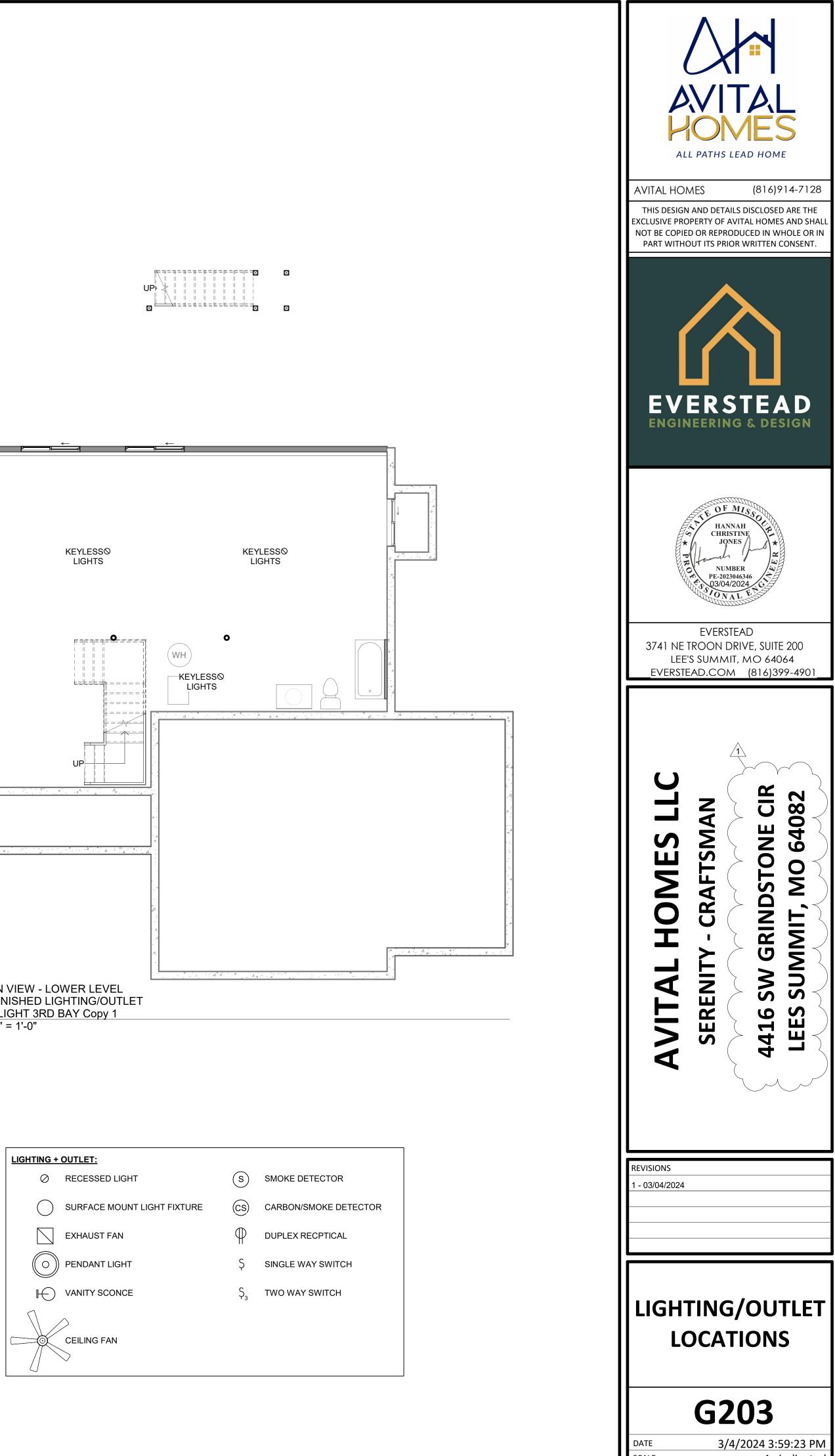
PLAN VIEW - MAIN LEVEL 2 LIGHTING/OUTLET 3RD BAY 3/16" = 1'-0"

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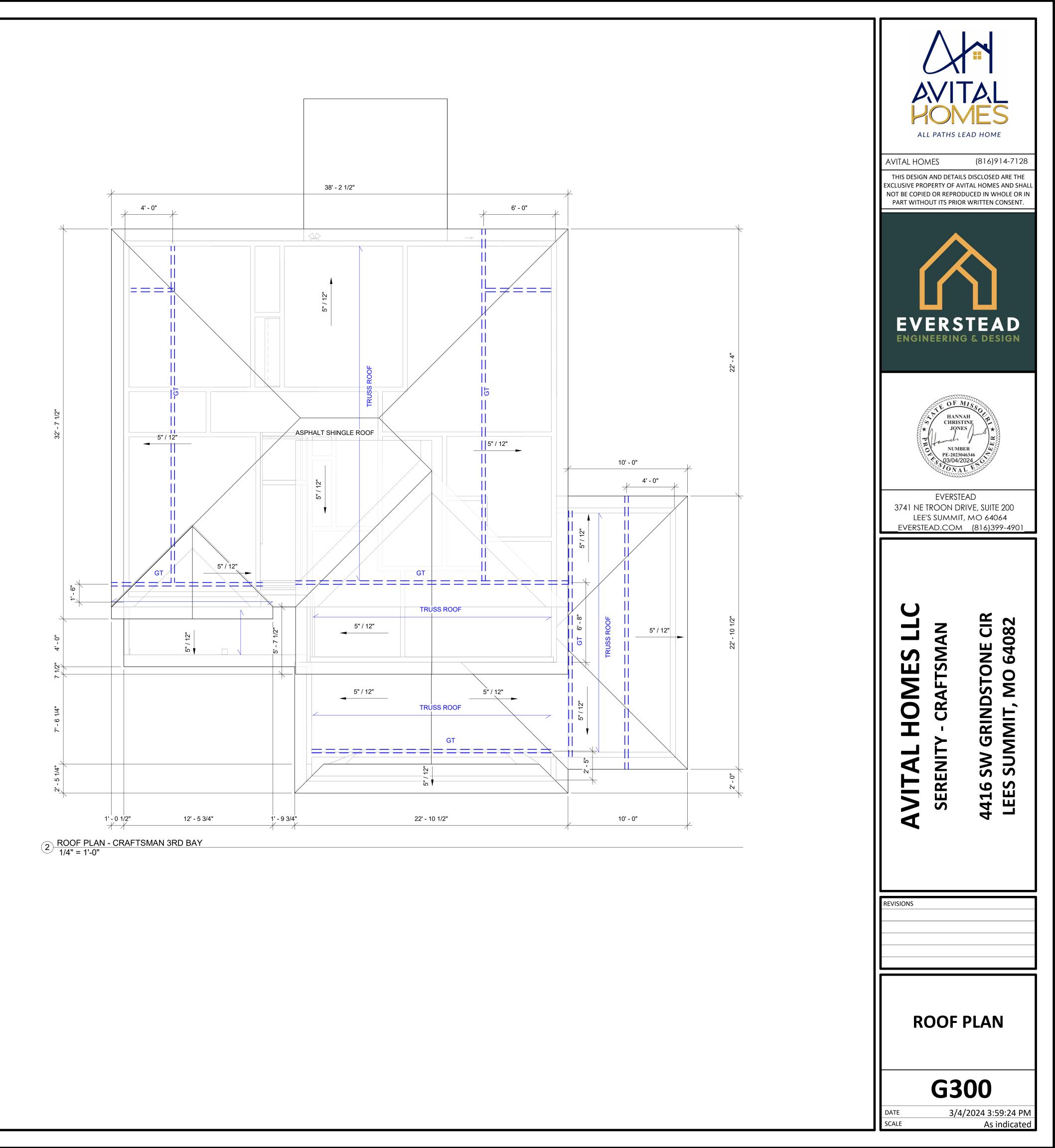








- TRUSS FRAMED ROOF NOTES1.ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR
ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE. PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO
- BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD 4.
- BEARING ON APPROVED PRINTS.
- MIN. (6) 2x4 OR (6) 2x6 (TO MATCH WALL) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
- ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 6. SECT. R905.2
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN 8 ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2)



Α.	GENERAL NOTES IRC 2018		C.5	CONCRETE (CONT.)
A.1		NAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS		CONCRETE MIX TO UTILIZE A MAXIMU
		JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE DEVIATIONS FROM THE PLAN ARE MADE DURING		APPLICATIONS. ADMIXTURES SHALL
		MAY REQUIRE REVISED DRAWING OR CALCULATIONS DENTIFIED THE MOST CONSERVATIVE SPECIFICATION		CONCRETE POURED AGAINST AN EX OF 1/4 INCH AMPLITUDE.
	SHALL APPLY.			REBAR PLACEMENT SHALL BE AS FC
A.2	LOADING ASSUMPTIONS			CONCRETE CAST AGAINST A
	<u>DEAD</u> ROOF	10 PSF UNO		CONCRETE EXPOSED TO EAR NOT EXPOSED TO WEATHER
	ROOF + CEILING (NO STORAGE)	15 PSF 20 PSF		1) SLABS, WALLS, JOIST 2) BEAMS, COLUMNS
	CEILING JOISTS (STORAGE)	10 PSF 10 PSF		CONCRETE MIX DESIGN SHALL BE 69
	INTERIOR FLOOR (MAIN FLOOR)	15 PSF 10 PSF		WALLS, OR FLATWORK EXPOSED TO
	8" THICK MASONRY WALL	96 PSF 72 PSF		SHORING AND SUPPORTING FORMW MEMBERS BEFORE CONCRETE STRE
	EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF		CYLINDERS OR 28 DAYS.
	INTERIOR LIGHT FRAMED WOOD WALLS (INTERIOR WALLS INCLUDED IN 15 PSF DEAD I	10 PSF _OAD)		ALL FOUNDATION WALLS ENCLOSING DAMPPROOFING SHALL EXTEND FRO
				(IRC R406.1)
	FLOOR LIVE LOAD	20 PSF 40 PSF (HABITABLE)	C.6	CONCRETE WALLS WITH REINFORCEMENT
	STORAGE	50 PSF WITH 2000 LB POINT LOAD 20 PSF (UNINHABITABLE)		REINFORCING STEEL SHALL CONFOL
		50 PLF		SMOOTH BARS OR WELDED WIRE FA
	MAXIMUM POINT	200 LBS		90 DEG. HOOK SHOWN IN DRAWINGS
	<u>SNOW</u> GROUND SNOW LOAD	20 PSF		STRAIGHT EXTENSION LENG
	WIND			BEND DIAMETER = 12X BAR D
	VELOCITY	115 MPH B		HOOKED DOWELS:
В.	SOIL AND SITE ASSUMPTIONS	_		HOOKED DOWELS FROM FOU VERTICAL WALL REINFORCIN
В.1		L BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR		FOUNDATION.
D.1	KANSAS CITY, MO) UNLESS OTHERWISE NOTE	ED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL		 HOOKED DOWELS MATCH SL FOUNDATION.
	(SILTY CLAY) AS DEFINED BY 2018 IRC. THE CO	ONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION		PROVIDE (2) - #5 BARS AROUND PER
	RECORD.	EMENTS AND FOR CONTACTING THE ENGINEER OF		WHERE SPLICES ARE NECESSARY IN
B.2		IGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT		IN ACCORDANCE WITH TABLE R608.5 BETWEEN NONCONTACT PARALLEL
		NCHES MEASURED FROM THE BOTTOM OF CONCRETE.		OF ONE-FIFTH THE REQUIRED LAP LI
B.3	LATERAL SOIL PRESSURES UNLESS OTHERW ACTIVE 60 PSF	ISE NOTED		TOP HORIZONTAL REINFORCEMENT
	AT REST 100 PSF			WALL.
B.4		INAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF ROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN		HORIZONTAL WALL REINFORCEMEN STANDARD HOOK
		ORMANCE, AND PROVIDES FOR POSITIVE SITE		
C.	FOUNDATION NOTES		C.7	COLD WEATHER CONCRETE
С.1	FOUNDATION ANCHORAGE (IRC R403.1.6)			COLD WEATHER IS DEFINED AS THR TEMPERATURE DROPS BELOW 40 DI
0.1	· · · · ·			FAHRENHEIT FOR MORE THAN HALF
	SILL PLATES SHALL BE BOLTED TO TH ANCHOR BOLTS EMBEDDED AT LEAST	E FOUNDATION WALL WITH A MINIMUM ½" DIAMETER 7" INTO THE CONCRETE.		COLD WEATHER CONCRETE WORK S
	BOLTS SHALL BE SPACED NO GREATE	R THAN 6'-0" O.C.		ALL MATERIALS AND EQUIPMENT RE PROJECT SITE BEFORE COLD WEAT
		BOLTS PER PLATE SECTION, WITH A BOLT PLACED		THE CONCRETE MIX DESIGN PROVID
		BOLT DIAMETERS OF THE END OF EACH PLATE SECTION.		AVERAGE 28 DAY MIX DESIGN COMP WHICHEVER IS GREATER.
	(NOTE: 7" EMBEDMENT + 1-1/2" SILL PL	R SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE, ATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG		THE TEMPERATURE OF CONCRETE /
	BOLT).			FAHRENHEIT .
	WALL BRACING METHODS (IRC R602) N	MAY REQUIRE ADDITIONAL ANCHORAGE.		THE MINIMUM CONCRETE TEMPERAT
C.2	CONCRETE SLABS			DEGREES FAHRENHEIT.
		ATERIAL WHICH SHALL BE COMPARED TO ENSURE SHALL NOT EXCEED 24" OF COMPACTED GRANULATED		ALL SNOW, ICE AND FROST MUST BE
	MATERIAL (SAND OR GRAVEL) OR 8" O			THE CONTRACTOR SHALL PROVIDE FREEZING AND MAINTAIN A CONCRE
	THIS MAY OCCUR AT GARAGE FLOOR SLABS.	FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER		HOUR PERIOD AFTER CONCRETE PL INSULATING BLANKETS AND/OR THE
		N DETAILS IN THIS DOCUMENT (WHERE APPLICABLE		GROUND TEMPERATURE AT THE TIM
		LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A		LESS THAN 35 DEGREES FAHRENHE
		NG THE SPANS AND CONDITIONS OF THE APPROVED		INSULATION, FORMS AND HEATERS
		BY A PROFESSIONAL ENGINEER.		MAINTAIN ADEQUATE PROTECTION (EXPOSED CONCRETE ELEMENT TO F
	SLABS AT MAX 4'-0" OVER-DIG ADJACE	INT TO FOUNDATION WALL:	C.8	FOOTNOTES
		DR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY	010	VERTICAL REINFORCEMENT FOR CO
	ADJACENT TO A FOUNDATION LIEU OF A COMPLETE STRUCT	WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN URAL SLAB.		REINFORCEMENT SPACED 24" O.C. M WALLS SHALL HAVE VERTICAL REINF
		DATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG"		8" WALL – MINIMUM 2" FROM
	DETAIL.			 10" WALL – MINIMUM 6-3/4" FF
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3)			EXTEND BARS TO WITHIN 8" HORIZONTAL REINFORCEMENT:
		PPROVED VAPOR RETARDER WITH JOINTS LAPPED A N THE CONCRETE FLOOR SLAB AND THE BASE COURSE		
		UIRED FOR GARAGE SLABS OR DETACHED UNHEATED		ONE BAR SHALL BE PLACED OTHER BARS SHALL BE EQU
C.4	FOOTINGS			HORIZONTAL BARS SHOULD (INTERIOR); AND BEHIND THE
0.4		L EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST		SUPPLEMENTAL REINFORCE DEGREE ANGLE AT CORNER
	PROTECTION (IRC R403.1.4).			THE EDGE OF INSIDE CORNE
		SSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR DR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF		AT MASONRY LEDGES THE MINIMUM EXCEED A DEPTH OF MORE THAN 24
	12".	TR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF		LESS THAN 4". PROVIDE #4 BARS AT
		OLUMNS AND PIERS SHALL BE SUPPORTED ON NCRETE FOOTINGS, OR APPROVED STRUCTURAL		STRAIGHT WALLS MORE THAN 5'-0" 1 WITH EXTERIOR BRACED RETURN W
	SYSTEM TO SAFELY SUPPORT THE IM	POSED LOADS AND SHALL BE SIZED AND REINFORCED IN		THE SHORTEST DIMENSION BETWEE SECTION).
	ACCORDANCE WITH THIS STANDARD			MINIMUM SPECIFIED CO
	FOOTINGS UNDER FOUNDATION WALL AND FROM ONE LEVEL TO THE NEXT.	S SHALL BE CONTINUOUS AROUND THE STRUCTURE		F
		VEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING		
	USABLE SPACE SHALL BE MADE BY AF PROVIDE SAFE SUPPORT OF THE STR	PROVED SOLID JUMPS OR SUPPORT SYSTEMS TO UCTURE.		
		WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND		BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT
	"FOOTING JUMP" DETAILS.			EXPOSED TO THE WEATHER
C.5	CONCRETE			BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS
	ALL CONCRETE CONSTRUCTION SHOU	JLD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.		BASEMENT WALLS, FOUNDATION WALLS, EX
	THE MINIMUM CONCRETE 28 DAY COM TABLE R402.2.	IPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC		WALLS AND OTHER VERTICAL CONCRETE W EXPOSED TO THE WEATHER
				PORCHES, CARPORT SLABS AND STEPS
				EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS
RUCTION				SUSPENDED SLABS
REVIEW				

RVICES

RELEASE

AS NOTE DEVEL

UM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL NOT CONTAIN ANY CHLORIDES.

(ISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM

DLLOWS:

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

% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS,) WEATHER

ORK SHALL NOT BE REMOVED FROM HORIZONTAL ENGTH REACHES 70% OF STRENGTH DETERMINED BY

G BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE OM THE EDGE OF THE FOOTING TO THE FINISHED GRADE.

STEEL

RM TO ASTM A615, GRADE 40.

ABRIC SHALL CONFORM TO ASTM 185.

S SHALL BE STANDARD PER ACI 318-14.

TH = 12X BAR DIA.

UNDATIONS TO WALL SHALL BE PROVIDED TO MATCH IG AND EXTENDED TO 3" CLEAR FROM BOTTOM OF

AB REINFORCING FROM SLAB TO WALLS OR SLAB TO

IMETER OF ALL SUSPENDED SLABS.

N REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER ENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].

SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE

T SHALL TERMINATE AT THE END OF THE WALL WITH A

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

SHALL CONFORM TO ACI 306.

QUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE HER CONCRETING BEGINS.

DED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE RESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI –

AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES

TURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65

E REMOVED PRIOR TO PLACING CONCRETE.

ADEQUATE PROTECTION FOR CONCRETE AGAINST TE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 ACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF USE OF TEMPORARY HEATERS.

IE OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE

MAY BE REMOVED AFTER 72 HOURS .

OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM PREVENT FREEZING.

NCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR AY BE PLACED IN THE MIDDLE OF THE WALL. OTHER FORCEMENT PLACED AS FOLLOWS:

TENSION FACE ROM THE OUTSIDE FACE

OF THE TOP OF THE WALL

WITHIN 12" OF THE TOP OF THE WALL ALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C. BE AS CLOSE TO THE TENSION FACE AS POSSIBLE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE) MENT AT CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 S OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF

I WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT " BELOW THE TOP OF THE WALL FOR WALL THICKNESS MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.

TALL AND MORE THAN 16-0" LONG SHALL BE PROVIDED ALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE EN INTERSECTING WALLS (SEE TYPICAL DEAD MAN

OMPRESSIVE 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. FRAMING/STRUCTURE

D.1 FRAMING NOTES

- ALL TREATED LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE • NOTED
- ALL NON TREATED LUMBER OR ROT RESISTANT SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED.
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD BEARING WALLS.
- ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5.
- DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED.
- ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE • SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:
 - 2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2) OR BETTER
 - EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL EDGES, 12" O. C. IN THE FIELD.
 - 2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER. LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE
 - FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER LOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS. LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF
 - THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO. INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER
 - DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS
 - HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR NON LOAD BEARING WALLS CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL
- CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS. ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE
- PRESSURE TREATED (PT). FIELD APPLIED SILL PLATE: PT DF-L #2
 - BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: PT DF-L #2
- ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE PRESSURE TREATED.
- FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'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.

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS

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

D.2 STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF • STEEL CONSTRUCTION.
- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:
- HOLLOW STRUCTURAL SECTIONS:
- CHANNELS, PLATES, ANGLES, AND COLUMNS: WIDE FLANGES:
- STEEL PIPE COLUMN
- ANCHOR RODS:
- 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.

<u>GLAZING</u> Ε.

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.

ASTM A53 GR.B (F_Y = 35 KSI) ASTM F1554 (F_Y = 36 KSI)

1.2

ASTM A500 (F_Y = 46 KSI) ASTM A36 (F_Y = 36 KSI) ASTM A992 (F_Y = 50 KSI)

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>R00F</u>

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.

ENERGY REQUIREMENTS

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

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

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

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

ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC M1504.3.

MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER IRC M1503.6.

AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER IRC M1601.6 ENERGY CONSERVATION.

K. <u>ABBREVIATIONS</u>

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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STRUCTURAL **GENERAL NOTES**

SOOO

3/4/2024 3:59:24 PM 1/4" = 1'-0"

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

CRAWL SPACE NOTES:

- UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408
- PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE: • EXPOSED EARTH IS COVERED W/ CONTINUOUS CLASS 1 VAPER RETARDER.
- · JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED.
- · EDGES OF VAPER 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 (0.47 L/s) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.
- UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING. ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO.
- 4. ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS. 5.

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		#4 BARS @12" O.C.					
10'-0" WALL		#4 BARS @8" O.C.					
11'-0" WALL	10"	#4 BARS @9" O.C.		24" x 12" CONC. FTG.			
12'-0" WALL	10"	#4 BARS @6" O.C.		W/ (3) #4 BARS CONT.			

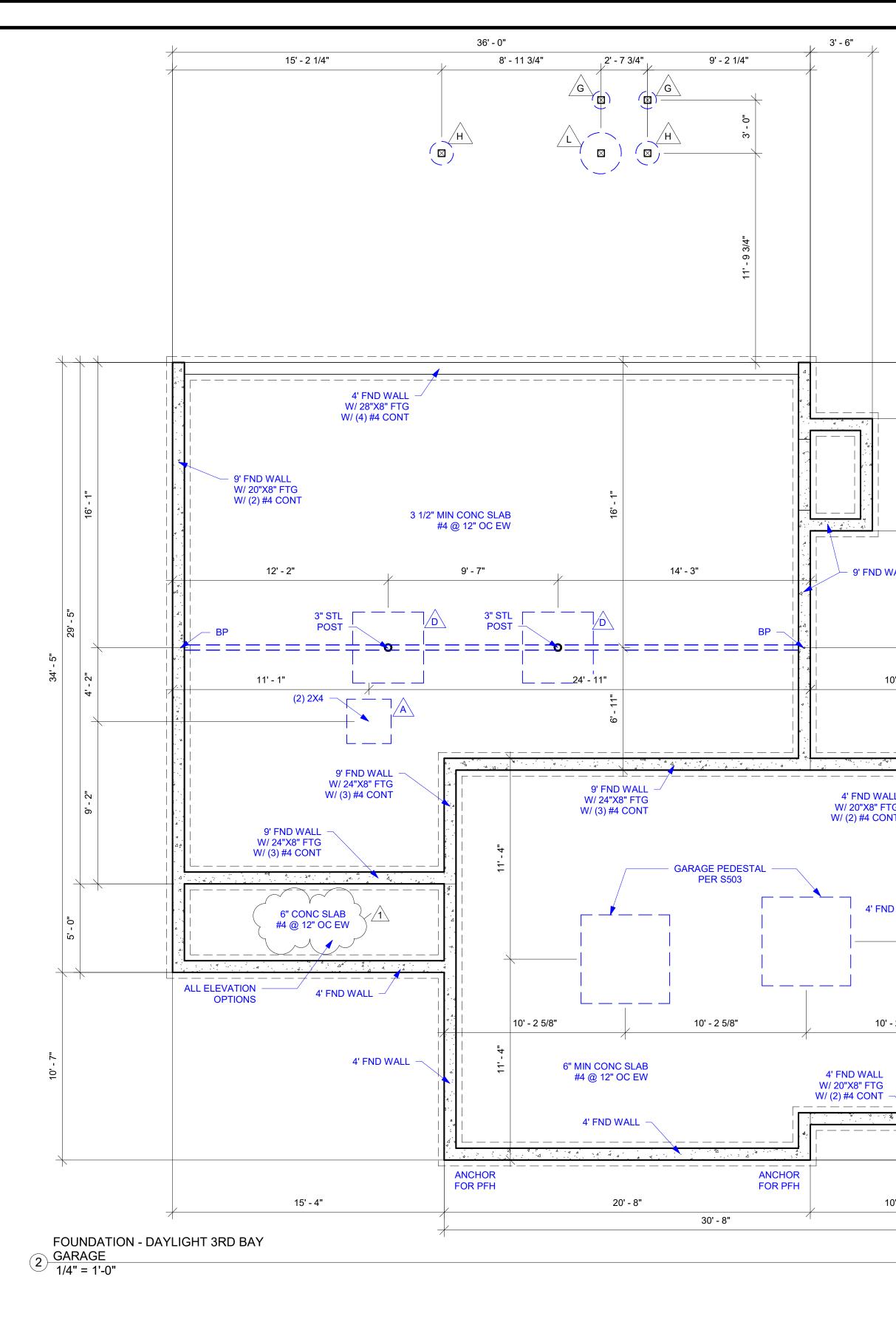
	ISOLATED FOOTINGS AND COLUMN PADS						
SYM	SYM PIER DEPTH REINFORCEMENT GRADE STE 40 KSI STEEL						
Â	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER			
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER			
Ċ	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER			
	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER			
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER			
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER			

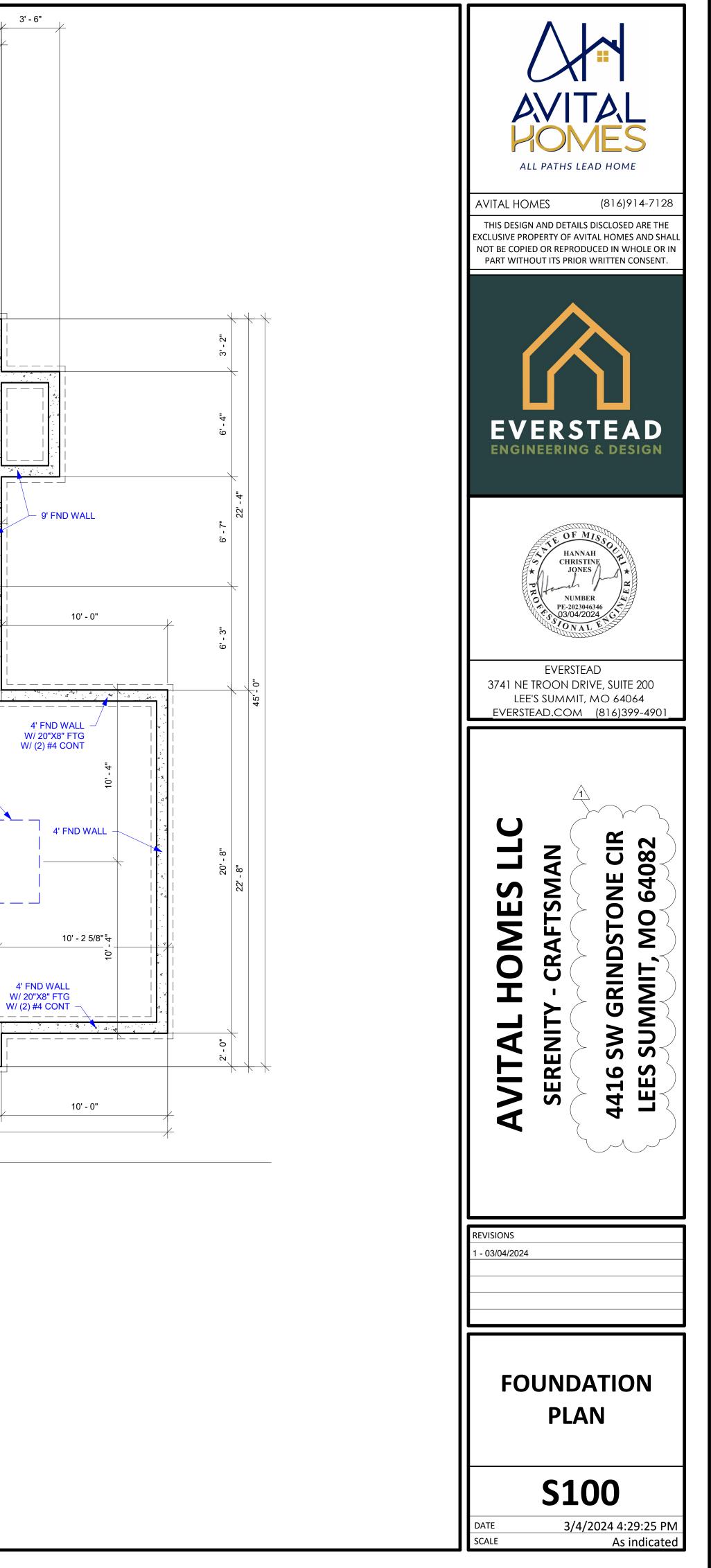
ISOLATED FOOTINGS AND COLUMN PADS

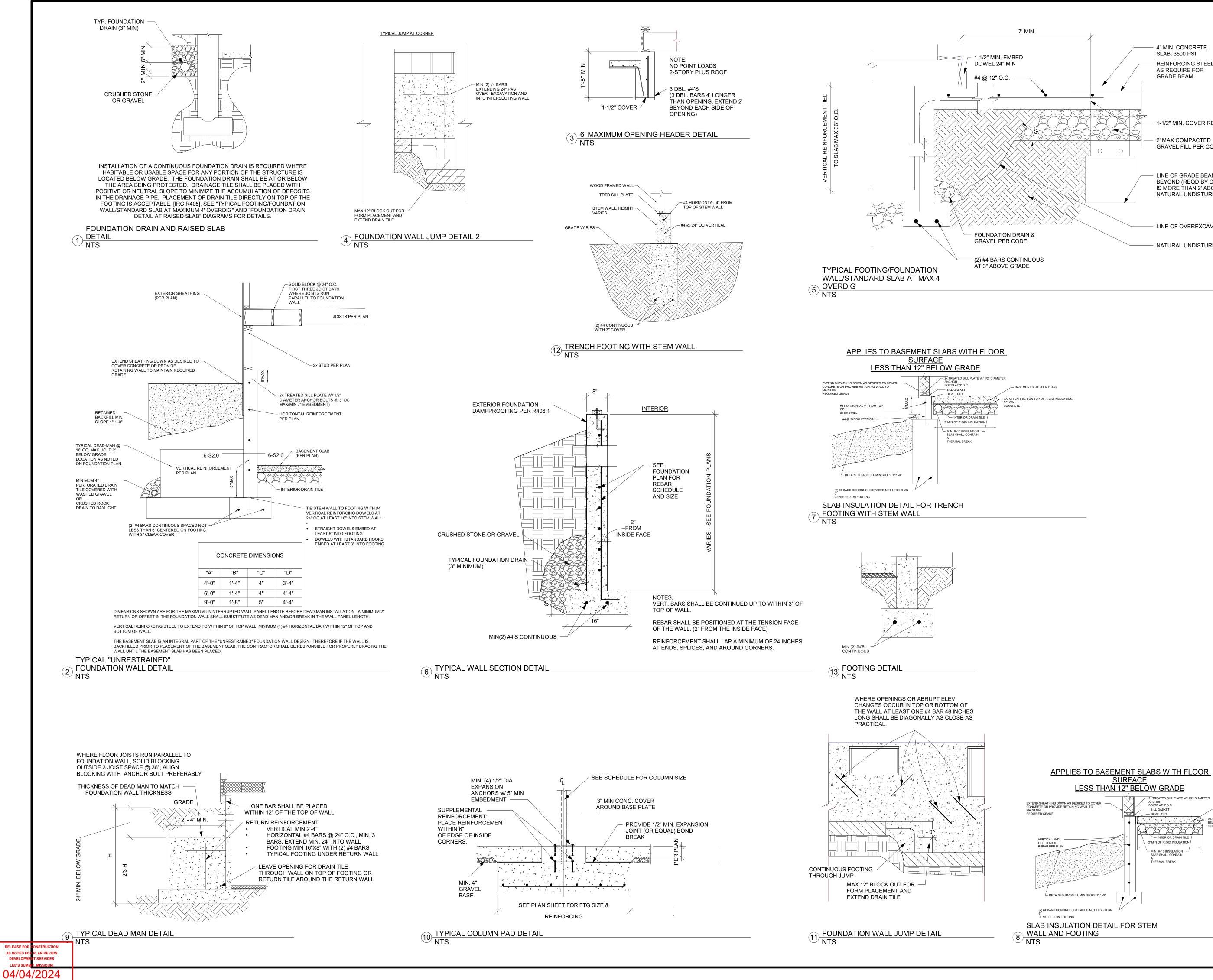
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
Ĺ	28"	3'-0"	(4) VERTICAL #4

*DENOTES STEEL COLUMN NOT REQUIRED

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







RELEASE

AS NOTE

DEVELO

LEE'S

4" MIN. CONCRETE SLAB, 3500 PSI REINFORCING STEEL AS REQUIRE FOR GRADE BEAM

- 1-1/2" MIN. COVER REQD.

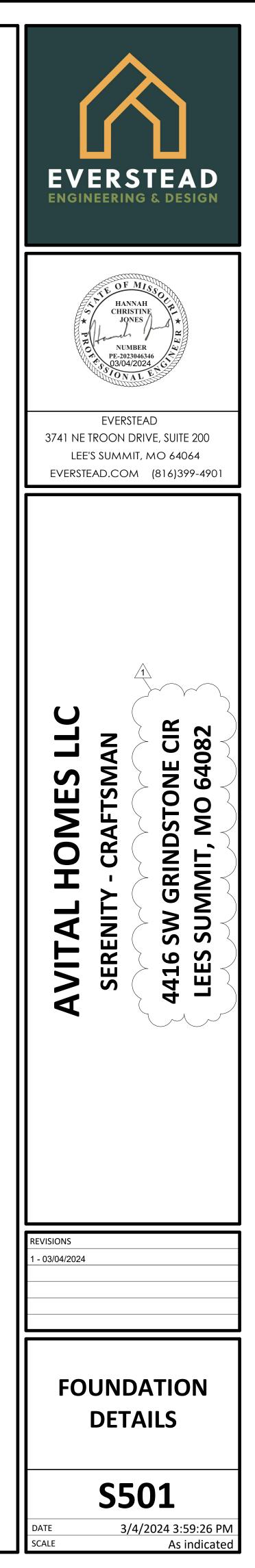
GRAVEL FILL PER CODE

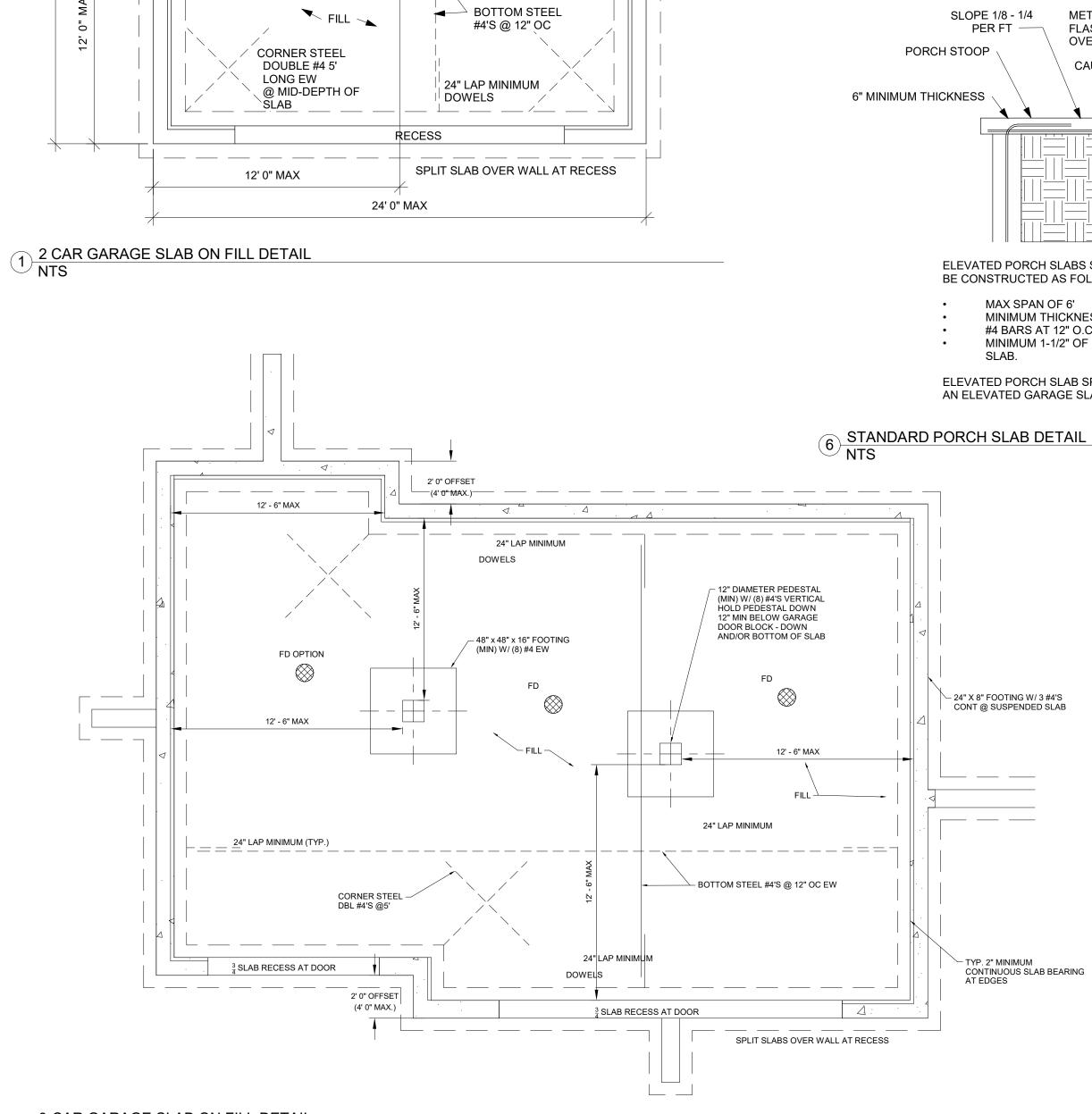
LINE OF GRADE BEAM AND PIERS BEYOND (REQD BY CODE IF SLAB IS MORE THAN 2' ABOVE NATURAL UNDISTURBED SOIL

LINE OF OVEREXCAVATION.

NATURAL UNDISTURBED SOIL

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE
SHEATHING DOWN AS DESIRED TO COVER TE OR PROVIDE RETAINING WALL TO N SD GRADE ANCHOR BOLTS AT 3 O.C. BASEMENT SLAB (PER PLAN) SILL GASKET BEVEL CUT VAPOR BARRIER ON TOP OF RIGID INSULATION, BELOW CONCRETE
VERTICAL AND HORIZONTAL REBAR PER PLAN MIN. R-10 INSULATION SLAB SHALL CONTAIN A THERMAL BREAK
(2) #4 BARS CONTINUOUS SPACED NOT LESS THAN
CENTERED ON FOOTING AB INSULATION DETAIL FOR STEM LL AND FOOTING





DOWELS

O.C.

🔨 FILL 🛰

/ #4'S 6'-8" LONG OVER PED, 8 BARS EW @ 8"

24" LAP

MINIMUM

24" LAP MINIMUM

-++

_ +| +_ |_|

5 3-CAR GARAGE SLAB ON FILL DETAIL NTS

HOLD PEDESTAL DOWN 8" -

SQUARE PEDESTAL W/ 8 #4'S VERTICALLY AND #3

TIES @ 12" ON 4x4x16 FTG. W/ #4'S @ 8" O.C. EW

FD OPTION

()

·<u>—</u>—_______

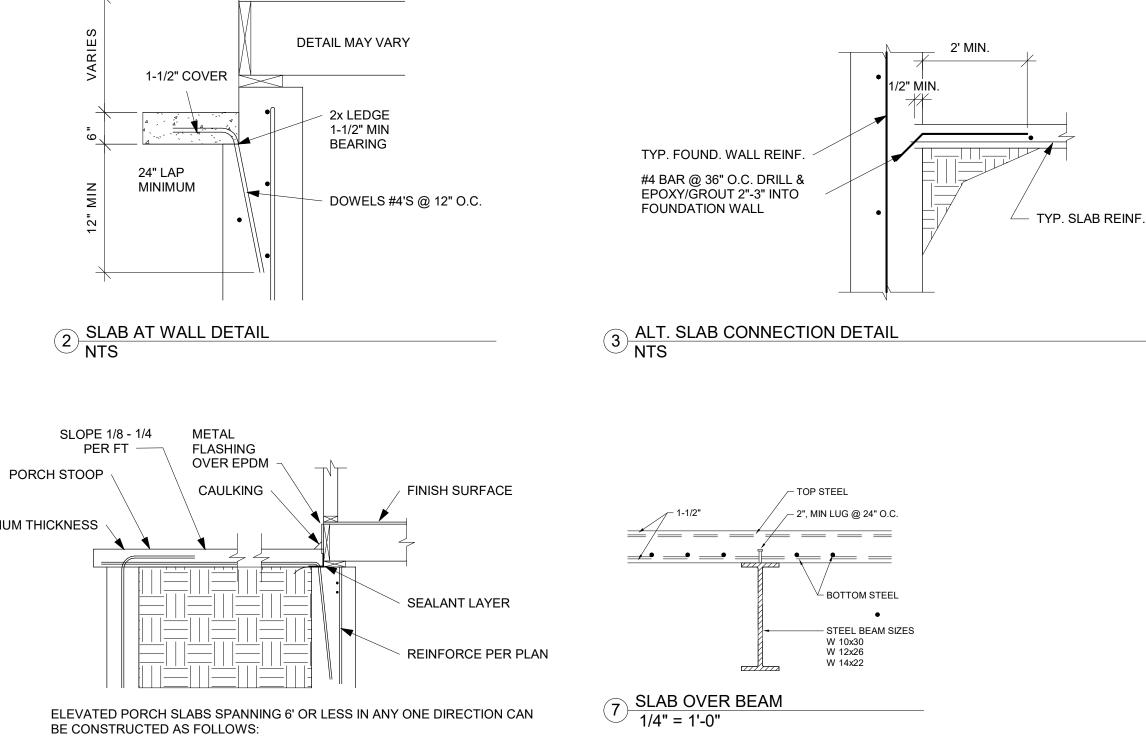
BELOW SLAB. 12"

DOWELS

24" LAP MINIMUM

RELEASE FO ISTRUCTION AS NOTED F LAN REVIEW DEVELOF ERVICES LEE'S S

04/04/2024



- 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 FO THE

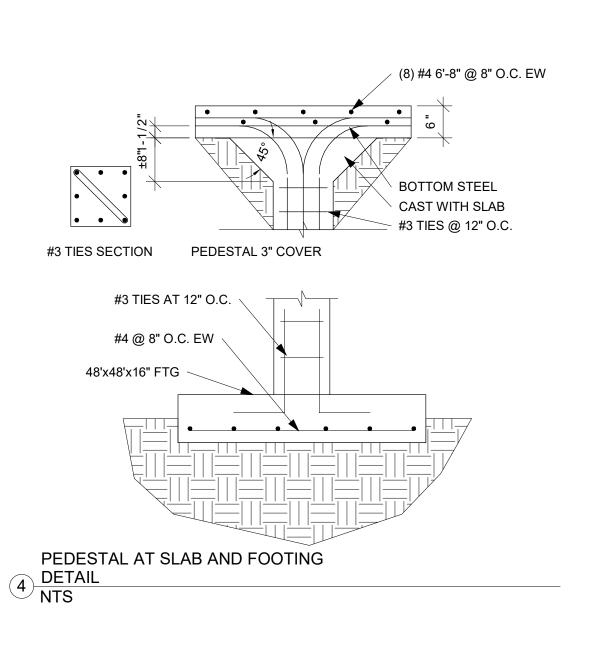
SLAB.

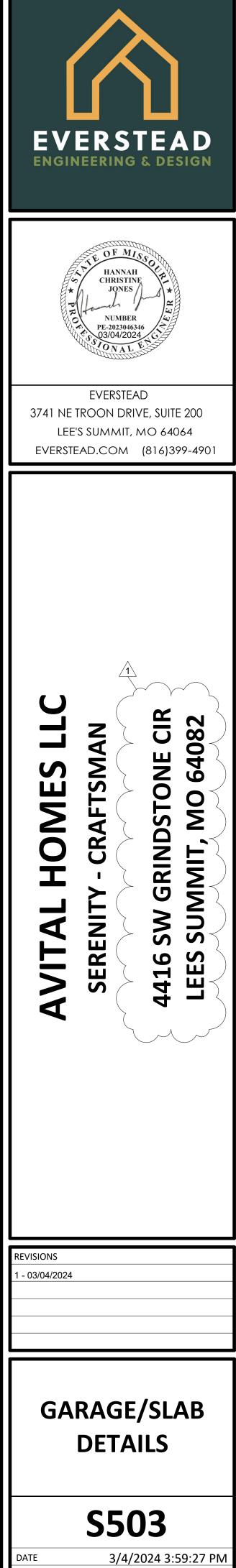
ELEVATED PORCH SLAB SPANNING GREATER THAN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB.

- 24" X 8" FOOTING W/ 3 #4'S CONT @ SUSPENDED SLAB

← TYP. 2" MINIMUM CONTINUOUS SLAB BEARING

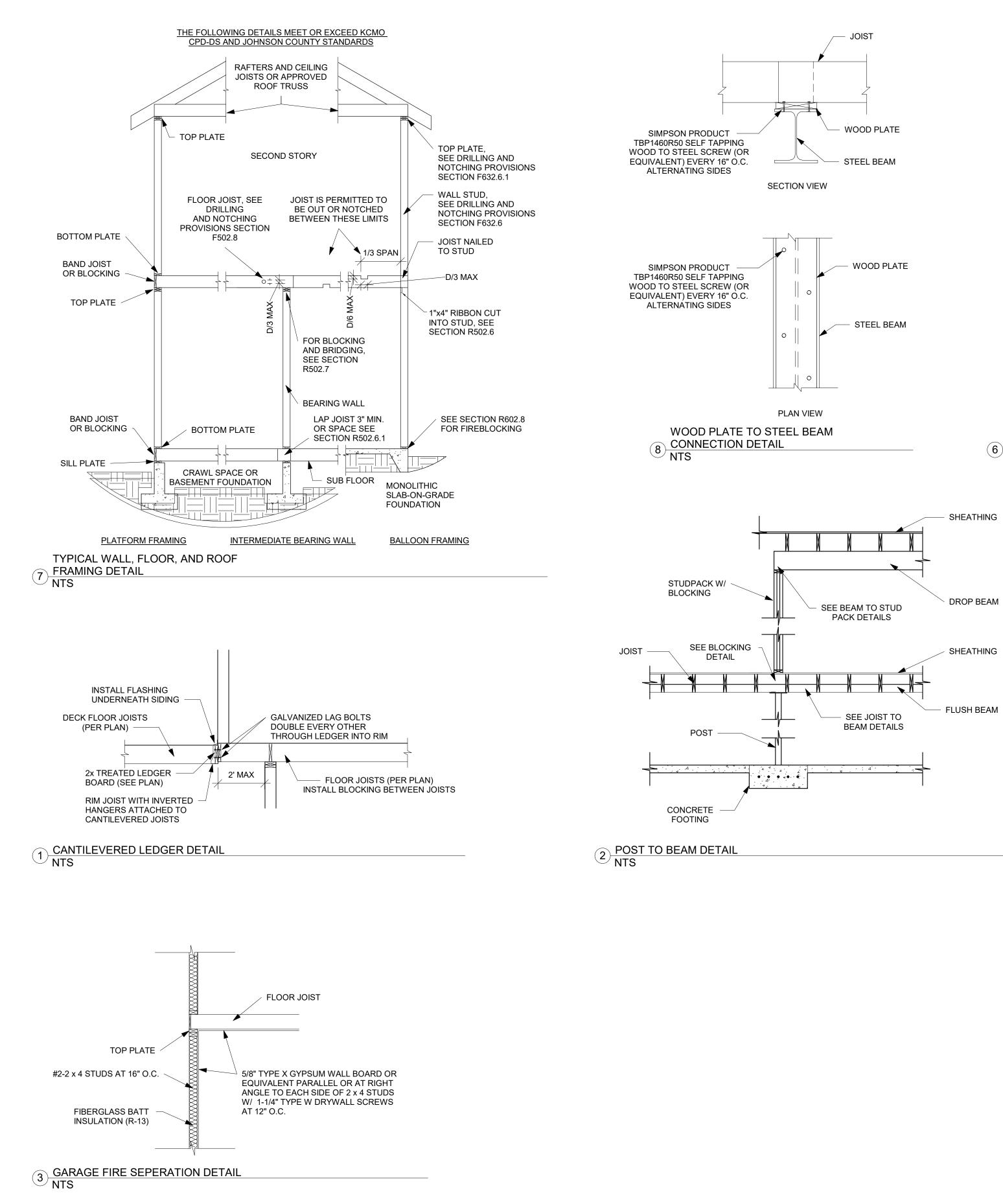
AT EDGES





SCALE

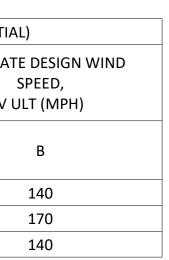
1/4" = 1'-0"

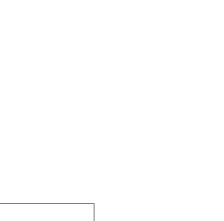


REQUIREMENTS F		MINIMUM WOOD STRUCTURAL	AL PANEL WALL SHEAT MINIMUM NOMINAL PANEL	MAX WALL STUD		RES IRC TABLE 60	2.3(3) (PARTIA ULTIMAT S V U	
SIZE	PENETRATION (IN)	PANEL SPAN RATING	THICKNESS (IN)	THICKNESS (IN)		EDGES (IN O.C.)	FIELD (IN O.C.)	
6d COMMON	1.5	24/0	3/8	16	6	12		
8d COMMON 1.7	1 75		24/45	7/16	16	6	12	
	ON 1.75 24/16 7/16		//10	24	6	12		

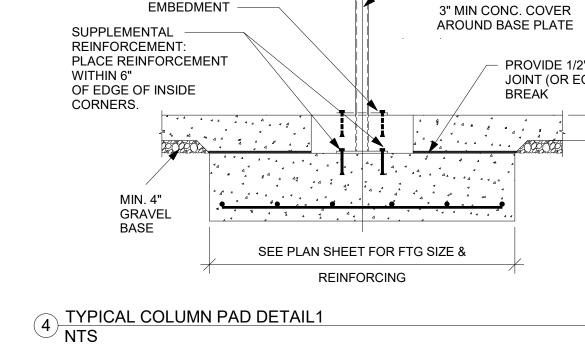
ISTRUCTION

RELEASE FOR







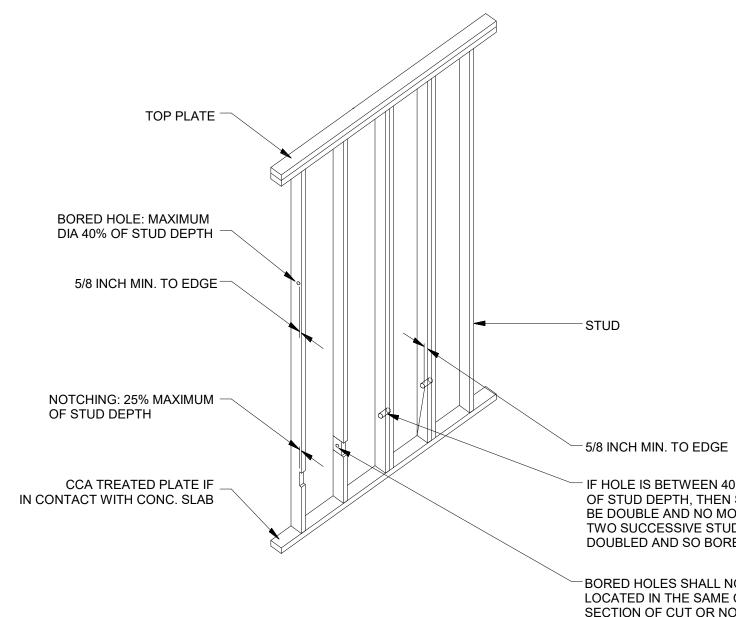


MIN. (4) 1/2" DIA EXPANSION

EMBEDMENT -

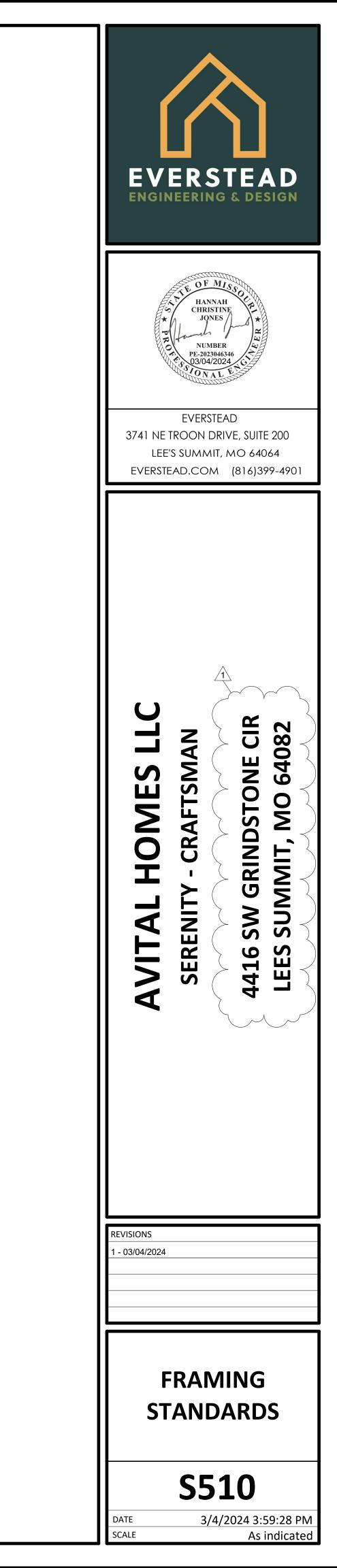
ANCHORS w/ 5" MIN





OF STUD DEPTH, THEN STUD MUST BE DOUBLE AND NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED AND SO BORED

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

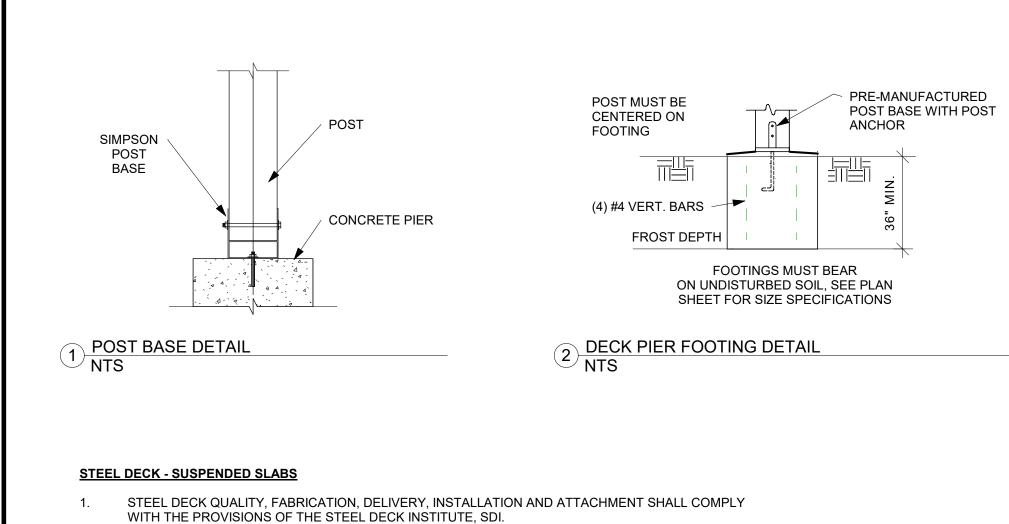


- IF HOLE IS BETWEEN 40% AND 60%

SEE SCHEDULE FOR COLUMN SIZE

PROVIDE 1/2" MIN. EXPANSION JOINT (OR EQUAL) BOND

-H+



STEEL ROOF DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION

MAXIMUM SINGLE SPAN OF 4'-8" OR CONTINUOUS SPAN OF 5'-10"

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

CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE

ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OF ROOF INSULATION

STEEL DECK QUALITY, FABRICATION, DELIVERY, INSTALLATION, AND ATTACHMENT SHALL COMPLY WITH

CONTRACTOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY DECK CLOSURE

ACCESSORIES TO PROVIDE A FINISHED SURFACE FOR THE APPLICATION OR ROOF INSULATION AND

STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS:

MAXIMUM SINGLE SPAN DURING CONSTRUCTION OF 8', 2 SPAN OF 10'-1", OR 3 SPAN OF 10'-5"

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/BUTON PUNCH AT 36" O.C. OR

4. CONTRACTGOR AND/OR DECK MANUFACTURER SHALL FURNISH ALL NECESSARY POUR STOPS, COLUMN

PROVIDE W2.1xW2.1 WELDED WIRE MESH OR #4 @ 12" O.C. EACH WAY, PROVIDE 2" REBAR COVER

STEEL FLOOR DECK SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON CONSTRUCTION

GALVANIZE PER ASTM A653 OR SHOP PRIME PER ASTM A1008

2.

3.

4.

1.

2.

3.

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DRAWINGS:

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• 1.5" DEPTH

AND ROOF COVERING.

STEEL DECK - SUSPENDED SLABS

ROOF COVERING.

DRAWINGS:

WIDE RIB CONFIGURATION

24GA DESIGN THICKNESS

36" O.C., WHICHEVER IS SMALLER

THE PROVISIONS OF THE STEEL DECK INSTITUTE, SDI.

2" COMPOSITE DECK WITH 6" TOTAL SLAB THICKNESS

MINIMUM BEARING LENGTH AT EDGE SUPPORTS IS 2"

MID-SPAN, WHICHEVER IS SMALLER

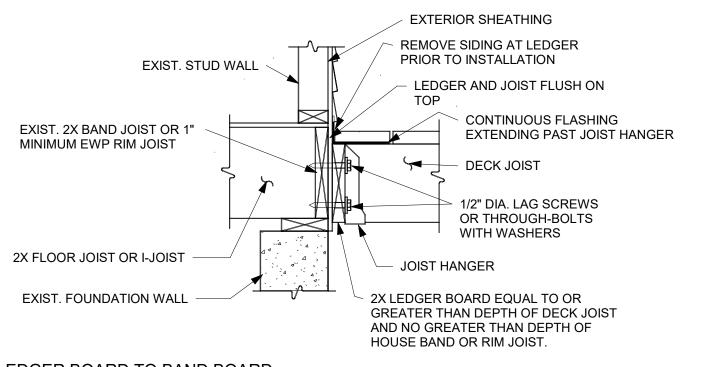
CLOSURES, END PLATES, AND COVER PLATES AS NEEDED.

MINIMUM BEARING LENGTH AT INTERIOR SUPPORTS IS 4"

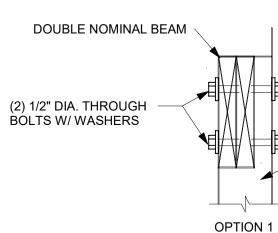
MAXIMUM SPAN SHALL NOT EXCEED 12.5'

MEASURED FROM TOP OF THE SLAB

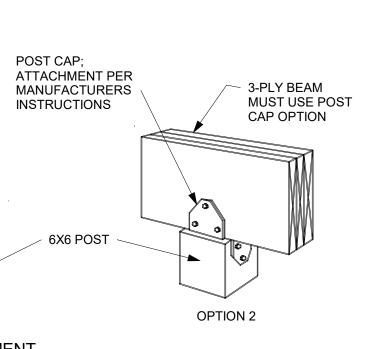
19GA DESIGN THICKNESS



LEDGER BOARD TO BAND BOARD 3 DETAIL NTS

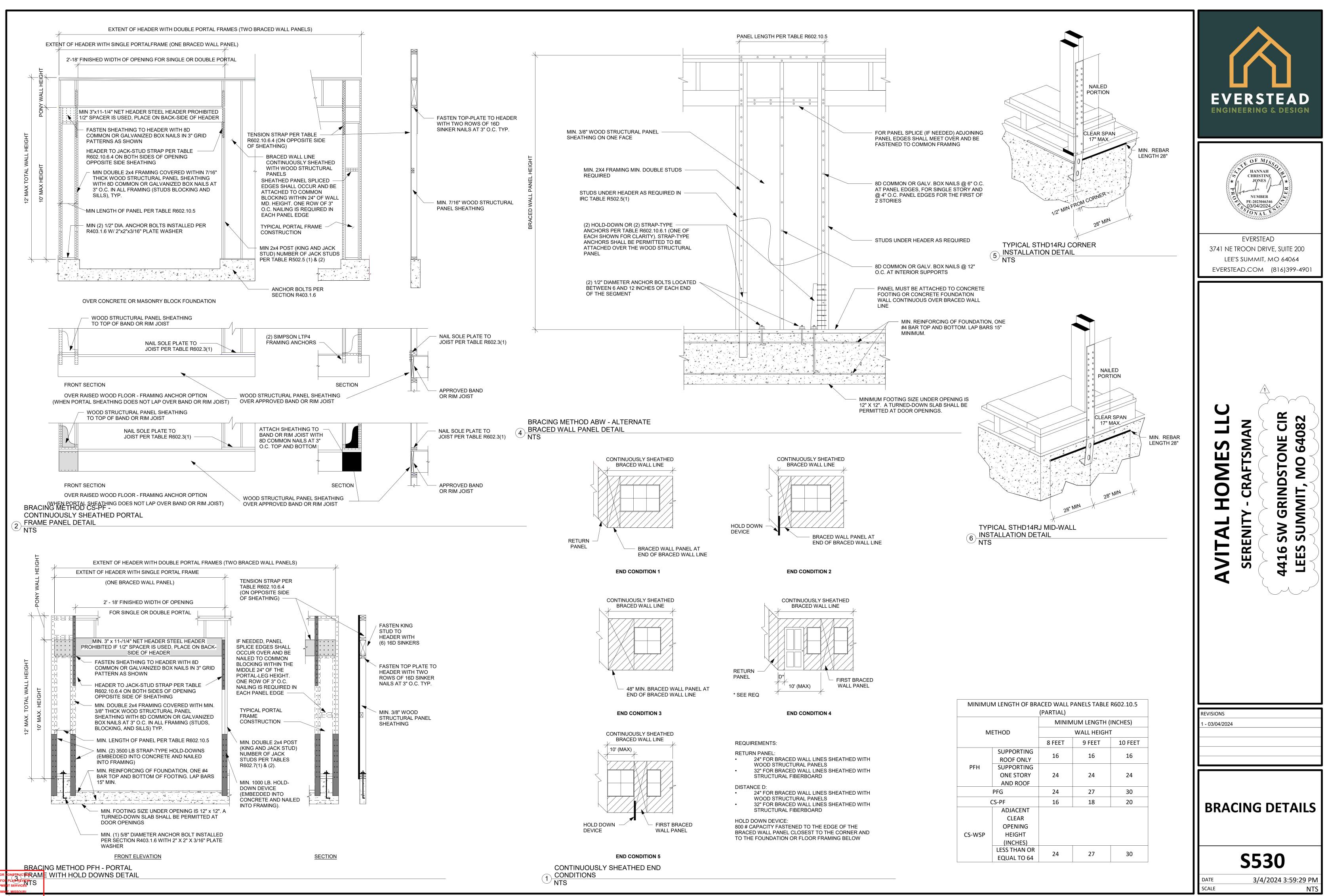


TYPICAL POST TO BEAM ATTACHMENT 4 DETAIL NTS



EVERSTEAD ENGINEERING & DESIGN OF MI HANNAH CHRISTINE JONES PE-20230403+0 03/04/2024 everstead 3741 NE TROON DRIVE, SUITE 200 lee's summit, mo 64064 EVERSTEAD.COM (816)399-4901 CIR Ζ $\mathbf{\infty}$ 0 ш Σ S Ζ Ŏ ĽIJ S 10 \bigcirc SW GRINDS CRAF HON SERENIT VITAL 4416 LEES REVISIONS - 03/04/2024 **DECK DETAILS S520** 3/4/2024 3:59:28 PM DATE SCALE

NTS



RELEASE

AS NOTE

	BRACING METHODS TABLE R602	.10.4 (PARTIAL)	
METHODS MATERIAL	MINIMUM	CONNECTION CRI	TERIA
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 ON THIS PAGE
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTIOI 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 STU AND TOP AND BOTTOM PLATES
	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 STU AND TOP AND BOTTOM PLATES
		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 BRACEI WALL PANEL
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)	LOCATIONS: 7" EDGES (INCLUDING TOF AND BOTTOM PLATES) 7" FIELI
		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)	

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 ENDS ROW EDGE ENDS SPACING						
LEDGER 2 3/4 2 1-5/8 MIN. 5 MAX							
BAND JOIST	1-5/8 MIN						

		DECK	40PSF, DEAD LOAD = 10 P	SF)			
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16
CONNECTION DETAILS			ON CENT	ER SPACING OF FA	STENERS	1	
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	DESCRIPTION OF BUILDIN 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 BLOCKING TO SILL OR TOP (ROOF APPLICATIONS AL
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 O 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-FL 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 JO
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 BEA LUMBER LAYERS
STUD TO STUD (NOT	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL	
AT BRACED WALL PANELS)	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL	
STUD TO STUD AND ABUTTING STUDS AT	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	LEDGER STRIP SUPPORT 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 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 BUILDIN MATERIALS
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	WOOD STRUCTUR
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	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL	1-1/8" - 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	TOE NAIL	1/2" STRUCTURAL CELLULO FIBERBOARD SHEATHIN
TOP OR BOTTOM PLATE TO STUD	4-3"x0.131" NAILS 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	END NAIL	25/32" STRUCTURAL CELLUL FIBERBOARD SHEATHIN
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-3"x0.131" NAILS 3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR	FACE NAIL	1/2" GYPSUM INTERIOR COVE (R702.3.5)
	3-3"x0.131" NAILS		5/8" GYPSUM INTERIOR COVE (R702.3.5)
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES 1-3/4"	FACE NAIL	WOOD STRU
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	3/4" AND LESS
1"x8" AND WIDER SHEATHINGTO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG WIDER THAN 1"x8":	FACE NAIL	7/8" - 1"
	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		1-1/8" - 1-1/4"

K LIVE LOAD =

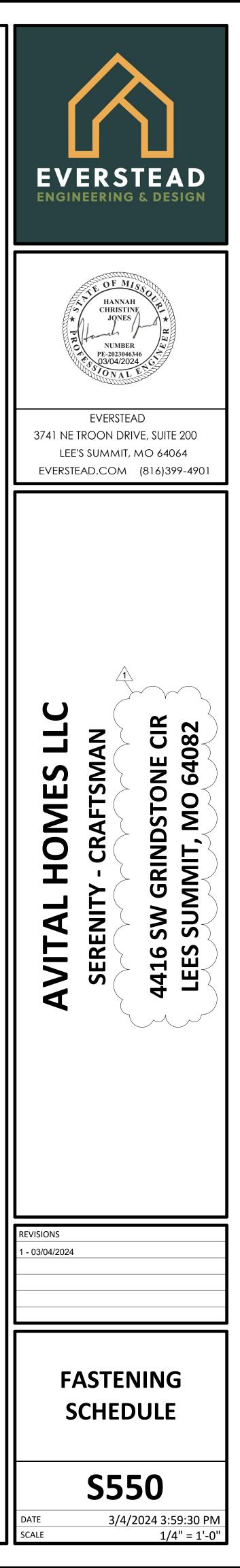
16'1 TO 18'

10

19

16

DING	NUMBER AND TYPE OF FASTENER SPACING AND LOCATIO OF FASTENERS			
	FLOOR			
ΓE, OR	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	ENAIL	
T OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL	
P PLATE ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C.	TOE NAIL	
SS TO	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	FAC	ENAIL	
OR	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND ANI	D FACE NAIL	
FLOOR &	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEA	RING FACE NAIL	
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")	O.C AT TOP END	ER AS FOLLOWS: 32 D AND BOTTOM ANE GGERED.	
EAMS, 2"	10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGG	NAIL AT TOP AND ERED 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 E SPLICE		
TING S	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, FA NAIL		
G 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		
DING	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)	
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SH PARTICLEBOARD WALL SHEATHING TO FRAMIN OOD STRUCTURAL PANEL EXTERIOR WALL SH	IG		
	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	
	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12	
	10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12	
	OTHER WALL SHEATHING		1	
LOSIC NG	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	
JLOSIC NG	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	
VERING	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7 7		
VERING	1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7	
UCTURAL	PANELS, COMBINATION SUBFLOOR UNDERLA	YMENT TO FRAMIN	G	
	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	
	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12	



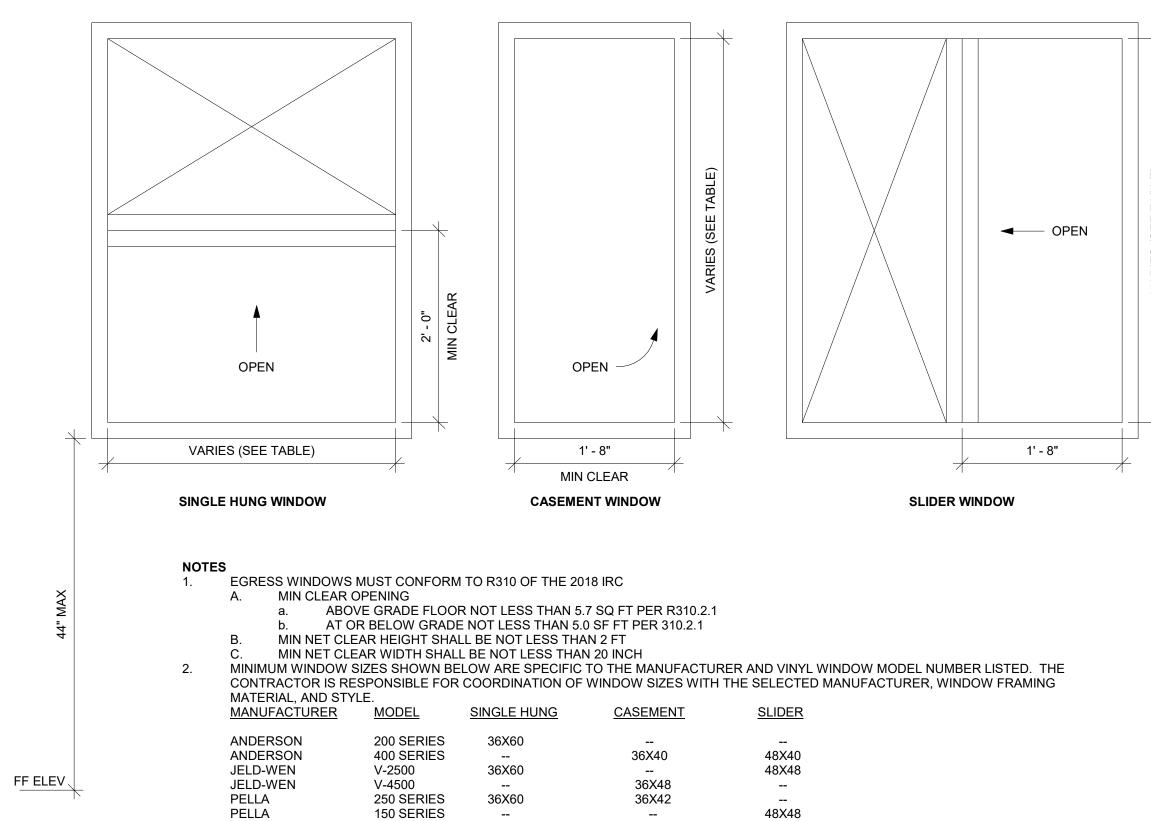
GENERAL NOTES

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 3100Fb 9.
- STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=35KSI. 10. MINIMUM HEADERS 11.

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)

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
. ,		

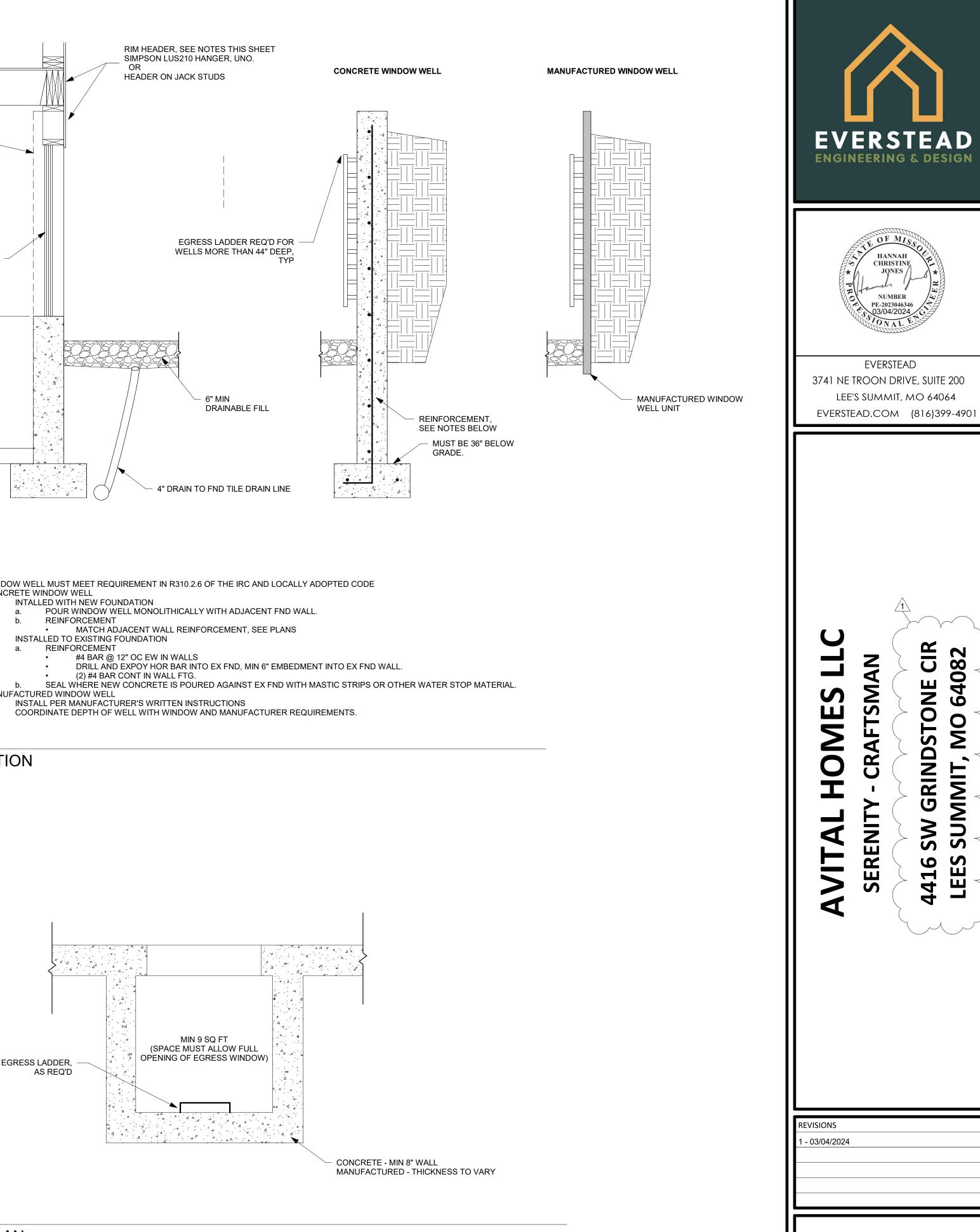


WINDOW EGRESS (NTS)

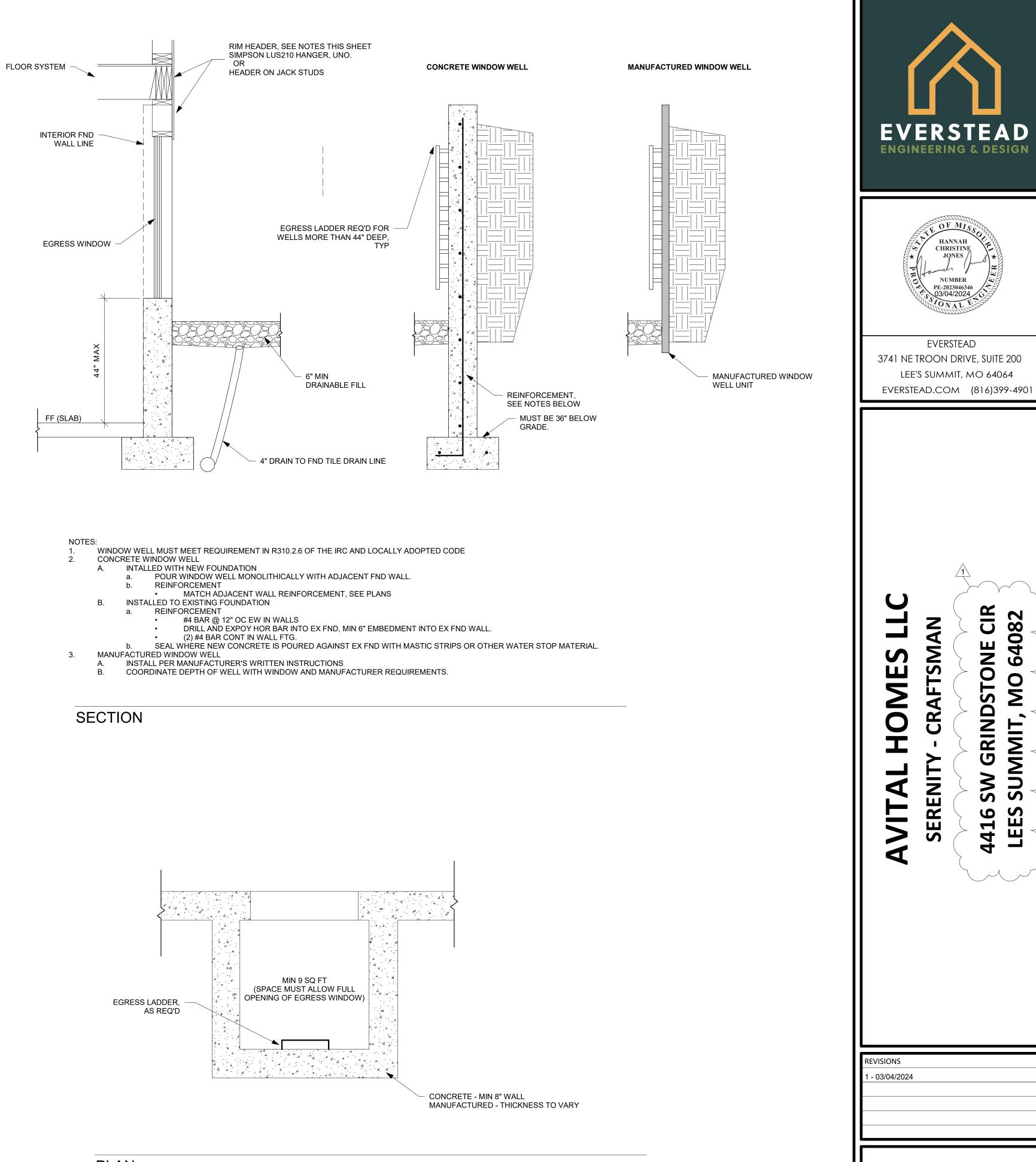
RELEASE FOR ISTRUCTION AS NOTED FOR LAN REVIEW DEVELOP ERVICES LEE'S SU 04/04/2024

WINDOW WELL FOR EGRESS (NTS)





- A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS В.
- B. INSTALLED TO EXISTING FOUNDATION
- CONCRETE WINDOW WELL Α.



EGRESS WINDOWS

S560

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