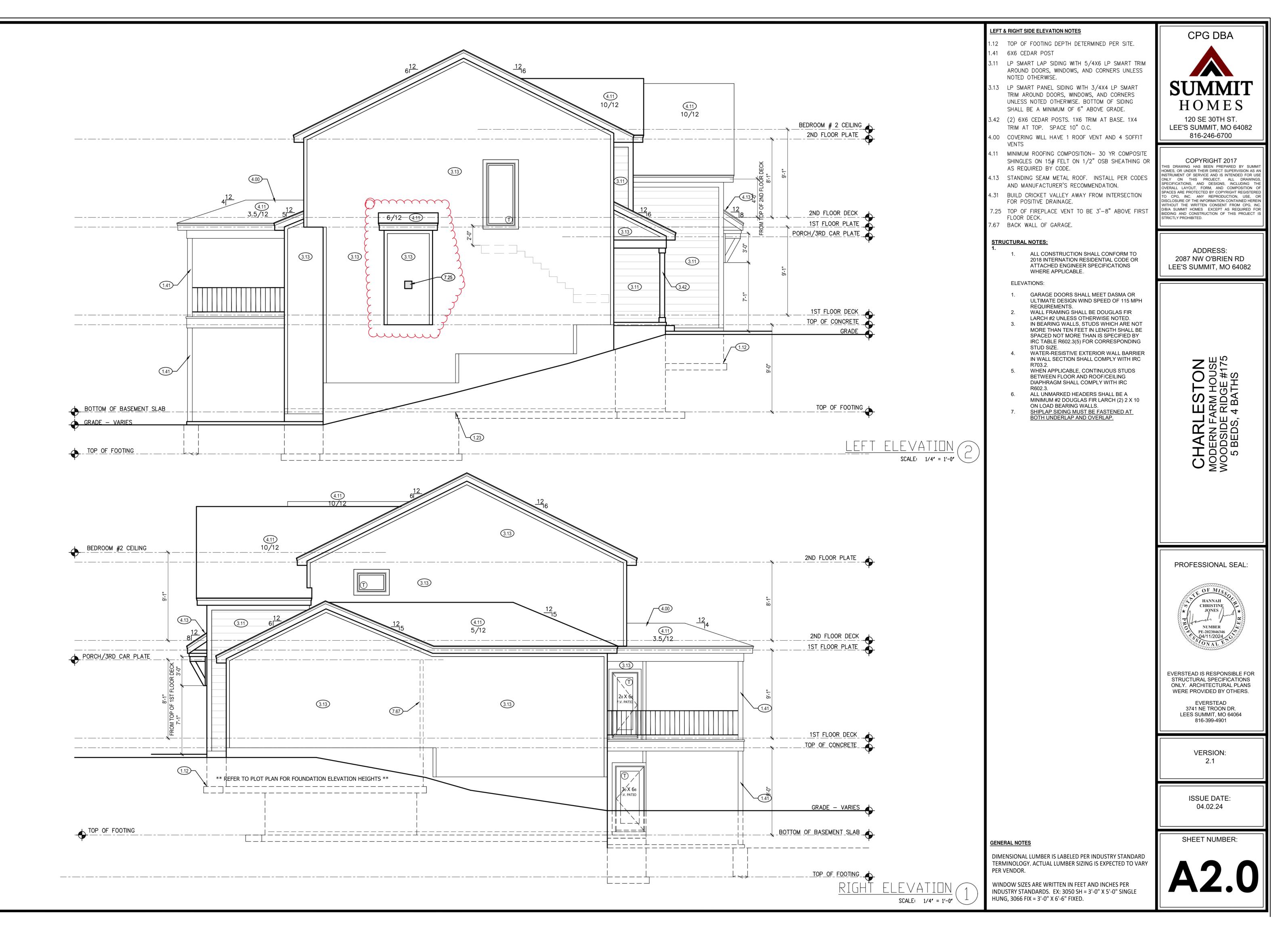


Γ	- 1. 1.	.41 6X6 CEDAR	TING DEPTH DETERMINED	PER SITE.	CPG DBA
LOWER LEVEL (4) 4040 SLIDE	R D DOOR 2X6 JAMB	5.11 LP SMART L AROUND DO NOTED OTHE	AP SIDING WITH 5/4X6 LF ORS, WINDOWS, AND CORN RWISE.	ERS UNLESS	SUMMIT
(5) 3050 SH CL (1) 3050 SH CL (1) 4040 FIX CL (4) 3066 FIX CL	R R TEMP R TEMP	TRIM AROUN UNLESS NOT SHALL BE A	PANEL SIDING WITH 3/4X4 ID DOORS, WINDOWS, AND TED OTHERWISE. BOTTOM C MINIMUM OF 6" ABOVE G BOARD AND BATTEN.	CORNERS OF SIDING	HOMES 120 SE 30TH ST. LEE'S SUMMIT, MO 64082
G UPPER LEVEL (8) 3050 SH CL (1) 3050 SH CL	OOR 2X6 JAMB 3. R R TEMP 3.	3.42 (2) 6X6 CEE	DAR POSTS. 1X6 TRIM AT P. SPACE 10" O.C.	BASE. 1X4	816-246-6700 COPYRIGHT 2017
	R TEMP	VENTS I.11 MINIMUM RO SHINGLES OF	ILL HAVE 1 ROOF VENT A OFING COMPOSITION- 30 N 15# FELT ON 1/2" OSB	YR COMPOSITE	THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR
S501 FOUNI S503 GARAG S510 FRAMI S520 DECK S530 BRACI S550 FASTE	DATION DETAILS GE/SLAB DETAILS NG STANDARDS DETAILS NG DETAILS NING SCHEDULE	AND MANUF.	EAM METAL ROOF. INSTAL ACTURER'S RECOMMENDATI EET VALLEY AWAY FROM IN	ON.	DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.
S560 EGRES	SS WINDOW				ADDRESS: 2087 NW O'BRIEN RD LEE'S SUMMIT, MO 64082
					ESTON ARM HOUSE RIDGE #175 , 4 BATHS
⊆ <u>INT ELE V</u> scale	$\frac{4 \text{TIDN}}{1/4' = 1'-0'}$	<u>BRAC</u>	<u>KEI DEIAIL</u> scale: n'	= (2)	CHARI MODERN F WOODSIDE 5 BEDS
		TERMINOLOGY. AC PER VENDOR. WINDOW SIZES AR	1BER IS LABELED PER INDUST TUAL LUMBER SIZING IS EXP E WRITTEN IN FEET AND INCI RDS. EX: 3050 SH = 3'-0" X 5 3'-0" X 6'-6" FIXED.	ECTED TO VARY HES PER	
		<u>sheet index</u> A1. Front At	ND REAR ELEVATION		PROFESSIONAL SEAL:
T			EVEL PLAN		NUMBER PE-2023046346 OVAL
			FINISHED		EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS
		MAIN FLOOR UPPER LEVEL FINISHED STAIRS ⁻ TOTAL	TO LOWER LEVEL	1381 1416 84 2823	ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901
		LOWER LEVEL - UI COVERED DECK GARAGE	UNFINISHED NFINISHED	1192 181 636	VERSION: 2.1
Ψ		ENGINEER	TRUSS	I-JOIST	ISSUE DATE: 04.02.24
		EVERSTEAD	WHEELER	NA	
-	- 1 -	NO. DATE	REVISIONS		SHEET NUMBER:
<u>AR ELEV</u> scale	$\frac{A \top I \Box N}{1/4' = 1'-0'} $		CHANGES TO FIREPLACE AND B	ASEMENI DOOR	AI.0



STRUCTURAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APLLICABLE.

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 1.
- SOIL BEARING CAPACITY SHALL BE 1500 PSF. COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL. THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE
- MINIMUM 6" FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC
- SECTION R406.
- FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405.
- BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1. ALL INTERIOR FOOTINGS OF LOAD BEARINGS WALLS AND
- COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SI AB
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C.
- AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7". IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

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

ISOLATED FOOTINGS AND COLUMN PADS

SYM PAD SIZE DEPTH REINFORCEMENT GRADE STEEL COLUMN,

MINIMUM

40 KSI STEEL

(5) #4 BAR E.W.

(6) #4 BAR E.W.

(7) #4 BAR E.W.

(8) #4 BAR E.W.

(9) #4 BAR E.W.

(10) #4 BAR E.W.

SCHEDULE 40

MIN FY = 35 KSI

3" DIAMETER

3" DIAMETER

3" DIAMETER

3" DIAMETER

3.5" DIAMETER

3.5" DIAMETER

FROM INSIDE TENSION FACE)

AND SIZE

#4 BARS @18" O.C.

#4 BARS @36" O.C.

#4 BARS @16" O.C.

#4 BARS @8" O.C.

#4 BARS @9" O.C.

#4 BARS @6" O.C.

W/ (3) #4 BARS CONT.

BLOCKING NOTE: SOLID BLOCKING BETWEEN JOISTS AT 48" O.C.

EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE

PIFR

1'-0"

1'-0"

1'-6"

42"x42" 1'-2"

48"x48" 1'-4"

54"x54" 1'-4"

60"x60"

WALL TYPE

3'-6" TRENCH FOOTING

< 6'-0" WALL

8'-0" WALL

9'-0" WALL

10'-0" WALL

11'-0" WALL

12'-0" WALL

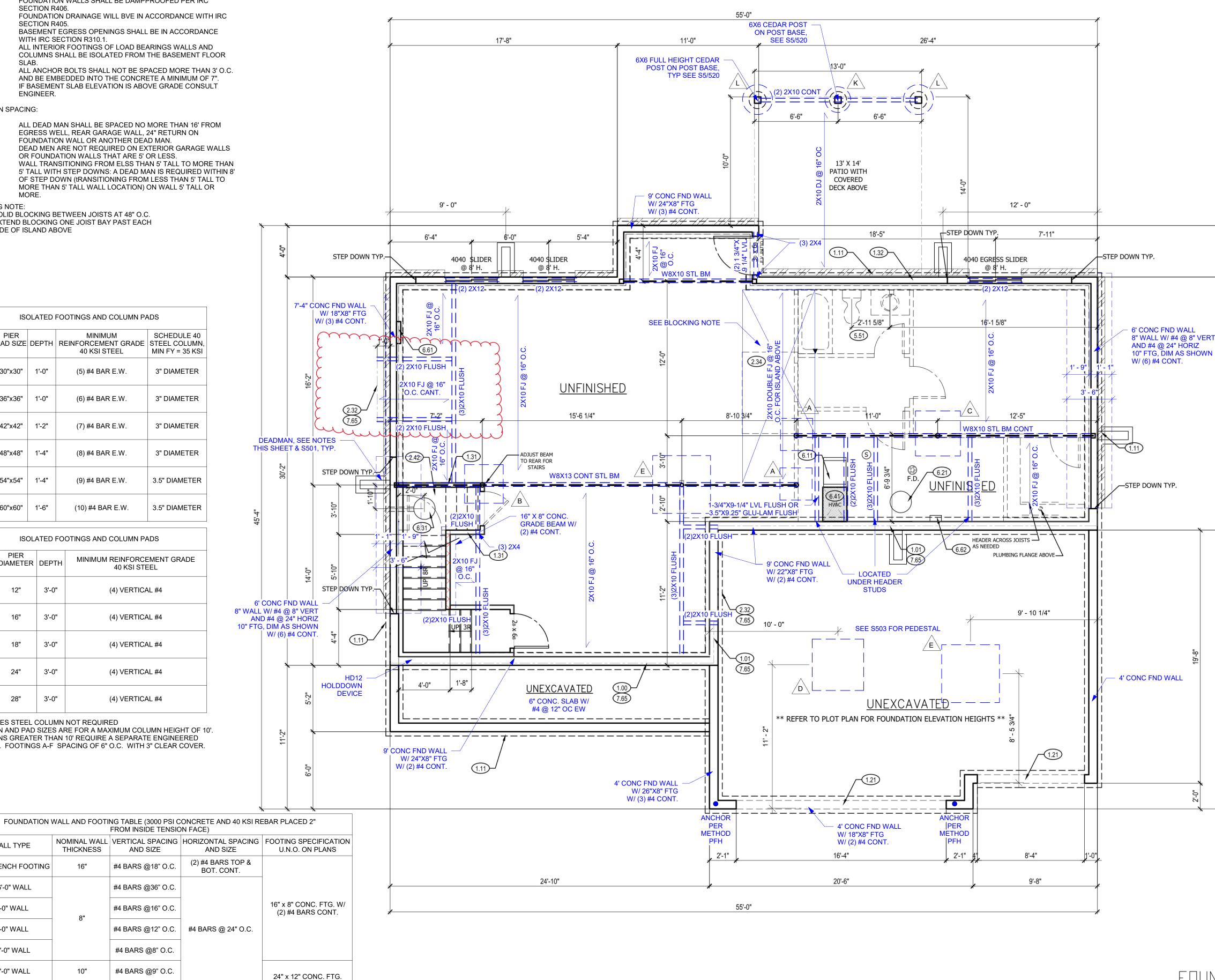
∕A∖ | 30"x30" |

∕B∖ | 36"x36" ∣

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. ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.



	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				

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

COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED

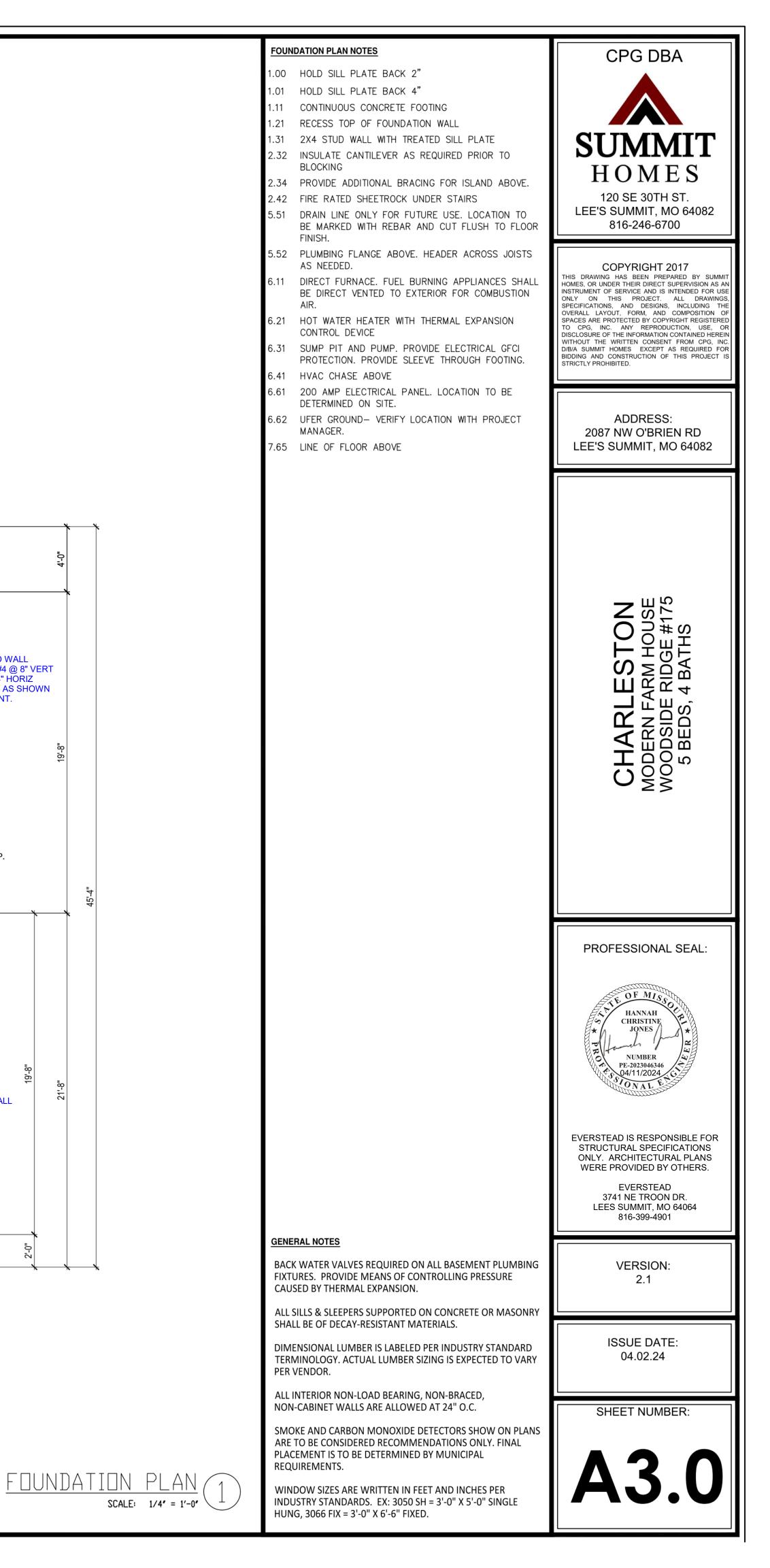
*DENOTES STEEL COLUMN NOT REQUIRED

THICKNESS

16"

10"

10"



GENERAL PLAN NOTES

- 1. 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. 4.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O. 5. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL 6.
- 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 8.
- 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. 10. 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 11.
- 12. 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 2.
- CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5 3. FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF
- R602.10.7 AND DETAIL 9-S400. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE 4 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)

//////////////////////////////////////	RACING LIB PER II	RC R602.10	
Μ	INIMUM LIB LENG	TH PER 2018 IRC TABLE R6	302.10.5:
	• 55"	- 8' TALL WALL HEIGHT	
	• 62" -	- 9' TALL WALL HEIGHT	

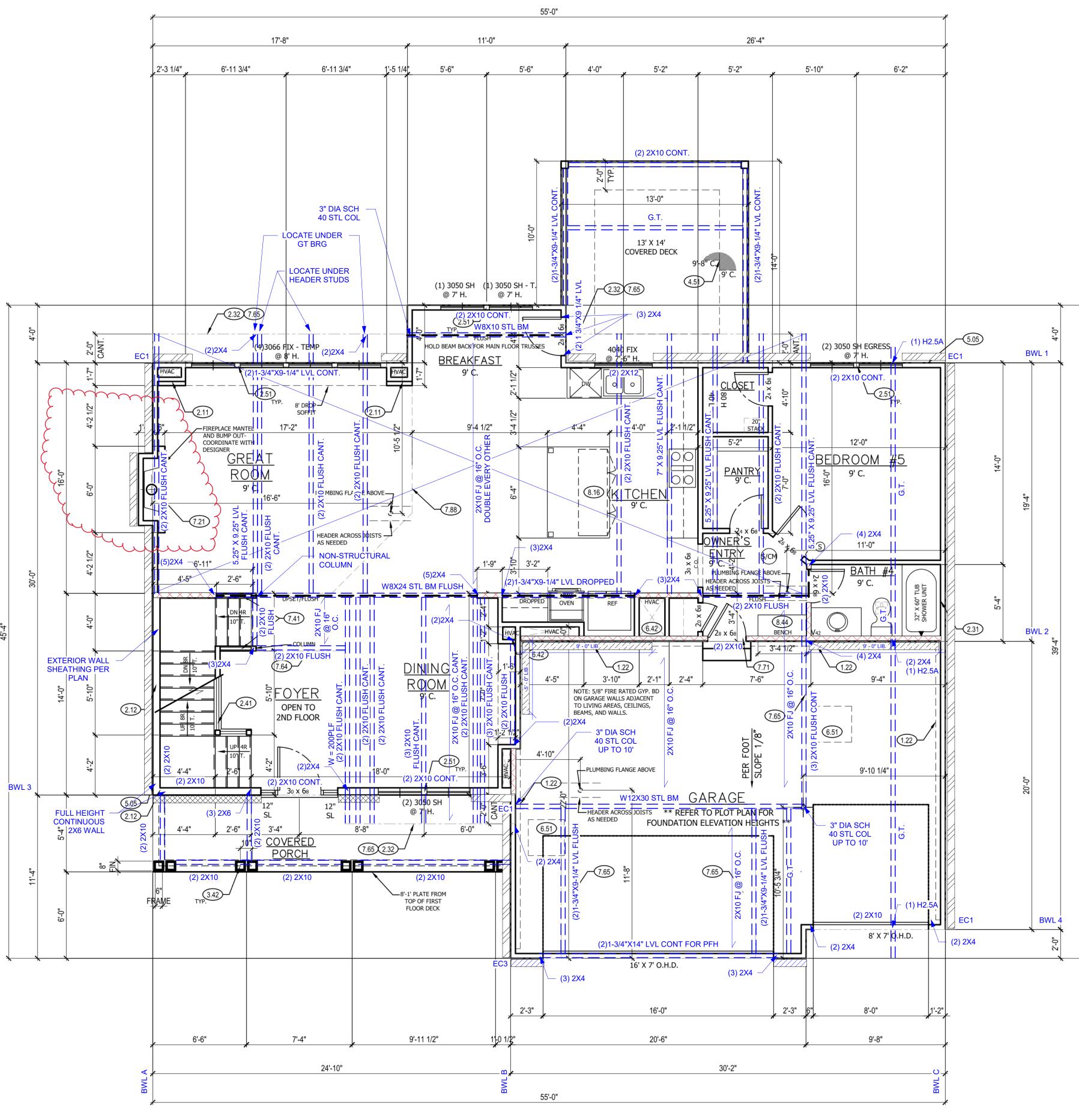
• 69" - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

ENGINEERED BRACING

3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN, 8D FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT TOP AND BASE OF WINDOWS.

AI	RC TABLE N1102.1.	2 (R402.1.2) II	NSULATION AND F	ENESTRATION	REQUIREMI	ENTS BY COMPO	ONENT (PAR	TIAL) AND ENERC	GY CONSERVATION	ON CODE COMPLIA	NCE
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



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

	MAIN	FLOOR PLAN NOTES	CPG DBA
	1.22	EXPOSED TOP OF FOUNDATION WALL.	
	2.11	DOUBLE 2X4 STUD WALL	
	2.12 2.31	2X6 STUD WALL SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON	
		EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR	
	2.32	TUB/SHOWER UNIT	SUMMIT
	2.02	BLOCKING	HOMES
	2.41	CURB STAIR SYSTEM WITH OPEN HANDRAILS	120 SE 30TH ST.
	2.51 3.42	3 STUDS BETWEEN WINDOW UNITS (2) 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4	LEE'S SUMMIT, MO 64082 816-246-6700
	0.12	TRIM AT TOP. SPACE 10" O.C.	010-240-0700
	4.51	SINGLE BOX VAULT	
	5.05 6.42	HOSE BIBB HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS	COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN
	0.72	AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR	INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE
	6.51	HVAC ACCESS. 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4"	OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED
	0.01	BACKER BOARD AND 2 LATCHES. BUMP TRUSSES	TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC.
	7.11	FOR ATTIC ACCESS. 8" SQUARE COLUMN	D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.
	7.21	DIRECT VENT FIREPLACE. INSTALL PER	
		MANUFACTURER'S RECOMMENDATIONS. FIREPLACE	
		PLATFORM DIMENSIONS 7 $\frac{3}{4}$ " TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND	
	7 11	PLATFORM.	2087 NW O'BRIEN RD LEE'S SUMMIT, MO 64082
	7.41 7.64	OPEN HANDRAILS LINE OF BALCONY ABOVE	
	7.65	LINE OF FLOOR ABOVE	
	7.71	20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES	
	7.88	CHANGE IN FLOORING MATERIAL	
	8.16	CUSTOM ISLAND WITH LEGS - SEE PLAN FOR	
	8.44	DETAILS BENCH WITH COAT HOOKS	
	0.77		
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		<u>RAL NOTES</u>	PROFESSIONAL SEAL:
	WIN	<u>RAL NOTES</u> DOWS TO COMPLY WITH IRC R312.2 FOR FALL	PROFESSIONAL SEAL: Image: Description of the second seco
	WINI PROT	DOWS TO COMPLY WITH IRC R312.2 FOR FALL FECTION.	PROFESSIONAL SEAL: PROFESSIONAL SEAL:
	WINI PROT ALL E INTE	DOWS TO COMPLY WITH IRC R312.2 FOR FALL	PROFESSIONAL SEAL: Image: Description of the second seco
	WINI PROT ALL E INTEI OTHI ALL I NON	DOWS TO COMPLY WITH IRC R312.2 FOR FALL FECTION. EXTERIOR WALLS, INTERIOR BEARING WALLS, AND RIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED ERWISE. NTERIOR NON-LOAD BEARING, NON-BRACED, -CABINET WALLS ARE ALLOWED AT 24" O.C.	PROFESSIONAL SEAL: PROFESSIONAL SEAL:
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GENERAL PLAN NOTES

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- 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. 10. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING
- ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND 11. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
- 12. 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)

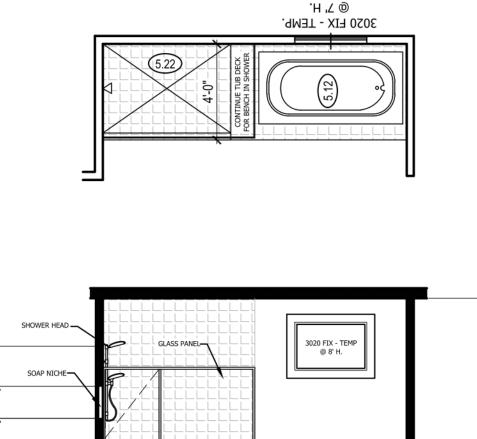
	,				
BRACING L	IB PER IRC	R602	.10		
MINIMUM L	IB LENGTH	PER :	2018 IRC ⁻	TABLE R	602.10.5:
•	55" - 8'	TALL	WALL HE	IGHT	
•	62" - 9'	TALL	WALL HE	IGHT	

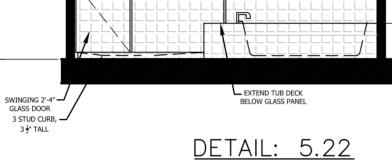
• 69" - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

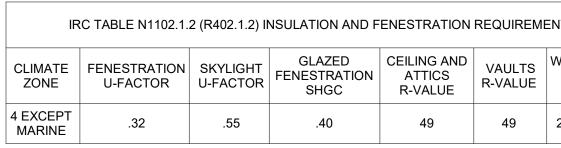
ENGINEERED BRACING

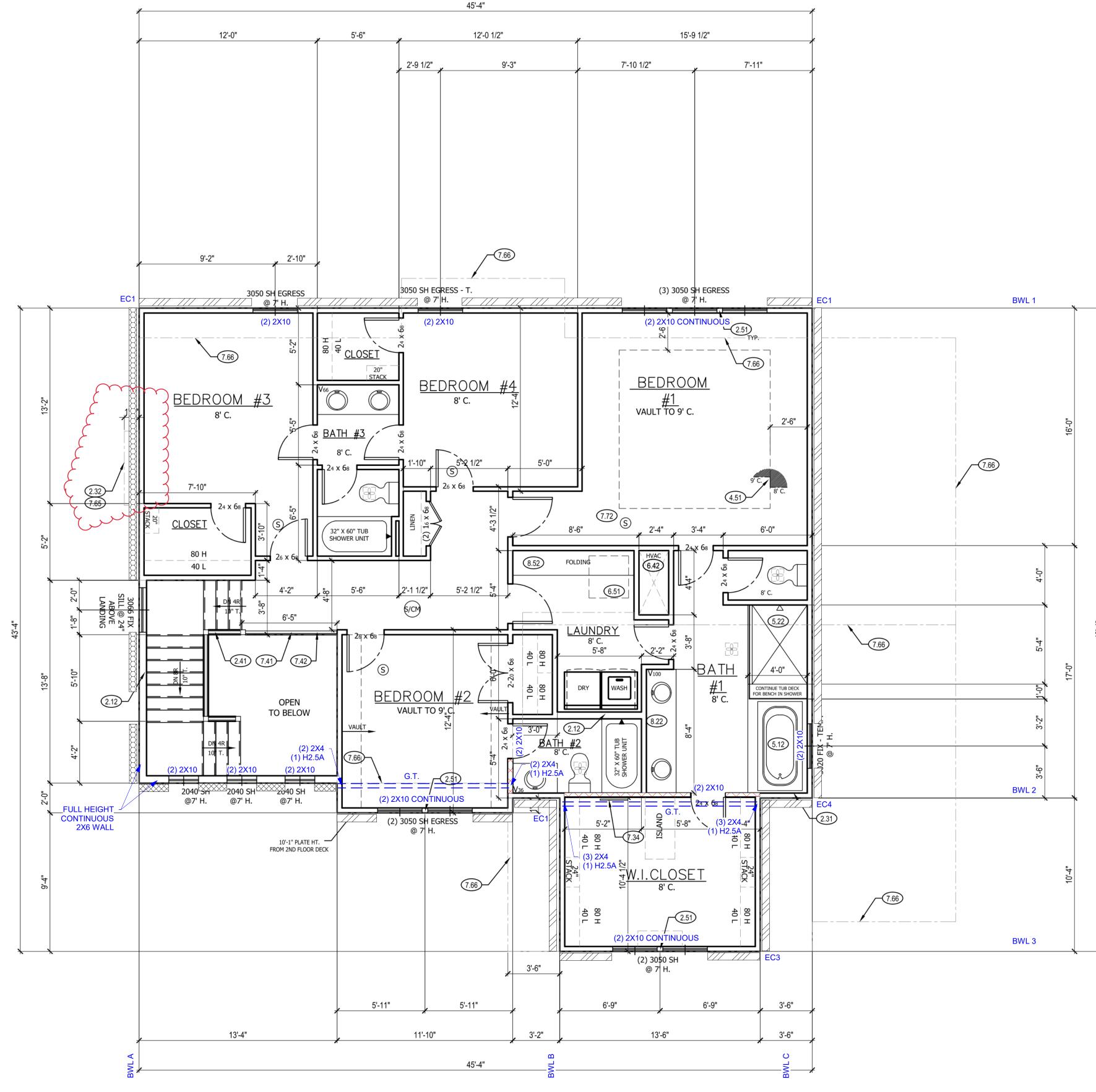
3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN, 8D FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD, INSTALL BLOCKING AT TOP AND BASE OF WINDOWS.



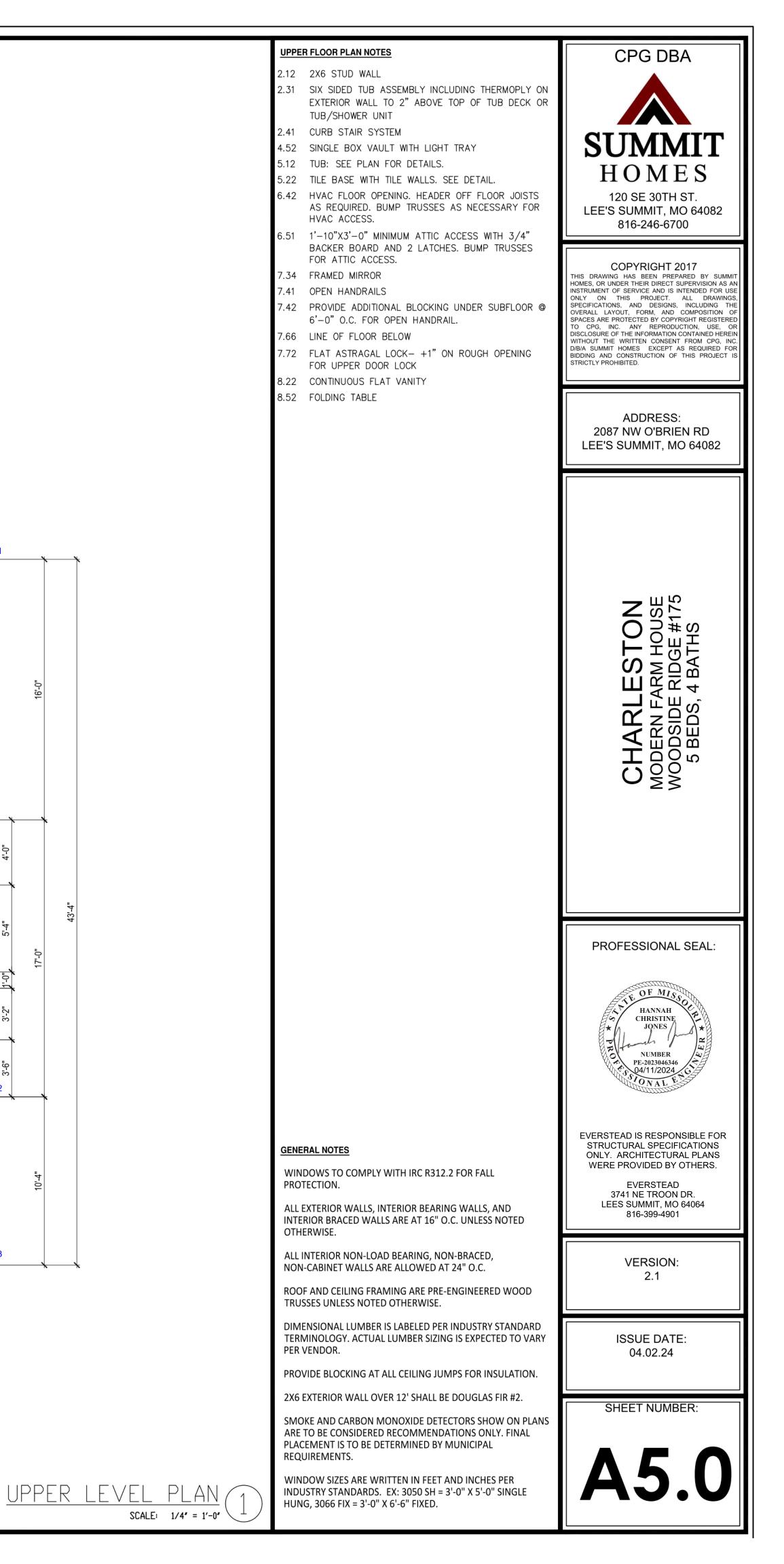








ITS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE						
WOOD FRAME WALL R-VALUE FLOOR R-VALUE BASEMENT WALL R-VALUE SLAB R-VALUE CRAWL SPACE & DEPTH WALL R-VALUE DUCTWORK R-VALUE						
20 OR 13+5H	19	10/13	10, 2 FT	10/13	8	



TRUSS FRAMED ROOF NOTES

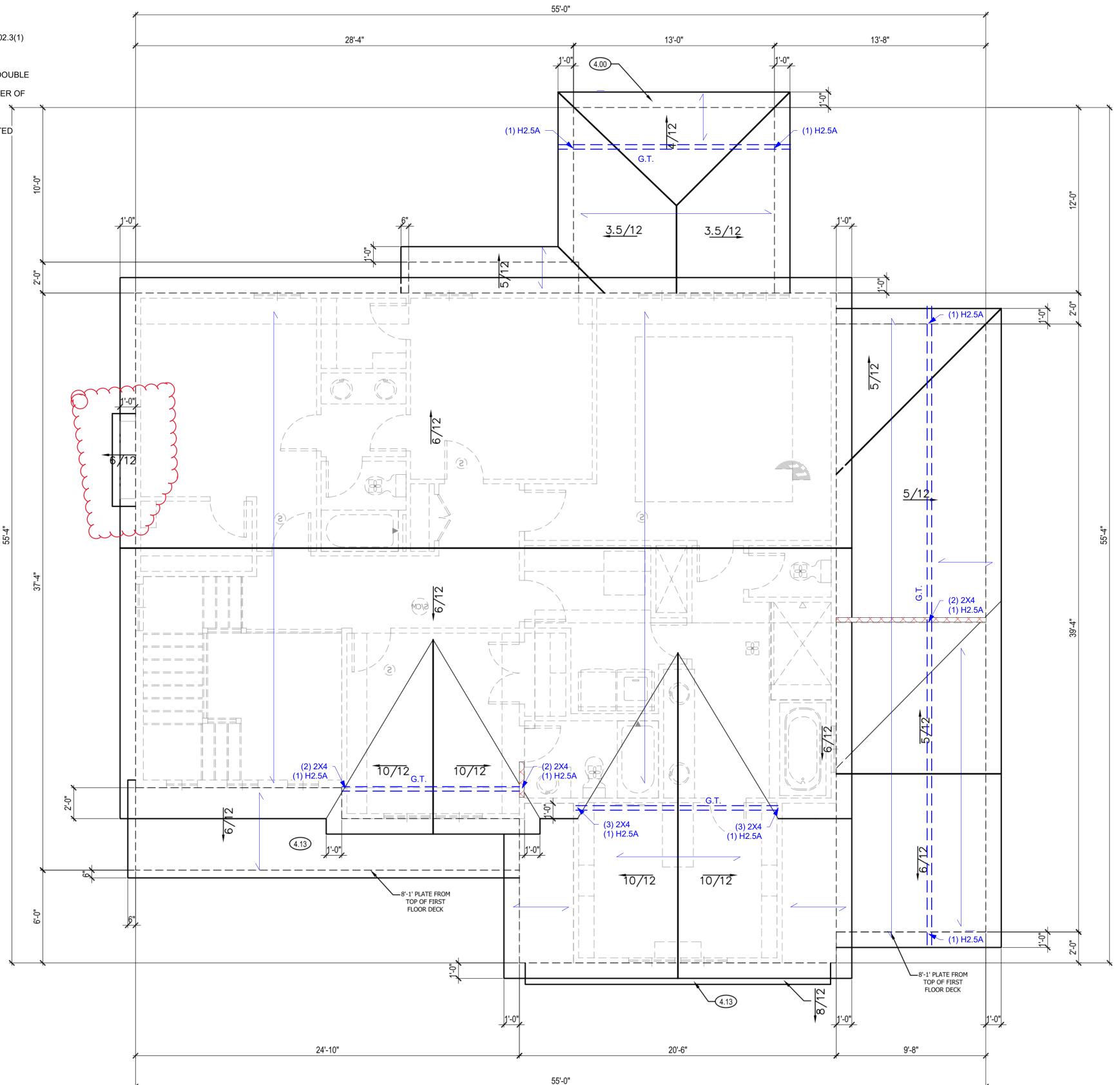
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING. ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
- 4. CONSULT ENGINEER IF TRUSSES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

TRUSS SCREWS

Β.

- TRUSS SCREWS MAY BE USED INSTEAD OF THE FASTENING NOTED IN TABLE R602.3(1) TRUSS SCREWS MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BASIS OF DESIGN SHOWN ON PLANS:
- A. LENGTH: 6"
 - FASTENED THROUGH THE BOTTOM SIDE OF A #2 DOUGLAS FIR LARCH DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS
 - a. (1) 6" SCREW MIN 835 LBS UPLIFT WHEN INSTALLED IN THE CENTER OF THE TOP PLATE ON A MAX 20 DEG. ANGLE FROM VERTICAL
 - b. (2) 6" SCREWS MIN 1195 LBS UPLIFT WHEN BOTH SCREWS ARE
 - INSTALLED VERTIALLY INTO TRUSS.
- 4. TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.

- INTERIOR LOAD BEARING WALL



ROOF PLAN NOTES CPG DBA 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE. **SUMMIT** 4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION. HOMES 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700 COPYRIGHT 2017 HIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED O CPG, INC. ANY REPRODUCTION, USE, O DISCLOSURE OF THE INFORMATION CONTAINED HERE WITHOUT THE WRITTEN CONSENT FROM CPG. INC D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED. ADDRESS: 2087 NW O'BRIEN RD LEE'S SUMMIT, MO 64082 STON HOUSE GE #175 THS N≥ŏ¤ $\Pi \mathbb{K} \mathbb{K}^4$ ARLI ERN FA DSIDE I BEDS, 4 **U** PROFESSIONAL SEAL: E OF MIS. VENTILATION AREA UPPER ROOF 1706 HANNAH CHRISTINE 380 LOWER ROOF JONES / NUMBER PE-2023046346 504/11/2024 SIONAL E GENERAL NOTES ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF EVERSTEAD IS RESPONSIBLE FOR TRUSSES. STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS. EVERSTEAD 3741 NE TROON DR. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR LEES SUMMIT, MO 64064 EACH SEPARATE SPACE BY VENTILATING OPENINGS 816-399-4901 PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL VERSION: NOT BE LESS THAN 1/150 OF THE AREA OF SPACE 2.1 VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED THE REQUIRE AREA MAY BE REDUCED TO 1/300. ISSUE DATE: BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR 04.02.24 POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS. DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY SHEET NUMBER: PER VENDOR. HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION. ROOF PLAN PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS. SCALE: 1/4" = 1'-0"

А.	GENERAL NOTES IRC 2018	C.5	CONCRETE (CONT.)	
A.1	PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE		CONCRETE MIX TO UTILIZE A MAXIMUM WATE APPLICATIONS. ADMIXTURES SHALL NOT COI	ER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL
	ENGINEER OF RECORD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. THE ENGINEER OF RECORD MAY REQUIRE REVISED DRAWING OR CALCULATIONS			SURFACE SHOULD BE ROUGHENED TO A MINIMUM
	AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.		OF 1/4 INCH AMPLITUDE.	
A.2	LOADING ASSUMPTIONS		REBAR PLACEMENT SHALL BE AS FOLLOWS: CONCRETE CAST AGAINST AND PERM	IANENTLY EXPOSED TO EARTH 3.0 IN CLR
	DEAD ROOF 10 PSF UNO		CONCRETE CAST AGAINST AND PERM CONCRETE EXPOSED TO EARTH OR \ NOT EXPOSED TO WEATHER OR GRO	WEATHER 1.5 IN CLR
	ROOF + CEILING (NO STORAGE)15 PSFROOF + CEILING (STORAGE)20 PSF		 SLABS, WALLS, JOISTS BEAMS, COLUMNS 	3/4 IN CLR 1.5 IN CLR
	CEILING JOISTS (STORAGE) 10 PSF EXTERIOR BALCONY / DECK 10 PSF		CONCRETE MIX DESIGN SHALL BE 6% (±1%) A WALLS, OR FLATWORK EXPOSED TO WEATH	NR-ENTRAINED FOR GARAGE SLABS, FOOTINGS,
	INTERIOR FLOOR (MAIN FLOOR)15 PSFINTERIOR FLOOR (UPPER FLOORS)10 PSF8" THICK MASONRY WALL96 PSF		SHORING AND SUPPORTING FORMWORK SHA	
	6" THICK MASONRY WALL 72 PSF EXTERIOR LIGHT FRAMED WOOD WALLS 15 PSF			EACHES 70% OF STRENGTH DETERMINED BY
	INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD) LIVE			/ GRADE SPACE SHALL BE DAMPPROOFED. THE EDGE OF THE FOOTING TO THE FINISHED GRADE.
	ROOF LIVE LOAD 20 PSF FLOOR LIVE LOAD 40 PSF (HABITABLE) SADAGE 50 PSF (WITH 0000 LD POINT LOAD)	C.6	CONCRETE WALLS WITH REINFORCEMENT STEEL	
	GARAGE50 PSF WITH 2000 LB POINT LOADSTORAGE20 PSF (UNINHABITABLE)GUARDRAIL:20 PSF (UNINHABITABLE)		REINFORCING STEEL SHALL CONFORM TO AS	STM A615, GRADE 40.
	CONTINUOUS LINEAR 50 PLF MAXIMUM POINT 200 LBS		SMOOTH BARS OR WELDED WIRE FABRIC SH	
	SNOW		90 DEG. HOOK SHOWN IN DRAWINGS SHALL I	
	GROUND SNOW LOAD 20 PSF		 STRAIGHT EXTENSION LENGTH = 12X BEND DIAMETER = 12X BAR DIA. 	BAR DIA.
	WIND VELOCITY 115 MPH EXPOSURE CATEGORY B		HOOKED DOWELS:	
В. В.1	SOIL AND SITE ASSUMPTIONS FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR			NS TO WALL SHALL BE PROVIDED TO MATCH XTENDED TO 3" CLEAR FROM BOTTOM OF
0.1	KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL		 HOOKED DOWELS MATCH SLAB REIN FOUNDATION. 	FORCING FROM SLAB TO WALLS OR SLAB TO
	(SILTY CLAY) AS DEFINED BY 2018 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING THE ENGINEER OF		PROVIDE (2) - #5 BARS AROUND PERIMETER (OF ALL SUSPENDED SLABS.
B.2	RECORD. ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.		IN ACCORDANCE WITH TABLE R608.5.4(1) AND	RCEMENT, THE LENGTH OF LAP SPLICE SHALL BI D FIGURE R608.5.4(1). THE MAXIMUM GAP A LAP SPLICE SHALL NOT EXCEED THE SMALLER
В.3	LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED		 OF ONE-FIFTH THE REQUIRED LAP LENGTH A TOP HORIZONTAL REINFORCEMENT SHALL B 	ND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].
B.4	ACTIVE 60 PSF AT REST 100 PSF SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF		WALL.	TERMINATE AT THE END OF THE WALL WITH A
D.4	0.5% (6" IN THE FIRST 10'-0"). ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.		STANDARD HOOK	
C.	FOUNDATION NOTES	C.7	COLD WEATHER CONCRETE COLD WEATHER IS DEFINED AS THREE CONS	
C.1	FOUNDATION ANCHORAGE (IRC R403.1.6)		TEMPERATURE DROPS BELOW 40 DEGREES	FAHRENHEIT AND NOT ABOVE 50 DEGREES
	• SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.		COLD WEATHER CONCRETE WORK SHALL CO	ONFORM TO ACI 306.
	BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.		ALL MATERIALS AND EQUIPMENT REQUIRED PROJECT SITE BEFORE COLD WEATHER CON	FOR PROTECTION SHALL BE AVAILABLE AT THE
	THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED			HE SUPPLIER SHALL AT A MINIMUM REACH THE
	 WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS OF THE END OF EACH PLATE SECTION. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. 			STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI -
	(NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG BOLT).		THE TEMPERATURE OF CONCRETE AT PLACE FAHRENHEIT .	EMENT SHALL BE A MINIMUM OF 55 DEGREES
	• WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.		THE MINIMUM CONCRETE TEMPERATURE AT DEGREES FAHRENHEIT.	THE TIME OF MIXING SHALL NOT BE BELOW 65
C.2	CONCRETE SLABS CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE		ALL SNOW. ICE AND FROST MUST BE REMOV	ED PRIOR TO PLACING CONCRETE.
	 CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT EXCEED 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH: 		THE CONTRACTOR SHALL PROVIDE ADEQUA EREEZING AND MAINTAIN A CONCRETE TEME	TE PROTECTION FOR CONCRETE AGAINST PERATURE OF 55 DEGREES FAHRENHEIT FOR A 72
	THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.		HOUR PERIOD AFTER CONCRETE PLACEMEN INSULATING BLANKETS AND/OR THE USE OF	T. THIS MAY BE ACHIEVED WITH THE USE OF
	 THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN. 		LESS THAN 35 DEGREES FAHRENHEIT.	ACEMENT OF SLAB OR FOOTINGS SHALL NOT BE
	 STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. 			RADE AND ADEQUATE DRAINAGE AWAY FROM
	SLABS AT MAX 4'-0" OVER-DIG ADJACENT T0 FOUNDATION WALL:	C.8	FOOTNOTES	FREEZING.
	• WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB.			
	SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL.		 8" WALL – MINIMUM 2" FROM TENSION 10" WALL – MINIMUM 6-3/4" FROM THE 	I FACE OUTSIDE FACE
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3)		 EXTEND BARS TO WITHIN 8" OF THE T HORIZONTAL REINFORCEMENT: 	OF OF THE WALL
	 A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE, (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED 		ONE BAR SHALL BE PLACED WITHIN 1	
	ACCESSORY BUILDINGS).		HORIZONTAL BARS SHOULD BE AS CL	ACED WITH SPACING NOT TO EXCEED 24" O.C. LOSE TO THE TENSION FACE AS POSSIBLE
C.4	FOOTINGS		SUPPLEMENTAL REINFORCEMENT AT	AL REINFORCEMENT (I.E. 2" FROM INSIDE FACE) CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 ENINGS. PLACE REINFORCEMENT WITHIN 6" OF
	THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).		THE EDGE OF INSIDE CORNERS.	
	 FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0" OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12". 		EXCEED A DEPTH OF MORE THAN 24" BELOW	HICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT ' THE TOP OF THE WALL FOR WALL THICKNESS M 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALI
	• EXTERIOR WALLS, BEARING WALLS, COLUMNS AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SAFELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR SHALL BE ENGINEERED DESIGN.			MORE THAN 16-0" LONG SHALL BE PROVIDED ALL LENGTH SHALL BE MEASURED USING INSIDE SECTING WALLS (SEE TYPICAL DEAD MAN
	 FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. 		MINIMUM SPECIFIED COMPRES	SIVE STRENGTH OF CONCRETE LE R402.2
	THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO DROVIDE SAFE SUPPORT OF THE STRUCTURE		TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENG FOR SEVER WEATHERING POTENTIAL
	 PROVIDE SAFE SUPPORT OF THE STRUCTURE. SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND 		BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500
C.5	"FOOTING JUMP" DETAILS.		BASEMENT SLABS AND INTERIOR SLABS ON	2,500
0.0	ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.		GRADE, EXCEPT GARAGE FLOOR SLABS BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR	
	• THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC		WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
	TABLE R402.2.		PORCHES, CARPORT SLABS AND STEPS	

EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS

SUSPENDED SLABS

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

FOLLOWS:

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

STEEL

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

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

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

COMPRESSIVE STRENGTH OF CONCRETE

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

D.1

FRA	MING/STRUCTURE			
FRA	MING NOTES			
•	ALL TREATED LUMBER SIZ	ES ARE DOUGLAS FIR-I	ARCH #2 UNLESS O	THERWISE NOTED.
•	ALL NON TREATED LUMBE PINE UNLESS OTHERWISE		SIZES ARE #2 TREAT	ED SOUTHERN YELLOW
•	ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD BEARING WALLS.			
•	ALL HEADERS/BEAMS TO SHALL BE PROVIDED AT A			
•	DOUBLE JOIST UNDER PA	RALLEL INTERIOR NON-	LOAD BEARING WAL	LS.
•	CANTILEVERS, OVER BEAI	MS AND DOOR JAMBS S	HALL BE BLOCKED.	
•	ANY WOOD MEMBER IN CO ATTACHED TO) SHALL BE			R THE FURRING THEY ARE
•	IN BEARING WALLS, STUD SPACED NOT MORE THAN SIZE. THOSE STUDS GREA PROFESSIONAL ENGINEEI	IS SPECIFIED IN IRC TA TER THAN 10'-0" FEET I	BLE R602.3(5) FOR T N LENGTH SHALL BE	HE CORRESPONDING STUD
•	ALL WOOD STRUCTUAL PA SPECIFICATION AND SUPF OCCUR OVER SUPPORTS ADJACENT PANELS. PROV MOISTURE CONTENT SHA	PLEMENTS OF THE APA AND SHALL BE STAGGE 'IDE 1/8" INCH SPACE AT	OR EQUIVALENT. ALI RED ONE HALF PAN PANEL ENDS. WOO	PANEL END JOINTS SHALL
•	OR BETTER. EXTERIOR WALLS EXTERIOR OSB SH EDGES, 12" O. C. IN 2X4 OR 2X6 INTERI LOAD BEARING, BF PLY BEING FIELD A FIELD APPLIED LAN LOAD BEARING HE LOAD BEARING HE THE TOP PLATE W INTERIOR NON LOAD DOUBLE TOP PLATE NON LOAD BEARING CLEAR HEIGHT IS 3 ALL LUMBER IN CONTACT PRESSURE TREATED (PT) FIELD APPLIED SIL BOTTOM (SOLE) PI ALL PRESSURE TREATED PRESSURE TREATED PRESSURE TREATED PRESSURE TREATED	TO BE CONTINUOUSLY TO BE CONTINUOUSLY EATHING TO BE FASTEI I THE FIELD. OR LOAD BEARING WAI RACED, AND SHEAR WA PPLIED WITH A MIN. 24' P SPLICED TOP PLATE: I FADERS PER HEADER SI FADERS TO BE FABRICA ITH CRIPPLE FRAMING I AD BEARING WALLS: DF TE IS NOT REQUIRED FO SPACING CAN BE 24" O. IG WALLS NOT REQUIRED ABOVE 22" OR LESS FOR NON-L WITH MASONRY OR OT L PLATE: PT DF-L #2 LATE IN CONTACT WITH WOOD SHALL BE PRESS IRE TREATMENT SHALL ON R317. ALL LUMBER <	TED BY CODE: DOUG SHEATHED WITH MINNED WITH 8D COMMO LLS DF-L #2 OR BETT LLS, REQUIRE A DOU LAP SPLICE DF-L #2 OR BETTER CHEDULE OR AS SHO TED WITH THE HEAD BELOW AS NEEDED I G-L #2 STUD GRADE O FL #2 ST	ON NAILS; 6" O. C. AT PANEL ER. JBLE TOP PLATE. THE TOP OWN ON FRAMING PLANS. ER AT THE UNDER SIDE OF JNO. OR BETTER AD BEARING WALLS WALL STUD SPACING FOR GS WHERE THE VERTICAL S. TO WEATHERING TO BE #2 H WATER-BORNE REQUIREMENTS OF AWPB, HED GRADE SHALL BE TED WOOD SHALL BE HOT- N BRONZE OR COPPER. I PRESSURE TREATED TURER'S
		C-COATED GALVANIZED		LENT, SHALL BE USED. FOR
	ENGINEE	RED LUMBER MIIMUM D		
		F₅ (PSI)	E (PSI)	F _v (PSI)
	LVL	3100	1.9X10 ⁶	285
	DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180
	GLU-LAM	2400	1.8X10 ⁶	230
STRI	JCTURAL STEEL			
•	STEEL DESIGN, FABRICAT STEEL CONSTRUCTION.	ION, AND ERECTION SH	ALL CONFORM WITH	AMERICAN INSTITUTE OF
•	STEEL PIPE COLUMNS SH	ALL BE A MINIMUM OF S	CHEDULE 40.	
•	STEEL GRADE AND SPECI HOLLOW STRUCTU CHANNELS, PLATE WIDE FLANGES: STEEL PIPE COLUI ANCHOR RODS:	JRAL SECTIONS: S, ANGLES, AND COLUN		ASTM A500 (F _Y = 46 KSI) ASTM A36 (F _Y = 36 KSI) ASTM A992 (F _Y = 50 KSI) ASTM A53 GR.B (F _Y = 35 KSI) ASTM F1554 (F _Y = 36 KSI)

BOLTS SHALL CONFORM TO ASTM A307

WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED OTHERWISE

ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

E. <u>GLAZING</u>

D.2

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

F. <u>STAIRWAYS</u>

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

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

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

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

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

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

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

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

<u>GARAGES</u>

G.

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

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

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

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

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

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

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

<u>ROOF</u>

Н.

1.2

Κ.

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THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM).

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

ROOF IS ENGINEERED TO COMPLY WITH IRC R802.

ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2

MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.

ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2:

"APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL."

SAFETY REQUIREMENTS

I.1 EMERGENCY EGRESS AND RESCUE

PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".

SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

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

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

ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER IRC R315.

J. <u>ENERGY REQUIREMENTS</u>

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

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

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

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

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

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

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

ABBREVIATIONS

AFF: ABOVE FINISHED FLOOR

CLR: CLEAR

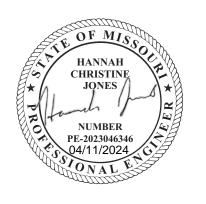
FV: FIELD VERIFY

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

CFM AS REQUIRED PER IRC M1503.6.

- PLF: POUNDS PER LINER FOOT PSF: POUNDS PER SQUARE FOOT
- PSI: POUNDS PER SQUARE INCH UNO: UNLESS NOTED OTHERWISE

ENGINEERING & DESIGN



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

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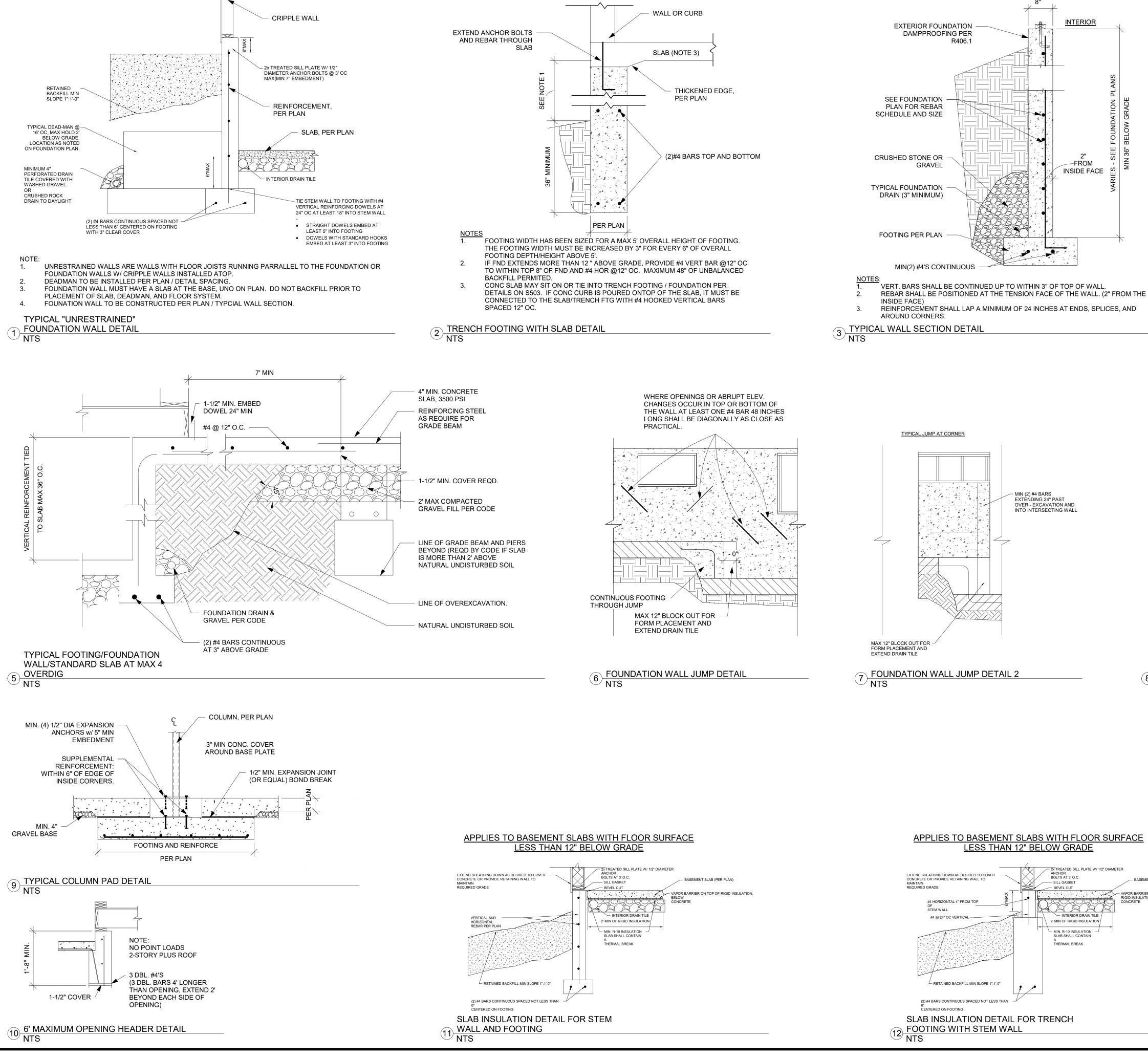
REVISIONS

DATE SCALE

STRUCTURAL **GENERAL NOTES**

SOOO

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



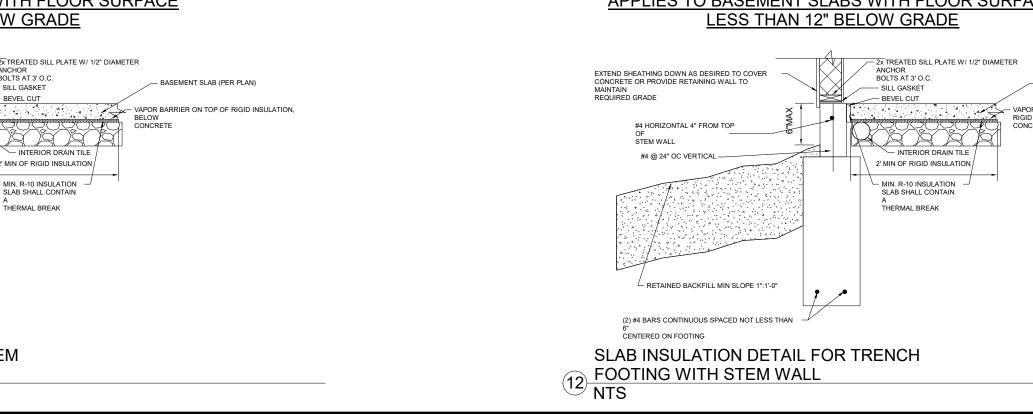
BLOCK FIRST THREE JOIST BAYS @ 24" OC WHER FJ RUN PARALLEL

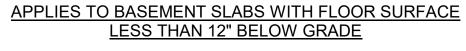
FJ, PER PLAN

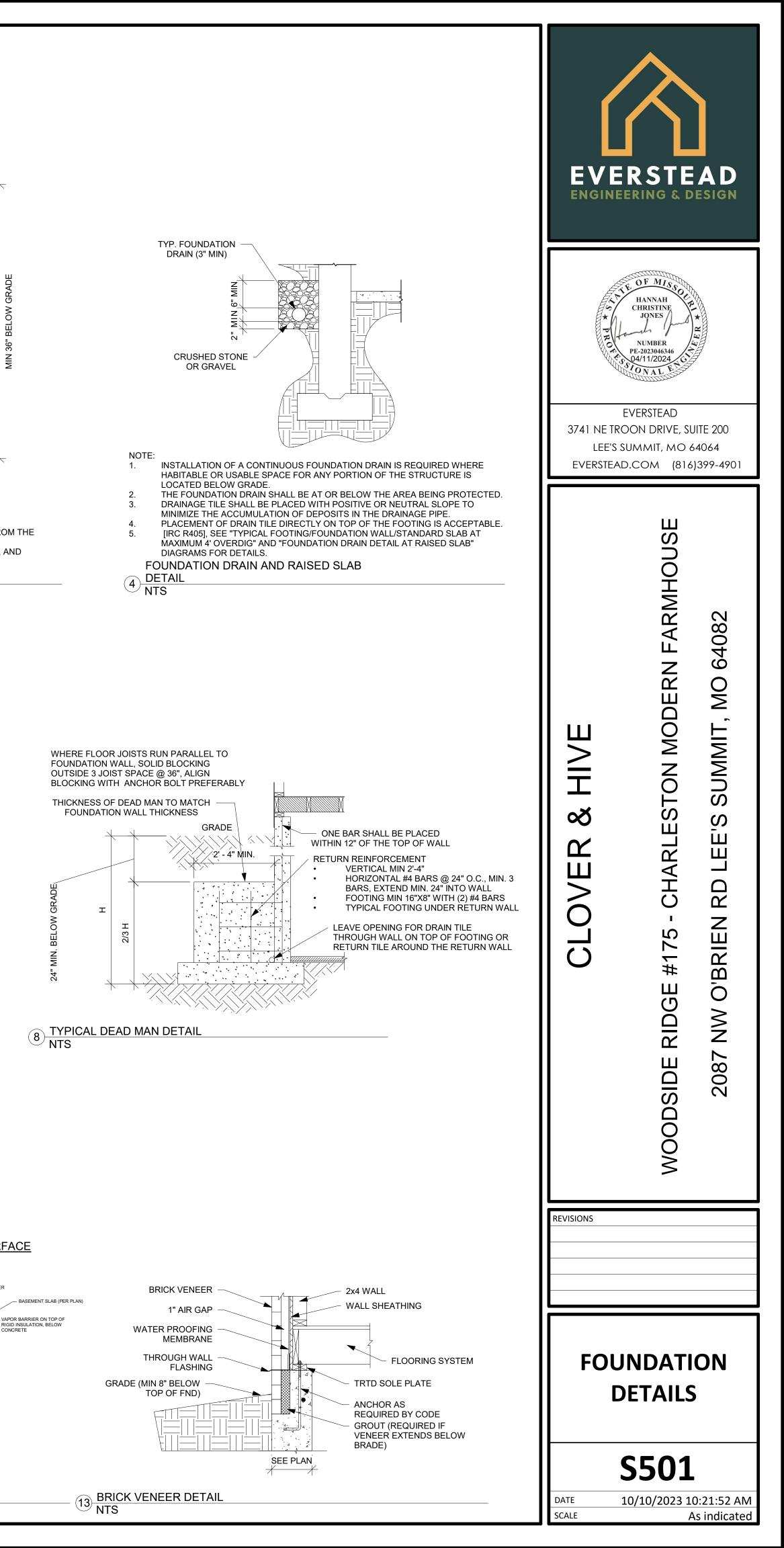
TO FOUNDATION WALL

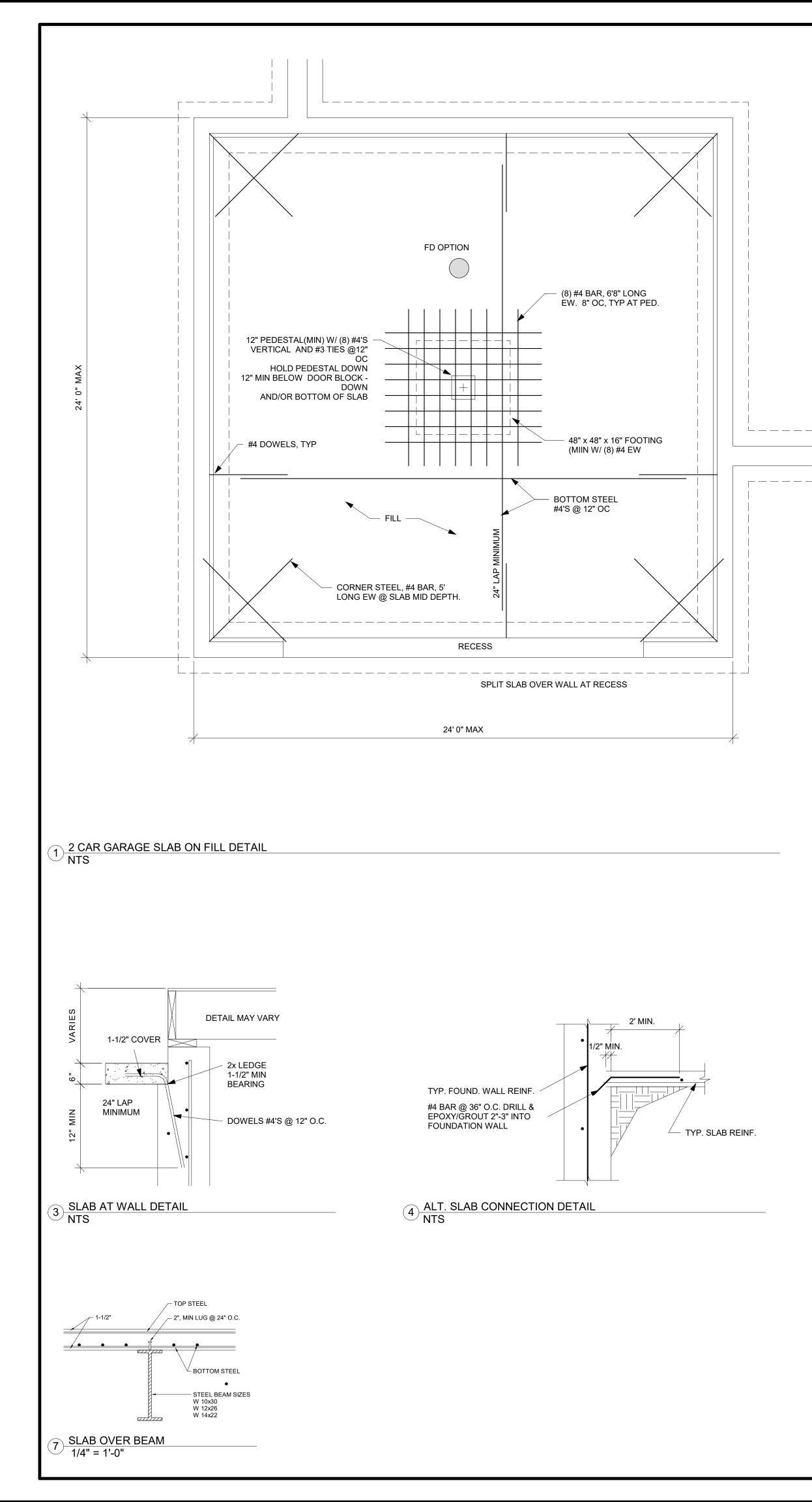
EXTERIOR SHEATHING

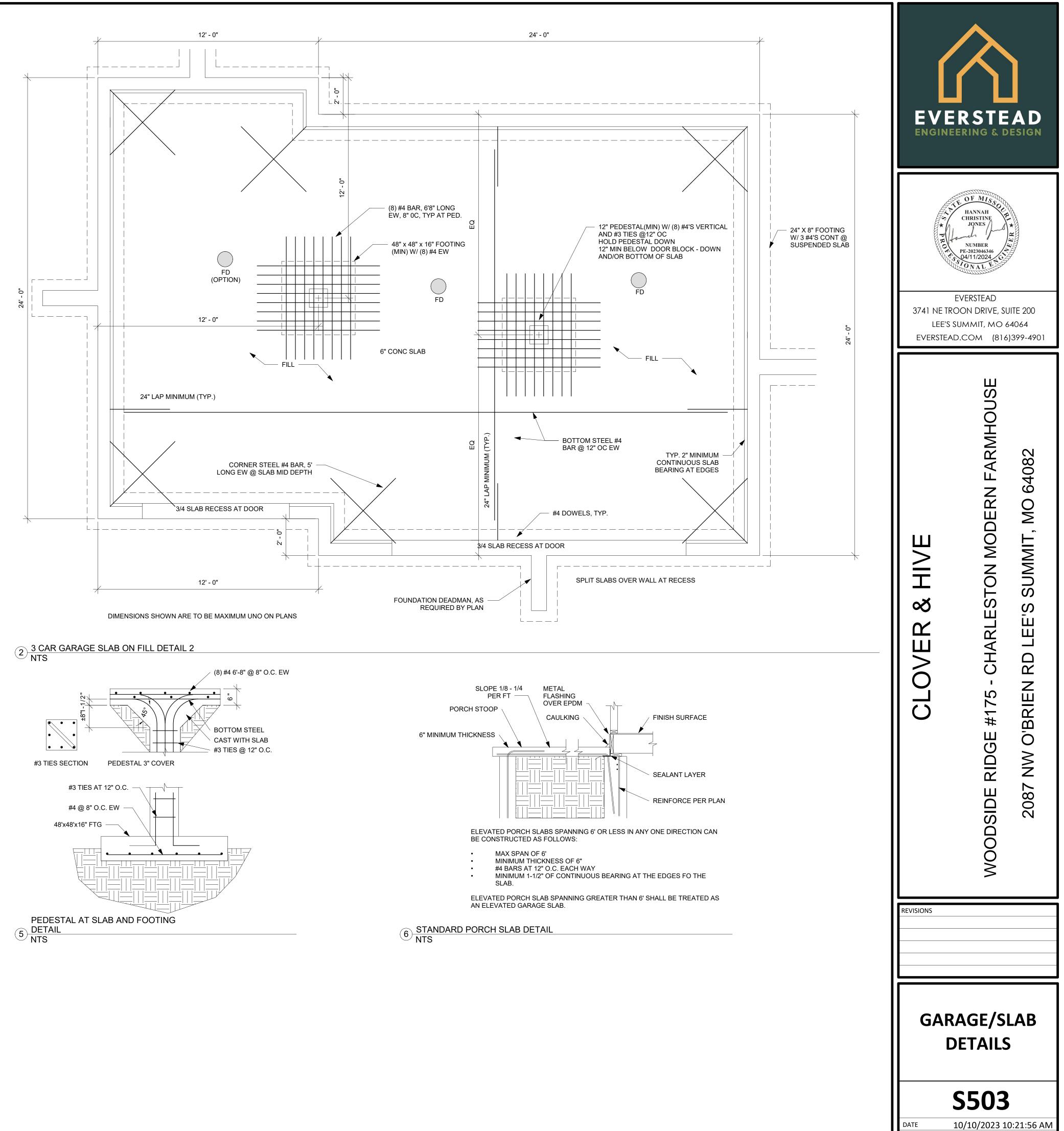
(PER PLAN)

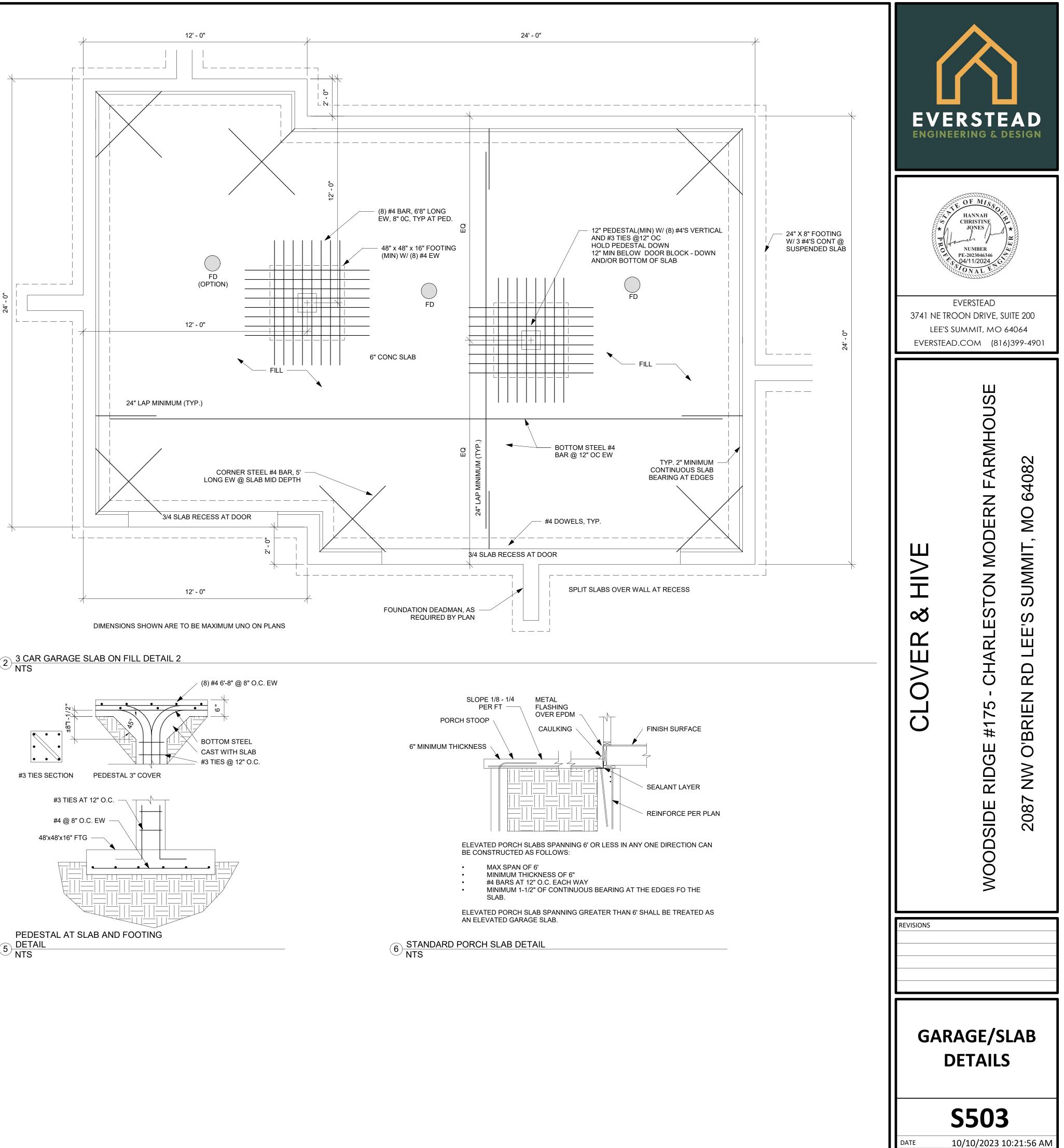






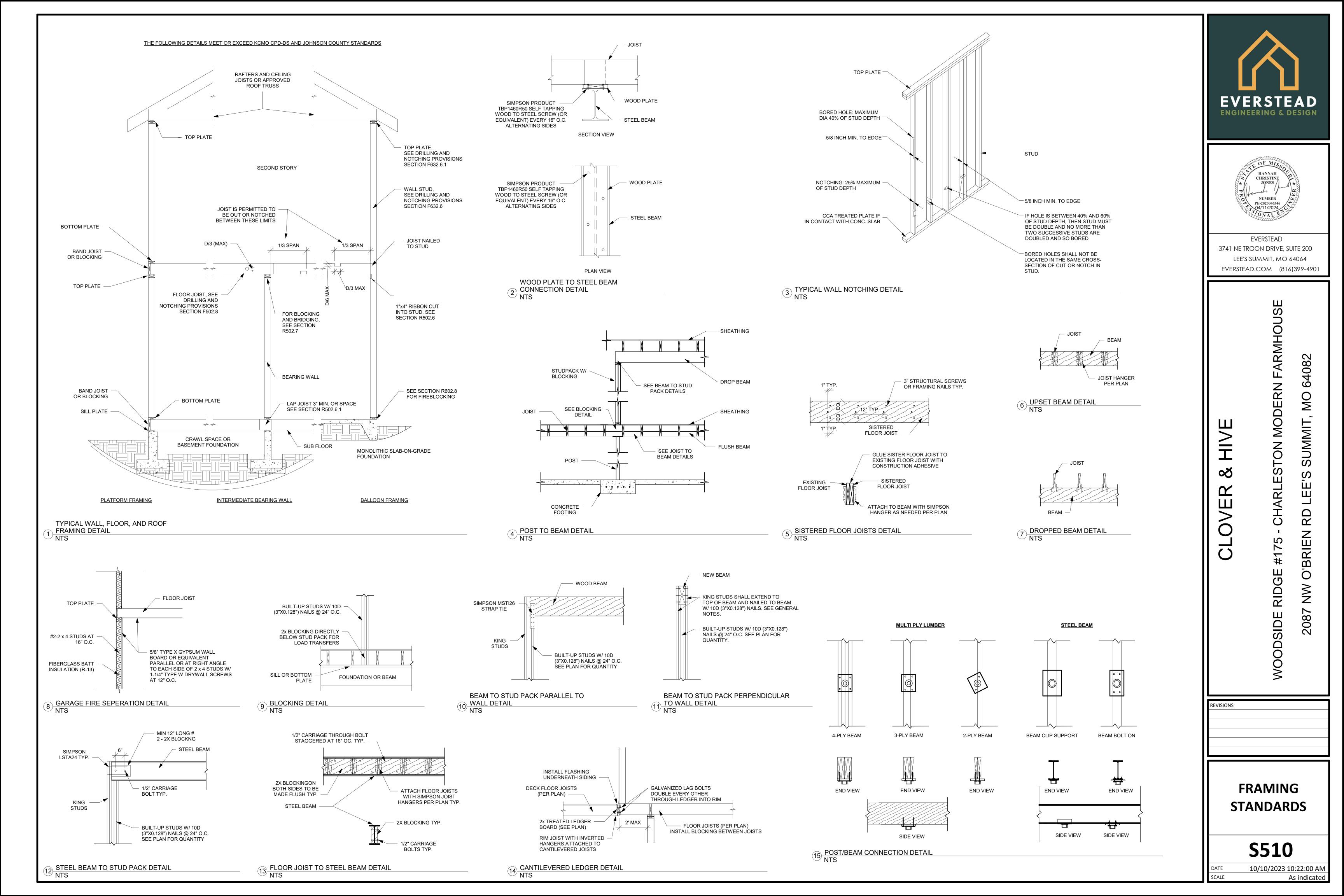


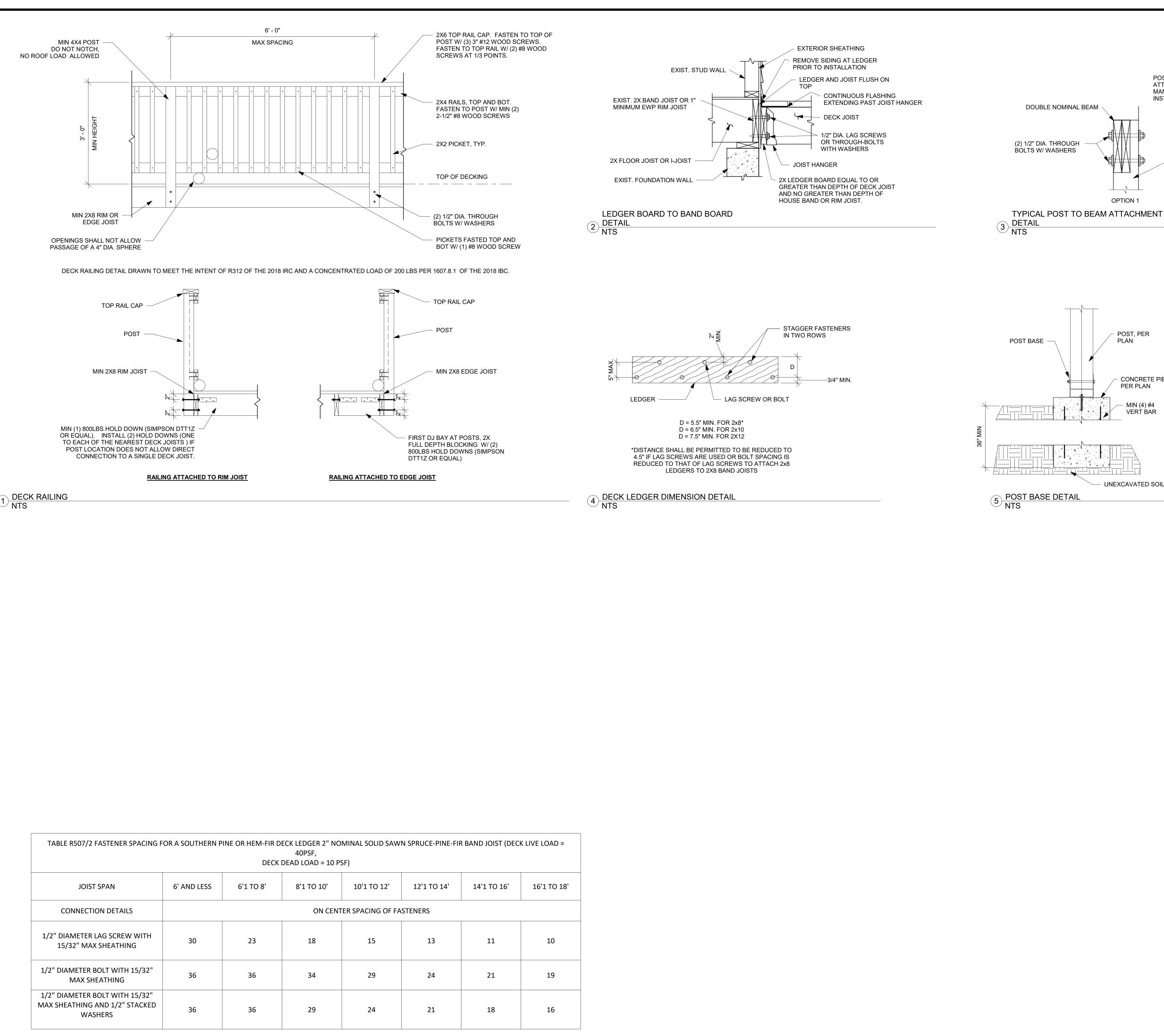


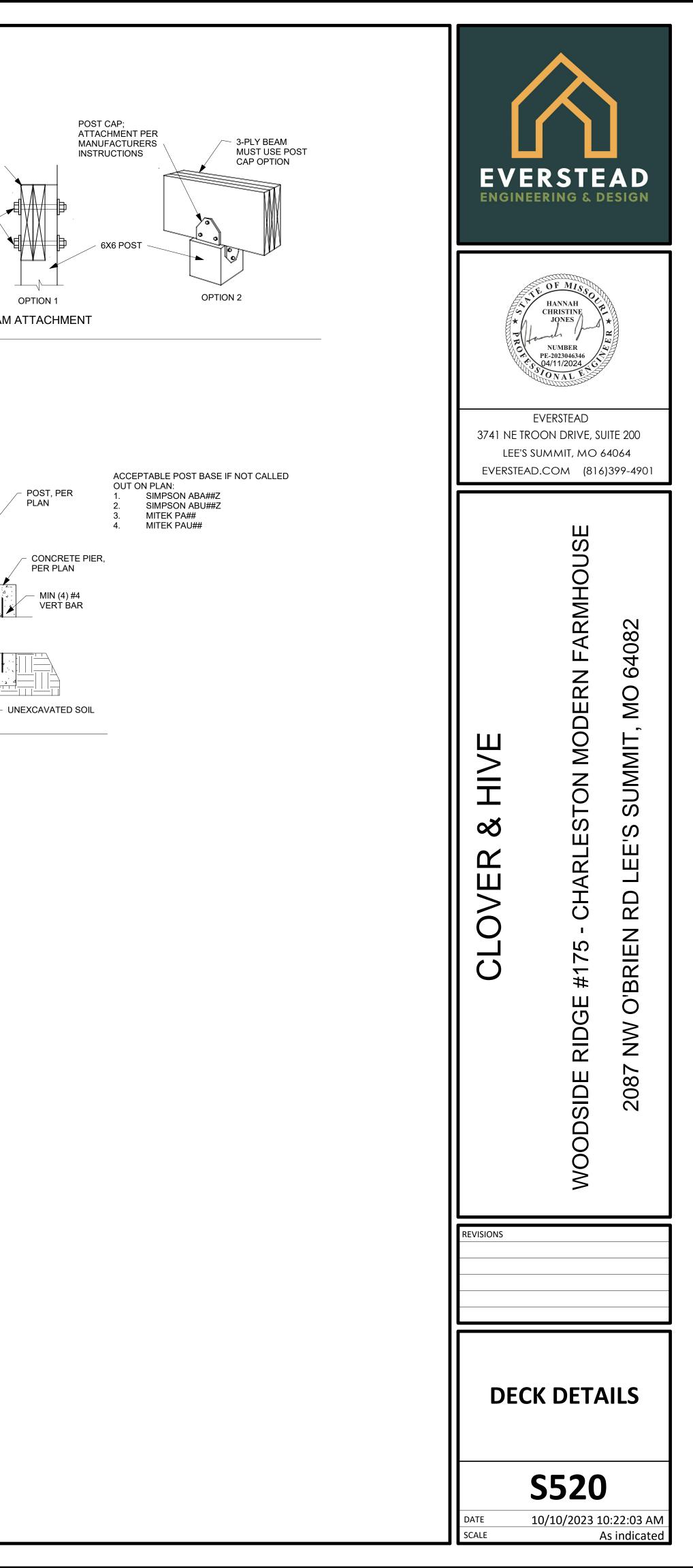


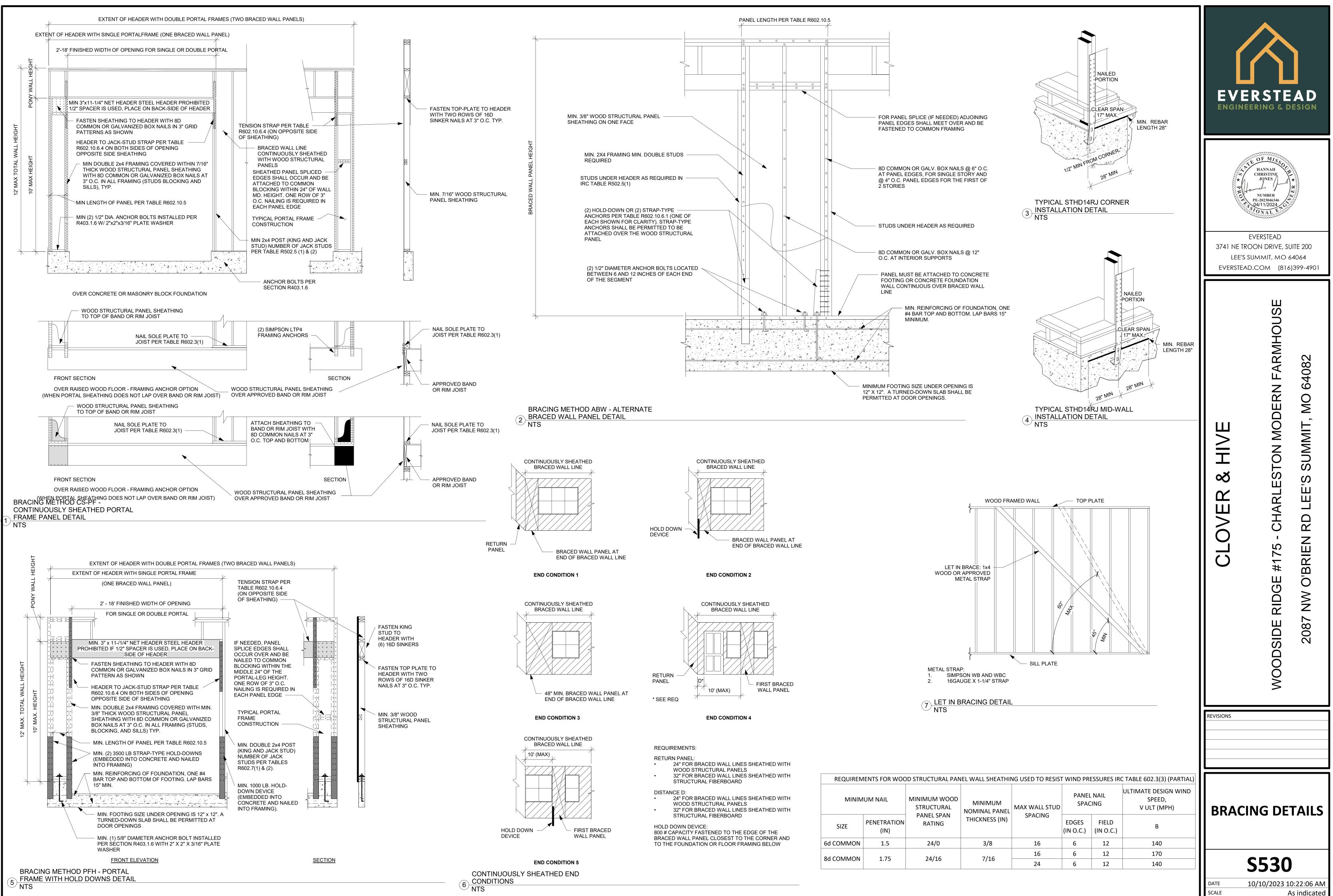
SCALE

As indicated









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

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	DESCRIPTION OF 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 C BLOCKING TO SILL OR TOP F (ROOF APPLICATIONS ALS
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10d BOX (3"x0.128") OR 3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL	1"x6" SUBFLOOR OR LESS EACH JOIST
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.148") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER	2" SUBFLOOR TO JOIST 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-FLO ROOF)
ROOF RAFTERS TO	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL	BAND OR RIM JOIST TO JOI
RIDGE, VALLEY OR HIP RAFTERS	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL	
	WALL		BUILT-UP GIRDERS AND BEAM LUMBER LAYERS
STUD TO STUD (NOT AT BRACED WALL	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL	LUMBER LAYERS
PANELS)	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL	
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	JOISTS OR RAFTERS
	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL	BRIDGING OR BLOCKING T JOIST
CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128")	TOE NAIL	DESCRIPTION OF BUILDIN MATERIALS
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	WOOD STRUCTURA [SEE TABLE R602.3(3)
TOP PLATE TO TOP PLATE	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	3/8" - 1/2"
BOTTOM PLATE TO JOIST, RIM JOIST,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	19/32" - 1"
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	
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 4-3"x0.131" NAILS	TOE NAIL	1/2" STRUCTURAL CELLULO FIBERBOARD SHEATHING
TOP OR BOTTOM PLATE TO STUD	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR	END NAIL	25/32" STRUCTURAL CELLULO FIBERBOARD SHEATHING
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 3-3"x0.131" NAILS	FACE NAIL	1/2" GYPSUM INTERIOR COVE (R702.3.5) 5/8" GYPSUM INTERIOR COVE
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR	FACE NAIL	(R702.3.5) WOOD STRUC
1"x6" SHEATHING TO EACH BEARING	2 STAPLES 1-3/4" 3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	3/4" AND LESS
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		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	FACE NAIL	1-1/8" - 1-1/4"

F BUILDING ALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	
	FLOOR		
DP PLATE, OR ER	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL	
D JOIST OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL
OR TOP PLATE TIONS ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C.	TOE NAIL
OR LESS TO DIST	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	
o joist or R	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
BEAM-FLOOR &	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL	
IST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END NAIL	
	20d COMMON (3"x0.128")	O.C AT TOP END	ER AS FOLLOWS: 32" D AND BOTTOM AND GGERED.
AND BEAMS, 2" AYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE	
UPPORTING AFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
OCKING TO	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS	EACH END, TOE NAIL	
F BUILDING ALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SH PARTICLEBOARD WALL SHEATHING TO FRAMIN YOOD STRUCTURAL PANEL EXTERIOR WALL SH	G	
2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
1.4"	10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12
CELLULOSIC HEATHING	OTHER WALL SHEATHING 1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
L CELLULOSIC HEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
IOR COVERING .5)	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	NIZED, 1-1/2" LONG; 1-1/4" SCREWS, 7	
IOR COVERING .5)	1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
DD STRUCTURAL	PANELS, COMBINATION SUBFLOOR UNDERLAY	MENT TO FRAMIN	G
ESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
n	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12
1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12

TABLE R507.9.1.3(2) PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS				
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2	3/4	2	1-5/8 MIN. 5 MAX
BAND JOIST	3/4	2	2	1-5/8 MIN 5 MAX

ENGINEE	OF MISS HANNAH CHRISTINE JONES NUMBER PE-2023046346	
E 3741 NE TRO LEE'S SU	VERSTEAD ON DRIVE, SUITE 200 JMMIT, MO 64064 .COM (816)399-4901	
CLOVER & HIVE	WOODSIDE RIDGE #175 - CHARLESTON MODERN FARMHOUSE 2087 NW O'BRIEN RD LEE'S SUMMIT, MO 64082	
REVISIONS		
FASTENING SCHEDULE S550		

DATE SCALE 10/10/2023 10:22:09 AM 1/4" = 1'-0"

GENERAL NOTES

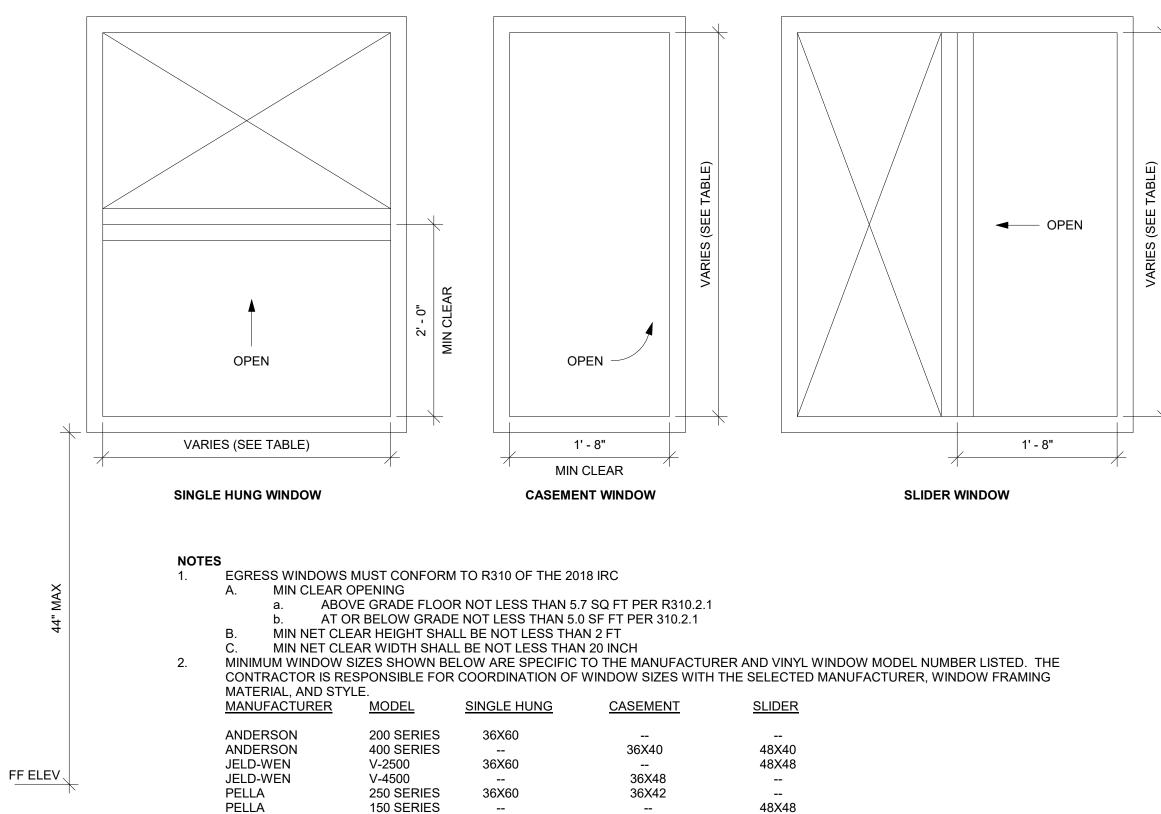
Α.

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE. THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
- CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH. ASSUMED SOIL MINIMUM BEARING CAPACITY 1500 PSF.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS CRITICAL FOR CONSTRUCTION OF NEW WORK.
- MEANS AND METHODS OF CONTRUCTION ARE OUT OF SCOPE OF THE DESIGN PROVIDED. TEMPORARY SUPPORTS SHALL BE INSTALLED BEFORE REMOVAL OF LOAD BEARING STRUCTURES.
- DIMENSIONAL LUMBER SHALL BE MINIMUM DOUGLAS FIR LARCH NO. 2. LVL BEAMS SHALL HAVE MINIMUM 2.0E AND $3100F_b$
- STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=35KSI. 10. MINIMUM HEADERS 11.

WINDOW EGRESS (NTS)

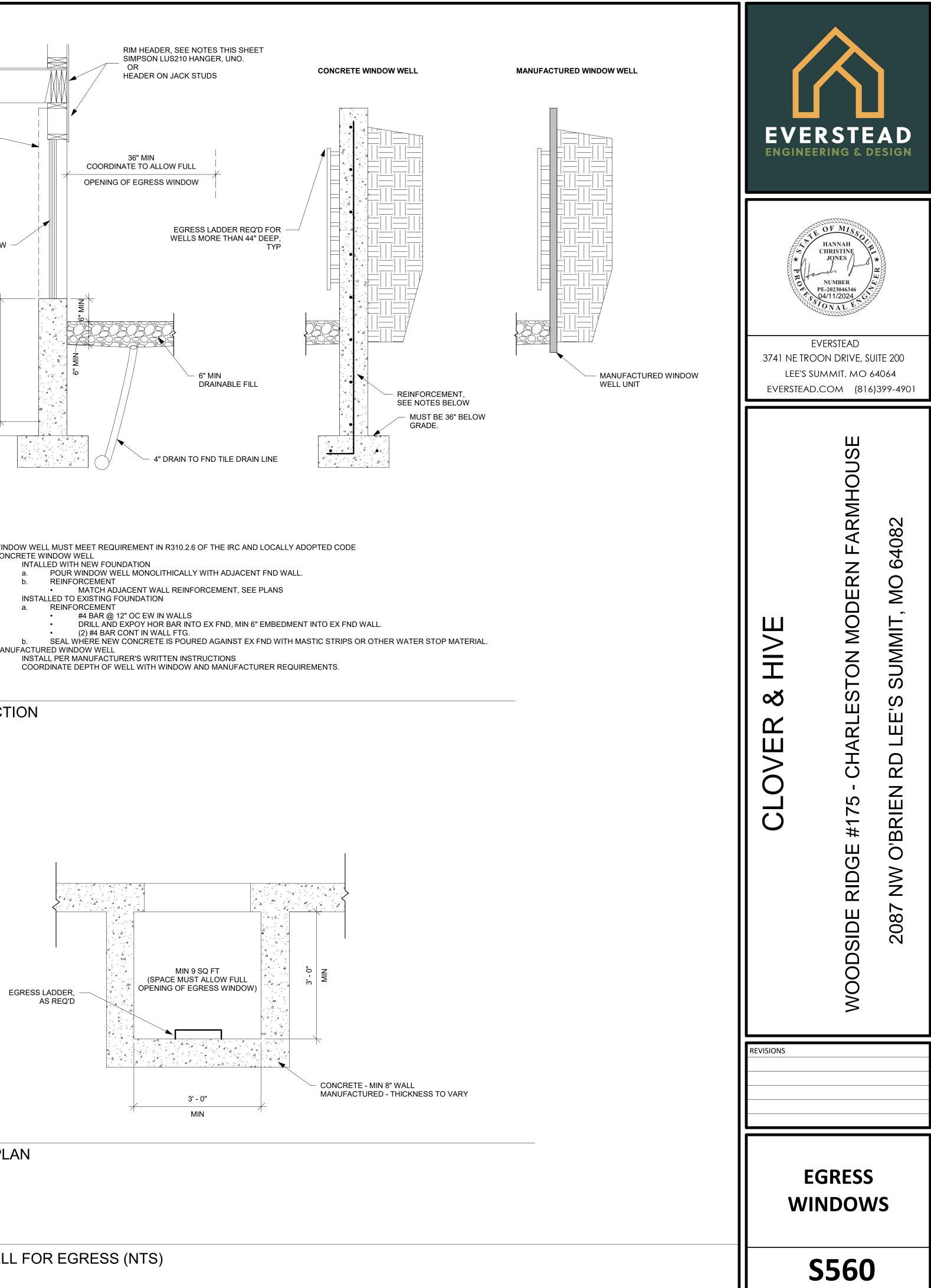
ASSUMES LOADING FOR BUILDING WITH MAXIMIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)

FLIN TADLE NOUZ.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

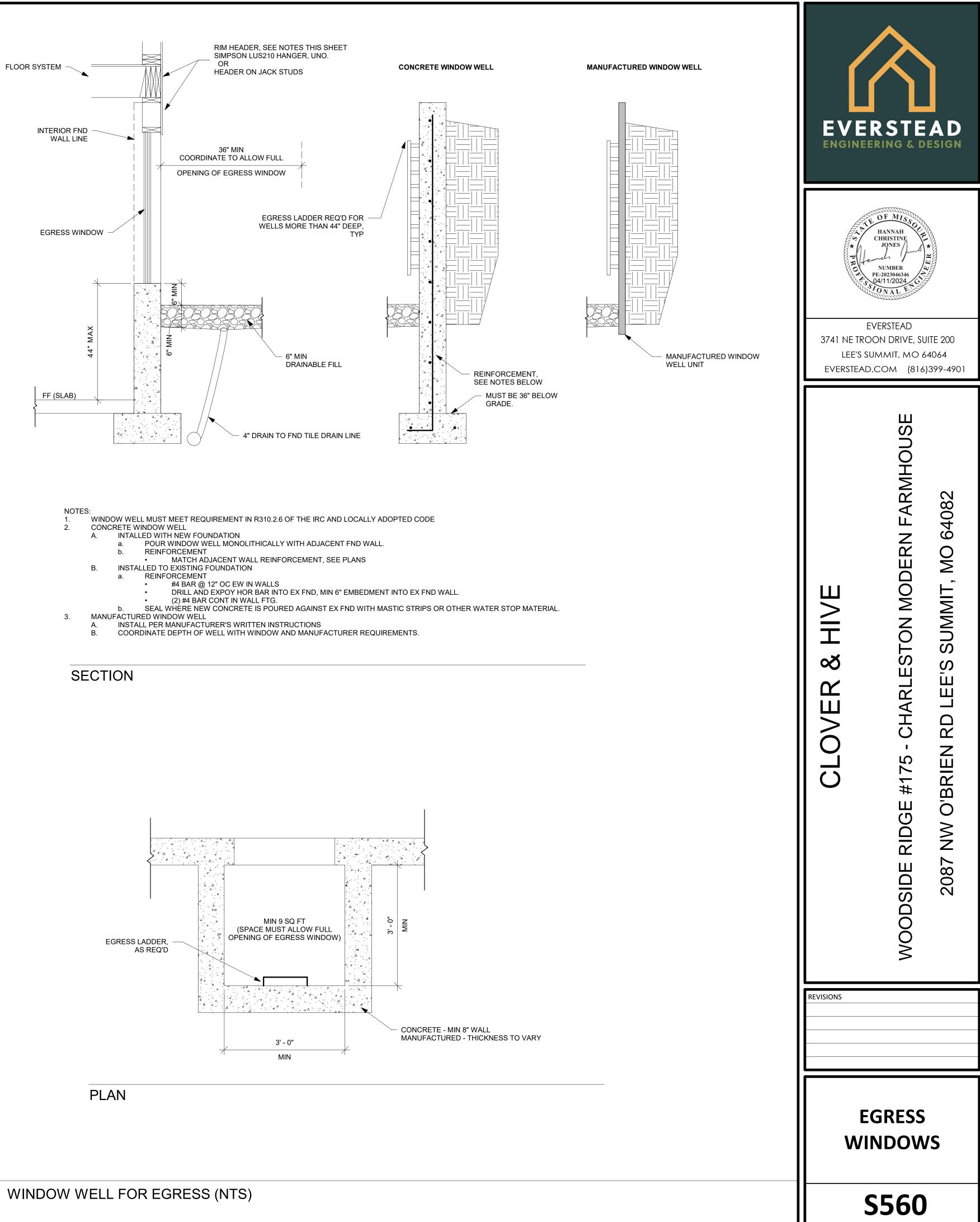


WINDOW WELL FOR EGRESS (NTS)





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



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

SCALE

DATE