

# LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 CEDAR POST
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING
- SHALL BE A MINIMUM OF 6" ABOVE GRADE. 3.42 (2) 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4
- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT
- 4.11 MINIMUM ROOFING COMPOSITION— 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION
- 7.25 TOP OF FIREPLACE VENT TO BE 3'-8" ABOVE FIRST FLOOR DECK.
- 7.67 BACK WALL OF GARAGE.

#### **STRUCTURAL NOTES:**

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

# **ELEVATIONS**:

- GARAGE DOORS SHALL MEET DASMA OR ULTIMATE DESIGN WIND SPEED OF 115 MPH
- REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
- IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
- WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
- WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10
- ON LOAD BEARING WALLS. SHIPLAP SIDING MUST BE FASTENED AT

# BOTH UNDERLAP AND OVERLAP.

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LEE'S SUMMIT, MO 64082

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> **EVERSTEAD** 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901

> > VERSION:

ISSUE DATE: 04.02.24

SHEET NUMBER:

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# **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
- 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
- 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

# BLOCKING NOTE:

SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. EXTEND BLOCKING ONE JOIST BAY PAST EACH

SIDE OF ISLAND ABOVE

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

# ISOLATED FOOTINGS AND COLUMN PADS

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

11'-0" WALL

12'-0" WALL

DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

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

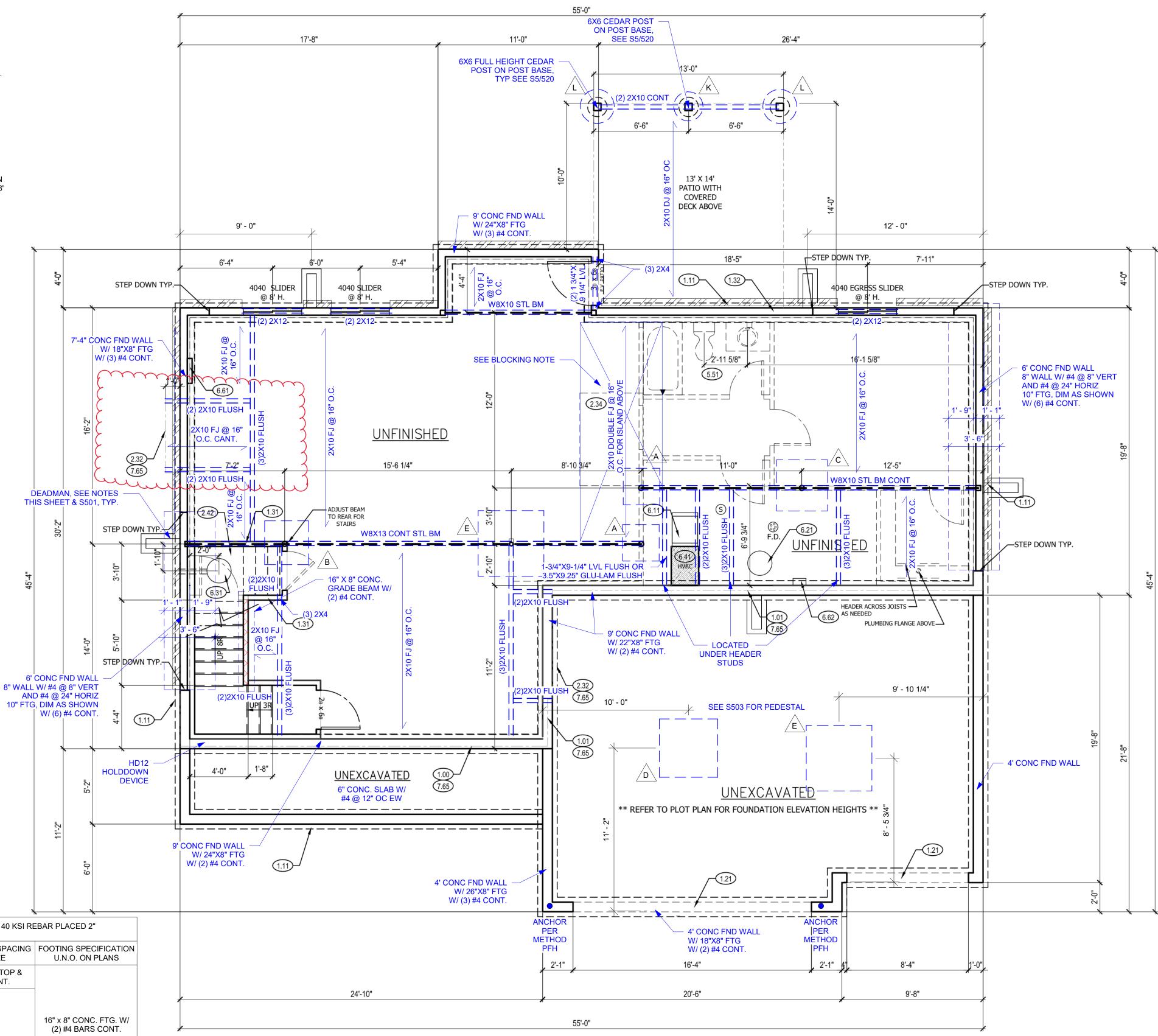
> 24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.

#4 BARS @9" O.C.

#4 BARS @6" O.C.

#### **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.



FOUNDATION PLAN NOTES

- 1.00 HOLD SILL PLATE BACK 2"
- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO
- BLOCKING 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS AS NEEDED.
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 5.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI
- PROTECTION. PROVIDE SLEEVE THROUGH FOOTING. 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

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VERSION:

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WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE

CAUSED BY THERMAL EXPANSION.

SHALL BE OF DECAY-RESISTANT MATERIALS.

**GENERAL NOTES** 

PER VENDOR.

REQUIREMENTS.

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

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# **GENERAL PLAN NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE
- APPLICABLE. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL
- LOADS IMPOSED ACCORDING TO IRC R301. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC
- 602 & FIGURES R602.3(1) AND R602.3(2). ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING
- WALL RESTS DIRECTLY ON A FOOTING. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING
- ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS 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 LIB PER IRC R602.10

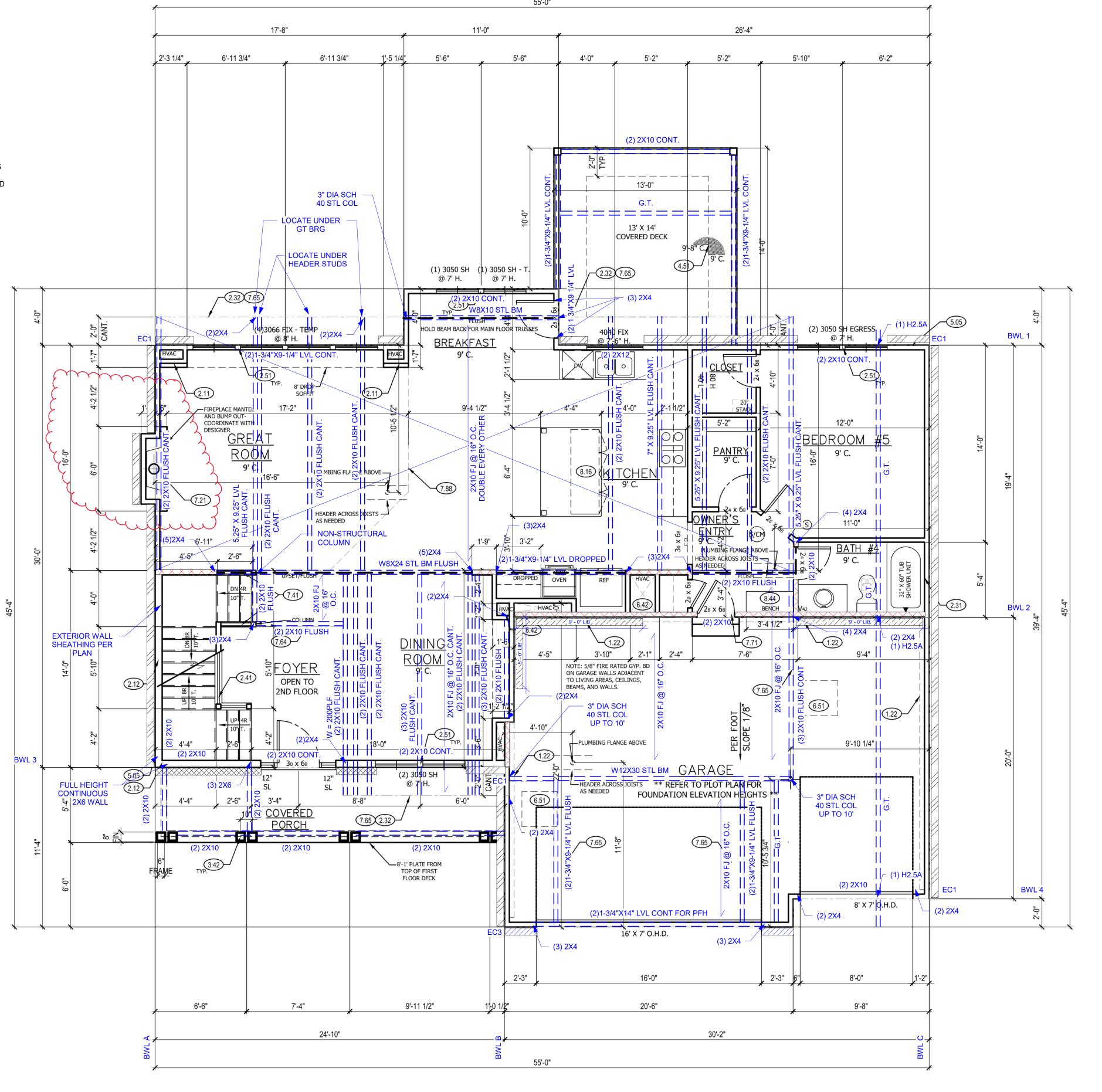
- MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
  - 55" 8' TALL WALL HEIGHT 62" - 9' TALL WALL HEIGHT
  - 69" 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

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.

IR	IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE										
CLIMATE ZONE FENESTRATION U-FACTOR SKYLIGHT U-FACTOR SHGC CEILING AND ATTICS R-VALUE R-VALUE FLOOR R-VALUE SLAB R-VALUE SLAB R-VALUE WALL R-VALUE SLAB R-VALUE WALL R-VALUE WALL R-VALUE							DUCTWORK R-VALUE				
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8



#### MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.11 DOUBLE 2X4 STUD WALL
- 2.12 2X6 STUD WALL
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.42 (2) 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C.
- 4.51 SINGLE BOX VAULT

HVAC ACCESS.

- 5.05 HOSE BIBB
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR
- 6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4"BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.11 8" SQUARE COLUMN
- 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 PLATFORM.
- 7.41 OPEN HANDRAILS
- 7.64 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 DETAILS
- 8.44 BENCH WITH COAT HOOKS

**GENERAL NOTES** 

PROTECTION.

OTHERWISE.

PER VENDOR.

REQUIREMENTS.

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

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

TRUSSES UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND

INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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# **GENERAL PLAN NOTES**

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- 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 INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE
- FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING
- ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

# **WALL BRACING NOTES:**

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
- FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
- ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

# **BRACING METHODS**

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

BRACING LIB PER IRC R602.10 MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:

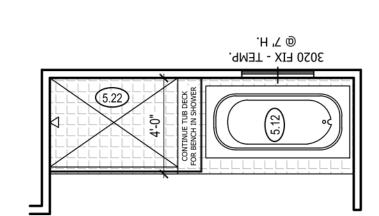
 55" - 8' TALL WALL HEIGHT 62" - 9' TALL WALL HEIGHT

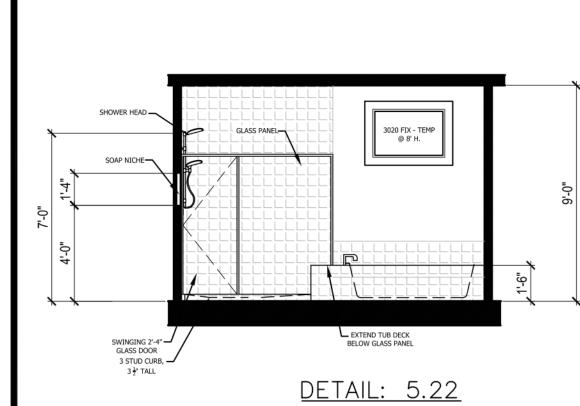
69" - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

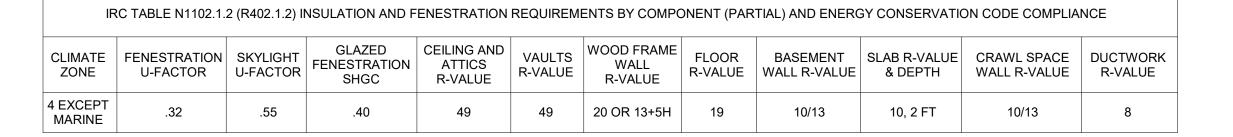
ENGINEERED BRACING

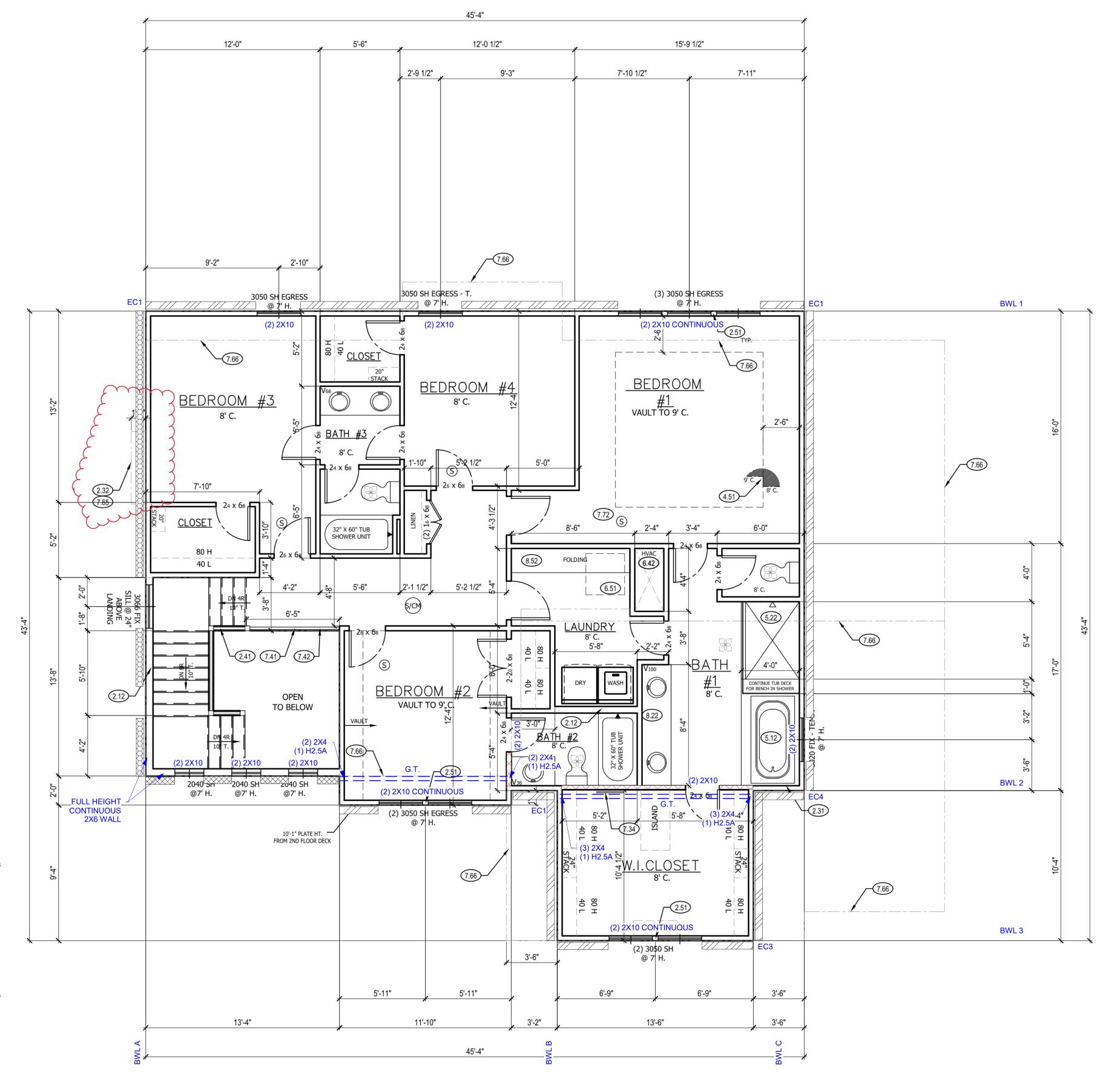
3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN, 8D FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT TOP AND BASE OF WINDOWS.





SCALE:  $\frac{1}{4}$ " = 1'-0"





# **UPPER FLOOR PLAN NOTES**

- 2.12 2X6 STUD WALL
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.41 CURB STAIR SYSTEM
- 4.52 SINGLE BOX VAULT WITH LIGHT TRAY
- 5.12 TUB: SEE PLAN FOR DETAILS.
- 5.22 TILE BASE WITH TILE WALLS. SEE DETAIL. 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS
- HVAC ACCESS. 6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES

AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR

- 7.34 FRAMED MIRROR
- 7.41 OPEN HANDRAILS
- 7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
- 7.66 LINE OF FLOOR BELOW

FOR ATTIC ACCESS.

- 7.72 FLAT ASTRAGAL LOCK- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK
- 8.22 CONTINUOUS FLAT VANITY
- 8.52 FOLDING TABLE

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> > VERSION:

**ISSUE DATE:** 

04.02.24

SHEET NUMBER:

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

TRUSSES UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND

INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

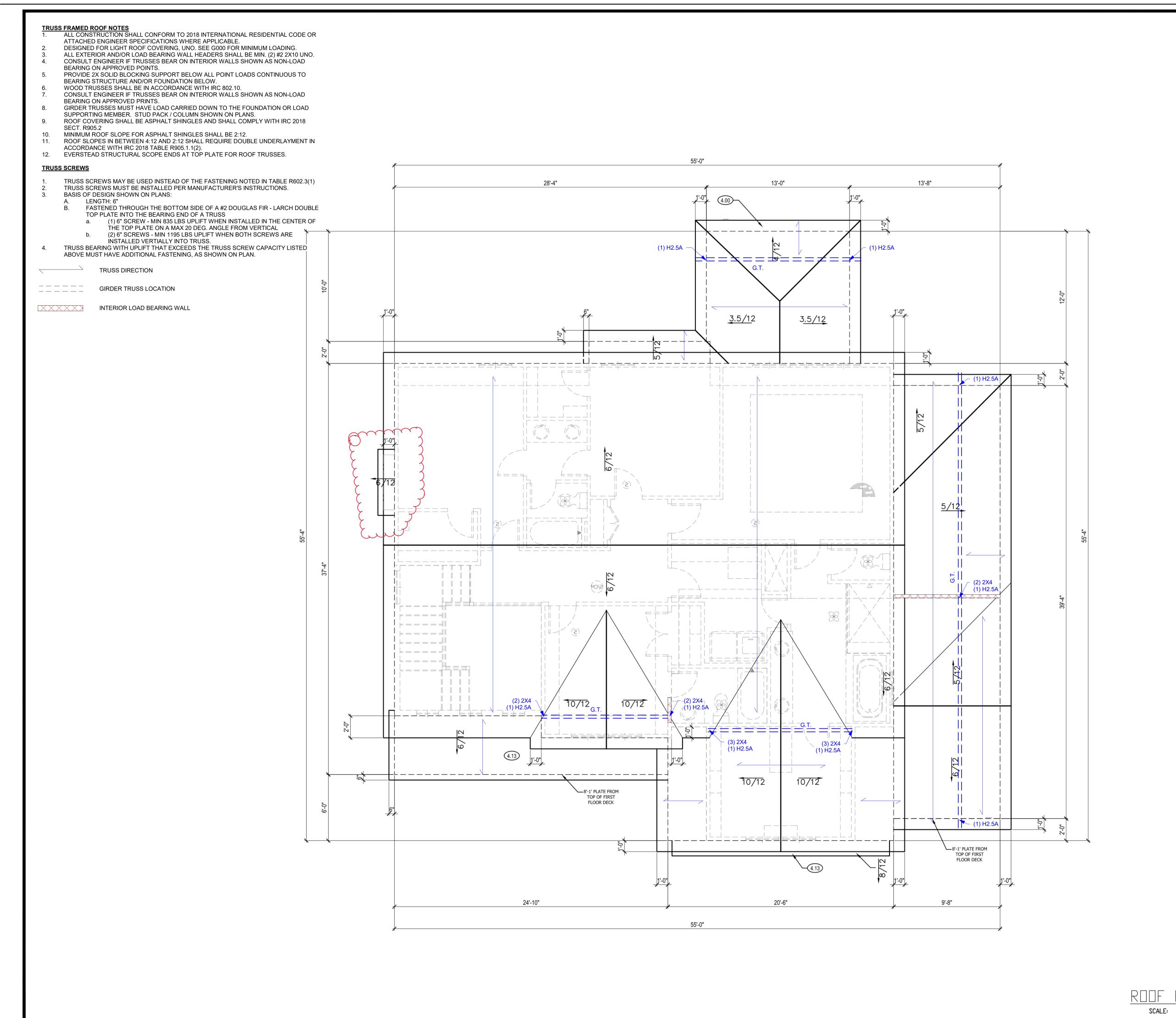
**GENERAL NOTES** 

PROTECTION.

OTHERWISE.

REQUIREMENTS.

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



# **ROOF PLAN NOTES**

- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT
- 4.11 MINIMUM ROOFING COMPOSITION— 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



CPG DBA

120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700

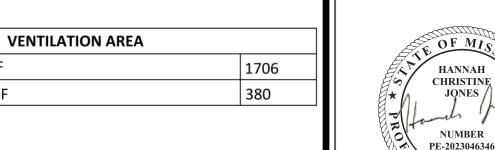
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ADDRESS: 2087 NW O'BRIEN RD LEE'S SUMMIT, MO 64082

CHARLESTON
MODERN FARM HOUSE
WOODSIDE RIDGE #175
5 BEDS, 4 BATHS

PROFESSIONAL SEAL:



# GENERAL NOTES

**UPPER ROOF** 

LOWER ROOF

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED THE REQUIRE AREA MAY BE REDUCED TO 1/300.

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS.

EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901

> VERSION: 2.1

ISSUE DATE:

04.02.24

SHEET NUMBER:

A6.0

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/12/2024 3:56:49

#### A. GENERAL NOTES IRC 2018

.1 PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE 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 AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.

#### A.2 LOADING ASSUMPTIONS

# ROOF

ROOF + CEILING (NO STORAGE) 15 PSF ROOF + CEILING (STORAGE) 20 PSF 10 PSF CEILING JOISTS (STORAGE) EXTERIOR BALCONY / DECK 10 PSF INTERIOR FLOOR (MAIN FLOOR) 15 PSF INTERIOR FLOOR (UPPER FLOORS) 10 PSF 8" THICK MASONRY WALL 96 PSF 6" THICK MASONRY WALL 72 PSF 15 PSF EXTERIOR LIGHT FRAMED WOOD WALLS INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)

LIVE ROOF LIVE LOAD

FLOOR LIVE LOAD

FLOOR LIVE LOAD

GARAGE

STORAGE

GUARDRAIL:

20 PSF (HABITABLE)

50 PSF WITH 2000 LB POINT LOAD

20 PSF (UNINHABITABLE)

CONTINUOUS LINEAR 50 PLF MAXIMUM POINT 200 LBS

GROUND SNOW LOAD 20 PSF

VELOCITY 115 MPH EXPOSURE CATEGORY B

#### SOIL AND SITE ASSUMPTIONS

FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL (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 RECORD.

B.2 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.

**B.3** LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED

ACTIVE 60 PSF AT REST 100 PSF

SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF O.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.

#### FOUNDATION NOTES

#### C.1 FOUNDATION ANCHORAGE (IRC R403.1.6)

- SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM  $1\!\!/2$ " DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.
- BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.
- THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED 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, (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG
- WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.

# C.2 CONCRETE SLABS

- 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:
  - THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.
  - 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.
  - STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL:
  - 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.

# C.3 VAPOR RETARDER / BARRIER (IRC R506.2.3)

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 ACCESSORY BUILDINGS).

# C.4 FOOTINGS

- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).
- 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".
- 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.
- FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT.
- THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE.
- SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS.

# C.5 CONCRETE

- ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.
- THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.

# C.5 CONCRETE (CONT.)

- CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.
- CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM OF 1/4 INCH AMPLITUDE.
- REBAR PLACEMENT SHALL BE AS FOLLOWS:

WALLS, OR FLATWORK EXPOSED TO WEATHER

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
   CONCRETE EXPOSED TO EARTH OR WEATHER
   NOT EXPOSED TO WEATHER OR GROUND
   SLABS, WALLS, JOISTS
   3.0 IN CLR
   1.5 IN CLR
   3/4 IN CLR
- 2) BEAMS, COLUMNS 1.5 IN CLR
  CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS,
- SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.
- ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE. (IRC R406.1)

#### C.6 CONCRETE WALLS WITH REINFORCEMENT STEEL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40.
- SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.
- 90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14.
- STRAIGHT EXTENSION LENGTH = 12X BAR DIA
   BEND DIAMETER = 12X BAR DIA.

# HOOKED DOWELS:

- HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION.
- HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION.
- PROVIDE (2) #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.
- WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].
- TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE
- HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK

#### C.7 COLD WEATHER CONCRETE

- COLD WEATHER IS DEFINED AS THREE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES FAHRENHEIT FOR MORE THAN HALF OF ANY ONE OF THOSE THREE DAYS.
- COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.
- ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS.
- THE CONCRETE MIX DESIGN PROVIDED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE AVERAGE 28 DAY MIX DESIGN COMPRESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI WHICHEVER IS GREATER.
- THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES FAHRENHEIT .
- THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65 DEGREES FAHRENHEIT.
- ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR CONCRETE AGAINST FREEZING AND MAINTAIN A CONCRETE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 HOUR PERIOD AFTER CONCRETE PLACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF INSULATING BLANKETS AND/OR THE USE OF TEMPORARY HEATERS.
- GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT.
- INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS .
- MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING.

# C.8 FOOTNOTES

SUSPENDED SLABS

- VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACED AS FOLLOWS:
  - 8" WALL MINIMUM 2" FROM TENSION FACE

    10" WALL MINIMUM 6 3/4" FROM THE OUTSIDE
- 10" WALL MINIMUM 6-3/4" FROM THE OUTSIDE FACE
   EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL

# HORIZONTAL REINFORCEMENT:

- ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
- OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.
   HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE)
- SUPPLEMENTAL REINFORCEMENT AT CORNERS PLACE 1#4 REBAR 48" LONG AT 45
  DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF
  THE EDGE OF INSIDE CORNERS.
- AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4". PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.
- STRAIGHT WALLS MORE THAN 5'-0" TALL AND MORE THAN 16-0" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION).

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

#### PER TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) TYPE OR LOCATION OF CONCRETE FOR SEVER WEATHERING POTENTIAL CONSTRUCTION BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT 2,500 EXPOSED TO THE WEATHER BASEMENT SLABS AND INTERIOR SLABS ON 2,500 GRADE, EXCEPT GARAGE FLOOR SLABS BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK 3,000 EXPOSED TO THE WEATHER PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE 3,500 FLOOR SLABS

4,000

# D. <u>FRAMING/STRUCTURE</u>

## D.1 FRAMING NOTES

- ALL TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED.
- ALL NON TREATED LUMBER OR ROT RESISTANT SIZES ARE #2 TREATED SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD
- ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 284 JACK STUDS LING KING STUDS
- 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)
- 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 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 LING.
- 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					
F₀ (PSI)         E (PSI)         F₀ (PSI)					
LVL	3100	1.9X10 <sup>6</sup>	285		
DOUGLAS FIR-LARCH	900	1.6X10 <sup>6</sup>	180		
GLU-LAM	2400	1.8X10 <sup>6</sup>	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:

BY THE FILLER-METAL MANUFACTURER.

• 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

ASTM A500 ( $F_Y = 46 \text{ KSI}$ )

ASTM A36 (F<sub>Y</sub> = 36 KSI)

ASTM A992 ( $F_Y = 50 \text{ KSI}$ )

ASTM A53 GR.B ( $F_Y = 35$  KSI)

- WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED
- ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED

# E. GLAZING

- 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 ½" GYPSUM BOARD ON ENCLOSURE PER IRC R302 7

### i. <u>GARAGES</u>

- 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 ADDITE.
- 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).

# ROOF

- 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".
- BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

# I.2 SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS.
- ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

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

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

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

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

CFM AS REQUIRED PER IRC M1503.6.

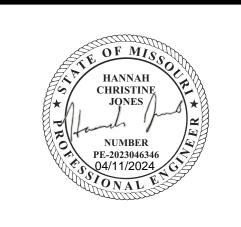
# K. <u>ABBREVIATIONS</u>

- 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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# OVER & F

WOODSIDE RIDGE #175 - CHARLESTON

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REVISIONS

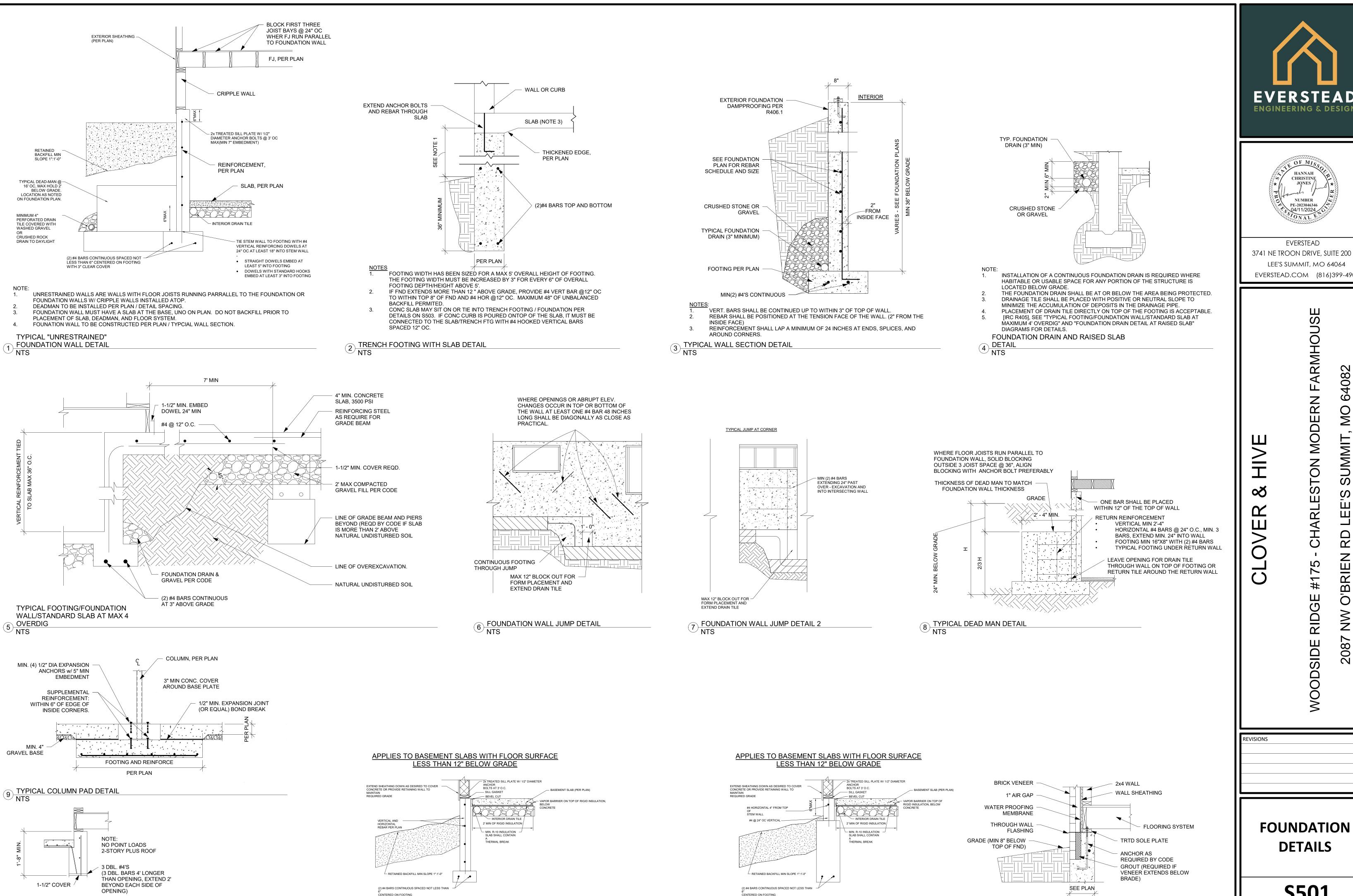
STRUCTURAL
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SCALE

DEVELON PLANS REVIEW DEVELON P



SLAB INSULATION DETAIL FOR TRENCH

12 FOOTING WITH STEM WALL NTS

13 BRICK VENEER DETAIL NTS

SLAB INSULATION DETAIL FOR STEM

11 WALL AND FOOTING NTS

6' MAXIMUM OPENING HEADER DETAIL NTS

408

HANNAH CHRISTINE

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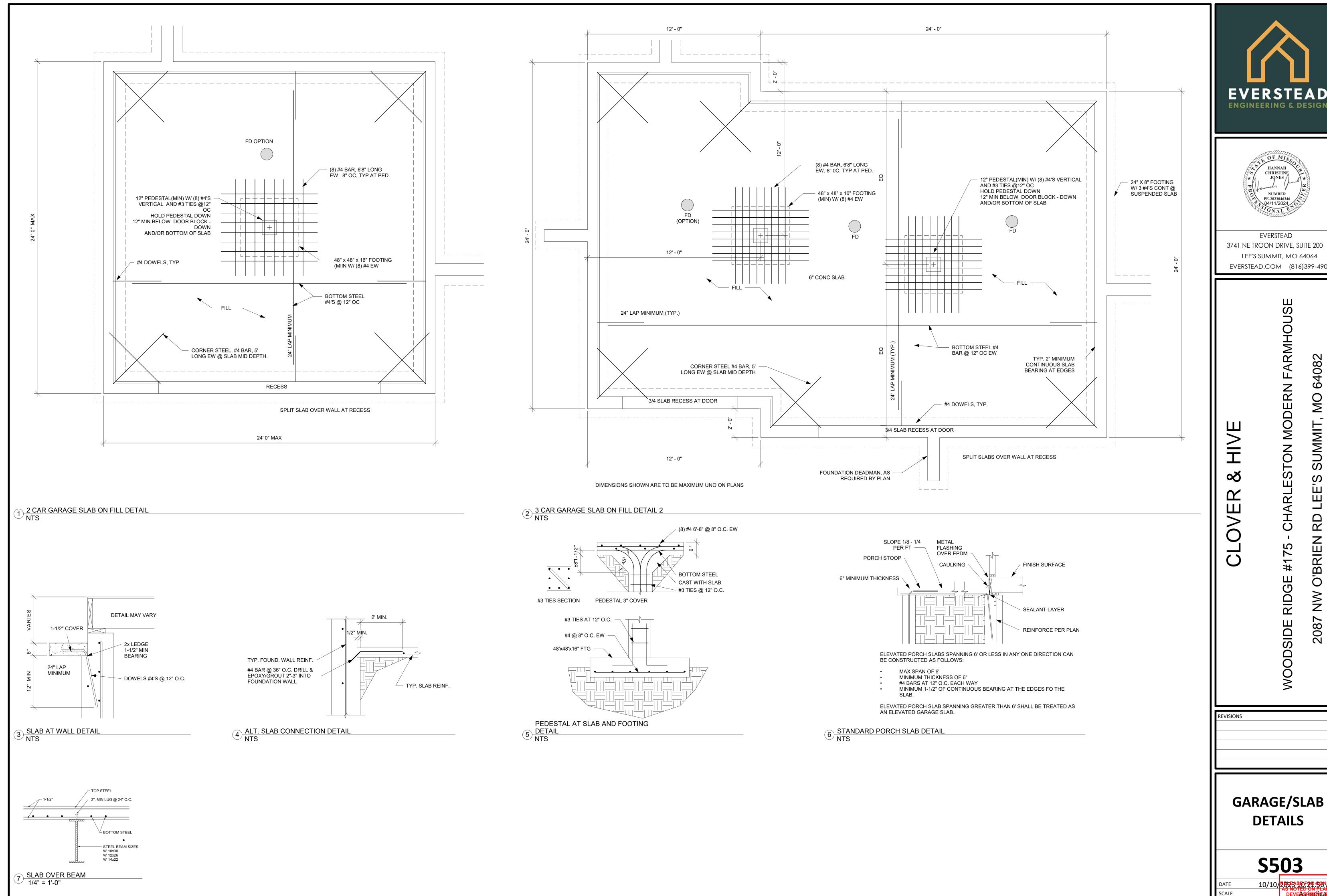
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**FOUNDATION** 

**DETAILS** 

**S501** 



**IARLE** 17 (1) SIDE

**S503** 

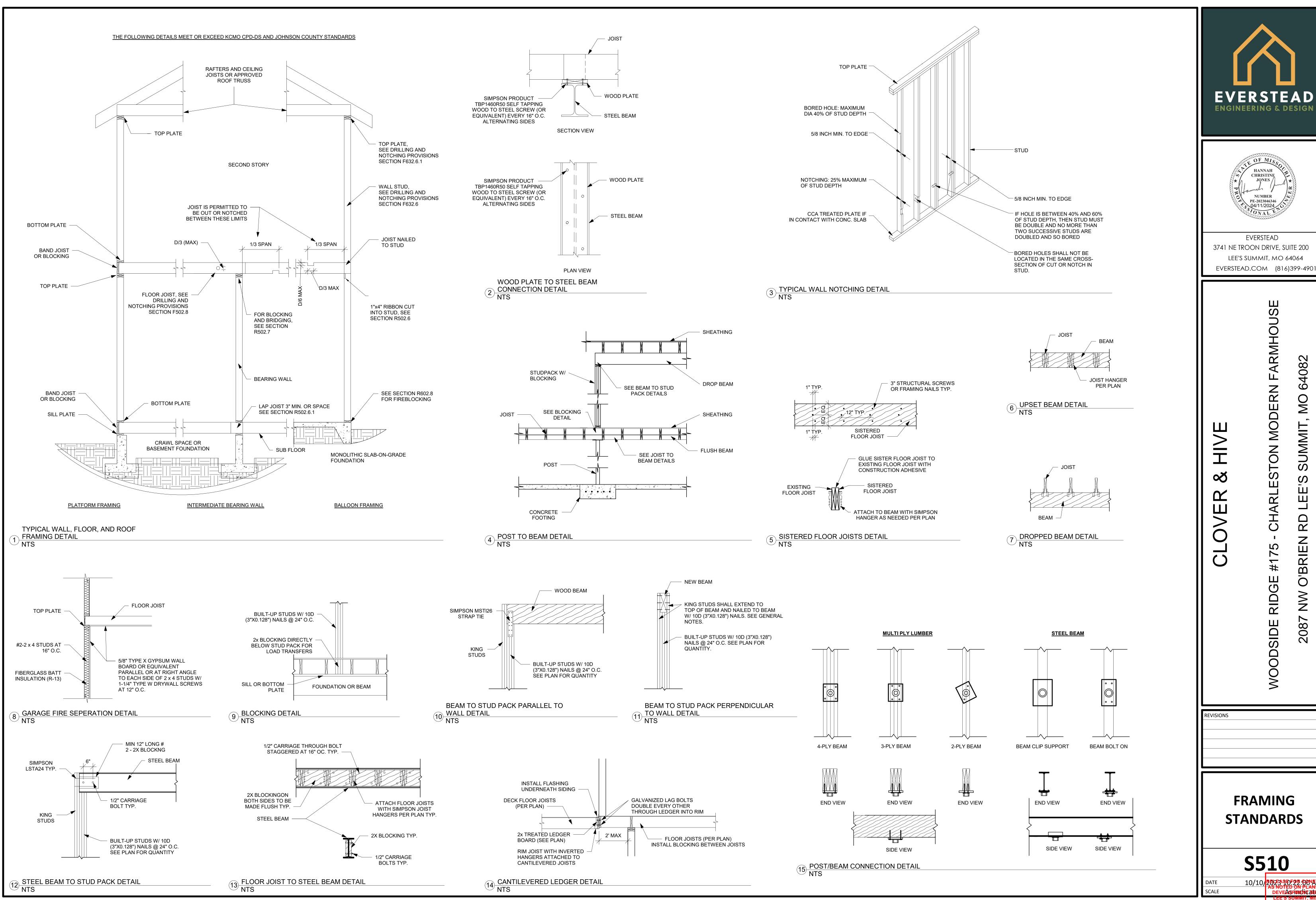
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64082 RD BRIEN



HANNAH CHRISTINE

NUMBER

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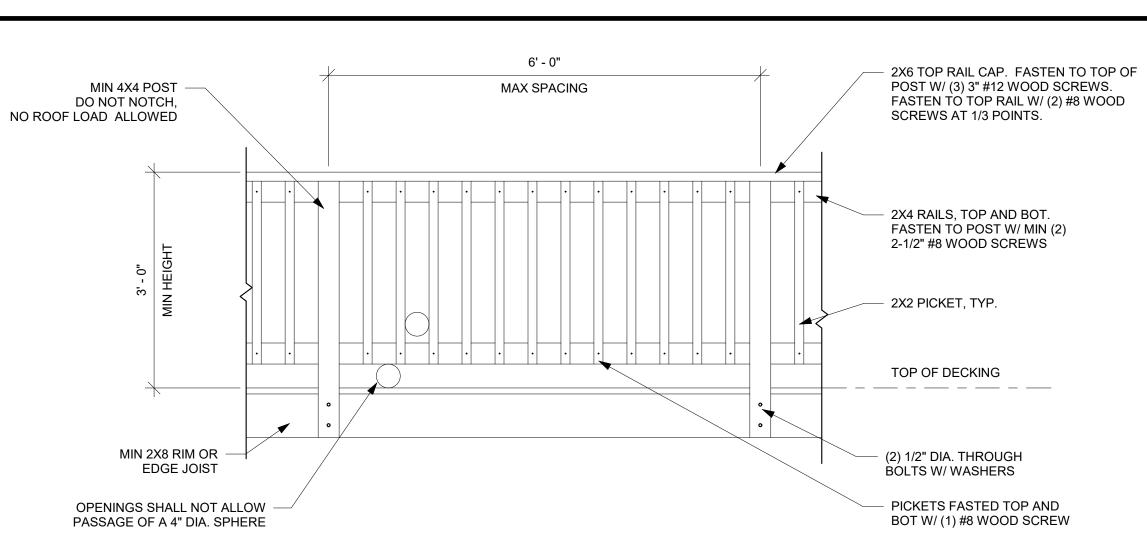
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BRIEN (7) SIDE

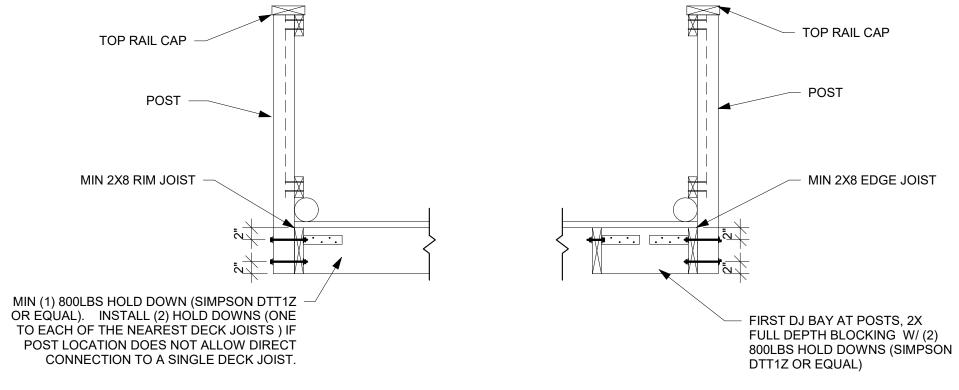
**FRAMING STANDARDS** 

**S510** 

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DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



**RAILING ATTACHED TO RIM JOIST** 

DECK RAILING

NTS

RAILING ATTACHED TO EDGE JOIST

LEDGER LAG SCREW OR BOLT D = 5.5" MIN. FOR 2x8\* D = 6.5" MIN. FOR 2x10 D = 7.5" MIN. FOR 2X12 \*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2x8 LEDGERS TO 2X8 BAND JOISTS

EXIST. STUD WALL

EXIST. 2X BAND JOIST OR 1" MINIMUM EWP RIM JOIST

2X FLOOR JOIST OR I-JOIST

EXIST. FOUNDATION WALL

2 DETAIL NTS

LEDGER BOARD TO BAND BOARD

EXTERIOR SHEATHING

REMOVE SIDING AT LEDGER PRIOR TO INSTALLATION

LEDGER AND JOIST FLUSH ON

DECK JOIST

WITH WASHERS

JOIST HANGER

HOUSE BAND OR RIM JOIST.

- STAGGER FASTENERS IN TWO ROWS

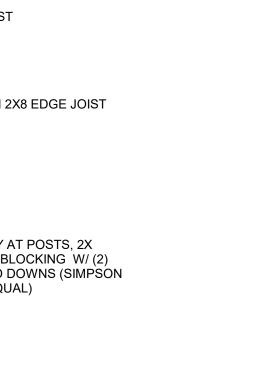
2X LEDGER BOARD EQUAL TO OR GREATER THAN DEPTH OF DECK JOIST AND NO GREATER THAN DEPTH OF

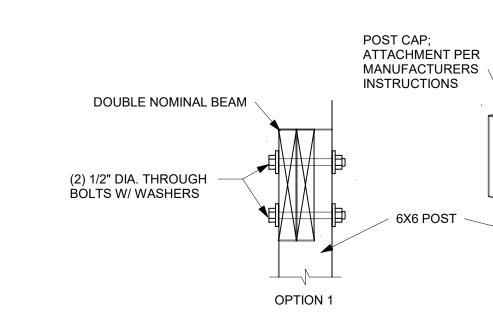
CONTINUOUS FLASHING

1/2" DIA. LAG SCREWS OR THROUGH-BOLTS

EXTENDING PAST JOIST HANGER

4 DECK LEDGER DIMENSION DETAIL NTS





3-PLY BEAM
MUST USE POST
CAP OPTION

OPTION 2

TYPICAL POST TO BEAM ATTACHMENT 3 DETAIL NTS

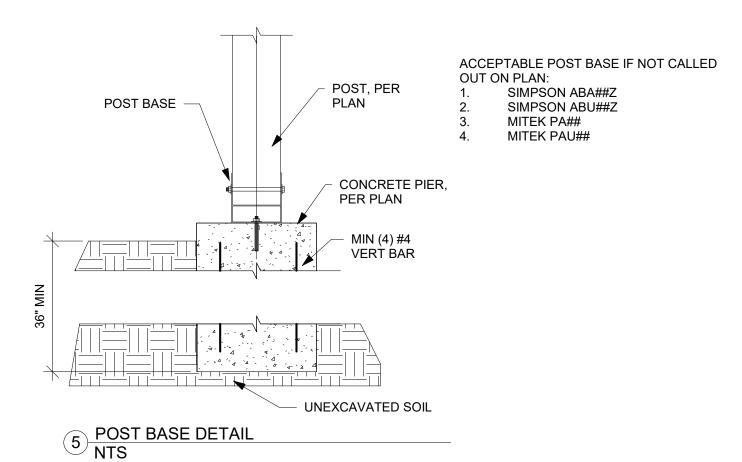


TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD = DECK DEAD LOAD = 10 PSF)

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'	16'1 TO 18'
CONNECTION DETAILS			ON CENT	TER SPACING OF FA	STENERS		
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	16

REVISIONS

A Z

HANNAH CHRISTINE

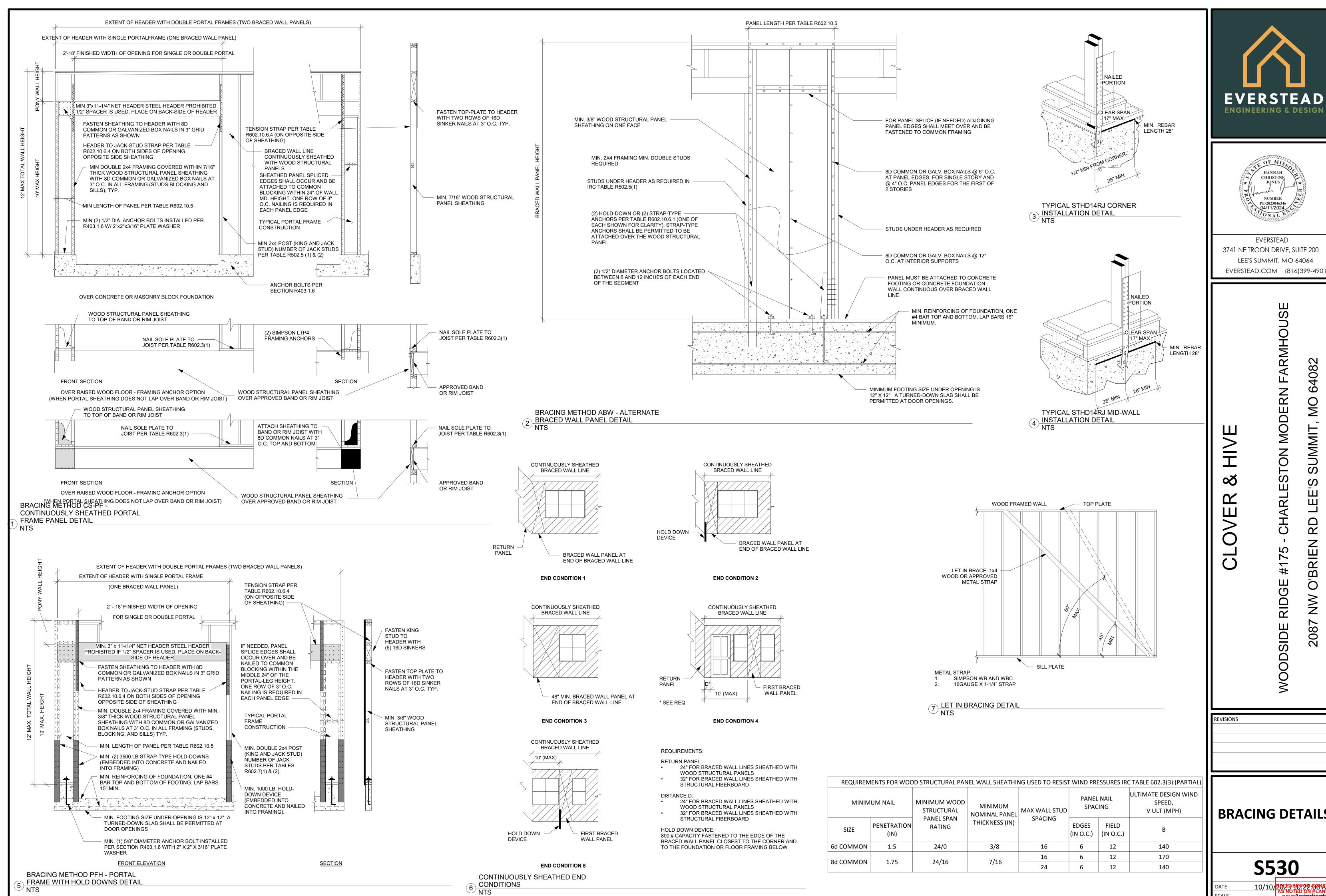
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64082

**DECK DETAILS S520** 



SID

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HANNAH

NUMBER

PE-2023046346

04/11/2024

**EVERSTEAD** 

CHRISTINE

**BRACING DETAILS** 

04/12/2024 3:56:49

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	BRACING METHODS TABLE R602	10.4 (PARTIAL)		
METHODS MATERIAL	MINIMUM	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 SECTION 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 STUD 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 STUD 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 BRACED 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 TOP AND BOTTOM PLATES) 7" FIELD	
		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
	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
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
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
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
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
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
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	
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
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
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
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
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)
OTTOM PLATE TO JOIST, RIM JOIST,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
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
OTTOM 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
TOP OR BOTTOM PLATE TO STUD	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
TOT OR BOTTOM LETTE TO GTOD	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
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
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
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
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": 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

BAND OR RIM JOIST TO JOIST  3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN  20d COMMON (3"x0.128")  DESCRIPTION OF BUILDING  3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128")  3-16d COMMON (3"x0.128")  ANAIL EACH LAYER AS FOLLOW O.C AT TOP END AND BOTTON STAGGERED.  AND: 2-4" O.C. FACE NAIL AT TOP / BOTTOM STAGGERED ON OPP SIDES  AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS  4-16d BOX (3"x0.128") OR 3-3"x0.131" NAILS  4-16d BOX (3"x0.128") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS  BRIDGING OR BLOCKING TO JOIST  DESCRIPTION OF BUILDING  ALDINE A-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS  AT EACH JOIST OR RAFTER, IN AIL  EACH END, TOE NAIL  INTERMEDITY OF BOTTOM STAGGERED  AT EACH FIND, TOE NAIL  BRIDGING OR BLOCKING TO JOIST  DESCRIPTION OF BUILDING  AUMBER AND TYPE OF EASTENED  BRIDGES (IN)  INTERMEDITY INTERMEDITY OR A-10d BOX (3"x0.128") OR 2-10d BOX (3"x0.128") OR 2-3"x0.131" NAILS  BRIDGES (IN)  INTERMEDITY EDGES (IN)  INTERMEDITY INTERMEDITY OR A-10d BOX (3"x0.128") OR 2-10d BOX (3"x0.128") OR 2-3"x0.131" NAILS  BRIDGES (IN)  INTERMEDITY END INTERMEDITY OR A-10d BOX (3-1/2"x0.131") OR BRIDGES (IN)  INTERMEDITY END INTERMEDITY OR BOTTOM OR A-10d BOX (3-1/2"x0.131") OR BRIDGES (IN)  INTERMEDITY END INTERME		FLOOR	l.	
### COMMON (2-17-0-13-17) PR (ROOF APPLICATIONS ALSO)  ### SUBSTITUTE (ROOF)  ##		3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR	TOE	E NAIL
## BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)  1"M" SURFLOOR OR (FISS TO 25% OR 2	RIM JOIST, BAND JOIST OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL
1-169 SURFLOOR OF LIESTO 2-5-00 COMMON (2-122-0.1319) OR 2-5-00 COMMON (2-122-0.1319) OR 2-5-00 COMMON (3-122-0.1319) OR 2-1-00 COMMON (3-12-0.1319) OR 2-1-00 COMMON (3-12-0.131	BLOCKING TO SILL OR TOP PLATE	10d BOX (3"x0.128") OR	6" O.C.	TOE NAIL
### STRUCTURAL PANELS SUBFLOOR OF A 2-164 COMMON (3-1/2*\0.182*) OR 2-164 COMMON (3-1/2*\0.182*) OR 2-164 COMMON (3-1/2*\0.182*) OR 4-105 COMMON (3-1/2*\0.182*) OR 3-105 COMMON (3-1/2*\0.183*) OR 3-105 COMMON (3-1/2*\0.183		2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR	FAC	E NAIL
## AT EACH PEARWING 1ACH MA  ## AT EACH PEARWING 1ACH MA  ## AT EACH MANUAL SHE AT HALE AND AST HALE HALE AND AST HALE AND			BLIND ANI	D FACE NAIL
### BAND OR RIM JOIST TO JOIST ### 14-106 BOX (\$7.00.128*) OR 4.37.14 GN 3.174.E.GR RED NAIL ### 14-10.  ### 14-10. ** 14-10.** ** 14-10.*			AT EACH BEARING FACE NAIL	
20d COMMON (3*v0.128*)   O. C.A TTOP END AND BOTTON STAGGERED.	BAND OR RIM JOIST TO JOIST	4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR	END NAIL	
LIMBER LAYERS    10d BUX (37x1 12s) UN   STAGGERED ON OPE SIDES		20d COMMON (3"x0.128")	O.C AT TOP END	O AND BOTTOM AN
2-29d COMMON (47x0 1927) OR 3-37x0 1391" NAIL SPLICE  1-20d BOX (37x0 1391" NAILS  4-16d BOX (3-1/27x0 1367) OR 3-16d COMMON (5-1/27x0 1367) OR 4-16d BOX (3-1/27x0 1367) OR 4-16d BOX (3-1/27		10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGE	SERED ON OPPOSIT
LEDGER STRIP SUPPORTING		2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR	I .	
DESCRIPTION OF BUILDING DESCRIPTION OF BUILDING MATERIALS  NUMBER AND TYPE OF FASTENER  EDGES (IN)  INTERMEDISTRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTITICEBOARD WALL SHEATHING TO FRAMING AND PARTITICEBOARD WALL SHEATHING TO FRAMING AND PARTITICEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]  8d COMMON (2*10*,113*) NAIL (SUBFLOOR, WALL) OR 8d COMMON (2*10*,218*) NAIL (SUBFLOOR, WALL) OR 8d COMMON (2*10*,218*) NAIL (ROOF) OR RSRS-01 (2*3/8* v0.113*) NAIL (ROOF) OR 6 12  19/32* - 1"  8d COMMON NAIL (2-1/2* v0.131*) NAIL (ROOF)  1-1/8* - 1-1.4*  10d COMMON (3*v0.148*) NAIL OR 6 12  OTHER WALL SHEATHING  11/2* STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-1/2* CALVANIZED ROOFING NAIL, 7/16* HEAD DIAMETER OR 1-1/2* LONG 16 GA. STAPLE WITH 7/16* OR 1* CROWN  1-1/2* GYPSUM INTERIOR COVERING (R702.3.5)  1-1/2* GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2* LONG; 1-1/4* SCREWS, TYPE "W" OR "S"  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  8d COMMON (2-1/2* v0.131*) NAIL OR 6 12  7/8* - 1*  8d COMMON (2-1/2* v0.131*) NAIL OR 6 12  8d COMMON (2-1/2* v0.131*) NAIL OR 6 12		3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR	AT EACH JOIST OR RAFTER, F NAIL	
MATERIALS  NOMBER AND TYPE OF PASTENER  WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]  3/8" - 1/2"  6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)  19/32" - 1"  8d COMMON NAIL (2-1/2"x0.131") NAIL (ROOF)  6 12  1-1/8" - 1-1.4."  10d COMMON (3"x0.148") NAIL (ROOF)  6 12  OTHER WALL SHEATHING  11-2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-1/4" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" GROWN  1-1/2" GYPSUM INTERIOR COVERING (R702.3.5)  4-1/2" GALVANIZED ROOFING NAIL, 7/16" OR 1" CROWN  1/2" GYPSUM INTERIOR COVERING GALVANIZED ROOFING NAIL; STAPLE GALVANIZED ROOFING NAIL; STA		2-8d COMMON (2-1/2"x0.131") OR	EACH EN	ND, TOE NAIL
PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOODD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]  6d COMMON (2*x0.113*) NAIL (SUBFLOOR. WALL) OR 8d COMMON (2*x0.113*) NAIL (ROOF) OR RSRS-01 (2-3/8*x0.113*) NAIL (ROOF) OR RSRS-01 (2-3/8*x0.113*) NAIL (ROOF) OR RSRS-01 (2-3/8*x0.113*) NAIL (ROOF)  19/32* - 1*  8d COMMON NAIL (2-1/2*x0.131*) OR 8d (2-1/2*x0.131*) OR RSRS-01 (2-3/8*x0.113*) NAIL (ROOF)  6 12  1-1/8* - 1-1.4*  10d COMMON (3*x0.148*) NAIL OR 8d (2-1/2*x0.131*) DEFORMED NAIL ROOF)  6 12  OTHER WALL SHEATHING  1-1/2* STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-1/4* LONG 16 GA. STAPLE WITH 7/16* OR 1* CROWN  25/32* STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-25/32* STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-25/32* STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-26 CROWN  1-27 LONG 16 GA. STAPLE WITH 7/16* OR 1* CROWN  1-28 GALVANIZED ROOFING NAIL, 7/16* HEAD DIAMETER OR 1* CROWN  1-1/2* CONG 16 GA. STAPLE WITH 7/16* OR 1* CROWN  1/2* GYPSUM INTERIOR COVERING (R702.3.5)  1-27 GALVANIZED ROOFING NAIL: STAPLE GALVANIZED ROOFING NAIL: STAPLE GALVANIZED 1* -1/2* LONG; 1-1/3* SCREWS, TYPE W* OR 'S* SCREWS, TYPE W		NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING    6d COMMON (2*0.113") NAIL (SUBFLOOR, WALL) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)   6   12     19/32" - 1"				IING AND
3/8" - 1/2"   8d COMMON (2-1/2"\(2\)\(2\)\(2\)\(2\)\(2\)\(2\)\(3\)\(2\)\(1\)\(2\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(2\)\(3\)\(2\)\(3\)\(2\)\(3\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(2\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(3\)\(1\)\(1				FRAMING]
1-1/8" - 1-1.4"  10d COMMON (3"x0.148") NAIL (ROOF)  6  12  1-1/8" - 1-1.4"  10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL  OTHER WALL SHEATHING  1/2" STRUCTURAL CELLULOSIC FIBERBOARD 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  1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA STAPLE WITH 7/16" OR 1" CROWN  1/2" GYPSUM INTERIOR COVERING (R702.3.5)  1-1/2" GALVANIZED ROOFING NAIL, 7/16" OR 1" CROWN  1/2" GYPSUM INTERIOR COVERING (R702.3.5)  1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"  5/8" GYPSUM INTERIOR COVERING (R702.3.5)  1-3/4" GALVANIZED, 1-1/2" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  3/4" AND LESS  8d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.130") NAIL OR 6 12	3/8" - 1/2"	WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR	6	12
Structural Cellulosic   1-1/2" GALVANIZED ROOFING NAIL, 7/16"	19/32" - 1"		6	12
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" OR 1" CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" OR 1" CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1 CROWN  1-3/4" GALVANIZED ROOFING NAIL, 7/16" OR 1" GROWN  1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN  1/2" GYPSUM INTERIOR COVERING (R702.3.5)  1-1/2" GALVANIZED ROOFING NAIL, 7/16" OR 1" CROWN  1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN  1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN  1-1/2" CALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TTYPE "W" OR "S"  5/8" GYPSUM INTERIOR COVERING (R702.3.5)  1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/6" LONG; 1-5/6" SCREWS, TYPE "W" OR "S"  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  3/4" AND LESS  6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL  7/8" - 1"  8d COMMON (2-1/2"x0.131") NAIL OR 6 12	1-1/8" - 1-1.4"		6	12
HEAD DIAMETER OR   1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1"   3   6		OTHER WALL SHEATHING		
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING  1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN  1/2" GYPSUM INTERIOR COVERING (R702.3.5)  1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"  5/8" GYPSUM INTERIOR COVERING (R702.3.5)  1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  3/4" AND LESS  6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.130") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.130") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.130") NAIL OR 8d DEFORMED (2-1		HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1"	3	6
(R702.3.5) GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, 7 7 7  5/8" GYPSUM INTERIOR COVERING (R702.3.5) 1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, 7 7  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  3/4" AND LESS 6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL 6 12  7/8" - 1" 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL 6 12		HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1"	3	6
(R702.3.5) GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, 7 TYPE "W" OR "S"  WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING  3/4" AND LESS 6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL  7/8" - 1" 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL OR		GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS,	7	7
3/4" AND LESS  6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL  7/8" - 1"  8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL  1-1/8" - 1-1/4"  10d COMMON (3"x0.148") NAIL OR 6  12		GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS,	7	7
3/4 AND LESS 8d COMMON (2-1/2"x0.131") NAIL 6 12  7/8" - 1" 8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL 6 12	WOOD STRUCTURAL	PANELS, COMBINATION SUBFLOOR UNDERLAY	YMENT TO FRAMIN	G
12 8d DEFORMÈD (2-1/2"x0.120") NAIL 6 12 10d COMMON (3"x0.148") NAIL OR 6 12	3/4" AND LESS		6	12
	7/8" - 1"		6	12
	1-1/8" - 1-1/4"		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

LEDGER

BAND JOIST

BOTTOM EDGE

3/4

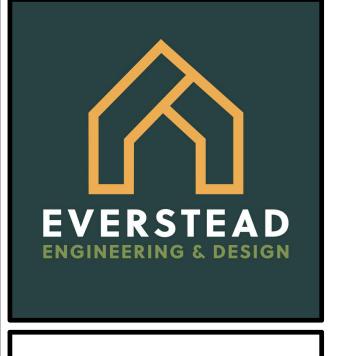
ROW SPACING

1-5/8 MIN. 5 MAX

1-5/8 MIN 5 MAX

NUMBER AND TYPE OF FASTENER

DESCRIPTION OF BUILDING MATERIALS



**EVERSTEAD** 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064 EVERSTEAD.COM (816)399-4901

**ARMHOUS** 

ERN F

TON MOD

64082

MO

SUMMIT,

O'BRIEN

SPACING AND LOCATION OF FASTENERS

**FASTENING** 

**SCHEDULE** 

REVISIONS

S5<u>50</u> 10/10/202390F22:00NSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELD/4/MENTISEBVICES
LEE'S SUMMIT, MISSOURI
04/12/2024 3:56:49

VARIES (SEE TABLE)

SINGLE HUNG WINDOW

MATERIAL, AND STYLE.

200 SERIES

400 SERIES

250 SERIES

150 SERIES

36X60

V-2500

V-4500

MANUFACTURER

ANDERSON

ANDERSON

JELD-WEN

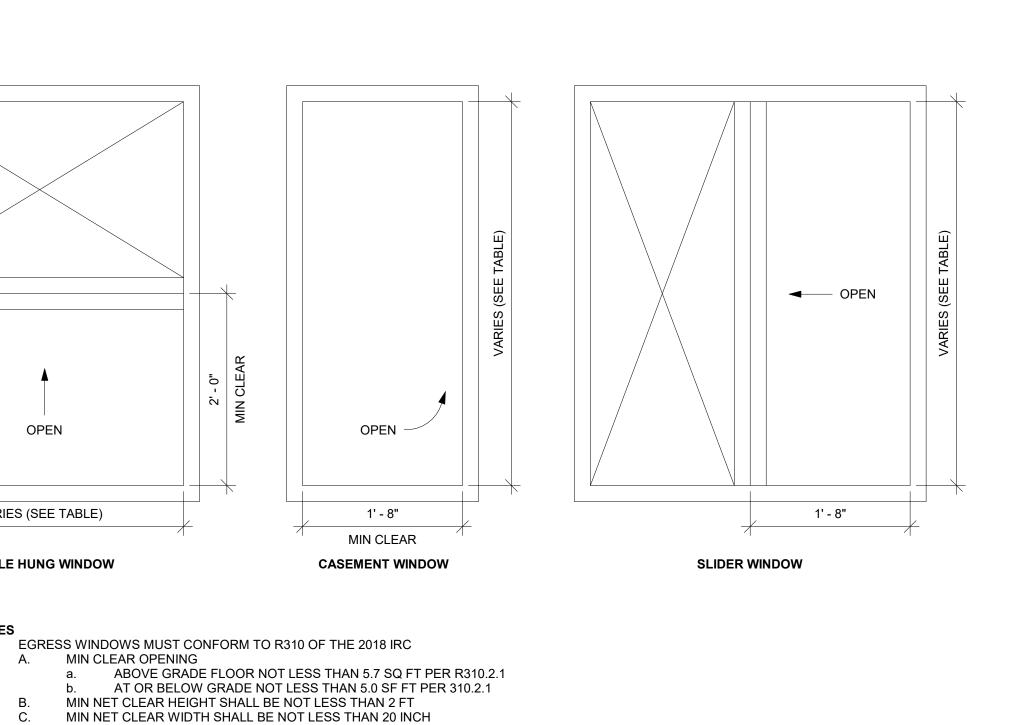
JELD-WEN

PELLA

PELLA

FF ELEV

WINDOW EGRESS (NTS)



48X40

48X48

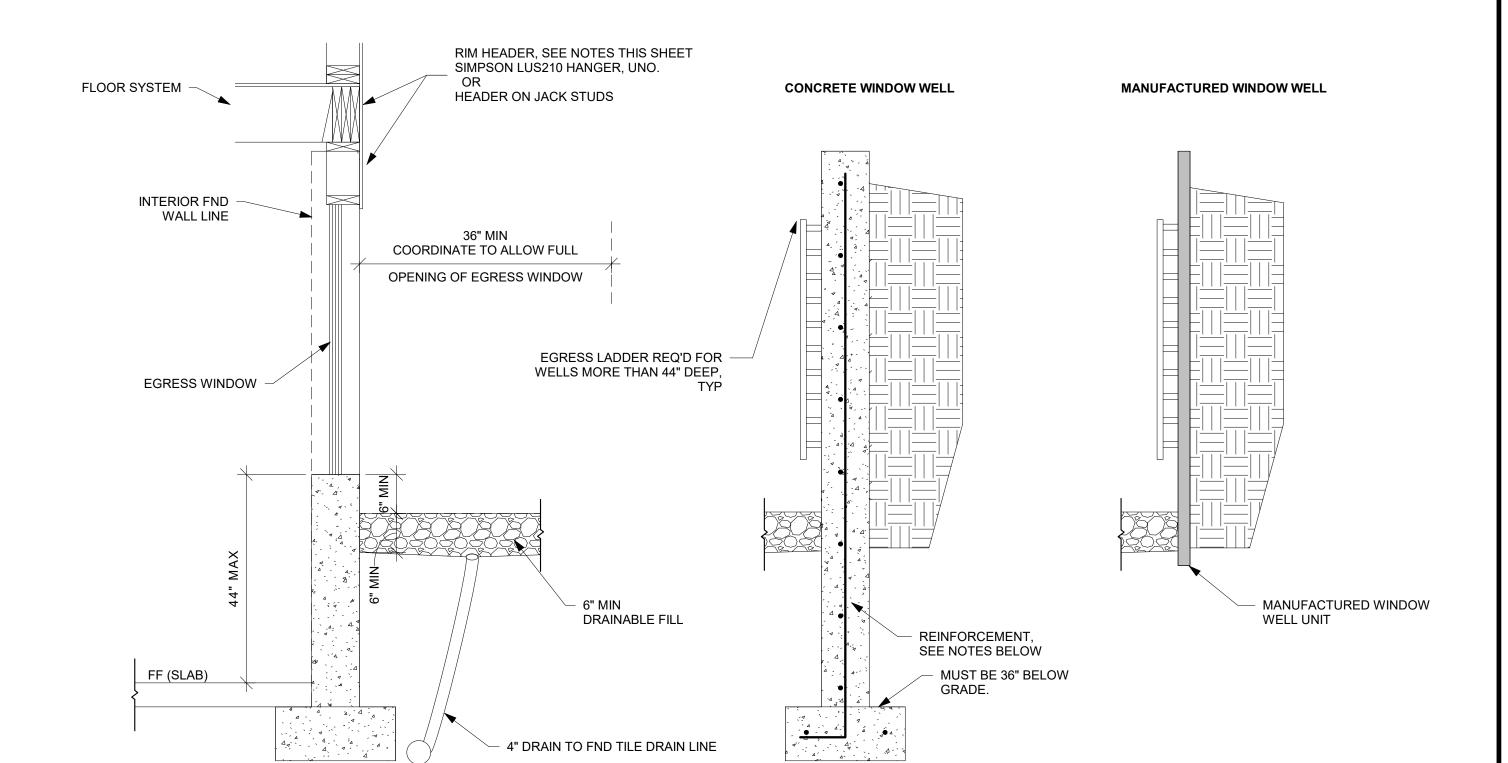
48X48

MINIMUM WINDOW SIZES SHOWN BELOW ARE SPECIFIC TO THE MANUFACTURER AND VINYL WINDOW MODEL NUMBER LISTED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WINDOW SIZES WITH THE SELECTED MANUFACTURER, WINDOW FRAMING

36X40

36X48

36X42



# SECTION

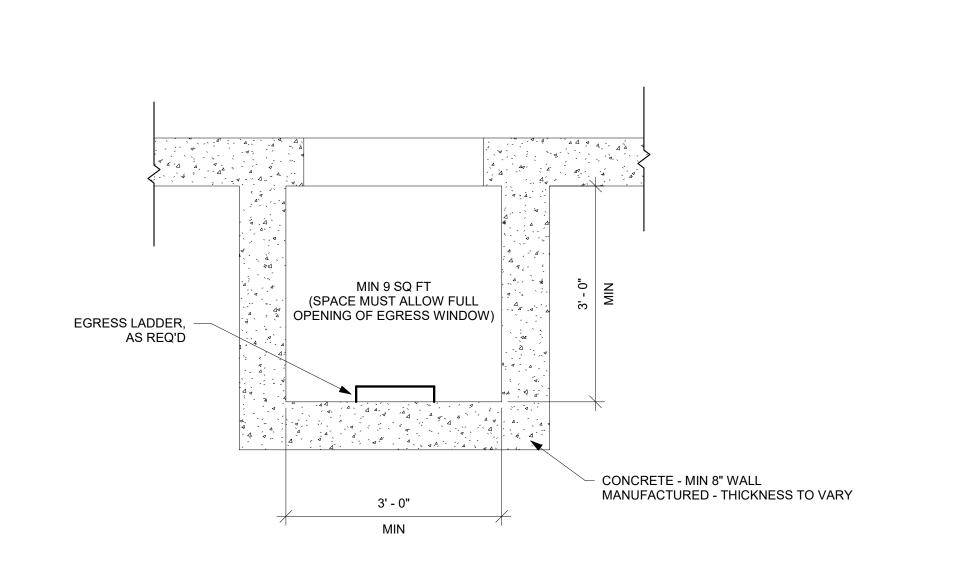
CONCRETE WINDOW WELL

MANUFACTURED WINDOW WELL

INTALLED WITH NEW FOUNDATION

REINFORCEMENT

B. INSTALLED TO EXISTING FOUNDATION a. REINFORCEMENT



WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE

POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.

MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS

COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

(2) #4 BAR CONT IN WALL FTG.

A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.

b. SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.

PLAN

**EGRESS WINDOWS** 

REVISIONS

SCALE

HANNAH CHRISTINE

NUMBER PE-2023046346

EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

EVERSTEAD.COM (816)399-4901

408

BRIEN

(1)

SIDE

**S560** 

WINDOW WELL FOR EGRESS (NTS)

10/10/2023 10 F22 10 NATRIU AS NOTED ON PLANS RE DEVEASHINENT STERON 04/12/2024 3:56:49