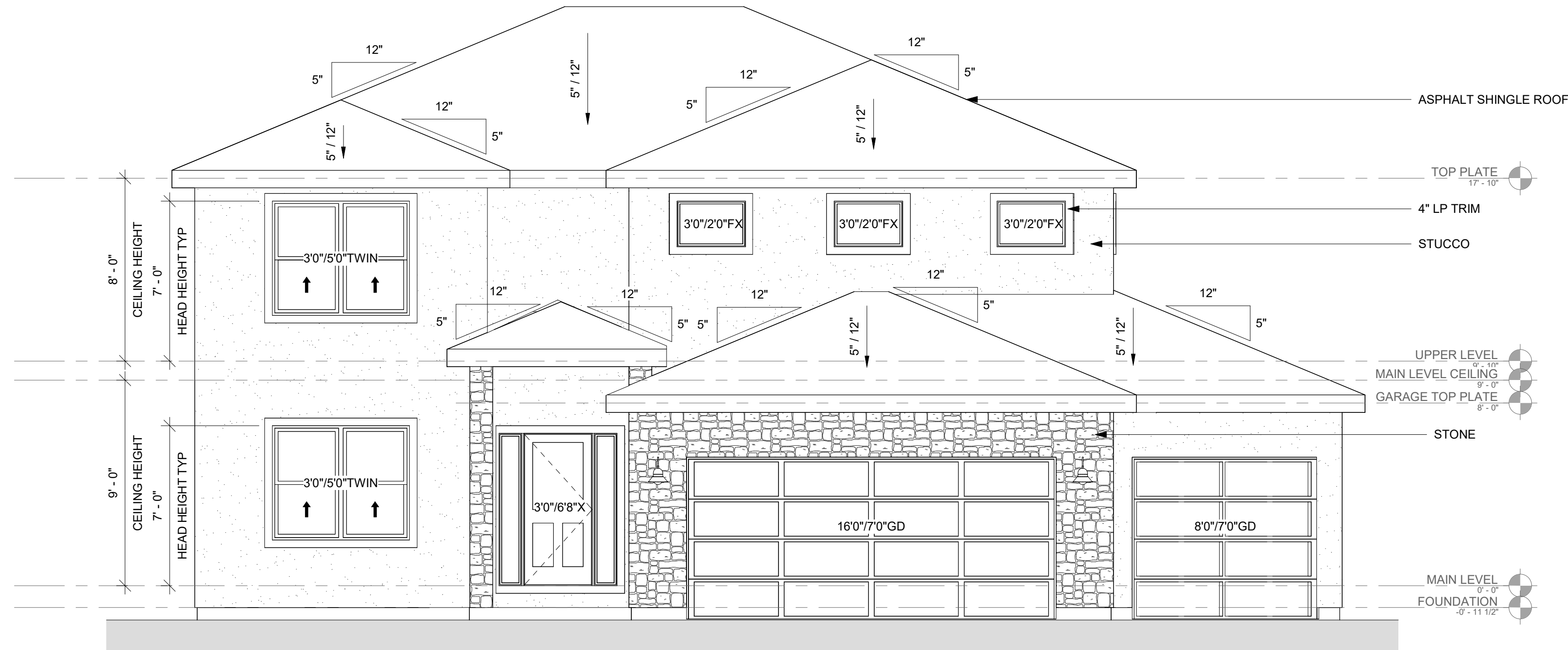


ELEVATION NOTES

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



② C - FRONT - MODERN PRAIRIE 3RD BAY
1/4" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/23/2024 2:19:28

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SHEET NUMBER	SHEET NAME
0-CV C	COVER
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G104	LIGHTING/OUTLET LOCATIONS
G105 C	ROOF PLAN
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S000	STRUCTURAL GENERAL NOTES
S501	FOUNDATION DETAILS
S503	GARAGE/SLAB DETAILS
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S511	FRAMING STANDARDS
S520	DECK DETAILS
S530	BRACING DETAILS
S550	FASTENING SCHEDULE
S560	EGRESS WINDOWS

BUILDING SQUARE FOOTAGE (SQFT)	
MAIN LEVEL	CONDITIONED SPACE TOTAL
UPPER LEVEL	CONDITIONED SPACE TOTAL
CONDITIONED SPACE TOTAL (SQ FT)	
OPT LOWER LEVEL	CONDITIONED SPACE TOTAL
LOWER LEVEL	UNCONDITIONED SPACE TOTAL
GARAGE	TOTAL
UNCONDITIONED SPACE TOTAL (SQ FT)	
OPT LOWER LEVEL	UNCONDITIONED SPACE TOTAL

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

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

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



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1809 SW HIGHTOWN DR
LEES SUMMIT, MO 64082

REVISIONS
1 - 04/12/2024

COVER

0-CV C

DATE 3/22/2024 12:51:00 PM
SCALE As indicated

GENERAL PLAN NOTES

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

INTERIOR LOAD BEARING WALL

WALL LEGEND - NEW CONSTRUCTION	
	FOUNDATION WALL
	NEW INTERIOR PARTITION
	NEW EXTERIOR WALL

LOWER LEVEL DOOR SCHEDULE		
LEVEL	COUNT	TYPE
LOWER LEVEL	1	2'4"/6'8"
LOWER LEVEL	3	2'6"/6'8"
LOWER LEVEL	1	3'0"/6'8"

LOWER LEVEL WINDOW SCHEDULE				
LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
LOWER LEVEL	1	4'0"/4'0"SL	Window-Sliding-Double	7' - 0"

FOUNDATION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
- REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
- FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELCTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
- SLAB ON GROUND SHALL BE CONTINUOUSLY SUPPORTED ON UNDISTURBED SOIL OR WITH FILL AND BASE AS DESCRIBED:
 - FILL - THE FILL SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT CONTAIN DELETERIOUS QUANTITIES OF ORGANIC OR FOREIGN MATERIAL. FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR SUITABLE SOILS, UNLESS APPROVED BY THE BUILDING OFFICIAL.
 - BASE - A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED SLAG, OR RECYCLED CONCRETE PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE.

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

CONSTRUCTION NOTES - NEW CONSTRUCTION

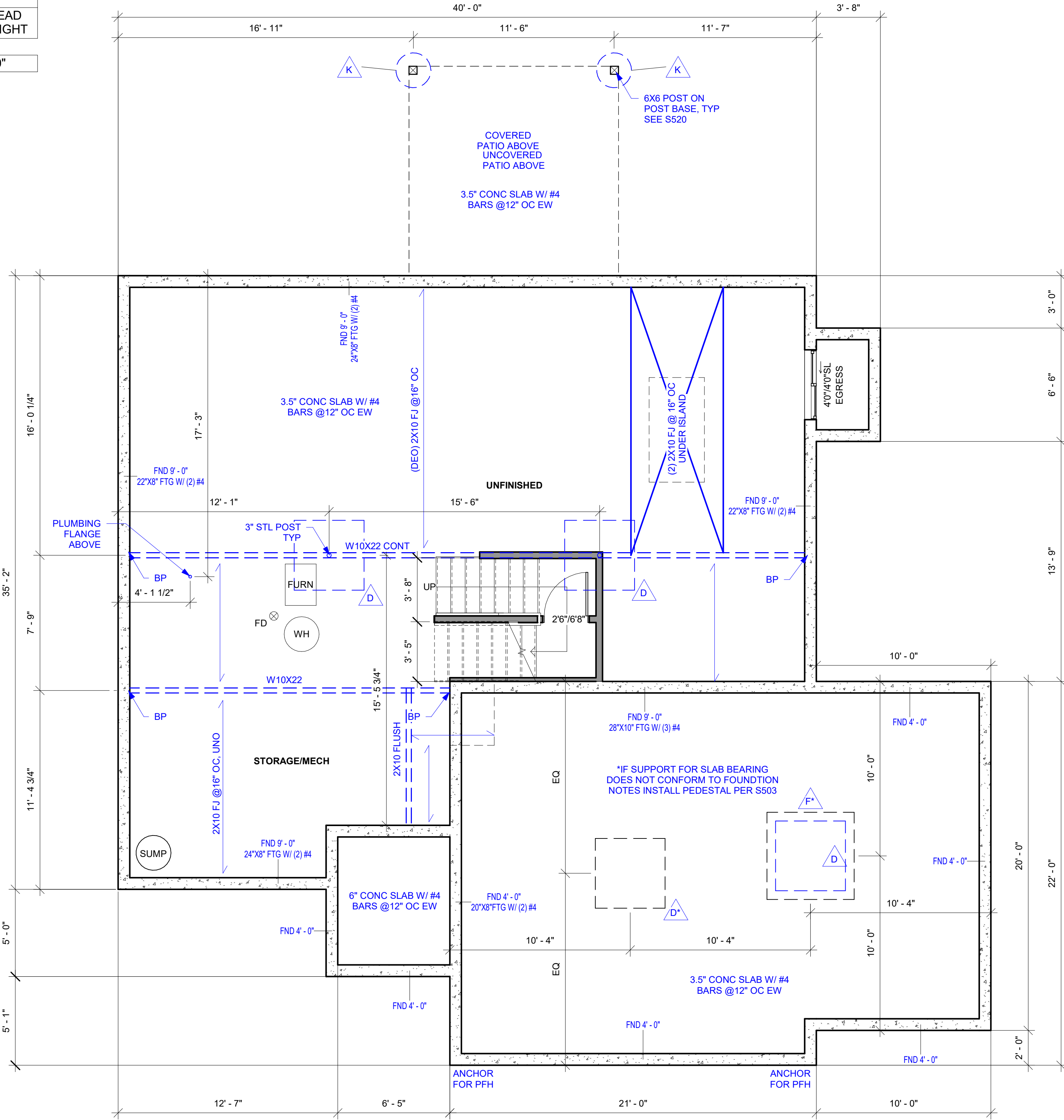
- ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
- ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN FEET AND INCHES.
- ALL CRITICAL DIMENSIONS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

ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
J	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
L	28"	3'-0"	(4) VERTICAL #4

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

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

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



C - PLAN VIEW - LOWER LEVEL 3 CAR COVERED
1/4" = 1'-0"



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LEES SUMMIT, MO 64082

REVISIONS

1 - 04/12/2024

LOWER LEVEL /
FOUNDATION
PLAN

G101

DATE 3/22/2024
SCALE

DESIGNED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPER'S SIGNATURE
04/23/2024 2:19:28

GENERAL PLAN NOTES

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

BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

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

BRACING PFH PER IRC R602.10.6.2

CONSTRUCTION NOTES - NEW CONSTRUCTION

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WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

MAIN LEVEL DOOR SCHEDULE

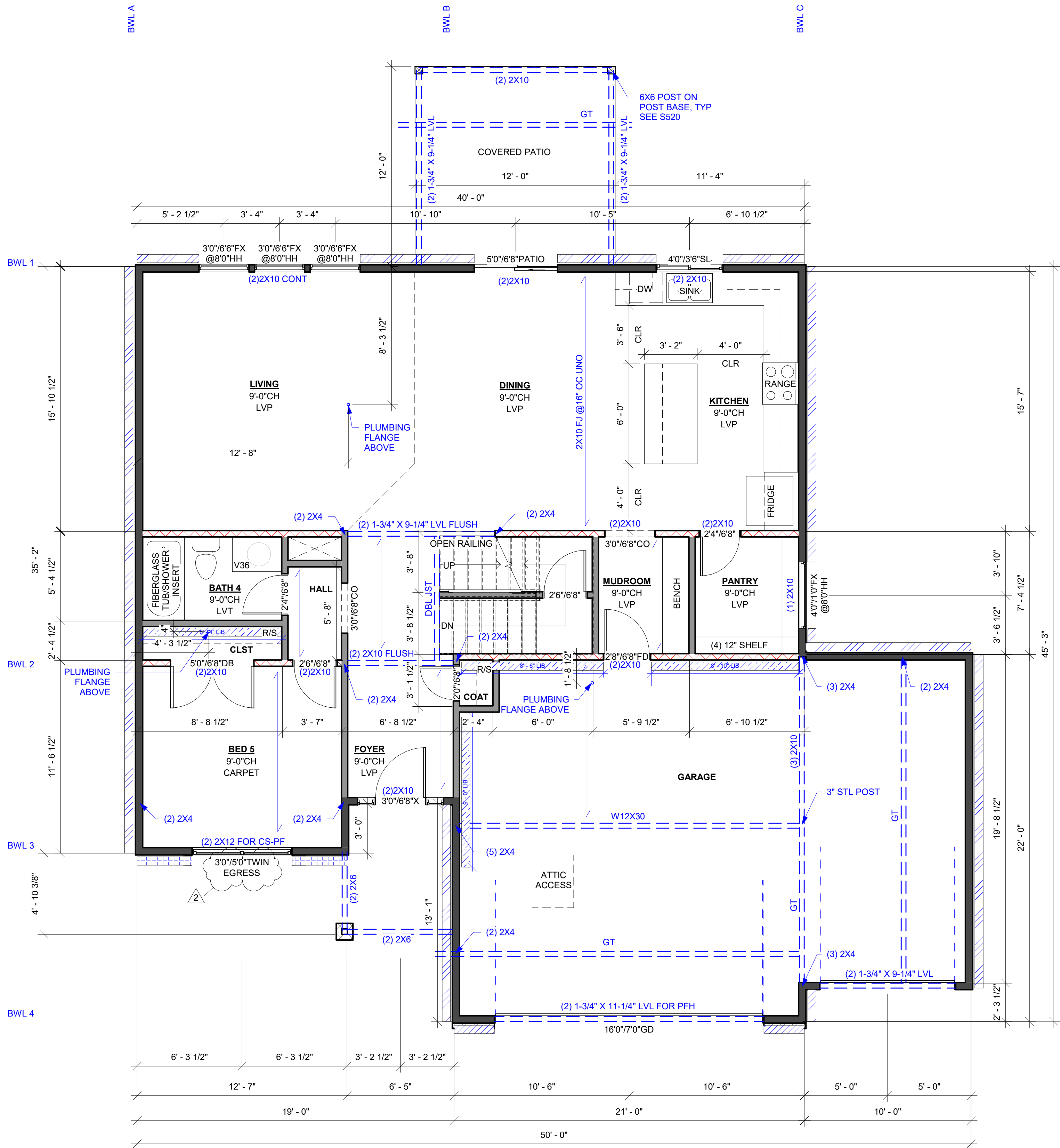
LEVEL	COUNT	TYPE
MAIN LEVEL	1	2'0" / 6'8"
MAIN LEVEL	2	2'4" / 6'8"
MAIN LEVEL	2	2'6" / 6'8"
MAIN LEVEL	1	2'8" / 6'8" FD
MAIN LEVEL	2	3'0" / 6'8" CO
MAIN LEVEL	1	3'0" / 6'8" X
MAIN LEVEL	1	5'0" / 6'8" DB
MAIN LEVEL	1	5'0" / 6'8" PATIO

MAIN LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
MAIN LEVEL	1	3'0" / 5'0" TWIN	Window-Single-Hung-Double	7' - 0"
MAIN LEVEL	3	3'0" / 6'6" FX @ 8'0" HH	Window-Fixed	8' - 0"
MAIN LEVEL	1	4'0" / 1'0" FX @ 8'0" HH	Window-Fixed	8' - 0"
MAIN LEVEL	1	4'0" / 3'6" SL	Window-Sliding-Double	7' - 0"

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

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



C - PLAN VIEW - MAIN LEVEL 3 CAR COVERED
1/4" = 1'-0"



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1809 SW HIGHTOWN DR
LEES SUMMIT, MO 64082

REVISIONS

1 - 04/12/2024
2 - 04/17/2024

MAIN LEVEL PLAN

G102

DATE 3/22/2024
SCALE

DESIGNED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPED BY
LEE'S SUMMIT, MISSOURI
04/23/2024 2:19:28

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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

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WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

UPPER LEVEL DOOR SCHEDULE

LEVEL	COUNT	TYPE
-------	-------	------

UPPER LEVEL	1	2'0"/6'8"
UPPER LEVEL	9	2'4"/6'8"
UPPER LEVEL	4	2'6"/6'8"
UPPER LEVEL	1	2'8"/6'8"
UPPER LEVEL	1	3'0"/6'8"
UPPER LEVEL	1	3'0"/6'8"CO

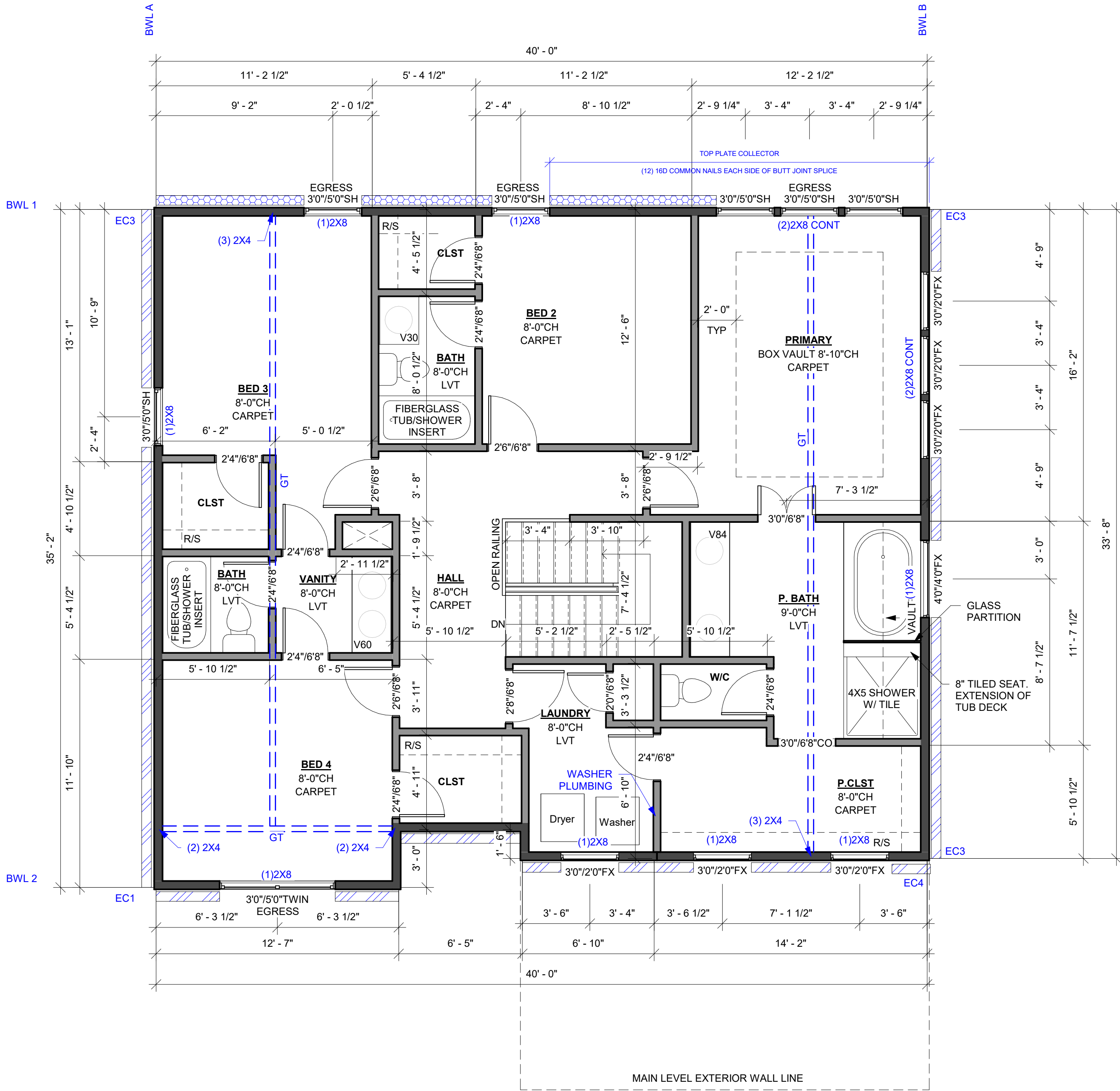
UPPER LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
-------	-------	------	--------	-------------

UPPER LEVEL	6	3'0"/20"FX	Window-Fixed	7' - 0"
UPPER LEVEL	6	3'0"/5'0"SH	Window-Single-Hung	7' - 0"
UPPER LEVEL	1	3'0"/5'0"TWIN	Window-Single-Hung-Double	7' - 0"
UPPER LEVEL	1	4'0"/4'0"FX	Window-Fixed	7' - 0"

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

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



1 PLAN VIEW - UPPER LEVEL
1/4" = 1'-0"



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LEES SUMMIT, MO 64082

REVISIONS

1 - 04/12/2024

UPPER LEVEL
PLAN

G103

DATE 3/22/2024
SCALE

NOT FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPER'S REVIEW
04/23/2024 2:19:28

REVISIONS

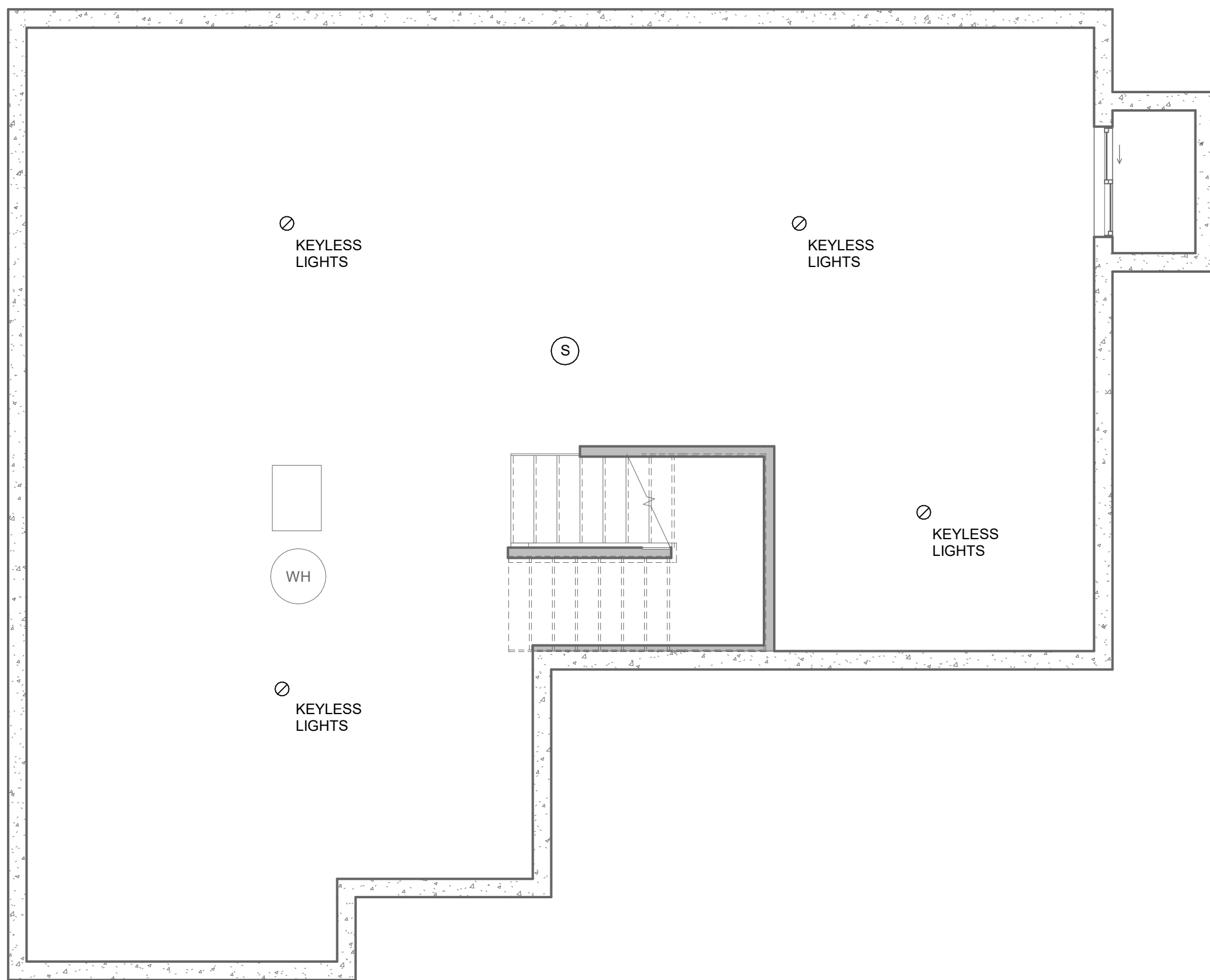
1 - 04/12/2024

LIGHTING/OUTLET
LOCATIONS

G104

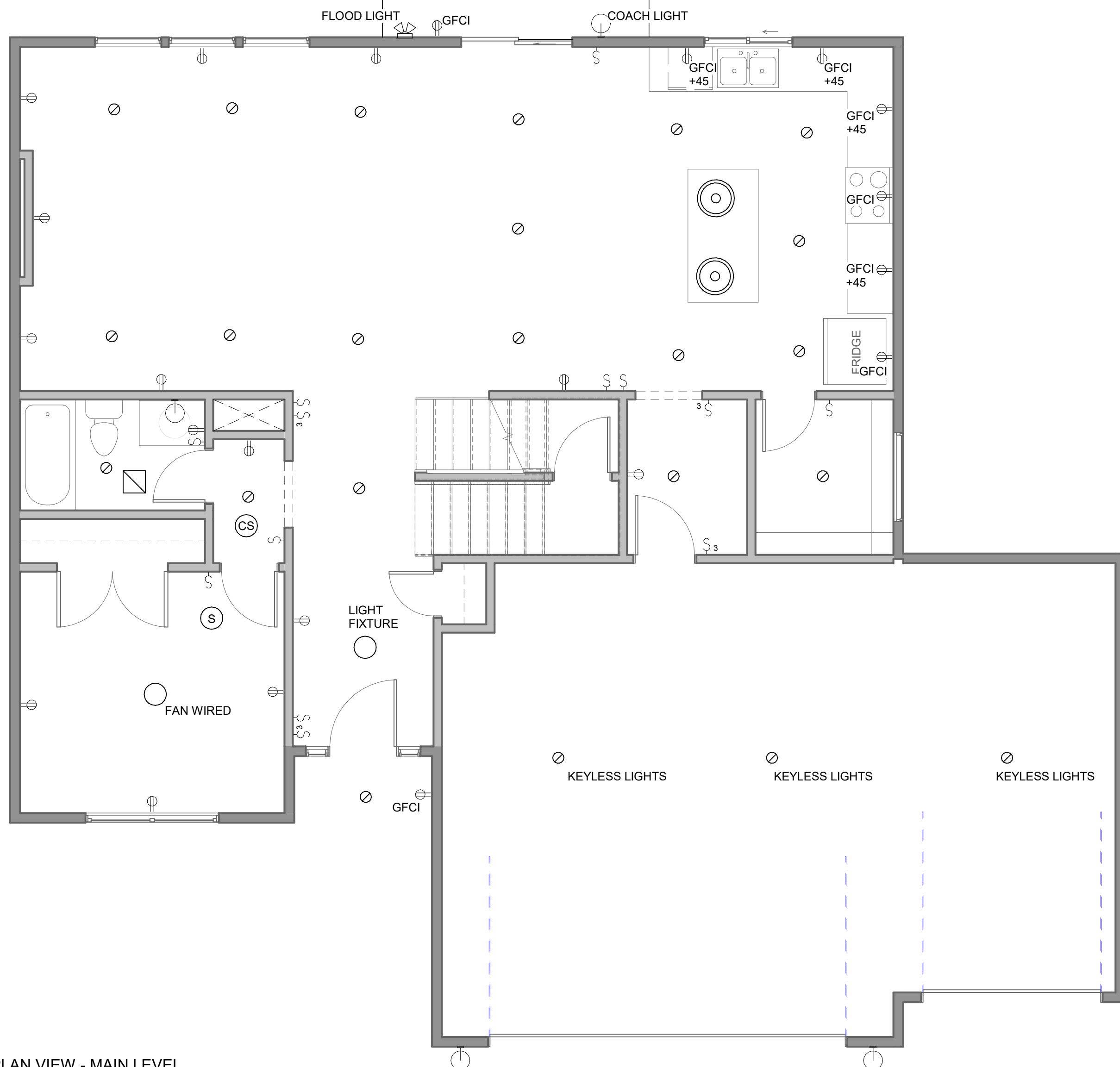
DATE 3/22/2024
SCALE

PLEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT REVIEWS
LEE'S SUMMIT, MISSOURI
04/23/2024 2:19:28



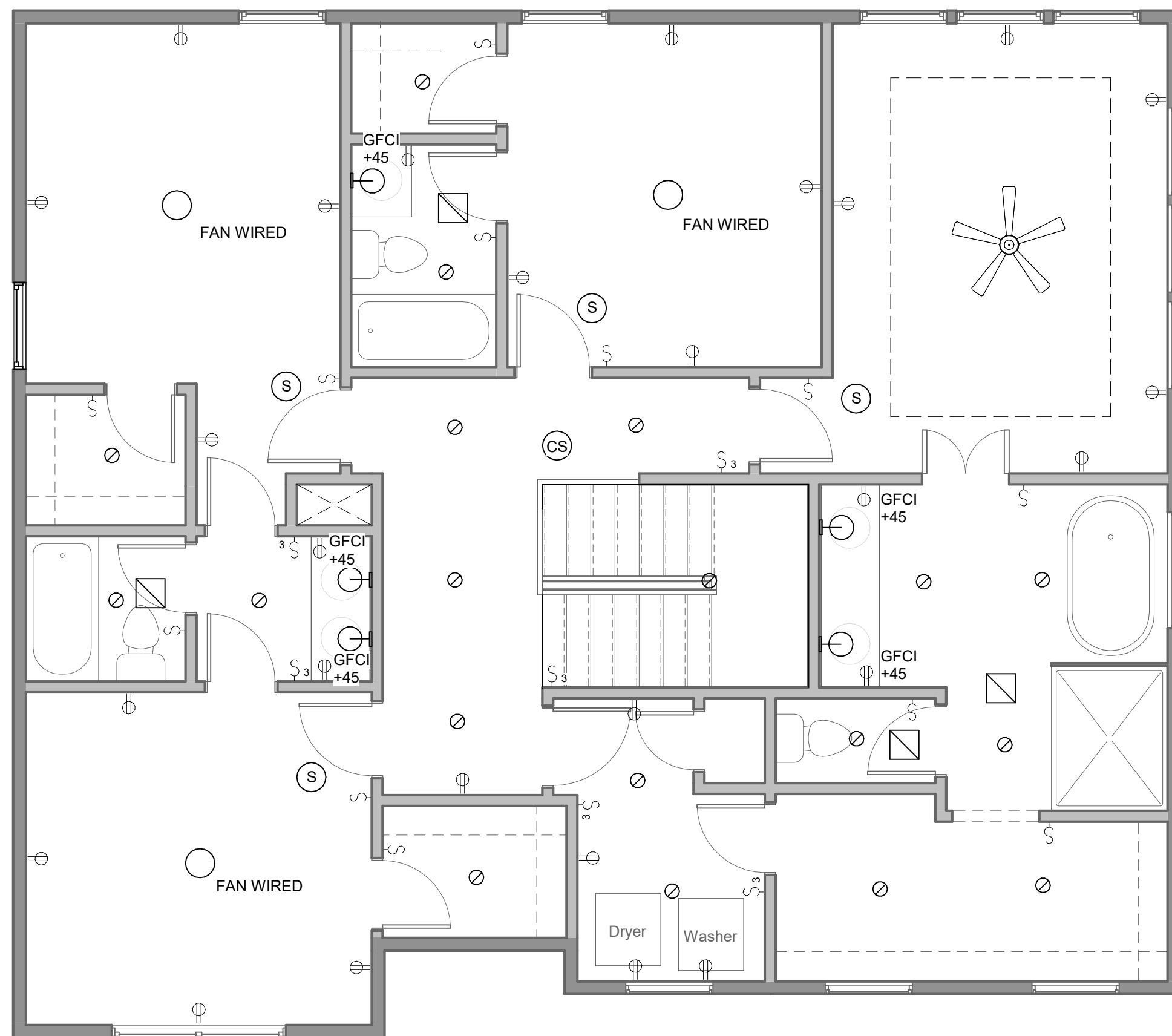
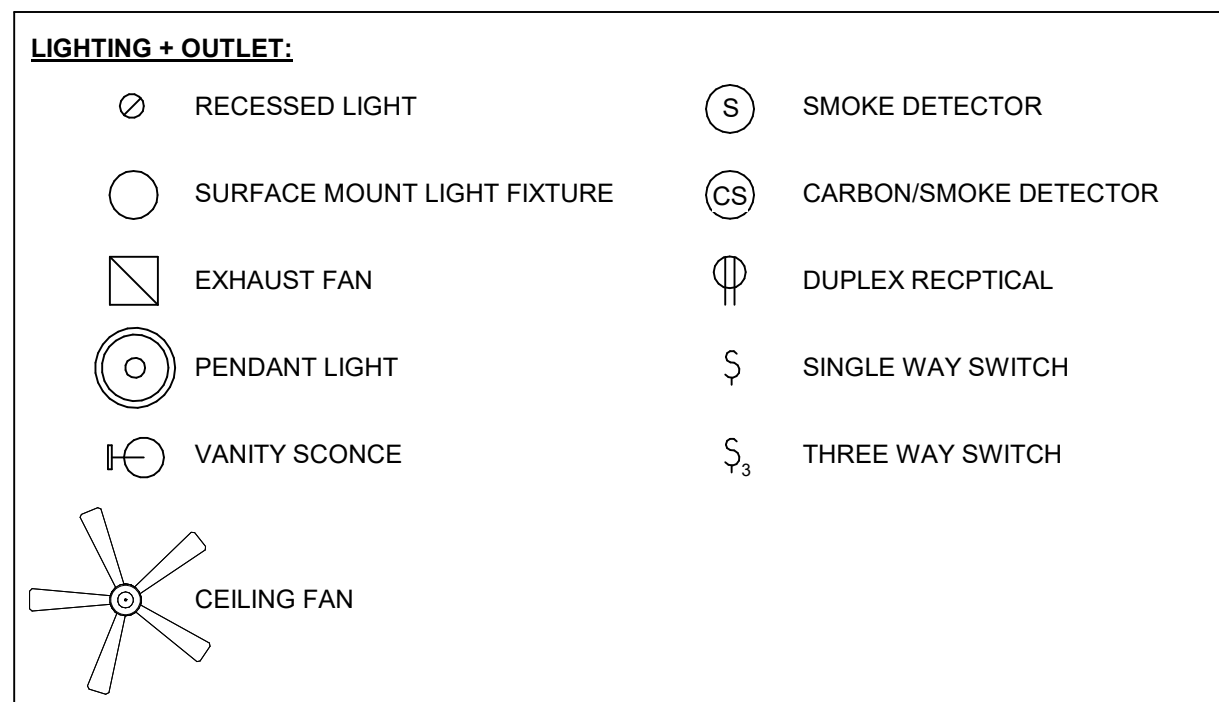
PLAN VIEW - LOWER LEVEL
LIGHTING/OUTLET LOCATION
UNFINISHED

④
1/4" = 1'-0"



PLAN VIEW - MAIN LEVEL
LIGHTING/OUTLET LOCATION 3 CAR
1/4" = 1'-0"

①
1/4" = 1'-0"





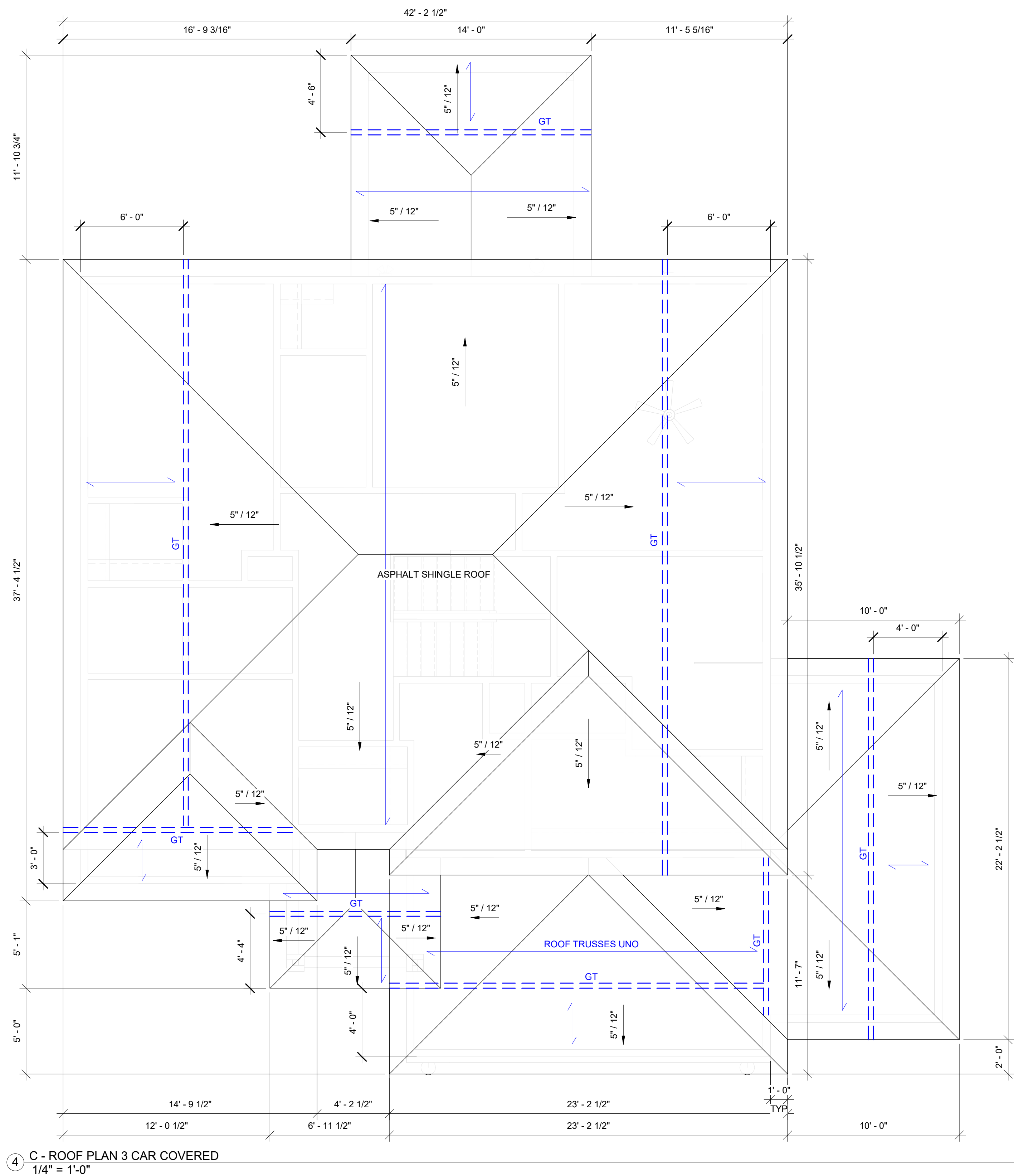
PLAN VIEW - UPPER LEVEL
LIGHTING/OUTLET LOCATION
1/4" = 1'-0"

③
1/4" = 1'-0"

TRUSS FRAMED ROOF NOTES

- | TRUSS FRAMED ROOF NOTES | |
|-------------------------|--|
| 1. | ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE. |
| 2. | DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE 2000 FOR MINIMUM LOAD. |
| 3. | ALL EXTERIOR ROOF LOAD BEARING MEMBERS SHALL BE MIN. (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 BRACING STRUCTURE AND/OR FOUNDATION BELOW. |
| 6. | WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10. |
| 7. | CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS. |
| 8. | GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SPREADING MEMBER (2) 12" X 12" STUD C/P COLUMN SHOWN ON PLAN. |
| 9. | ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2. |
| 10. | MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12. |
| 11. | ROOF SLOPES IN BETWEEN 1:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2). |
| 12. | EVERESTD STRUCTURAL SCOPES END AT TOP PLATE FOR ROOF TRUSSES. |

 TRUSS DIRECTION
 GIRDER TRUSS LOCATION
 INTERIOR LOAD BEARING WALL

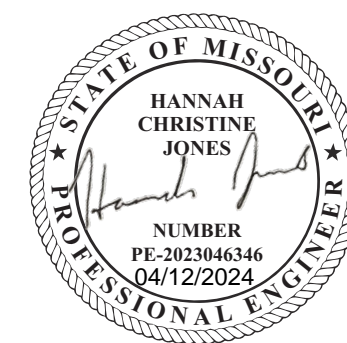


4 C - ROOF PLAN 3 CAR COVERED
1/4" = 1'-0"



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AVITAL HOMES
BROOKSIDE - MODERN PRAIRIE

1809 SW HIGHTOWN DR
LEES SUMMIT, MO 64082

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ROOF PLAN

G105 C

DATE 3/

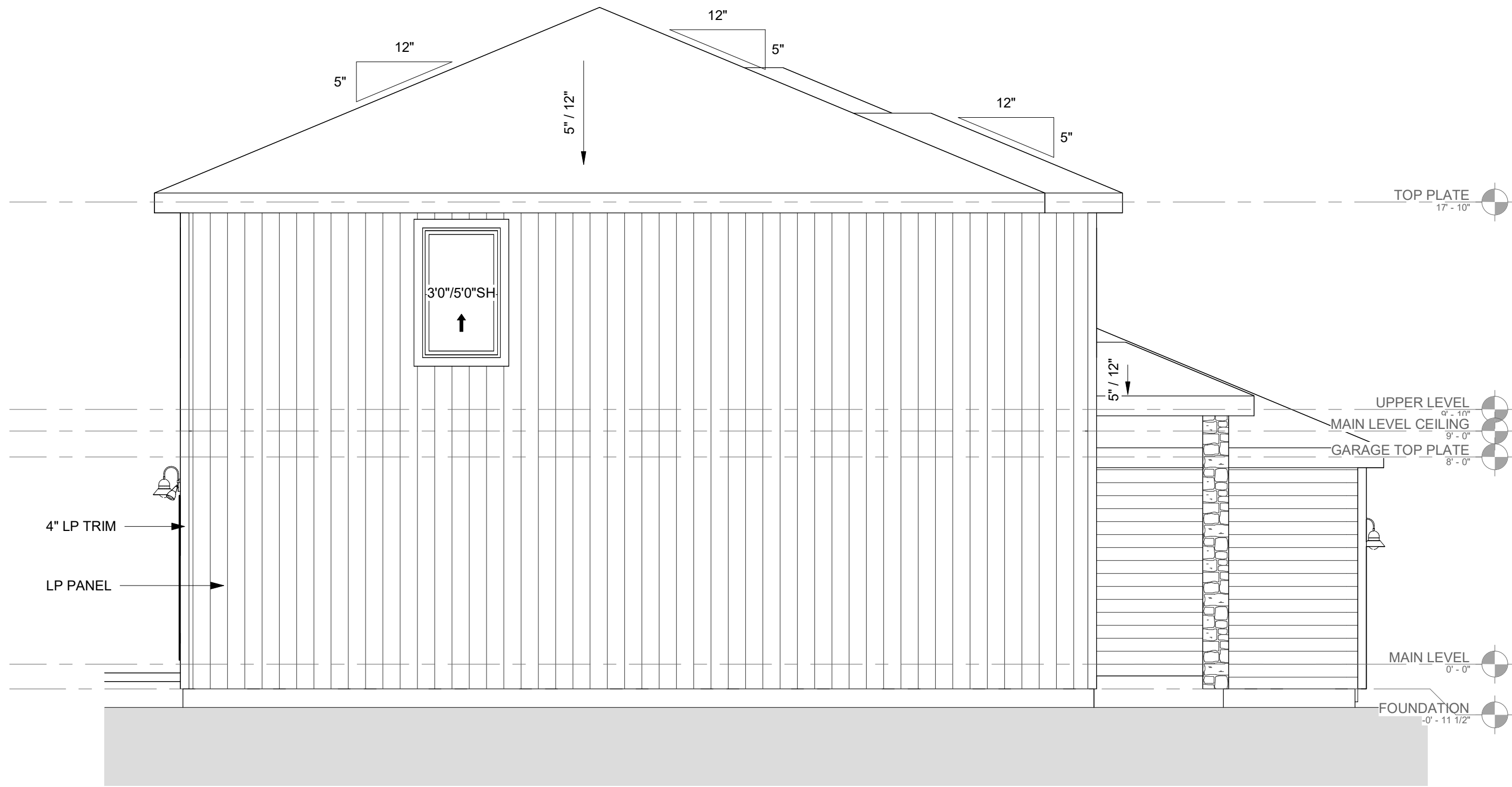
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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES

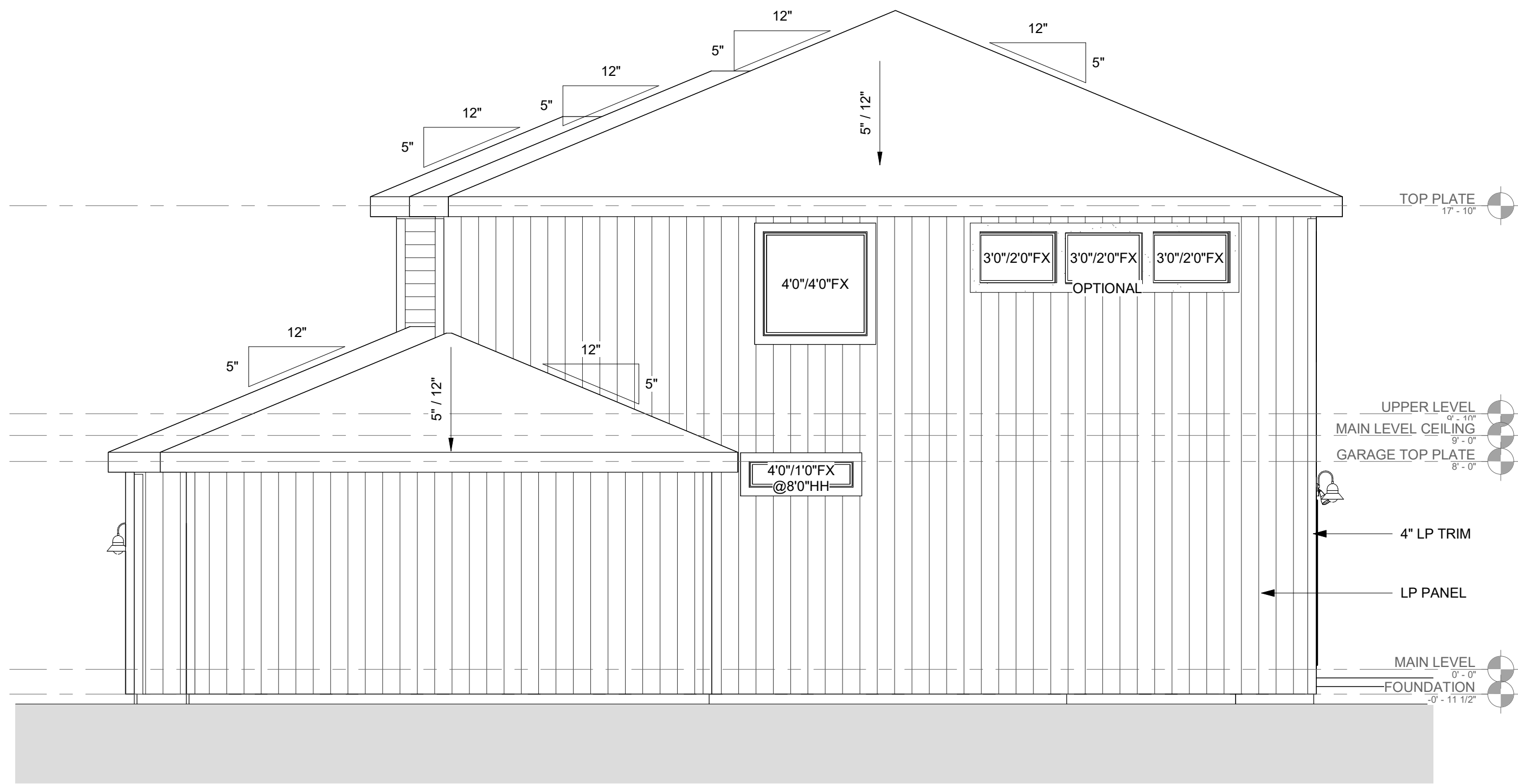
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ELEVATION NOTES

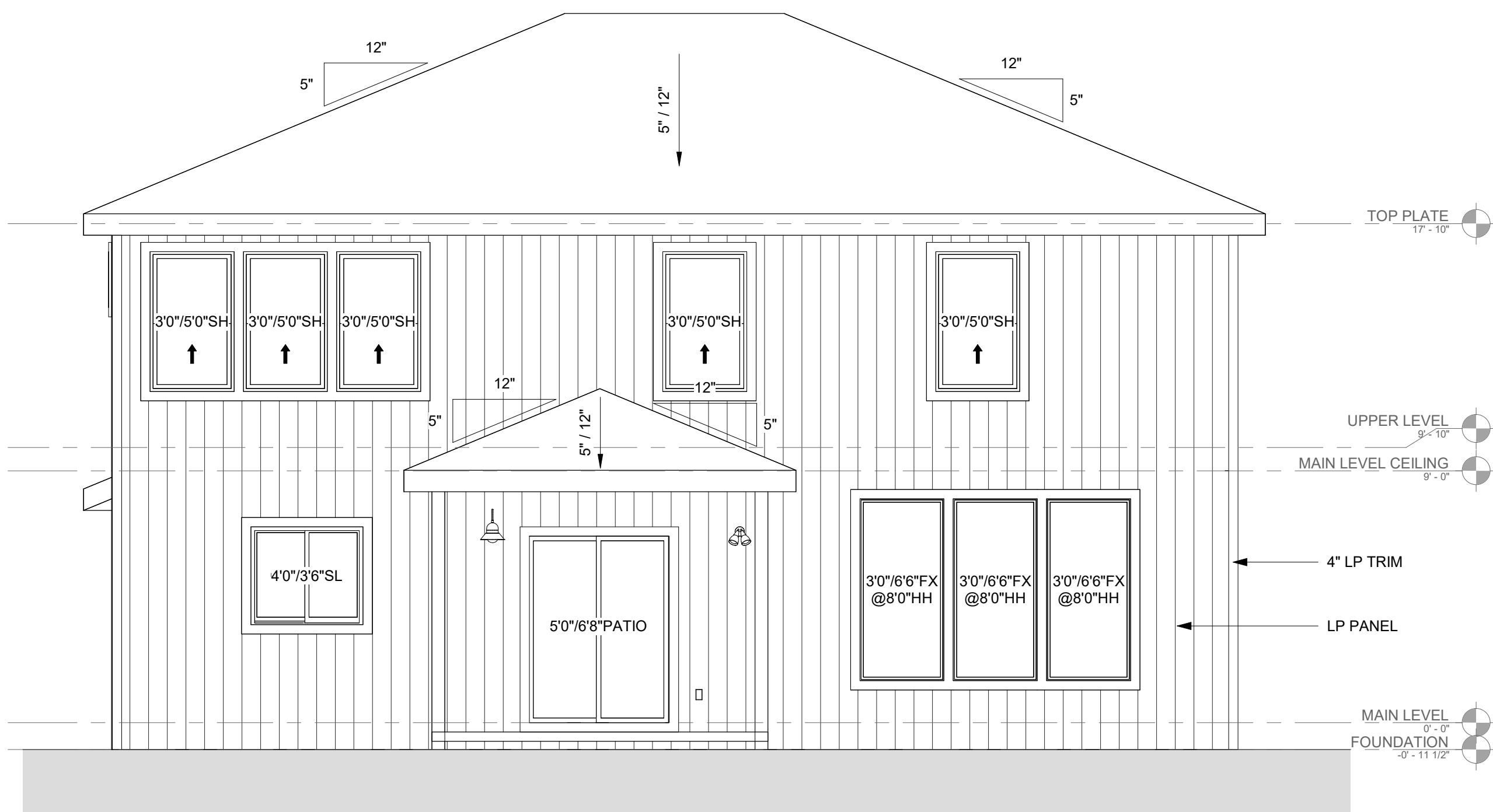
GRADE IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY.
CONTRACTOR TO VERIFY SITE CONDITIONS.



② C- LEFT - MODERN PRAIRIE
1/4" = 1'-0"



① C - RIGHT - MODERN PRAIRIE 3RD BAY
1/4" = 1'-0"

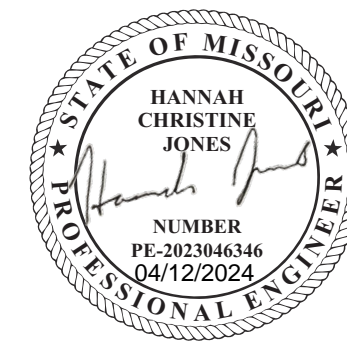


③ C- BACK - MODERN PRAIRIE FULL
COVERED
1/4" = 1'-0"



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DESIGN
ELEVATIONS

G200 C

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LEE'S SUMMIT, MISSOURI

A.	GENERAL NOTES IRC 2018		C.5	CONCRETE (CONT.)		D.	FRAMING/STRUCTURE		F.	STAIRWAYS	
	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 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		C.6	CONCRETE WALLS WITH REINFORCEMENT STEEL		D.1	FRAMING NOTES		G.	GARAGES	
	DEAD ROOF ROOF + CEILING (NO STORAGE) ROOF + CEILING (STORAGE) CEILING JOISTS (STORAGE) EXTERIOR BALCONY / DECK INTERIOR FLOOR (MAIN FLOOR) INTERIOR FLOOR (UPPER FLOORS) 8" THICK MASONRY WALL 6" THICK MASONRY WALL EXTERIOR LIGHT FRAMED WOOD WALLS INTERIOR LIGHT FRAMED WOOD WALLS (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)	10 PSF UNO 15 PSF 20 PSF 10 PSF 10 PSF 15 PSF 10 PSF 96 PSF 72 PSF 15 PSF 10 PSF									
B.	LIVE ROOF LIVE LOAD FLOOR LIVE LOAD GARAGE STORAGE GUARDRAIL: CONTINUOUS LINEAR MAXIMUM POINT	20 PSF 40 PSF (HABITABLE) 50 PSF WITH 2000 LB POINT LOAD 20 PSF (UNINHABITABLE) 50 PLF 200 LBS	C.7	COLD WEATHER CONCRETE		D.2	STRUCTURAL STEEL		H.	ROOF	
	SNOW GROUND SNOW LOAD	20 PSF									
B.1	WIND VELOCITY EXPOSURE CATEGORY	115 MPH B	C.8	FOOTNOTES		E.	GLAZING		I.	SAFETY REQUIREMENTS	
	SOIL AND SITE ASSUMPTIONS										
B.2	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 2019 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING THE ENGINEER OF RECORD.		C.9	MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2		F.	STAIRWAYS		J.	ABBREVIATIONS	
	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 AT REST	60 PSF 100 PSF	C.10	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		G.	GARAGES		K.	ABBREVIATIONS	
	SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 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.										
C.	FOUNDATION NOTES		C.11	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		H.	ROOF		L.	SAFETY REQUIREMENTS	
	FOUNDATION ANCHORAGE (IRC R403.1.6)										
C.1	SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.		C.12	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		I.	SAFETY REQUIREMENTS		M.	EMERGENCY EGRESS AND RESCUE	
	BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.										
C.2	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.		C.13	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		J.	STAIRWAYS		N.	EMERGENCY EGRESS AND RESCUE	
	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 BOLT).										
C.3	WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.		C.14	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		K.	STAIRWAYS		O.	EMERGENCY EGRESS AND RESCUE	
	CONCRETE SLABS										
C.4	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.		C.15	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		L.	STAIRWAYS		P.	EMERGENCY EGRESS AND RESCUE	
	THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.										
C.5	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.		C.16	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		M.	STAIRWAYS		Q.	EMERGENCY EGRESS AND RESCUE	
	STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.										
C.6	SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL:		C.17	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		N.	STAIRWAYS		R.	EMERGENCY EGRESS AND RESCUE	
	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.										
C.7	SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL.		C.18	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		O.	STAIRWAYS		S.	EMERGENCY EGRESS AND RESCUE	
	VAPOR RETARDER / BARRIER (IRC R506.2.3)										
C.8	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.19	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		P.	STAIRWAYS		T.	EMERGENCY EGRESS AND RESCUE	
	FOOTINGS										
C.9	THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).		C.20	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		Q.	STAIRWAYS		U.	EMERGENCY EGRESS AND RESCUE	
	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".										
C.10	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.		C.21	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		R.	STAIRWAYS		V.	EMERGENCY EGRESS AND RESCUE	
	FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT.										
C.11	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.		C.22	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		S.	STAIRWAYS		W.	EMERGENCY EGRESS AND RESCUE	
	SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS.										
C.12	CONCRETE		C.23	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		T.	STAIRWAYS		X.	EMERGENCY EGRESS AND RESCUE	
	ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.										
C.13	THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.		C.24	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL		U.	STAIRWAYS		Y.	EMERGENCY EGRESS AND RESCUE	



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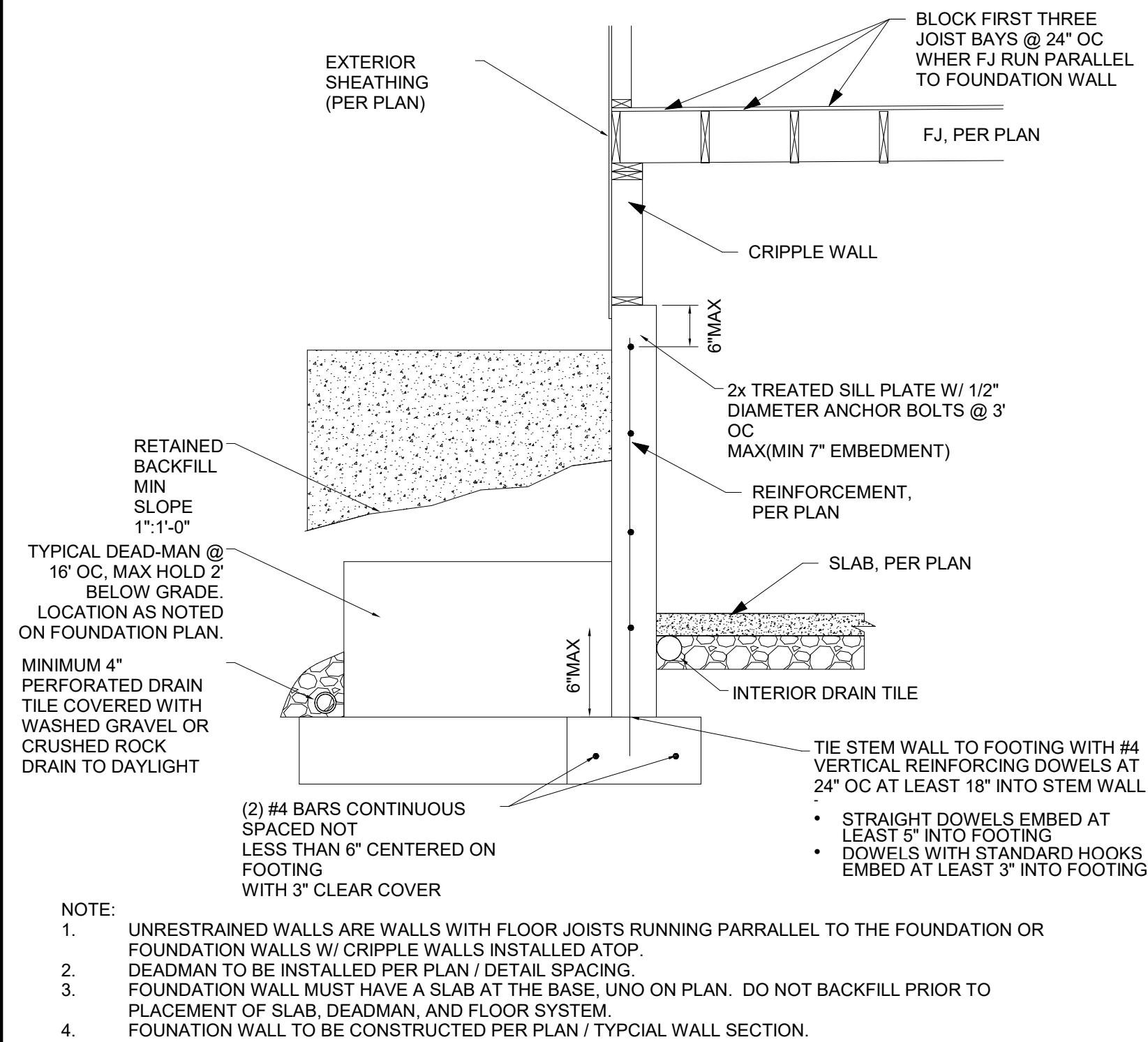
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STRUCTURAL
GENERAL NOTES

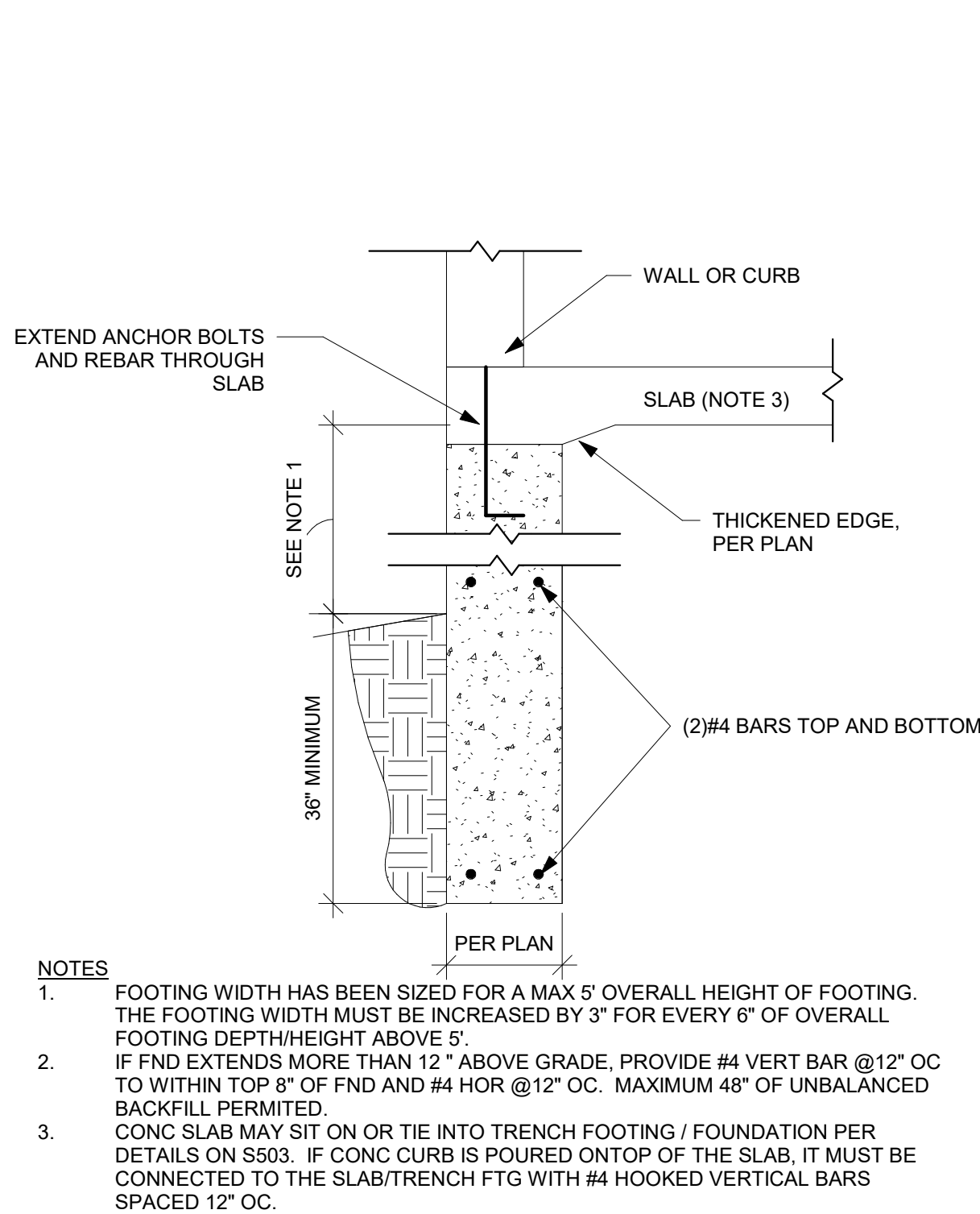
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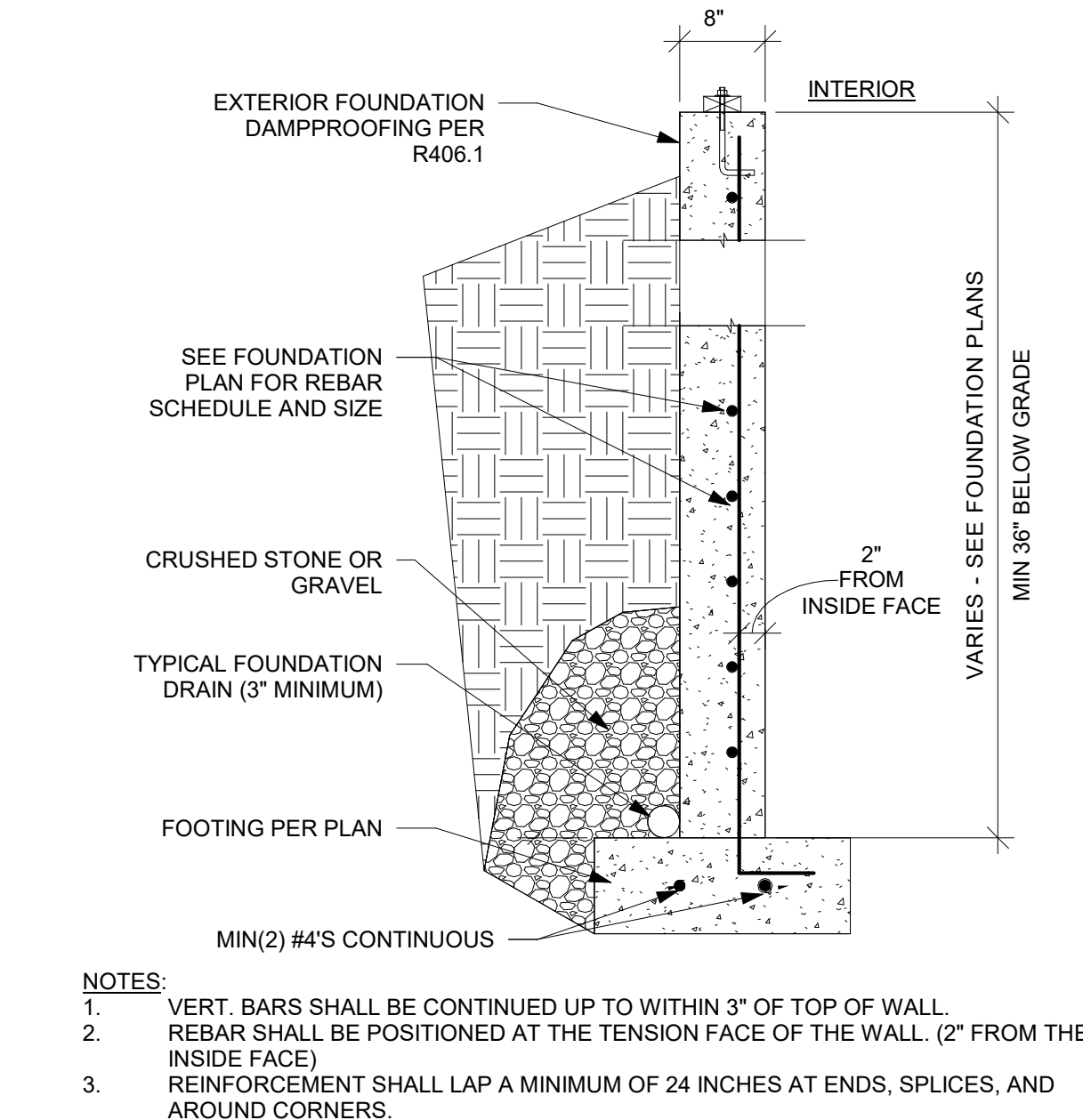
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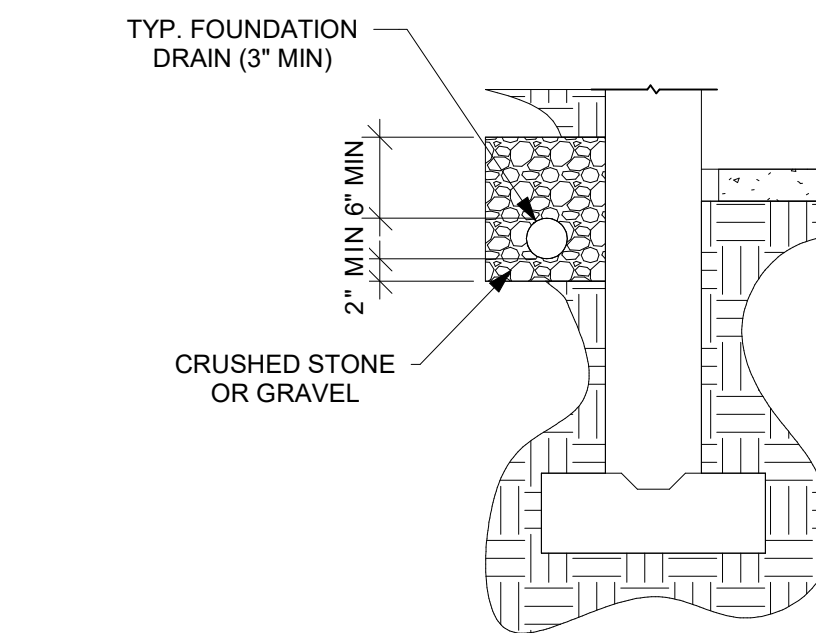
1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



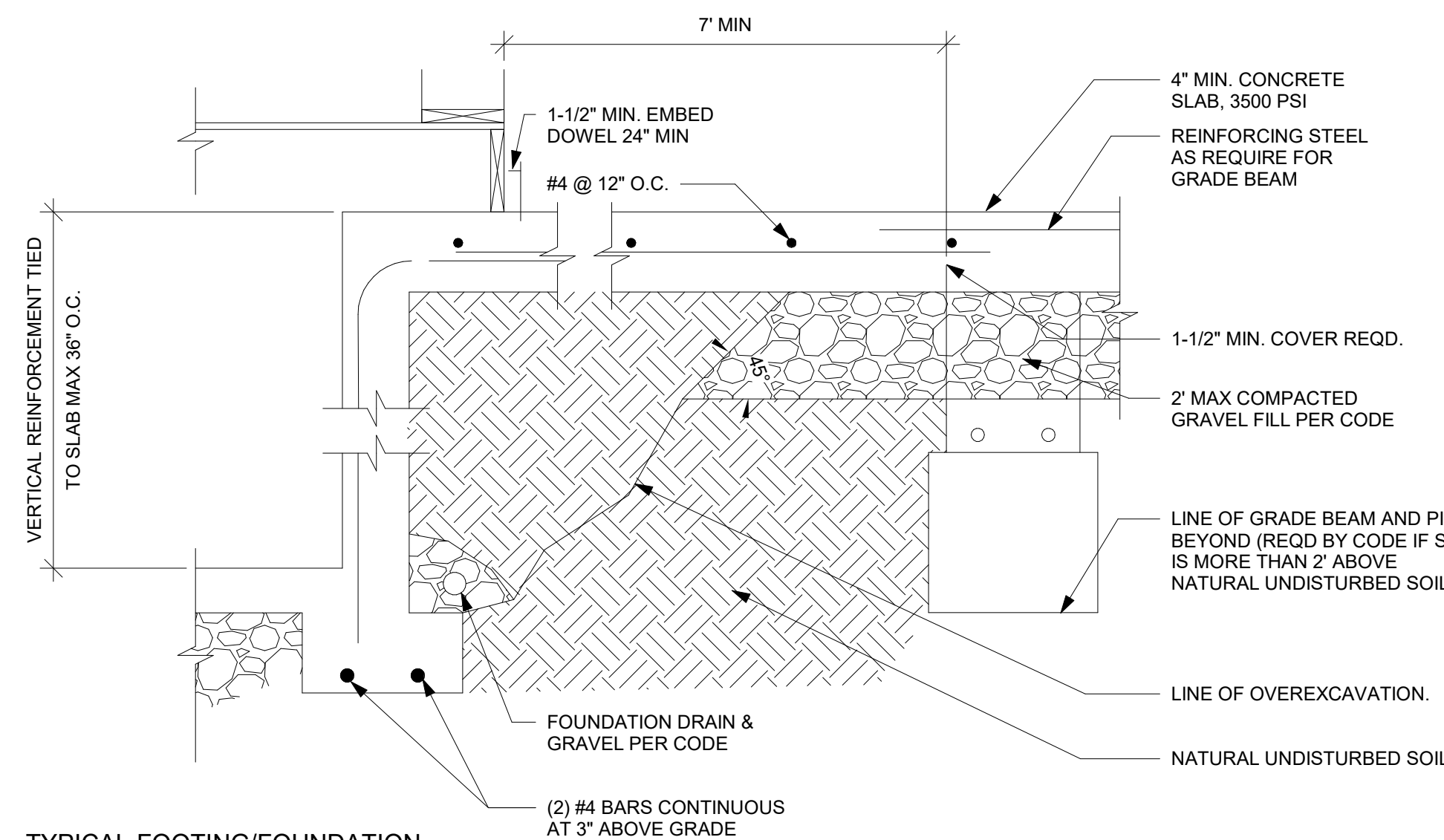
2 TRENCH FOOTING WITH SLAB DETAIL NTS



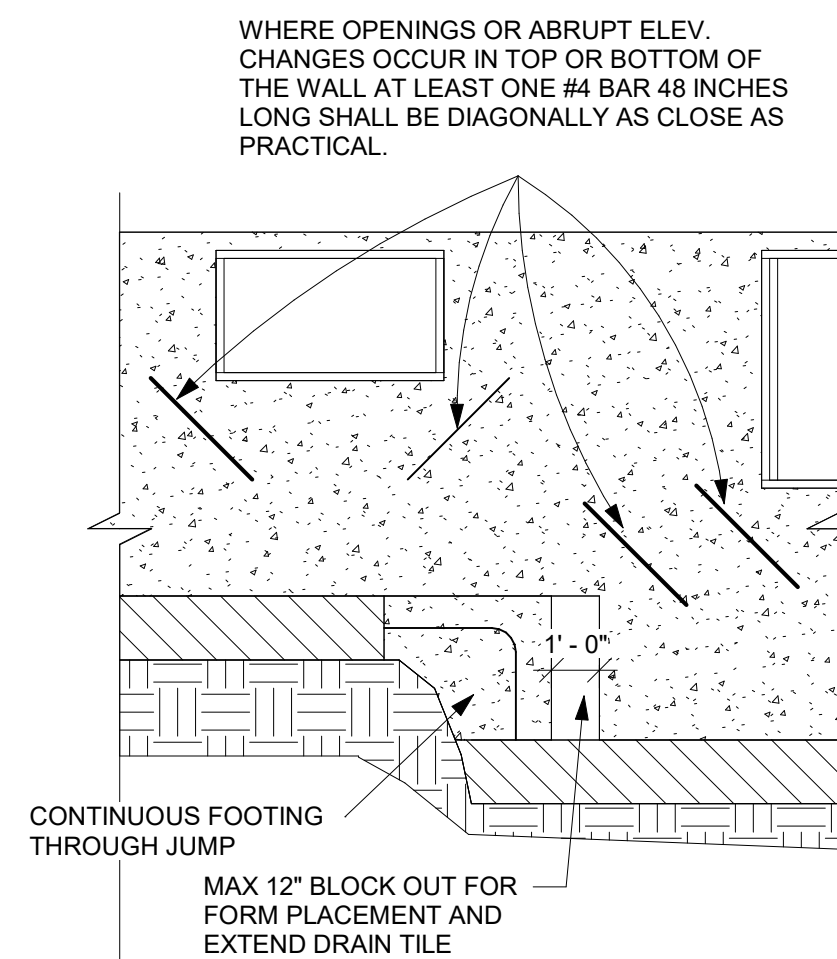
3 TYPICAL WALL SECTION DETAIL NTS



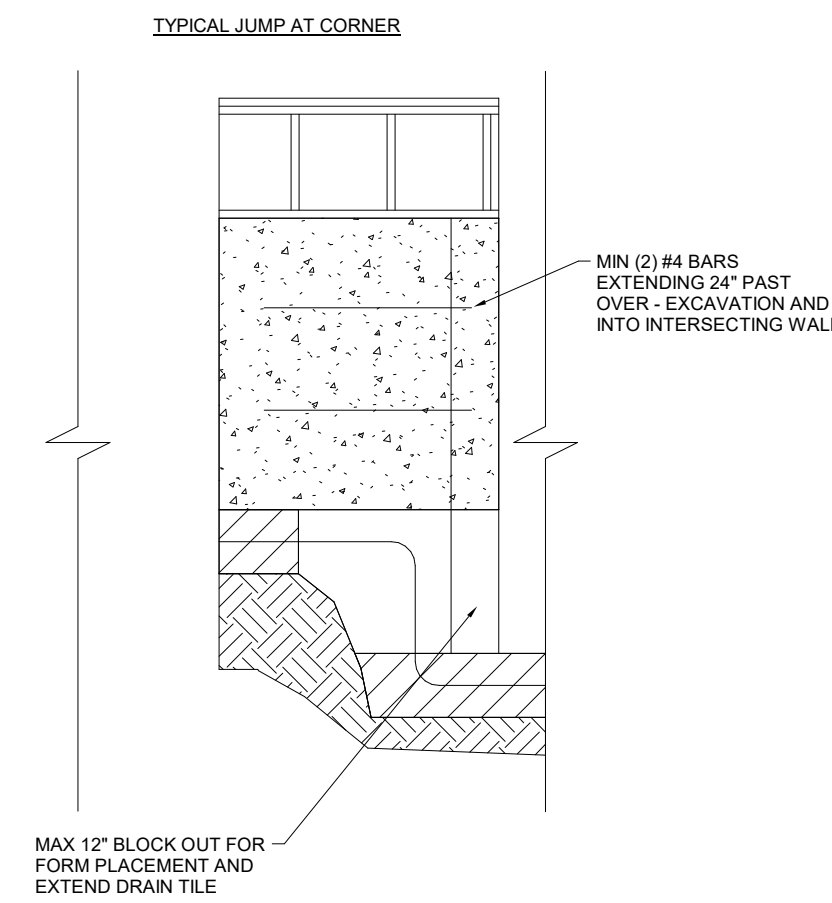
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



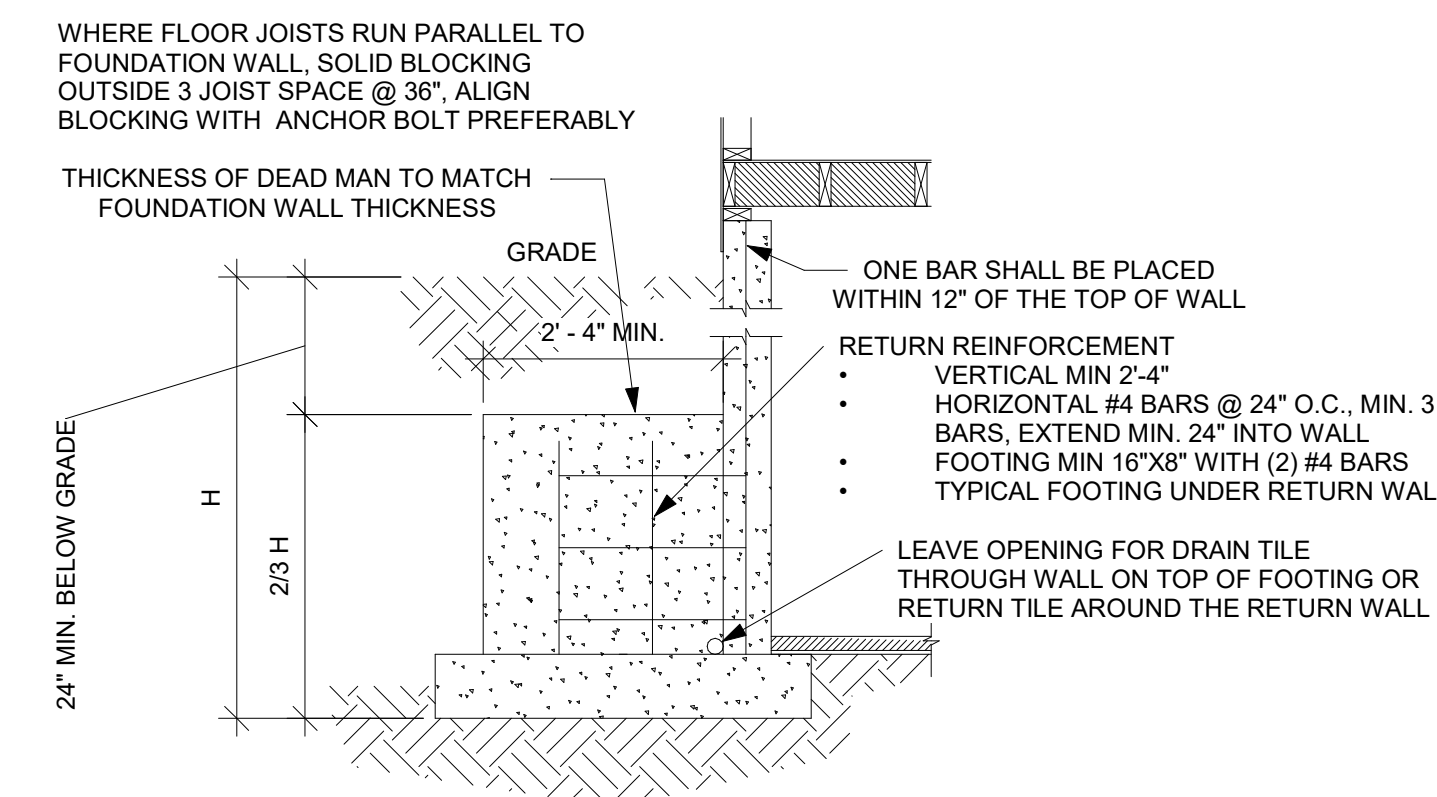
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



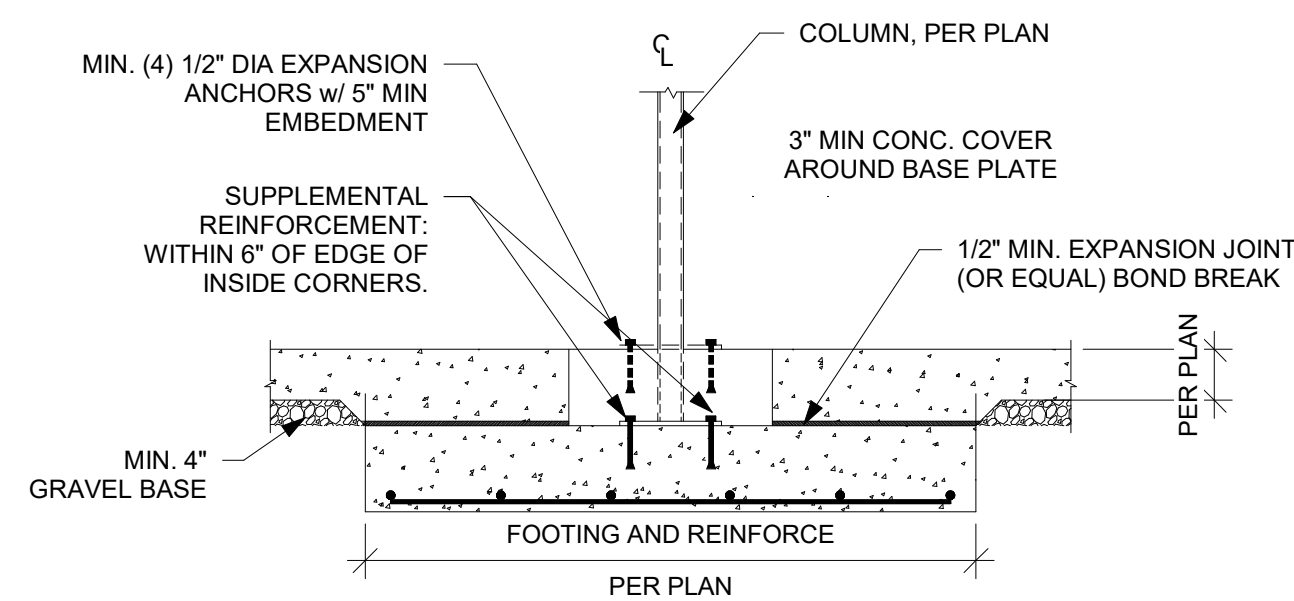
6 FOUNDATION WALL JUMP DETAIL NTS



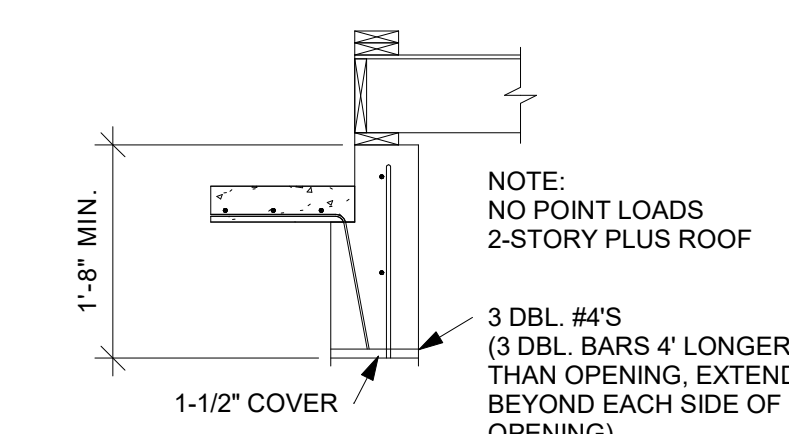
7 FOUNDATION WALL JUMP DETAIL 2 NTS



8 TYPICAL DEAD MAN DETAIL NTS

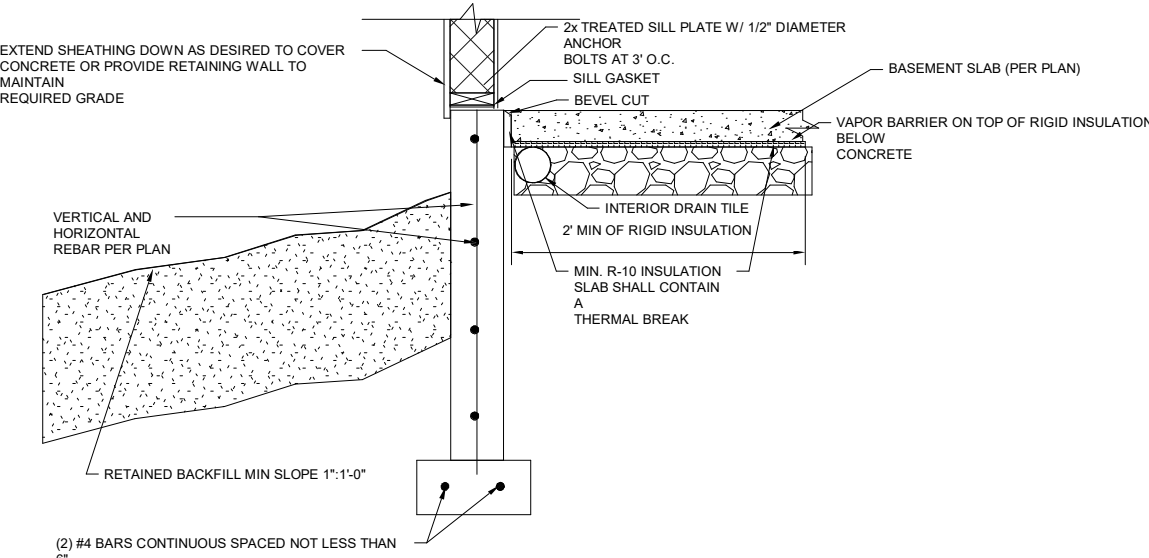


9 TYPICAL COLUMN PAD DETAIL NTS



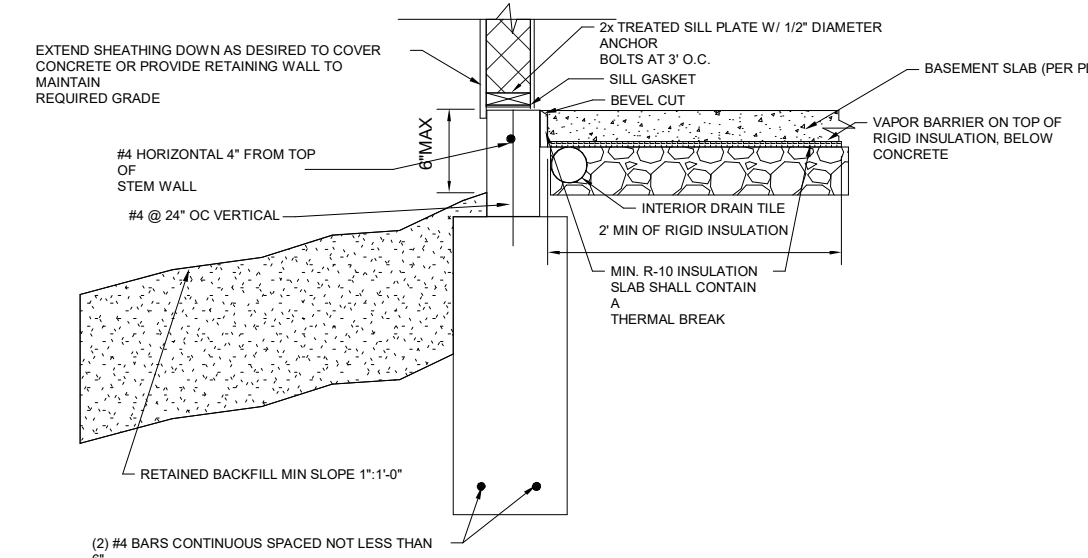
10 6' MAXIMUM OPENING HEADER DETAIL NTS

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE

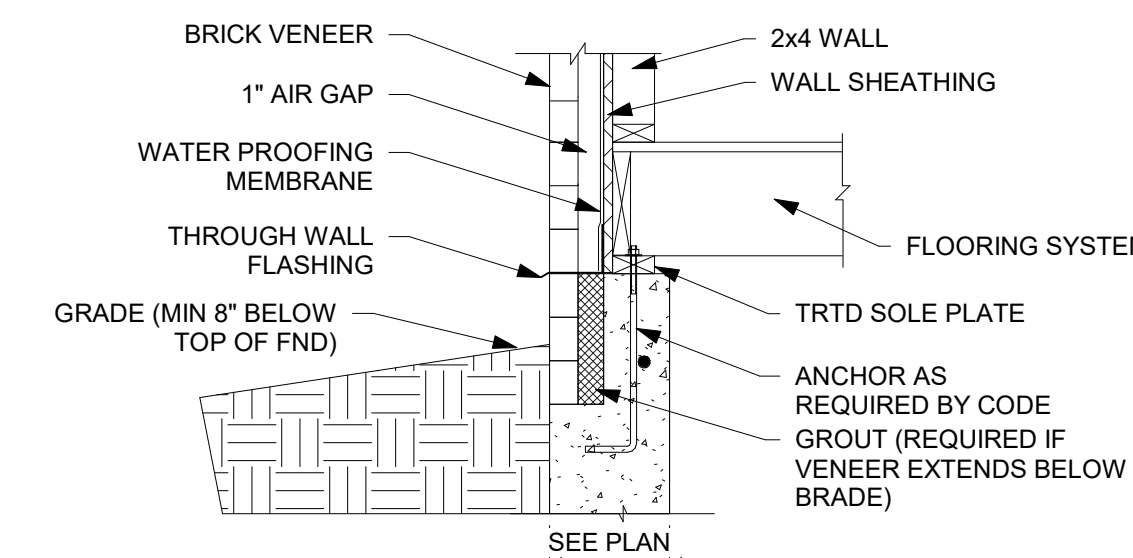


11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS

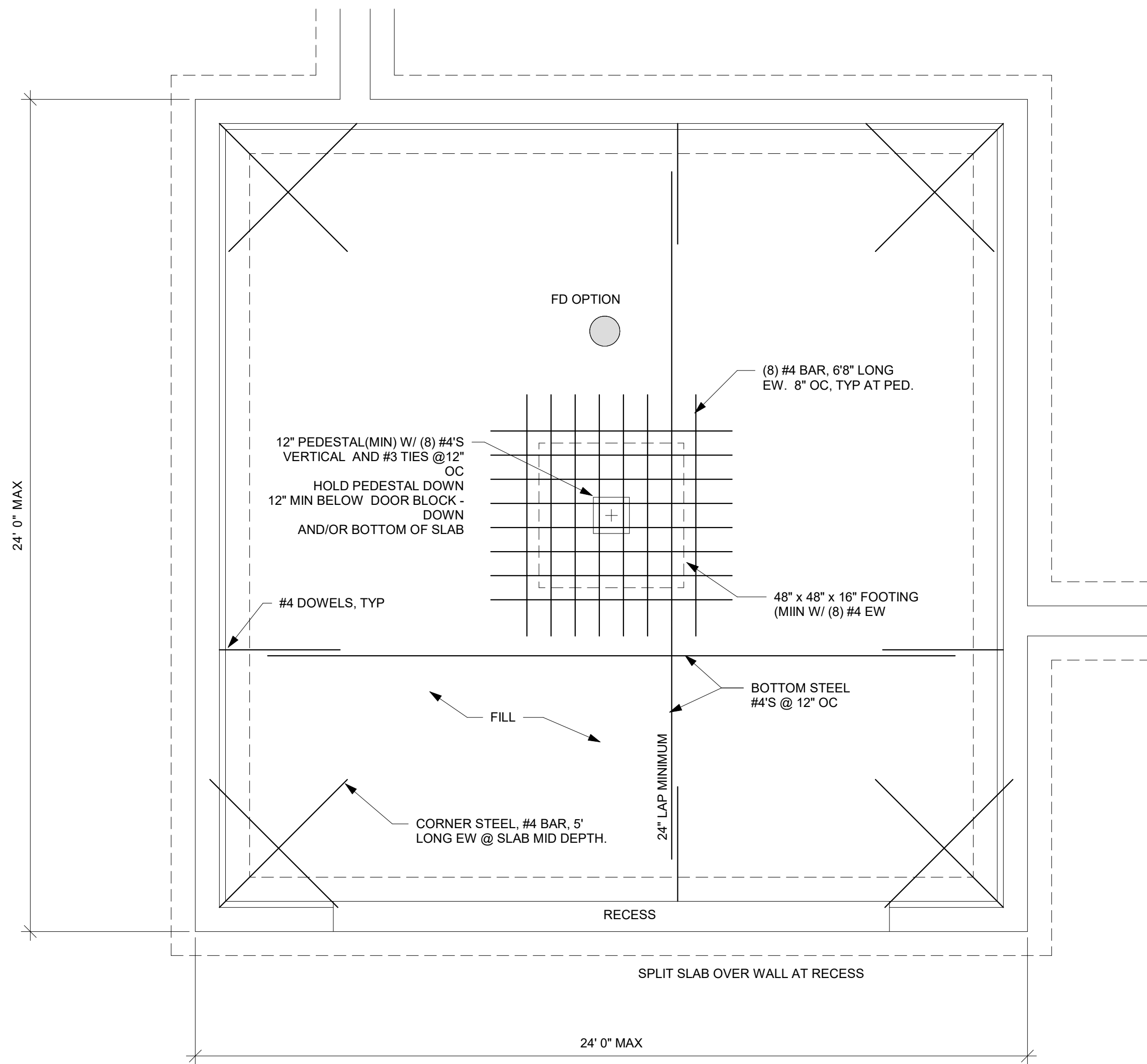
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



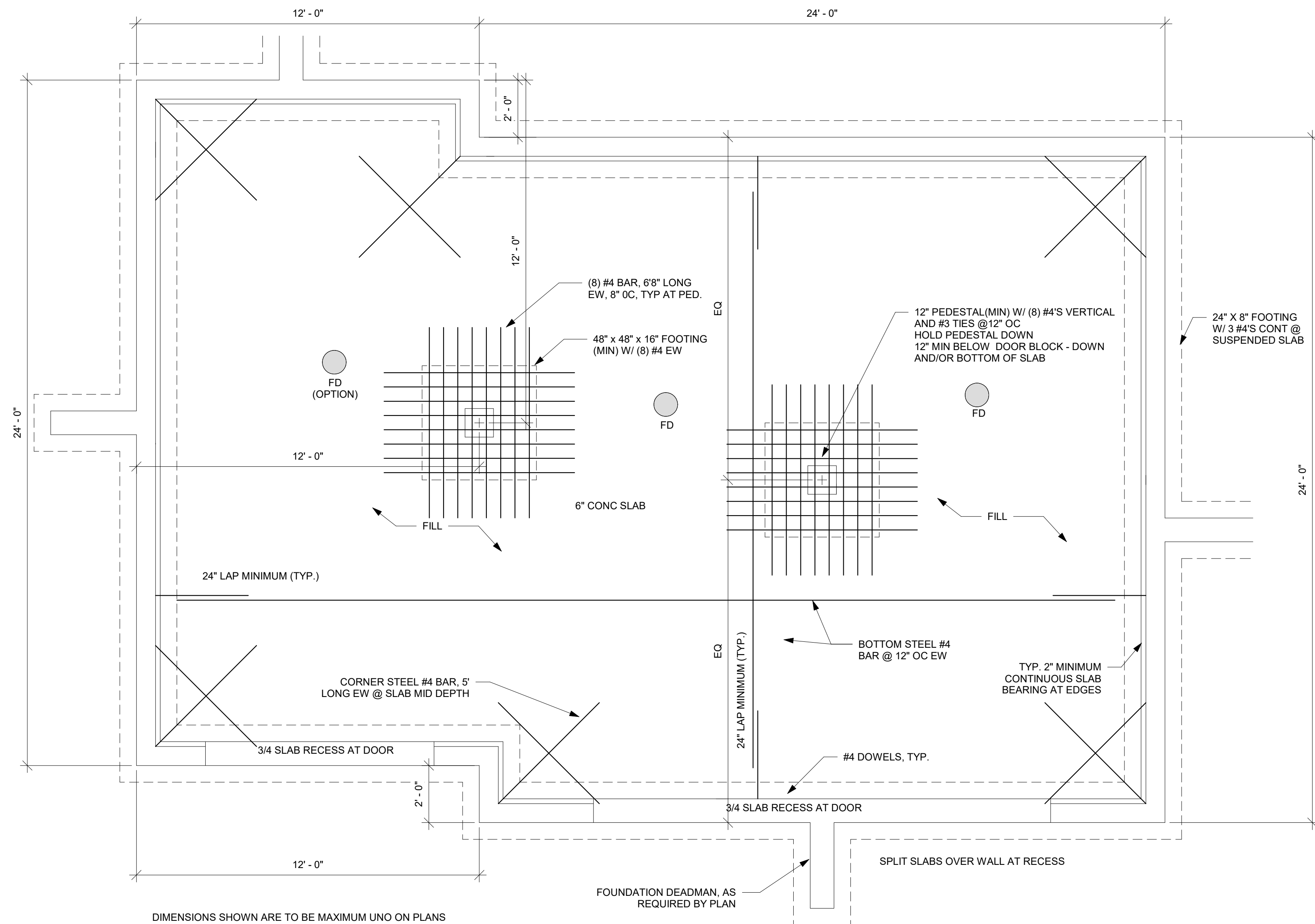
12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



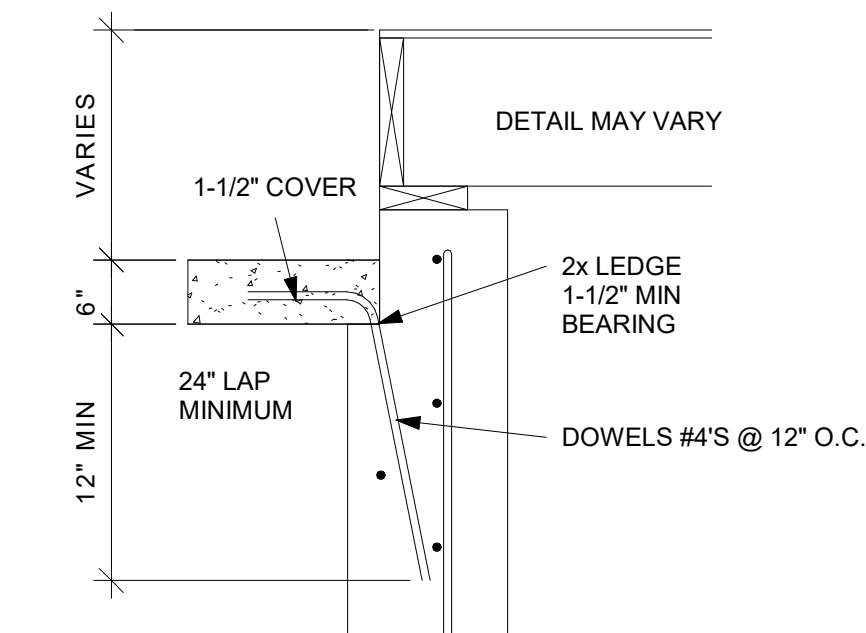
13 BRICK VENEER DETAIL NTS



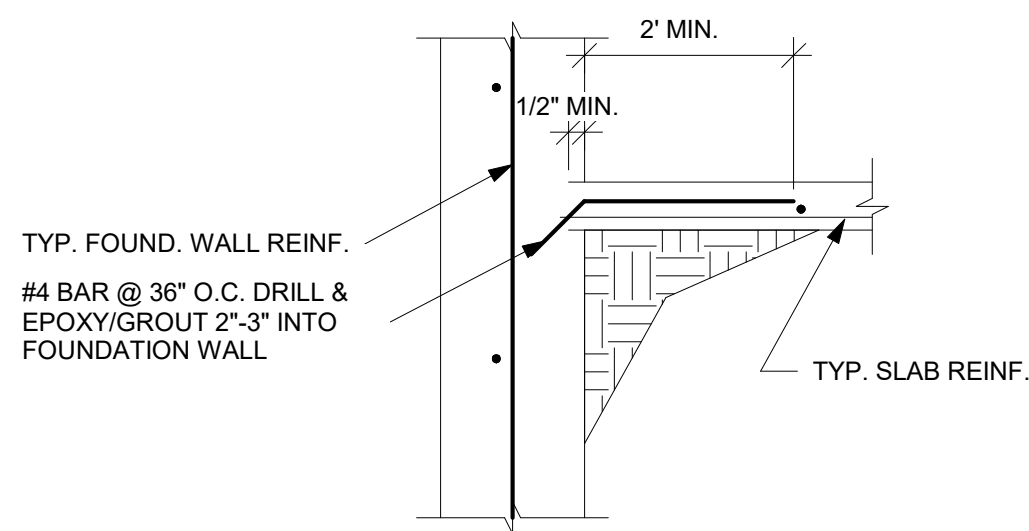
① 2 CAR GARAGE SLAB ON FILL DETAIL
NTS



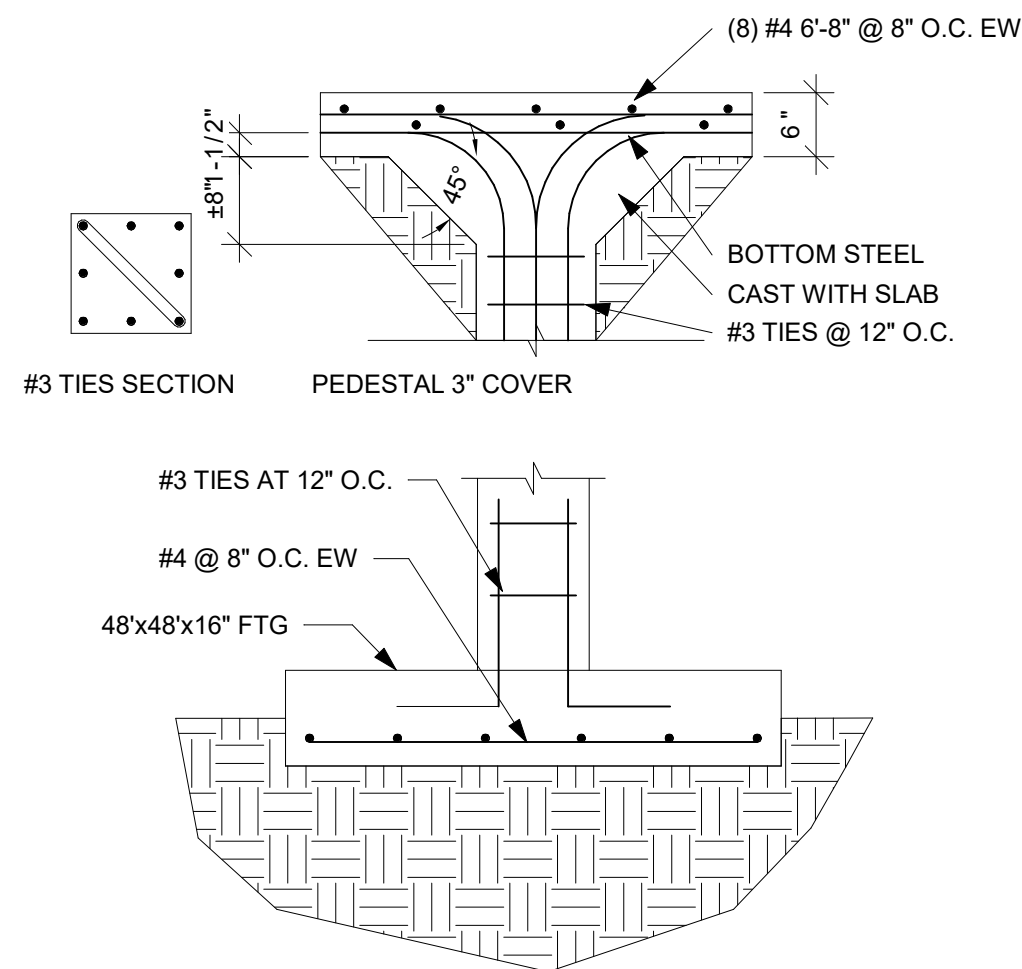
② 3 CAR GARAGE SLAB ON FILL DETAIL 2
NTS



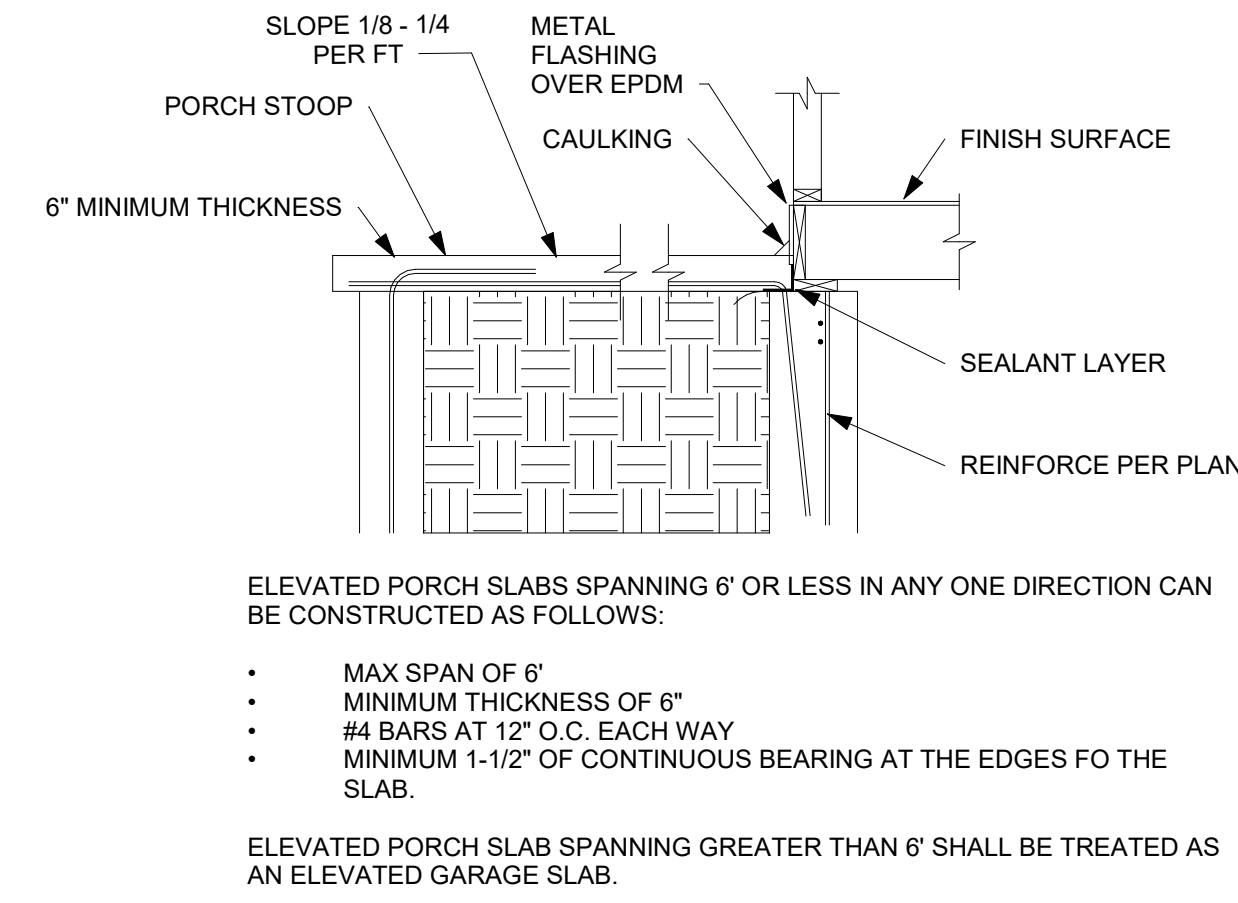
③ SLAB AT WALL DETAIL
NTS



④ ALT. SLAB CONNECTION DETAIL
NTS



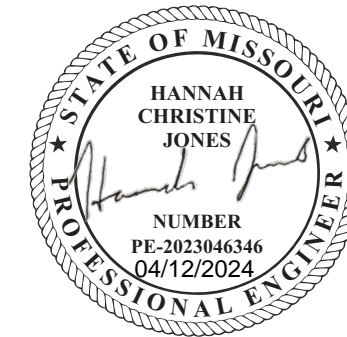
⑤ PEDESTAL AT SLAB AND FOOTING
DETAIL
NTS



⑥ STANDARD PORCH SLAB DETAIL
NTS



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**GARAGE/SLAB
DETAILS**

S503

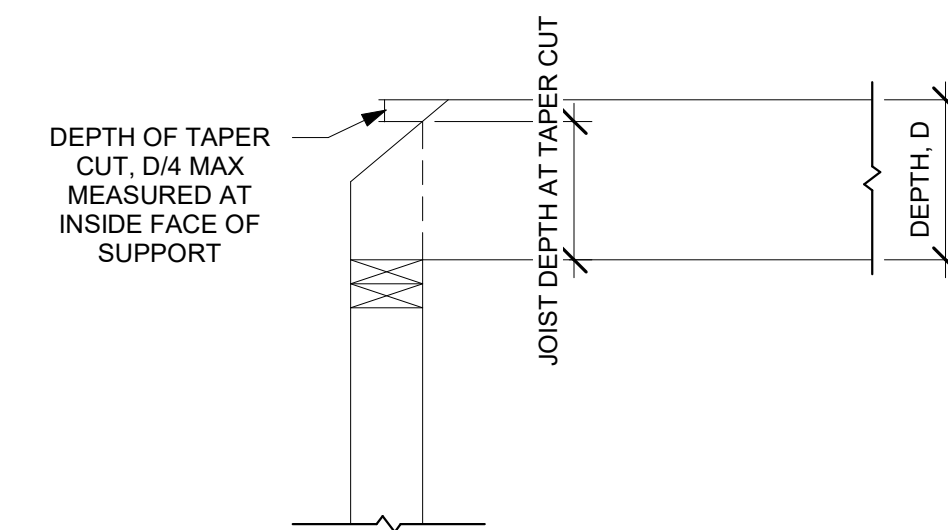
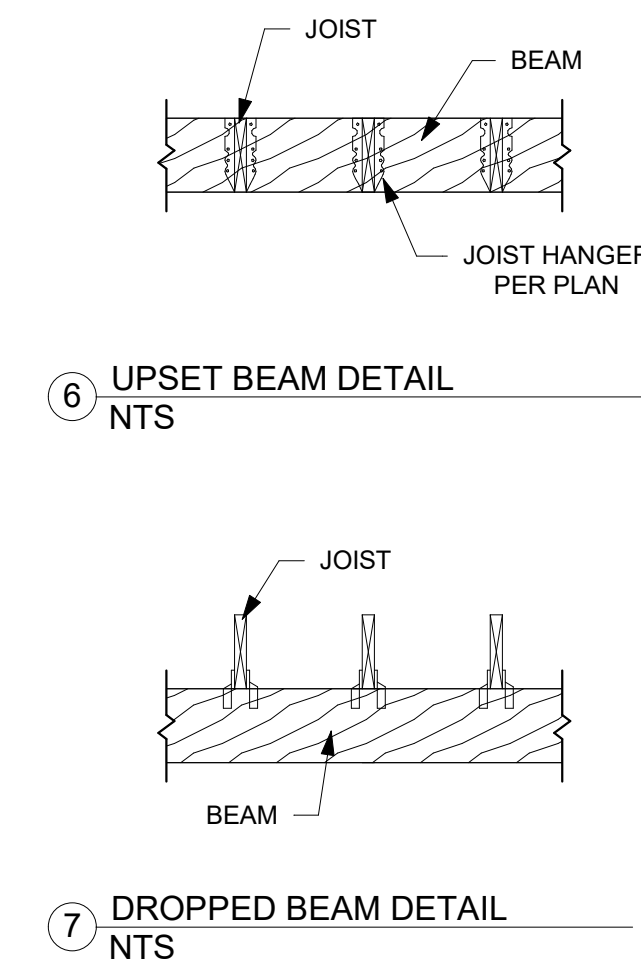
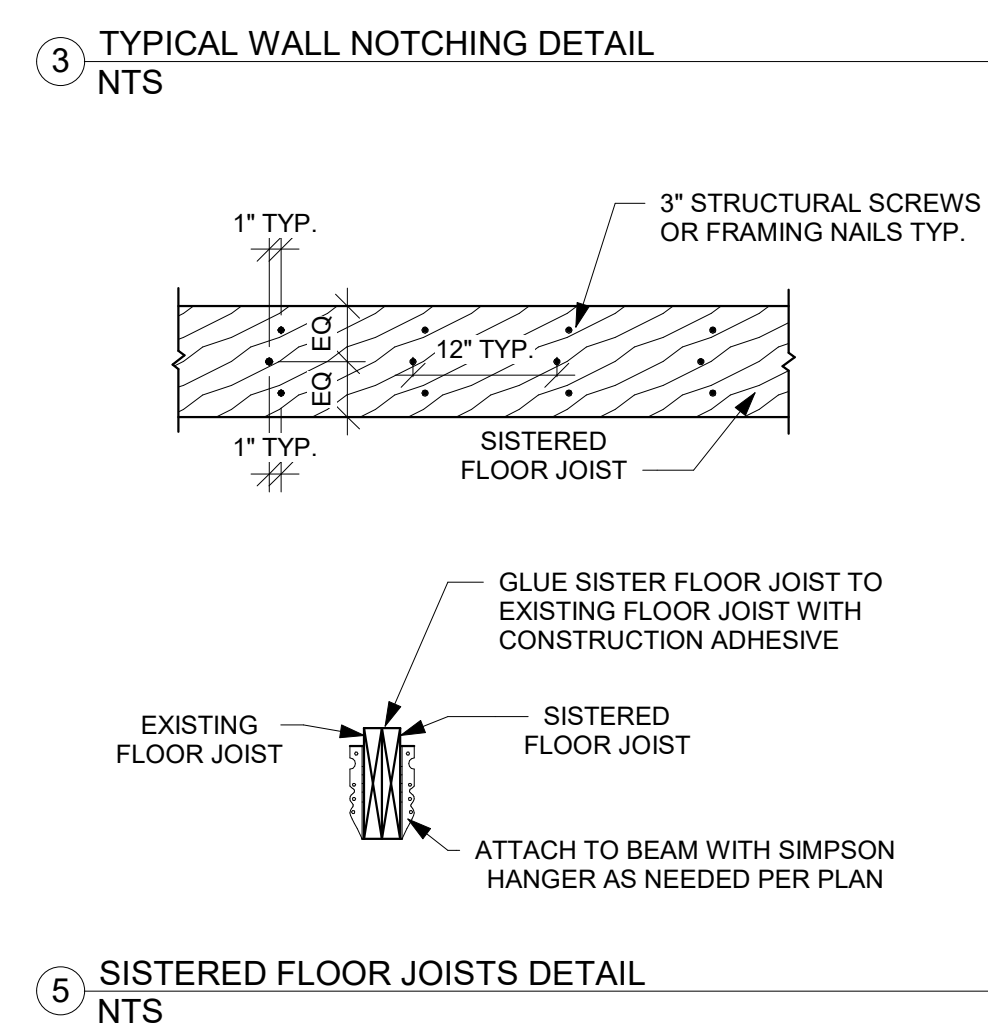
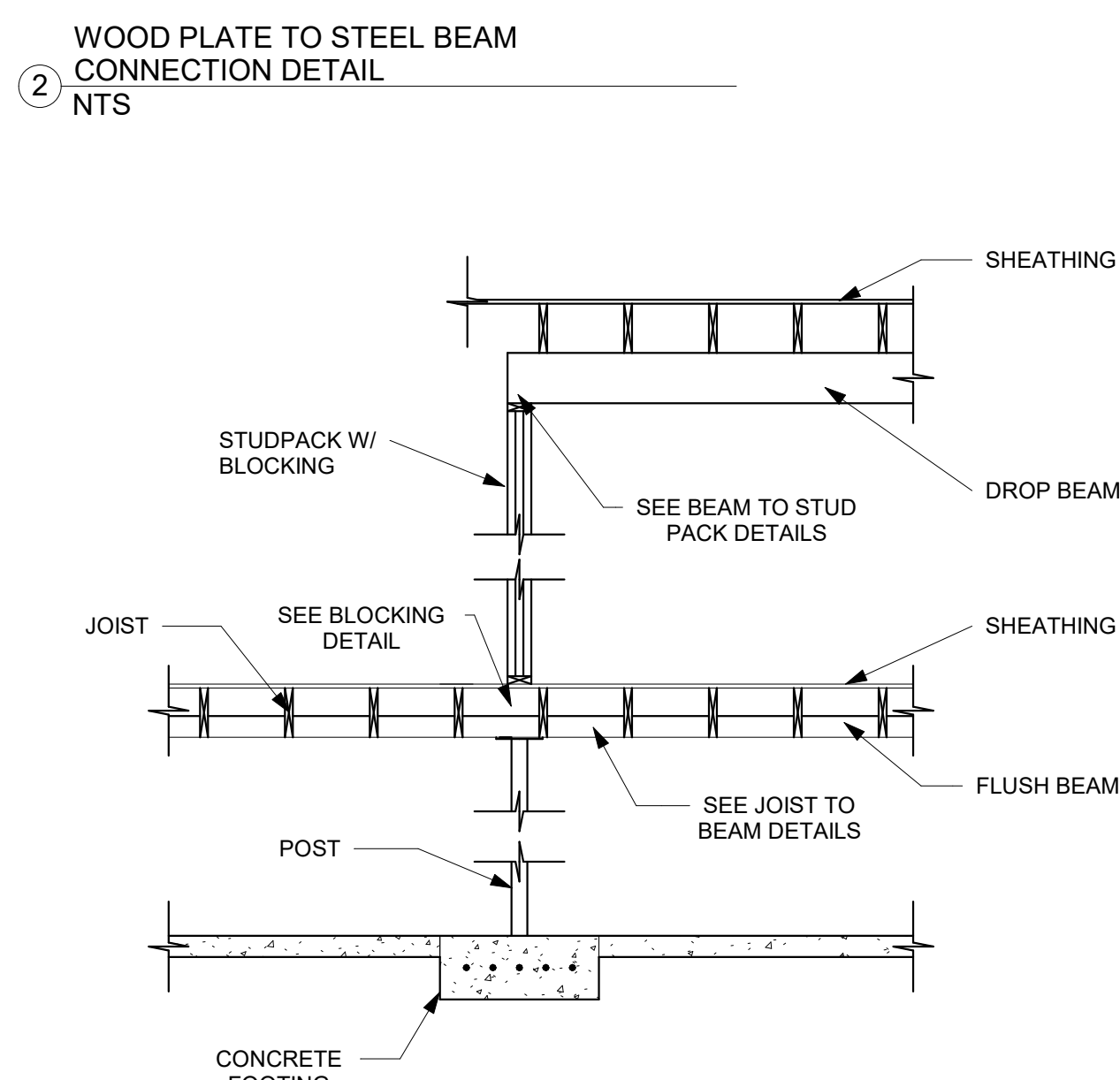
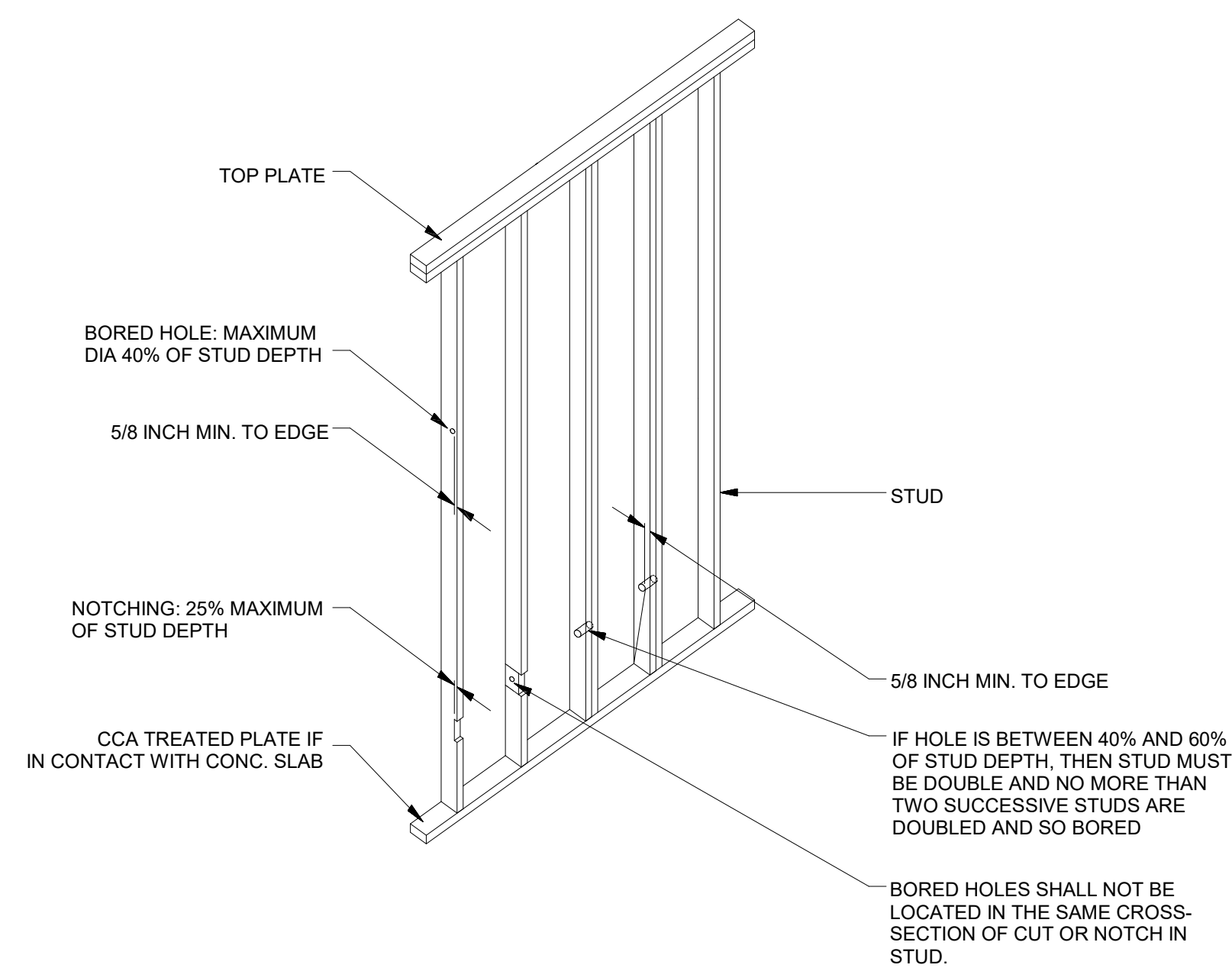
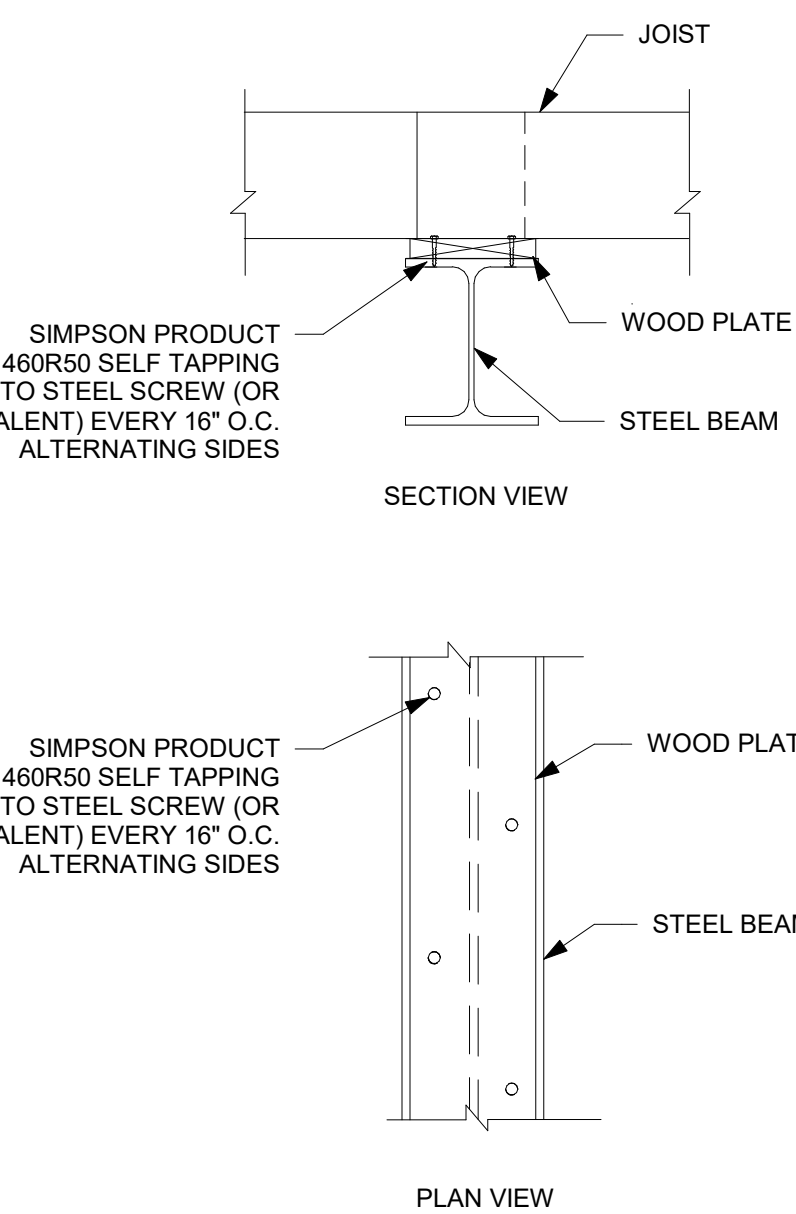
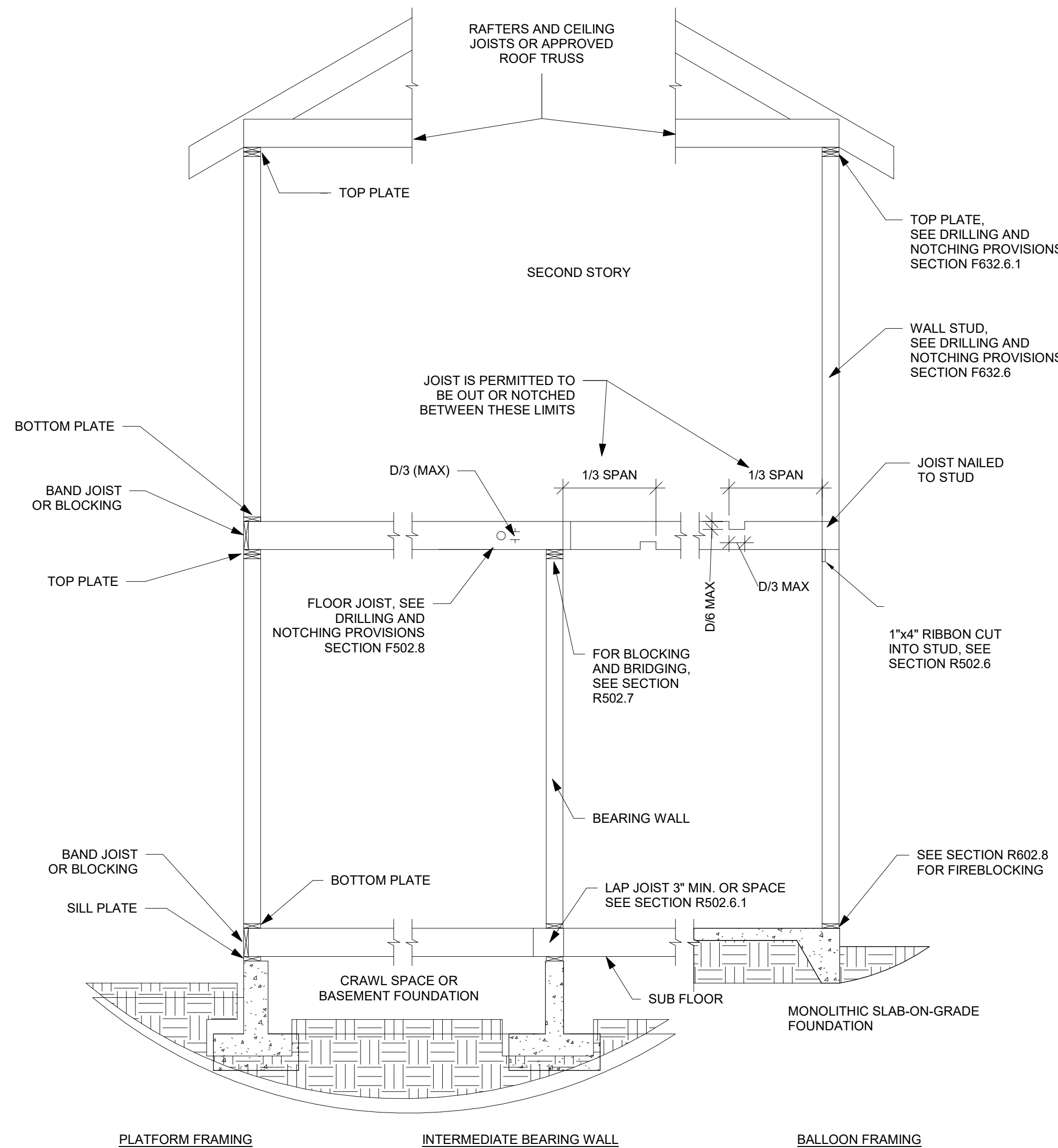
DATE

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SCALE

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

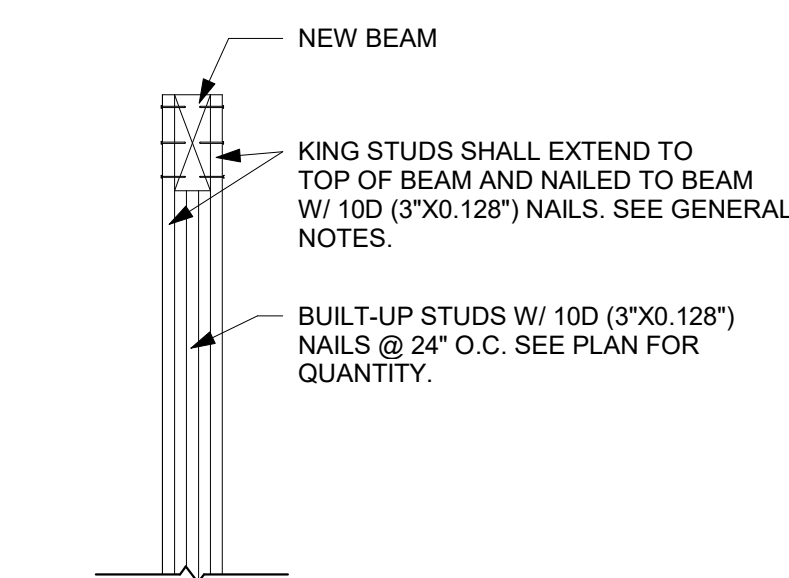
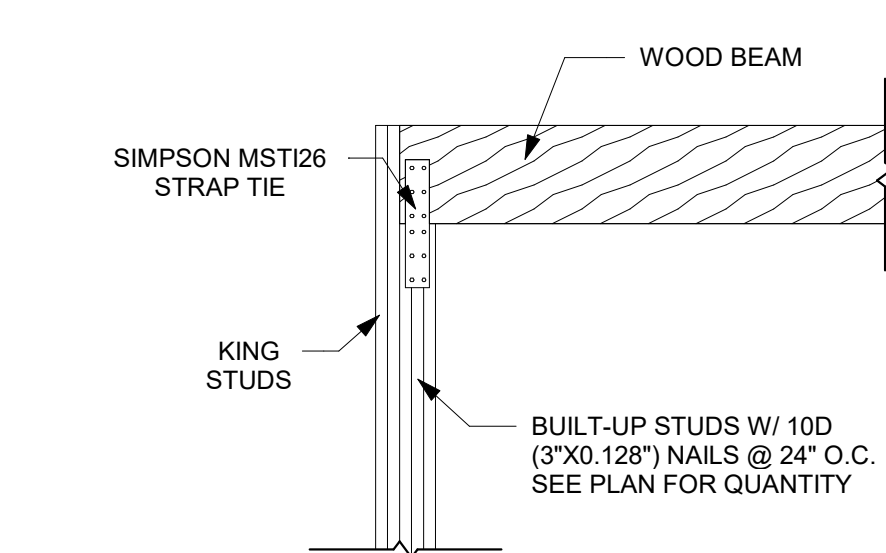
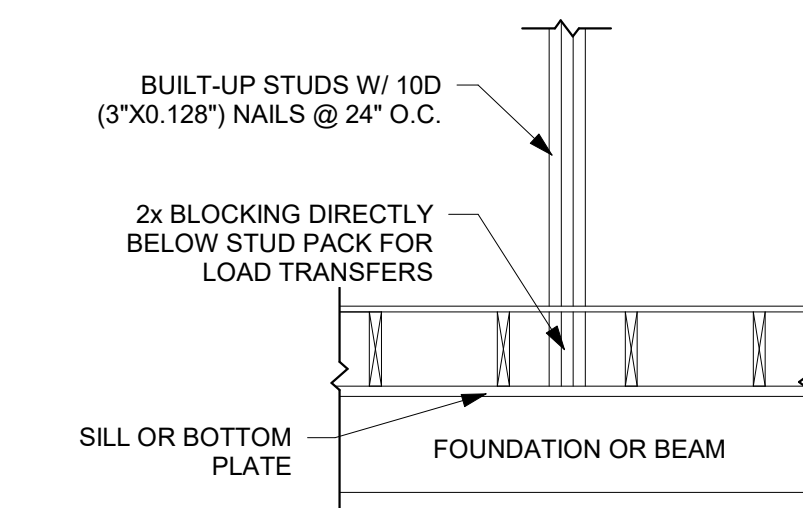
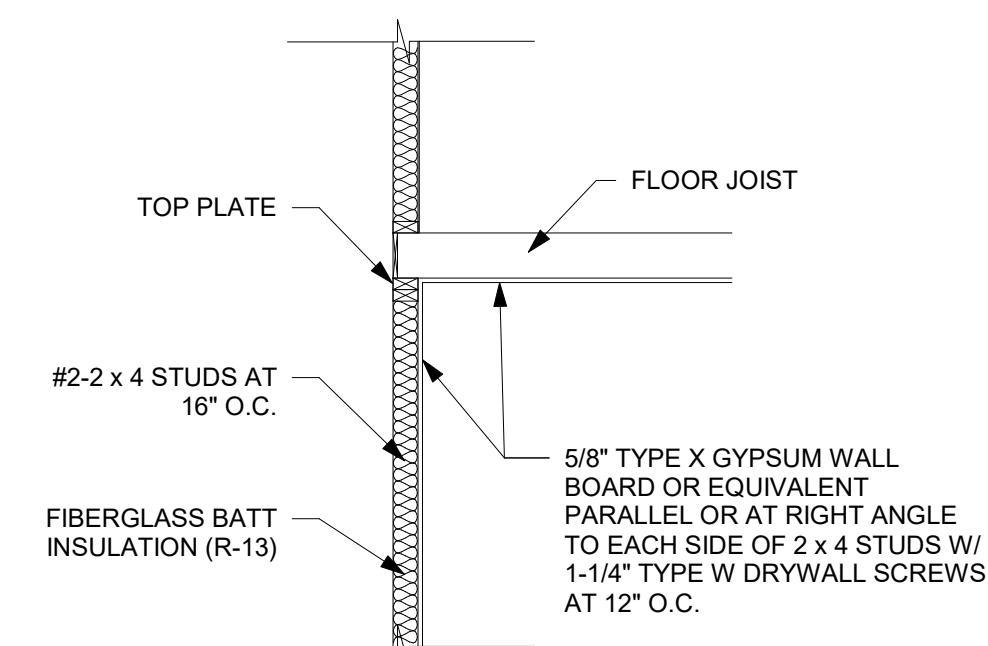


1 TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS

4 POST TO BEAM DETAIL NTS

5 SISTERED FLOOR JOISTS DETAIL NTS

7 DROPPED BEAM DETAIL NTS

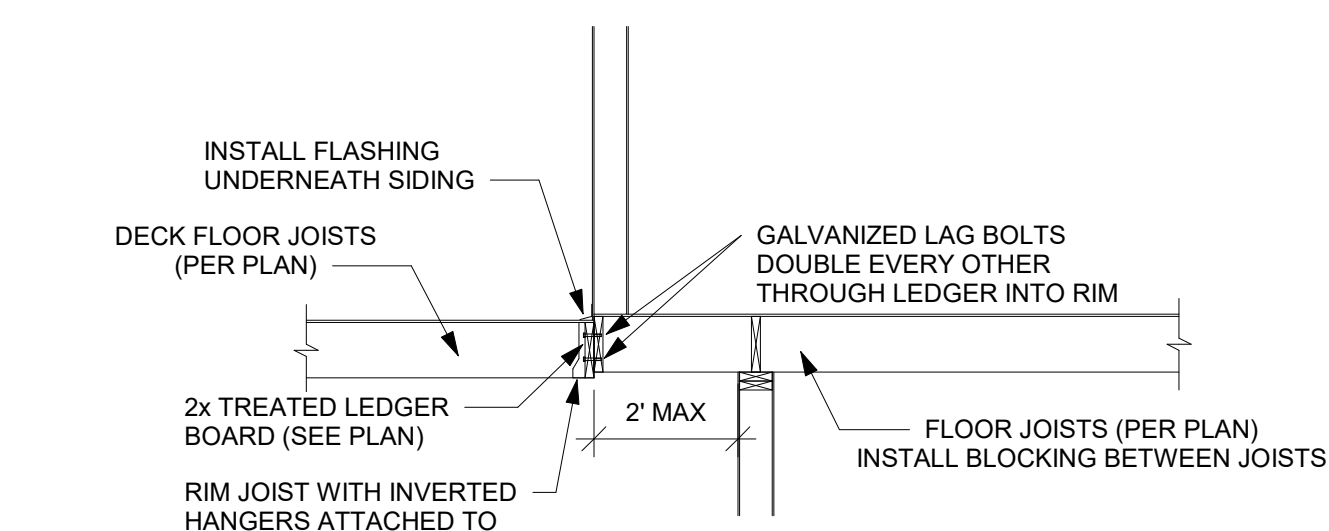
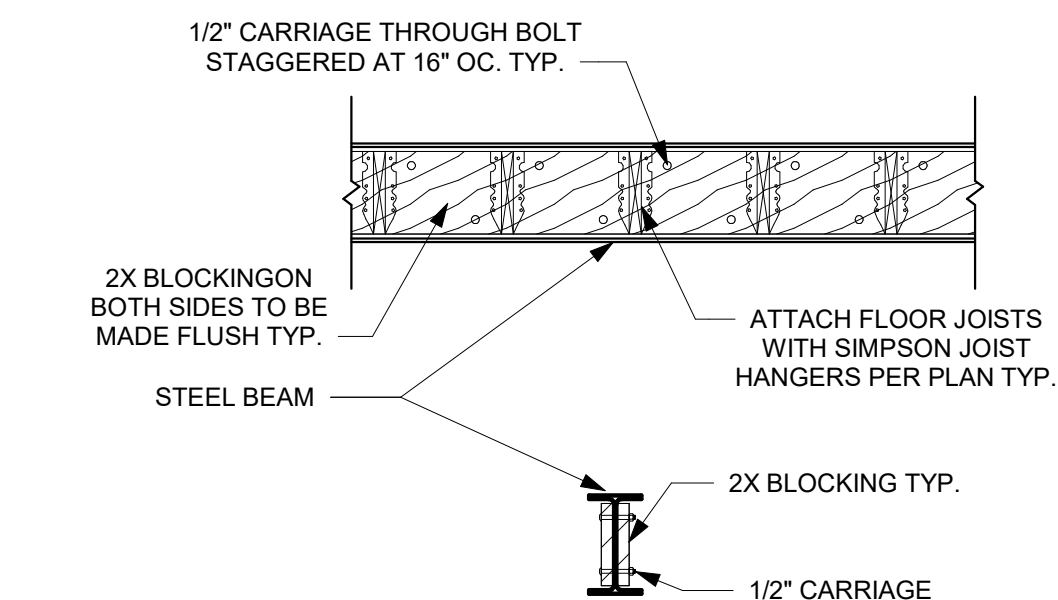
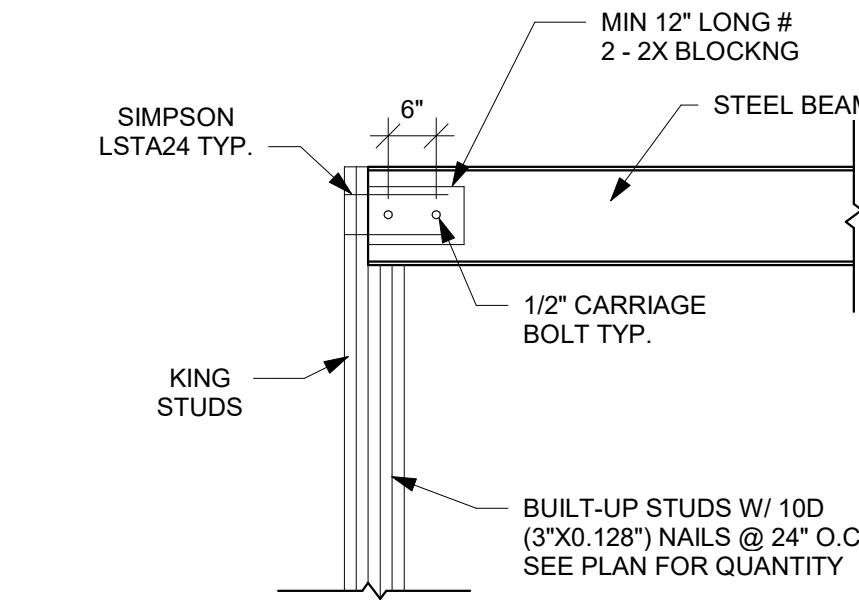


10 BEAM TO STUD PACK PARALLEL TO WALL DETAIL NTS

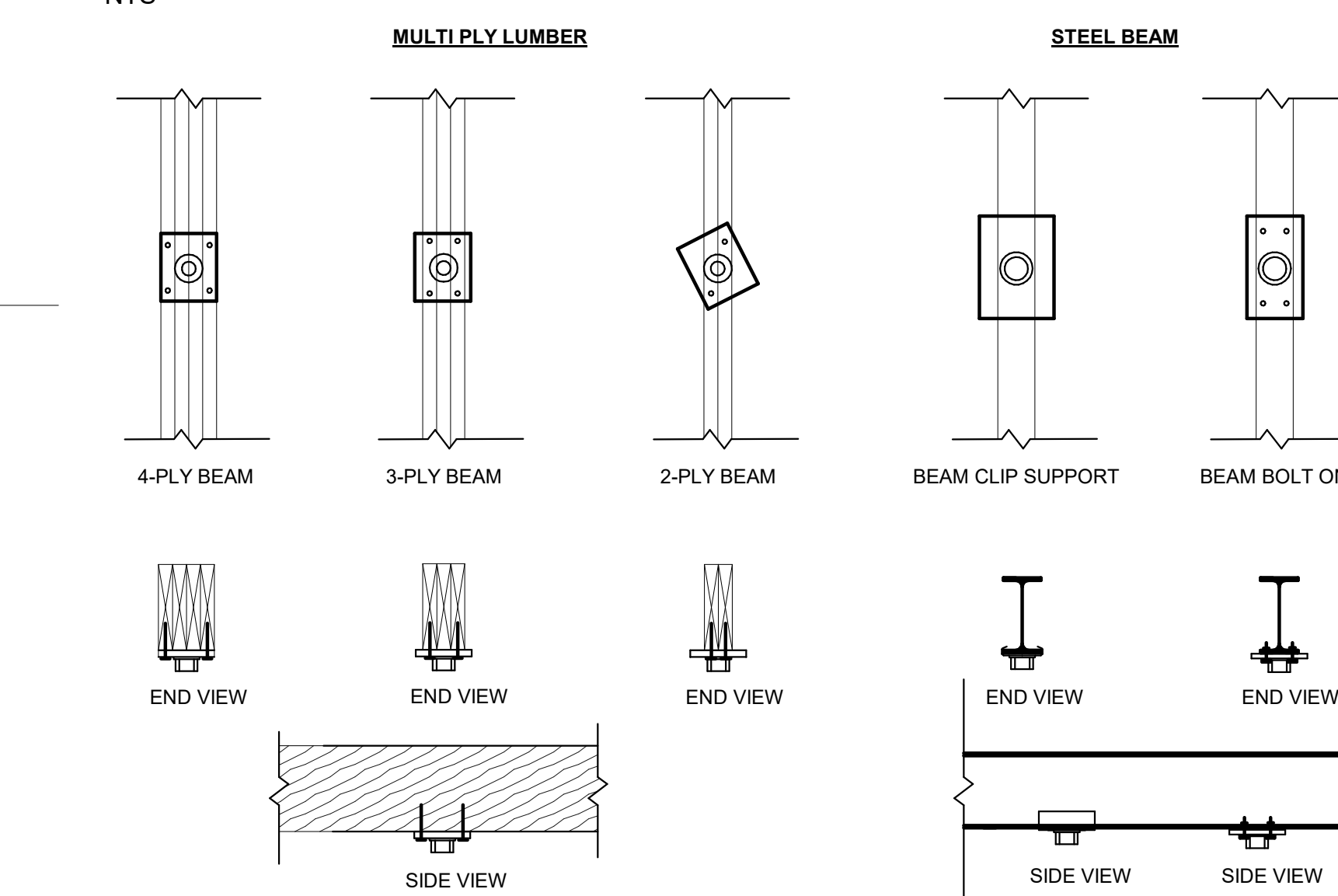
11 BEAM TO STUD PACK PERPENDICULAR TO WALL DETAIL NTS

8 GARAGE FIRE SEPERATION DETAIL NTS

9 BLOCKING DETAIL NTS



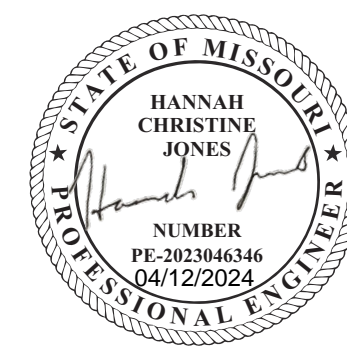
14 CANTILEVERED LEDGER DETAIL NTS



15 POST/BEAM CONNECTION DETAIL NTS

12 STEEL BEAM TO STUD PACK DETAIL NTS

13 FLOOR JOIST TO STEEL BEAM DETAIL NTS



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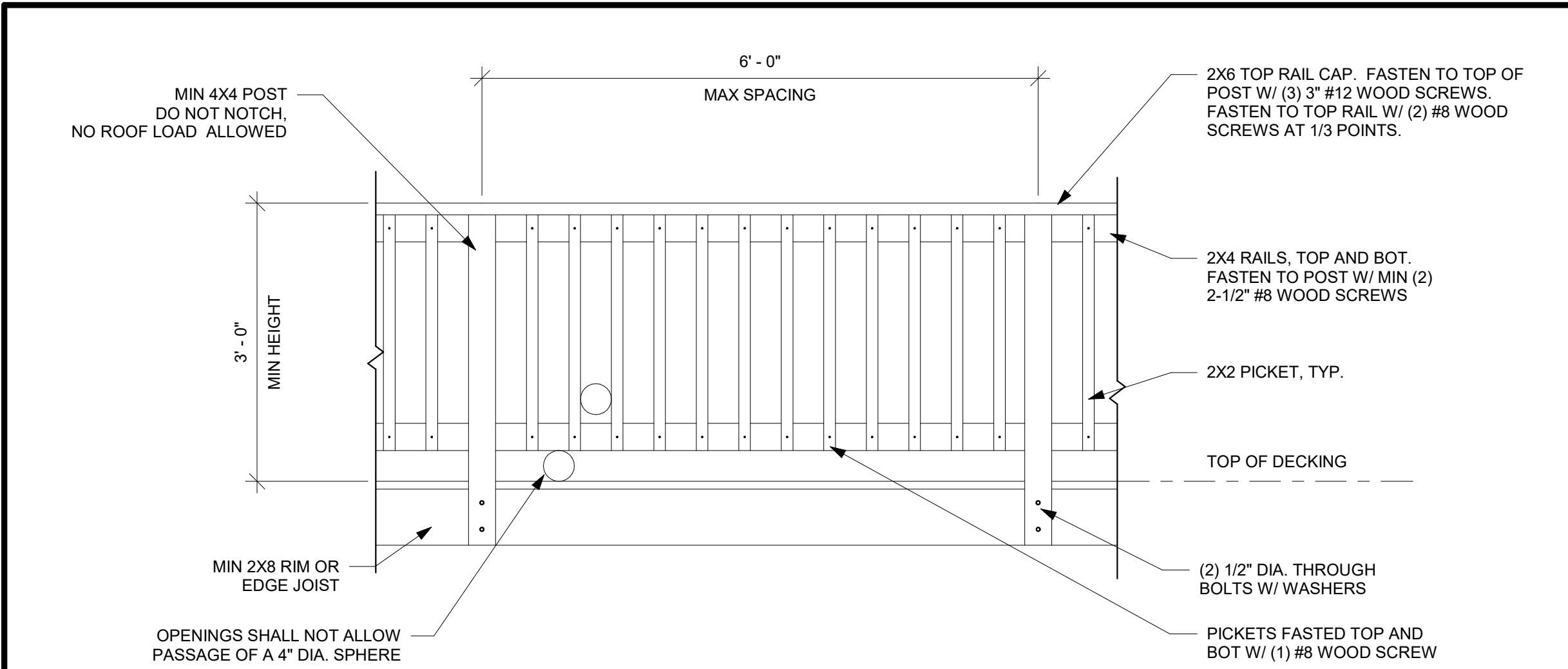
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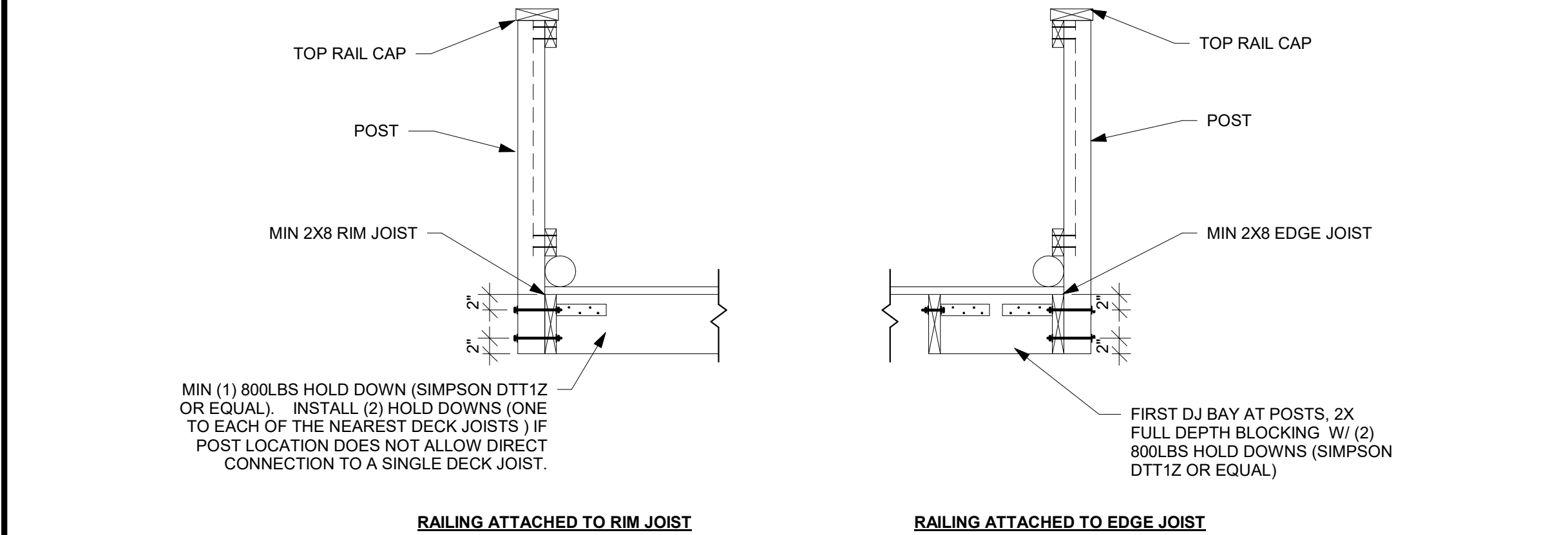
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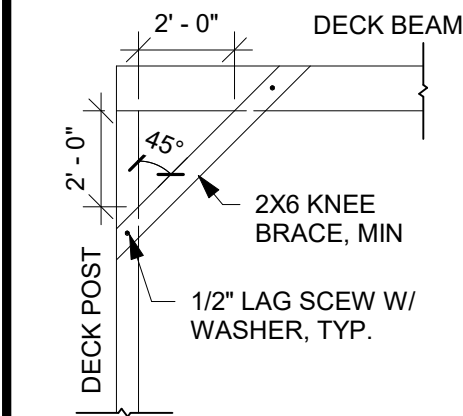
PLEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DELETED INDICATES LEE'S SUMMIT, MISSOURI 04/23/2024 2:19:28



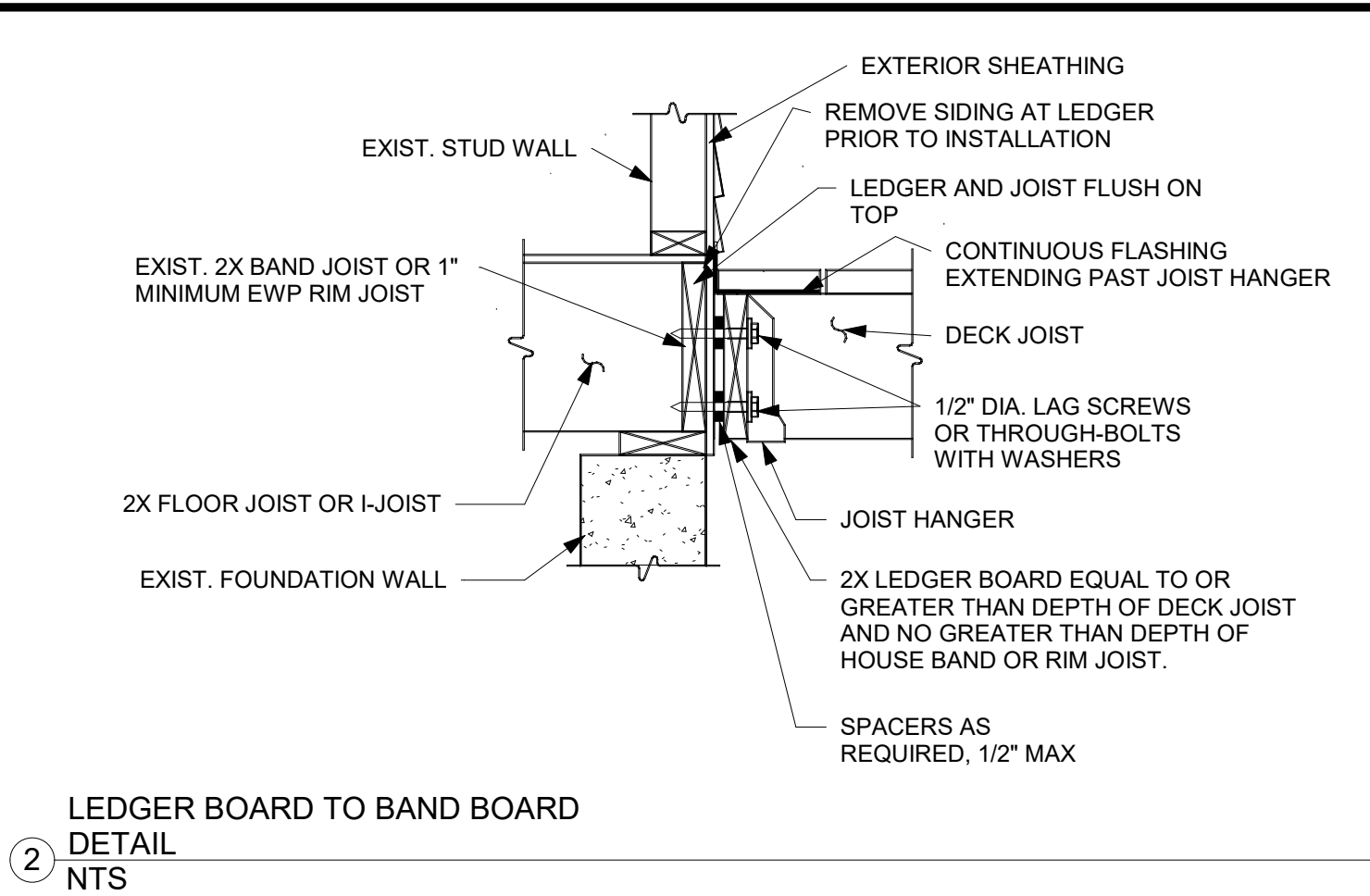
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



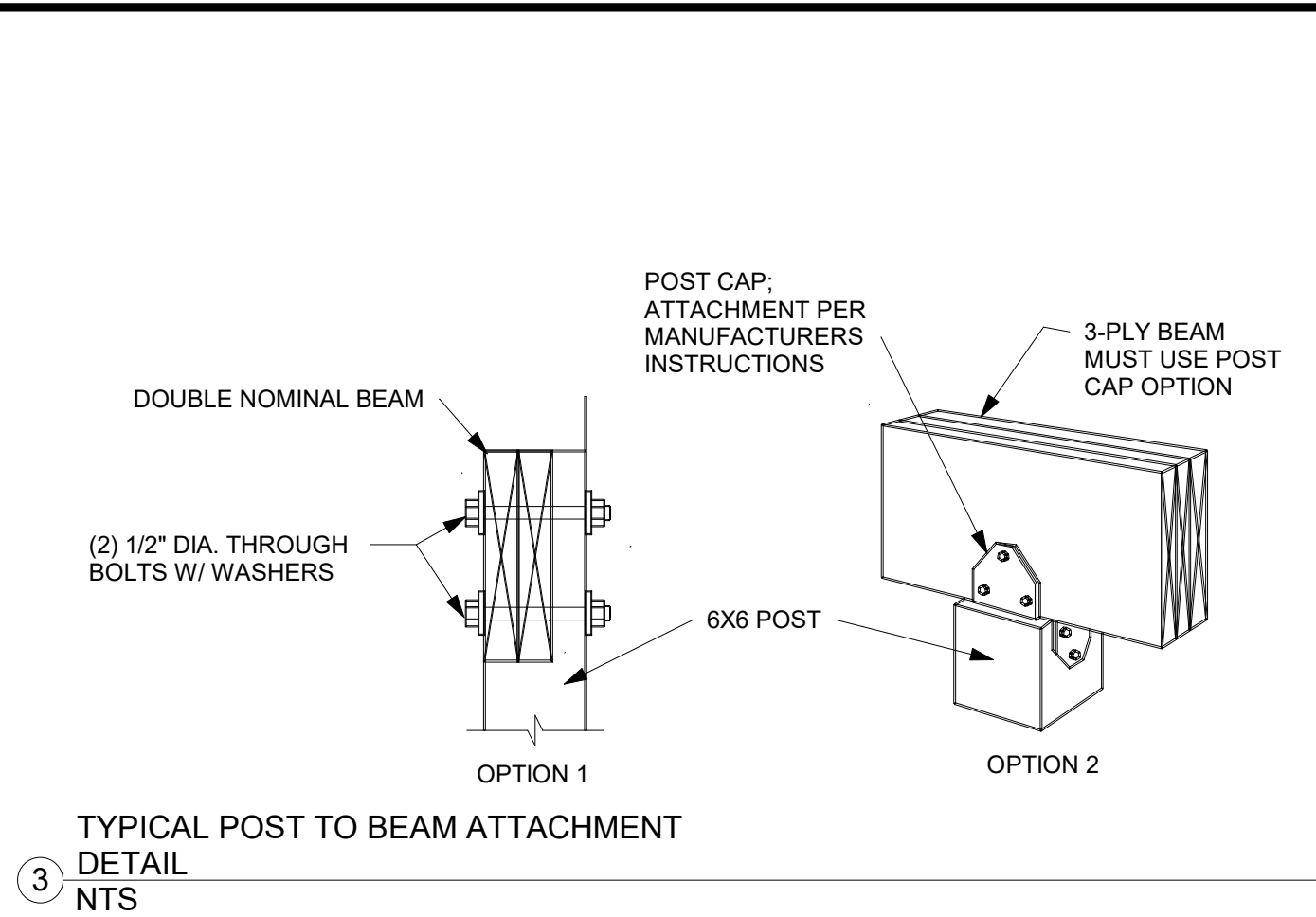
1 DECK RAILING
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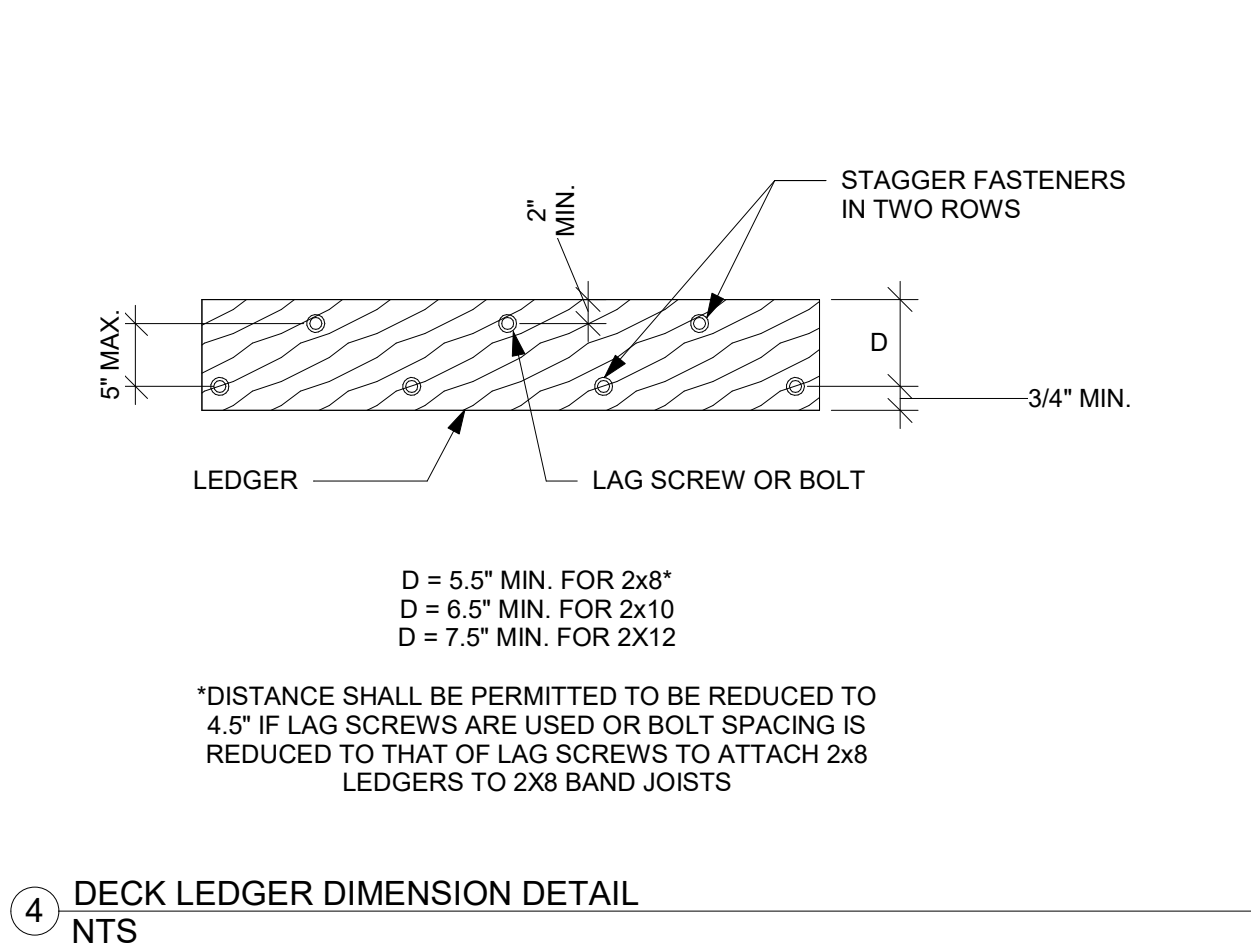
6 KNEE BRACING DETAIL
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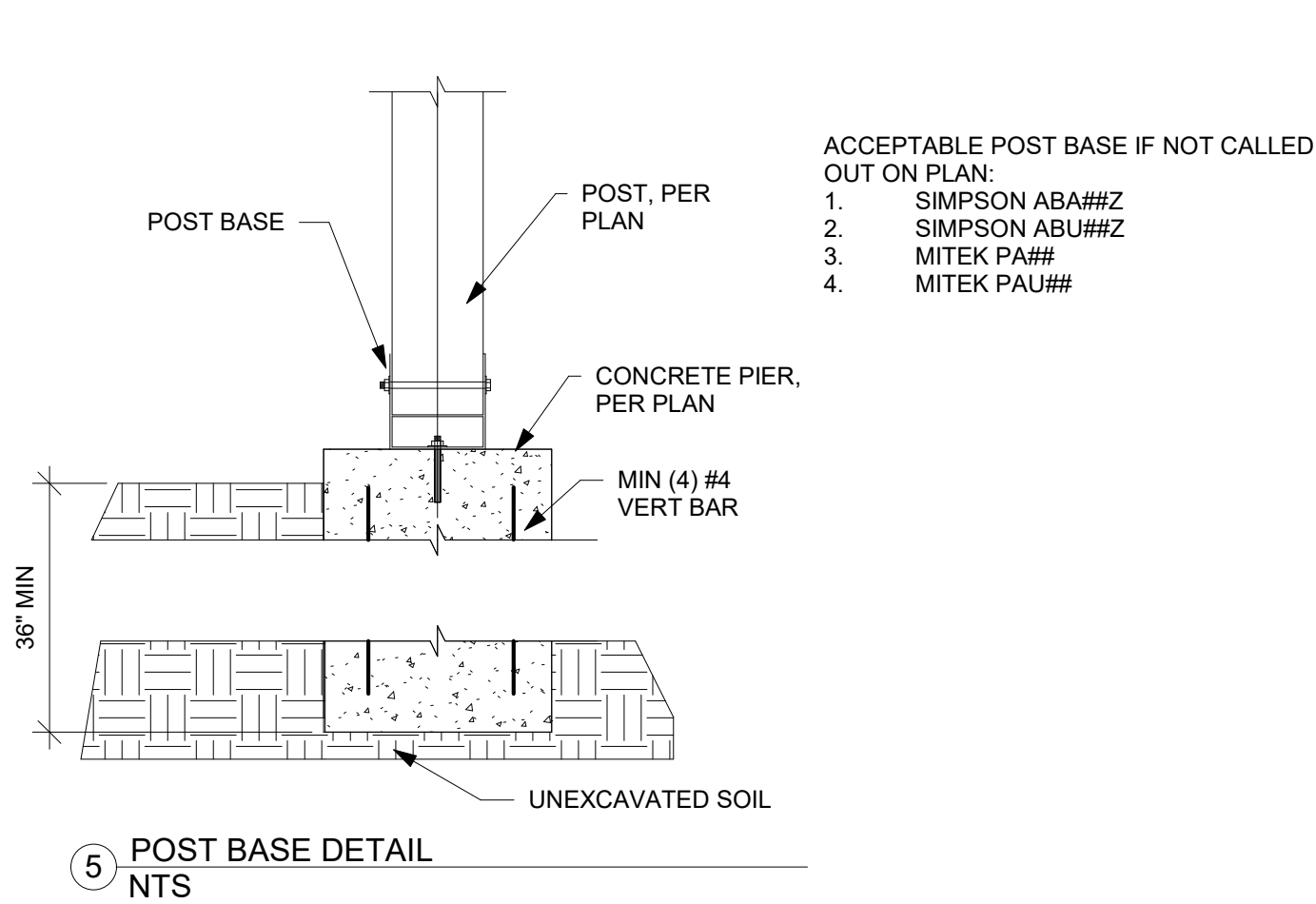
2 LEDGER BOARD TO BAND BOARD
DETAIL
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3 TYPICAL POST TO BEAM ATTACHMENT
DETAIL
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4 DECK LEDGER DIMENSION DETAIL
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5 POST BASE DETAIL
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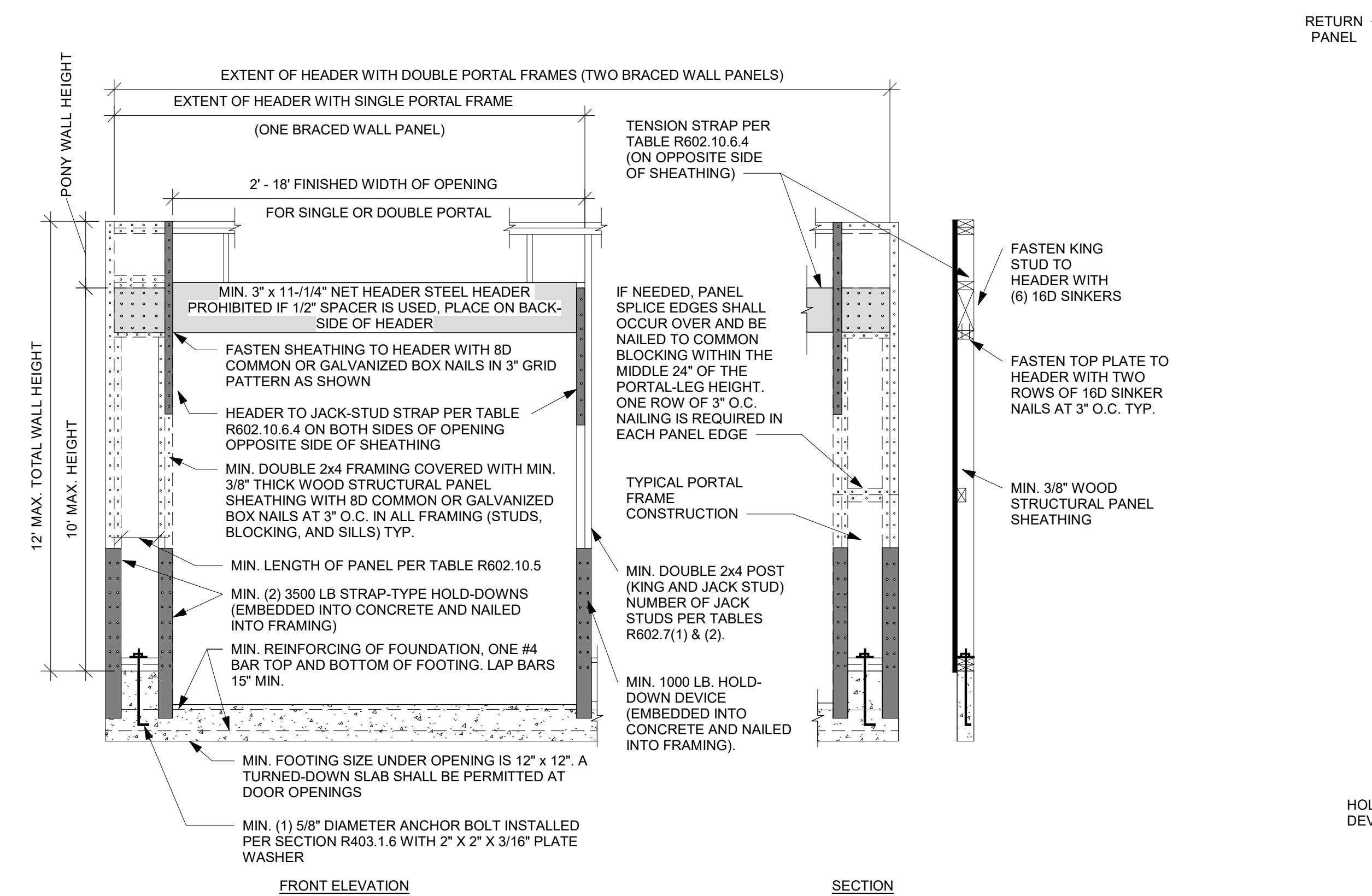
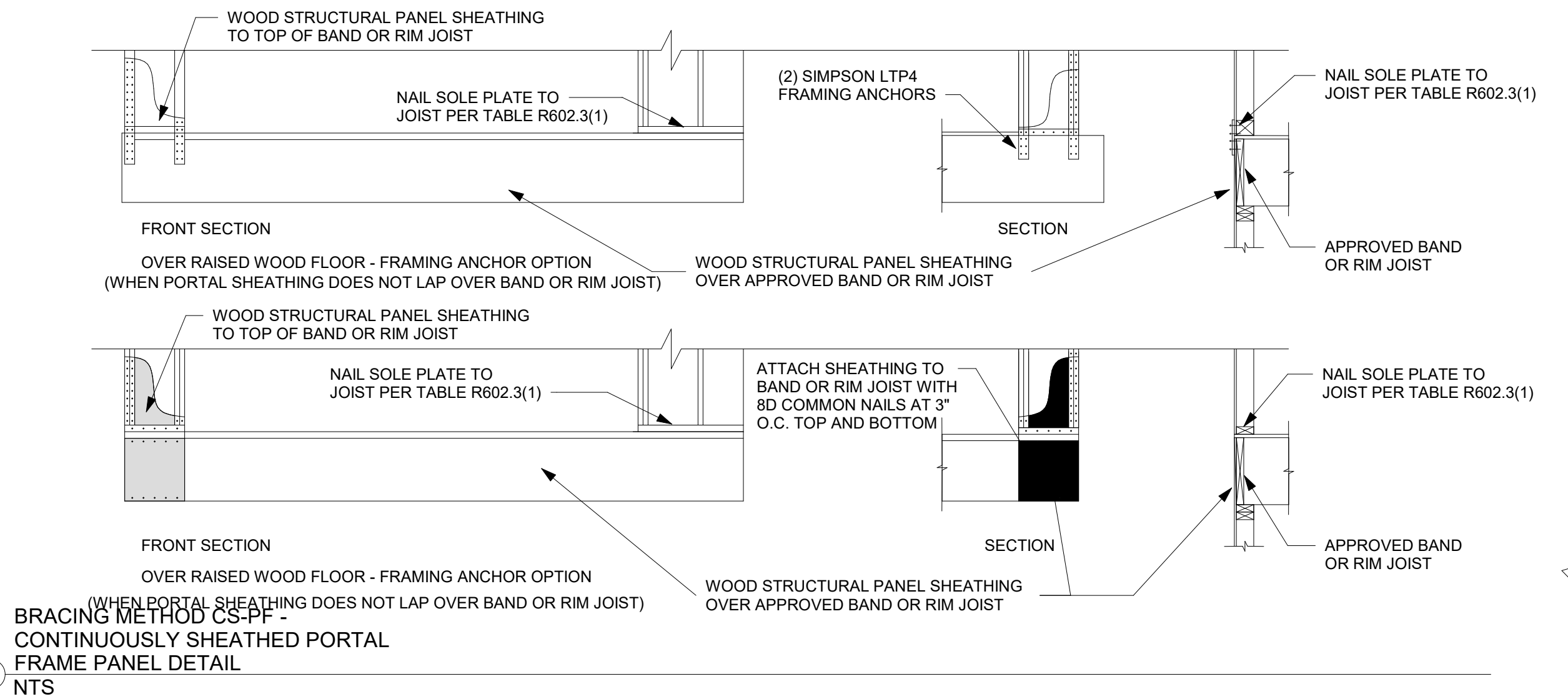
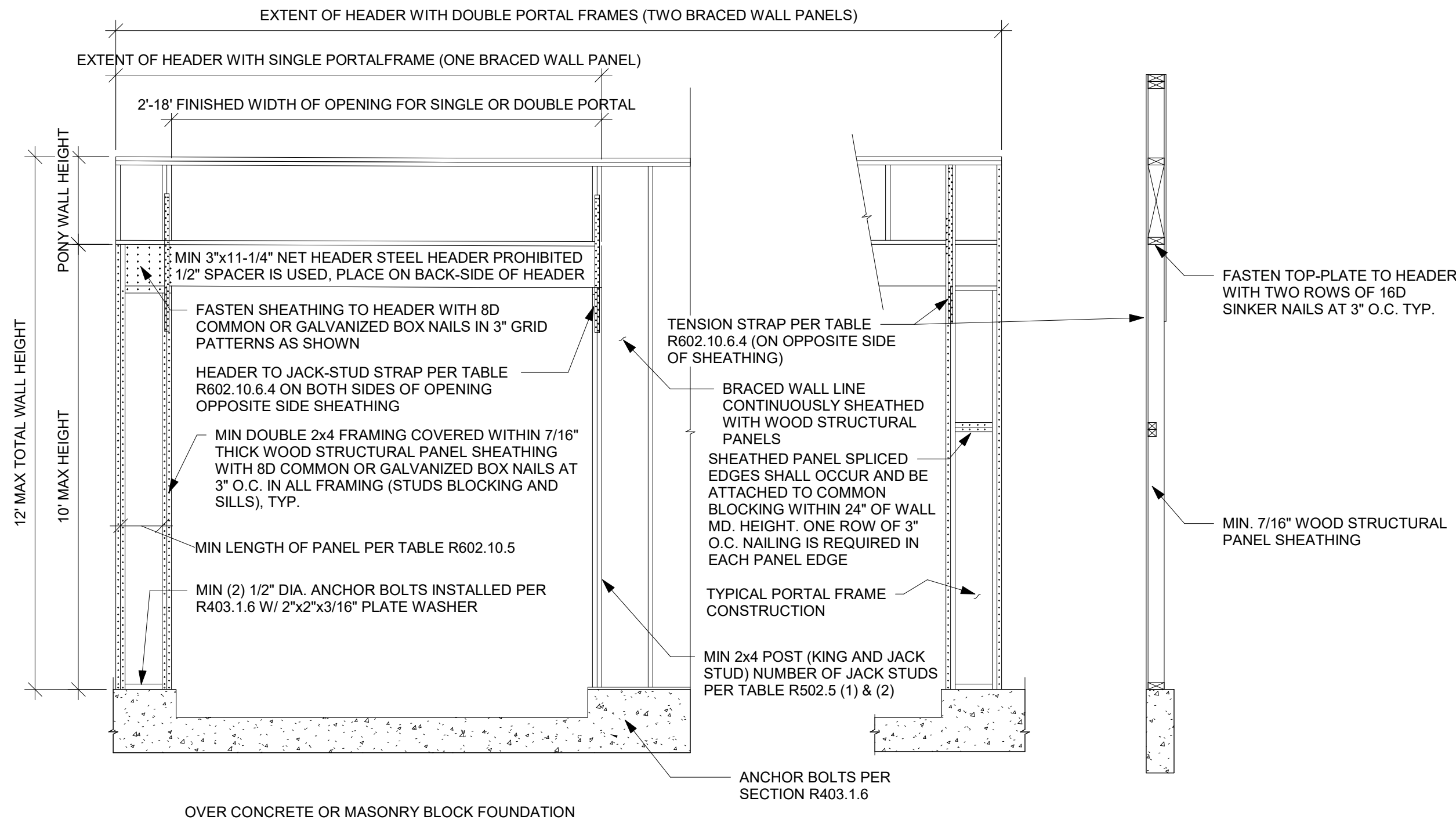
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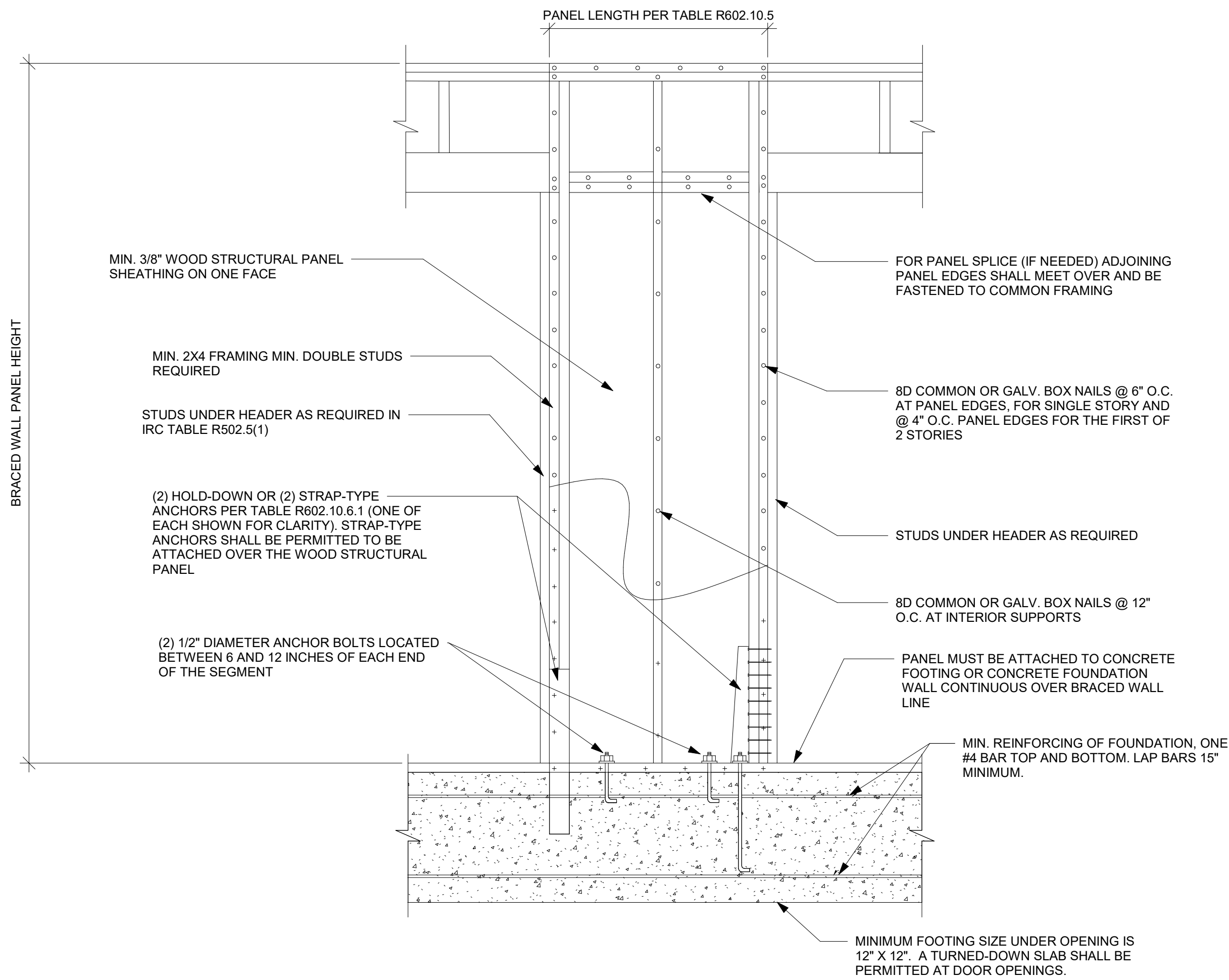
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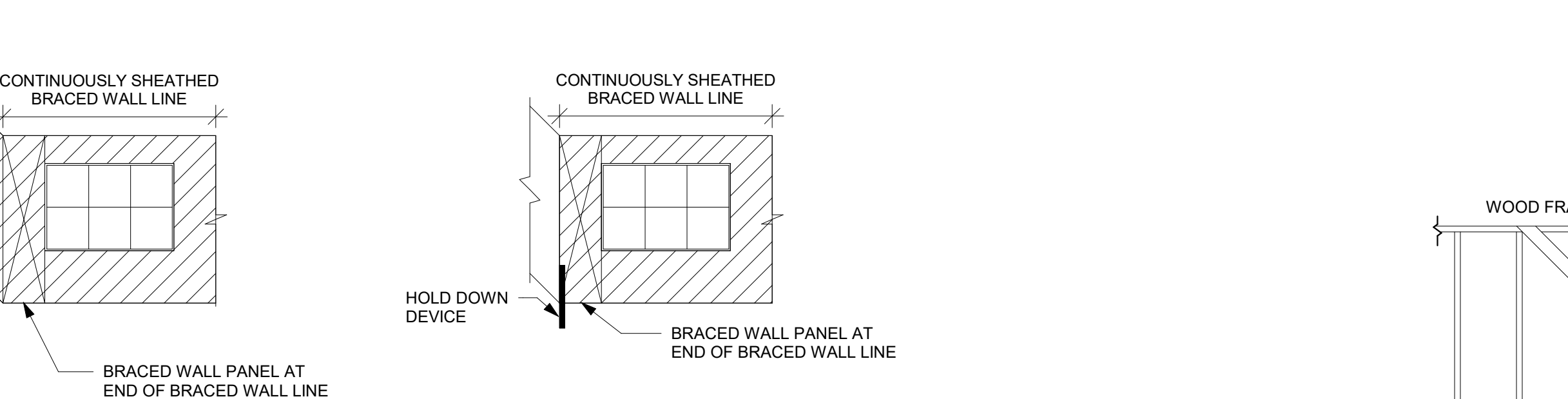
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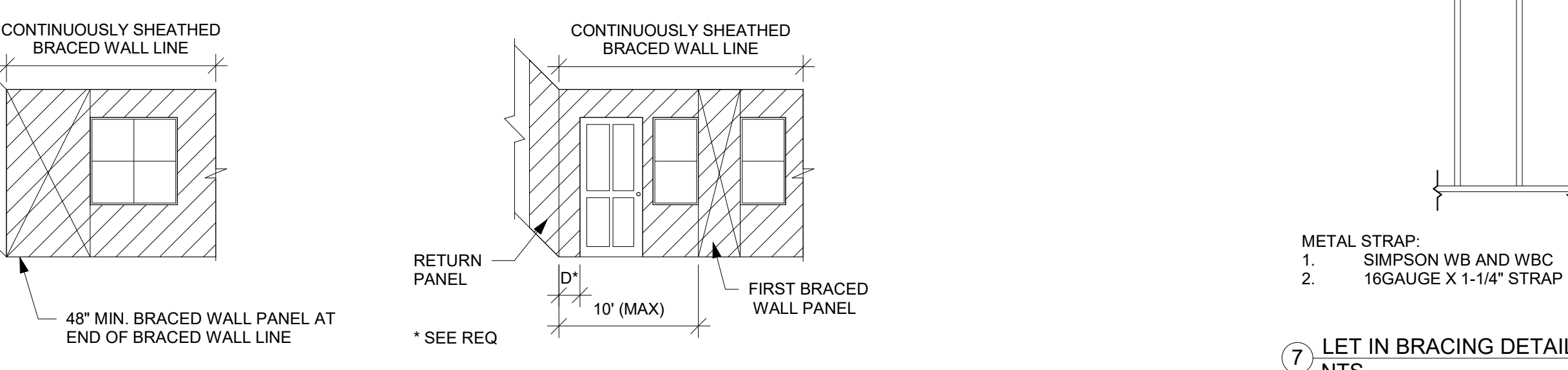
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL
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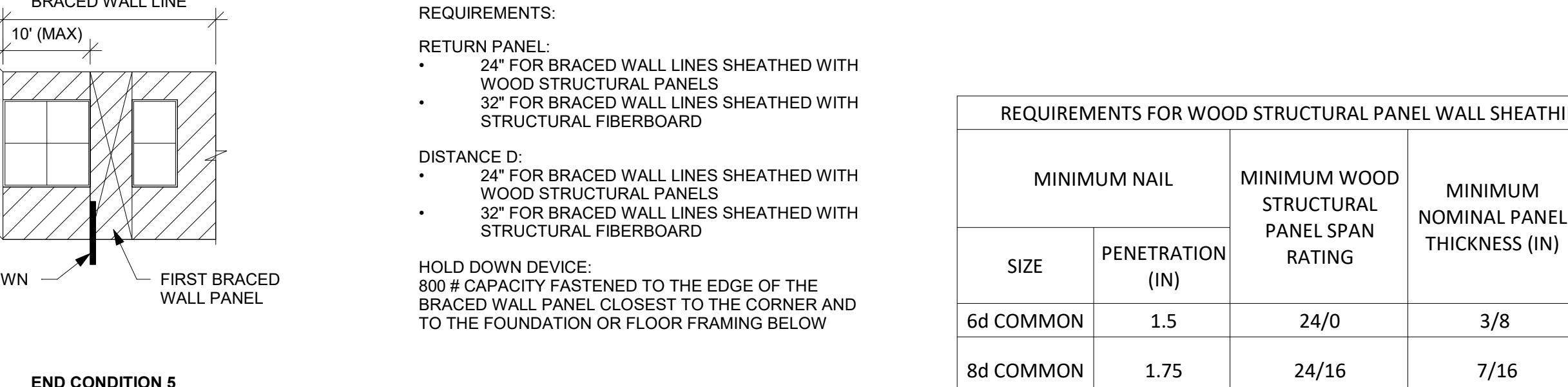
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL
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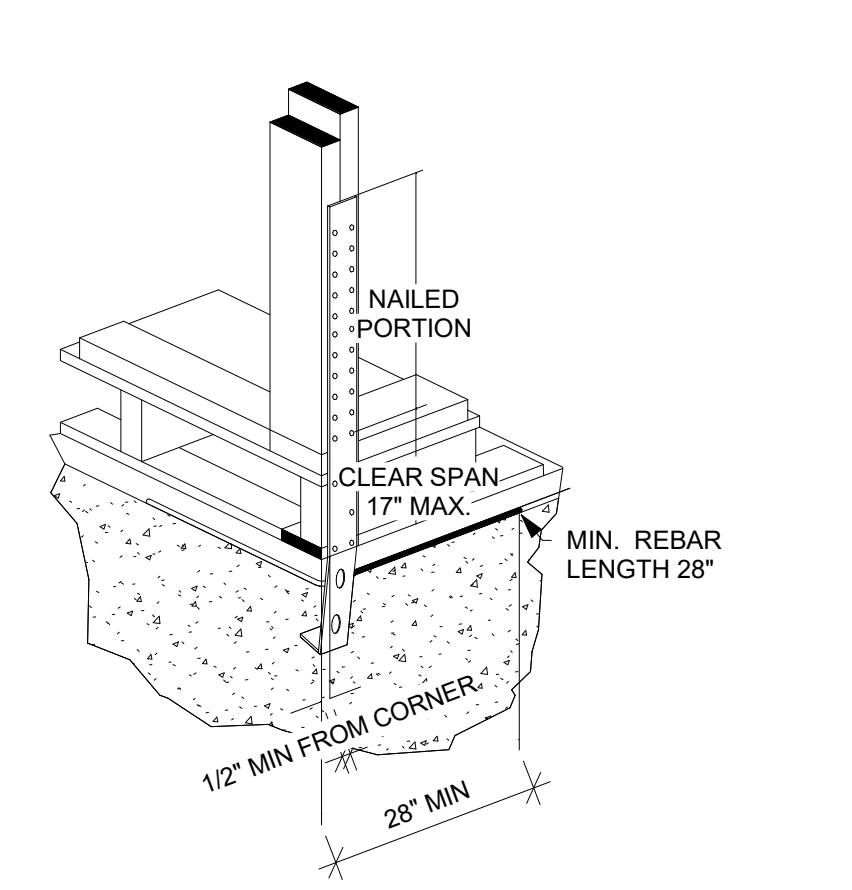
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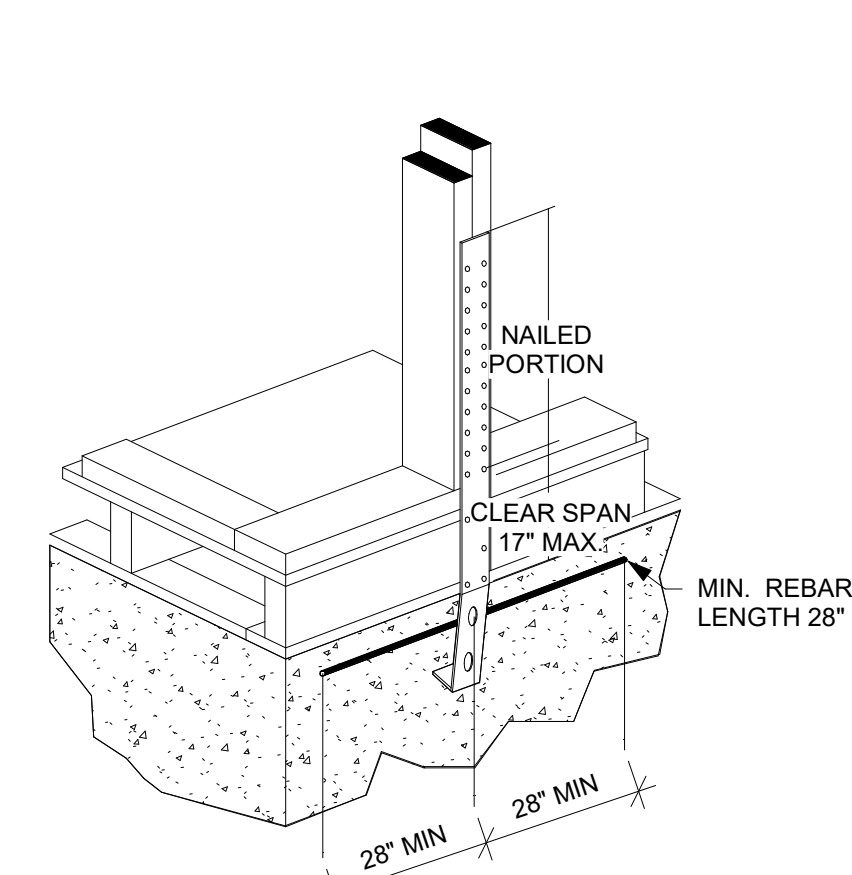
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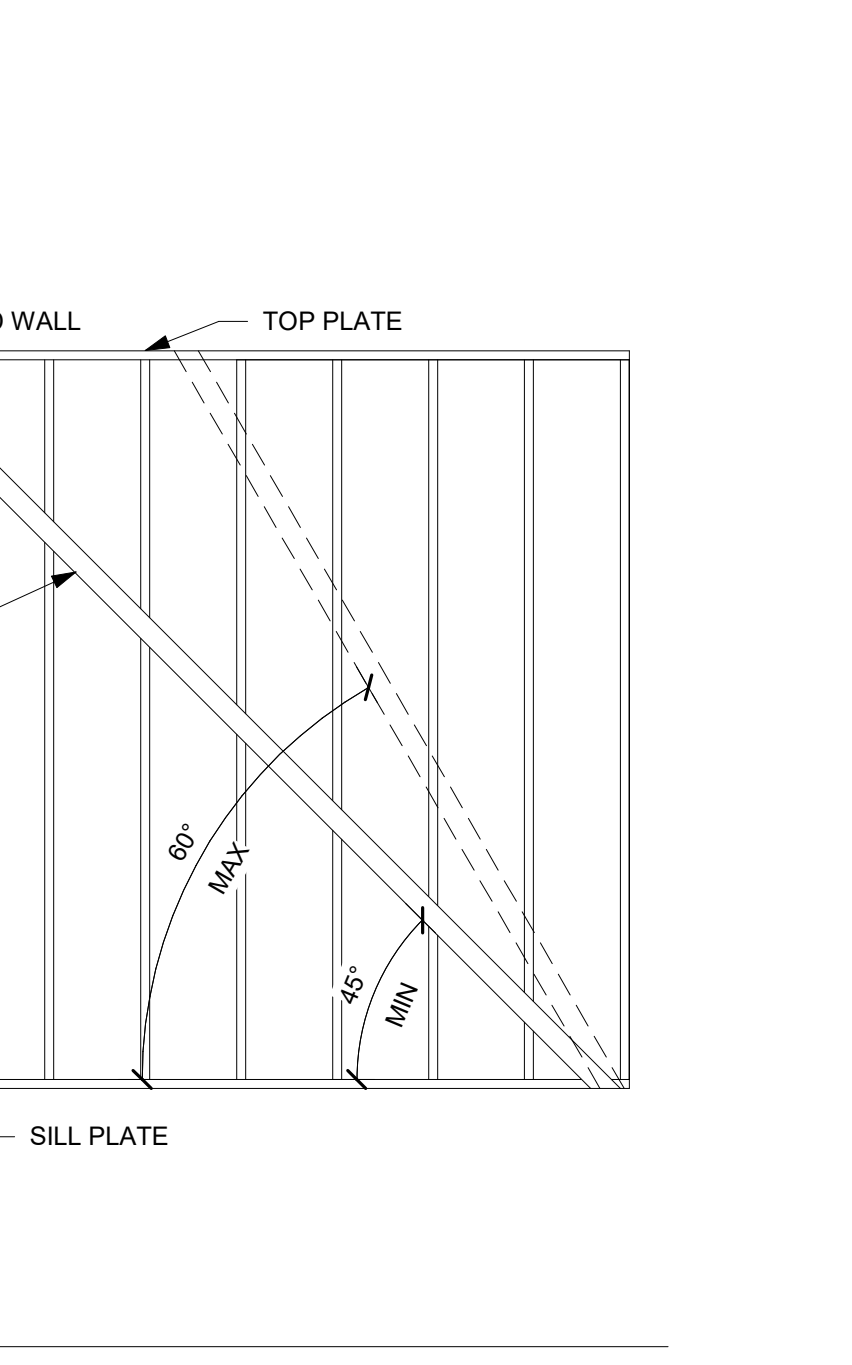
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL
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TYPICAL STHD14RJ CORNER INSTALLATION DETAIL
NTS



TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL
NTS



LET IN BRACING DETAIL
NTS

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)							
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED, V _{ULT} (MPH)
					EDGES (IN O.C.)	FIELD (IN O.C.)	
6d COMMON	1.5	24/0	3/8	16	6	12	140
				24	6	12	170
8d COMMON	1.75	24/16	7/16	16	6	12	140
				24	6	12	170



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BRACING METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	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
	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 STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" 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
GB-GYPSUM BOARD	1/2"	1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .088" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .088" 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 LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		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
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 RIDGE, VALLEY OR HIP RAFTERS	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
	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 AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
	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 (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
	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
TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	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)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	-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
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
	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 SHEATHING TO 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	FACE NAIL
	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	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	
FLOOR			
JOIST TO SILL, TOP PLATE, OR GIRDER	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	
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL	
	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C. TOE NAIL	
1"x6" SUBFLOOR OR LESS TO EACH JOIST	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	
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL	
BAND OR RIM JOIST 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	
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C AT TOP END AND BOTTOM AND STAGGERED.	
	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	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	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	
BRIDGING OR BLOCKING TO JOIST	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	
DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND 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 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
19/32" - 1"	8d COMMON NAIL (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	6	12
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	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	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
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"	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, TYPE "W" OR "S"	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	6	12
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12





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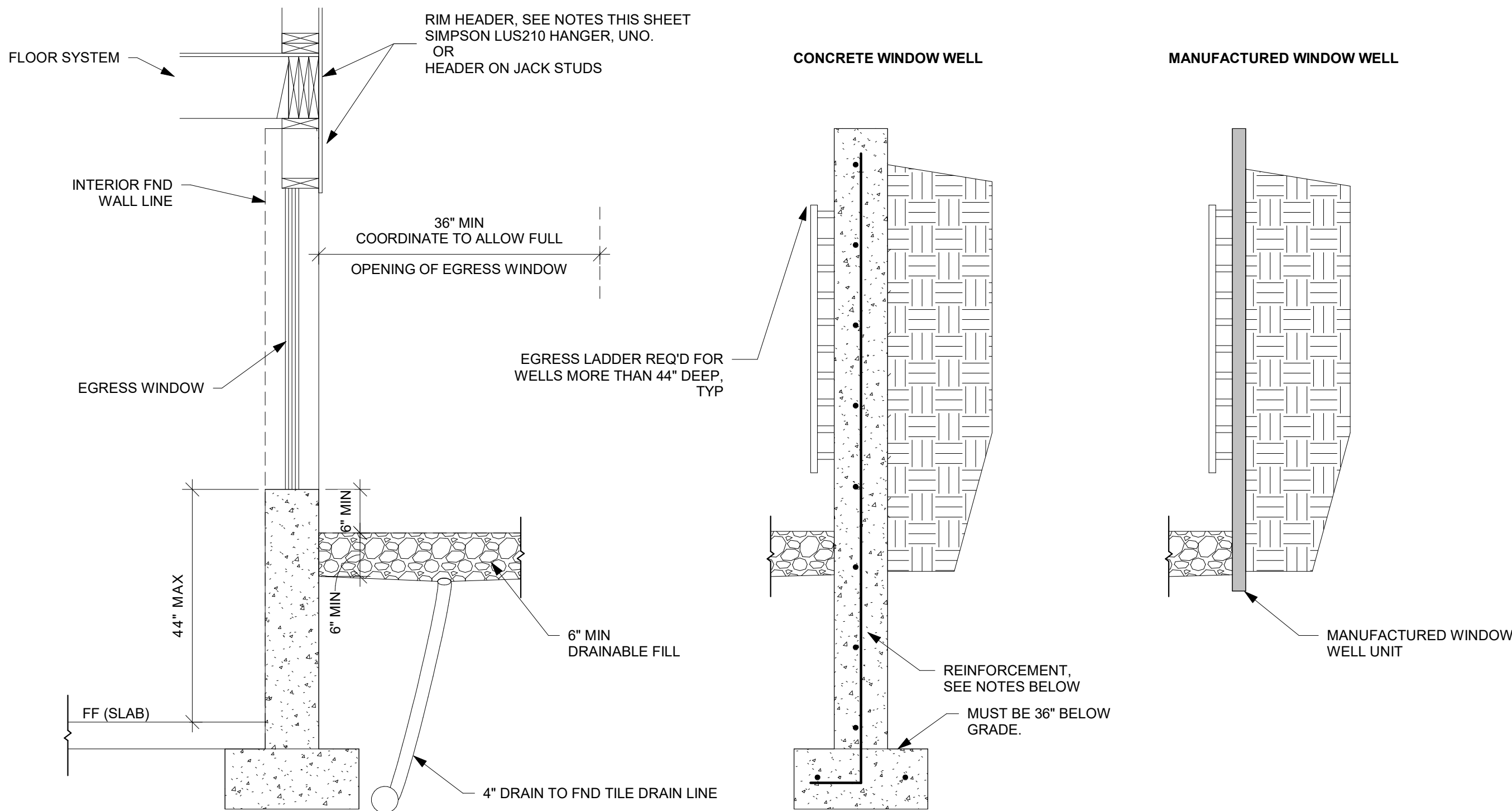
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DATE 3/22/2024 FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPER'S REVIEWS

SCALE

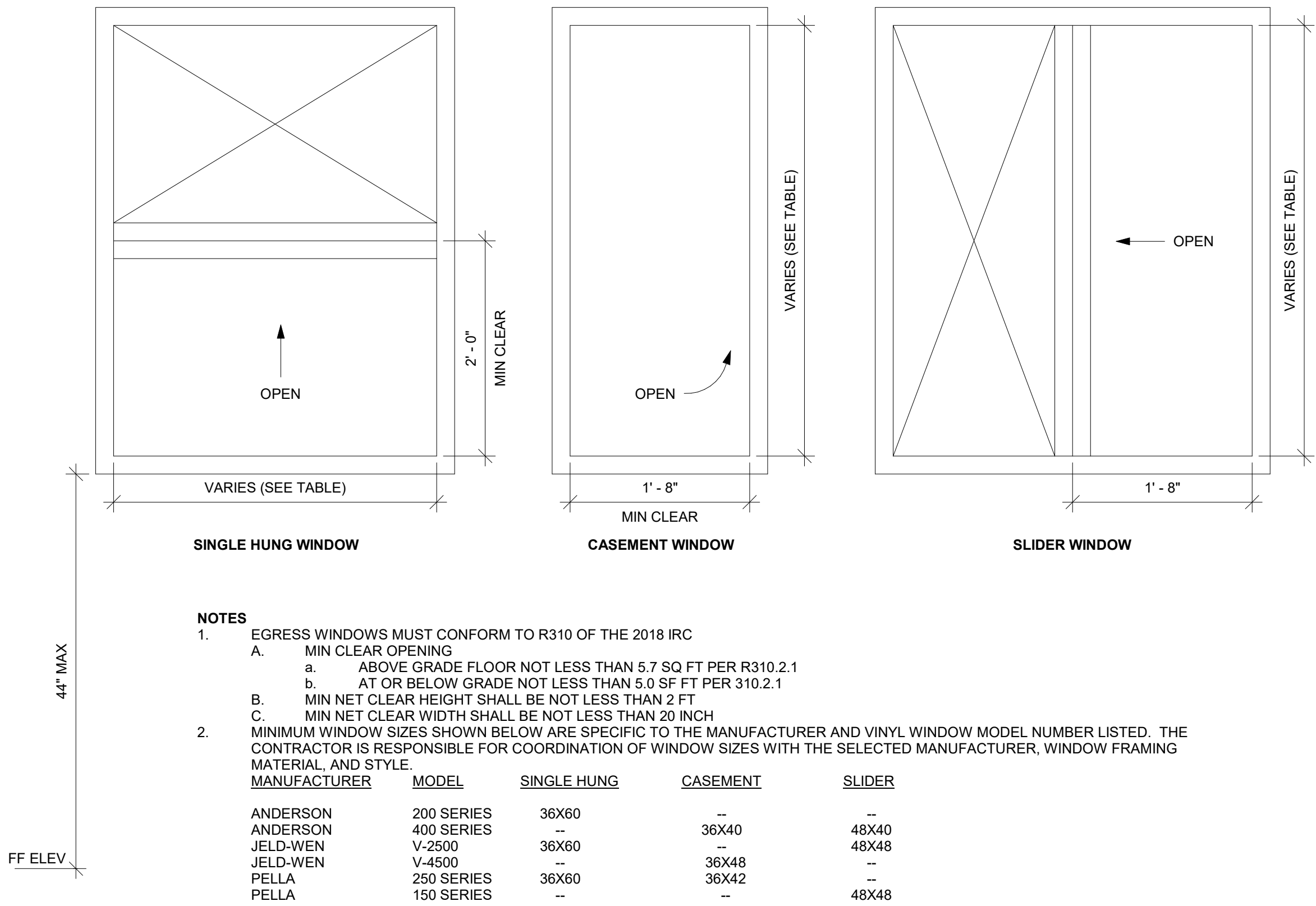
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- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
 - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
 - CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
 - ASSUMED SOIL MINIMUM BEARING CAPACITY 1500 PSF.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS CRITICAL FOR CONSTRUCTION OF NEW WORK.
 - MEANS AND METHODS OF 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, F_y=35KSI.
 - MINIMUM HEADERS
 - A. ASSUMES LOADING FOR BUILDING WITH MAXIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)
- | HEADER | MAX CLEAR SPAN | MIN JACK STUDS |
|--------------------|----------------|----------------|
| (2) 2X10 | 4'-0" | 2 |
| (3) 2X10 | 5'-1" | 2 |
| (2) 2X12 | 4'-9" | 3 |
| (3) 2X12 | 5'-11" | 2 |
| (2) 1.75X9.25 LVL | 7'-6" | 3 |
| (2) 1.75X11.25 LVL | 9'-3" | 3 |



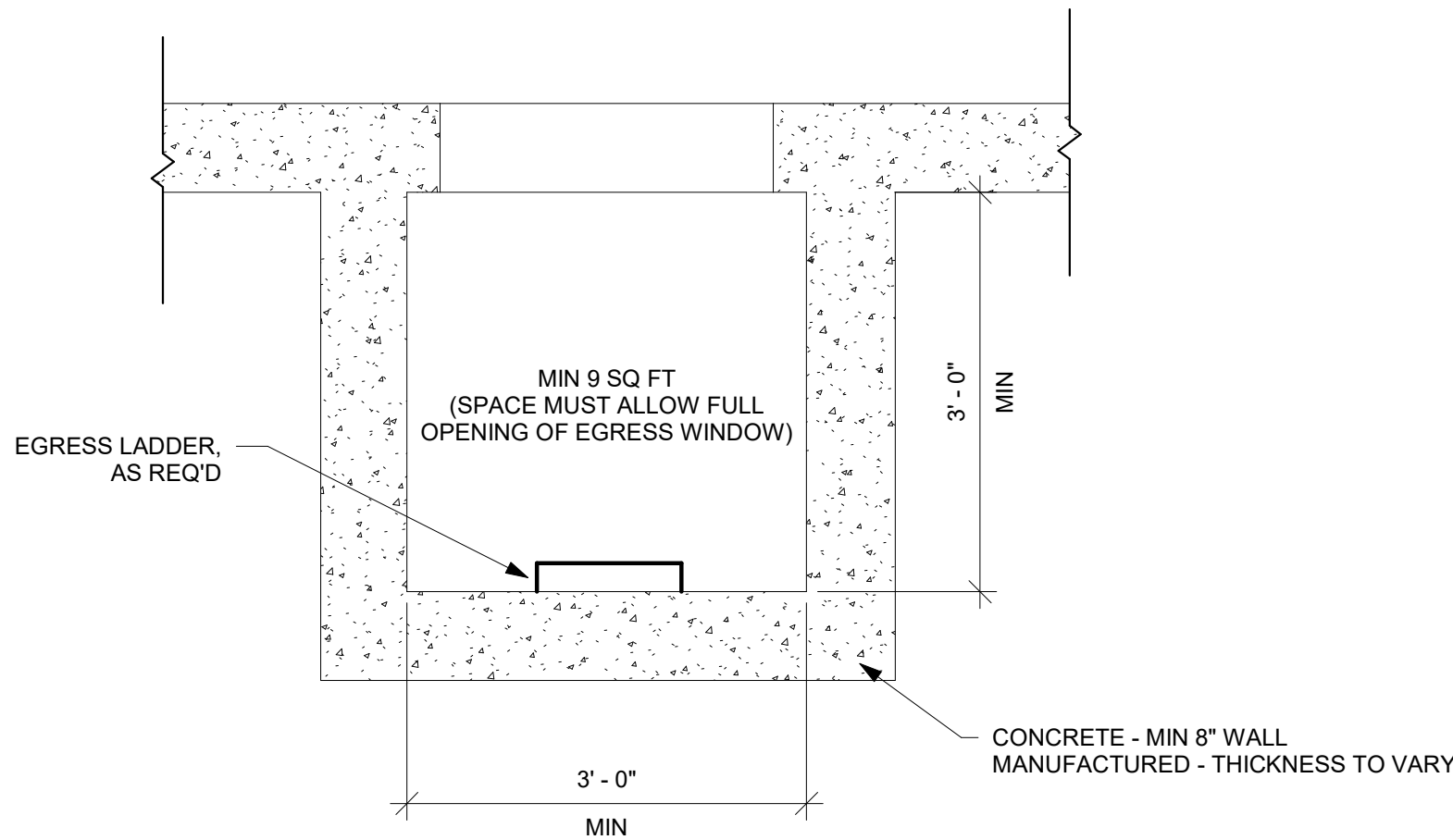
- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
 - CONCRETE WINDOW WELL
 - INSTALLED WITH NEW FOUNDATION
 - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - INSTALLED TO EXISTING FOUNDATION
 - REINFORCEMENT
 - #4 BAR @ 12" OC EW IN WALLS
 - DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.
 - (2) #4 BAR CONT IN WALL FTG.
 - SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.
 - MANUFACTURED WINDOW WELL
 - INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
 - COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION



- NOTES**
- EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC
 - MIN CLEAR OPENING
 - ABOVE GRADE FLOOR NOT LESS THAN 5.7 SQ FT PER R310.2.1
 - AT OR BELOW GRADE NOT LESS THAN 5.0 SF FT PER 310.2.1
 - MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT
 - MIN NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCH
 - MINIMUM WINDOW SIZES SHOWN BELOW ARE SPECIFIC TO THE MANUFACTURER AND VINYL WINDOW MODEL NUMBER LISTED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WINDOW SIZES WITH THE SELECTED MANUFACTURER, WINDOW FRAMING MATERIAL, AND STYLE.
- | MANUFACTURER | MODEL | SINGLE HUNG | CASEMENT | SLIDER |
|--------------|------------|-------------|----------|--------|
| ANDERSON | 200 SERIES | 36X60 | -- | -- |
| ANDERSON | 400 SERIES | -- | 36X40 | 48X40 |
| JELD-WEN | V-2500 | 36X60 | -- | 48X48 |
| JELD-WEN | V-4500 | -- | 36X48 | -- |
| PELLA | 250 SERIES | 36X60 | 36X42 | -- |
| PELLA | 150 SERIES | -- | -- | 48X48 |

WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



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LEES SUMMIT, MO 64082

REVISIONS

1 - 04/12/2024

EGRESS
WINDOWS

S560

DATE

3/22/2024

SCALE

PLEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPER'S SIGNATURE
04/23/2024 2:19:28