### general notes structural

general

- 1. the contractor shall verify dimensions and conditions of the job and site and notify the architect of and discrepancies or difficulties that might effect the cost, coordination or safety of the project prior to proceeding.
- 1. the general contractor shall coordinate all disciplines, and shall verify size and locations of all openings shown on architectural drawings with dimensions call for on, electrical, mechanical structural and plumbing drawings. all errors, discrepancies, or other difficulties shall be called to the attention of the architect for resolution prior to proceeding.
- 2. all designs and construction techniques shall meet the requirement of the interntional building code as amended by local building code officials
- 3. these drawing are for use on a single specific building project only. any other use is not authorized without written permission signed and sealed by a principal of agmp.

### foundation

- 1. spread footing, grade beams and retaining walls are designed to bear on engineered fill or undisturbed soil capable of sustaining a minimum 2,000 psf.
- 2. retaining structures shall be designed for a lateral load of 40 pcf or the equivalent fluid pressure.
- 3. the general contractor shall provide for the deflection of surface water or ground water seepage from all foundation excavations until forms have been striped or exterior foundation wall water proofing has been applied.
- 4. no concrete footing or foundations shall be placed on standing water, ground softened from excess water or frozen ground.
- 5. all foundation excavations shall be inspected for suitable bearing capacity prior to placement of steel and or concrete. any indications of organic material, trash or other debris shall call for immediate inspection by a soils engineer qualified and approved by the architect or structural engineer.

### structural steel

- 1. all structural and misc. steel shall be astm a36 grade steel fabrication and erection shall be in accordance with the latest edition of the aisc manual of steel construction.
- 2. in case of discrepancies between structural steel plans and plans of other trades, such discrepancies shall be call the attention of the architect or structural engineer for resolution immediately, prior to fabrication if possible.
- 3. all steel connections shall be welded or bolted. all bean connection shall be designed for the indicated reactions or at least 1/2 of the beam shear capacity, whichever is greater
- 4. all bolts not otherwise called out shall be 3/4" round ab25n.
- 5. all welding shall conform to american welding society recommendations.
- 6. all anchor bolts shall be 1/2" diameter astm a307, unless otherwise noted.

### concrete

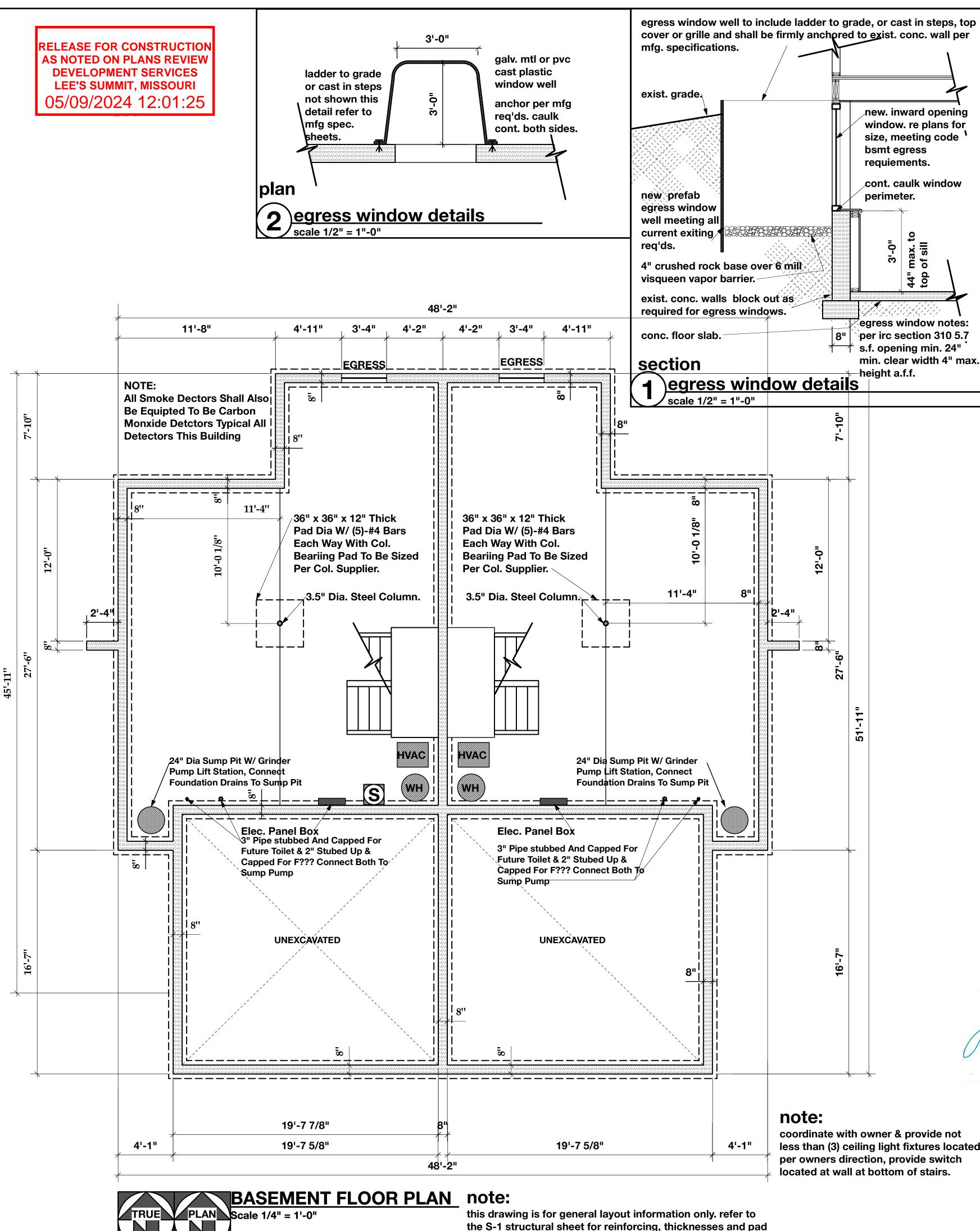
- 1. all concrete except exterior flatwork shall develop a minimum compressive strength of 3,000 psi at 28 days, with not less than 500 pounds of cement per cubic yard of concrete regardless of strengths obtained, not over 6-1/2 gallons of water per 100 pounds of cement and not more than a 4" slump.
- 2. concrete for exterior flatwork shall have a minimum compressive strength of 4,000 psi at 28 days, with not less than 600 pounds of cement per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not more than a 4" slump. provide all exterior flatwork cement with ± 1% air entrainment and additional fibermesh reinforcing.
- 3. all concrete is reinforced concrete unless specifically called out as unreinforced. reinforce all concrete not otherwise shown with the same steel as in similar sections or areas. any details not shown shall be detailed per aci 315 and meet the requirements of aci 318, current edition.
- 4. all reinforcing steel shall conform to the requirements of astm a615 grade 60 steel except stirrups and ties, which shall be grade 60 bendable steel.
- 5. clear minimum coverage of concrete over reinforcing

concrete placed against earth
formed concrete against earth
slabs or joists
beams or columns
other

3"
2"
1-1/2"
2"

all coverage shall be nominal (2) bar diameter minimum.

- 6. all reinforcing dowels shall be the same size and spacing as main reinforcing bars of adjoining members and shall be lap spliced 40 bar diameters or 24" minimum unless noted otherwise.
- 7. at corners of all walls, beams and grade beams supply corner bars extending 40 bar diameters or 24" minimum each direction. in outside face of wall, match size and spacing of horizontal bars, where there are no vertical bar in outside face of wall supply (3)- #4 vertical support bars for corner bars.
- 8. bars marked continuous and all vertical steel shall be lapped 40 bar diameters or 2'-0" minimum as splices and construction joints, unless shown otherwise. splice top bars near mid span and bottom bars over supports, unless otherwise noted.
- 9. at all holes in concrete walls and slabs, add (2)-#5 bars of length equal to opening dimension plus 60 bar diameters at each of four sides. also add (2) -#5 x 5'-0" long diagonally at each corner of the hole.
- 10. openings in 8" thick walls and slabs shall be similarly reinforced but with (1)-#5 or for installation of this misc. reinf.)
- 11. accessories shall be as specified in the latest edition of the aci detailing handbook. maximum accessory spacing shall be 4'-0" o.c. all accessories shall be plastic coated or shall have plastic coated feet.
- 12. all slabs and stairs nor shown otherwise shall be reinforced with 6 x 6 10/10 wwf. all exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with 6 x 6 10/10 wwf. porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" o.c., hooked or embedded 40 bar diameters in to these members. slope porches 1/8" per foot for drainage unless noted otherwise.



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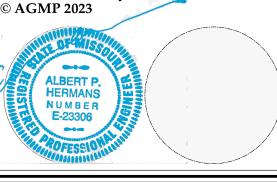
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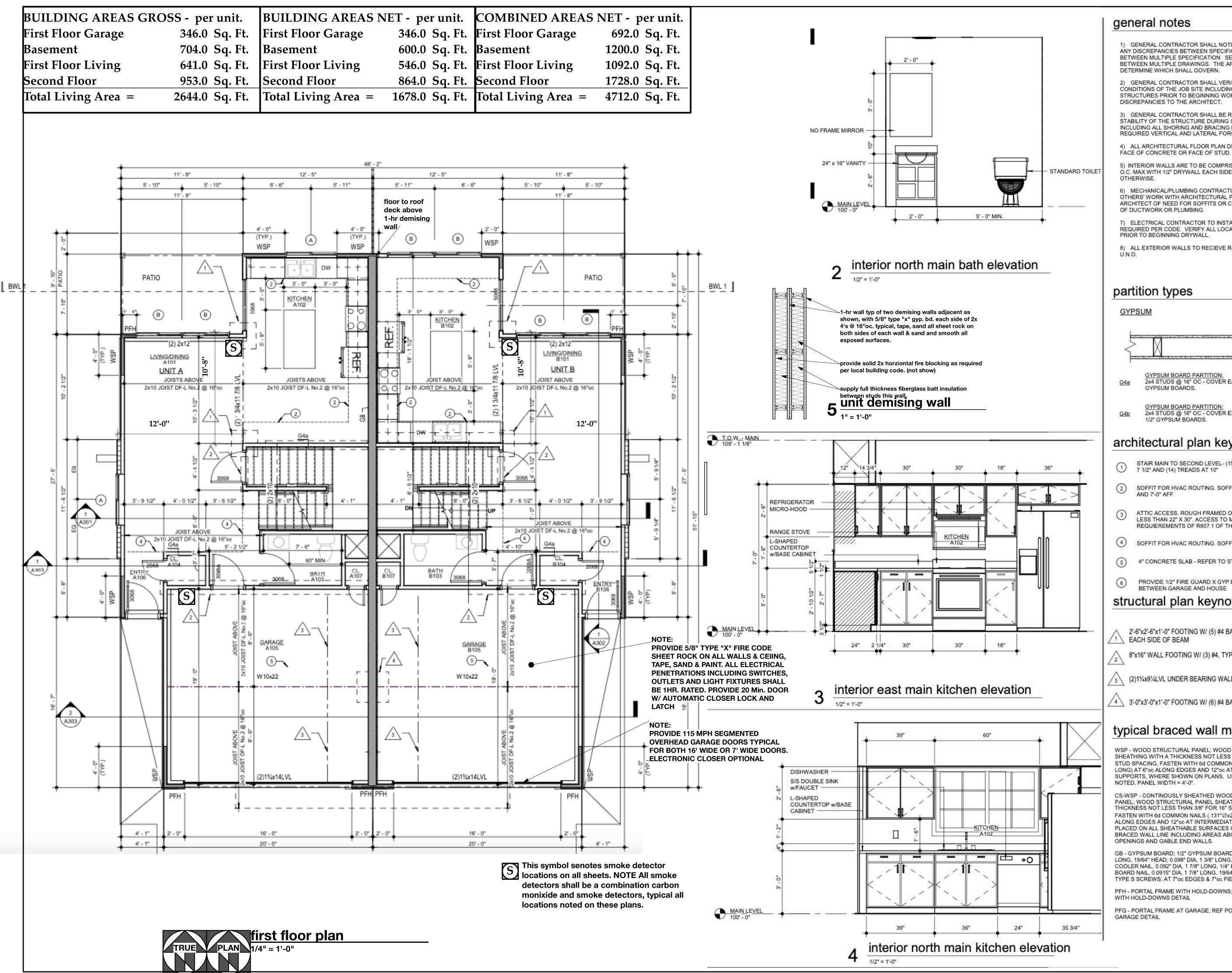
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### general notes

1) GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS. BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.

2) GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

3) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST

REQUIRED VERTICAL AND LATERAL FORCES. 4) ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM

5) INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED

MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.

7) ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.

8) ALL EXTERIOR WALLS TO RECIEVE R-19 BATT INSULATION,

### partition types

**GYPSUM** 



GYPSUM BOARD PARTITION: 2x4 STUDS @ 16" OC - COVER EACH SIDE WITH 1/2"

GYPSUM BOARD PARTITION: 2x4 STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

### architectural plan keynotes

STAIR MAIN TO SECOND LEVEL- (15) RISERS AT APPROX. 7 1/2\* AND (14) TREADS AT 10\*

SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE

ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIEREMENTS OF R807.1 OF THE IRC.

SOFFIT FOR HVAC ROUTING, SOFFIT TO BE 8'-0" AFF

4" CONCRETE SLAB - REFER TO STRUCTURAL

PROVIDE 1/2" FIRE GUARD X GYP BD ON ENTIRE WALL BETWEEN GARAGE AND HOUSE

### structural plan keynotes

2'-6"x2'-6"x1'-0" FOOTING W/ (5) #4 BARS EACH WAY, EACH SIDE OF BEAM

8"x16" WALL FOOTING W/ (3) #4, TYP WHERE SHOWN

(2)13/x91/LVL UNDER BEARING WALL ABOVE

4 3'-0"x3'-0"x1'-0" FOOTING W/ (6) #4 BARS EACH WAY

### typical braced wall method

WSP - WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTEN WITH 6d COMMON NAILS (.131" Øx2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, WHERE SHOWN ON PLANS. UNLESS OTHERWISE NOTED, PANEL WIDTH = 4'-0".

CS-WSP - CONTINOUSLY SHEATHED WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTEN WITH 6d COMMON NAILS (.131" Øx2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, PLACED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

GB - GYPSUM BOARD; 1/2" GYPSUM BOARD WITH 13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIA, 1 3/8" LONG, ANNULAR-RINGED; 6d COOLER NAIL, 0.092" DIA, 1 7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1 7/8" LONG, 19/64' HEAD; TYPE W OR TYPE S SCREWS; AT 7"oc EDGES & 7"oc FIELD

PFH - PORTAL FRAME WITH HOLD-DOWNS; REF PORTAL FRAME WITH HOLD-DOWNS DETAIL

PFG - PORTAL FRAME AT GARAGE; REF PORTAL FRAME AT GARAGE DETAIL

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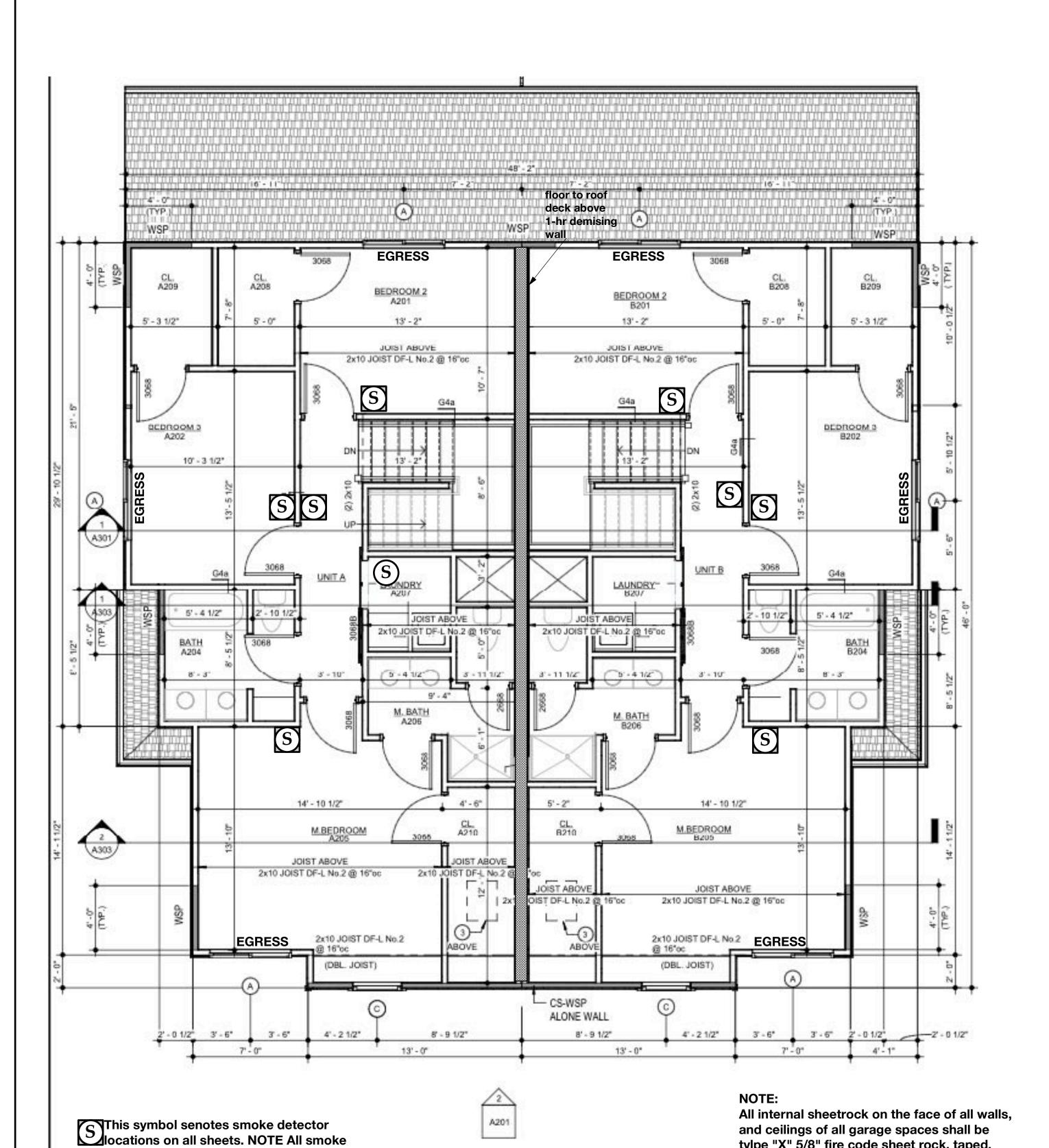
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### door schedule notes

### DOOR GENERAL NOTES

- 1. DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.
- 2. THE GARAGE DOOR(S) SHALL MEET DASMA 90 MPH REQUIREMENTS

3. CONTRACTOR OPTION FOR DOOR 3068A -OPTION A: 1 3/8" IN THICKNESS SOLID WOOD DOOR

OPTION B: SOLID OR HONEYCOMB STEEL DOOR NOT LESS THAN 1 3/8" THICK OPTION C: 20-MINUTE FIRE-RATE DOOR WITH SELF-CLOSING OR AUTOMATIC-

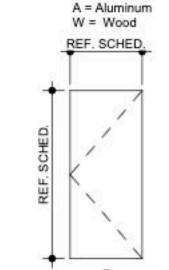
### DOOR SCHEDULE LEGEND

DOOR TYPES

F - Flush FG = Full Glass HG = Half Glass OHD = Overhead Door

BF = Bi-fold DOOR MATERIAL AND FRAME MATERIAL:

S = Steel A = Aluminum



### REF. SCHED.

### finish legends



CARPET



PORCELAIN FLOOR TILE



NO.	DOOM NAME	IE FLOOR		
	ROOM NAME			
A101	LIVING/DINING	LVP		
A102	KITCHEN	LVP		
A103	BATH	PORCELAIN FLOOR TILE		
A104	CL.	CARPET		
A105	GARAGE	CONCRETE		
A106	ENTRY	LVP		
A107	CL.	LVP		
A201	BEDROOM 2	LVP		
A202	BEDROOM 3	LVP		
A204	BATH	PORCELAIN FLOOR TILE		
A205	M.BEDROOM	LVP		
A206	M. BATH	PORCELAIN FLOOR TILE		
A207	LAUNDRY	LVP		
A208	CL.	CARPET		
A209	CL.	CARPET		
A210	CL.	CARPET		
A211	DUCT SHAFT	PORCELAIN FLOOR TILE		
A301	ATTIC	- NO FINISH-		
B101	LIVING/DINING	LVP		
B102	KITCHEN	LVP		
B103	BATH	PORCELAIN FLOOR TILE		
B104	CL.	CARPET		
B105	GARAGE	CONCRETE		
B106	ENTRY	LVP		
B107	CL.	LVP		
B201	BEDROOM 2	LVP		
B202	BEDROOM 3	LVP		
B204	BATH	PORCELAIN FLOOR TILE		
B205	M.BEDROOM	LVP		
B206	M. BATH	PORCELAIN FLOOR TILE		
B207	LAUNDRY	LVP		
B208	CL.	CARPET		
B209	CL.	CARPET		
B210	CL.	CARPET		
B211	FRM	PORCELAIN FLOOR TILE		
B301	ATTIC	- NO FINISH-		

### general notes

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- 4) ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
- 5) INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED
- 6) MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
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- 8) ALL EXTERIOR WALLS TO RECIEVE R-19 BATT INSULATION,

### partition types

### **GYPSUM**



GYPSUM BOARD PARTITION: 2x4 STUDS @ 16" OC - COVER EACH SIDE WITH 1/2"

GYPSUM BOARD PARTITION: 2x4 STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

### architectural plan keynotes

- STAIR MAIN TO SECOND LEVEL- (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10"
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
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- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 4" CONCRETE SLAB REFER TO STRUCTURAL
- PROVIDE 1/2" FIRE GUARD X GYP BD ON ENTIRE WALL BETWEEN GARAGE AND HOUSE

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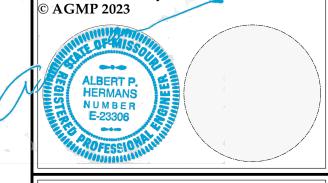
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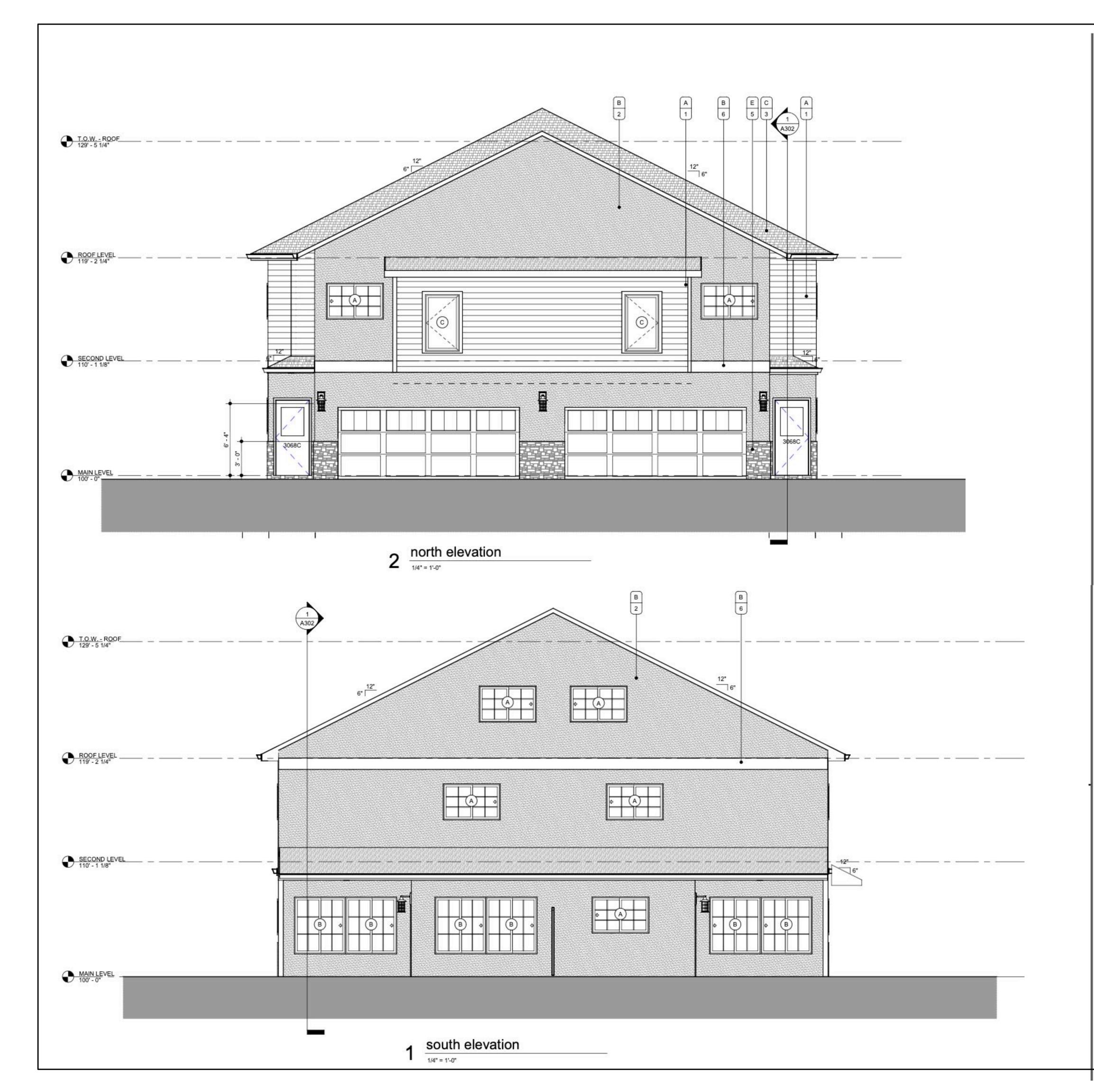
Second floor plan
1/4" = 1'-0"

detectors shall be a combination carbon monixide and smoke detectors, typical all = 922 SF locations noted on these plans.

tylpe "X" 5/8" fire code sheet rock, taped,

sanded and painted.

SECOND LEVEL AREA = 922 SF



### exterior elevation general notes

- SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE
  FOR A MINIMUM DISTANCE OF 10'-0"

   MAINTAIN MIN. 8" OF FARANCE BETWEEN FINAL CRADE. AND
- MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
- EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP, RESULTING IN A WATER-RESISTIVE EXTERIOR WALL SYSTEM COMPLIANT WITH IRC SECTION 703.2.
- WHERE DIFFERENTIAL BETWEEN PORCH/PATIO AND SURROUNDING GRADE IS GREATER THAN 18" GUARDRAIL SHALL BE PROVIDED. THE GUARDRAIL SHALL BE 42" TALL AND SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH IT.
- REFER TO SHEET A601 FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
- 6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
- ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT, PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

### exterior material legend building 2

### MATERIAL TYPE

- A. LAP SIDING
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

### MATERIAL FINISH

- PAINT, COLOR 1, TBD
- 2. EIFS FINISH COAT 3, COLOR TBD
- 3. PER MANUFACTURER, TBD
- PAINT, ACCENT COLOR 2, TBD
   PER MANUFACTURER, TBD
- 6. EIFS FINISH COAT 2, COLOR TBD
- 7. EIFS FINISH COAT 4, COLOR TBD

### exterior material legend building 3

### MATERIAL TYPE

- A. T1-11
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. MANUFACTURED STONE

### MATERIAL FINISH

- 1. PAINT, COLOR 1, TBD
- 2. EIFS FINISH COAT 3, COLOR TBD
- PER MANUFACTURER, TBD
- PAINT, ACCENT COLOR 2, TBD
- 5. PER MANUFACTURER, TBD
- EIFS FINISH COAT 2, COLOR TBD
   EIFS FINISH COAT 4, COLOR TBD

### exterior material legend building 4

### MATERIAL TYPE

- A. BATTEN BOARD
- B. EIFS
- C. ASPHALT SHINGLES
- D. METAL TRIM
- E. BRICK

### MATERIAL FINISH

- 1. PAINT, COLOR 1, TBD
- 2. EIFS FINISH COAT 3, COLOR TBD
- 3. PER MANUFACTURER, TBD
- 4. PAINT, ACCENT COLOR 2, TBD
- 5. PER MANUFACTURER, TBD
- EIFS FINISH COAT 2, COLOR TBD
   EIFS FINISH COAT 4, COLOR TBD

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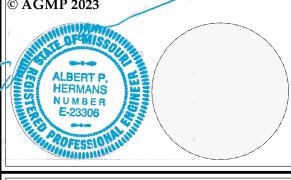
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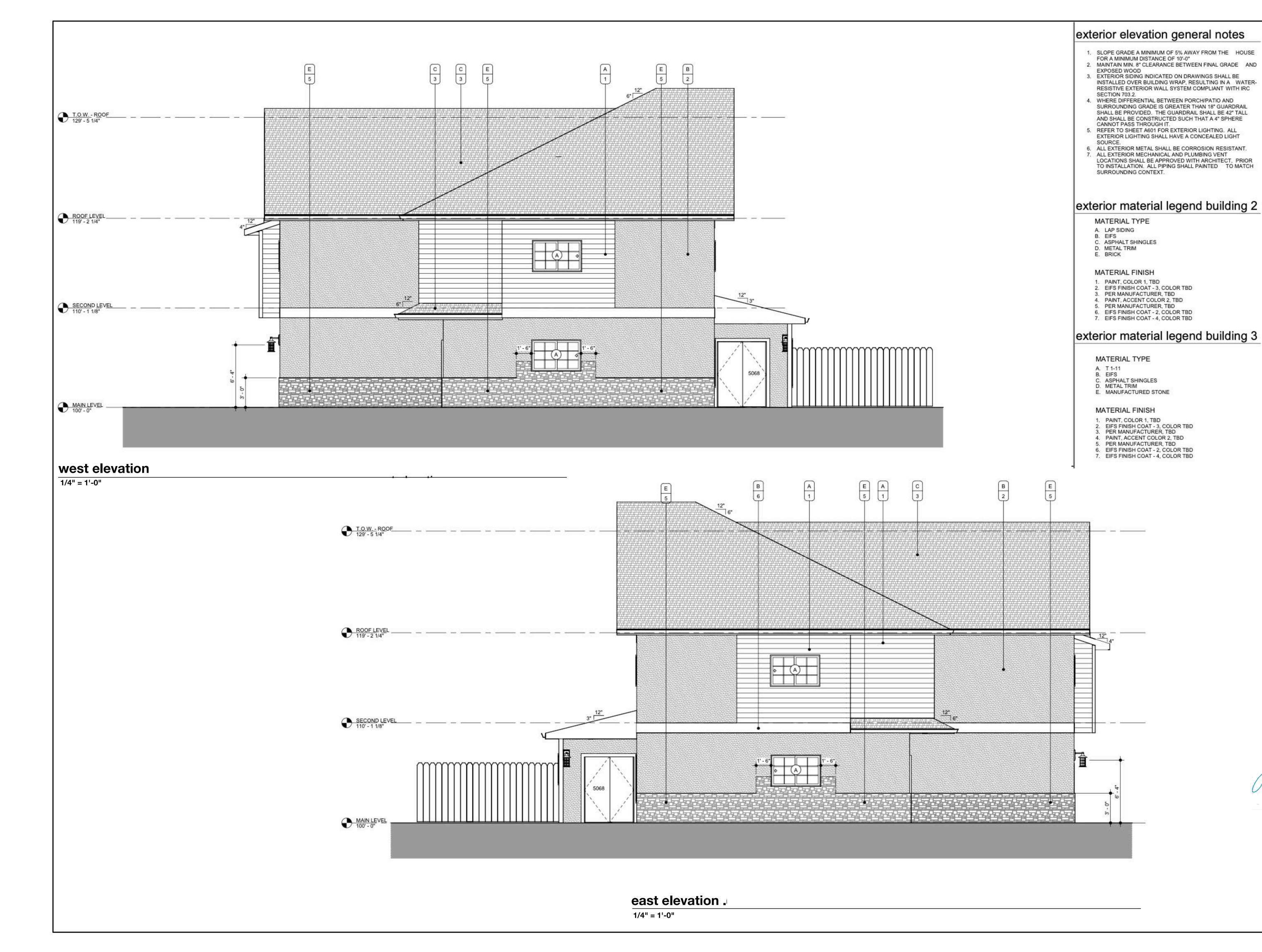


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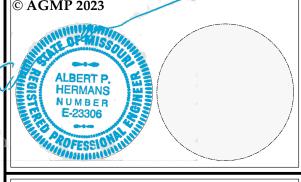
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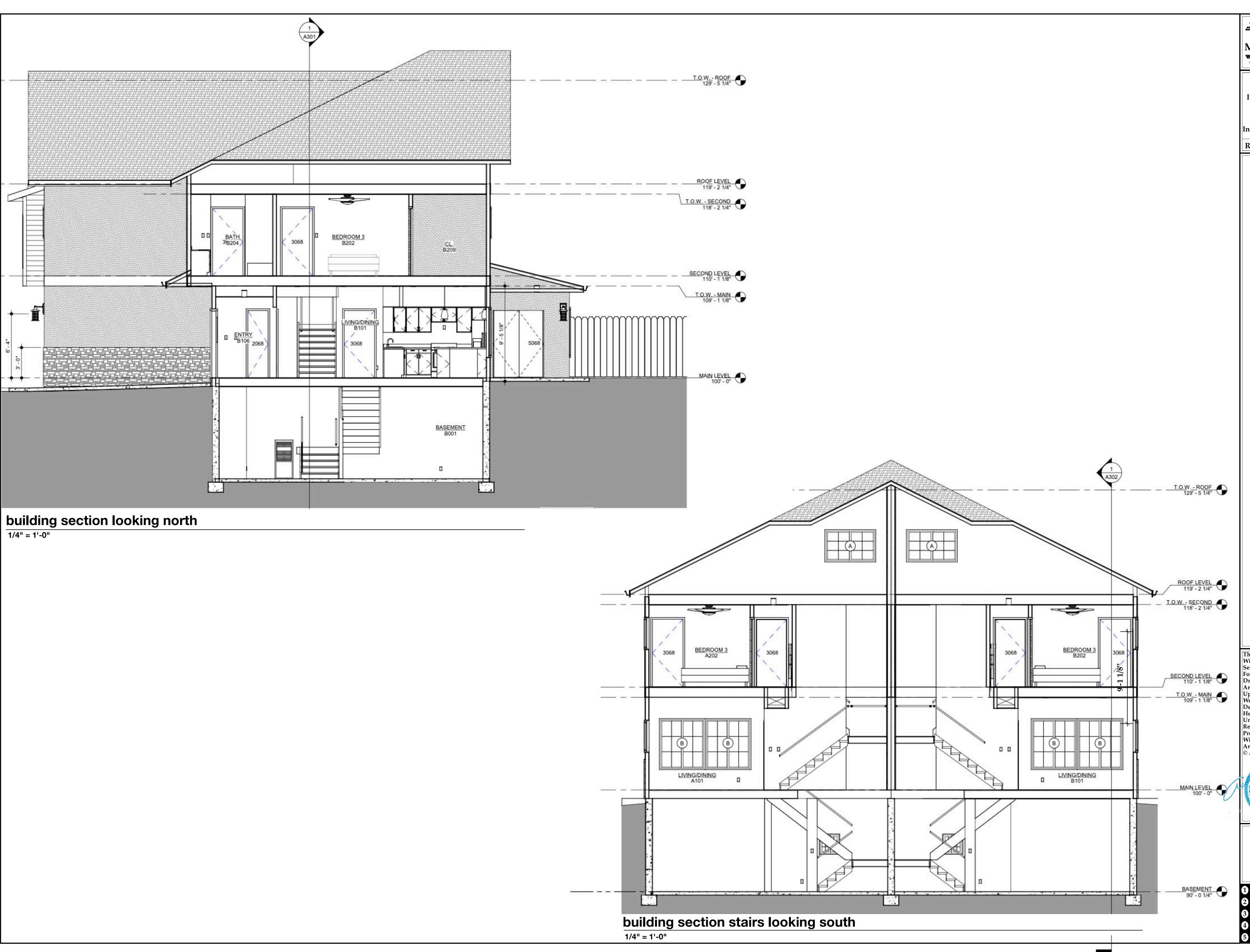
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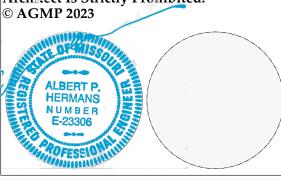
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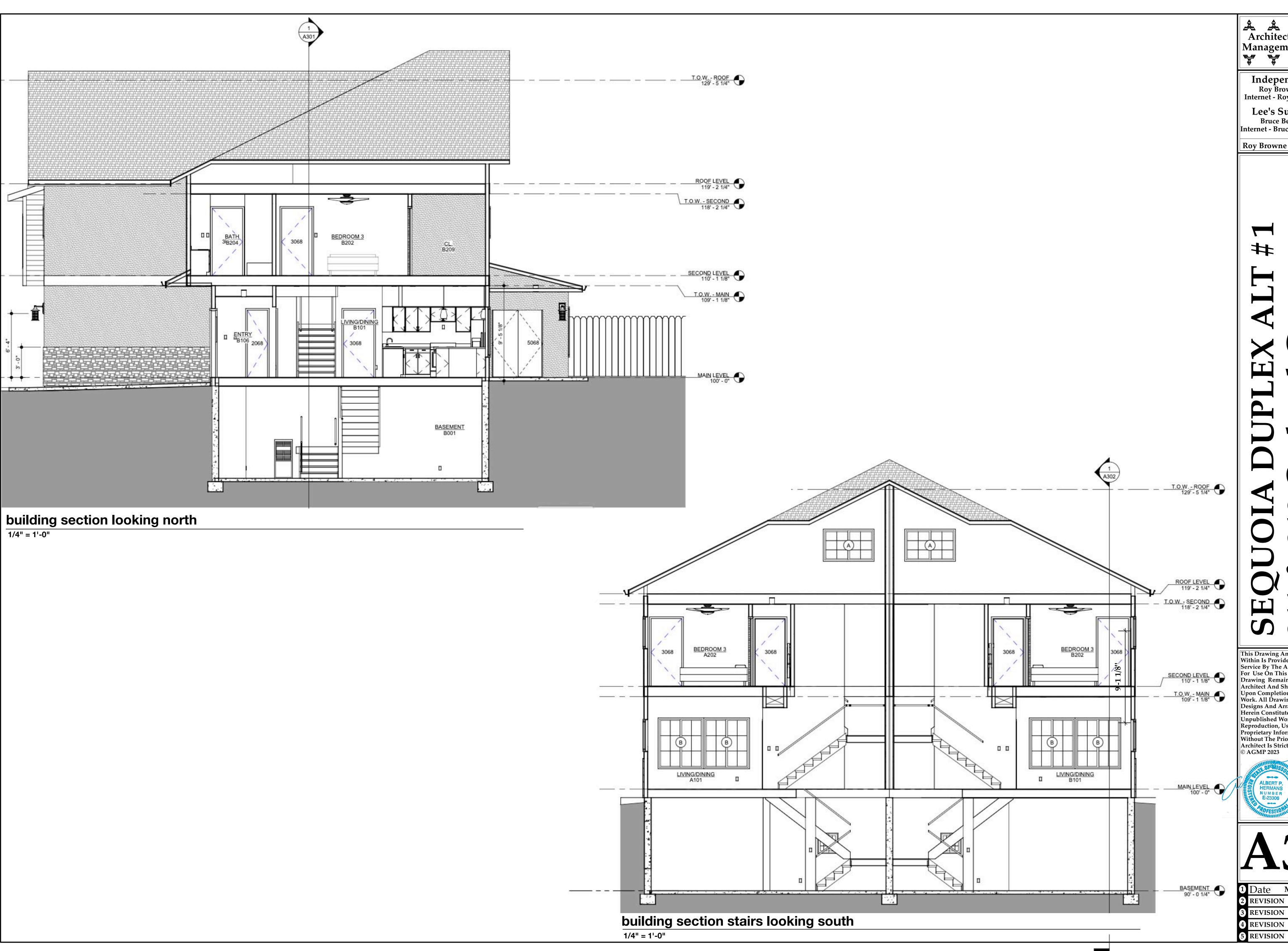
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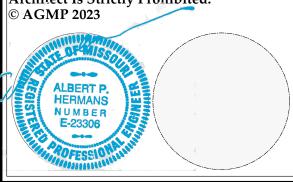
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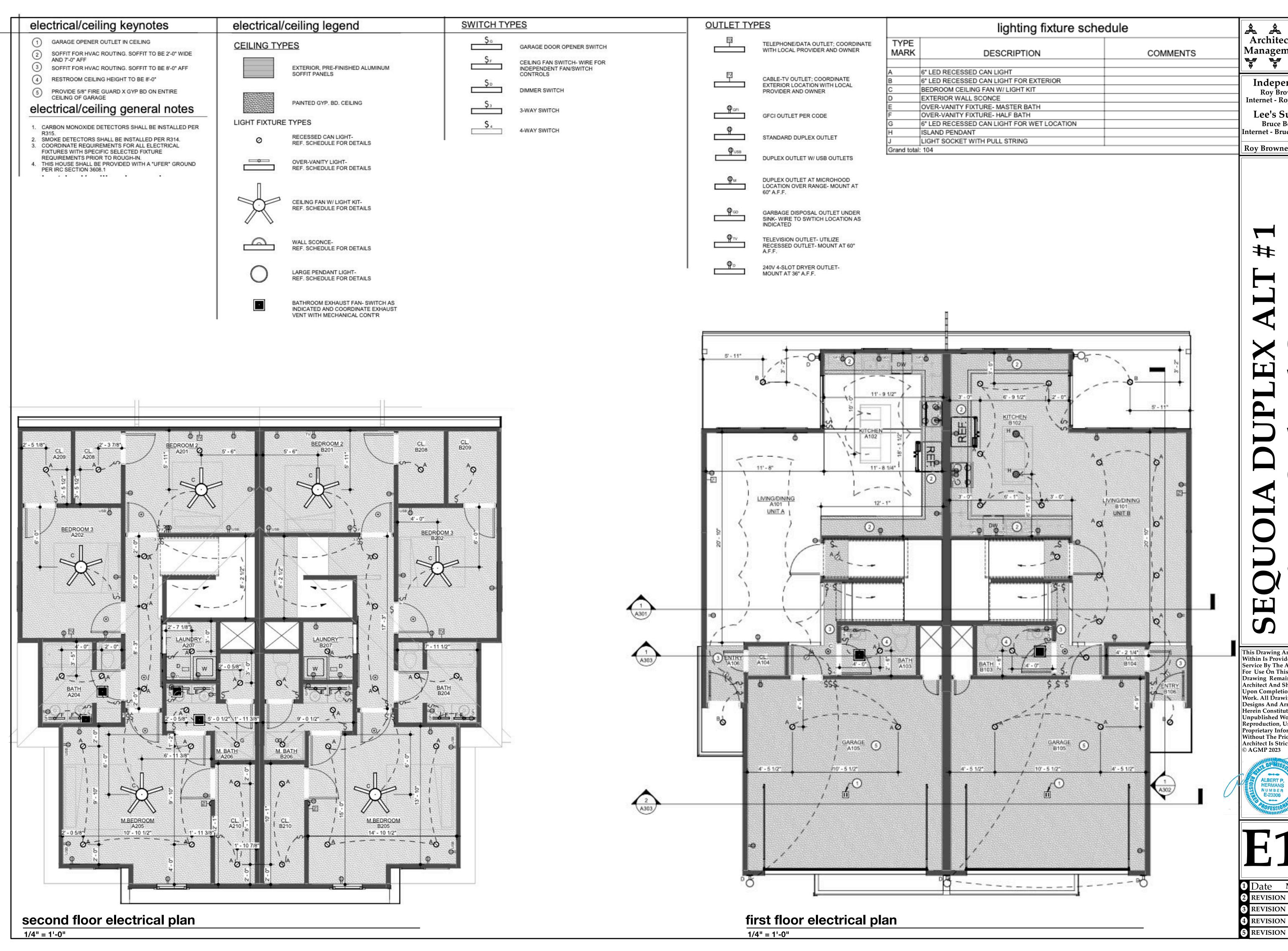
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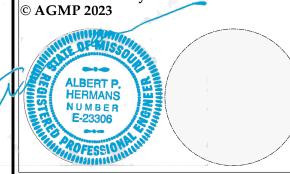
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# 3

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1 Date MAY 7, 2024 2 REVISION REVISION 4 REVISION

> AS NOTED ON PLANS REVIEN LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:25



Macmillan And Spans Are Based On L / 48ø Live Load

### HEADER SCHEDULE MARK SIZE (A) 2 - 2x 10's NO. OF STUDS AT EACH END

$\mathbf{A}$	2 - 2x 10's	2
<b>B</b>	2 - 2x 10's	2
<b>©</b>	2 - 1 3/4" x 7 1/4" L.V.L.'S	2
D	2 - 1 3/4" x 9 1/2" L.V.L.'S	3
E F	2 - 1 3/4" x 11 7/8" L.V.L.'S	3
F	2 - 1 3/4" x 14" L.V.L.'S	4
Ğ	2 - 1 3/4" x 16" L.V.L.'S	4
	2 - 1 3/4" x 18" L.V.L.'S	4
(H) (J) (K) (L)	3 - 1 3/4" x 9 1/2" L.V.L.'S	4
K	3 - 1 3/4" x 11 7/8" L.V.L.'S	4
L	3 - 1 3/4" x 14" L.V.L.'S	5
$\bigcirc$ M	3 - 1 3/4" x 16" L.V.L.'S	5
(N)	3 - 1 3/4" x 18" L.V.L.'S	5
$\overline{\mathbf{P}}$	1 - 1 3/4" x 9 1/2" L.V.L.'S	2
Q	1 - 1 3/4" x 11 7/8" L.V.L.'S	2

Note: "U" Indicates Header Is Upset

CEI	LIN	G JOS	<b>IS SCHEDULE</b>
MARK	SIZE	SPÁCING	MAXIMUM SPAN
CJ-1	2X6	12"	14'-10"
CJ-2	2X6	16"	12'-10"
CJ-3	2X8	12"	18'- 9"
CJ-4	2X8	16"	16'- 3"
CJ-5	2X10	12"	22'- 11"
CI-6	2X10	16"	19'- 10"

### CONCRETE WALL SCHEDULE

MARK	CONCRET	E WALL	REINFORCING	<u> </u>
	THICKNESS	HEIGHT	VERTICAL	HORIZONTA
A	8"	4' OR LESS	#4's AT 2' O.C.	2 - #4's
(B)	8"	4' TO 6'	#4's AT 2' O.C.	3 - #4's
(C)	8"	4' TO 8'	#4's AT 2' O.C.	4 - #4's
(D)	8"	8'	#4's AT 2' O.C.	4 - #4's
E	8"	9'	#4's AT 2' O.C.	5 - #4's
F	10"	4'	#4's AT 2' O.C.	2 - #4's
(G)	10"	8'	#4's AT 2' O.C.	4 - #4's
Ĥ	10"	9'	#4's AT 2' O.C.	5 - #4's
(Î)	10"	10'	#4's AT 2' O.C.	6 - #4's

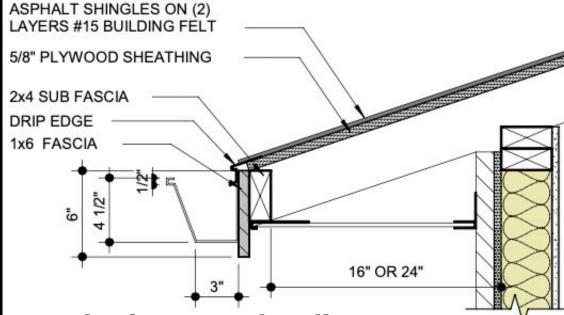
### **COLUMN SCHEDULE**

MARK	COLUMN SIZE	PAD SIZE	REINFORCING	MAX. LOAD
A	3" II Gauge	30"x30"x12"	4 - #4'S Each Way	12K
B	3.5" II Gauge	36"x36"x12"	4 - #4'S Each Way	18K
C	3" Schedule 40	42"x42"x12"	5 - #4'S Each Way	24K
$\mathbf{D}$	3.5" Schedule 40	48"x48"x12"	5 - #4'S Each Way	32K
E	6"x6" C.C.A.	18"ø x3'	•	
F	8"x8" Cedar	24"a x3'		

### ROOF RAFTER SCHEDULE

			CILD	
MARK	SIZE	SPACING	MAXIMI	UM SPAN
			FLAT	VAULTED
			CEILING	CEILING
RJ-1	2 X 6	12"	16'-7''	16'-6''
RJ-2	2 X 6	16"	14'-4''	11'-11"
RJ-3	2 X 6	24"	11'-9"	9'-9''
RJ-4	2 X 8	12"	21'-0''	17'-5''
RJ-5	2 X 8	16"	18'-2"	15'-1"
RJ-6	2 X 8	24"	14'-10''	12'-4''
RJ-7	2 X 10	12"	25'-8''	21'-4''
RJ-8	2 X 10	16"	22'-3''	18'-5''
RJ-9	2 X 10	24"	18'-2"	15'-1"
RJ-10	2 X 12	16"	25'-9''	21'-5''
RI-11	2 X 12	24"	18'-2"	17'-6''

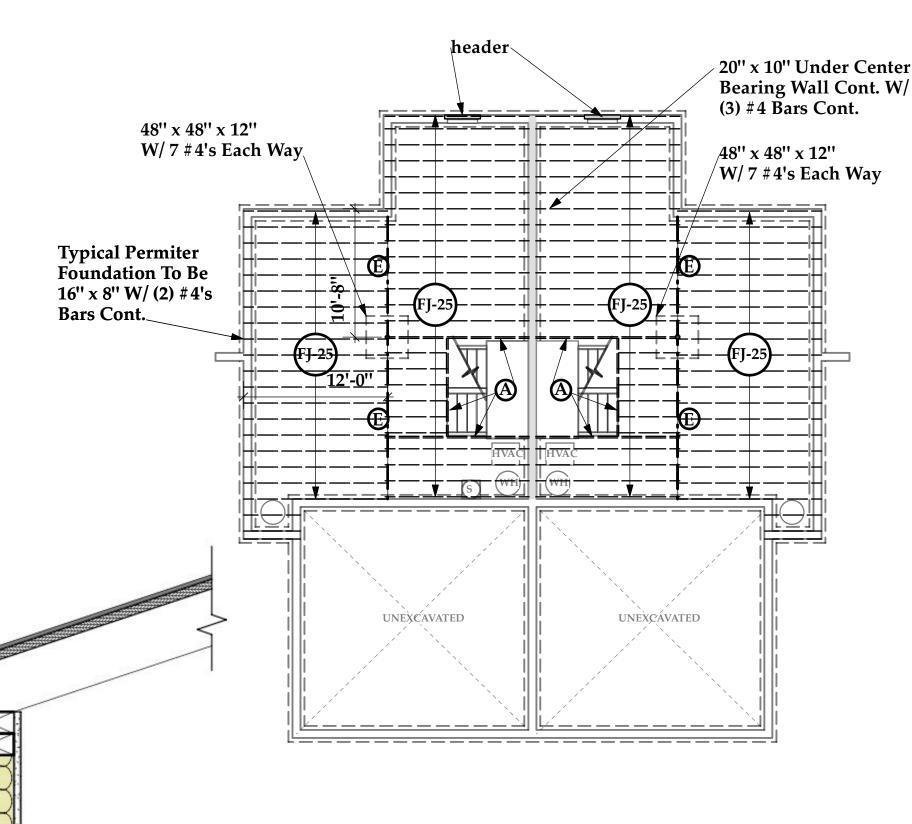
All Spans Figured Using #2 Douglas Fir And Tables 2308.10.3(1) And 2308.10.3(5) Respectively Of The 2000 IBC, Where Dead Load = 10 PSF



typical gutter detail 1 1/2" = 1'-0"

Support To Bearing Wall Below 2 x Purlin Support -2 x 10 Purlin 2 x 10 Purlin-Hip / Valley Rafter Support -Hip / Valley Locations **Rafter Support** Hip Rafter -Hip Rafter (2)-11.25" LVL (2)-11.25" LVL **Valley Rafter Valley Rafter** (2)-9.25" LVL (2)-9.25" LVL Support 2 x 10 Ridge Rafter Collar Ties @ 48"oc. @ 96"oc. Max Typ. Load Bearing Wall

### roof and framing plan 1/8" = 1'-0"



first floor framing plan

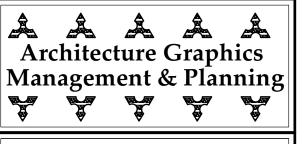
1/8" = 1'-0"

### **NOTE:**

all wood shall be douglas fir larch #2 or better, all parallel beams shall be screwed and glued for their entire length,

metal clip angles shall be provided for all roof, rafter and ridge beams, in addition metal clip angles shall be provided for all floor joists to supporting beams and stringers.

**LOADS & ROOF DESIGN** Wind Load =115 MPH Snow Load=20 LBS Floor Loads Dead Load = 15 LBS Live Load = 40 LBS Soil Bearing Capacity Assumed To Be 2000 PSF **Snow Load Importance Factor Category "1" 1.0 Snow Exposure Factor** Terrain "B" 1.0 1.0 **Thermal Factor** Wind Importance Factor Exposure "B" Seismic Use Importance Category "1" 1.0



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areas of braced wal

typical all floors/

**Load Bearing Wall** 

- 2' x 3' Attic Access

Areas Of Braced

∠areas of braced wal

typical all floors

**Wall Typical All** 

**Floors** 

\_areas of braced wall

typical all floors/

Load Bearing Wall

**Typical** 

Typical All

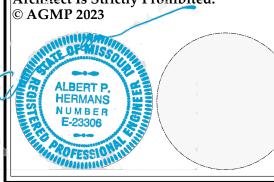
Panel, Typ. Ea. Unit

### #

### L O PI

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Date MAY 7, 2024 REVISION **REVISION REVISION** AS NOTED ON PLANS REVIEW 5 REVISION

LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:25

second floor framing plan

**Load Bearing Wall** 

second floor ceiling framing plan

1/8" = 1'-0"

NOTE:

**All Door & Window Headers This Floor** 

Shall Be "B" Type

**Otherwise Noted** 

**Load Bearing Wall** 

**Areas Of Braced** 

Wall Typical All

Floors

NOTE:

**All Door & Window** 

**Headers This Floor** 

Shall Be "B" Type

From Adjacent

**Schedule This** 

**Otherwise Noted** 

**Sheet Unless** 

From Adjacent **Schedule This** 

**Sheet Unless** 

Typical All

1/8" = 1'-0"

### **GENERAL NOTES**

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ITS APPROPRIATE GOVERNING BUILDING CODE: SUPPLEMENTS

DESIGN LOADS: ROOF DEAD LOAD: ROOF LIVE LOAD:

10 psf 20 psf FLOOR DEAD LOAD: 10 psf

FLOOR LIVE LOAD: BEDROOMS: 30 psf ALL OTHER LIVING AREAS: 40 psf

Vasd=90 MPH, EXPOSURE B WIND LOADS:

SEISMIC LOADS: SITE CLASS "B" ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

### GENERAL:

ARCHITECTURAL NOTES:

R302.7.

CEILING JOIST CONNECTIONS.

HEADROOM, PER 2018 IRC SEC. R311.7.

WINDOWS AND SAFETY GLAZING NOTES:

EMERGENCY EGRESS NOTES:

SEC. R314 AND NFPA 72.

(IRC R402.2):

CONCRETE & REINFORCING NOTES:

APPROVED ADDITIVES (NOT WATER).

5.1. EARTH FORMED - 3"

FLOOR OR WALKING SURFACE WITHIN 36".

FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR INFERRED BY THESE DRAWINGS

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND FOR COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN WITH THE EXISTING CONDITIONS. IF ERRORS OR DISCREPANCIES IN THE DIMENSIONS OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DISCREPANCIES TO THE
- ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO ENSURE THE SAFETY OF ALL INDIVIDUALS INVOLVED.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND THE LOCAL MUNICIPALITY.
- NORTON & SCHMIDT CONSULTING ENGINEERS, L.L.C. HAS DESIGNED THE STRUCTURAL FLOOR FRAMING AND WALL BRACING SYSTEM OF THESE PLANS FOR THE CONSTRUCTION OF A RESIDENCE AT THE ADDRESS REFERENCED IN THE PLANS.

WATER RESISTIVE EXTERIOR WALL COVERING, FREE FROM HOLES AND BREAKS, SHALL BE APPLIED

MANUFACTURER'S RECOMMENDATIONS AND SHALL BE IN COMPLIANCE WITH SECTION R703.2.

BUILDING SHALL COMPLY WITH SECTIONS 802.3 AND 802.3.1 OF THE 2018 IRC FOR RAFTER AND

GUTTERS, DOWNSPORTS, AND SPLASH BLOCKS SHALL BE PROVIDED TO INSURE ALL ROOF

MAXIMUM RISER AT STAIRWAYS IS 7 3/4" AND MINIMUM TREAD IS 10" WITH A MINIMUM 6'-8"

PLACE HANDRAILS ON ALL STAIRS AND/OR LEVELS THAT EXCEED 30" ABOVE THE FLOOR OR GRADE.

RAILINGS TO BE MIN. 36" HIGH AND HAVE INTERMEDIATE RAILS THAT DO NOT ALLOW THE PASSAGE

ENCLOSE ACCESSIBLE SPACE BENEATH STAIRS SHALL SHALL HAVE WALLS AND THE UNDERSIDE OF

THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE SIDE PER SECTION

STAIRWAYS CONSISTING OF 3 OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL ON AT LEAST

HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MINIMUM TO 2" MAXIMUM OR OTHER

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED

SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS; INDIVIDUAL FIXED OR OPERABLE PANELS

A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSING

STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE

OPERABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE

ALL SLEEPING ROOMS AND BASEMENT SHALL BE PROVIDED WITH PROPER EMERGENCY ESCAPE AND

RESCUE OPENINGS PER 2018 IRC SEC R310. PROVIDE (1) WINDOW IN EACH BEDROOM THAT HAS A

MINIMUM OPERABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM OPERABLE HEIGHT OF 24" AND WIDTH OF

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE --

ONE ALARM ACTIVATES ALL OTHERS AND BE HARD WIRED WITH A BATTERY BACKUP, PER 2018 IRC

CONCRETE STRENGTH SHALL MEET THE FOLLOWING MINIMUM 28 DAY STRENGTH REQUIREMENTS

CONCRETE SHALL HAVE A SLUMP OF 4" ± 1". THE SLUMP CAN BE INCREASED THROUGH THE USE OF

THE REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 MINIMUM UNLESS NOTED OTHERWISE ON

THE DRAWINGS. ALL BARS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS AND/OR CORNER.

1.2. 3,000 PSI FOR FOOTINGS, FOUNDATION WALLS, AND OTHER VERTICAL CONCRETE.

CONCRETE SHALL BE 6%±1% AIR ENTRAINED FOR GARAGE SLABS AND FOR ALL LOCATIONS

1.3. 3,500 PSI FOR CARPORT AND GARAGE FLOOR SLABS ON UNDISTURBED GRADE.

BARS SHALL BE PROVIDED AT ALL FOOTING AND WALL CORNERS, AND FOOTING STEPS.

IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL FLOOR, INCLUDING BASEMENTS AND STAIRWAYS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF

STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS AND WHIRLPOOLS; GLAZING IN FIXED OR

ALL WINDOWS SHALL MEET THE FALL PROTECTION REQUIREMENTS OF SECTION R312.2.

ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN

DRAINAGE IS DIRECTED & FEET MINIMUM FROM HOUSE BEFORE TOUCHING SOIL.

OF A 4" DIAMETER SPHERE AND SHALL COMPLY W/ 2012 IRC SEC. R312.

ONE SIDE BETWEEN 34" AND 38" ABOVE THE STAIR NOSINGS.

APPROVED GRASPABLE SHAPER PER SECTION R311.7.8.3.

SPIRAL STAIRS SHALL BE CONSTRUCTED PER SECTION R311.7.10.11.

CARBON MONOXIDE DETECTORS SHALL BE PROVIDED PER R315.

(FOOTINGS, WALLS, FLATWORK, ETC.) EXPOSED TO WEATHER.

MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS (ACI 318):

5.3. NOT EXPOSED TO WEATHER - 3/4" FOR SLABS.

NO ALUMINUM SHALL BE EMBEDDED/PLACED IN CONCRETE.

5.2. EXPOSED TO WEATHER - 1 1/2" FOR #5 BARS & SMALLER

NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE SITE.

ADDITION OF CALCIUM CHLORIDE TO CONCRETE IS NOT PERMITTED.

1.4. 3,500 PSI FOR STRUCTURAL FLOOR SLABS.

1.1. 2,500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED GRADE.

TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. WRAP SHALL BE INSTALLED PER

"UFER" GROUND SHALL BE PROVIDED PER IRC SECTION 3608.1

### STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

STRUCTURAL STEEL ASTM A992, Fy = 50 KSI MISCELLANEOUS STEEL ASTM A36 HOLLOW STRUCTURAL STEEL (HSS) ASTM A500, GRADE B ASTM A53, GRADE B (SCHED 40 MIN) STEEL PIPE

- ALL BEAM CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER UNLESS SPECIFIC CONNECTIONS ARE SHOWN ON THE DRAWINGS. CONNECTIONS SHALL BE DESIGNED TO 50% U.D.L. OR THE REACTION PROVIDED ON THE DRAWINGS, WHICH EVER IS GREATER. CONNECTIONS SHALL BE WELDED OR BOLTED PER AISC STEEL CONSTRUCTION MANUAL 13TH EDITION. BOLTS SHALL BE ASTM A325N.
- ALL COLUMN ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36.
- 4. WELDING SHALL CONFORM TO THE LATEST PUBLICATION OF APPLICABLE CODES SET FORTH BY THE AMERICAN WELDING SOCIETY. NO UNAUTHORIZED WELDS WILL BE ACCEPTED.
- PROVIDE 30# FELT BOND BREAK AROUND ALL STEEL COLUMNS WHERE IN CONTACT WITH SLAB-ON-GRADE
- ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED UNLESS
- NOTED OTHERWISE ALL STRUCTURAL STEEL SHALL HAVE ONE COAT OF RUST INHIBITIVE PRIMER CONFORMING TO

### SPECIFICATIONS. FIELD TOUCHUP ALL UNPAINTED AREAS AND WELD AREAS.

- ALL STRUCTURAL LUMBER (RAFTERS, CEILING JOISTS, PURLINS AND HEADERS) SHALL BE DOUGLAS FIR LARCH #2 OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL LOAD BEARING WALL STUDS AND PURLIN STRUTS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
- GLUE LAMINATED MEMBERS MARKED "LVL" (LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS (FB) OF 2600 PSI, A MINIMUM ALLOWABLE SHEAR STRESS (FV) OF 285 PSI, AND A MINIMUM MODULUS OF ELASTICITY (E) OF 2,000 KSI. ALL MANUFACTURER'S RECOMMENDATIONS FOR NAILING AND CONNECTIONS SHALL BE FOLLOWED
- FLOOR JOISTS: SEE IRC TABLE R502.3.1(1) AND R502.3.1(2) FOR SPAN, SIZE, SPACING, AND GRADE OF FLOOR JOISTS.
- FLOOR JOISTS BELOW PARTITION WALLS RUNNING PARALLEL TO THE JOIST SPAN SHALL BE DOUBLED. ALL DOUBLED MEMBERS SHALL BE NAILED TOGETHER WITH 16d NAILS 16" ON CENTER IN TWO ROWS STAGGERED OR PER MANUFACTURER SPECS.
- SOLID BLOCKING BETWEEN FLOOR JOISTS SHALL BE INSTALLED WHERE JOISTS BEAR ON TOP OF BEAMS OR HEADERS AND BELOW POINT LOADS. ALL SOLID BLOCKING AND RIM JOIST MATERIAL SHALL BE THE SAME SIZE AND GRADE AS THE JOISTS
- ALL FLOOR AND CEILING JOISTS THAT BUTT INTO THE SIDE OF A HEADER OR STEEL BEAM SHALL BE ANCHORED TO THE HEADER OR STEEL BEAM WITH STANDARD JOIST HANGERS.
- ALL SUPPORTS FOR WOOD TRUSSES, RAFTERS AND PURLINS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, SHALL BEAR ON LOAD BEARING WALLS (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING)! ALL CONCENTRATED LOADS SHALL BE CARRIED THROUGH THE FLOOR SYSTEM THICKNESS WITH SOLID BLOCKING OR WITH 2X4 STUB COLUMNS (SQUASH BLOCKS) THAT TRANSFER THE LOAD DOWN TO THE SUPPORT WALL OR BEAM BELOW.
- ALL NAILING NOT INDICATED ON THE DRAWINGS SHALL CONFORM TO THE NAILING SCHEDULE OF THE GOVERNING BUILDING CODE. SPACING, END DISTANCES AND EDGE DISTANCES OF NAILS AND SPIKES SHALL BE SUCH AS TO AVOID THE UNUSUAL SPLITTING OF THE WOOD.
- 9. ALL NON-LOADBEARING STUD WALLS IN THE BASEMENT SHALL BE PROVIDED WITH A 1" MINIMUM VERTICAL EXPANSION JOINT TO ALLOW FOR HEAVE IN THE FLOOR SLAB.
- WALLS SHALL NOT BE TIGHT BETWEEN THE SLAB AND THE FRAMING ABOVE!
- SHEATHING FOR HORIZONTAL DIAPHRAGMS SHALL BE EXTERIOR GRADE, C/D, STRUCTURAL GROUP II OR BETTER. ROOF AND WALL FRAMING SHALL BE OF DOUGLAS FIR-LARCH OR SOUTHERN PINE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES UNLESS OTHERWISE NOTED. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS
- ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MEET THE REQUIREMENTS OF
- PRODUCT STANDARD PS-1. 12. WOOD STRUCTURAL PANELS SHALL BE SET WITH FACE GRAIN PERPENDICULAR TO SUPPORTING
- MEMBERS AND STAGGER END JOINTS 4'-0". STANDARD WASHERS SHALL BE USED WITH ALL BOLTS FASTENING WOOD MEMBERS.
- 14. ALL SAWN LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ROOF FRAMING RIDGE BEAMS, VALLEY AND HIP RAFTERS SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 2" AND MINIMUM DEPTH NOT LESS THAN THE END CUT OF THE RAFTERS. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A 2X6 "TEE" BRACE TO A BEARING PARTITION. WHERE ROOF BRACING IS USED TO PERMIT LONGER RAFTERS SPAN, USE 2X6 "TEE" BRACES AT 4'-0" O.C. WITH CONTINUOUS 2X6 PURLIN UNDER THE RAFTERS. BRACE RAFTERS TO
- BEARING PARTITIONS.
- PROVIDE CONTINUOUS STRONG BACKS FOR CEILING JOIST SPANS 12'-0" OR GREATER.
- CEILING JOISTS: SEE IRC TABLE R802.4(2) FOR SPAN, SIZE, SPACING, AND GRADE OF CEILING JOISTS. 18. ROOF RAFTERS: SEE IRC TABLE R802.5.1(1) THRU R802.5.1(9) FOR SPAN, SIZE, SPACING, AND GRADE
- BRACE THE COMPRESSION FLANGE OF ALL BEAMS UNLESS NOTED OTHERWISE.
- 20. ALL BEAMS OR HEADERS THAT BEAR ON WOOD FRAMING SHALL BE SUPPORTED BY ANOTHER BEAM OR HEADER OR A BUILT-UP STUD COLUMN THE FULL WIDTH OF THE BEAM CONTINUOUS TO THE
- FOUNDATION OR OTHER STRUCTURAL FRAMING MEMBER, U.N.O. 21. ALL LIGHT GAGE METAL FRAMING ACCESSORIES NOTED SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL, ATTACH FRAMING ACCESSORIES TO WOOD FRAMING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- 22. PROVIDE HEADERS AS SHOWN ON PLAN, FOR HEADERS NOT MARKED REFERENCE TYPICAL BEARING WALL HEADER SCHEDULE.
- 23. FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE WOOD STRUCTURAL PANEL. GLUE & NAIL TO FLOOR JOISTS WITH 8d NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS.
- 24. ALL EXTERIOR WOOD WALL FRAMING SHALL BE 2x6 DOUG-FIR STUD GRADE AT 16"oc, UNO.
- 25. ALL INTERIOR BEARING WALL FRAMING SHALL BE 2x4 DOUG-FIR STUD GRADE AT 16 oc, UNO.
- 26. WOOD TRUSSES AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE LOADS STIPULATED ON THE DRAWINGS. SHOP DRAWINGS AND CALCULATIONS WITH AN ENGINEER'S SEAL FOR THE STATE OF MISSOURI SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. CONNECTION PLATES SHALL MEET THE REQUIREMENTS OF THE GOVERNING
- 27. TEMPORARY STABILITY OF WOOD TRUSSES DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN CONJUNCTION WITH ALL RECOMMENDATIONS OF THE MANUFACTURER. FOLLOW BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING OF METAL PLATE CONNECTED WOOD TRUSSES.
- WOOD TRUSSES SHALL NOT BE FIELD CUT.
- 29. MULTIPLE STUD MEMBERS CALLED OUT FOR SUPPORT OF LVL BEAMS AND HEADERS SHALL BE CARRIED DOWN TO TOP OF FOUNDATIONS OR SUPPORT BEAM(S).

- GARAGE FLOORS SHALL SLOPE TOWARDS THE GARAGE DOORWAYS. 2. DOORS BETWEEN THE GARAGE AND THE DWELLING SHALL BE A MINIMUM 1-3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR A 20 MINUTE FIRE RATED DOOR.
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS UNFINISHED ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE UNFINISHED ATTIC AREAS ARE PROVIDED ABOVE THE GARAGE, THE SUPPORTING COLUMNS AND BEAMS SHALL ALSO BE PROTECTED WITH 1/2"GYPSUM BOARD OR EQUIVALENT. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE THE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/8" TYPE X GYPSUM BOARD ON THE GARAGE CEILING, SHALL COMPLY WITH 2012 IRC SEC. R309.
- GARAGE DOOR AND FRAME (H-FRAME) FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2X6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILING ATTACHED WITH 1 3/4"x0.12" NAILS @ 7"oc STAGGERED WITH (7) 3 1/4"X0.102" NAILS THRU THE JAMB INTO THE HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT FOR COUNTER BALANCE SYSTEM.
- 5. BUILDING SHALL COMPLY WITH THE REQUIREMENTS FOR A SELF CLOSING DOOR BETWEEN RESIDENCE AND GARAGE.
- 6. GARAGE DOORS SHALL MEET THE REQUIREMENTS OF DASMA 90 MPH.

- ALL FOUNDATIONS SHALL BEAR ON NATIVE, UNDISTURBED SOIL CAPABLE OF SUPPORTING 1,500 PSF UNLESS NOTED OTHERWISE, WITHOUT UNDUE SETTLEMENT OR HEAVING. THE CONTRACTOR SHALL RETAIN A QUALIFIED TESTING LAB (APPROVED BY THE OWNER) TO FIELD VERIFY THE ACTUAL SOIL. BEARING CAPACITY
- 2. ALL EXTERIOR FOOTINGS SHALL BEAR A MIN. OF 36" BELOW FINISHED GRADE.
- 3. IF THE EXISTING SITE TOPOGRAPHY OR SOIL CONDITIONS VARY FROM THE CONDITIONS SHOWN ON THE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT/ENGINEER SO THAT A DESIGN THAT IS APPROPRIATE FOR THE SITE CAN BE GENERATED. FOOTINGS SHALL BE POURED CONTINUOUS AT FOOTING STEPS (SOLID JUMPS).
- 5. ANY FILL THAT IS INSTALLED UNDER THE BASEMENT OR GARAGE FLOOR SLABS SHALL BE PROPERLY COMPACTED TO PREVENT SETTLEMENT OF THE FILL MATERIAL. PROPER COMPACTION IS WHERE THE SOIL IS PLACED IN 6" LIFTS AND EACH LIFT IS COMPACTED PRIOR TO INSTALLING MORE SOIL. THIS COMPACTED FILL SHALL THEN BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER. AT THE CONTRACTOR'S OPTION, A PROPERLY DESIGNED STRUCTURAL SLAB MAY BE INSTALLED OVER ANY FILL THAT HAS NOT BEEN PROPERLY COMPACTED. ALL EXTERIOR SLABS INSTALLED ADJACENT TO THE FOUNDATION SHALL BE DOWELED INTO THE FOUNDATION WITH #4 BARS AT 12" ON CENTER (GRADE 60 STEEL) DRILLED IN 6" MINIMUM AND EPOXIED.
- CONTROL JOINTS IN THE FLOOR SLABS SHALL BE INSTALLED AS TO MINIMIZE THE AMOUNT OF RANDOM CRACKING (12' INTERVALS MAXIMUM). THESE JOINTS SHALL BE SAWCUT 1-1/4" DEEP WITHIN 8 HOURS OF POURING THE SLAB OR MAY BE TOOLED INTO THE SLAB WHEN POURED. SAWCUTS SHALL BE IN APPROXIMATE SQUARE PATTERN WITH MAXIMUM ASPECT RATIO OF 1-1/2 TO 1.
- 7. THE BUILDER SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE STEPS TO MINIMIZE THE EFFECTS OF EXPANSIVE SOIL ON THE FOUNDATION, SLABS, AND WOOD FRAMED PORTIONS OF THE HOUSE. THIS INCLUDES ISOLATING THE FLOOR SLAB AT ALL COLUMNS, INTERIOR BEARING WALLS, AND AT THE FOUNDATION WALLS WITH TWO LAYERS OF 15# FELT. PARTITION WALLS IN THE BASEMENT SHALL NOT BE CONSTRUCTED TIGHT AGAINST THE FRAMING ABOVE.
- 8. INSTALL CONTINUOUS DRAIN TILE (4" DIAMETER MINIMUM) AROUND THE PERIMETER OF THE ENTIRE LOWER LEVEL AND COVER THE TILE WITH FILTER FABRIC AND COURSE, CLEAN ROOK, INSTALL VERTICAL DRAINS TO PERIMETER DRAIN TILE AT ALL WINDOW WELLS. THE DRAIN TILE SHALL BE CONNECTED TO A 40 GALLON (MINIMUM) SUMP PIT WITH SUFFICIENT DEPTH FOR PROPER SUMP PUMP OPERATION, OR SHALL BE DRAINED BY GRAVITY TO DAYLIGHT AT LEAST 10' FROM THE FOUNDATION. FOUNDATION DRAINAGE SHALL ALSO BE IN ACCORDANCE WITH 2018 IRC SECTION
- 9. CONCRETE BASEMENT SLABS SHALL BE A MIN. OF 4" THICK OVER A MIN. OF 4" OF 1/2" TO 3/4" CLEAN. GRADED ROCK, U.N.O. OR IF SITE CONDITIONS REQUIRE OTHERWISE. MIN REINFORCING SHALL BE #4"S AT 24"cc OR EQUIVALENT.
- 10. PROVIDE A MIN. 6-MIL POLYETHYLENE MOISTURE BARRIER OVER GRAVEL BASE UNDER BASEMENT FLOOR SLABS (NOT REQUIRED FOR GARAGE SLABS) PER SECTION R405.2.2. LAP JOINTS A MIN. OF 6".
- ALL FOOTING AND SLAB REINFORCEMENT SHALL BE BLOCKED OFF SUBGRADE WITH CHAIRS OR CONCRETE BRICKS.

### RESIDENTIAL BASEMENT WALL NOTES:

VERTICAL REBAR SPACING FOR CONCRETE FOUNDATION WALLS SHALL BE PER THE TABLE BELOW:

		60 KSI REI	NFORCING	40 KSI REIN	FORCING
WA	L THICKNESS	8"	10"	8*	10"
E	6' OR LESS	#4 @ 36" O.C.	#4 @ 36" O.C.	#4 @ 36" O.C.	M4 @ 36" O.C.
HEIGHT	7	#4 @ 32" O.C.	#4 @ 35" O.C.	#4 @ 21" O.C.	#4 @ 35" O.C.
H	8'	#4 @ 24" O.C.	#4 @ 36" O.C.	#4 @ 16" O.C.	#4 @ 36" O.C
WALL	g <sup>,</sup>	#4 @ 16" O.C.	#4 @ 20" O.C.	#4 @ 12" O.C.	#4 @ 16" O.C.
	10"	#4 @ 12" O.C.	#4 @ 16" O.C.	#4 @ 8" O.C.	#4 @ 12" O.C.

- MINIMUM REQUIREMENT FOR VERTICAL REBAR IN PLAIN CONCRETE WALLS IS #4 BARS @
- b. VERTICAL BARS SHALL BE CONTINUED TO WITHIN 4" OF THE TOP OF THE WALL REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL (2" FROM THE INSIDE.
- d. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- e. DESIGN BY A PROFESSIONAL ENGINEER IS REQUIRED FOR WALLS OVER 10' IN HEIGHT. HORIZONTAL REINFORCING SHALL MATCH THE SIZE OF THE VERTICAL REINFORCING. PROVIDE 1 BAR WITHIN 12" OF THE TOP OF THE WALL WITH ADDITIONAL BARS SPACED AT 24" O.C. MAX.
- BARS SHALL LAP A MINIMUM OF 48 BAR DIAMETERS AT ENDS, SPLICES AND AROUND CORNERS
- UNLESS OTHERWISE NOTED ON THESE DRAWINGS. 3. CONTINUOUS WALL FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS
- CONTINUOUS FOR 8" THICK WALLS, U.N.O. CONTINUOUS WALL FOOTINGS SHALL BE A MINIMUM OF 24" WIDE AND 12" DEEP WITH (2) #4 BARS CONTINUOUS FOR 12" THICK WALLS. INSTALL 1/2"Ø x 1'-2" LONG ANCHOR BOLTS (7" EMBEDMENT) AT 2'-0" O.C. AND WITHIN 12" OF THE END
- OF EACH SILL MEMBER, MINIMUM SILL PLATE TO BE 2x6 PRESSURE TREATED. 5. THE TOPS OF ALL BASEMENT (LOWER LEVEL) FOUNDATION WALLS SHALL BE CONNECTED TO THE FLOOR JOISTS. NAIL EACH FLOOR JOIST END AND END WALL BLOCKING TO THE WOOD SILL PLATE PER THE IRC NAILING SCHEDULE. WHERE FLOOR JOISTS RUN PARALLEL TO THE FOUNDATION WALLS, PROVIDE BLOCKING IN THE FIRST THREE JOIST SPACES AT 2'-0" O.C. OVER THE ENTIRE
- LENGTH OF THE FLOOR JOISTS. 6. WALLS SHALL BE FULL HEIGHT FROM FOOTING TO FLOOR FRAMING. NO WOOD FRAMED CRIPPLE
- WALLS EXCEPT AS SPECIFICALLY NOTED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. FOUNDATION WALLS SHALL BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE (EFP) 60 PSF.
- PROVIDE STEEL SHIMS IN BEAM POCKETS TO LEVEL BEAMS. BEAM POCKETS SHALL BE GROUTED SOLID WITH 4,000 PSI NON-SHRINK GROUT AFTER BEAMS ARE LOADED WITH FRAMING MEMBERS.
- 9. REINFORCE AROUND BEAM POCKETS BY BENDING TOP CONTINUOUS HORIZONTAL BAR BELOW BEAM POCKET OR INSTALL SEPARATE BENT BAR LAPPED AND TIED MINIMUM 24" EACH SIDE. 10. PROVIDE TWO #4 X 4"-0" LONG DIAGONAL BARS AT THE CORNERS OF ALL OPENINGS IN CONCRETE
- WALLS AND AT FOOTING STEPS. ALSO PROVIDE 2 ADDITIONAL #4 ON ALL SIDES OF WALL OPENINGS. BARS SHALL BE 3'-0" LONGER THAN OPEN VERTICAL OR HORIZONTAL DIMENSION. 11. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMP PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH A
- BITUMINOUS COATING IN ACCORDANCE WITH SECTION R406.1. INSULATION SHALL BE INSTALLED FOR ALL BASEMENT WALLS AS REQUIRED PER SECTION N1102.1. 13. ALL SITE RETAINING WALLS GREATER THAN 4'-0" IN HEIGHT SHALL REQUIRE A DESIGN BY A
- PROFESSIONAL ENGINEER.
- 14. A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE

### ELECTRICAL SERVICE PER SECTION E3608.1.

### ALL WOOD DECK FRAMING SHALL COMPLY WITH THE LATEST EDITION OF THE "RESIDENTIAL DECKS -

PERMIT AND CONSTRUCTION GUIDELINES\* AS PUBLISHED BY THE JOHNSON COUNTY CONTRACTOR

WOOD FRAMING FOR EXTERIOR DECKS SHALL BE TREATED SOUTHERN PINE #2 OR BETTER.

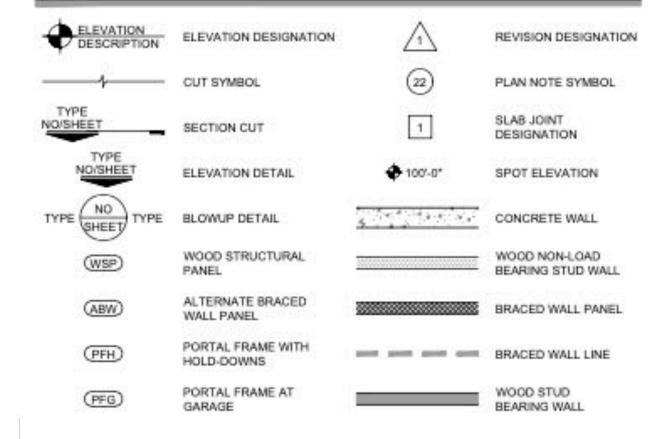
### ENERGY REQUIREMENTS

- THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH AN AIR BARR ER PER 2018 IRC SEC.
- 2. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE 9C-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1102 4.4.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.2.2.1.
- BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE AS REQUIRED PER N1103.2.3. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL SHALL NOT BE USED AS RETURN AIR PLENUMS
- UNLESS THE REQUIRED INSULATION BARRIER IS MAINTAINED PER M1601.1.1. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.
- ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER M1507.2. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.4. 10. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER
- M1601.6. 11. MINIMUM MECHANICAL EFFICIENCY RATING FOR AC EQUIPMENT IS 13 SEER AS REQUIRED PER
- 2012 IRC. MINIMUM MECHANICAL EFFICIENCY RATING FOR FORCED AIR FURNACE IS 78% AS REQUIRED PER 2018 IRC

### ABBREVIATIONS LEGEND

AB	ANCHOR BOLT	MECH	MECHANICAL.
ACI	AMERICAN CONCRETE INSTITUTE	MFR.	MANUFACTURER
AFF.	ABOVE FINISH FLOOR	MIN	MINIMUM
VISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MISC	MISCELLANEOUS
AISI	AMERICAN IRON AND STEEL INSTITUTE	MTL	METAL
VRCH.	ARCHITECTURAL	NO:	NUMBER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NS	NEAR SIDE
WS	AMERICAN WELDING SOCIETY	NTS	NOT TO SCALE
BFF	BELOW FINISH FLOOR	OC.	ON CENTER
3FS	BOTTOM OF FOOTING STEP	OH	OPPOSITE HAND
80	BOTTOM OF	PAF	POWDER ACTUATED FASTENER
ios	BOTTOM OF STEEL	PCF	POUNDS PER CUBIC FEET
RG	BEARING	PL	PLATE
WP	BRACED WALL PANEL	PLF	POUNDS PER LINEAR FOOT
OIP .	CAST-IN-PLACE CONCRETE	PSF	POUNDS PER SQUARE FOOT
N.	CONTROL JOINT (WALL)	PSI.	POUNDS PER SQUARE INCH
CL.	CENTER LINE	QTY	QUANTITY
CLR	CLEAR	REF	REFERENCE
COL	COLUMN	REINF	REINFORCING
ONC	CONCRETE	REQD	REQUIRED
CONST	CONSTRUCTION	REV	REVERSE
CONT	CONTINUOUS	RO	ROUGH OPENING
NA.	DIAMETER	SIM	SIMILAR
IFS.	EXTERIOR INSULATION AND FINISH SYSTEM	TAB	TOP AND BOTTOM
1.	ELEVATION	TES	TOP OF FOOTING STEP
LEC	ELECTRICAL	THK	THICK
0	EQUAL	TO	TOP OF
W	EACH WAY	TOC	TOP OF CONCRETE
DN	FOUNDATION	TOF	TOP OF FOOTING
F	FINISH FLOOR	TOP	TOP OF PAVING
s	FAR SIDE	TOS	TOP OF STEEL
TG	FOOTING	TRANS	TRANSVERSE
AE	GAGE	TYP	TYPICAL
3C	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
	GYPSUM BOARD	VERT	VERTICAL
IORIZ	HORIZONTAL	W	WIDTH
ISA.	HEADED STUD ANCHOR	WBM	WALL BRACE METHOD
NFO	INFORMATION	WP	WORK POINT
ST	JOIST	WS	WALL STEP
π	TAIOL	WWF	WELDED WIRE FABRIC
SI	KIPS PER SQUARE INCH	ALTER T	HELDED WINE PADROG
BS	POUNDS		
ONG	LONGITUDINAL		
MAX	MAXIMUM		

### SYMBOLS LEGEND



### INSULATION AND FENESTRATION REQUIREMENTS - IRC TABLE N1102.1.1

COMPONENT		VALUE	
FENESTRATION		U ≤ 0.35	(2)
SKYLIGHT		U ≦ 0.55	(2)
CEILING - FLAT		R - 49	
CEILING - VAULTED		R - 38	
WOOD FRAME WALL		R - 13	
MASS WALL		R-8/R-13	- 61
FLOOR OVER UNHEATED SPA	VCE	R - 19	
FLOOR OVER OUTSIDE AIR		R - 30	
DUCTS OUTSIDE OF THE	SUPPLY AND RETURN	R-8	
CONDITIONED SPACE	IN FLOOR & CEILING ASSEMBLY	R-6	
BASEMENT WALL	*	R - 10 / R-13	(4)
SLAB (R VALUE/DEPTH)		R-10/2FT	069
CRAWLSPACE WALL W/ FLOO	R INSULATION	R-10/R-13	90
CRAWLSPACE WALL W/O FLO	OR INSULATION	R-19	

- a. R VALUES ARE MINIMUMS. U FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- THE FENESTRATION U FACTOR EXCLUDES SKYLIGHTS.
- c. THE FIRST R VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENT.
- d. R 5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET WHICHEVER IS LESS IN ZONES 1 THROUGH 3 FOR HEATED SLABS.
- THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.10 AND TABLE 1101.10.
- OR INSULATION SUFFICIENT TO FILL THE CAVITY, R 19 MINIMUM. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

### **Architecture Graphics** Management & Planning

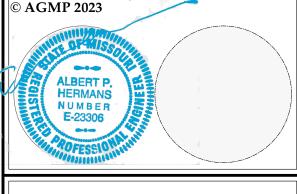
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## # P

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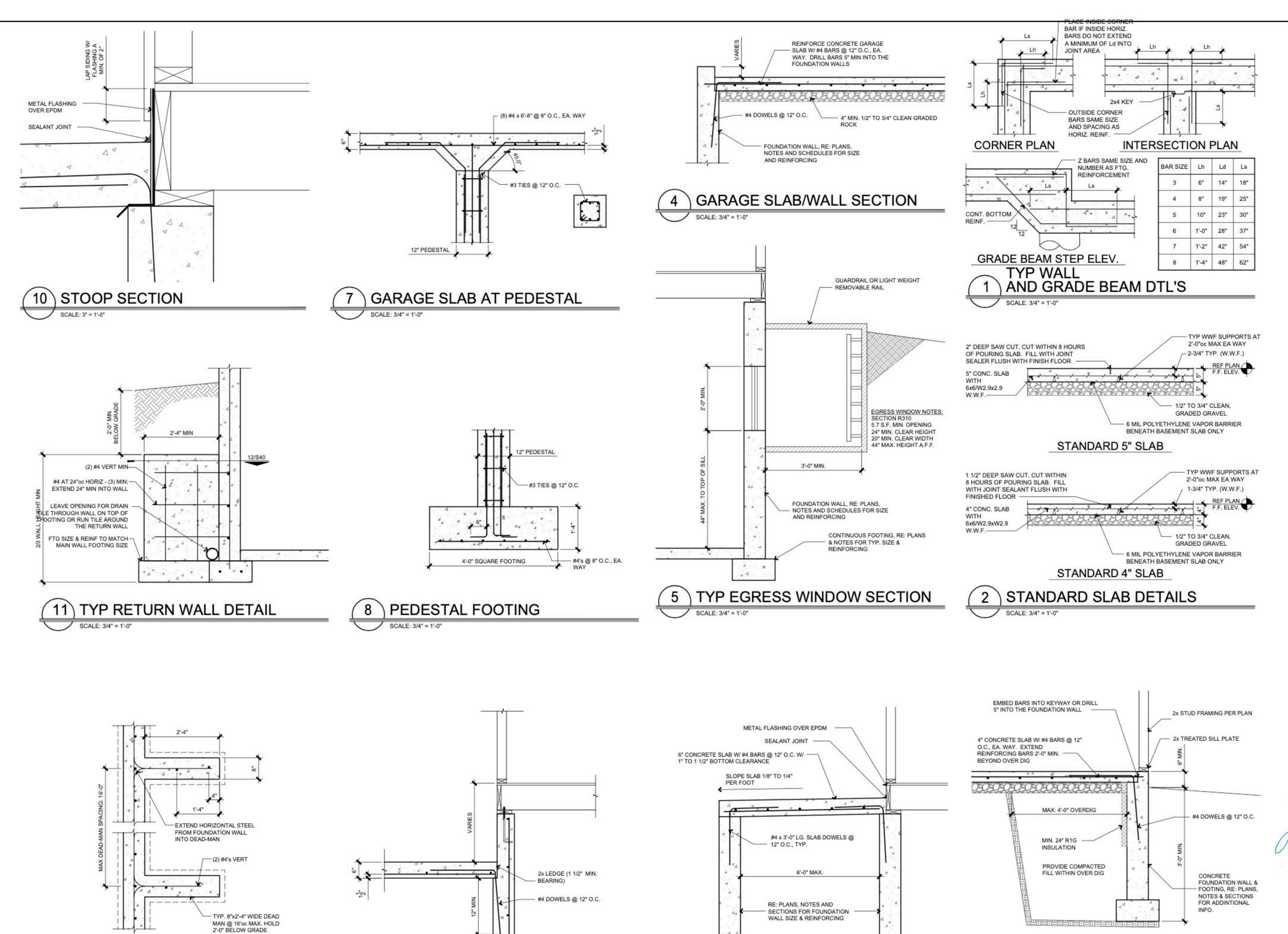
**REVISION** 

Date APRIL 26, 2024 REVISION April 30, 2024 **REVISION** 

> AS NOTED ON PLANS REVIEW LEE'S SUMMIT, MISSOURI

05/09/2024 12:00:25

### CONCRETE PLACED IN COLD WEATHER SHALL SHALL COMPLY WITH ACI 306. CONCRETE PLACED IN HOT WEATHER SHALL COMPLY WITH ACI 305.



SUSPENDED PORCH STOOP

GARAGE SLAB ON FILL @ WALL

TYP DEAD-MAN SECTION

AS NOTED ON PLANS REVIEW LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:26

Management & Planning **Independence Office** 

**Architecture Graphics** 

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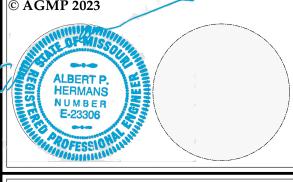
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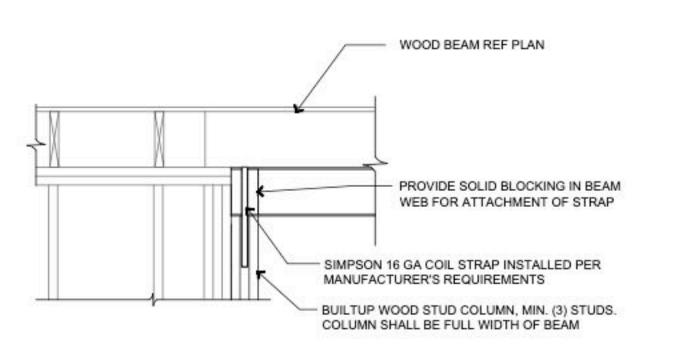
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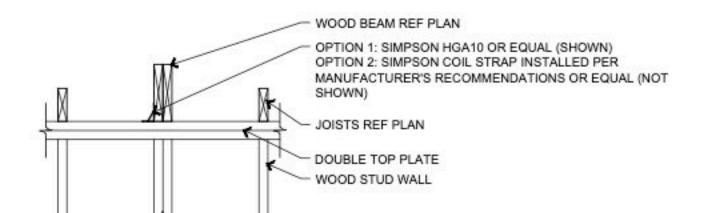


Date MAY 7, 2024 2 REVISION **REVISION** 4 REVISION

5 REVISION

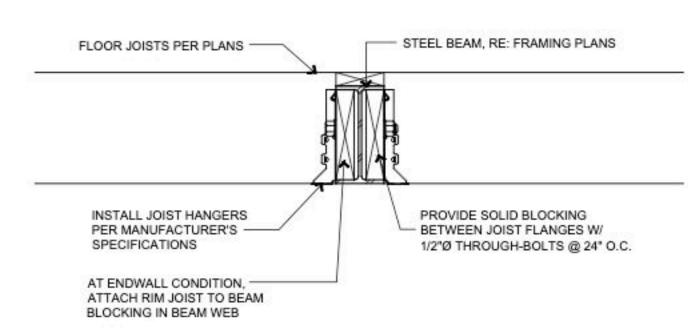
OVERDIG SECTION BSMT SLAB

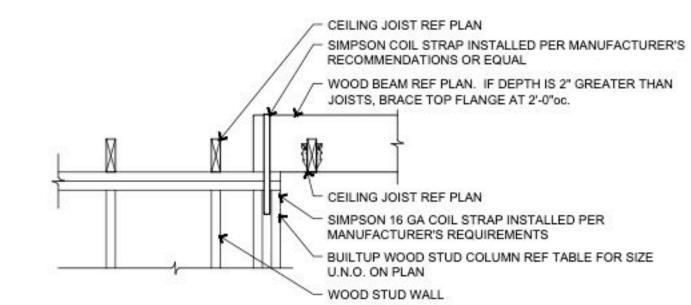






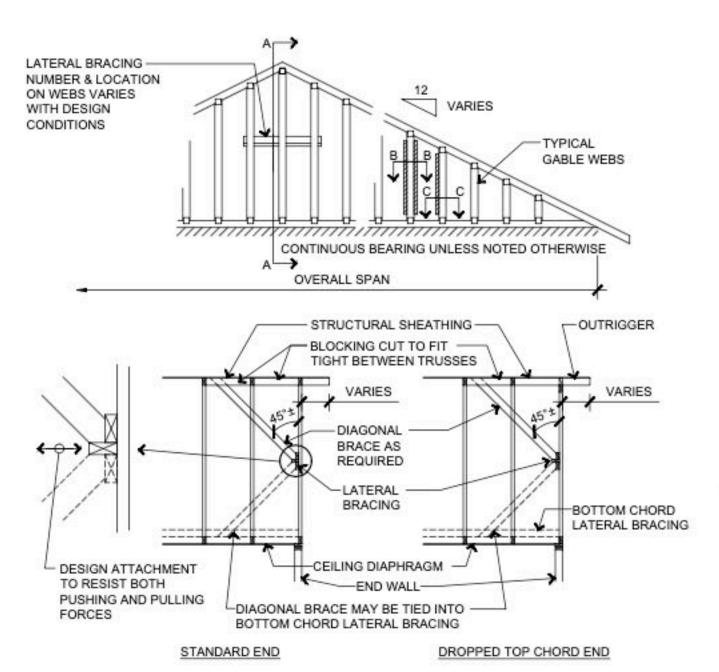












SECTION A-A

1. ACTUAL BRACING REQUIREMENTS WILL VARY DUE TO

SPAN, WEB LUMBER GRADE/SPECIES/ON CENTER

SPACING AND OTHER VARIABLES. BRACING (AND

TRUSS AND WALL, AS WELL AS THE DESIGN AND

SPECIFICAITON OF TEMPORARY AND PERMANENT BRACING OF THE ROOF SYSTEM IS THE RESPONSIBILITY

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

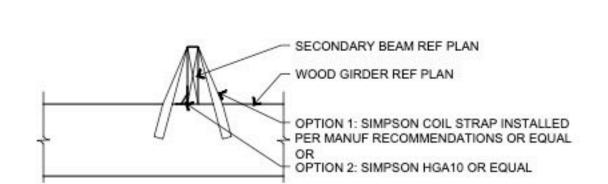
FOR EACH SPECIFIC JOB.

OF THE BUILDING DESIGNER.

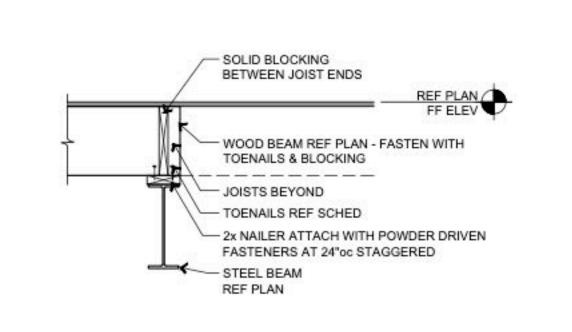
WIND LOAD, CODE CRITERIA, BUILDING HEIGHT, TRUSS

ATTACHMENT) REQUIREMENTS SHOULD BE DESIGNED

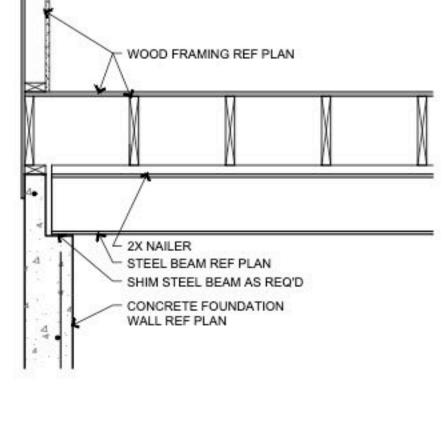
CONNECTION BETWEEN BOTTOM CHORD OF GABLE END



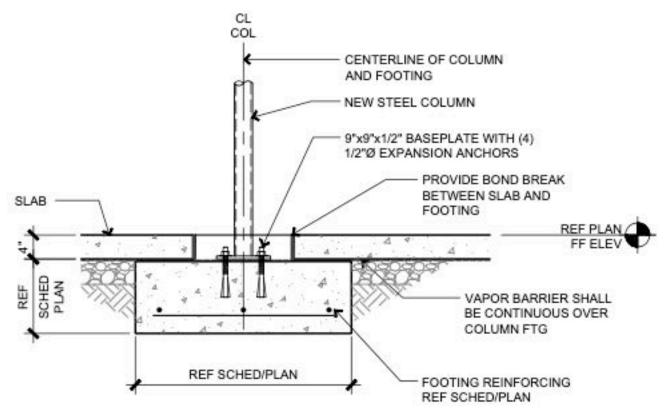


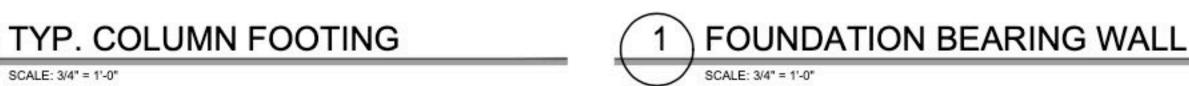


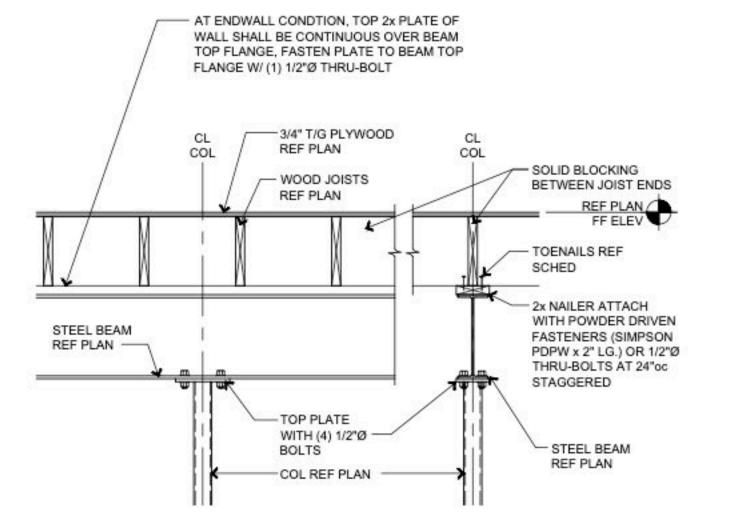




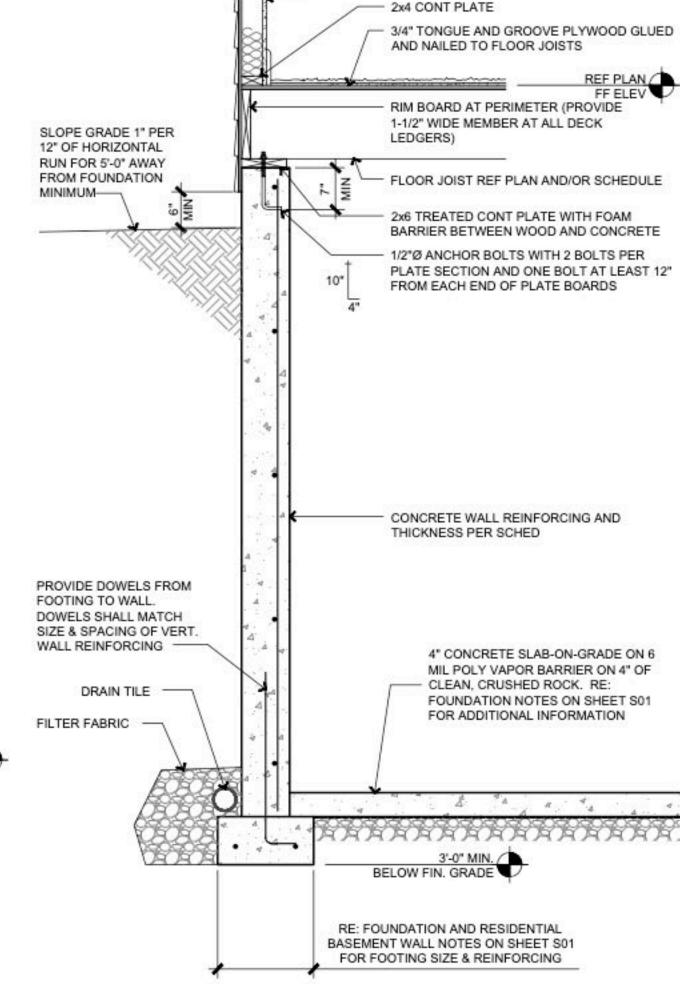








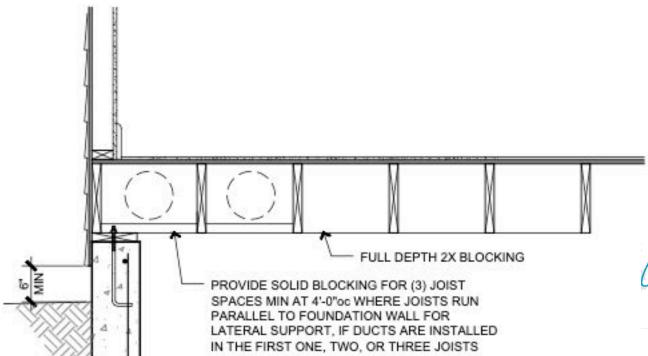




EXTERIOR FINISHES AND WATER-RESISTIVE

BARRIER BY CONTRACTOR

FINISH MATERIALS



SPACES, NAIL 2x4's FLAT W/ (4)10d NAILS AT 4'-0"oc WITHIN THE JOIST SPACE AND THEN PROVIDE SOLID BLOCKING IN THREE JOIST SPACES

JOISTS PARALLEL TO WALL SCALE: 3/4" = 1'-0"

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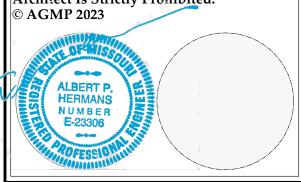
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Date MAY 7, 2024 **REVISION REVISION REVISION** 5 REVISION

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GABLE END BRACING

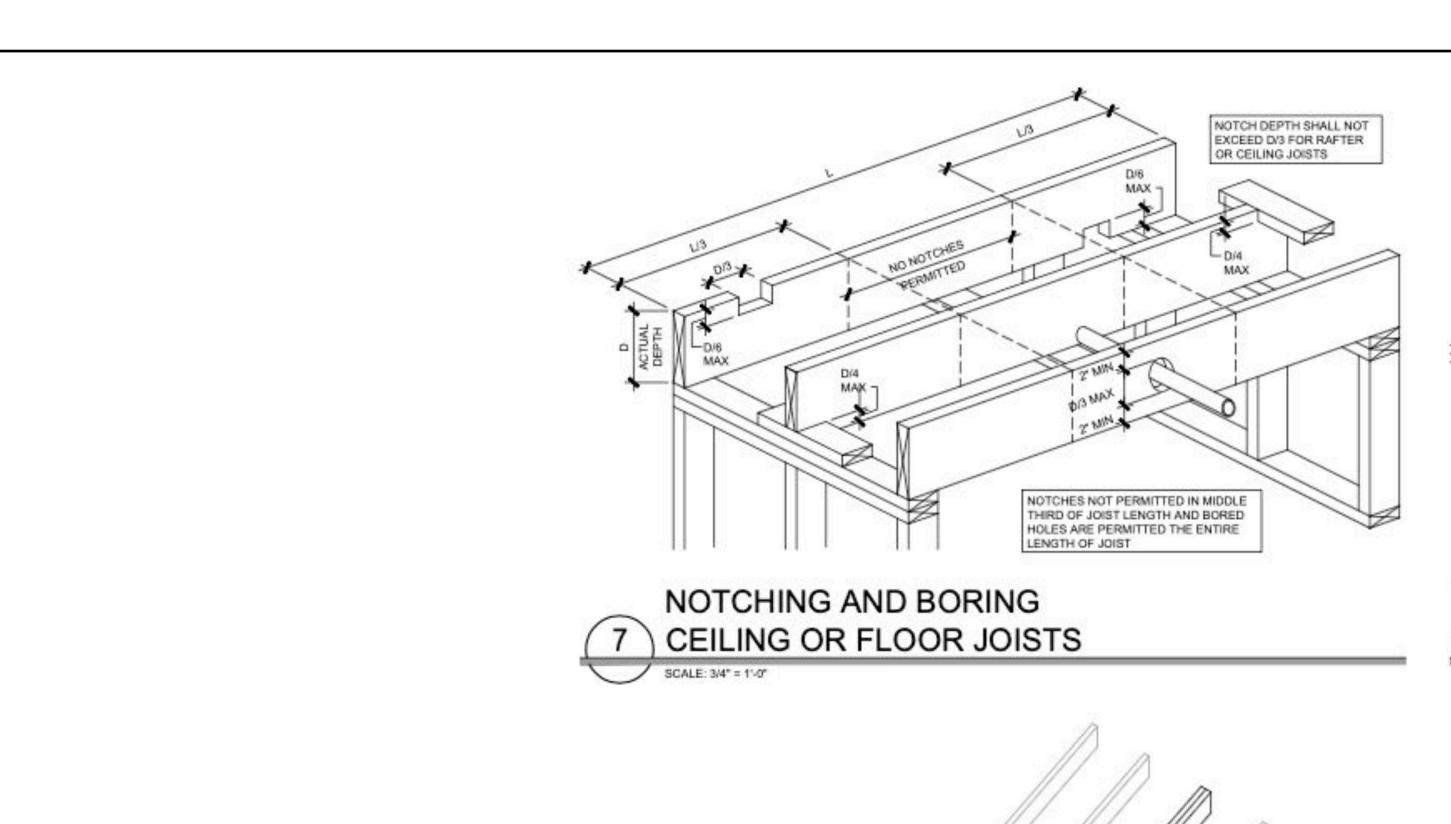
SECTION C-C

SECTION B-B

VERTICAL BRACE

-VERTICAL BRACE

ALTERNATE



TABLES

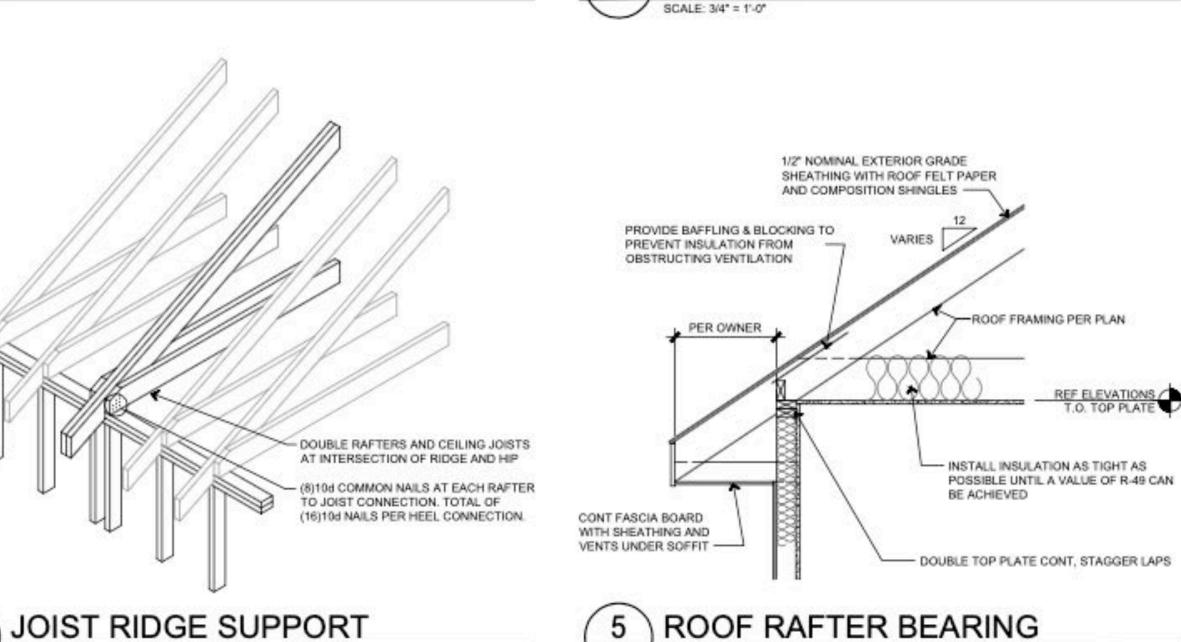
- CLOSELY GROUPED HOLES

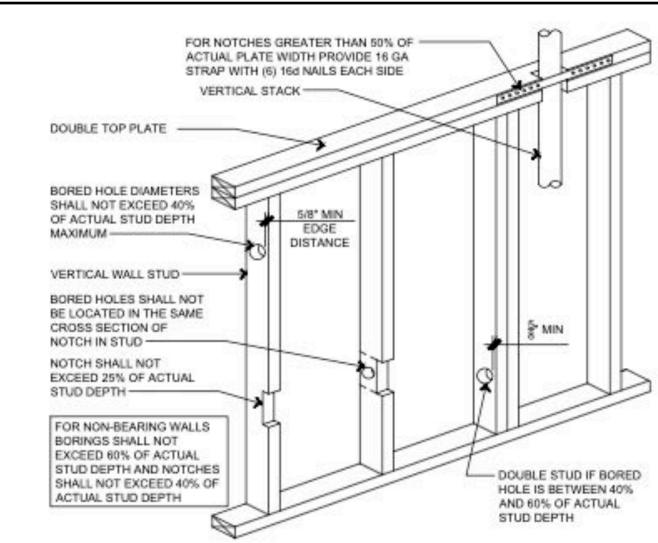
PERMITTED IF THE GROUP

PERIMETER MEETS

OR SQUARE HOLES

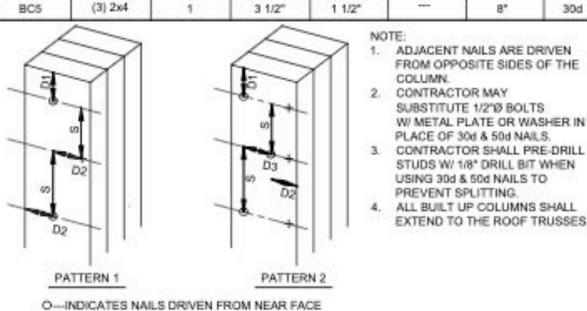
ALLOWABLE HOLE LOCATIONS FOR





### NOTCHING AND BORING WALLS SCALE: 3/4" = 1'-0"

	ь	ILT UP C	OLUMIN N	AILING SO	PHEDULE		
BUILT UP COLUMN	BUILT UP SECTION	PATTERN	END DISTANCE	EDGE DISTANCE	ROW SPACING	NAIL SPACING	NAJL SIZE
	8 1	\	D1	D2	D3	S	
BC1	(2) 2x6	2	2 1/2"	1 1/2*	2 1/2"	9"	10d
BC2	(3) 2x6	2	3 1/2"	1 1/2"	2 1/2*	9*	30d
BC3	(4) 2x6	2	4"	1 1/2"	2 1/2*	9*	50d
BC4	(2) 2x4	1	2 1/2"	1"		6*	10d
BC5	(3) 2x4	1	3 1/2"	1 1/2"		8"	30d

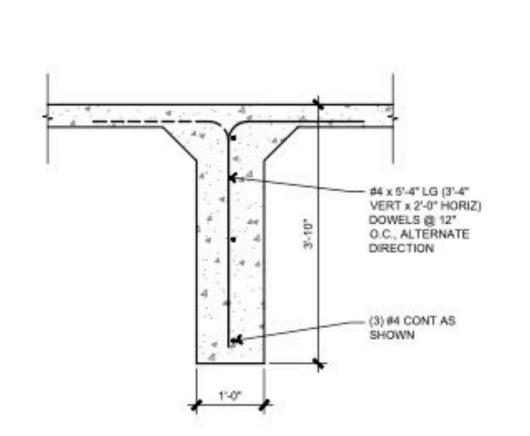


CONTRACTOR MAY SUBSTITUTE 1/2"Ø BOLTS W/ METAL PLATE OR WASHER IN PLACE OF 30d & 50d NAILS. CONTRACTOR SHALL PRE-DRILL STUDS W/ 1/8" DRILL BIT WHEN USING 30d & 50d NAILS TO PREVENT SPLITTING. ALL BUILT UP COLUMNS SHALL EXTEND TO THE ROOF TRUSSES.

+--INDICATES NAILS DRIVEN FROM FAR FACE

SCALE: 3/4" = 1'-0"

BUILT UP COLUMN SCHEDULE



DO NOT CUT OR -

NOTCH FLANGE

10 PRE-FABRICATED JOISTS

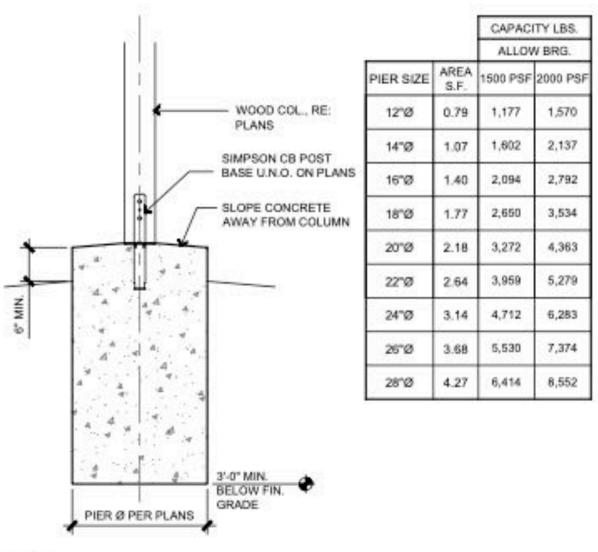
TABLES

- NO FIELD CUT HOLES

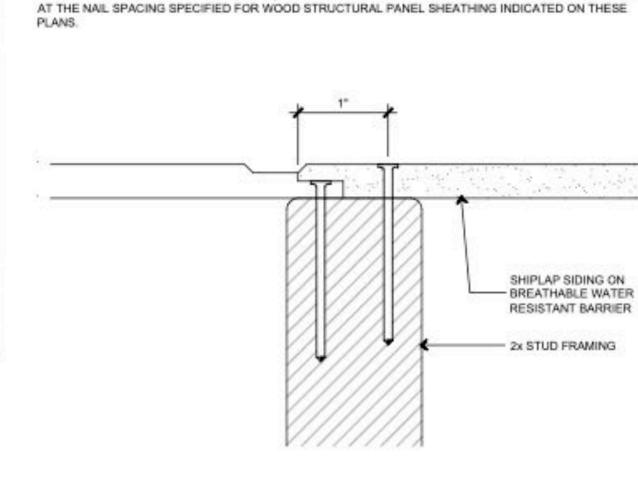
IN HATCHED ZONES

SCALE: 3/4" = 1'-0"

11) SLAB KEY SCALE: 3/4" = 1'-0"



DECK PIER SCALE: 3/4" = 1'-0"



CONTRACTOR: INSTALL SHIPLAP PANELS WITH THE LONG DIRECTION ORIENTED VERTICALLY. SHIPLAP

PANEL EDGES MUST BE DOUBLE NAILED, WITH ONE NAIL IN THE UNDERLAP AND ONE IN THE OVERLAP

- INTERIOR SHEATHING

OR GYPSUM BOARD

1x6 OR 1x8 GYPSUM -

- 8d NAILS AT 6"oc AT PANEL

INTERIOR WALL (1 FLOOR),

0'-0" - 4'-5" (2) 2x8 2

4'-6" - 5'-5" (2) 2x10 2

5'-6" - 6'-3" (2) 2x12 2

INTERIOR WALL (2 FLOORS):

0'-0" - 3'-2" (2) 2x8 2

3'-3" - 3'-10" (2) 2x10 3

3'-11" - 4'-5" (2) 2x12 3

1. NOT FOR OPEN WEB TRUSS

3. HEADERS SUPPORT FLOOR LOADS ONLY, NO ROOF LOADS

2. MAXIMUM JOIST SPAN OF 18FT

TYP WALL FRAMING DETAILS

SYSTEMS

SIZE NO. J.S.

EDGES, 12°oc AT ALL

NON-PANEL EDGES

BOARD NAILER

- VERTICAL STUD

16d NAILS AT 12\*00

-EXTERIOR

SHEATHING

TYPICAL CORNER

DOUBLE TOP

-FULL HEIGHT

HEADER

STUDS

(J.S.)

INTERIOR SHEATHING

OR GYPSUM BOARD

- VERTICAL STUD

- 10d NAILS AT 6"oc

STAGGERED

- EXTERIOR

EXTERIOR WALL (ROOF ONLY)

0'-0" - 5'-4" (2) 2x8 2

5'-5" - 6'-6" (2) 2x10 2

6'-7" - 7'-6" (2) 2x12 2

0'-0" - 4'-6" (2) 2x8 2

4'-7" - 5'-6" (2) 2x10

5'-7" - 6'-5" (2) 2x12

3'-10" - 4'-7" (2) 2x10

4'-8" - 5'-3" (2) 2x12

EXT WALL (ROOF + FLOOR)

EXT WALL (ROOF + 2 FLOORS)

X-WALSEC02

DWGNAME

0'-0" - 3'-9" (2) 2x8 2

SPAN SIZE NO. J.S.

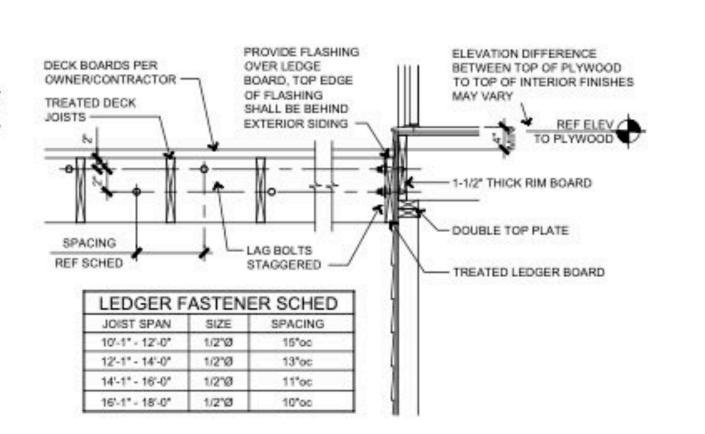
TYPICAL INTERSECTION

BEARING WALL HEADERS

(CENTER BEARING FLOOR)

SHEATHING

VERTICAL SHIPLAP SIDING PANEL JOINT



DECK LEDGER ATTACHMENT

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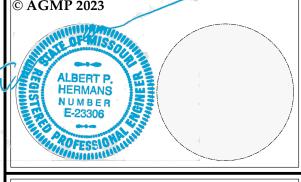
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### # 3

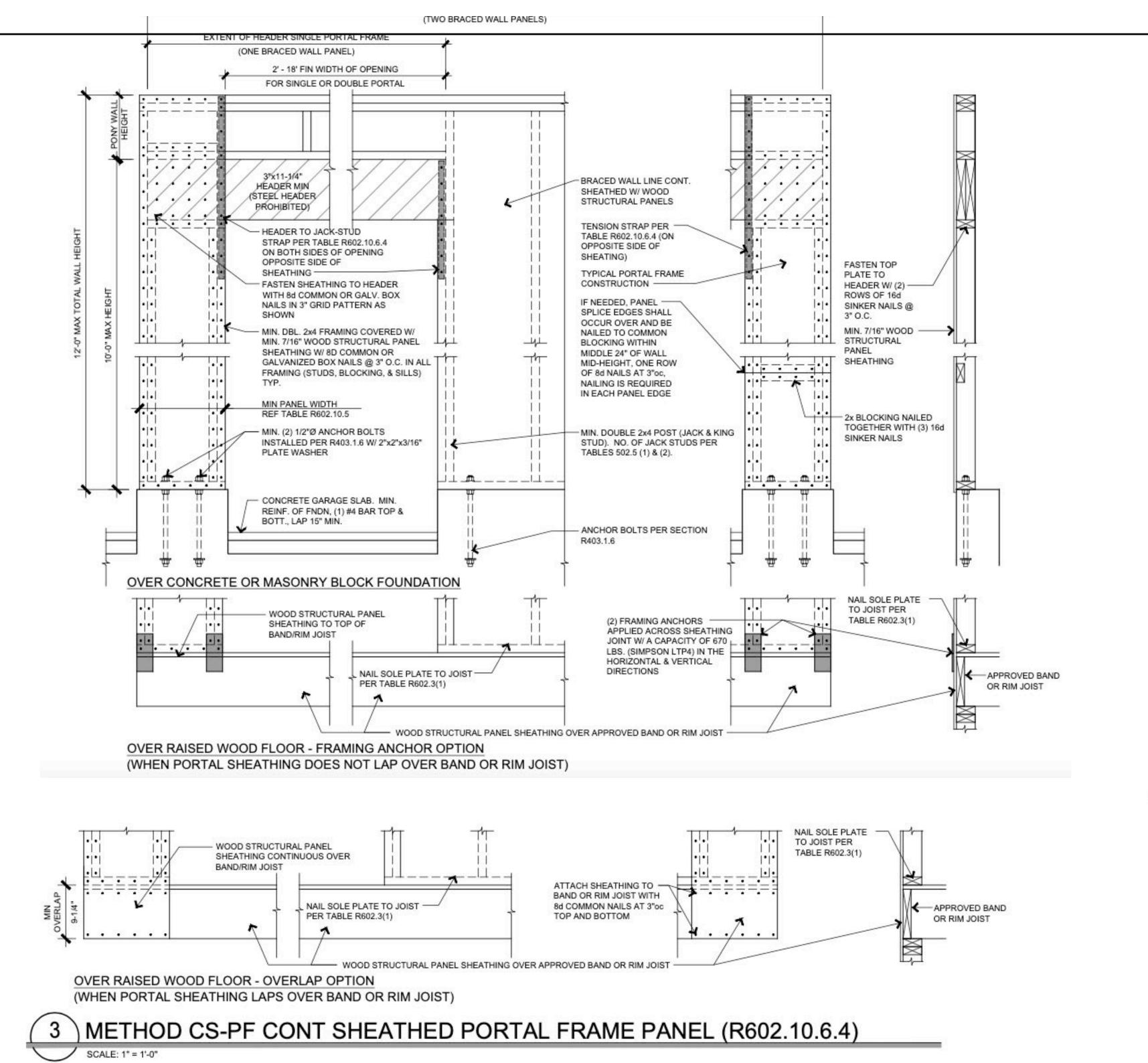
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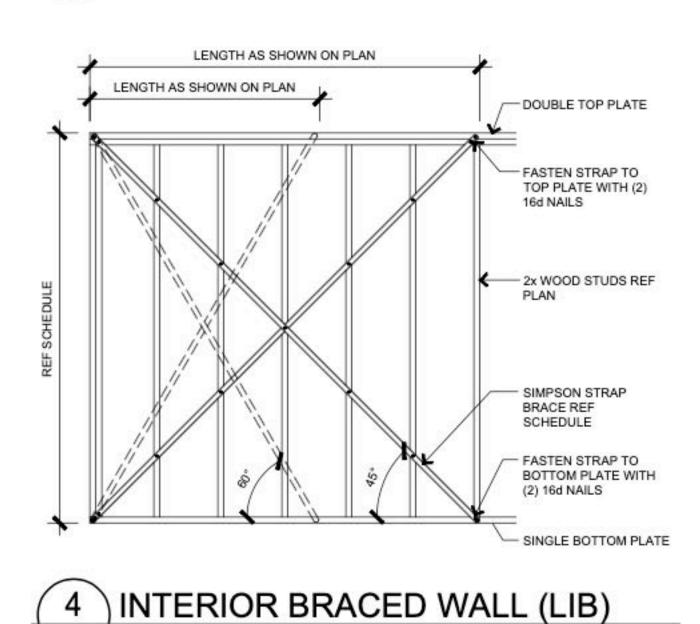


Date MAY 7, 2024 REVISION **REVISION REVISION** 5 REVISION

LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:20

AS NOTED ON PLANS REVIEW



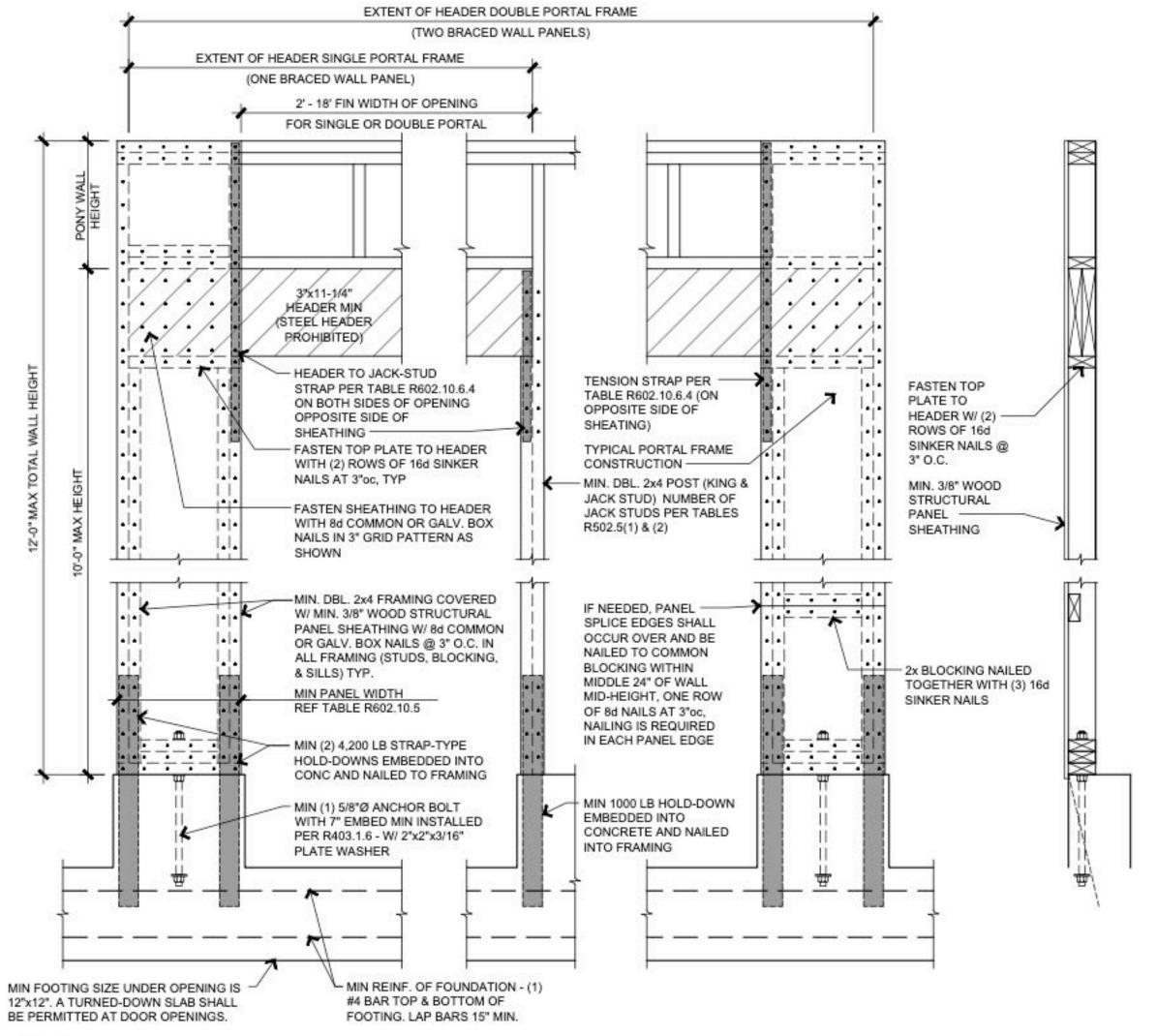


TYPE	1		WALL PA	-1220	,
0000000	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16"	16"	16"	18" (c)	20" (c)
SUPPORTING ONE STORY AND ROOF	24"	24"	24"	27" (c)	29" (c)

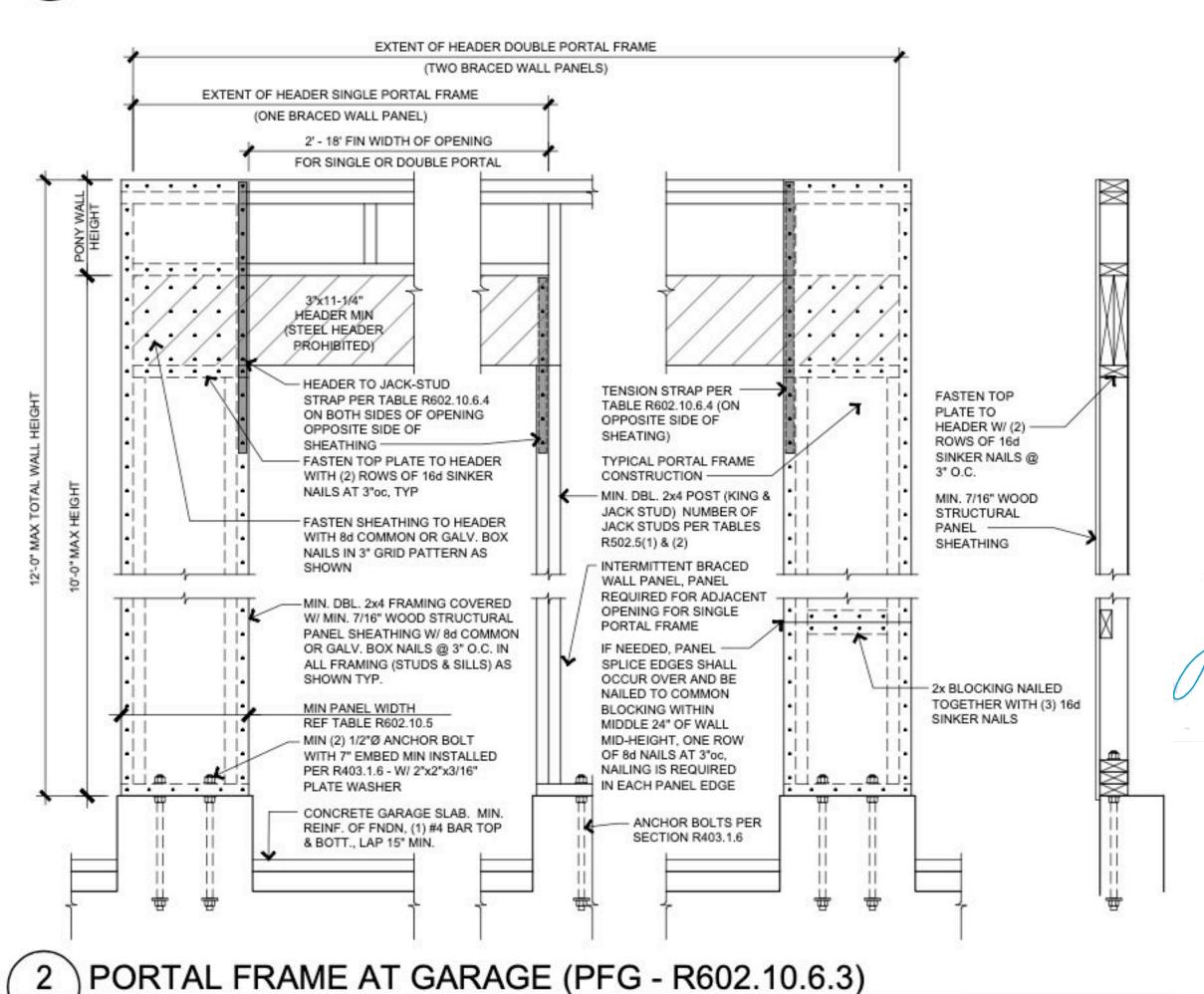
<sup>(</sup>c) MAXIMUM HEADER HEIGHT FOR PFH IS 10 FEET IN ACCORDANCE WITH FIGURE R602.10.6.2, BUT WALL HEIGHT MAY BE INCREASED TO 12 FEET WITH PONY WALL

SCALE: 1" = 1'-0"

SIMPSON	STRAP	WALL DIM'S	ANGLE	<b>FASTENERS</b>	
MODEL NO.	LENGTH	HEIGHT x WIDTH	FROM HORIZONTAL	PLATES	EA STUD
WB106	9'-5 5/8"	8'-0" x 5'-0"	60°	(2) 16d	(1) 8d
WB126	11'-4 3/8"	8'-0" x 8'-0"	45°	(2) 16d	(1) 8d
WB106C	9'-6"	8'-0" x 5'-0"	60°	(2) 16d	(1) 8d
WB126C	11'-4 13/16"	8'-0" x 8'-0"	45°	(2) 16d	(1) 8d
WB143C	14'-3"	10'-0" x 10'-0"	45°	(2) 16d	(1) 8d



PFH-PORTAL FRAME WITH HOLD-DOWNS (R602.10.6.2) EXTENT OF HEADER DOUBLE PORTAL FRAME (TWO BRACED WALL PANELS)



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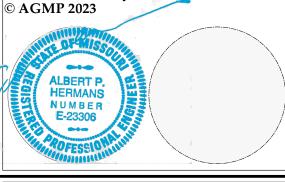
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Date MAY 7, 2024 2 REVISION **REVISION REVISION** 

5 REVISION AS NOTED ON PLANS REVIEW

05/09/2024 12:00:28

### TABLE R802.5.1(9) RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS (a,b,c,d,e,f,g) GROUND SNOW LOAD (PSF) ROOF SPAN (FEET) RAFTER 12 20 28 36 12 20 28 36 12 20 28 36 REQUIRED NUMBER OF 16d COMMON NAILS(a,b) PER HEEL JOINT SPLICES (c,d,e,f) 3:12 4:12 5:12 7:12 9:12 12:12

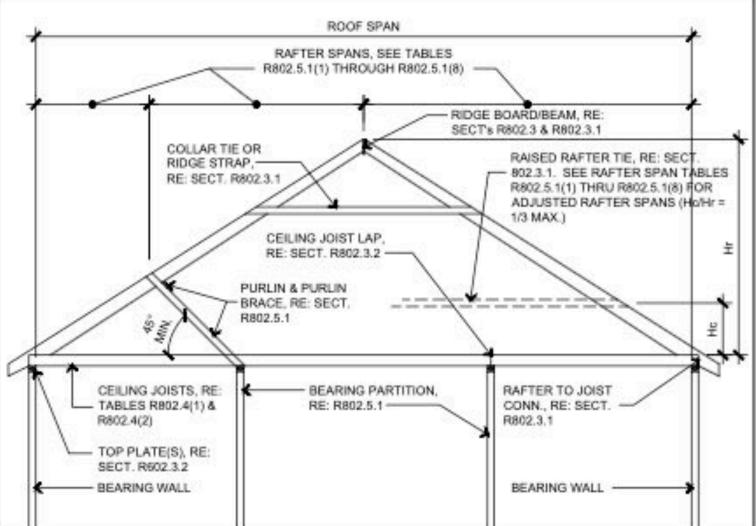
- 40d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 16D COMMON NAILS.
- NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED. HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOAD-BEARING WALL, HEADER,
- WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD-BEARING
- WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN.
- EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES. WHEN RAFTER TIES ARE SUBSTITUTED FOR CEILING JOISTS, THE HEEL JOINT CONNECTION REQUIREMENT SHALL BE TAKEN AS THE TABULATED HEEL JOINT CONNECTION REQUIREMENT FOR TWO-THIRDS OF THE ACTUAL
- TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME THAT CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC. HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

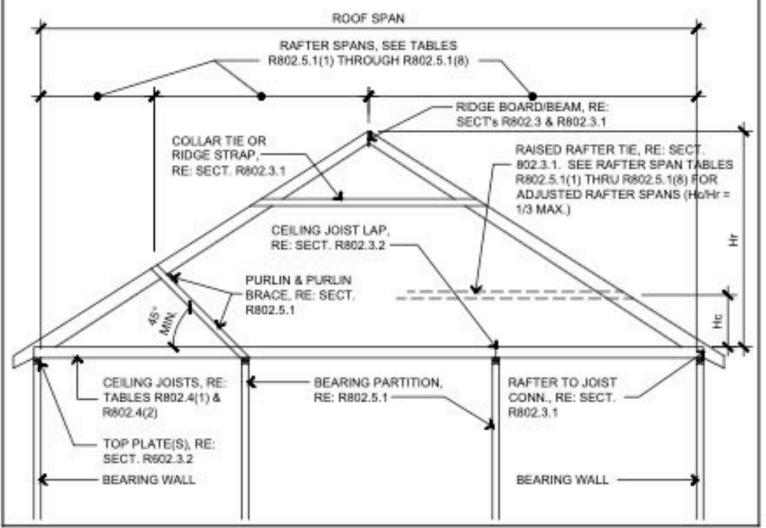
Hc/Hr	HEEL JOINT CONNECTION ADJUSTMENT FACTOR	WHERE:
1/3	1.5	Hc= HEIGHT OF CEILIN
1/4	1.33	JOISTS OR RAFTER T MEASURED VERTICAL
1/5	1.25	ABOVE THE TOP OF TO RAFTER SUPPORT WA
1/6	1.2	Hr=HEIGHT OF ROOF MEASURED VERTICAL
1/10 OR LESS	1.11	ABOVE THE TOP OF THE RAFTER SUPPORT WA

ROOF RAFTER SCHEDULE								
GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JSTS AT TOP PLATE	MAX SPAN H <sub>C</sub> /H <sub>R</sub> =0.16	MAX SPAN H <sub>C</sub> /H <sub>R</sub> =0.20	MAX SPAN H <sub>C</sub> /H <sub>R</sub> =0.25	MAX SPAN		
#2 DF/L	2x6 /24°oc	11'-9"	10'-5"	9-9*	8'-11"	7-10*		
W2 DF/L	2x6 / 16°cc	14'-1"	12'-8"	11'-8"	10'-8"	9'-5"		
W2 DF/L	2x8 / 16°cc	18'-2"	16'-4"	15'-1"	13'-9"	12'-2"		
#2 DF/L	2x10 / 16*oc	22-3*	20'-0"	18'-5"	16'-10"	14'-10"		
#2 DF/L	2x12 / 16*oc	25'-9"	23'-2"	21'-4"	19-7*	17'-3"		

SPANS ABOVE ARE FOR ROOF LIVE LOAD OF 20 PSF AND DEAD LOAD OF 10 PSF WITH CEILINGS ATTACHED TO RAFTERS. RE: TABLES R802.5.1(1) THROUGH R802.5.1(8) FOR ADDITIONAL RAFTER SPAN INFORMATION.

THE ROOF FRAMING ON THIS HOME UTILIZES RAFTERS SPACED AT 16" ON CENTER IN EXPOSURE B WITH A ROOF SPAN LESS THAN 42' ON IN 90 MPH WIND ZONE. THEREFORE THE UPLIFT FORCE ON THE RAFTER IS LESS THAN 200 LBS. AND CAN BE CONNECTED PER TO THE WALL FRAMING PER TABLE 602.3(1).





NAILING SCHEDULE IRC 2012 TABLE R602.3(1)

Description of Building Elements	Number & Type of Fastener (a,b,c)	Spacing of Fasteners
R	oof	
Blocking between joists or rafters to top plate, toe nail	3 - 8d (2 1/2" x 0.113")	
Ceiling joists to plate, toe nail	3 - 8d (2 1/2" x 0.113")	
Ceiling joist not attached to parallel rafter, laps over partitions, face nail	3 - 10d (3" x 0.128")	
Collar tie to rafter, face nail, or 1 1/4" x 20 gage ridge strap	3 - 10d (3" x 0.126")	
Rafter or roof truss to plate, toe nail	3 - 16d box nails (3 1/2" x 0.135") or 3 - 10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss (j)
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4 - 16d (3 1/2" x 0.135") 3 - 16d (3 1/2" x 0.135")	
THE STATE STREET	/all	
Built-up studs	10d (3" x 0.128")	24° o.c.
Abutting studs at intersecting wall corners, face nail	16d (3.1/2" x 0.135")	12° o.c.
Built up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along ea. edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along ea. edge
Continuous header to stud, toe nail	4 - 8d (2 1/2" x 0.113")	
Double studs, face nail	10d (3" x 0.128")	24° o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, minimum 24" offset of end joints, face nail in lapped area	8 - 16d (3 1/2" x 0.135")	
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16° a.c.
Sole plate to joist or blocking at braced wall panels	3 - 16d (3 1/2" x 0.135")	16° o.c.
Stud to sole plate, toe nail	3 - 8d (2 1/2" x 0.113") or 2 - 16d (3 1/2" x 0.135")	
Top or sole plate to stud, end nail	2 - 16d (3 1/2" x 0.135")	
Top plates, laps at corners and intersections, face nail	2 - 10d (3" x 0.128")	
1" brace to each stud and plate, face nail	2 - 8d (2 1/2" x 0.113") 2 staples, 1 3/4"	41
1" x 6" sheathing to each bearing, face nail	2 - 8d (2 1/2" x 0.113") 2 staples, 1 3/4"	
1" x 8" sheathing to each bearing, face nail	2 - 8d (2 1/2" x 0.113") 3 staples, 1 3/4"	
Wider than 1" x 8" sheathing to each bearing, face nail	3 - 8d (2 1/2" x 0.113") 4 staples, 1 3/4"	
FI	oor	2.
Joist to sill or girder, toe nail	3 - 8d (2 1/2" x 0.113")	
Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6° a.c.
Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.113")	6° o.c.
1" X 6" subfloor or less to each joist, face nail	2 - 8d (2 1/2" x 0.113") 2 staples, 1 3/4"	
2" subfloor to joist or girder, blind & face nail	2 - 16d (3 1/2" x 0.135")	
2" planks (plan & beam - floor & roof)	2 - 16d (3 1/2" x 0.135")	At each bearing

NAILING SCHEDULE

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Spacing of Fasteners Description of Building Elements Fastener (a,b,c) Floor (Continued) Nail ea. layer as follows: 32" o.c. at top & bott. & 10d (3" x 0.128") Built-up girders and beams, 2-inch lumber layers staggered. Two nails at ends and at ea. splice 3 - 16d (3 1/2" x 0.135") Ledger strip supporting joists or rafters At each joist or rafter

		Spacing of Fasteners	
Description of Building Materials	Description of Fastener (b,c,e)	Edges (i)	Intermediate Supports (c.e.
Wood Structural F	anels, subfloor, roof and wall sheathing to fram sheathing to framing	ing, and partici	eboard wall
3/8" - 1/2"	6d common (2"x0.113") nail (subfloor, wall)(i) 8d common (2 1/2" x 0.131") nail (roof)(f)	6*	12" (g)
19/32" - 1"	8d common (2 1/2" x 0.131") nail (f)	6"	12" (g)
1 1/8" - 1 1/4"	10d common (3" x 0148") nail or 8d (2 1/2" x 0.131") deformed nail	6*	12*
	Other wall sheathing (h)		
1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail 8d common (2 1/2" x 0.131") nail; staple 16 ga., 1 1/2" long	35	6*
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail 8d common (2 1/2" x 0.131") nail; staple 16 ga., 1 1/2" long	3*	6*
1/2" gypsum sheathing (d)	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 sheathing (d)	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/6" screws, Type W or S	7*	7*
Wood	structural panels, combination subfloor underlay	ment to framing	9
3/4" or less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6*	12*
7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6*	12*
1 1/8" + 1 1/4"	4" 10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail		12"

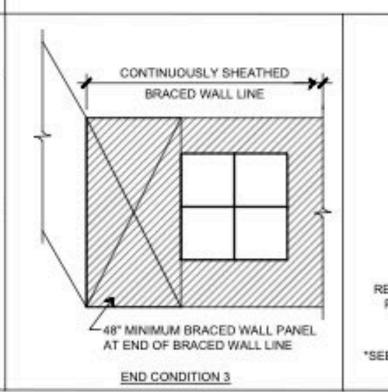
- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch
- Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- Nails shall be spaced at not more than 6" on center at all supports where spans are 48 inches or
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet. maximum.
- For regions having a basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA
- Fiberboard sheathing shall conform to ASTM C 208. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be
- supported by framing members or solid blocking. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

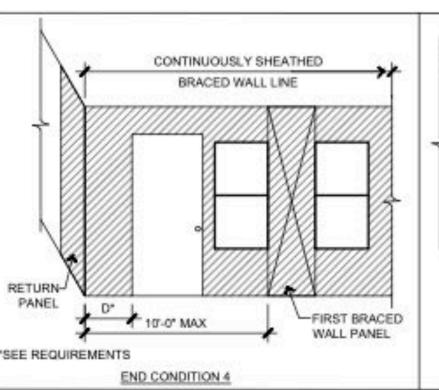
24" LAP MIN. - 12" SQUARE PED w/ 8 #4"S VERTICALLY AND #3 TIES @ 12" ON 4 X 4 X 18 FTG. w/ #4'S @ 8" OC EW - M4'S 6'-8" LONG OVER PED HOLD PED DOWN 8" BELOW SLAB 8 BARS EW @ 8" OC - + + - - + + - - + + -DOWELS 24" LAP MIN. 24" LAP MIN. #4'S @ 12" OC EW CORNER STEEL - DBL #4'S 5' LONG EW @ MID-DEPTH OF SLAB 24" LAP MIN. RECESS RECESS SPLIT SLABS OVER WALL @ RECESS EQ (34'-0" MAX. ADJ 30" STEEL) **GARAGE SLAB ON FILL** 

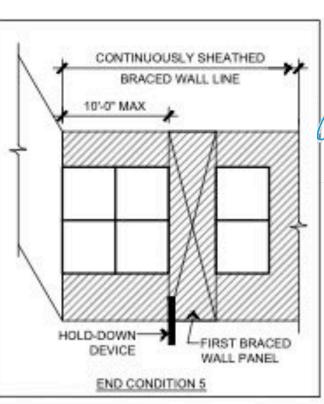
24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD 800 lbs CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW CONTINUOUSLY SHEATHED BRACED WALL LINE BRACED WALL LINE -BRACED WALL PANEL AT END BRACED WALL PANEL AT END OF BRACED WALL LINE OF BRACED WALL LINE END CONDITION 1 END CONDITION 2

24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS

32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD







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5 REVISION

AS NOTED ON PLANS REVIEW 05/09/2024 12:00:20

END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING R602.10.7

REQUIREMENTS