

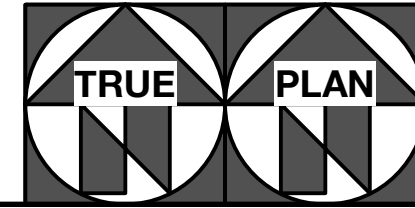
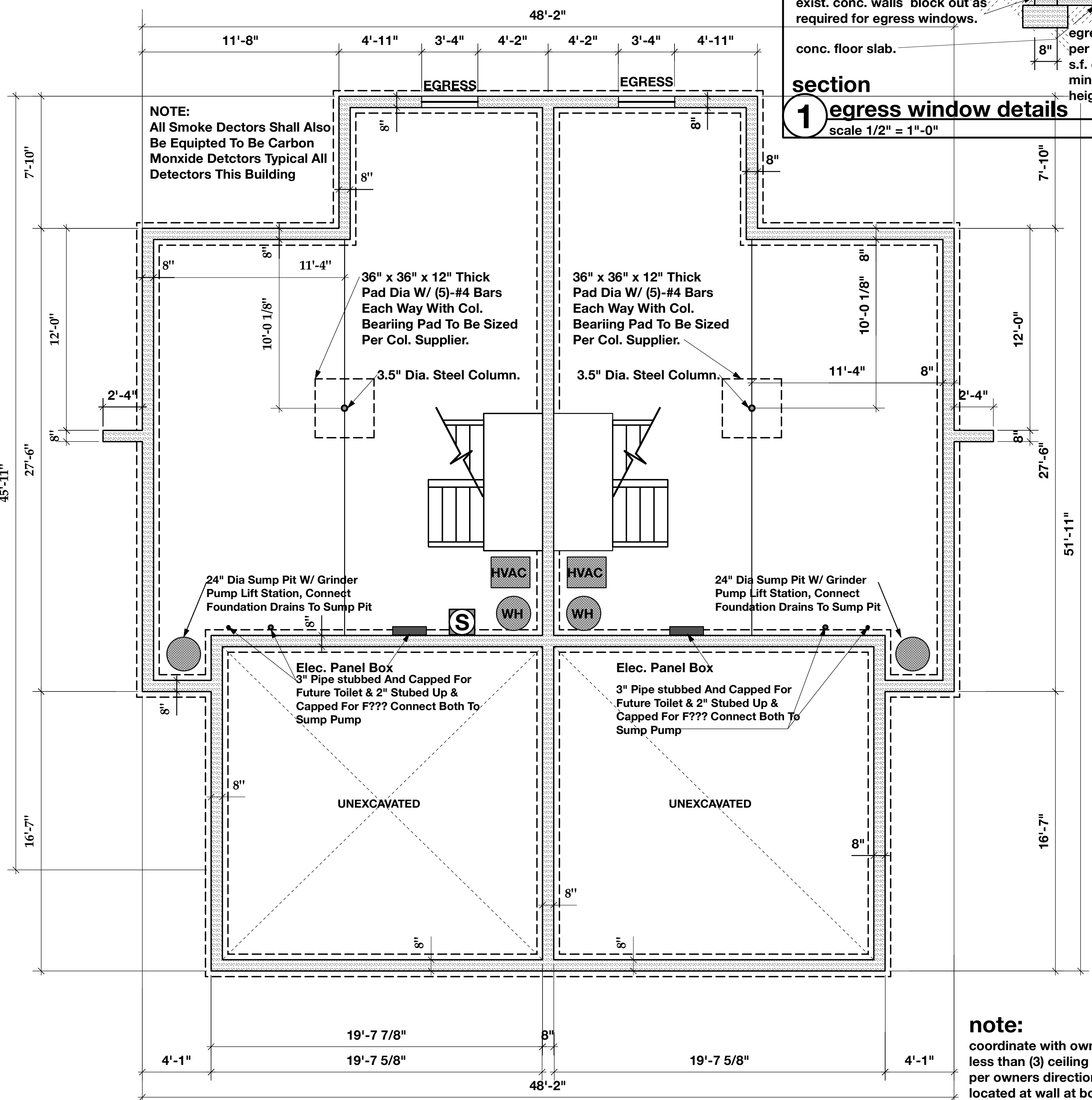
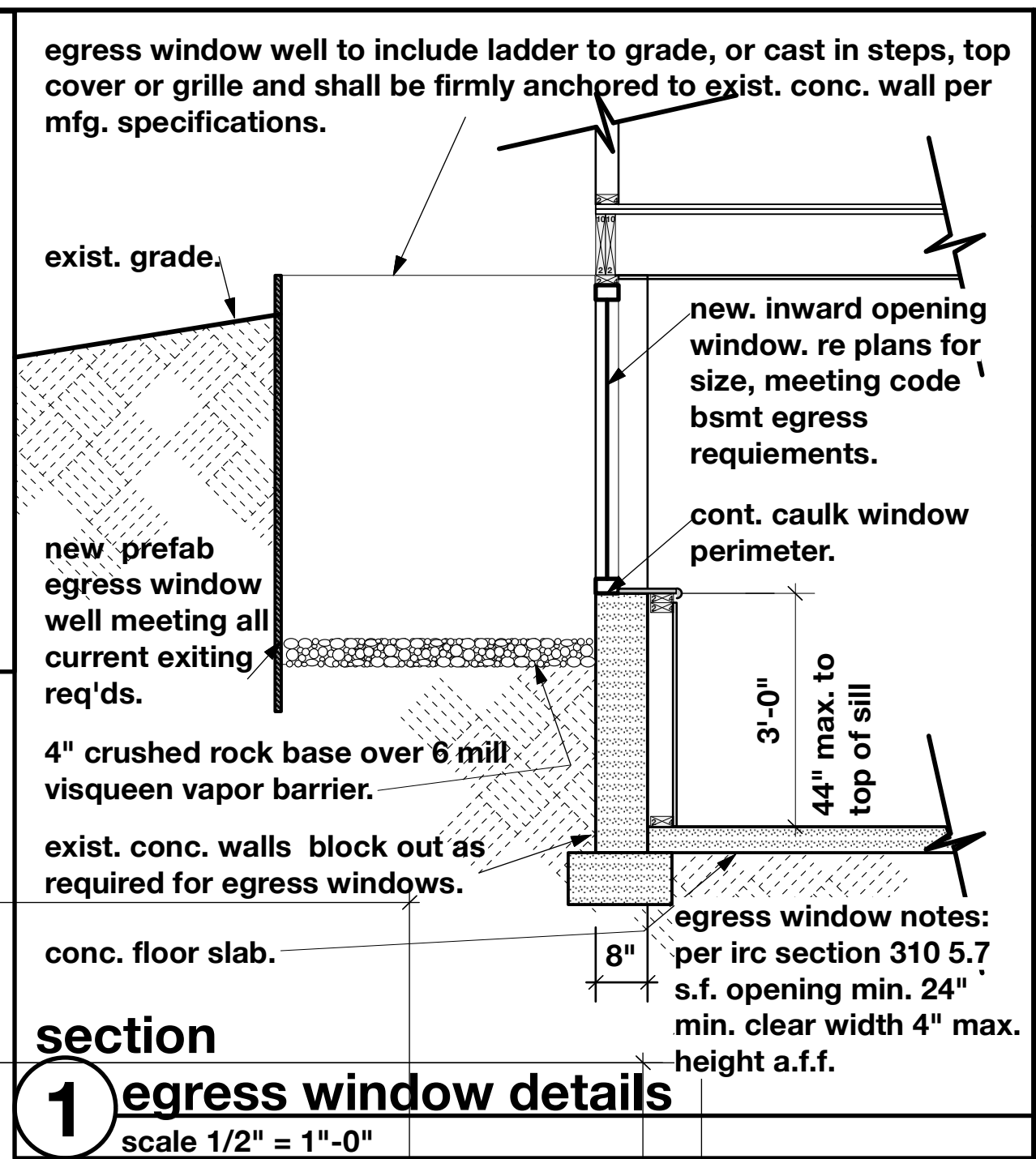
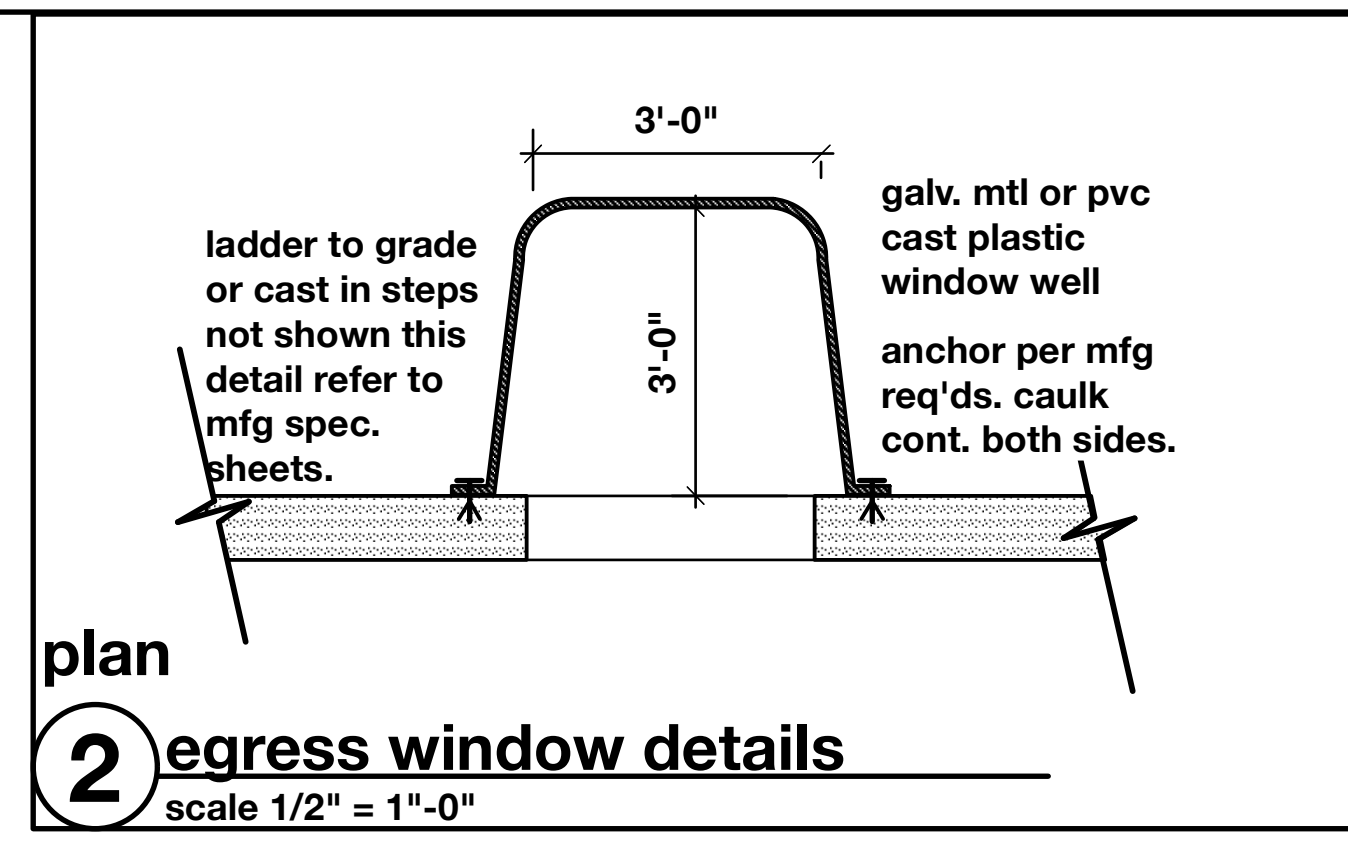
general notes structural

- general
- 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.
 - 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.
 - all designs and construction techniques shall meet the requirement of the international building code as amended by local building code officials
 - 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
- 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.
 - retaining structures shall be designed for a lateral load of 40 pcf or the equivalent fluid pressure.
 - 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.
 - no concrete footing or foundations shall be placed on standing water, ground softened from excess water or frozen ground.
 - 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
- 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.
 - 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.
 - 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
 - all bolts not otherwise called out shall be 3/4" round ab25n.
 - all welding shall conform to american welding society recommendations.
 - all anchor bolts shall be 1/2" diameter astm a307, unless otherwise noted.
- concrete
- 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.
 - 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.
 - 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.
 - 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.
 - clear minimum coverage of concrete over reinforcing

concrete placed against earth	3"
formed concrete against earth	2"
slabs or joists	1"
beams or columns	1-1/2"
other	2"

 all coverage shall be nominal (2) bar diameter minimum.
 - 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.
 - 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.
 - 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.
 - 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.
 - openings in 8" thick walls and slabs shall be similarly reinforced but with (1)-#5 or for installation of this misc. reinf.)
 - 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.
 - 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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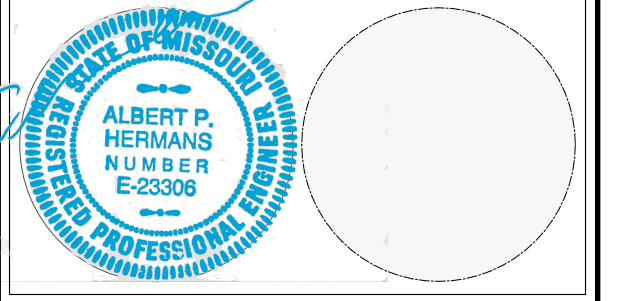
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Lee's Summit Office
Bruce Best 816-525-8918
Internet - Bruce@AGMPARCH.com

Roy Browne Architect of Record

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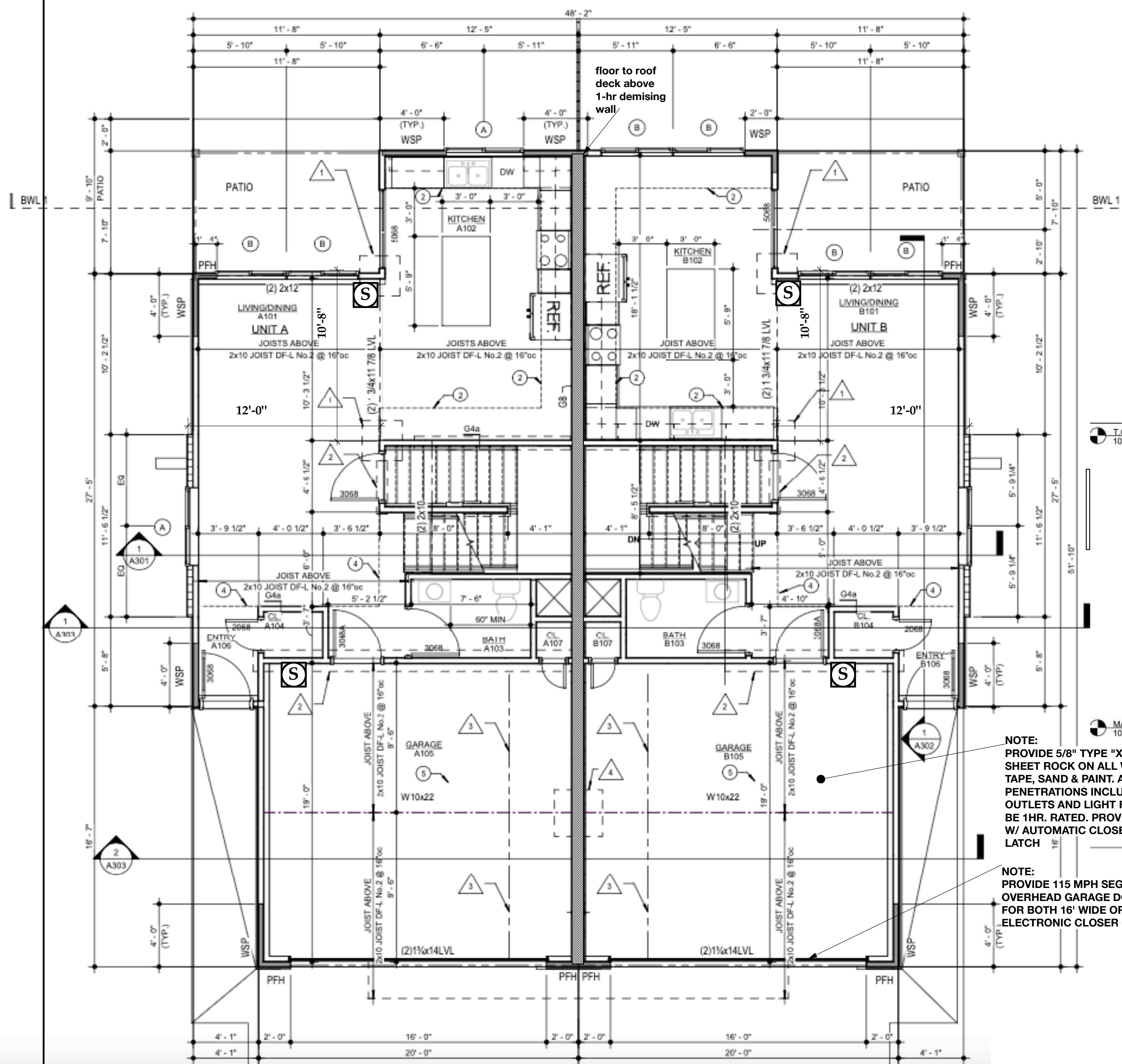


A100

1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
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5	REVISION		

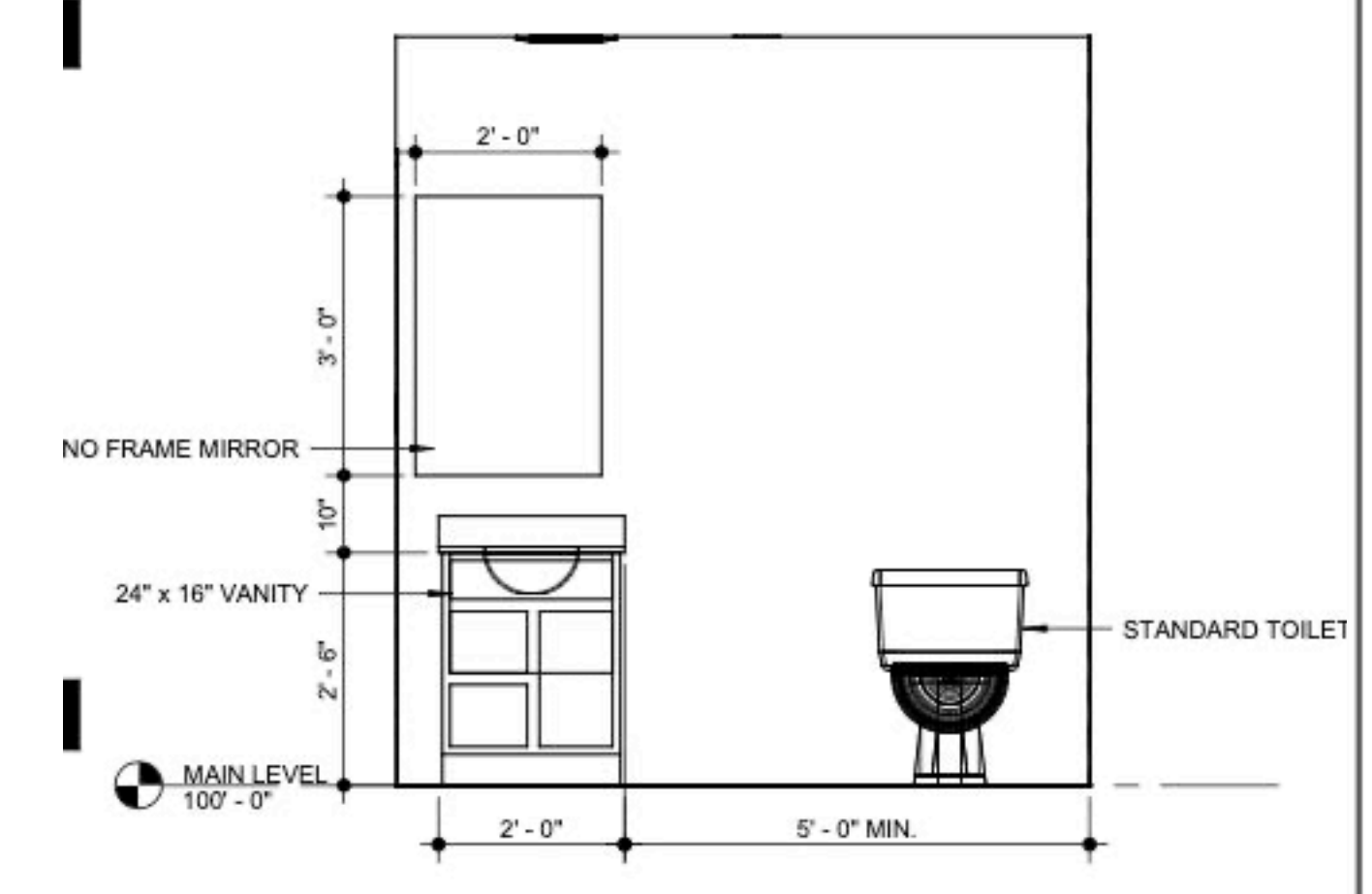
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BUILDING AREAS GROSS - per unit.	BUILDING AREAS NET - per unit.	COMBINED AREAS NET - per unit.
First Floor Garage 346.0 Sq. Ft.	First Floor Garage 346.0 Sq. Ft.	First Floor Garage 692.0 Sq. Ft.
Basement 704.0 Sq. Ft.	Basement 600.0 Sq. Ft.	Basement 1200.0 Sq. Ft.
First Floor Living 641.0 Sq. Ft.	First Floor Living 546.0 Sq. Ft.	First Floor Living 1092.0 Sq. Ft.
Second Floor 953.0 Sq. Ft.	Second Floor 864.0 Sq. Ft.	Second Floor 1728.0 Sq. Ft.
Total Living Area = 2644.0 Sq. Ft.	Total Living Area = 1678.0 Sq. Ft.	Total Living Area = 4712.0 Sq. Ft.

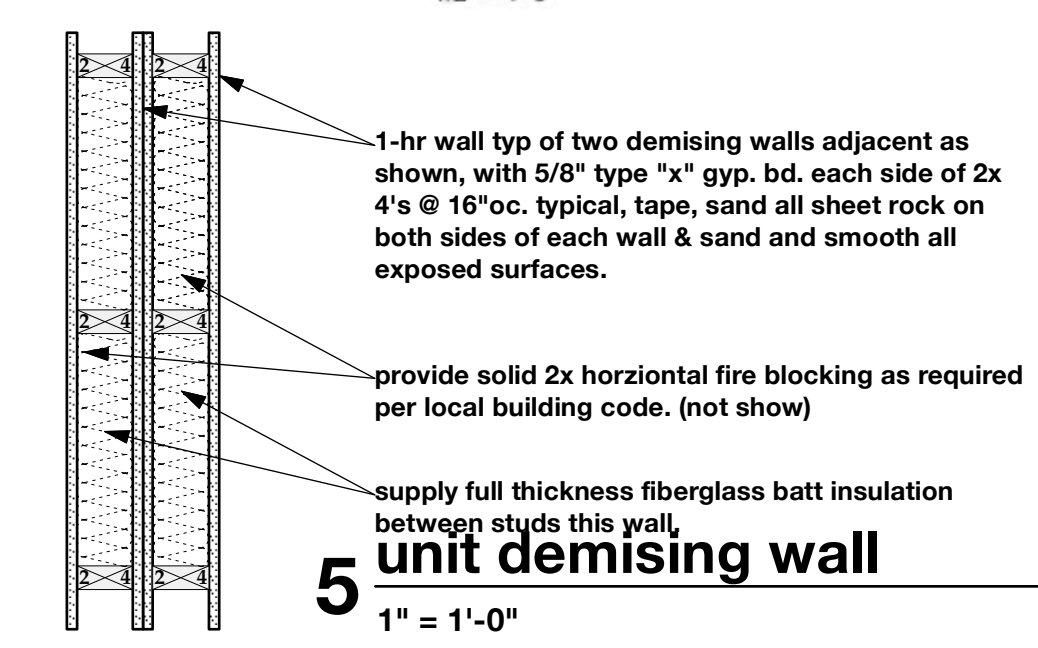


(S) This symbol denotes smoke detector locations on all sheets. NOTE All smoke detectors shall be a combination carbon monoxide and smoke detectors, typical all locations noted on these plans.

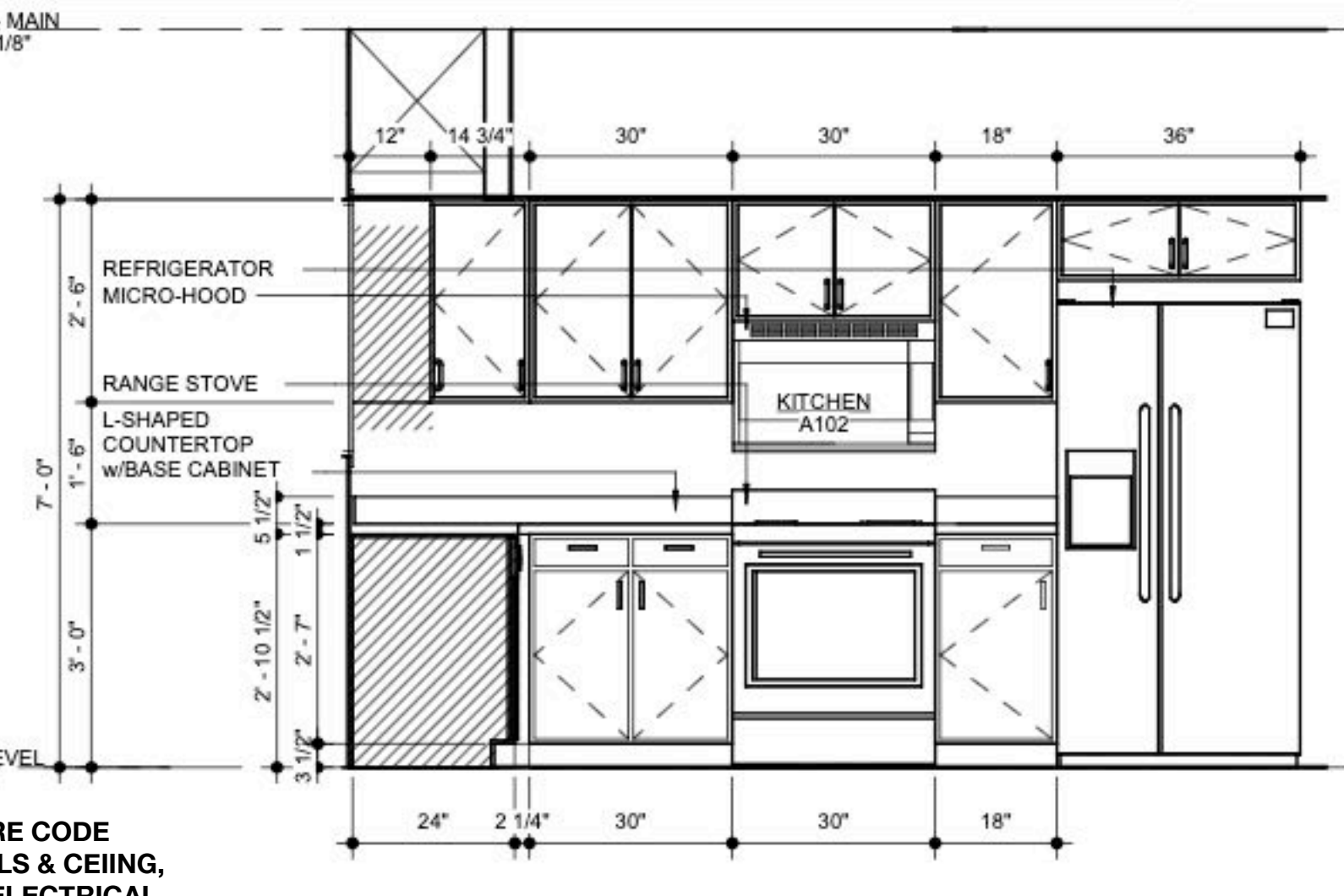
TRUE PLAN
first floor plan
1/4" = 1'-0"



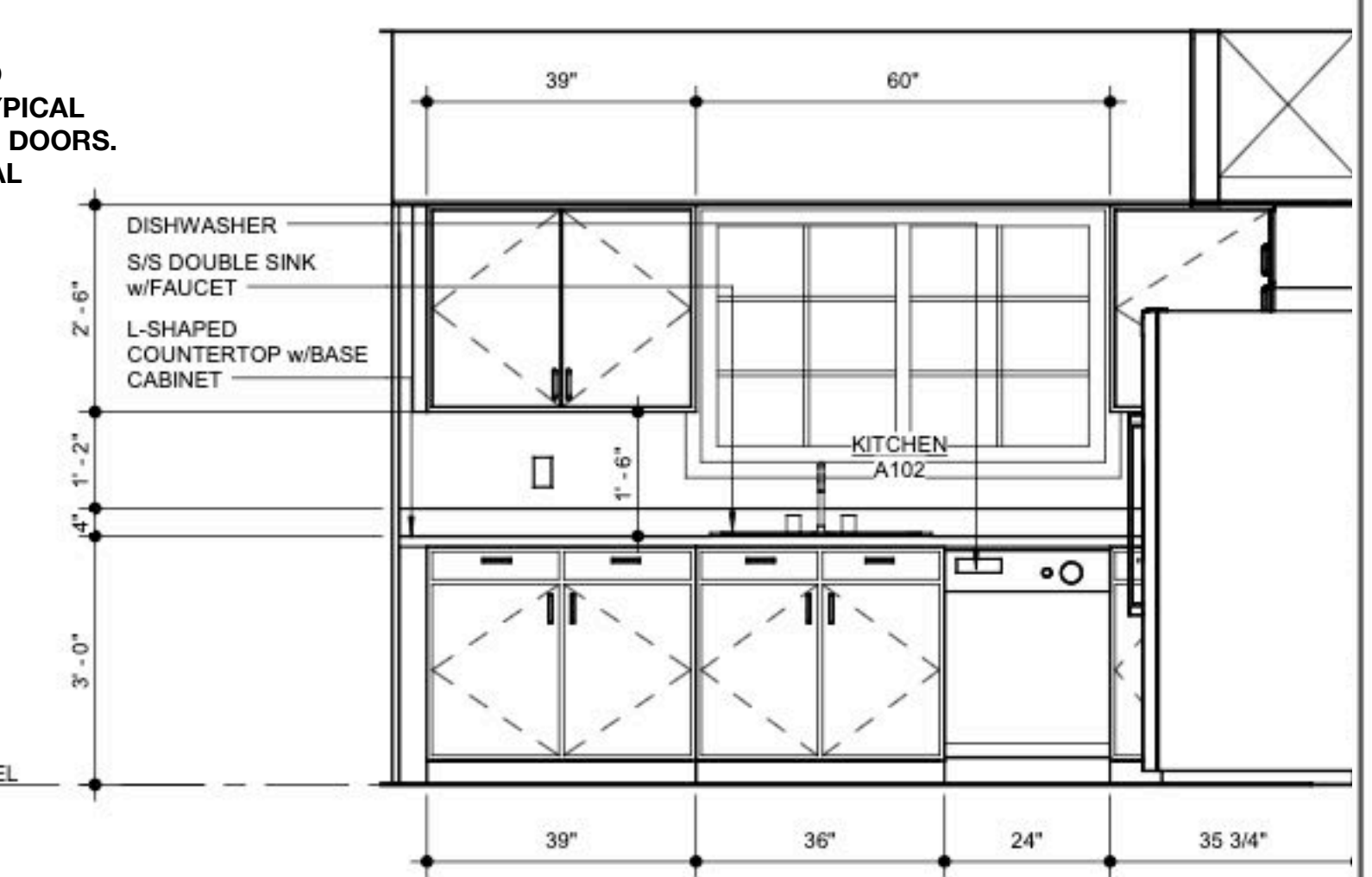
2 interior north main bath elevation
1/2" = 1'-0"



5 unit demising wall
1" = 1'-0"



3 interior east main kitchen elevation
1/2" = 1'-0"

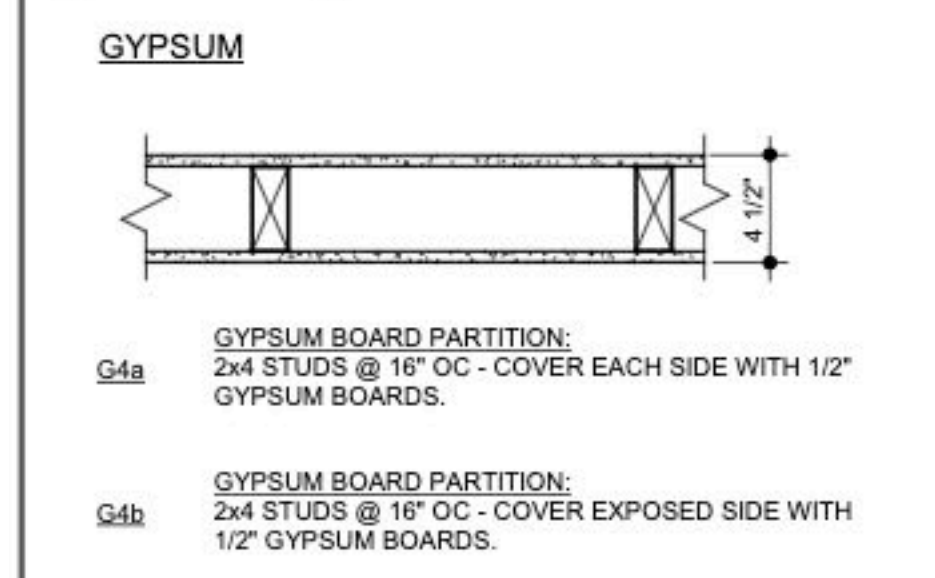


4 interior north main kitchen elevation
1/2" = 1'-0"

general notes

- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS. BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
- 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.
- 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.
- ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
- INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
- MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE EACH OTHER'S WORK WITH ARCHITECTURAL PLANS AND NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
- ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
- ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION, U.N.O.

partition types



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
- ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIREMENTS 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)1"x9" LVL UNDER BEARING WALL ABOVE
- 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 - CONTINUOUSLY 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.

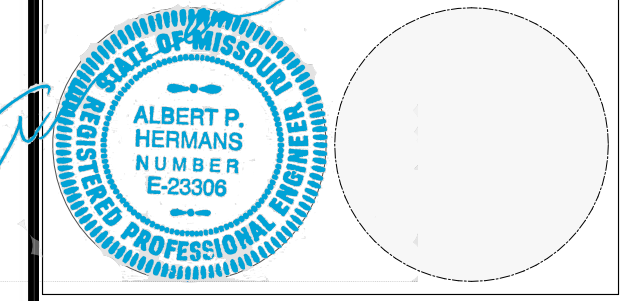
GB - GYPSUM BOARD; 1/2" GYPSUM BOARD WITH 13 GAGE, 1 3/8" LONG, 19/64" HEAD, 0.098" DIA, 1 3/8" LONG, ANNULAR-RINGED; 6d COOLER NAIL, 0.092" DIA, 1 7/8" LONG, 11/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1 7/8" LONG, 19/64" HEAD; TYPE W OR TYPE S SCREWS; AT 7"OC EDGES & 7"OC FIELD

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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A102

Date	REVISION	DATE
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general notes

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- ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
- ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION, U.N.O.

PLAN MARK	Width	DOOR OPENING SIZE		Door Type (A)Door Type (A)	Door Material (B)Door Material (B)		NOTES
		H					
2068	2'-0"	6'-8"		F		W	
2668	2'-6"	6'-8"		F		W	
2669	1'-6"	6'-8"		F		W	
2671	1'-6"	6'-8"		F		W	
3068	3'-0"	6'-8"		F		W	
3068A	3'-0"	6'-8"		F		W	SEE GENERAL NOTE 3
3068B	3'-0"	6'-8"		F	WD	W	SLIDING BARN DOOR
3068C	3'-0"	6'-8"		HG		W	
5068	5'-0"	6'-8"		FG		W	
70180	16'-0"	7'-0"		OHD		S	

Grand total: 36

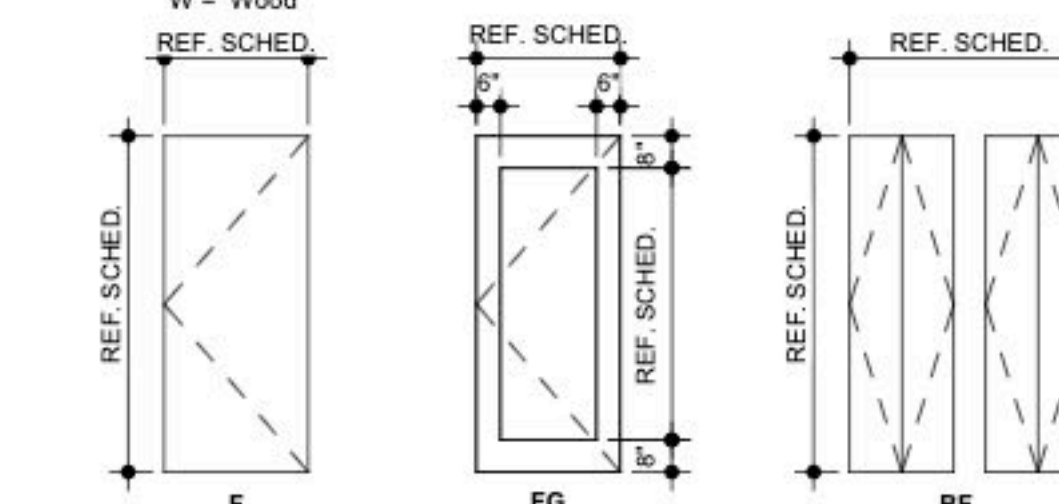
door schedule notes

DOOR GENERAL NOTES

- DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.
- THE GARAGE DOOR(S) SHALL MEET DASHA 90 MPH REQUIREMENTS
- 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-CLOSING DEVICE

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
W = Wood



finish legends

- CARPET
- PORCELAIN FLOOR TILE
- LVP

room finish schedule

NO.	ROOM NAME	FLOOR
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-

partition types

GYP SUM

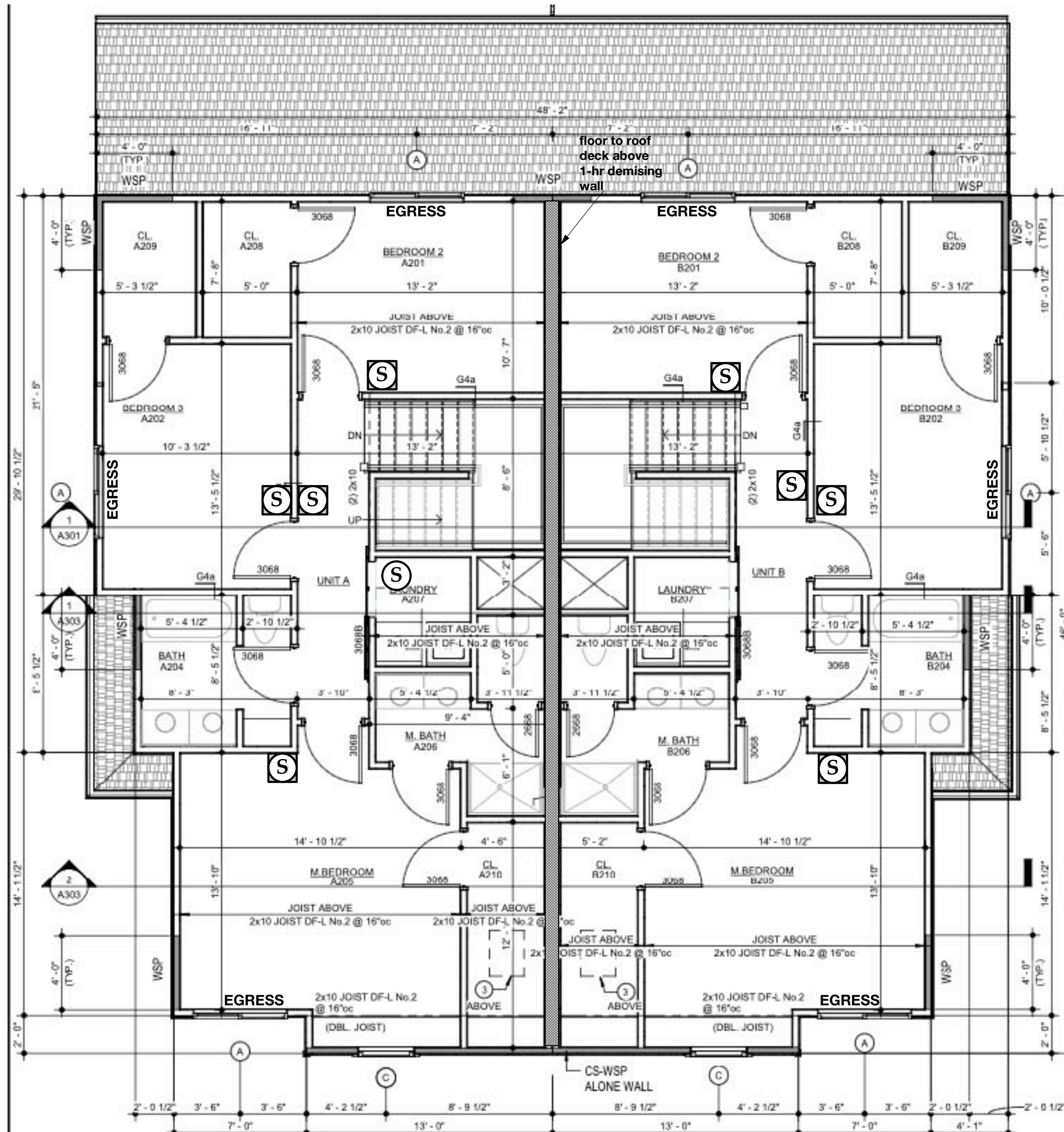


G4a GYPSUM BOARD PARTITION:
2x4 STUDS @ 16" OC - COVER EACH SIDE WITH 1/2" GYPSUM BOARDS.

G4b GYPSUM BOARD PARTITION:
2x4 STUDS @ 16" OC - COVER EXPOSED SIDE WITH 1/2" GYPSUM BOARDS.

architectural plan keynotes

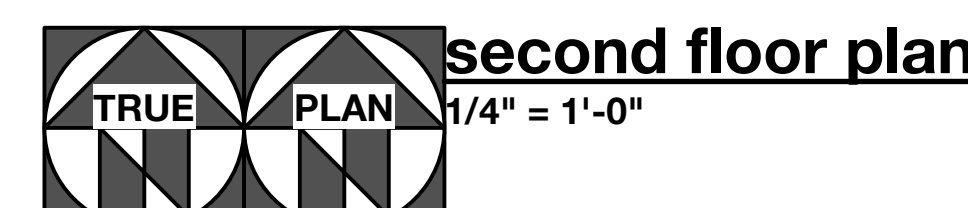
- STAIR MAIN TO SECOND LEVEL- (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10"
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIREMENTS OF R807.1 OF THE IRC.
- SOFFIT FOR HVAC ROUTING. SOFFIT 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



This symbol denotes smoke detector locations on all sheets. NOTE All smoke detectors shall be a combination carbon monoxide and smoke detectors, typical all locations noted on these plans.

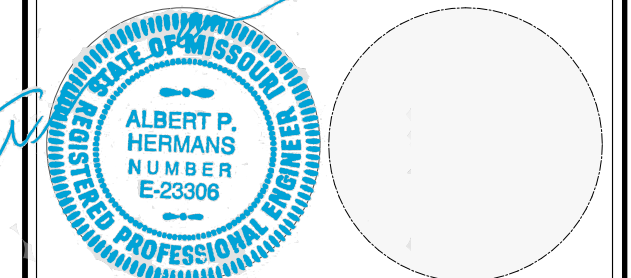
NOTE:
All internal sheetrock on the face of all walls, and ceilings of all garage spaces shall be type "X" 5/8" fire code sheet rock, taped, sanded and painted.

UNIT B
SECOND LEVEL AREA = 922 SF



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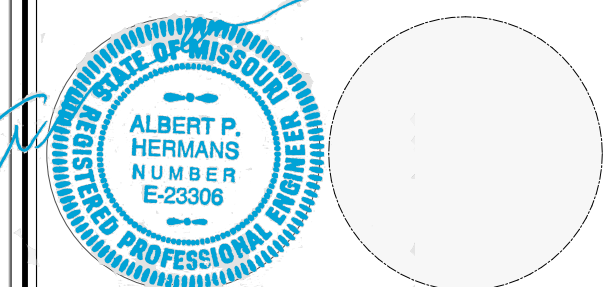


A103

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A201

1	Date	MAY	7, 2024
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exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. 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.
4. 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.
5. REFER TO SHEET A601 FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. 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

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
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

exterior material legend building 3

MATERIAL TYPE

- A. T-1-11
- 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
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD

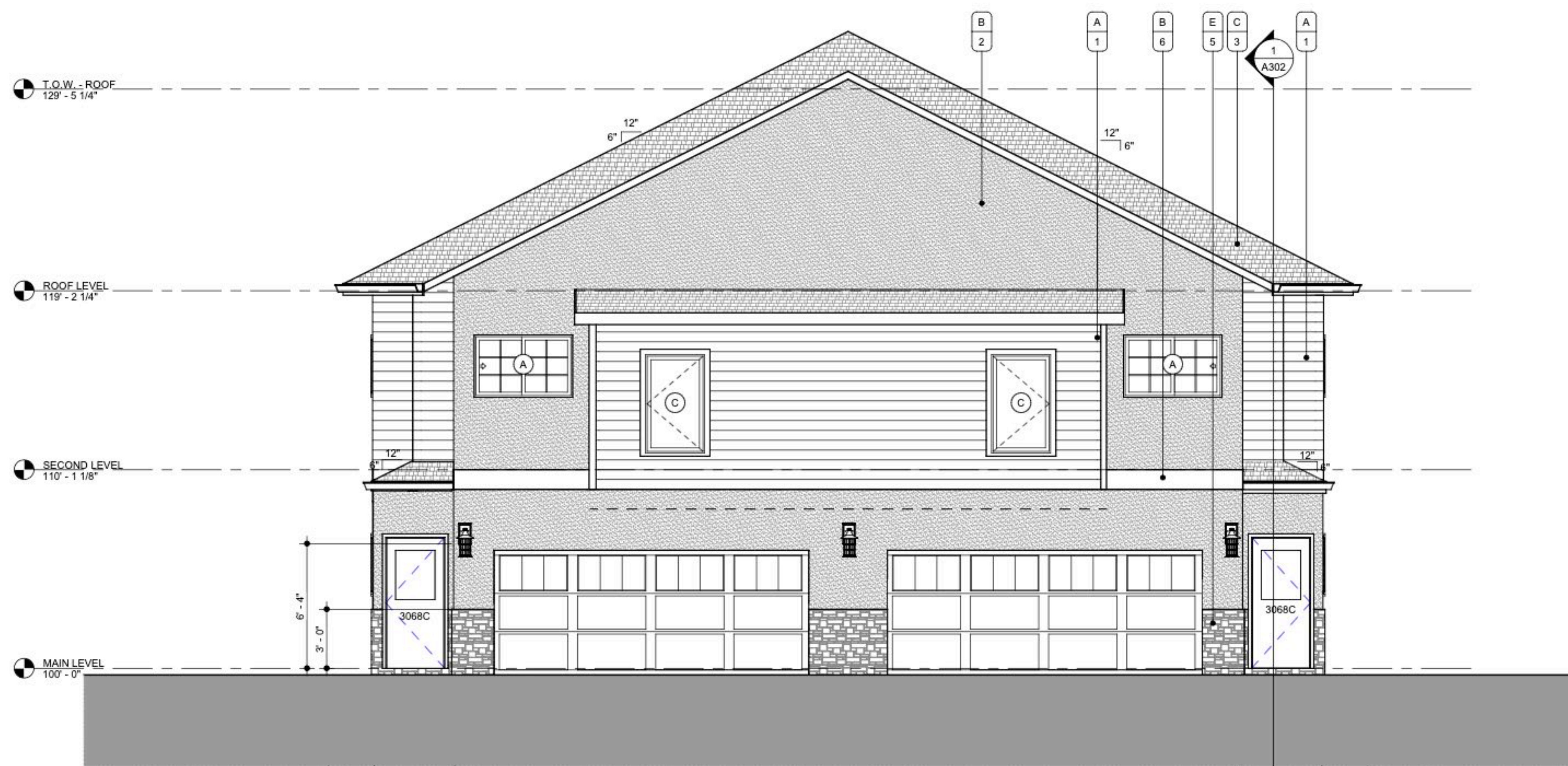
exterior material legend building 4

MATERIAL TYPE

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

MATERIAL FINISH

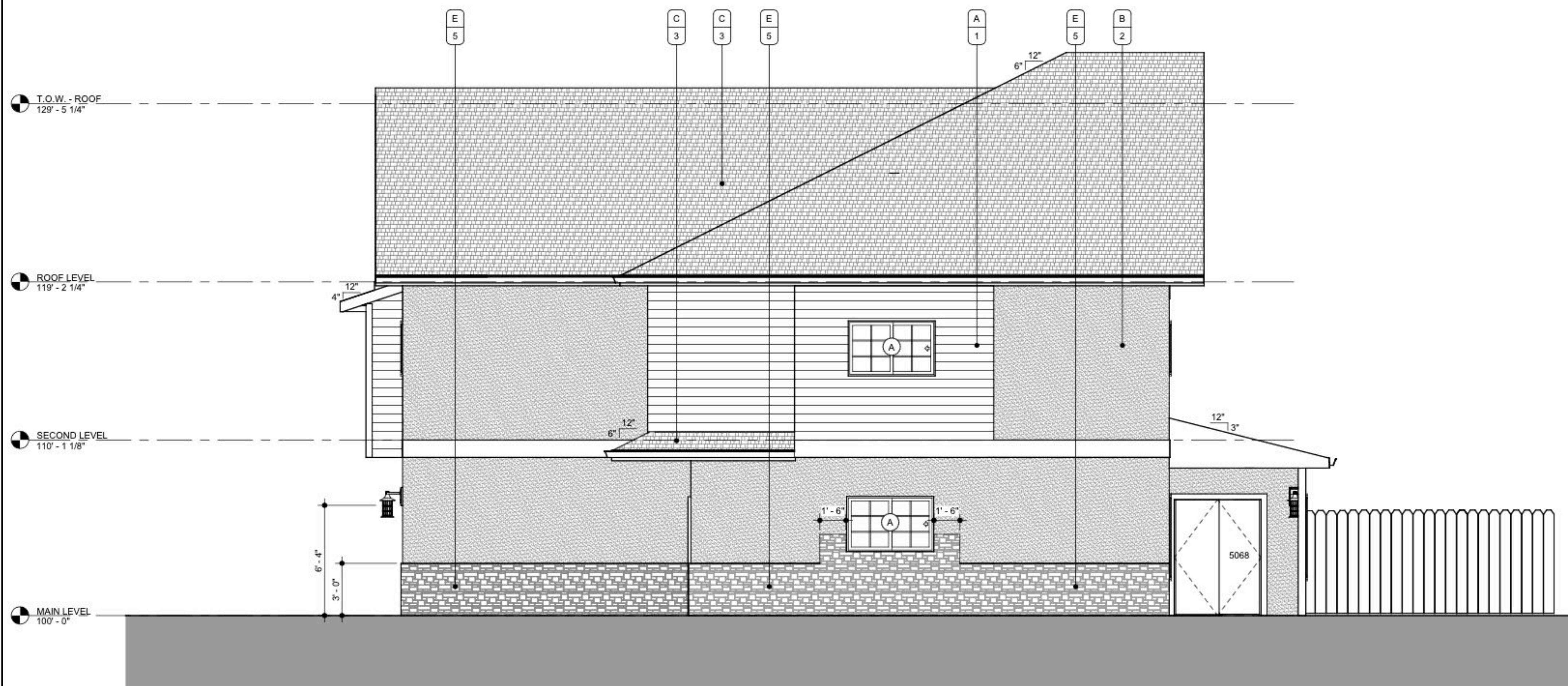
1. PAINT, COLOR 1, TBD
2. EIFS FINISH COAT - 3, COLOR TBD
3. PER MANUFACTURER, TBD
4. PAINT, ACCENT COLOR 2, TBD
5. PER MANUFACTURER, TBD
6. EIFS FINISH COAT - 2, COLOR TBD
7. EIFS FINISH COAT - 4, COLOR TBD



2 north elevation
1/4" = 1'-0"

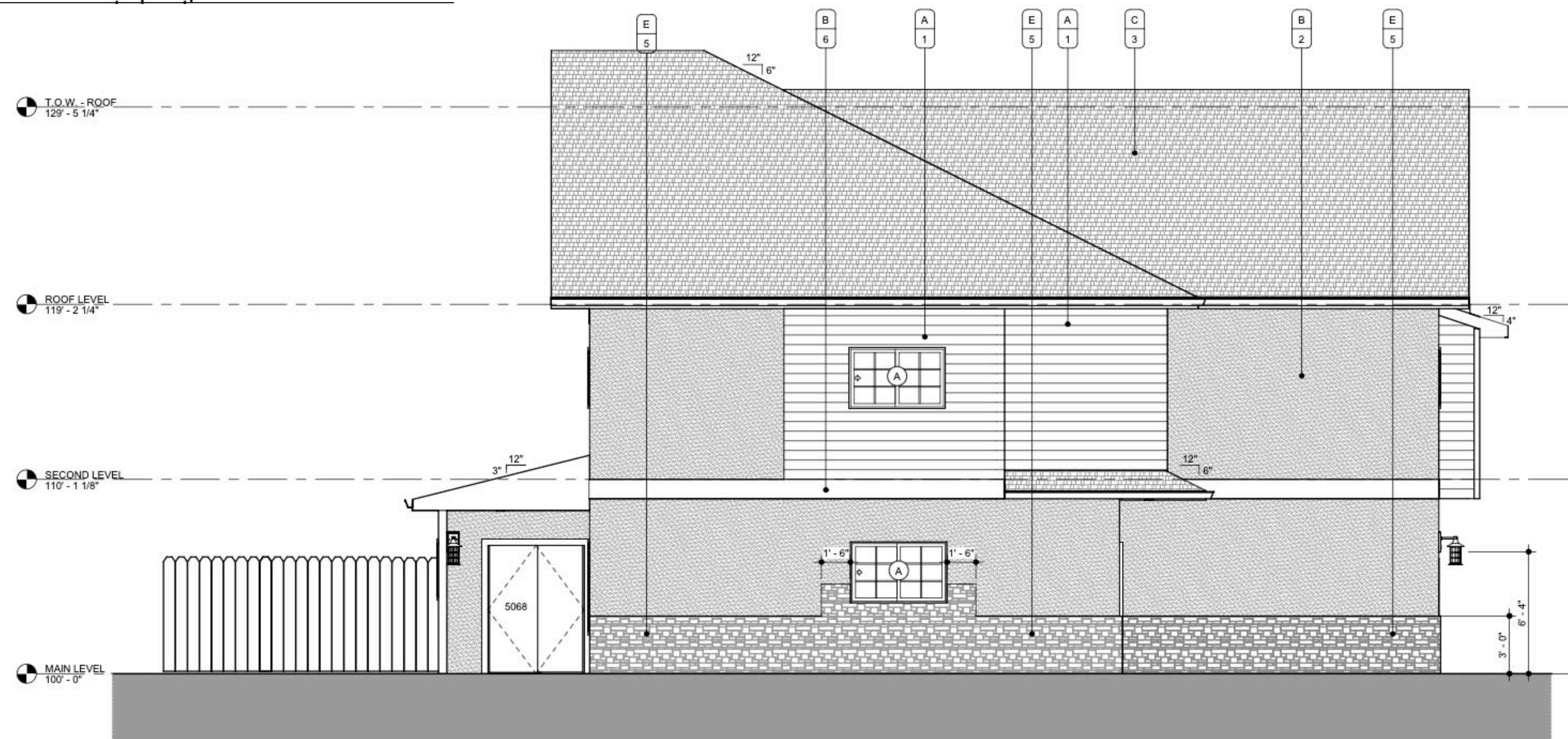


1 south elevation
1/4" = 1'-0"



west elevation

1/4" = 1'-0"



east elevation

1/4" = 1'-0"

exterior elevation general notes

1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. 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
4. 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.
5. REFER TO SHEET A601 FOR EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT. PRIOR TO INSTALLATION. ALL PIPING SHALL BE 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
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
 6. EIFS FINISH COAT - 2, COLOR TBD
 7. EIFS FINISH COAT - 4, COLOR TBD

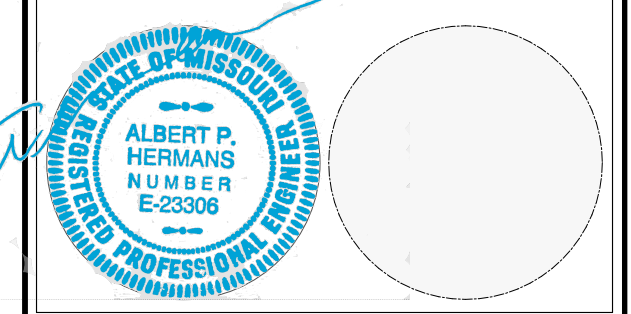
exterior material legend building 3

- MATERIAL TYPE
- A. T-1-11
 - 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
 3. PER MANUFACTURER, TBD
 4. PAINT, ACCENT COLOR 2, TBD
 5. PER MANUFACTURER, TBD
 6. EIFS FINISH COAT - 2, COLOR TBD
 7. EIFS FINISH COAT - 4, COLOR TBD

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 211 & 213 Orchard Court
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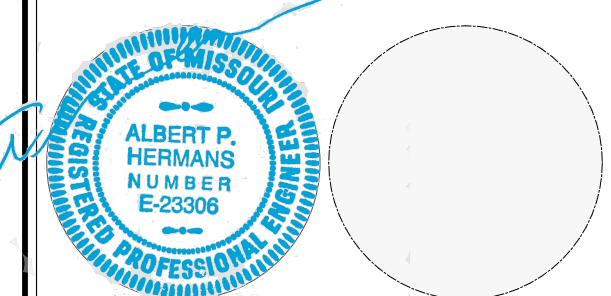


A202

1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		

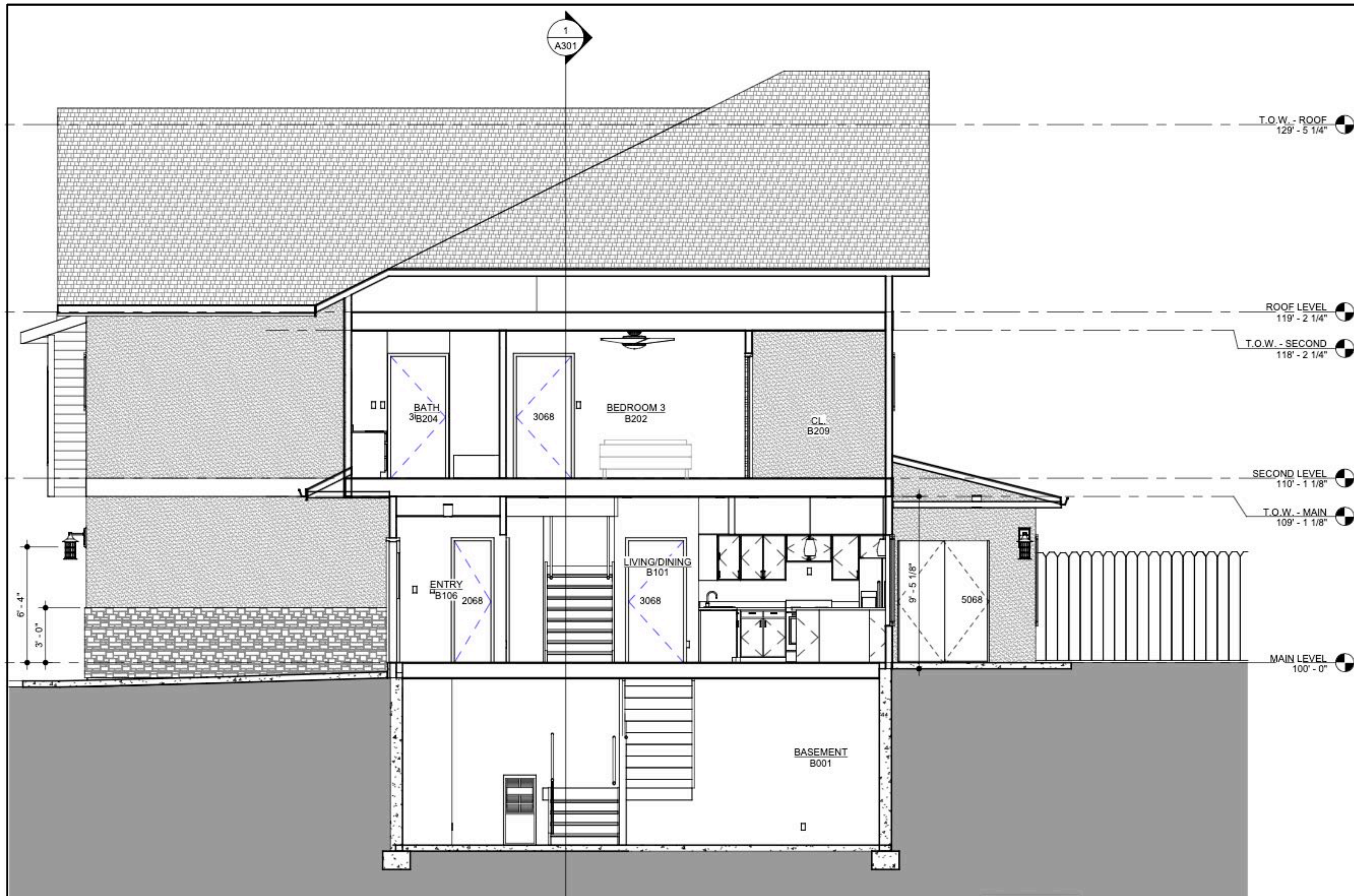
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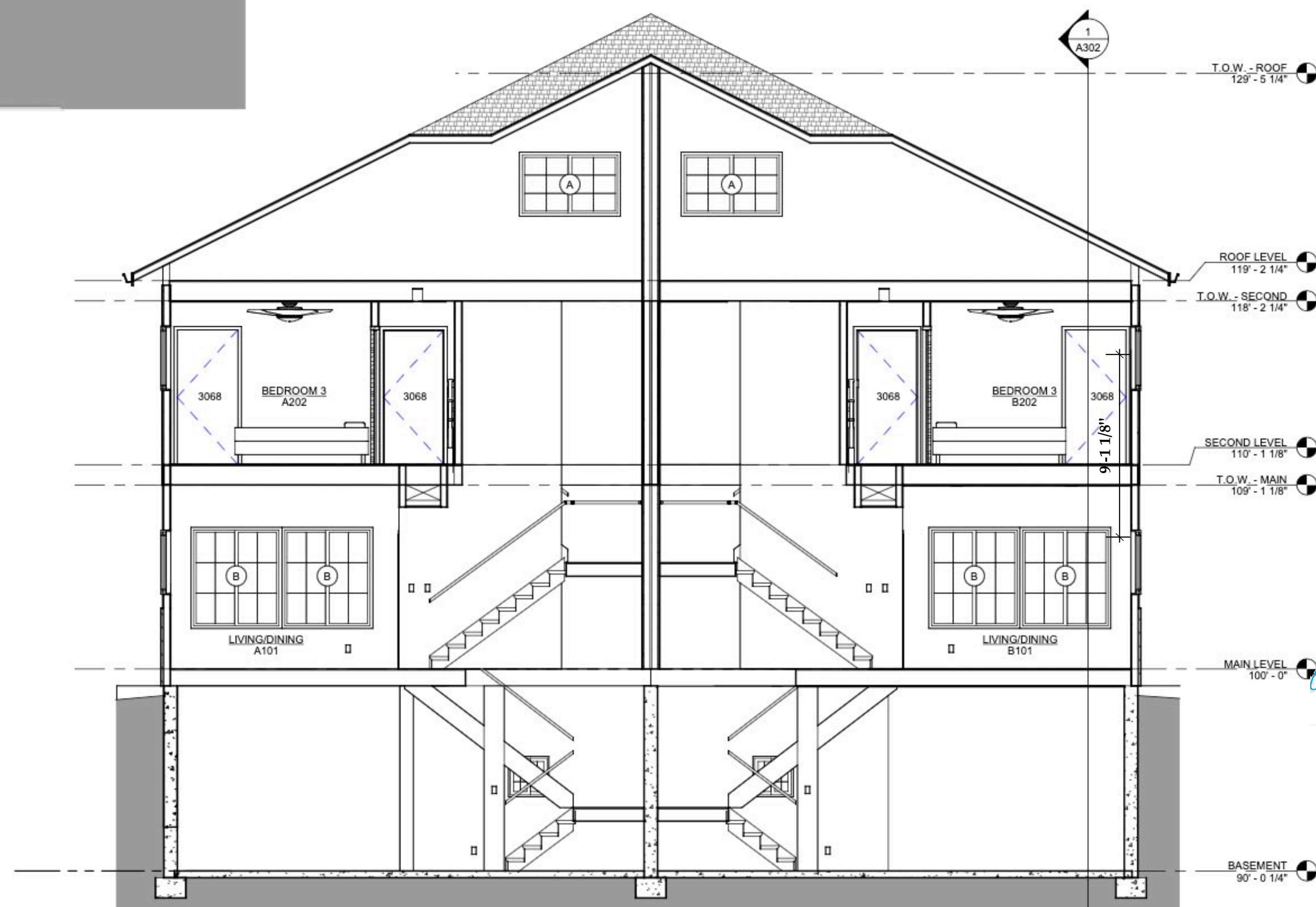
A301

1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		



building section looking north

1/4" = 1'-0"



building section stairs looking south

1/4" = 1'-0"

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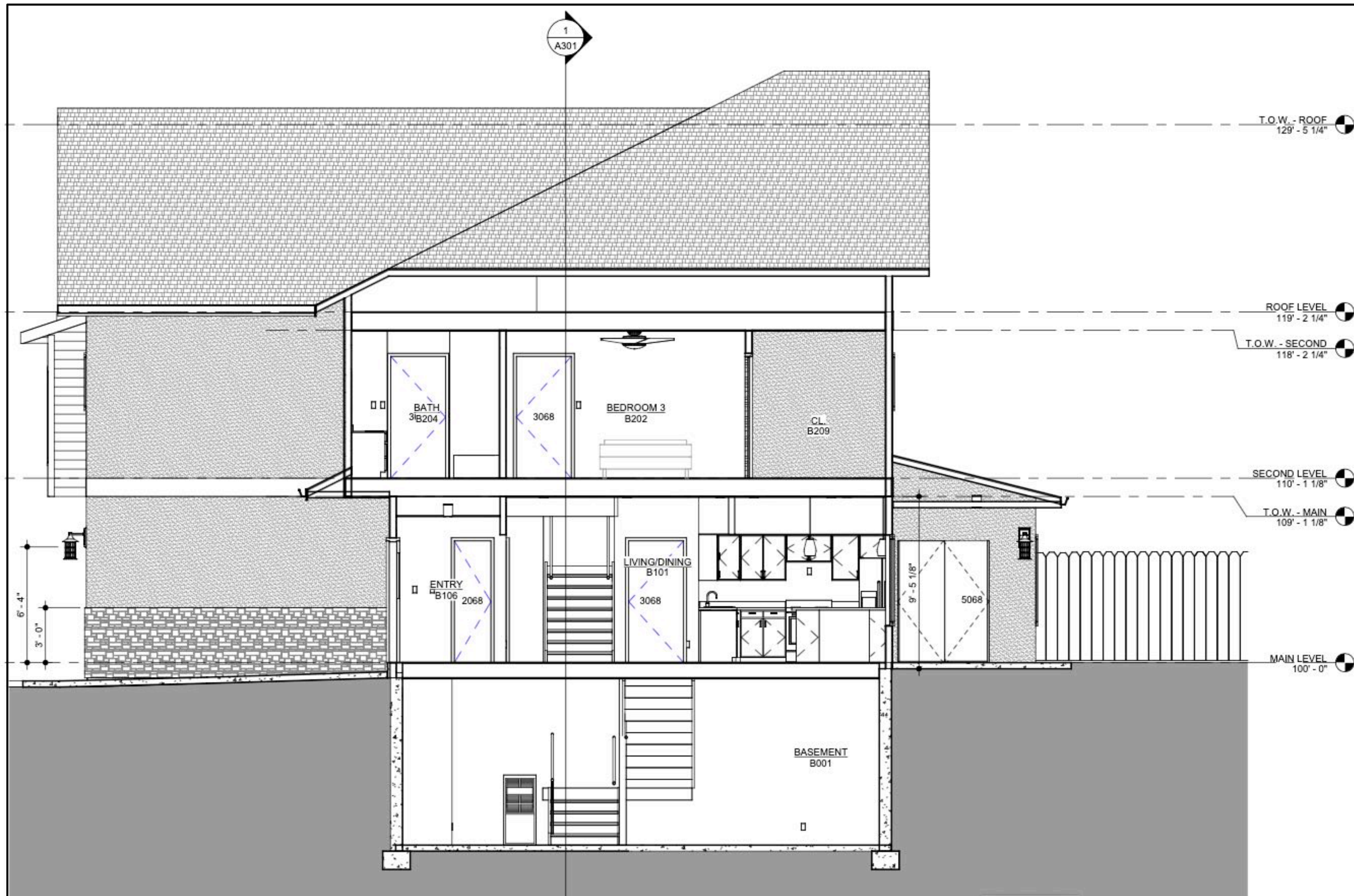
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A301

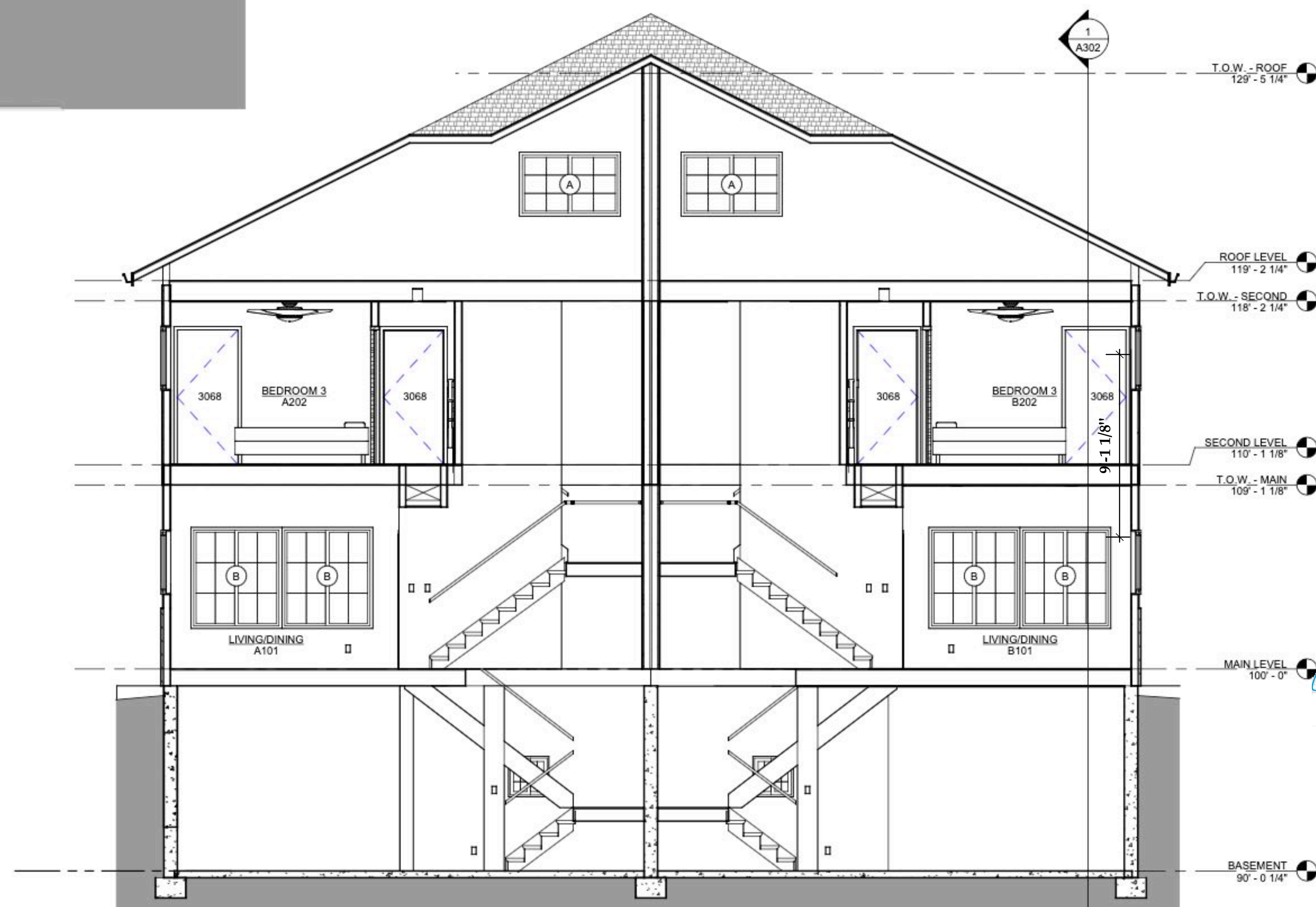
1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		

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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/09/2024 12:00:23



building section looking north

1/4" = 1'-0"



building section stairs looking south

1/4" = 1'-0"

electrical/ceiling keynotes

- ① GARAGE OPENER OUTLET IN CEILING
- ② SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ③ SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- ④ RESTROOM CEILING HEIGHT TO BE 8'-0"
- ⑤ PROVIDE 5/8" FIRE GUARD X GYP BD ON ENTIRE CEILING OF GARAGE

electrical/ceiling general notes

- 1. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER R315.
- 2. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
- 3. COORDINATE REQUIREMENTS FOR ALL ELECTRICAL FIXTURES WITH SPECIFIC SELECTED FIXTURE REQUIREMENTS PRIOR TO ROUGH-IN.
- 4. THIS HOUSE SHALL BE PROVIDED WITH A "UFER" GROUND PER IRC SECTION 3608.1

electrical/ceiling legend

CEILING TYPES

- EXTERIOR, PRE-FINISHED ALUMINUM SOFFIT PANELS
- PAINTED GYP. BD. CEILING

LIGHT FIXTURE TYPES

- RECESSED CAN LIGHT- REF. SCHEDULE FOR DETAILS
- OVER-VANITY LIGHT- REF. SCHEDULE FOR DETAILS
- CEILING FAN W/ LIGHT KIT- REF. SCHEDULE FOR DETAILS
- WALL SCONCE- REF. SCHEDULE FOR DETAILS
- LARGE PENDANT LIGHT- REF. SCHEDULE FOR DETAILS
- BATHROOM EXHAUST FAN- SWITCH AS INDICATED AND COORDINATE EXHAUST VENT WITH MECHANICAL CONTR

SWITCH TYPES

- GARAGE DOOR OPENER SWITCH
- CEILING FAN SWITCH- WIRE FOR INDEPENDENT FAN/SWITCH CONTROLS
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH

OUTLET TYPES

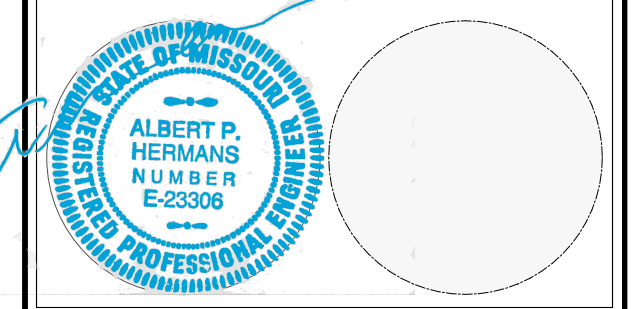
- TELEPHONE/DATA OUTLET. COORDINATE WITH LOCAL PROVIDER AND OWNER
- CABLE-TV OUTLET. COORDINATE EXTERIOR LOCATION WITH LOCAL PROVIDER AND OWNER
- GFCI OUTLET PER CODE
- STANDARD DUPLEX OUTLET
- DUPLEX OUTLET W/ USB OUTLETS
- DUPLEX OUTLET AT MICROHOOD LOCATION OVER RANGE- MOUNT AT 60" A.F.F.
- GARBAGE DISPOSAL OUTLET UNDER SINK- WIRE TO SWITCH LOCATION AS INDICATED
- TELEVISION OUTLET- UTILIZE RECESSED OUTLET- MOUNT AT 60" A.F.F.
- 240V 4-SLOT DRYER OUTLET- MOUNT AT 36" A.F.F.

lighting fixture schedule

TYPE MARK	DESCRIPTION	COMMENTS
A	6" LED RECESSED CAN LIGHT	
B	6" LED RECESSED CAN LIGHT FOR EXTERIOR	
C	BEDROOM CEILING FAN W/ LIGHT KIT	
D	EXTERIOR WALL SCONCE	
E	OVER-VANITY FIXTURE- MASTER BATH	
F	OVER-VANITY FIXTURE- HALF BATH	
G	6" LED RECESSED CAN LIGHT FOR WET LOCATION	
H	ISLAND PENDANT	
J	LIGHT SOCKET WITH PULL STRING	
Grand total: 104		

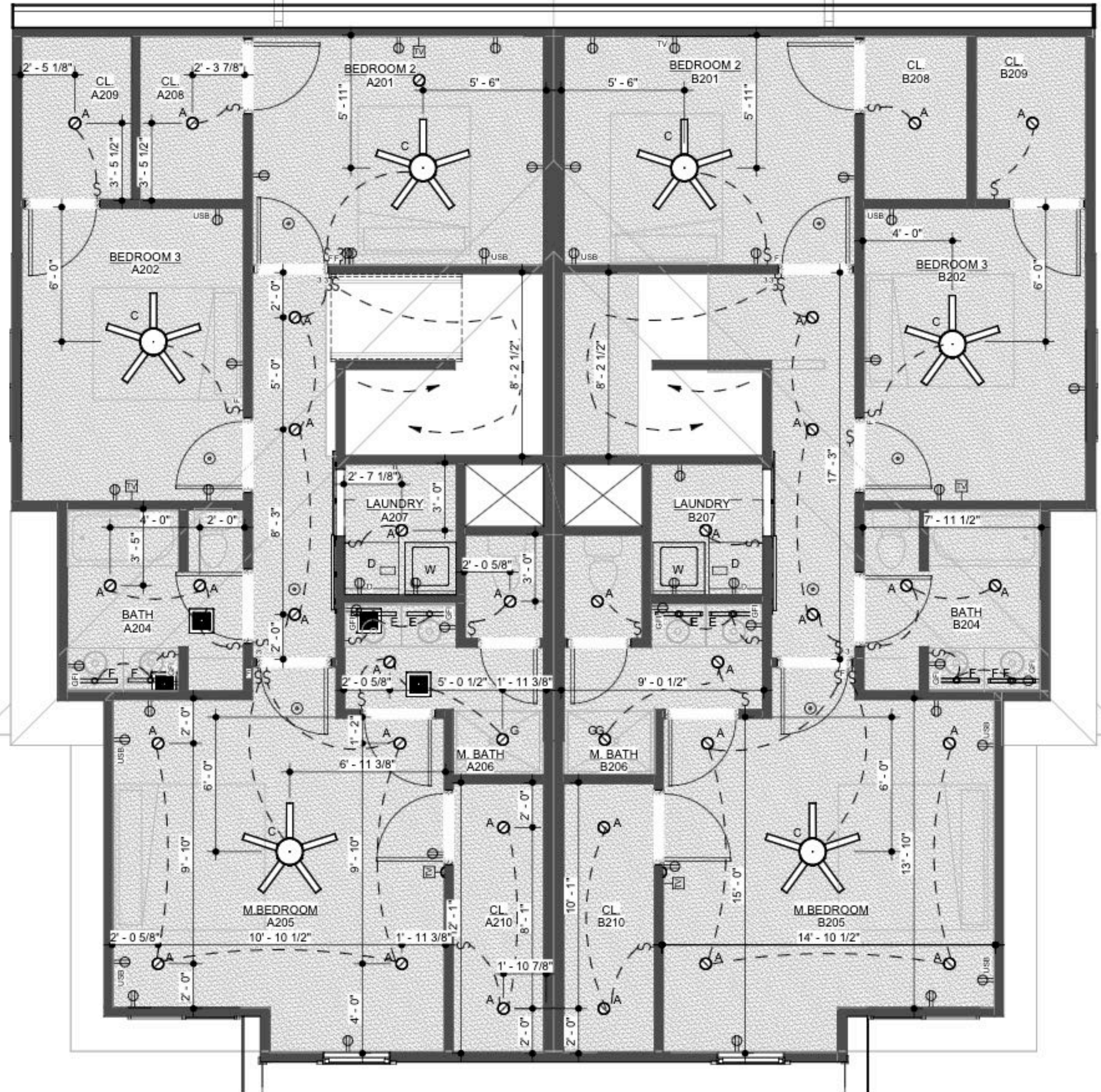
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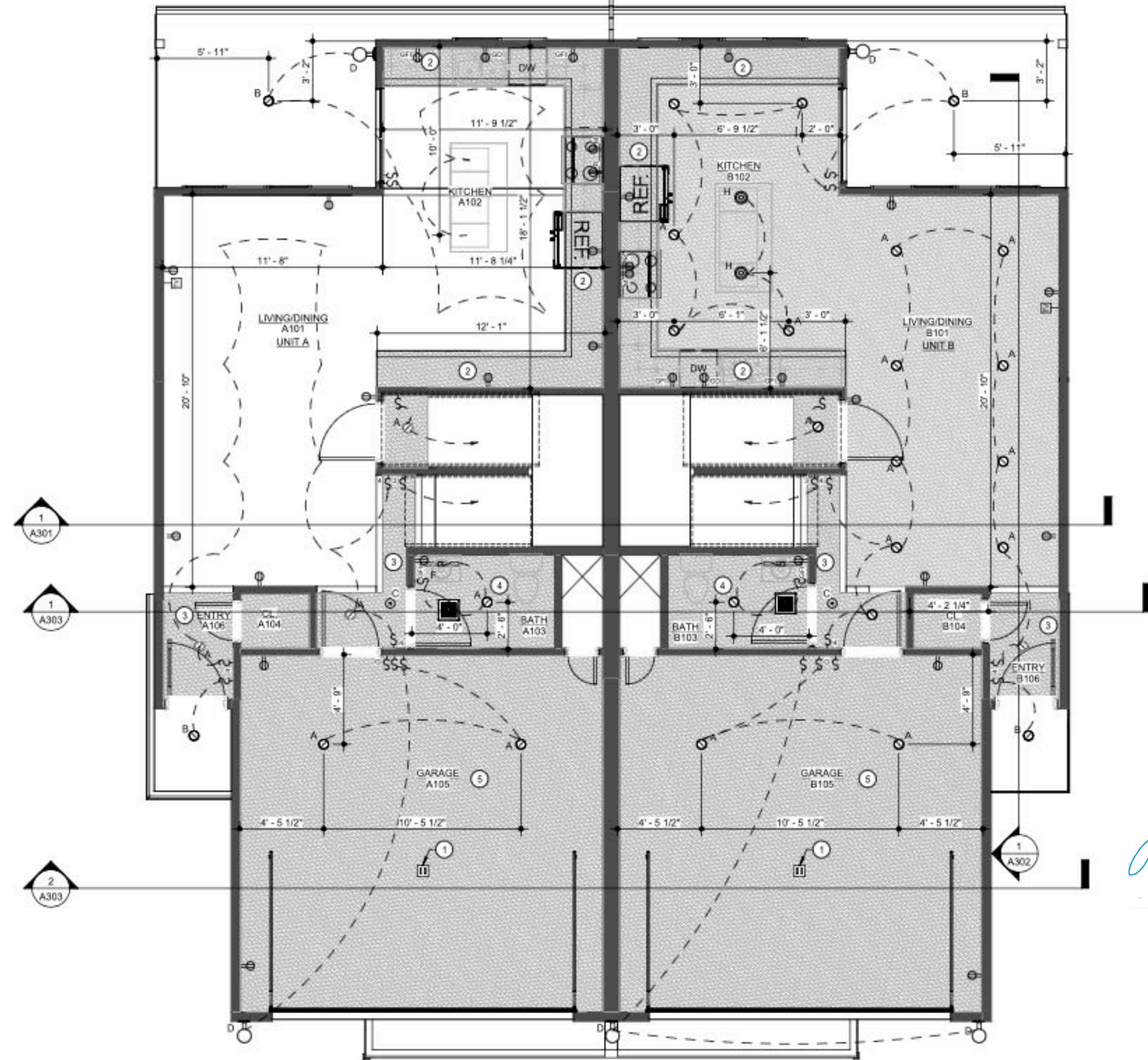
E101

1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
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5	REVISION		



second floor electrical plan

1/4" = 1'-0"



first floor electrical plan

1/4" = 1'-0"

FLOOR JOIST SCHEDULE

MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	"1" Joist	TJI PRO 130	9 1/2"	12" O.C.	17'
FJ-2	"1" Joist	TJI PRO 130	9 1/2"	16" O.C.	16'
FJ-3	"1" Joist	TJI PRO 130	9 1/2"	19.2" O.C.	15'
FJ-4	"1" Joist	TJI PRO 130	11 7/8"	12" O.C.	21'
FJ-5	"1" Joist	TJI PRO 130	11 7/8"	16" O.C.	19'
FJ-6	"1" Joist	TJI PRO 130	11 7/8"	19.2" O.C.	18'
FJ-7	"1" Joist	TJI PRO 250	11 7/8"	12" O.C.	22'
FJ-8	"1" Joist	TJI PRO 250	11 7/8"	16" O.C.	20'
FJ-9	"1" Joist	TJI PRO 250	11 7/8"	19.2" O.C.	19'
FJ-20	Lumber	Treated#2 or BTR	2x6	12" O.C.	10'-9"
FJ-21	Lumber	Treated#2 or BTR	2x6	16" O.C.	9'-9"
FJ-22	Lumber	Treated#2 or BTR	2x8	12" O.C.	14'-2"
FJ-23	Lumber	Treated#2 or BTR	2x8	16" O.C.	12'-7"
FJ-24	Lumber	Treated#2 or BTR	2x10	12" O.C.	17'-9"
FJ-25	Lumber	Treated#2 or BTR	2x10	16" O.C.	15'-5"
FJ-26	Lumber		2-2x10		
FJ-27	Lumber		2x12		
FJ-28	Lumber		2x12		

Note: "1" Joists Listed Above Are Manufactured By Trus Joist Macmillan And Spans Are Based On L / 480 Live Load Deflection

HEADER SCHEDULE

MARK	SIZE	NO. OF STUDS AT EACH END
A	2 - 2x10's	2
B	2 - 2x10's	2
C	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	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
G	2 - 1 3/4" x 16" L.V.L.'S	4
H	2 - 1 3/4" x 18" L.V.L.'S	4
I	3 - 1 3/4" x 9 1/2" L.V.L.'S	4
J	3 - 1 3/4" x 11 7/8" L.V.L.'S	4
K	3 - 1 3/4" x 14" L.V.L.'S	5
L	3 - 1 3/4" x 16" L.V.L.'S	5
M	3 - 1 3/4" x 18" L.V.L.'S	5
N	3 - 1 3/4" x 18" L.V.L.'S	5
O	1 - 1 3/4" x 9 1/2" L.V.L.'S	2
P	1 - 1 3/4" x 11 7/8" L.V.L.'S	2

Note: "U" Indicates Header Is Upset

CEILING JOISTS SCHEDULE

MARK	SIZE	SPACING	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"
CJ-6	2x10	16"	19'-10"

CONCRETE WALL SCHEDULE

MARK	CONCRETE WALL THICKNESS	REINFORCING HEIGHT	VERTICAL	HORIZONTAL
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
H	10"	9'	#4's AT 2' O.C.	5 - #4's
I	10"	10'	#4's AT 2' O.C.	6 - #4's

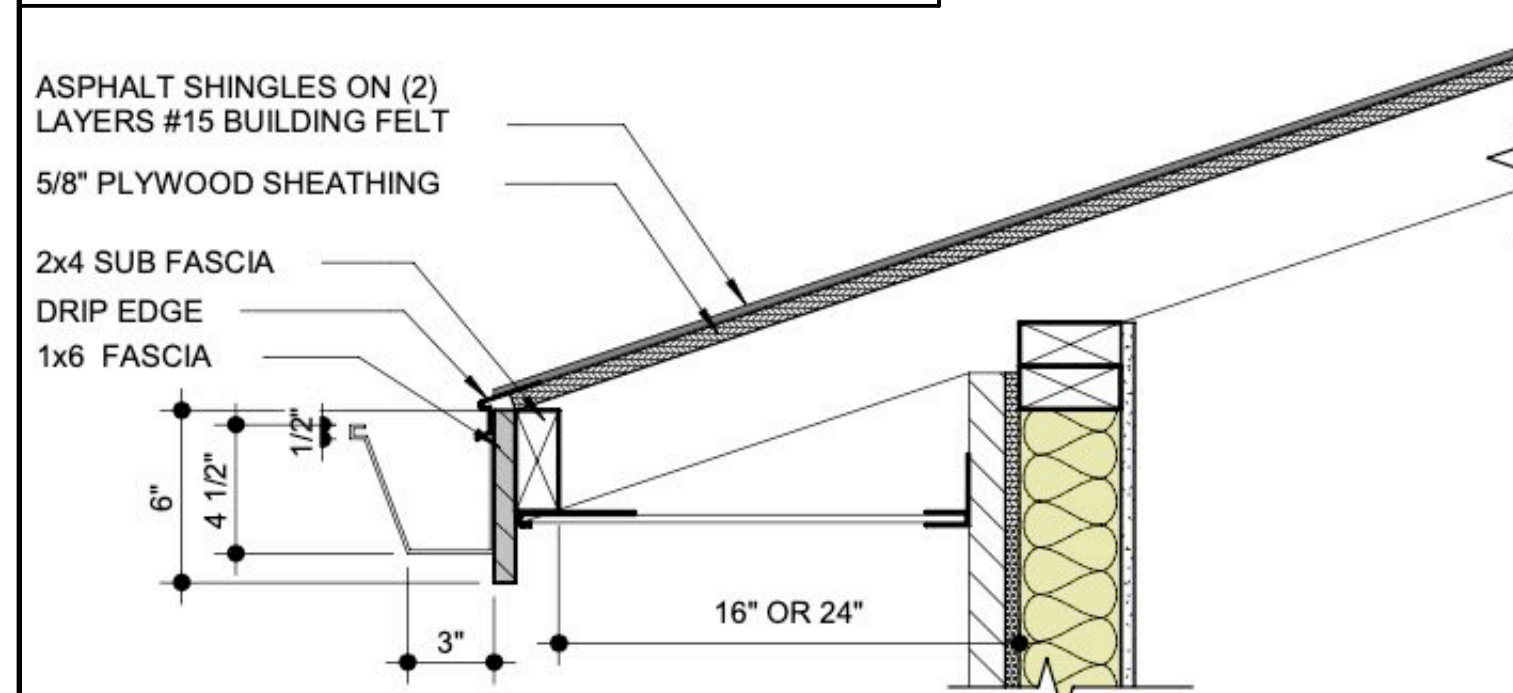
COLUMN SCHEDULE

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
D	3.5" Schedule 40	48"x48"x12"	5 - #4's Each Way	32K
E	6"x6" C.C.A.	18"x18"x3"		
F	8"x8" Cedar	24"x3"		

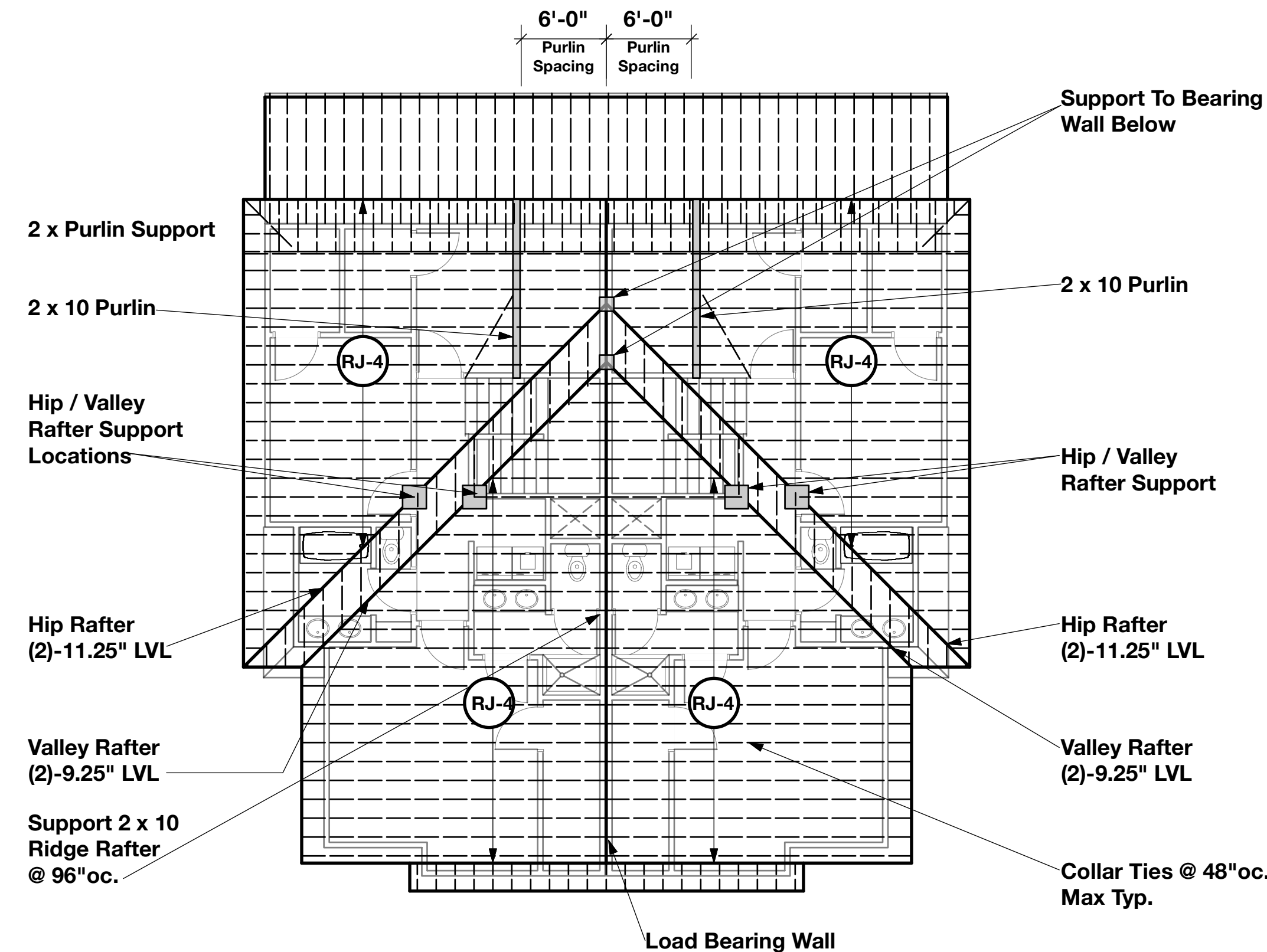
ROOF RAFTER SCHEDULE

MARK	SIZE	SPACING	MAXIMUM SPAN	
			FLAT CEILING	VAULTED 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"
RJ-11	2 X 12	24"	18'-2"	17'-6"

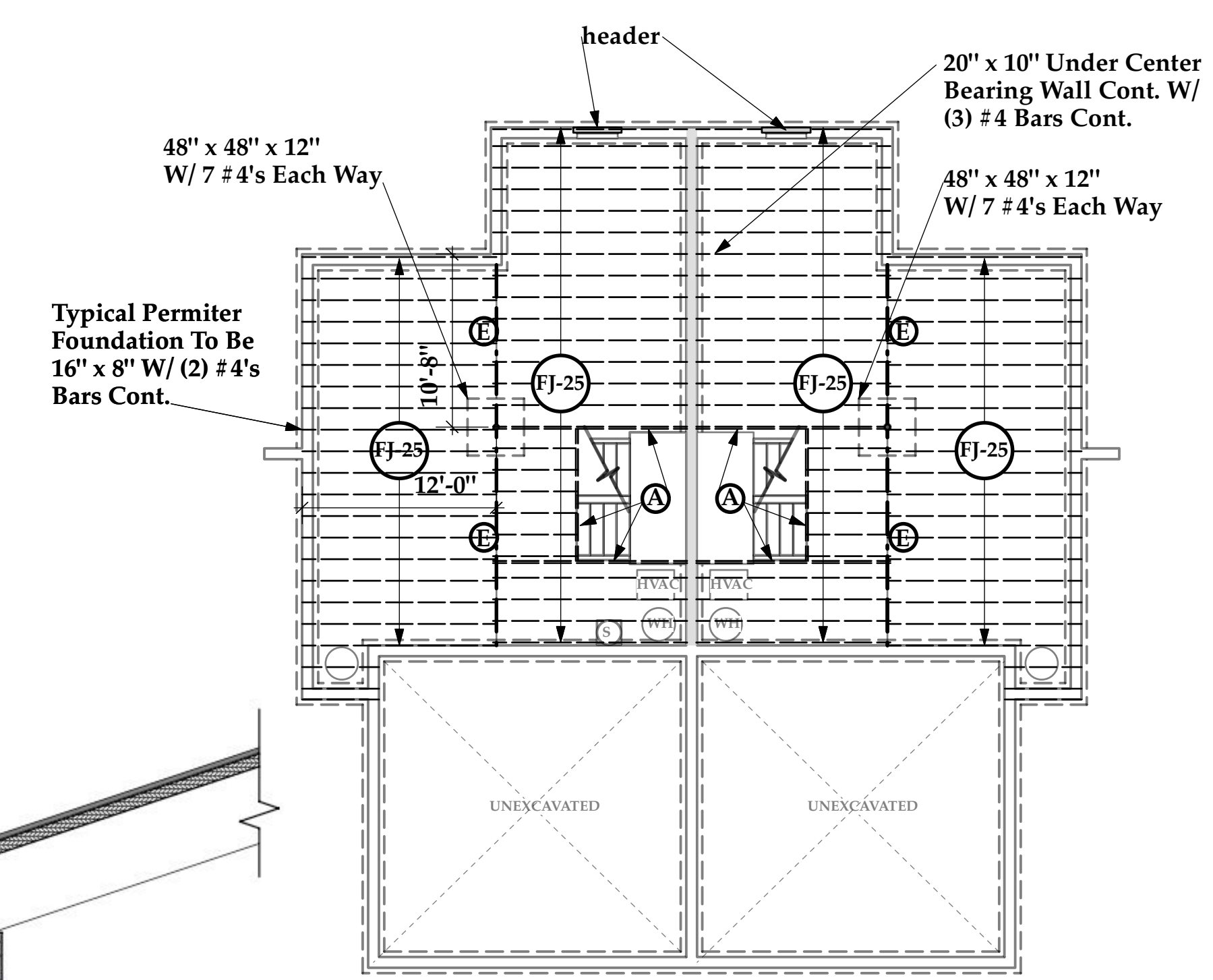
Note: All Spans Figured Using #2 Douglas Fir And Tables 2308.10.3(1) And 2308.10.3(5) Respectively Of The 2000 IBC, Where Dead Load = 10 PSF



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



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



first floor framing plan
1/8" = 1'-0"

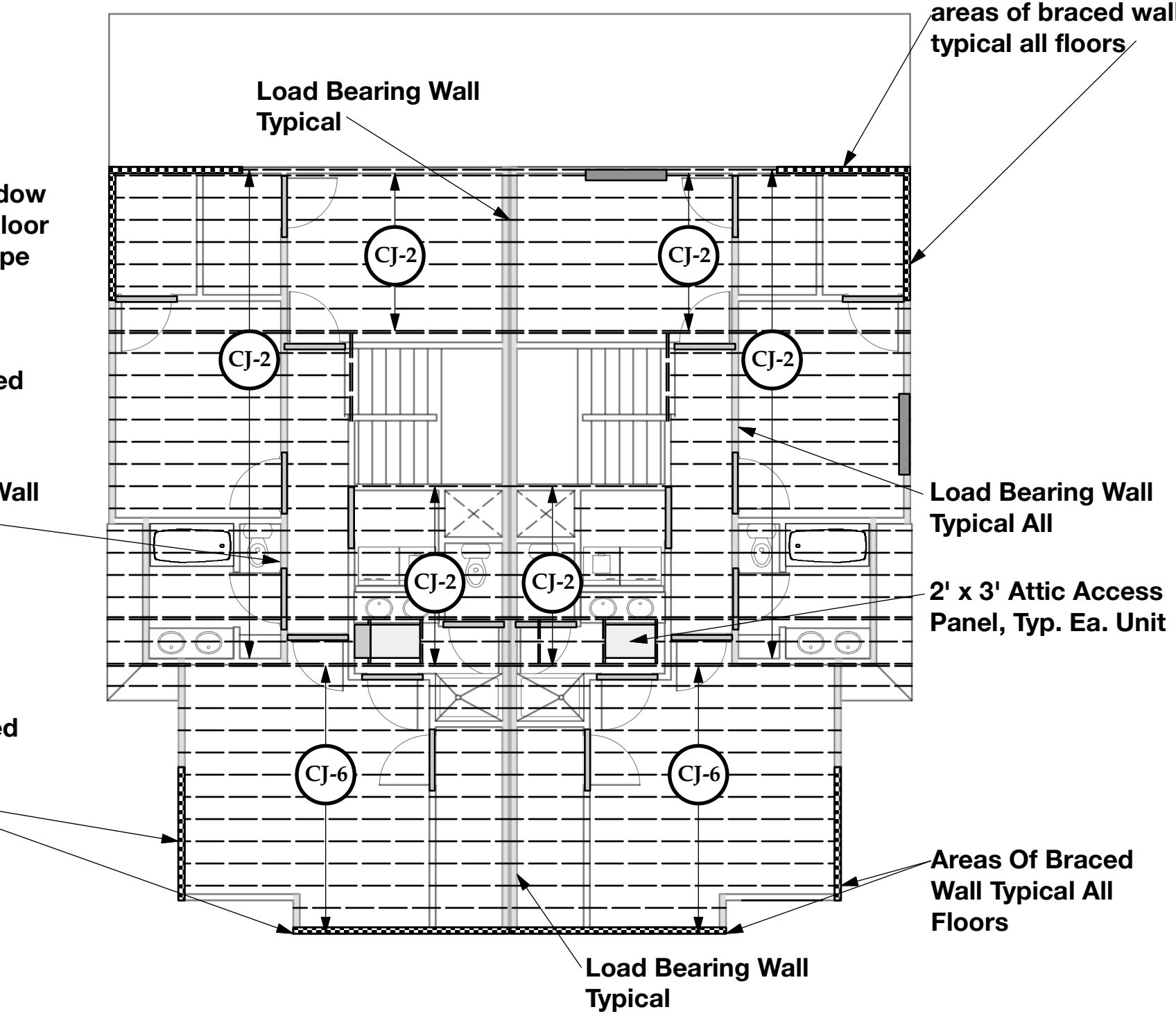
NOTE:
all wood shall be douglas fir larch #2 or better, all parallel beams shall be screwed and glued for their entire length, metal clip angles shall be provided for all roof, rafter and ridge beams, in addition metal clip angles shall be provided for all floor joists to supporting beams and stringers.

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
Thermal Factor 1.0
Wind Importance Factor Exposure "B"
Seismic Use Importance Category "1" 1.0

NOTE:
All Door & Window Headers This Floor Shall Be "B" Type From Adjacent Schedule This Sheet Unless Otherwise Noted

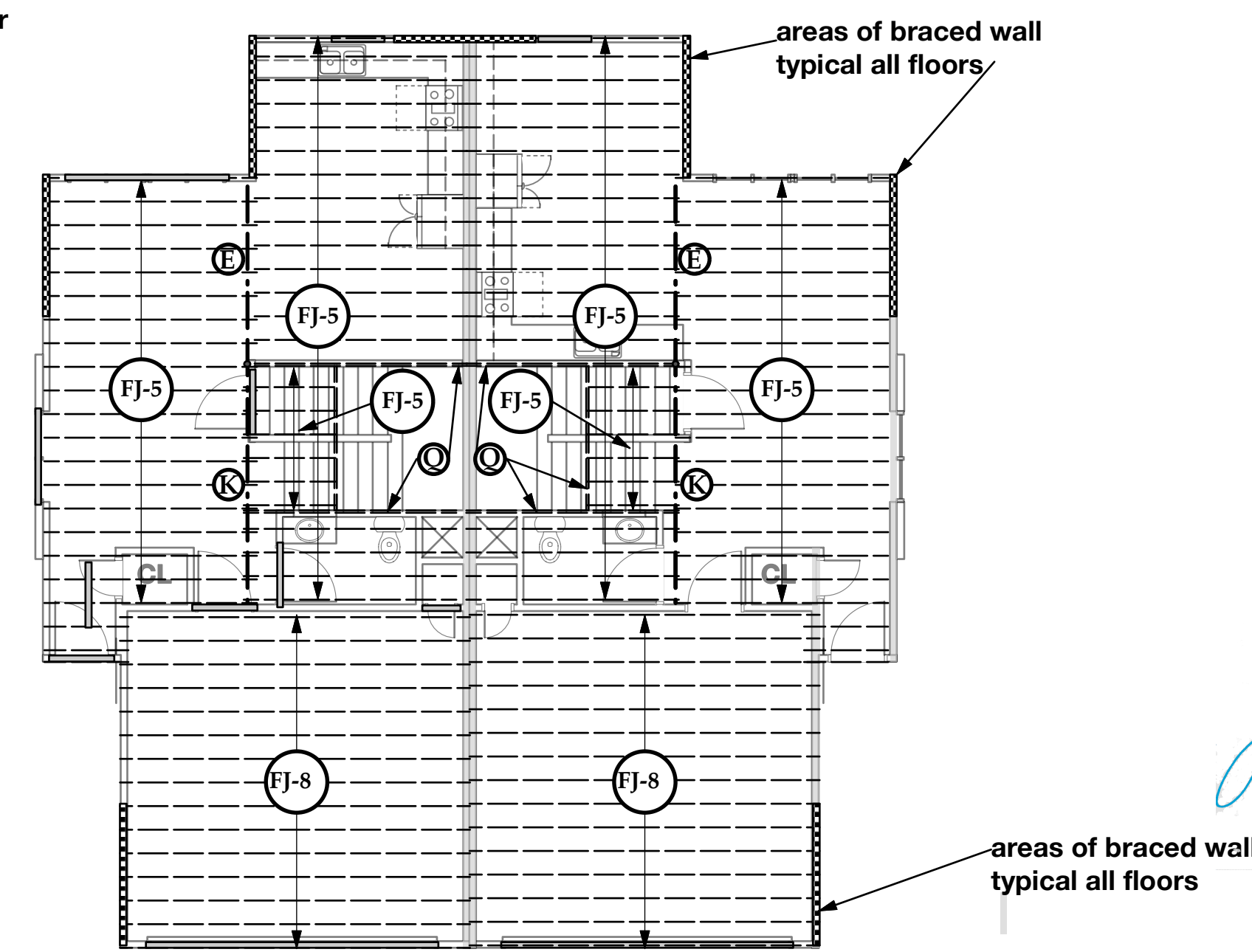
Load Bearing Wall Typical All

Areas Of Braced Wall Typical All Floors



second floor ceiling framing plan
1/8" = 1'-0"

NOTE:
All Door & Window Headers This Floor Shall Be "B" Type From Adjacent Schedule This Sheet Unless Otherwise Noted

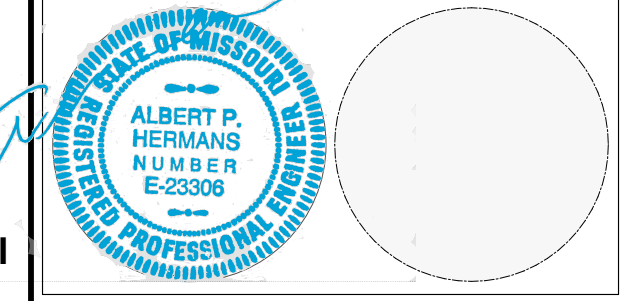


second floor framing plan
1/8" = 1'-0"

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Roy Browne Architect of Record

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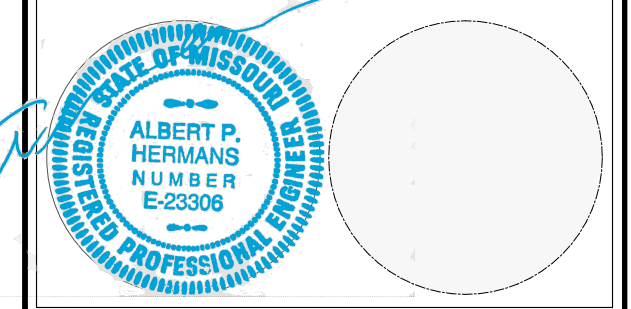
S-1

REVISION	DATE	BY
1	MAY 7, 2024	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:23

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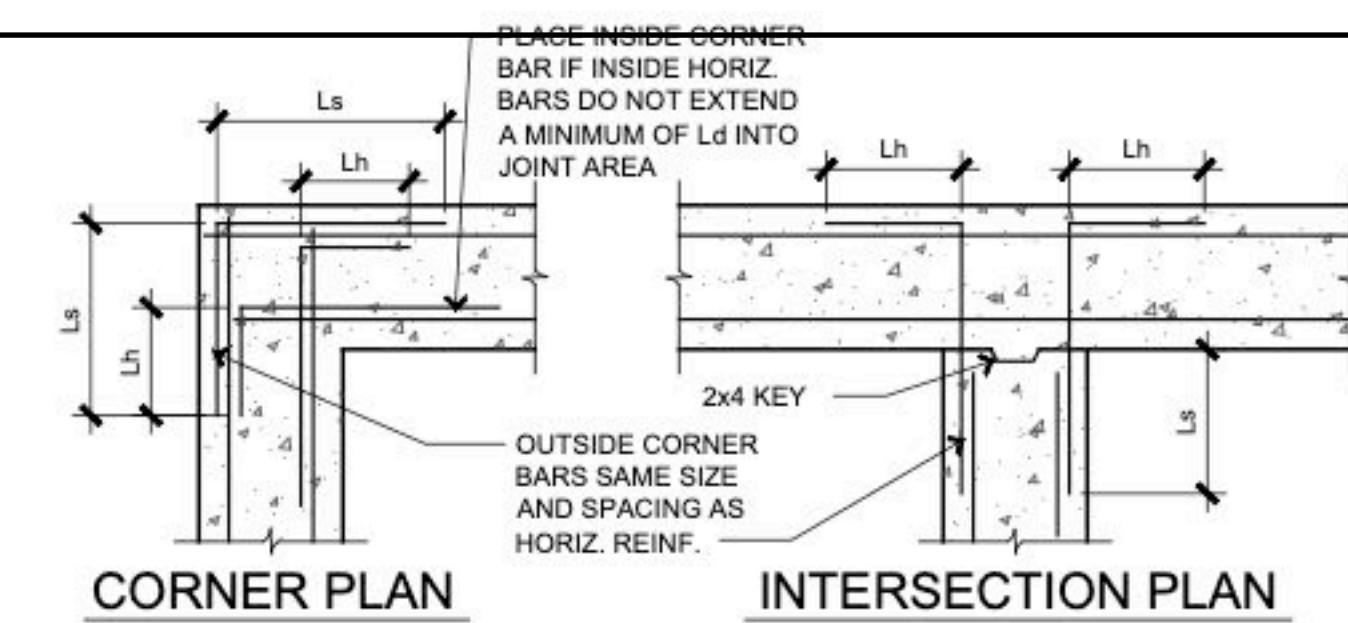
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S500

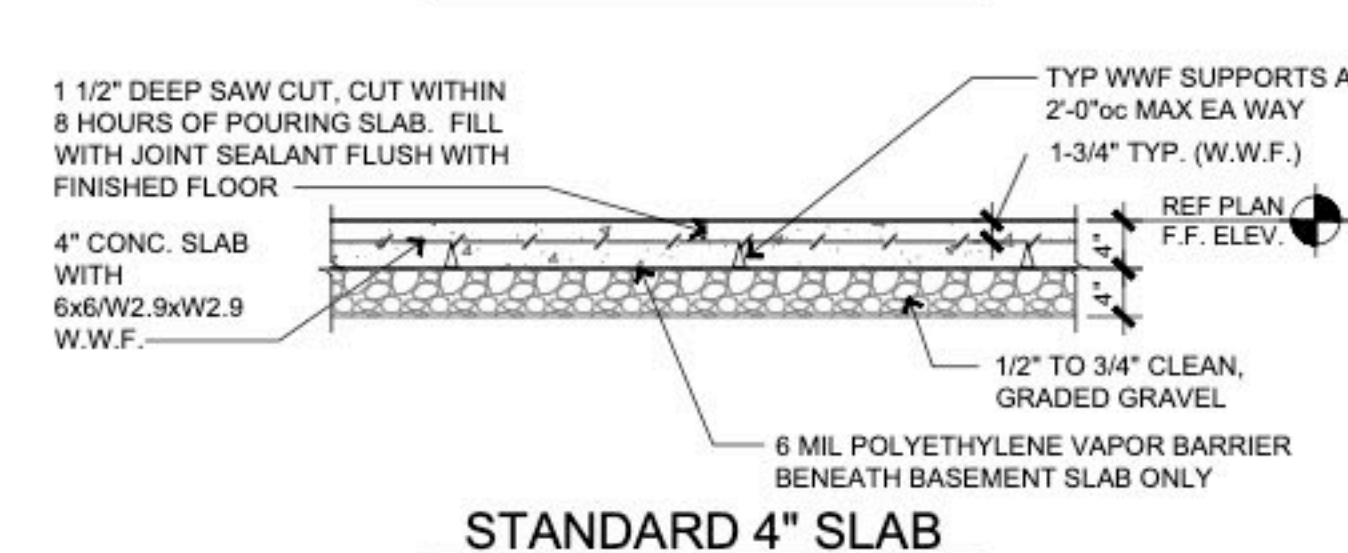
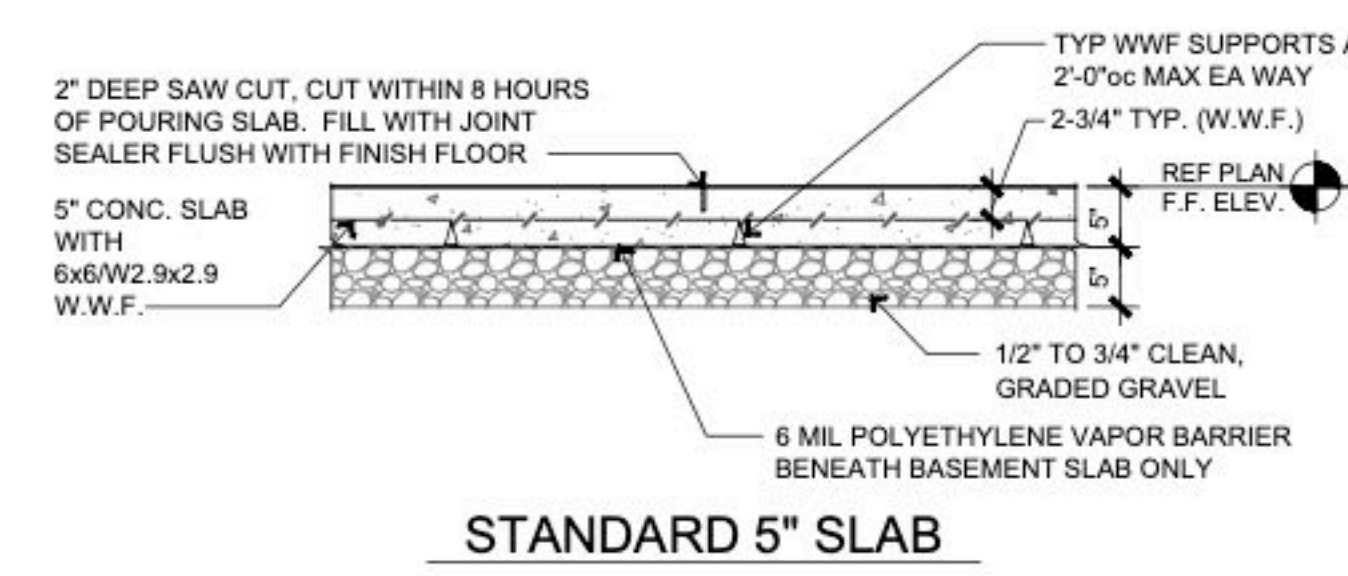
1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 05/09/2024 12:00:26

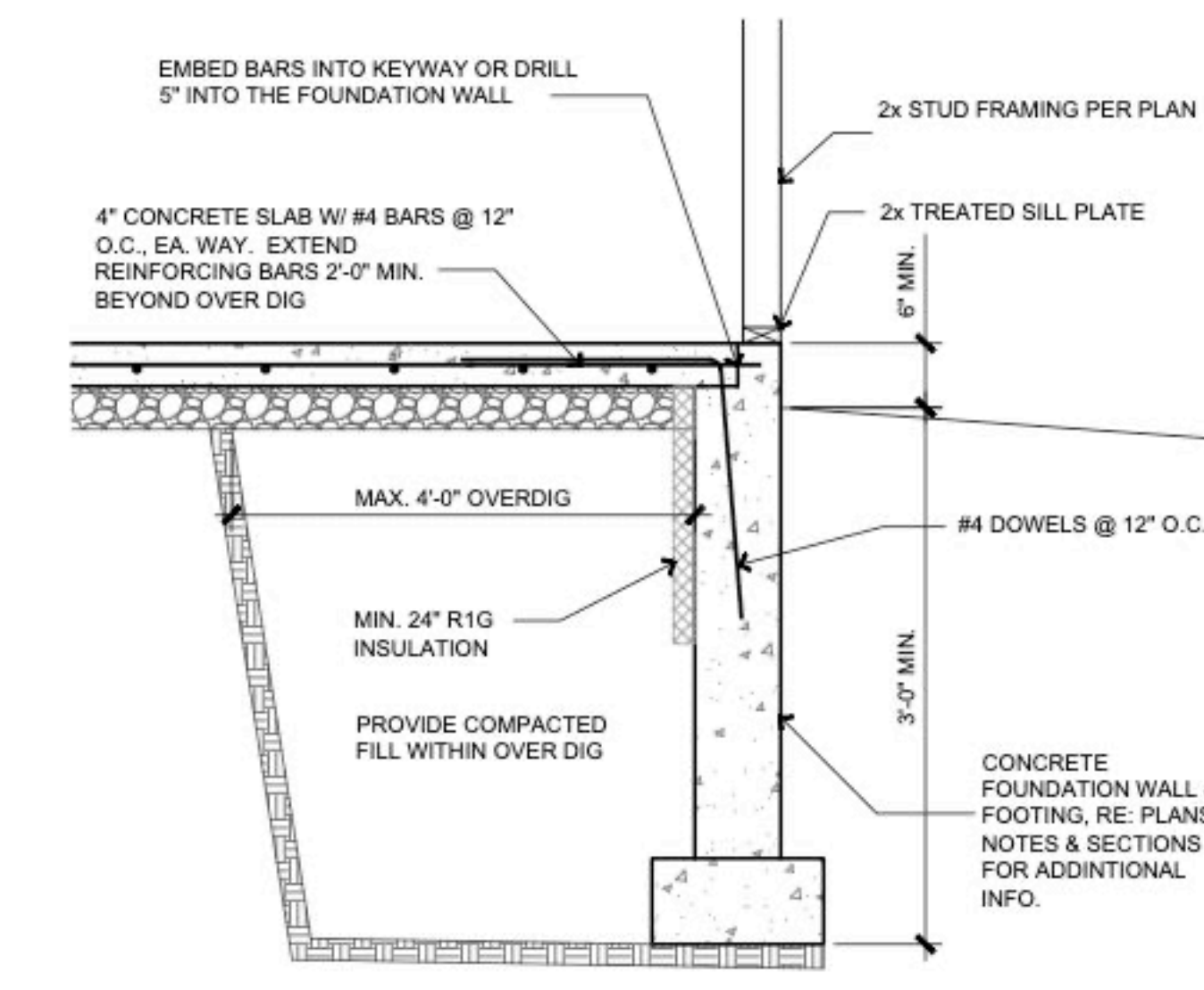


BAR SIZE	Lh	Ld	Ls
3	6"	14"	18"
4	8"	19"	25"
5	10"	23"	30"
6	1'-0"	28"	37"
7	1'-2"	42"	54"
8	1'-4"	48"	62"

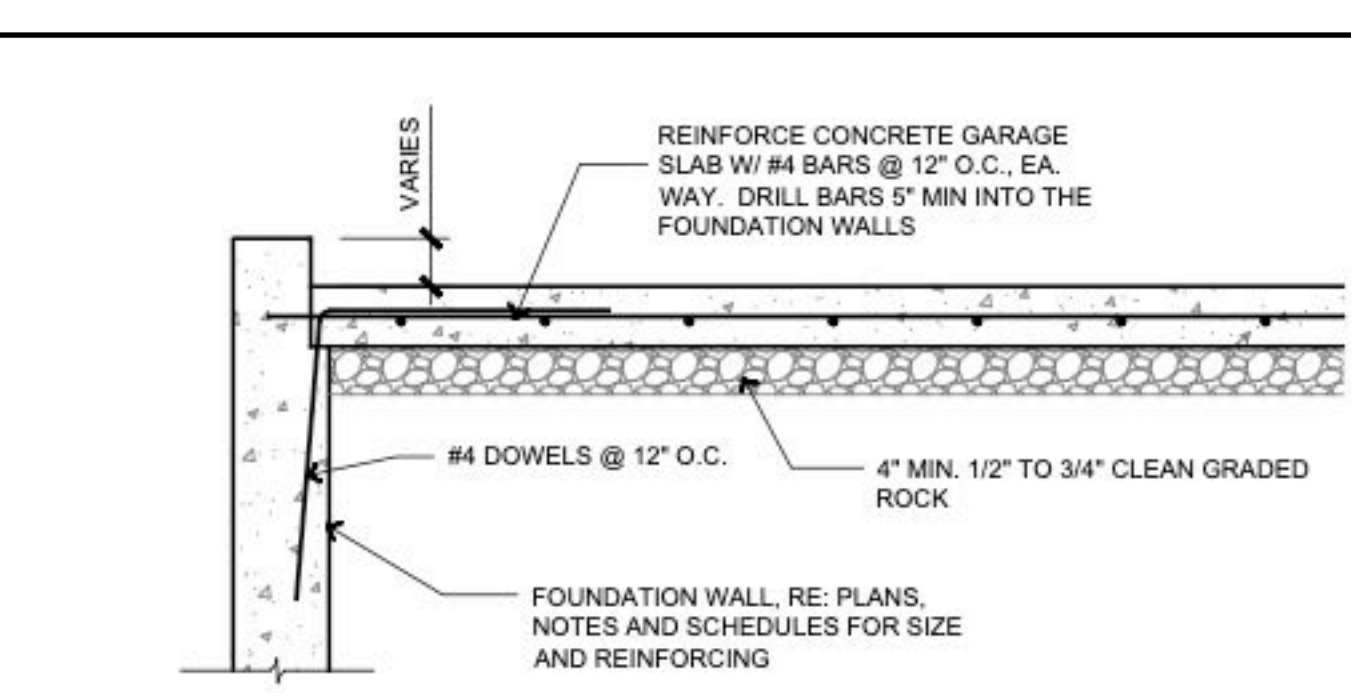
1 TYP WALL AND GRADE BEAM DTL'S
SCALE: 3/4" = 1'-0"



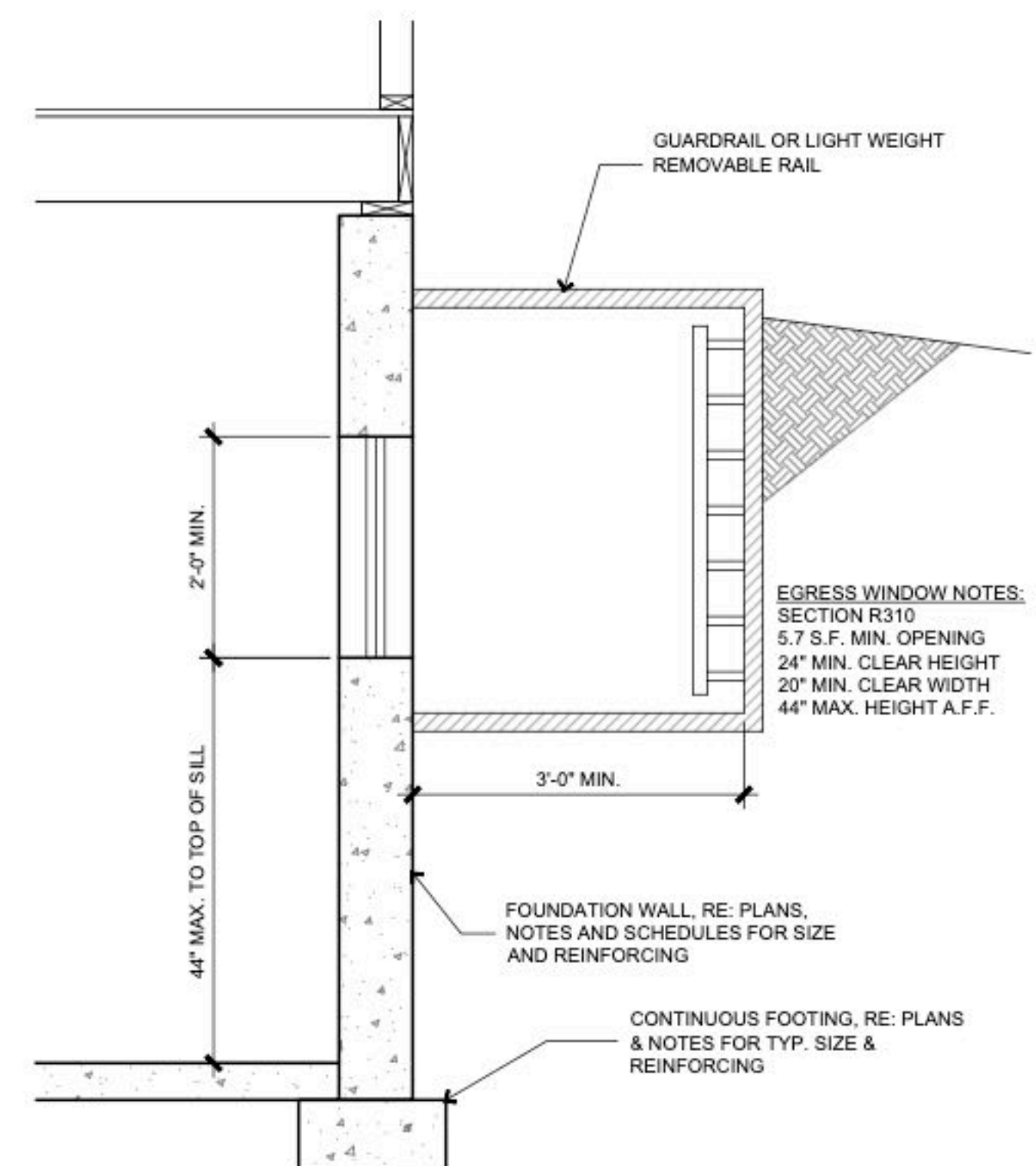
2 STANDARD SLAB DETAILS
SCALE: 3/4" = 1'-0"



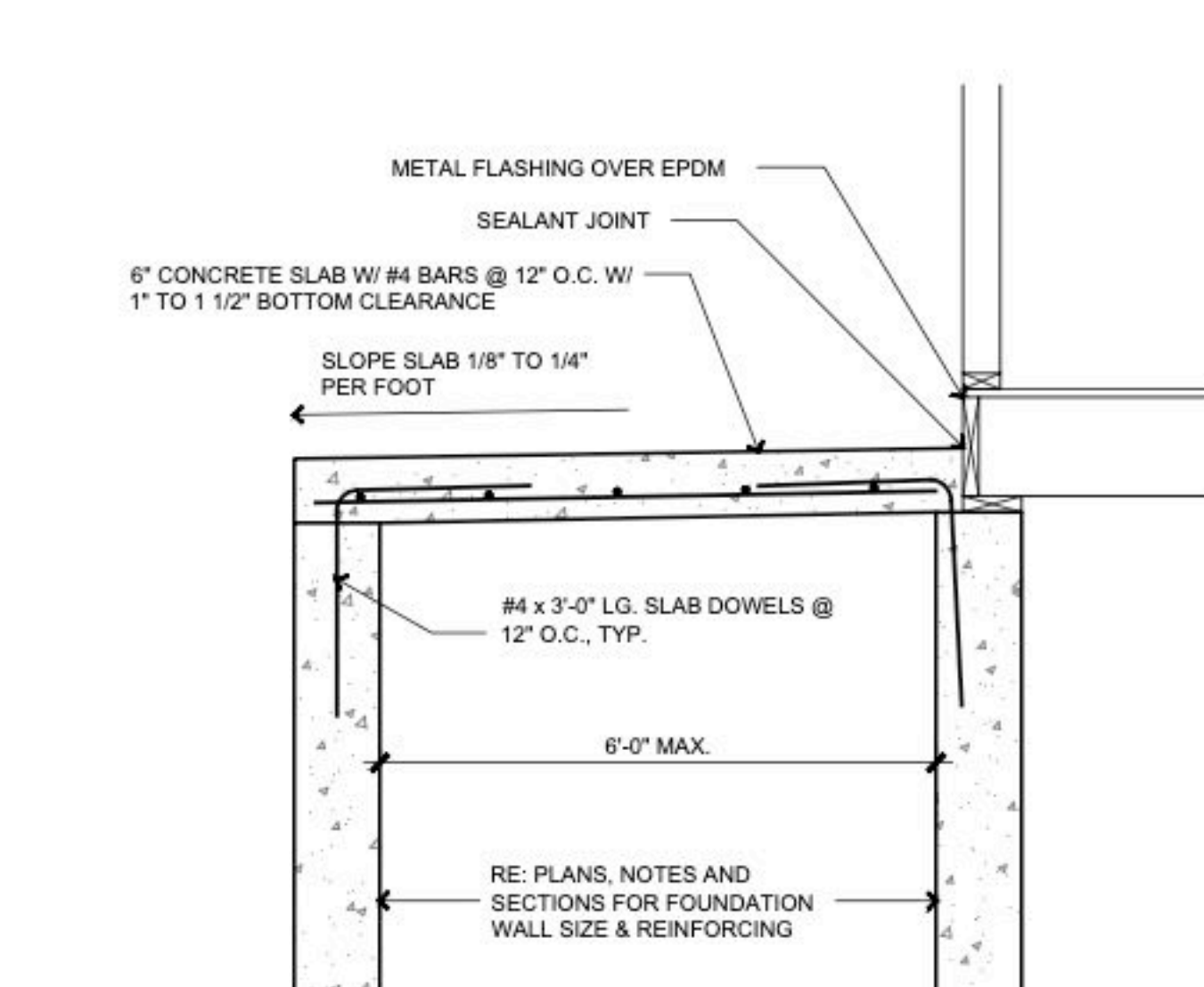
3 OVERDIG SECTION BSMT SLAB
SCALE: 3/4" = 1'-0"



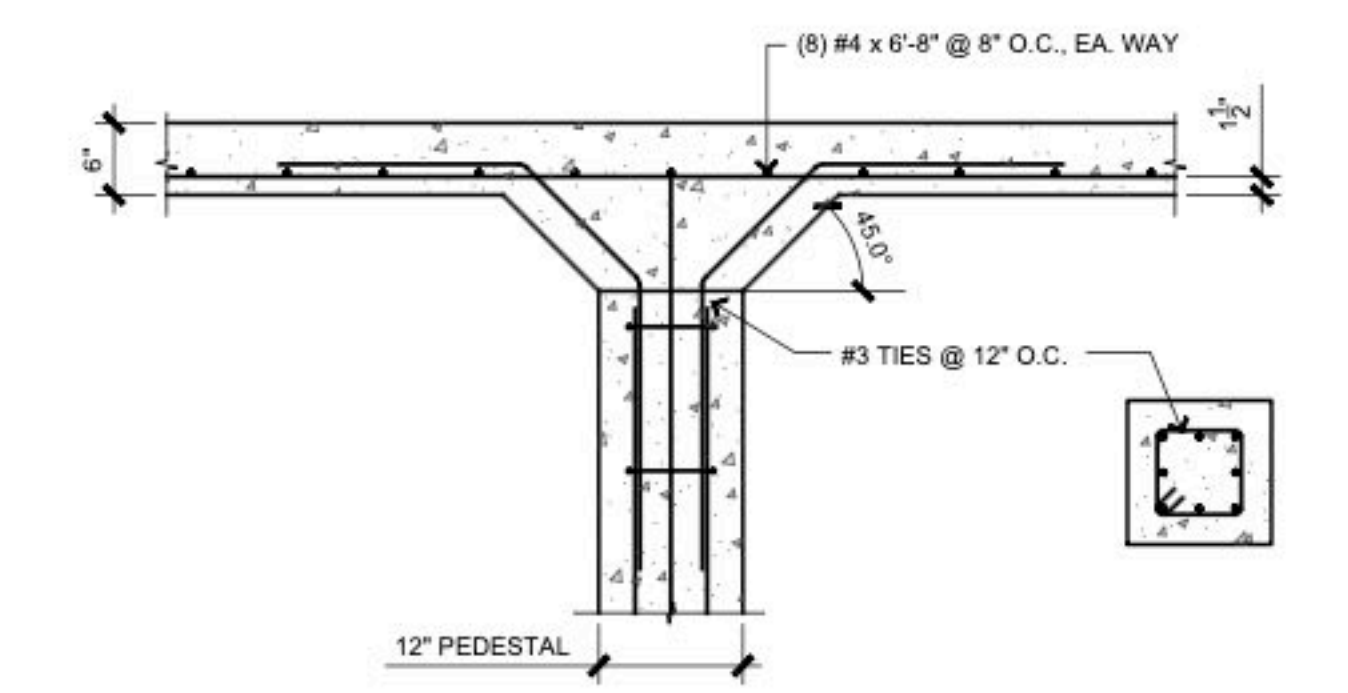
4 GARAGE SLAB/WALL SECTION
SCALE: 3/4" = 1'-0"



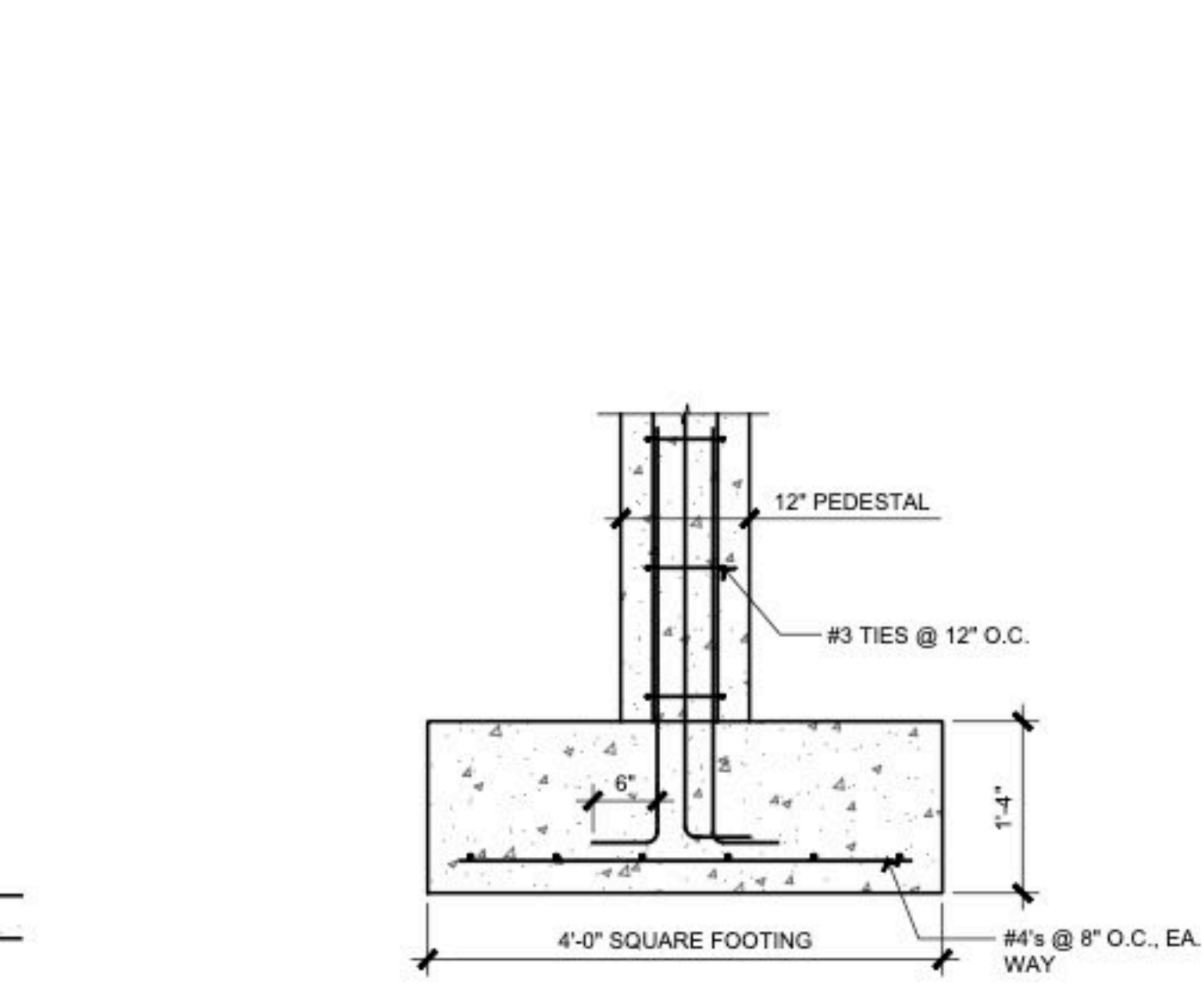
5 TYP EGRESS WINDOW SECTION
SCALE: 3/4" = 1'-0"



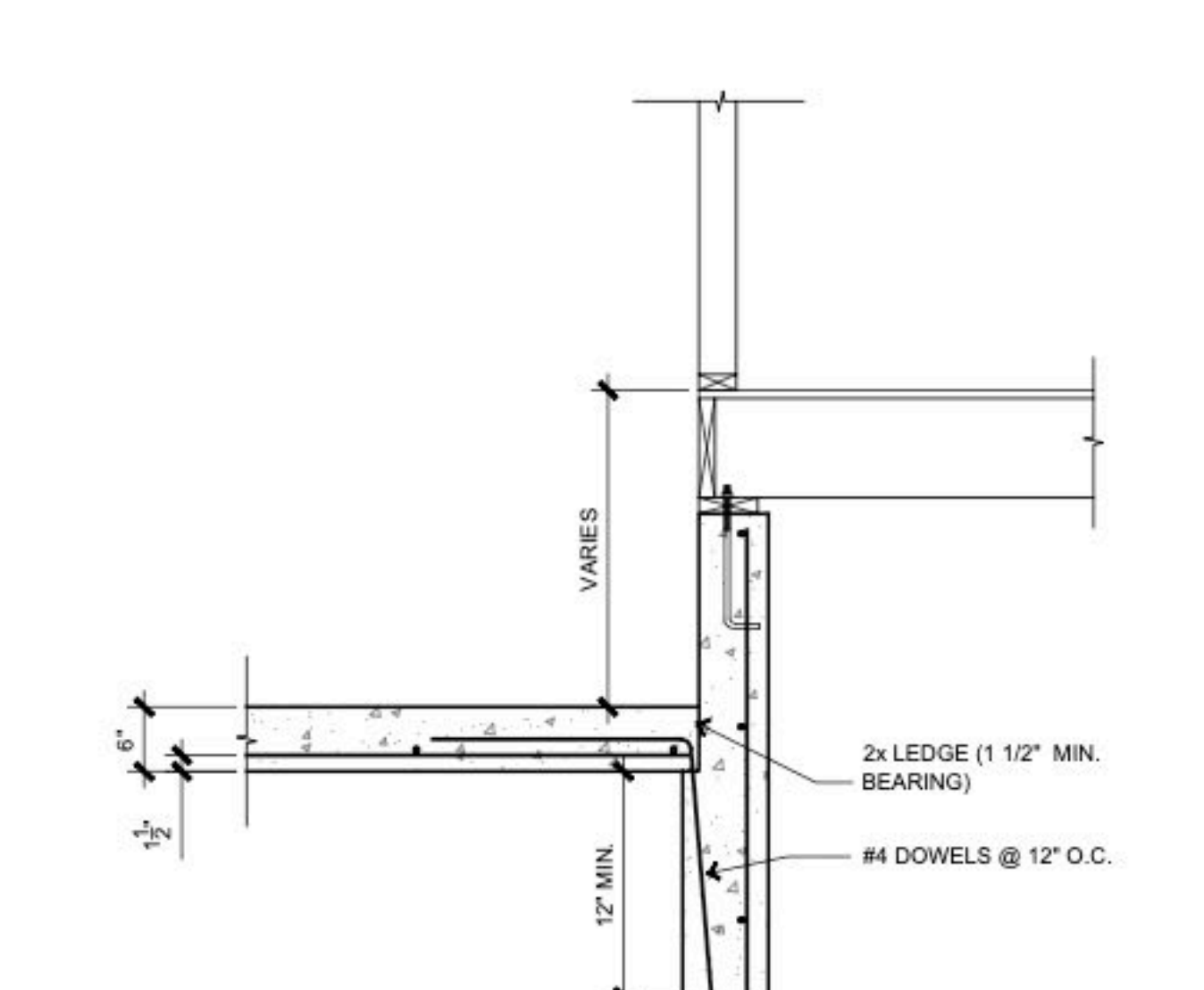
6 SUSPENDED PORCH STOOP
SCALE: 3/4" = 1'-0"



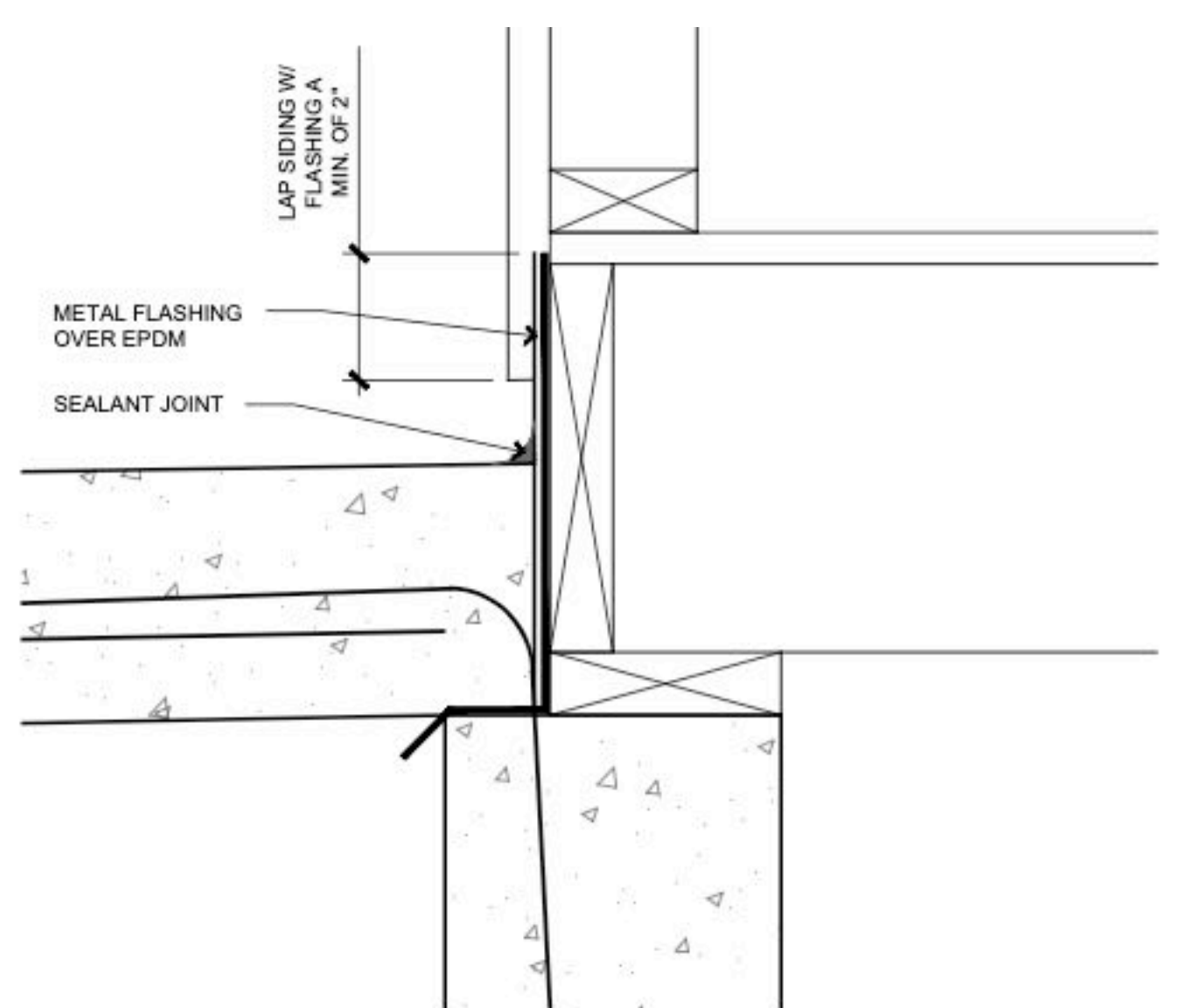
7 GARAGE SLAB AT PEDESTAL
SCALE: 3/4" = 1'-0"



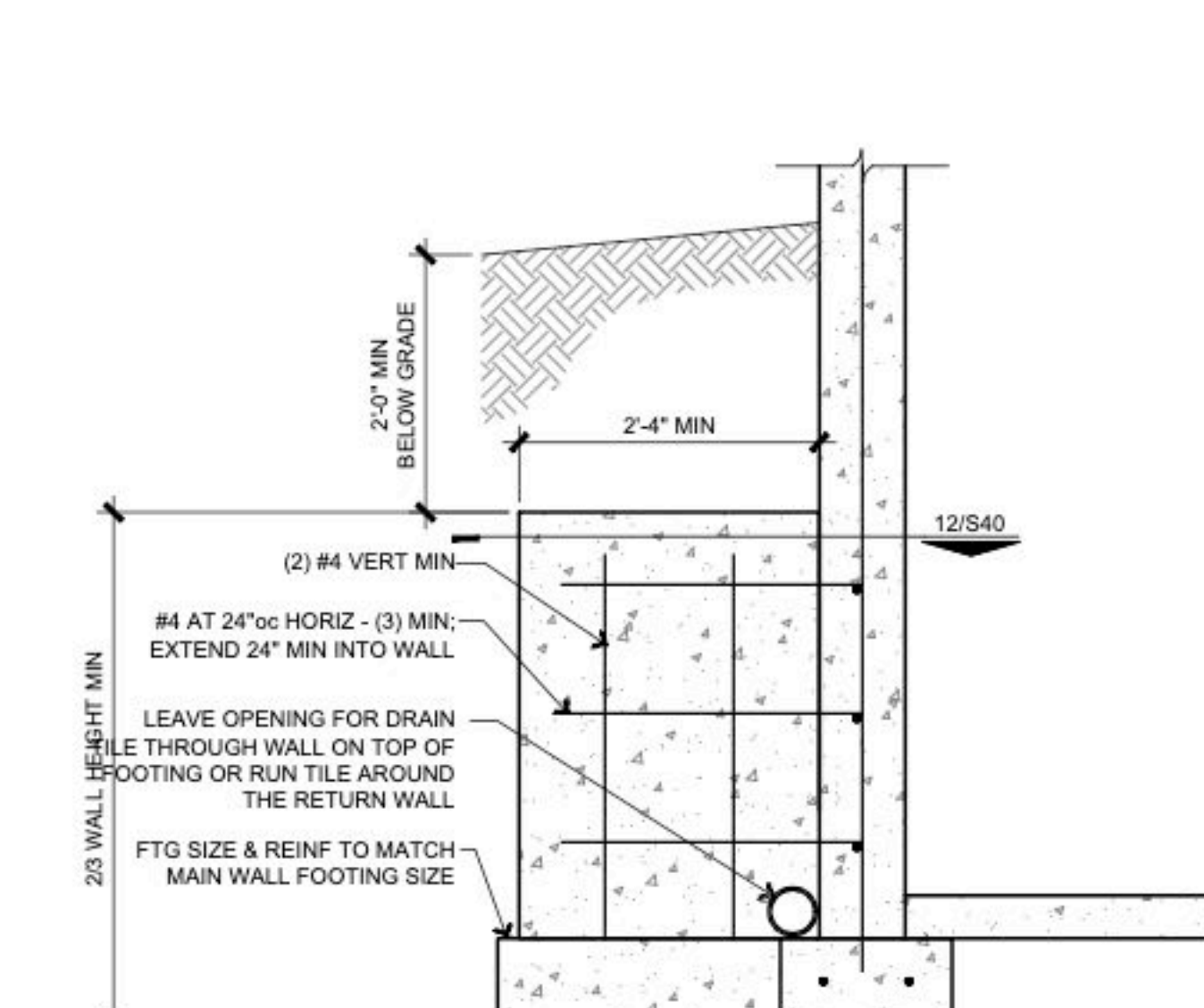
8 PEDESTAL FOOTING
SCALE: 3/4" = 1'-0"



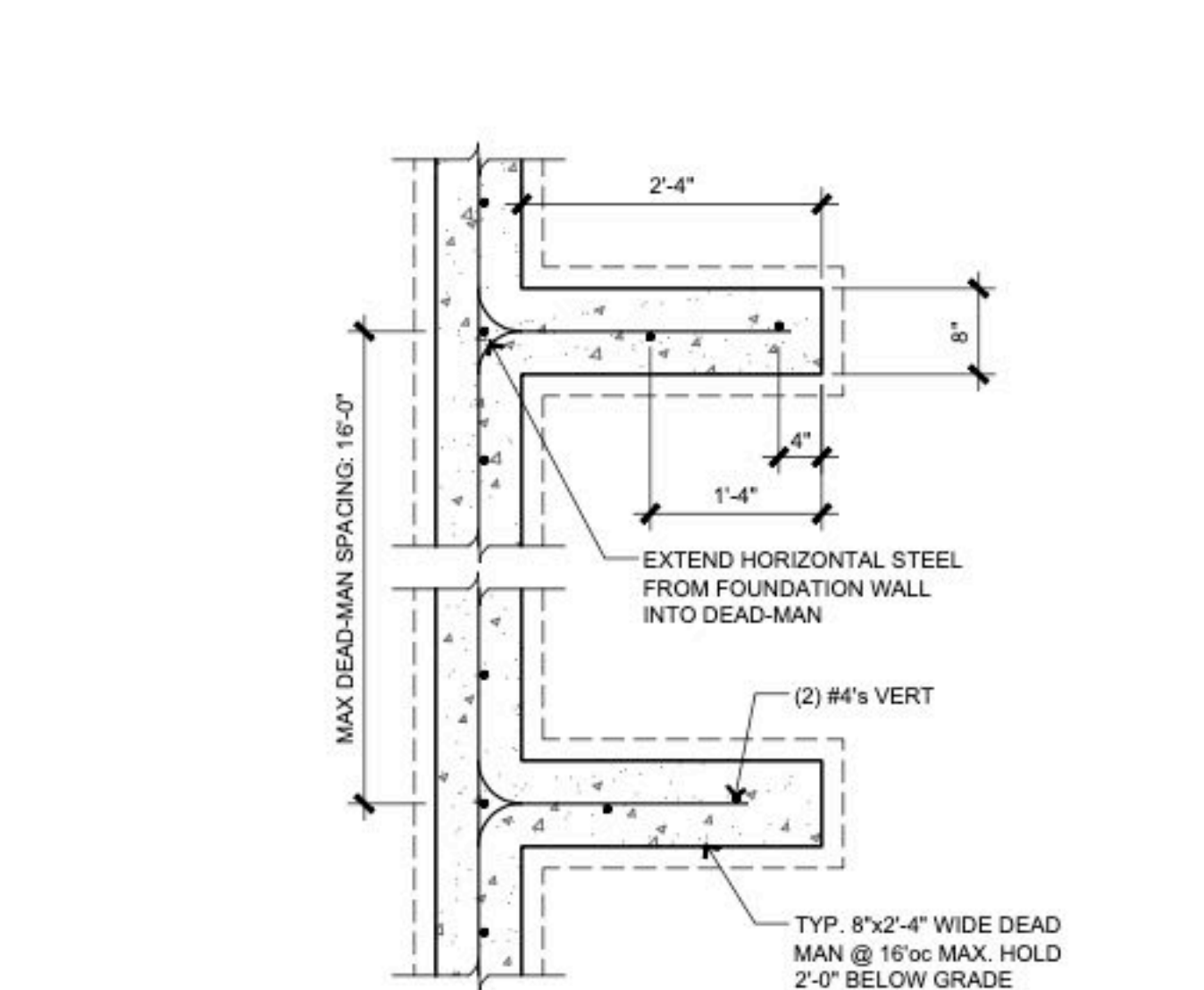
9 GARAGE SLAB ON FILL @ WALL
SCALE: 3/4" = 1'-0"



10 STOOP SECTION
SCALE: 3" = 1'-0"



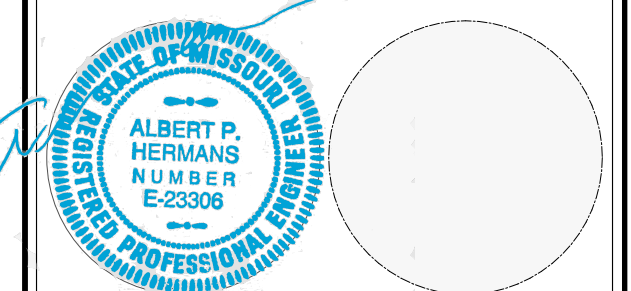
11 TYP RETURN WALL DETAIL
SCALE: 3/4" = 1'-0"



12 TYP DEAD-MAN SECTION
SCALE: 3/4" = 1'-0"

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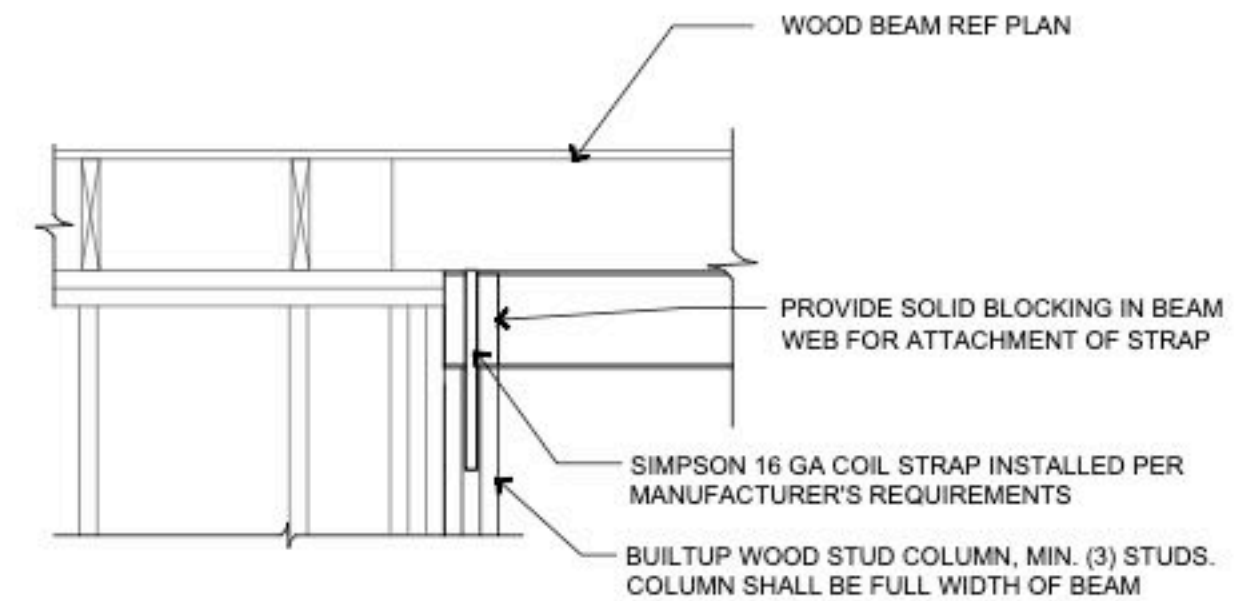
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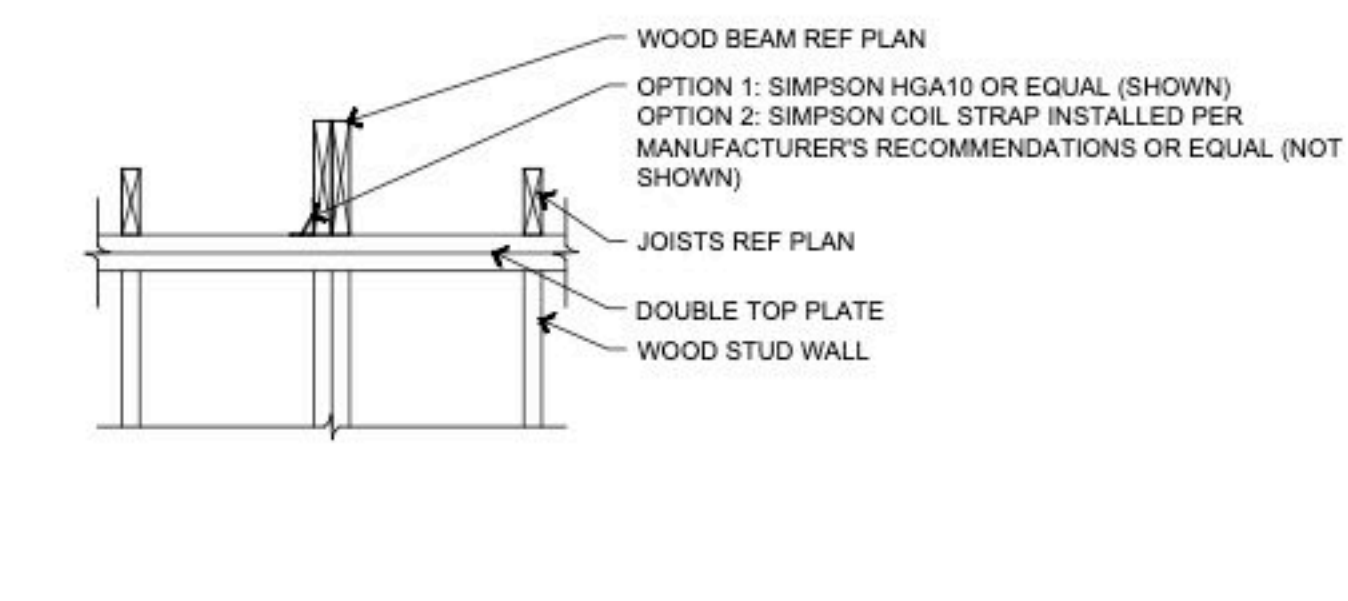
S501

1	Date	MAY	7, 2024
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5	REVISION		

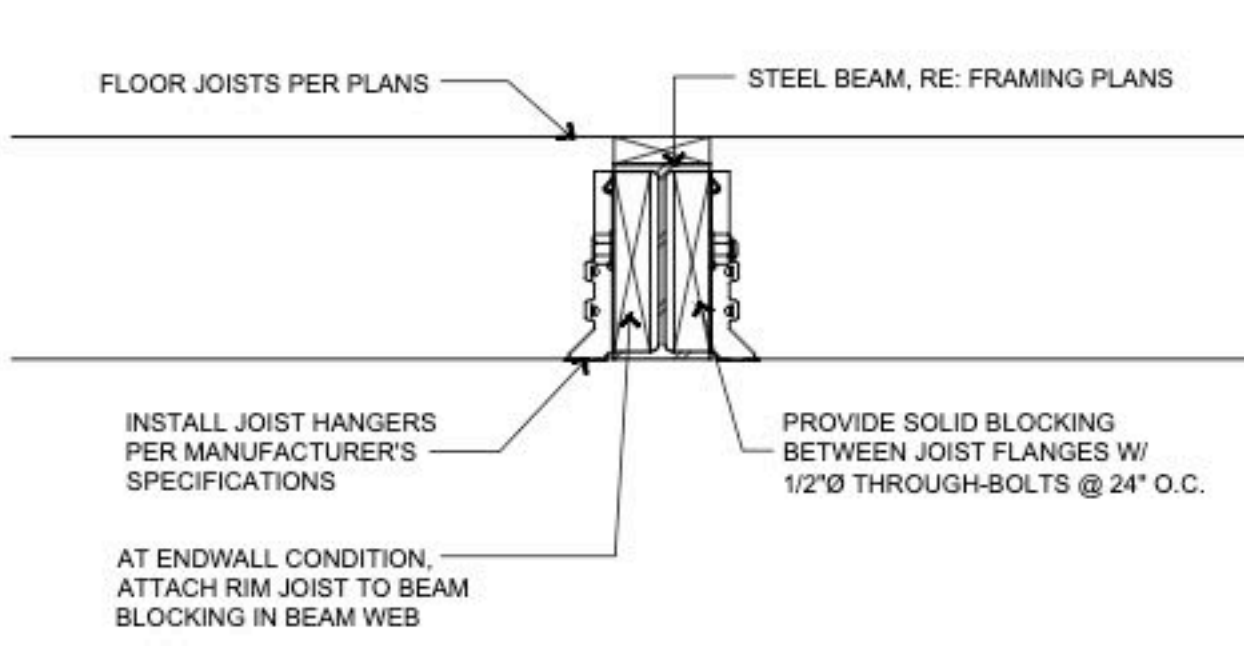
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/09/2024 12:00:30



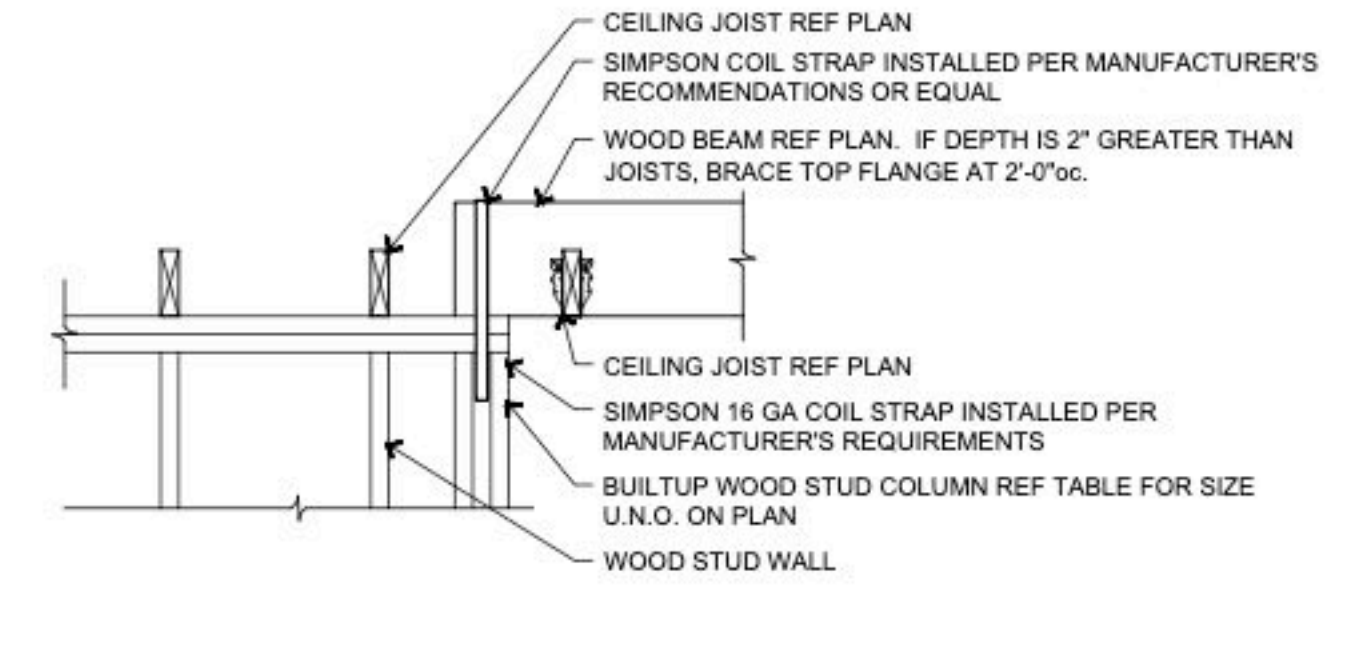
10 BEAM PARALLEL TO WALL
SCALE: 3/4" = 1'-0" DWGNAME



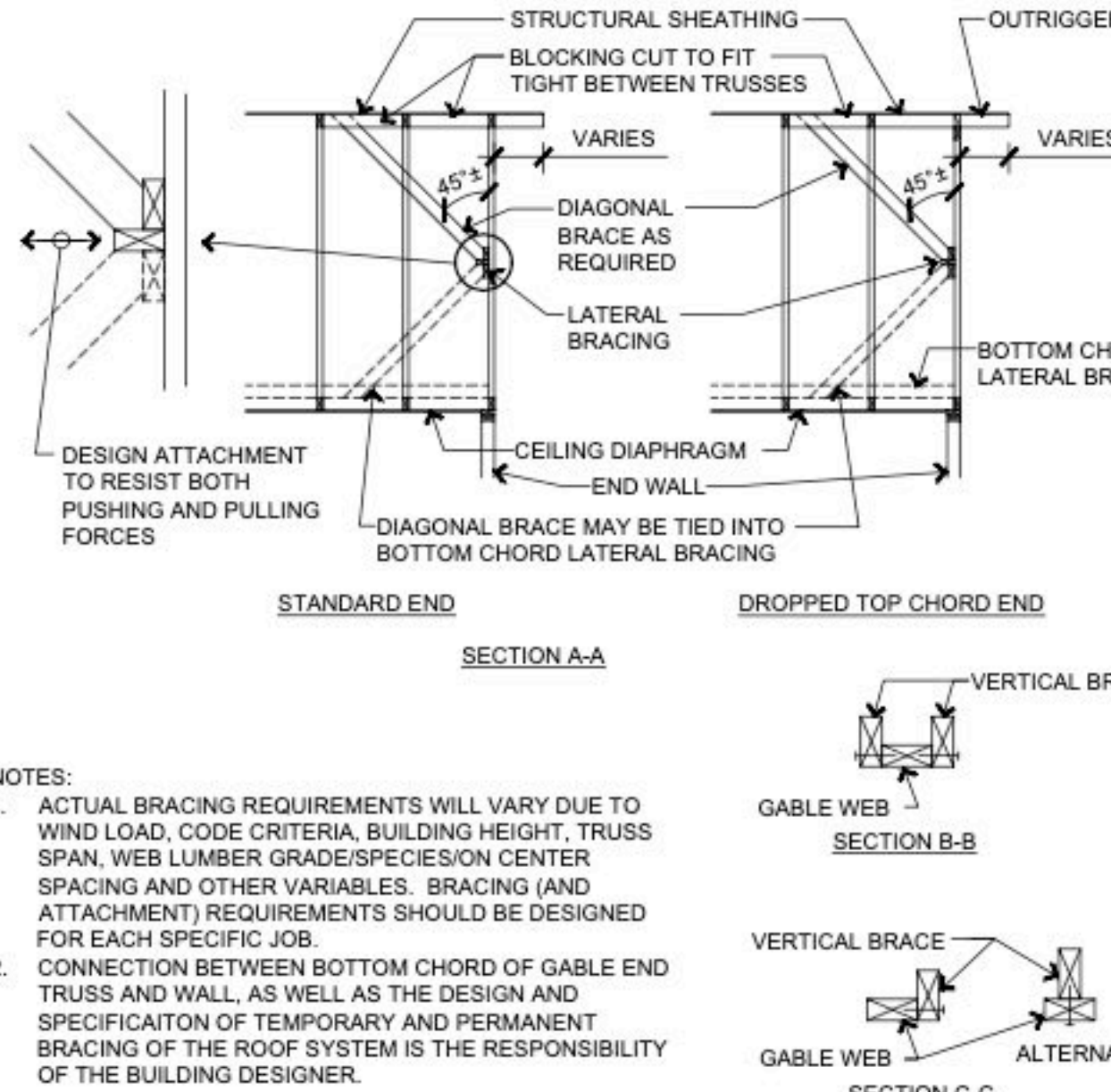
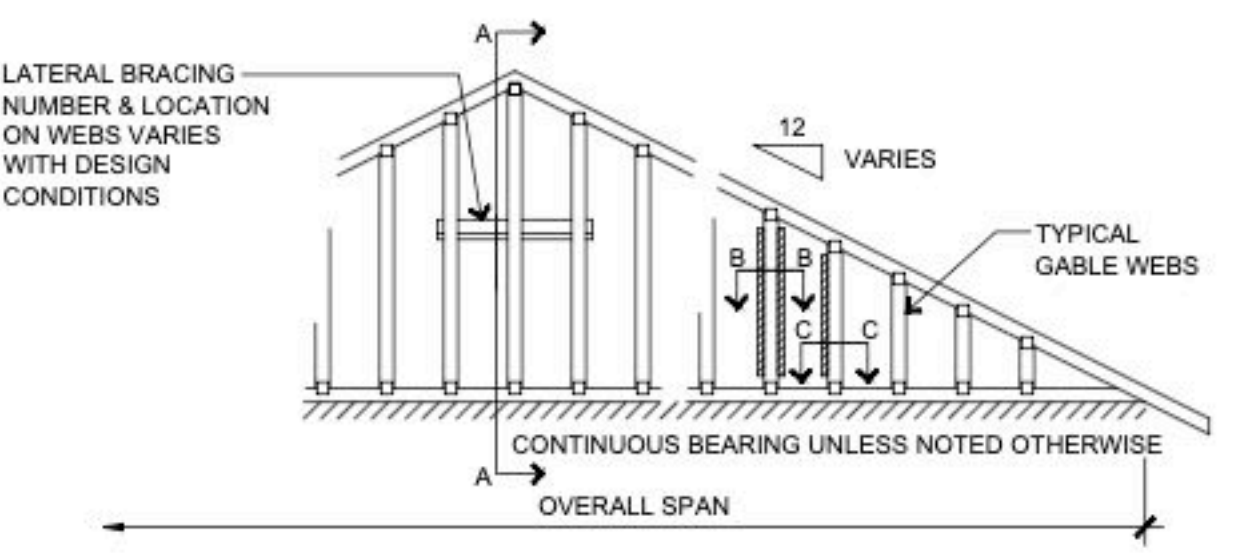
6 TYP WOOD BM PERP TO WALL
SCALE: 3/4" = 1'-0" DWGNAME



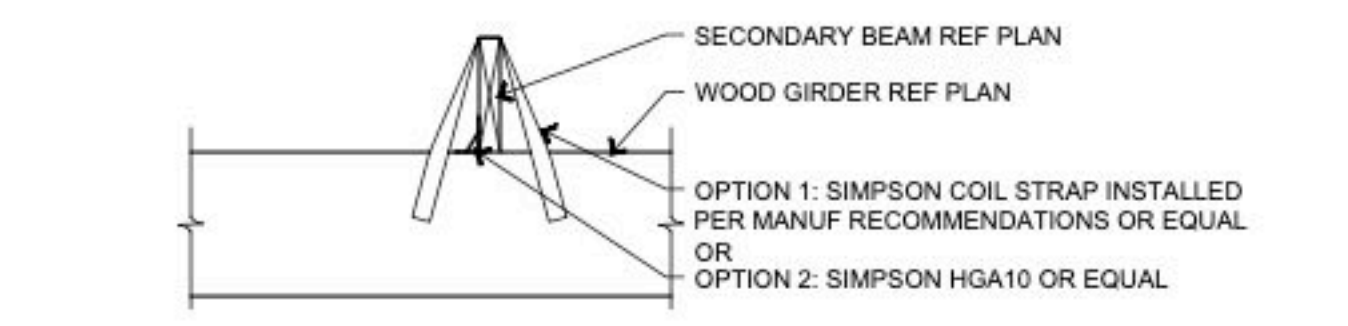
11 UPSET STEEL BEAM
SCALE: 3/4" = 1'-0" DWGNAME



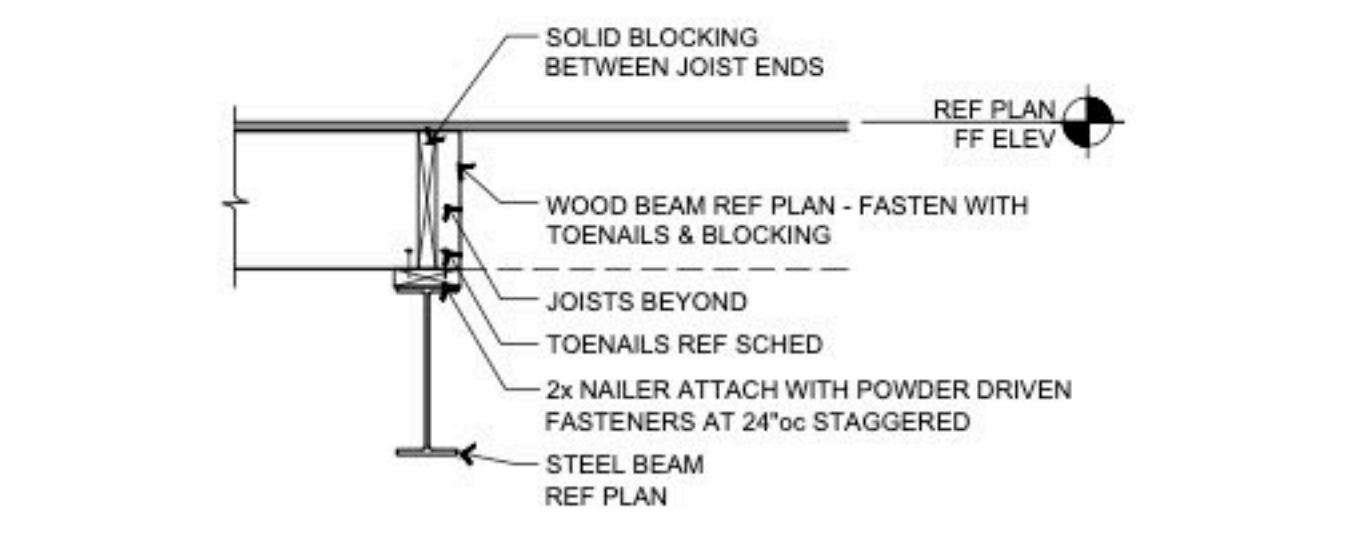
7 TYP WOOD BM II TO WALL
SCALE: 3/4" = 1'-0" DWGNAME



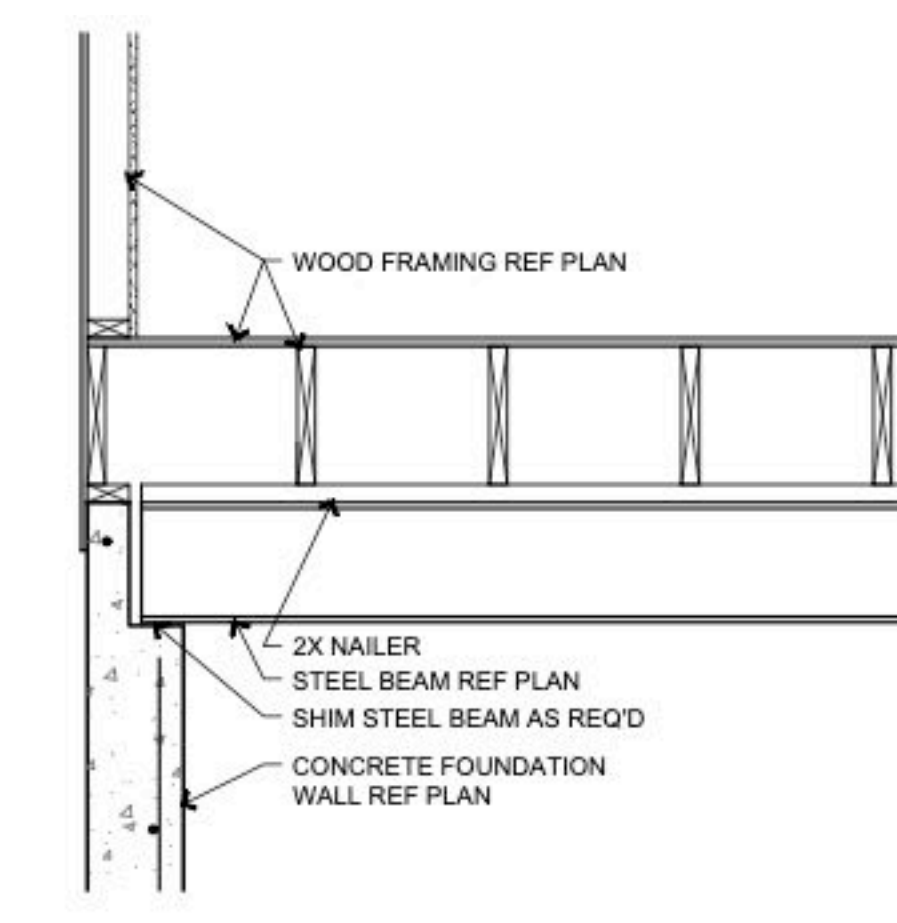
12 GABLE END BRACING
SCALE: 1/4" = 1'-0" DWGNAME



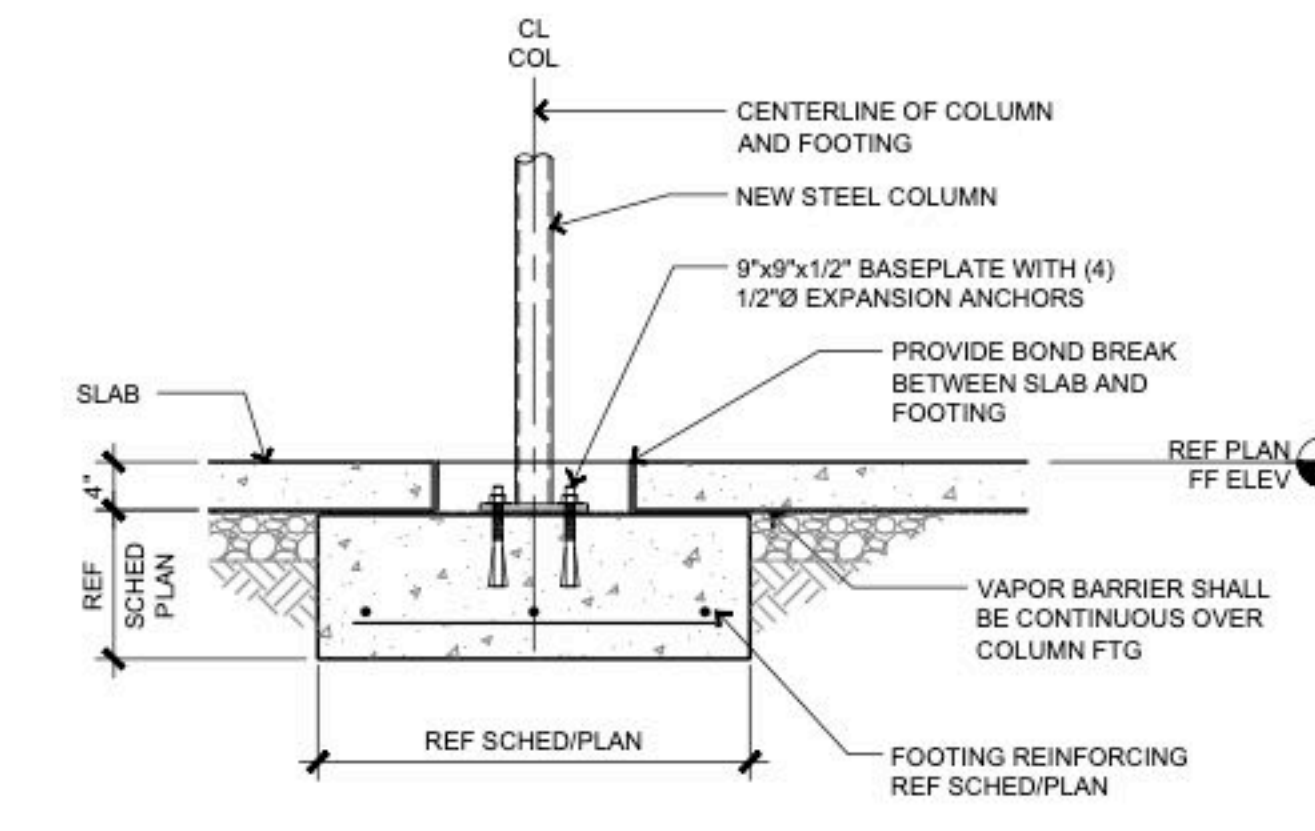
8 WD BM BEARING ON WD BM
SCALE: 3/4" = 1'-0" DWGNAME



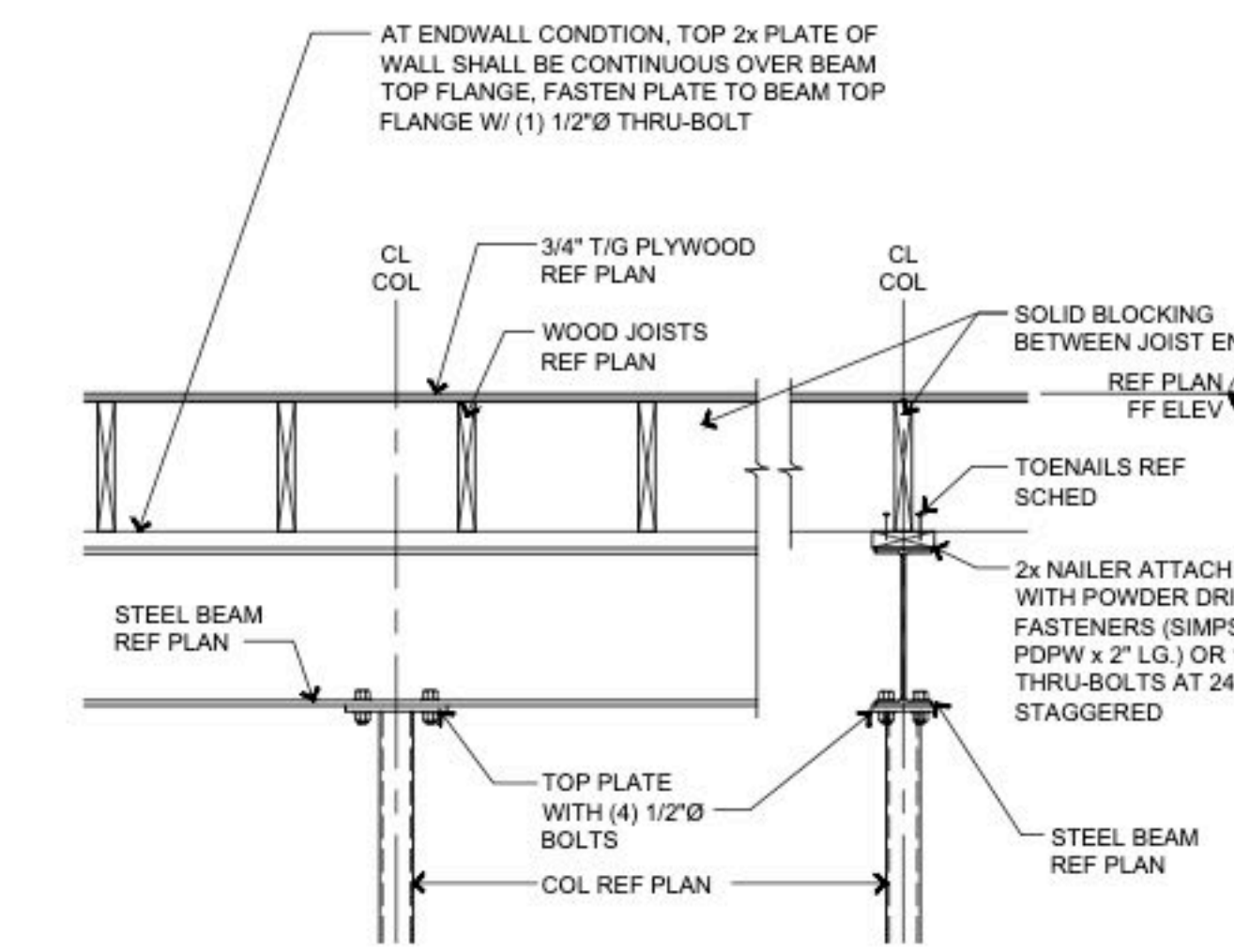
9 WOOD BEAM ON STEEL BEAM
SCALE: 3/4" = 1'-0" DWGNAME



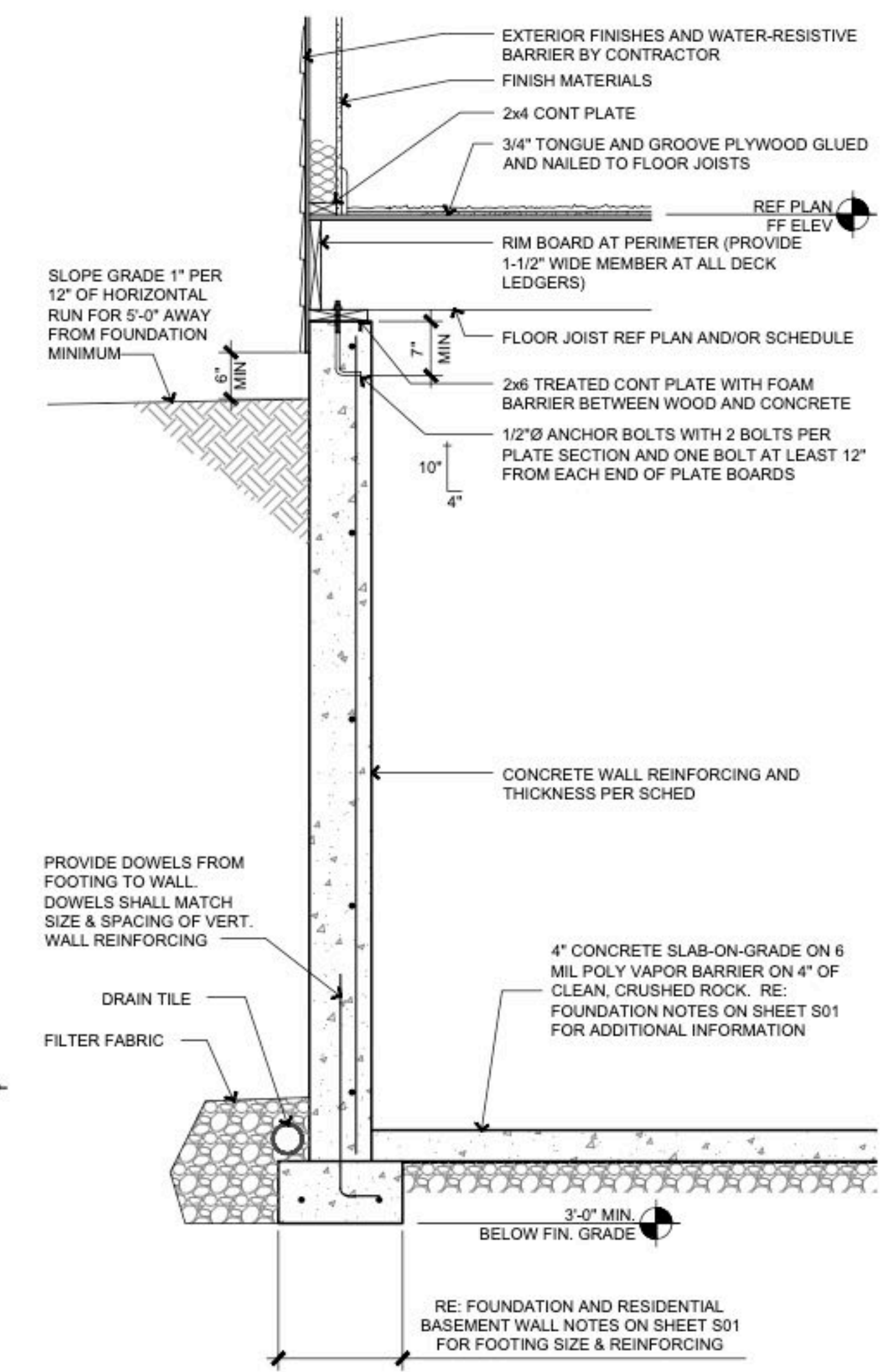
3 STL. BM. ON CONC. FNDN. WALL
SCALE: 3/4" = 1'-0" DWGNAME



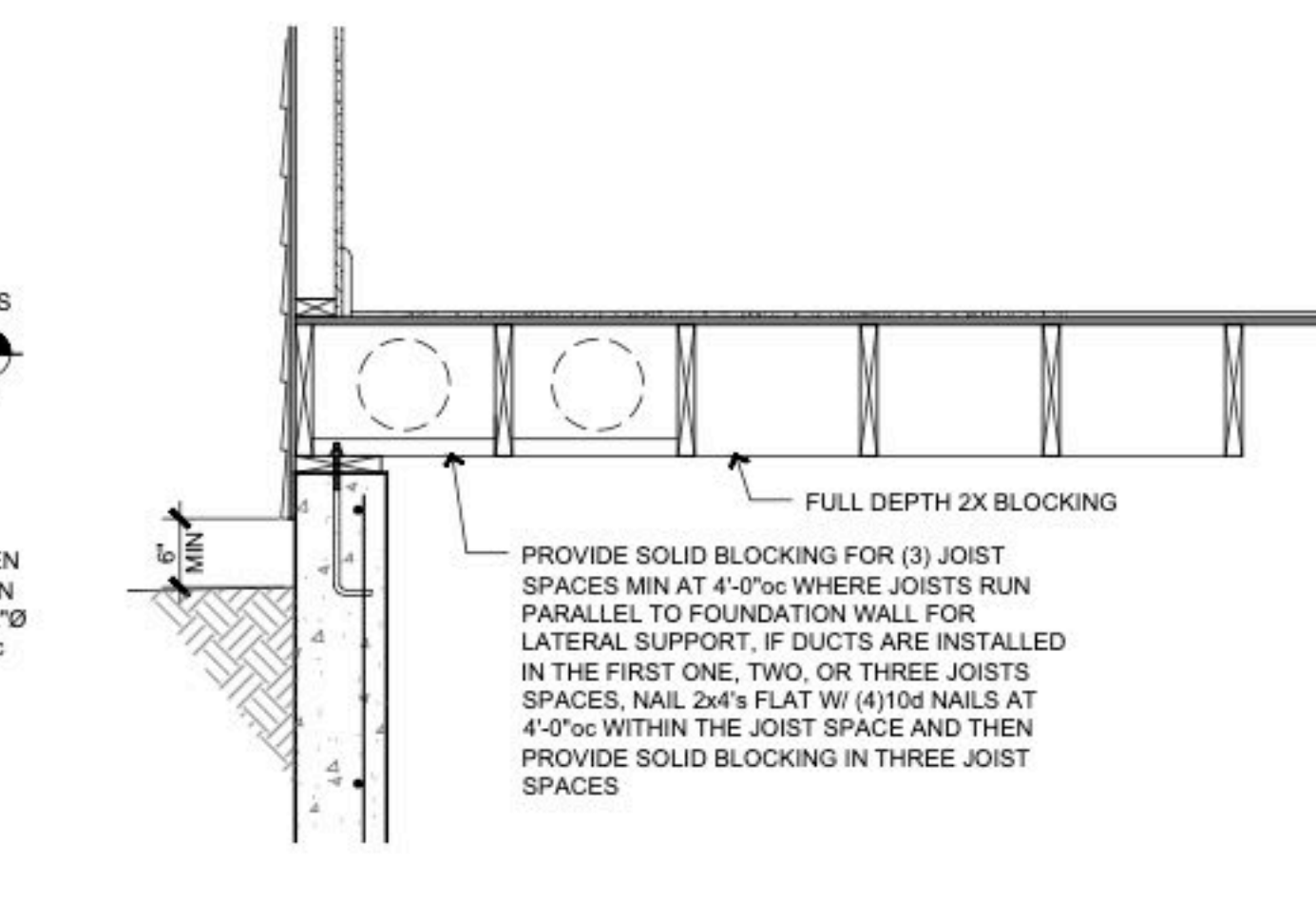
4 TYP. COLUMN FOOTING
SCALE: 3/4" = 1'-0" DWGNAME



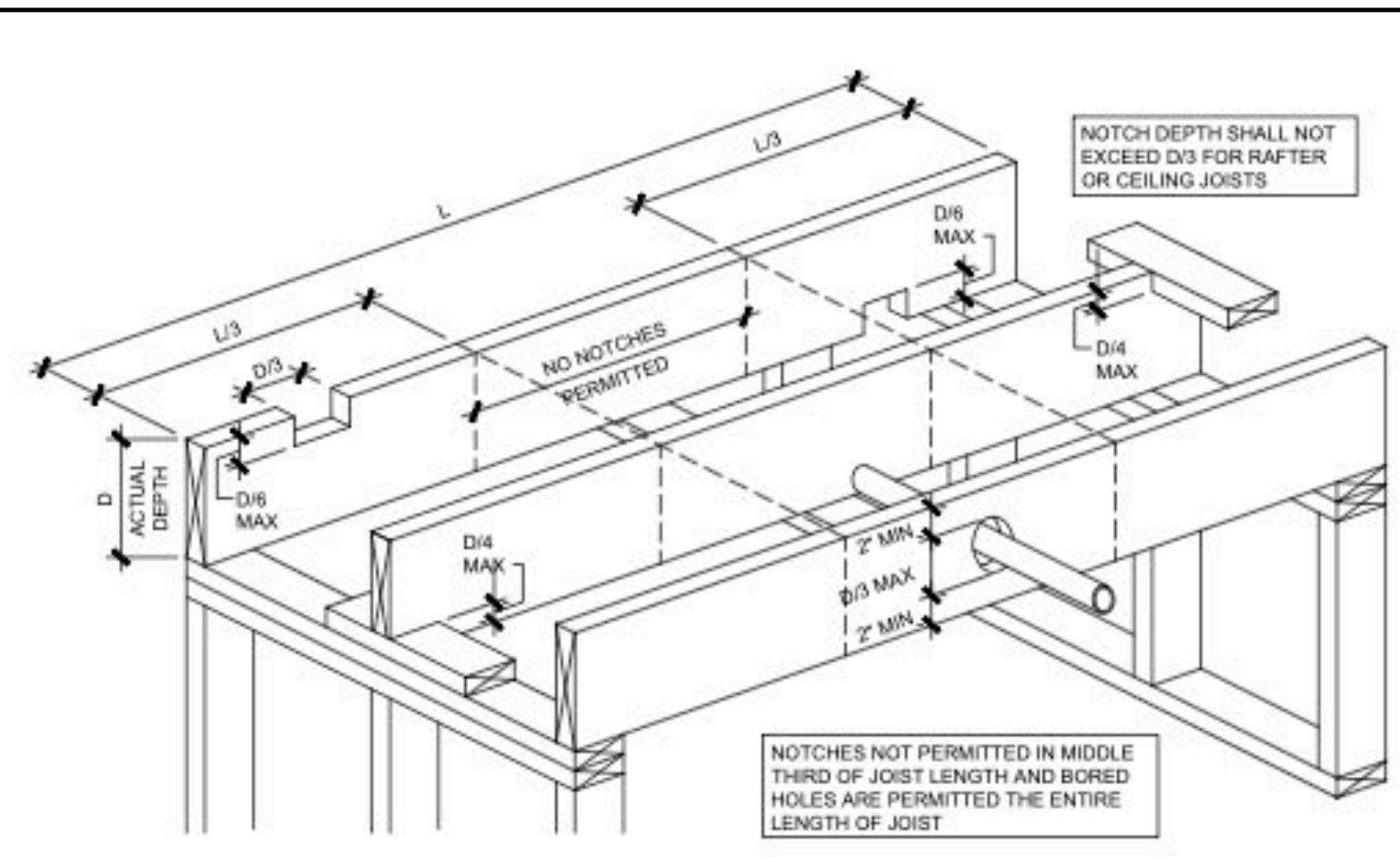
5 TYP. BEAM AT COLUMN
SCALE: 3/4" = 1'-0" DWGNAME



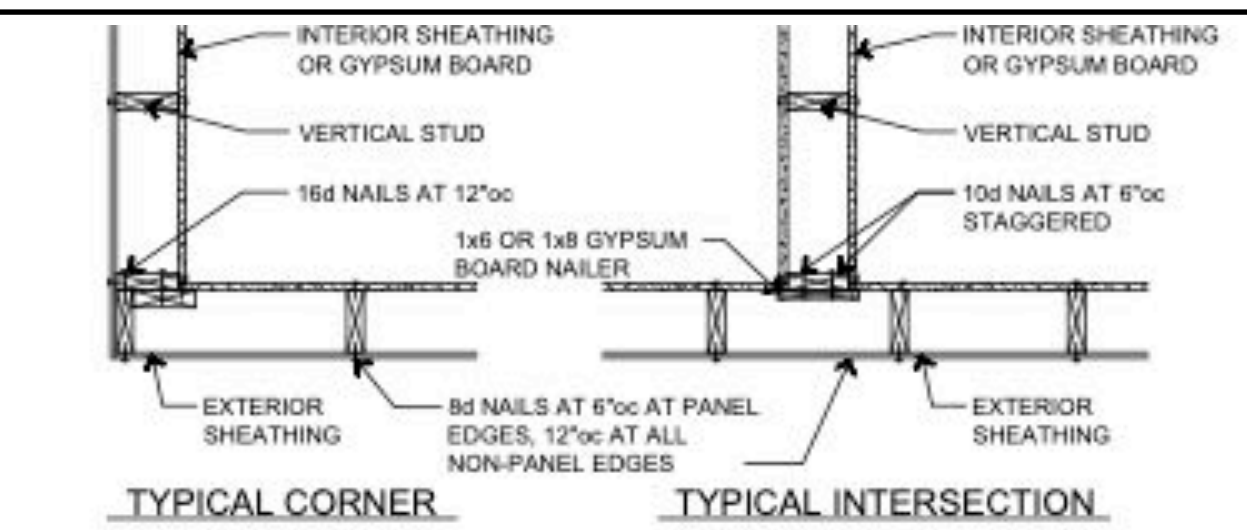
1 FOUNDATION BEARING WALL
SCALE: 3/4" = 1'-0" DWGNAME



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



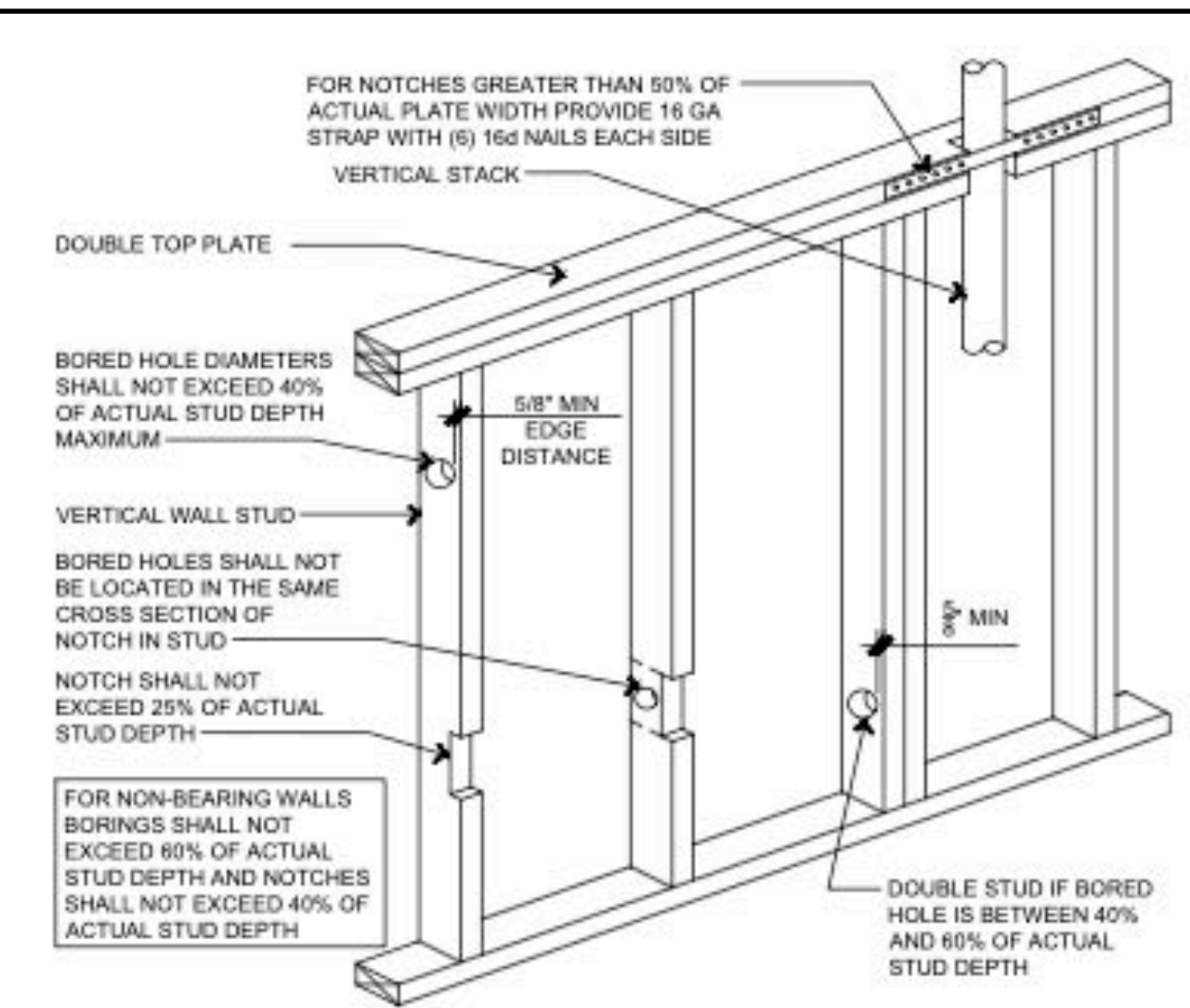
7 NOTCHING AND BORING CEILING OR FLOOR JOISTS
SCALE: 3/4" = 1'-0"



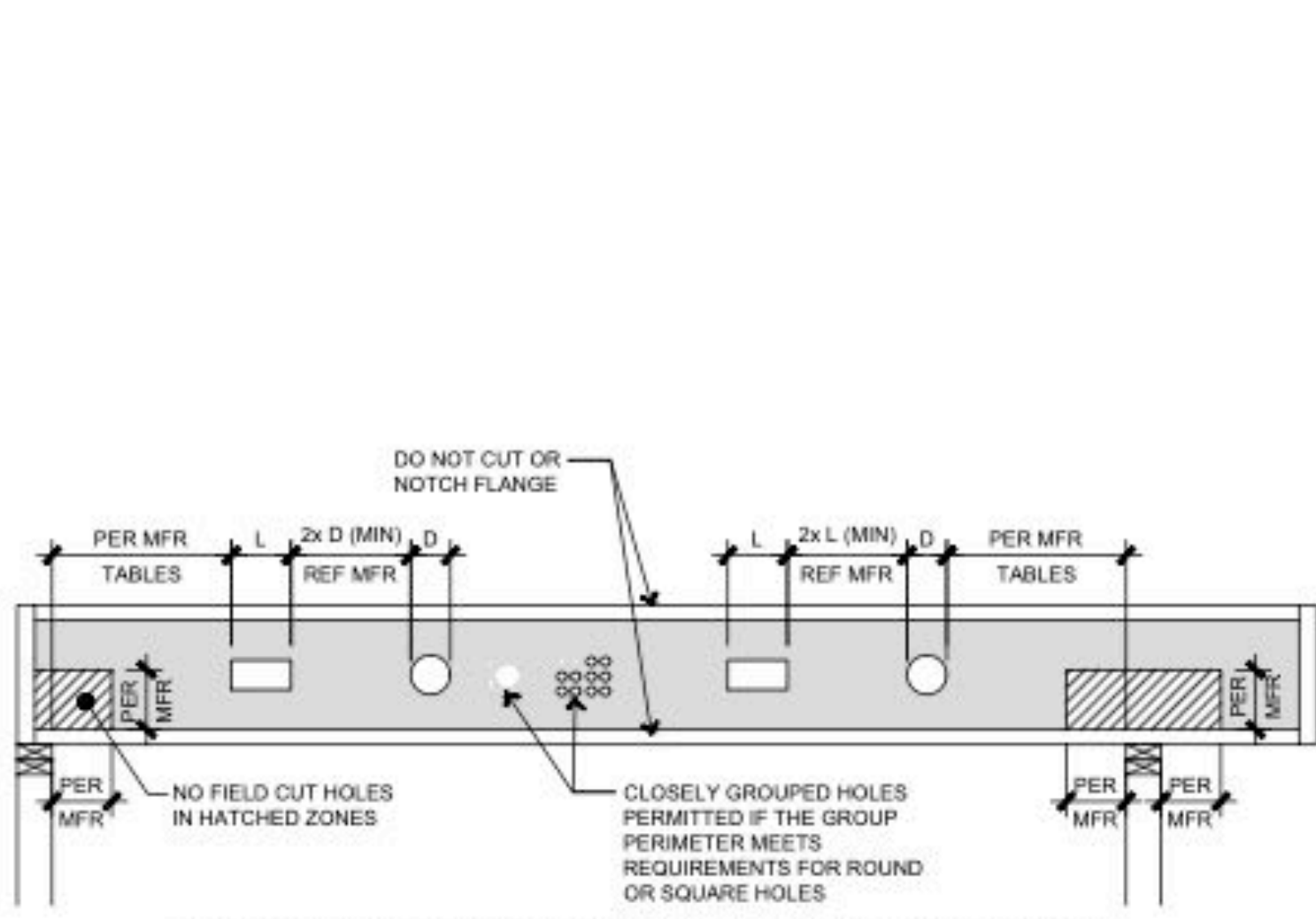
4 TYP WALL FRAMING DETAILS
SCALE: 3/4" = 1'-0"

BEARING WALL HEADERS (CENTER BEARING FLOOR)

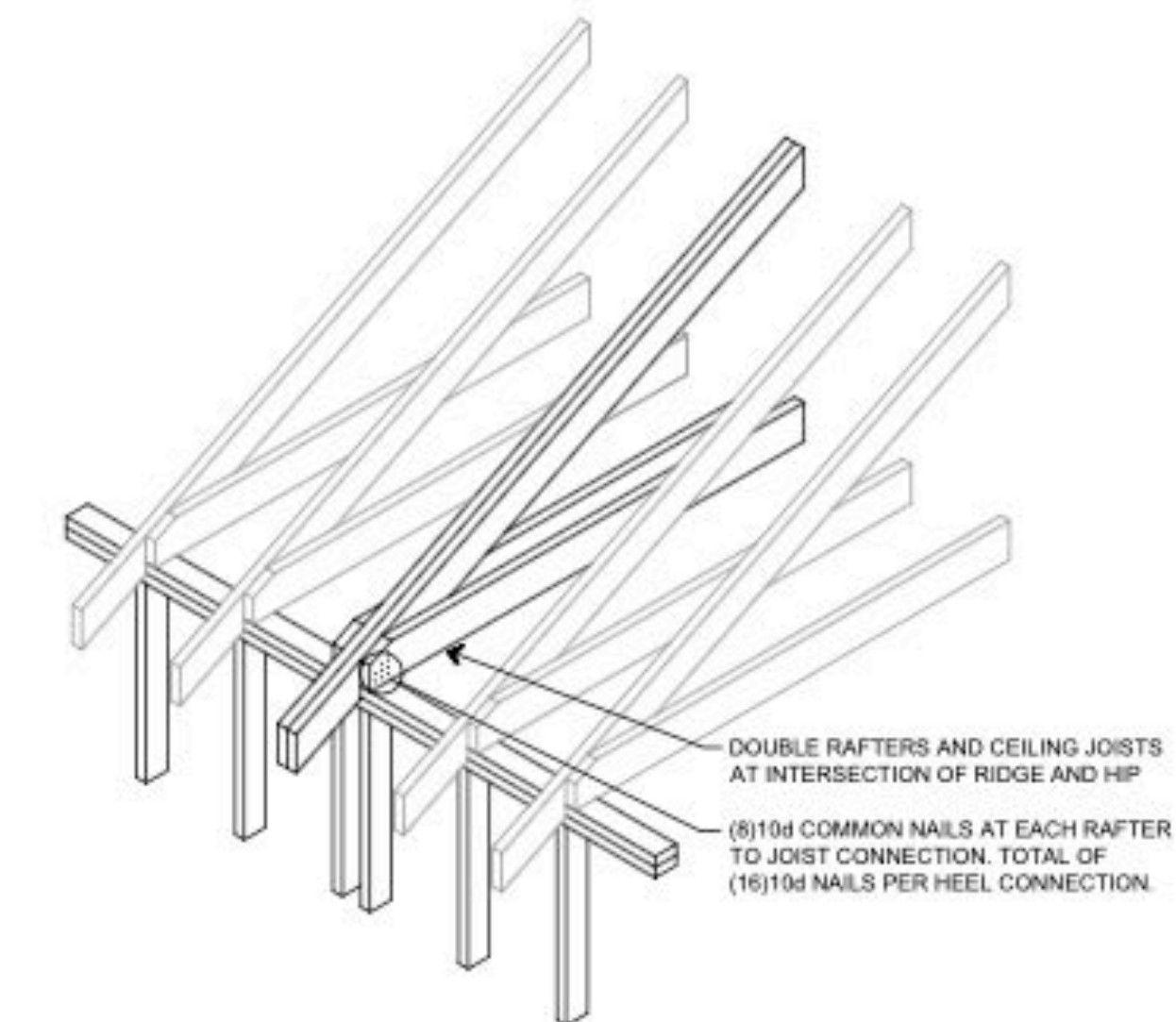
INTERIOR WALL (1 FLOOR)				EXTERIOR WALL (ROOF ONLY)			
SPAN	SIZE	NO. J.S.		SPAN	SIZE	NO. J.S.	
0'-0" - 4'-5"	(2) 2x8	2		0'-0" - 5'-4"	(2) 2x8	2	
4'-6" - 5'-5"	(2) 2x10	2		5'-5" - 6'-6"	(2) 2x10	2	
5'-6" - 6'-3"	(2) 2x12	2		6'-7" - 7'-6"	(2) 2x12	2	
INTERIOR WALL (2 FLOORS)				EXT WALL (ROOF + FLOOR)			
0'-0" - 3'-2"	(2) 2x8	2		0'-0" - 4'-6"	(2) 2x8	2	
3'-3" - 3'-10"	(2) 2x10	3		4'-7" - 5'-4"	(2) 2x10	2	
3'-11" - 4'-5"	(2) 2x12	3		5'-7" - 6'-5"	(2) 2x12	2	
NOTE:				EXT WALL (ROOF + 2 FLOORS)			
1. NOT FOR OPEN WEB TRUSS SYSTEMS				0'-0" - 3'-9"	(2) 2x8	2	
2. MAXIMUM JOIST SPAN OF 18FT				3'-10" - 4'-7"	(2) 2x10	2	
3. HEADERS SUPPORT FLOOR LOADS ONLY, NO ROOF LOADS				4'-8" - 5'-3"	(2) 2x12	2	



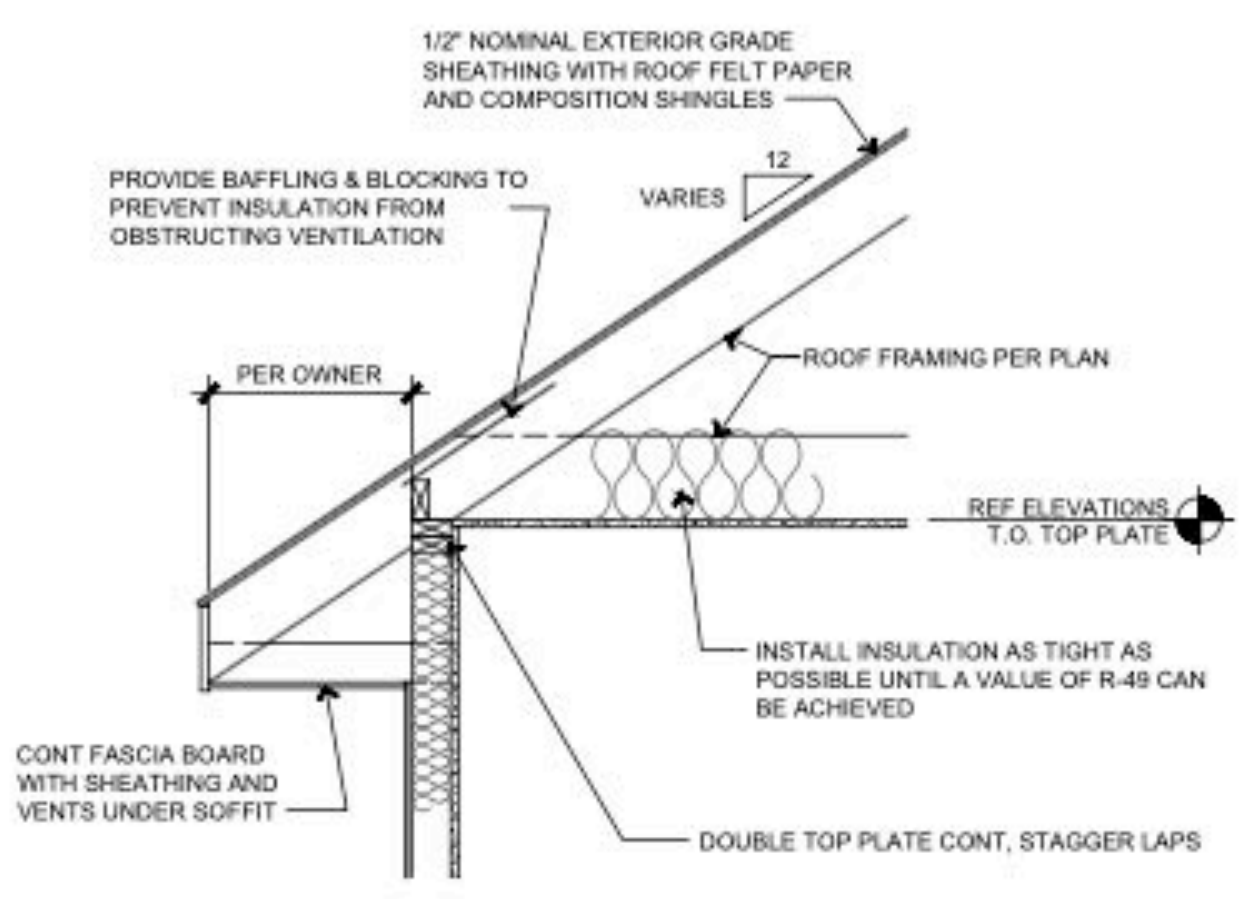
1 NOTCHING AND BORING WALLS
SCALE: 3/4" = 1'-0"



10 ALLOWABLE HOLE LOCATIONS FOR PRE-FABRICATED JOISTS
SCALE: 3/4" = 1'-0"



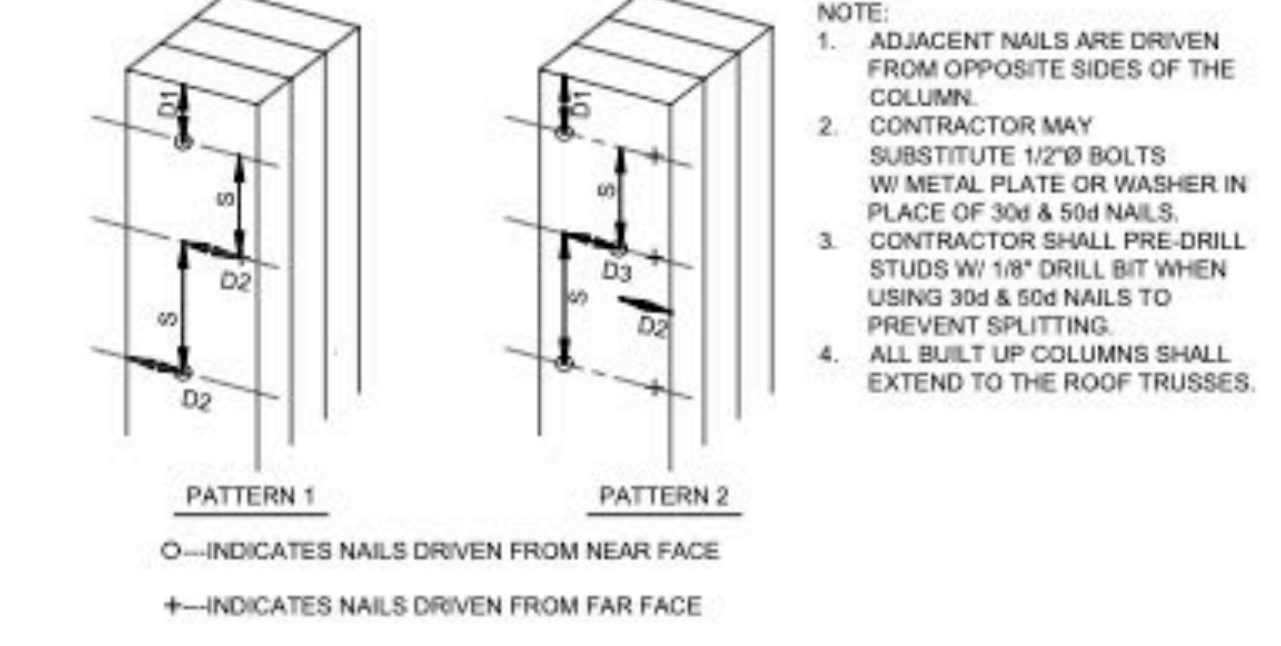
8 JOIST RIDGE SUPPORT
SCALE: NTS



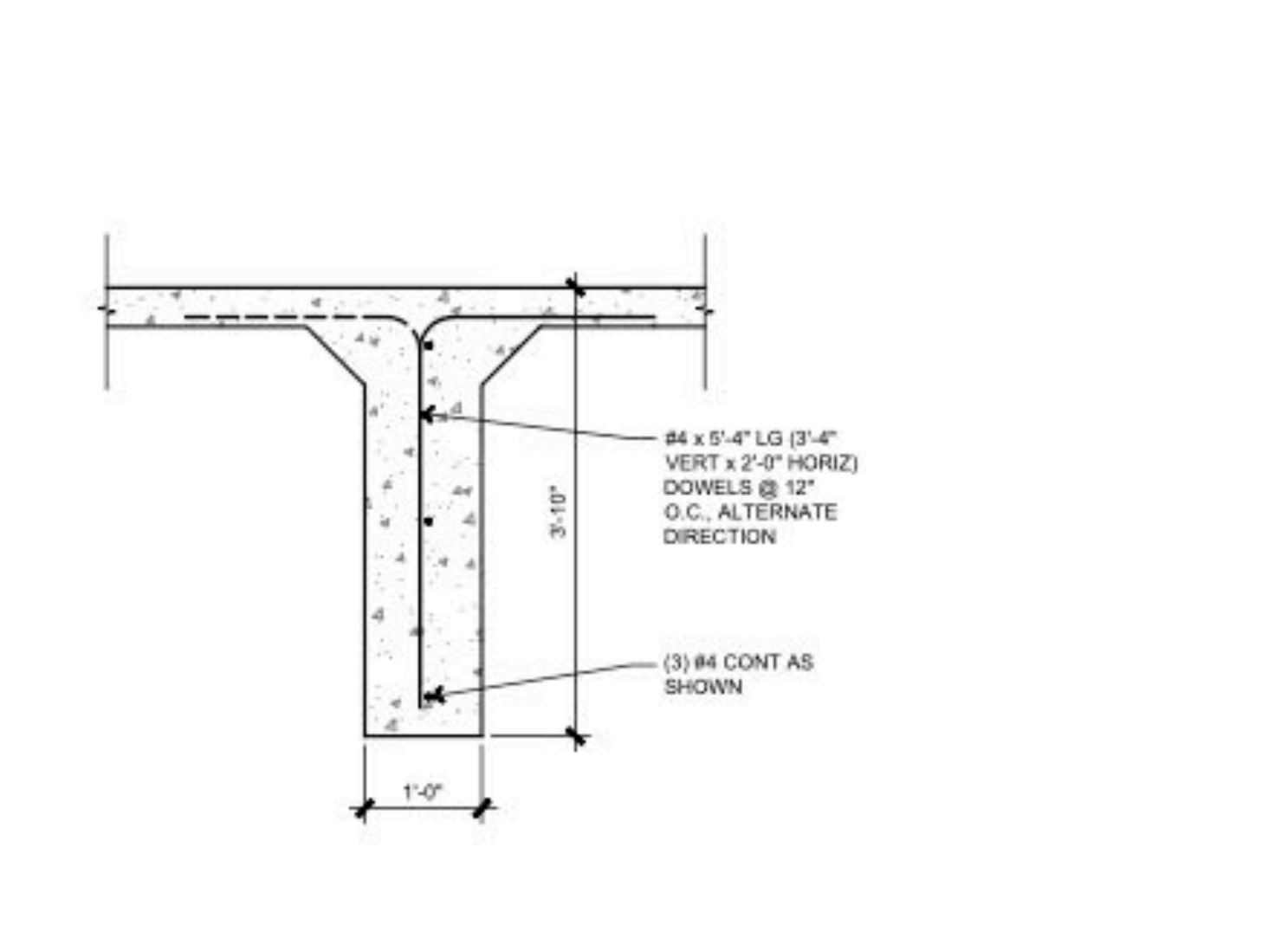
5 ROOF RAFTER BEARING
SCALE: 3/4" = 1'-0" X-WALSEC02

BUILT UP COLUMN NAILING SCHEDULE

BUILT UP COLUMN	BUILT UP SECTION	PATTERN	END DISTANCE	EDGE DISTANCE	ROW SPACING	NAIL SPACING	NAIL SIZE
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



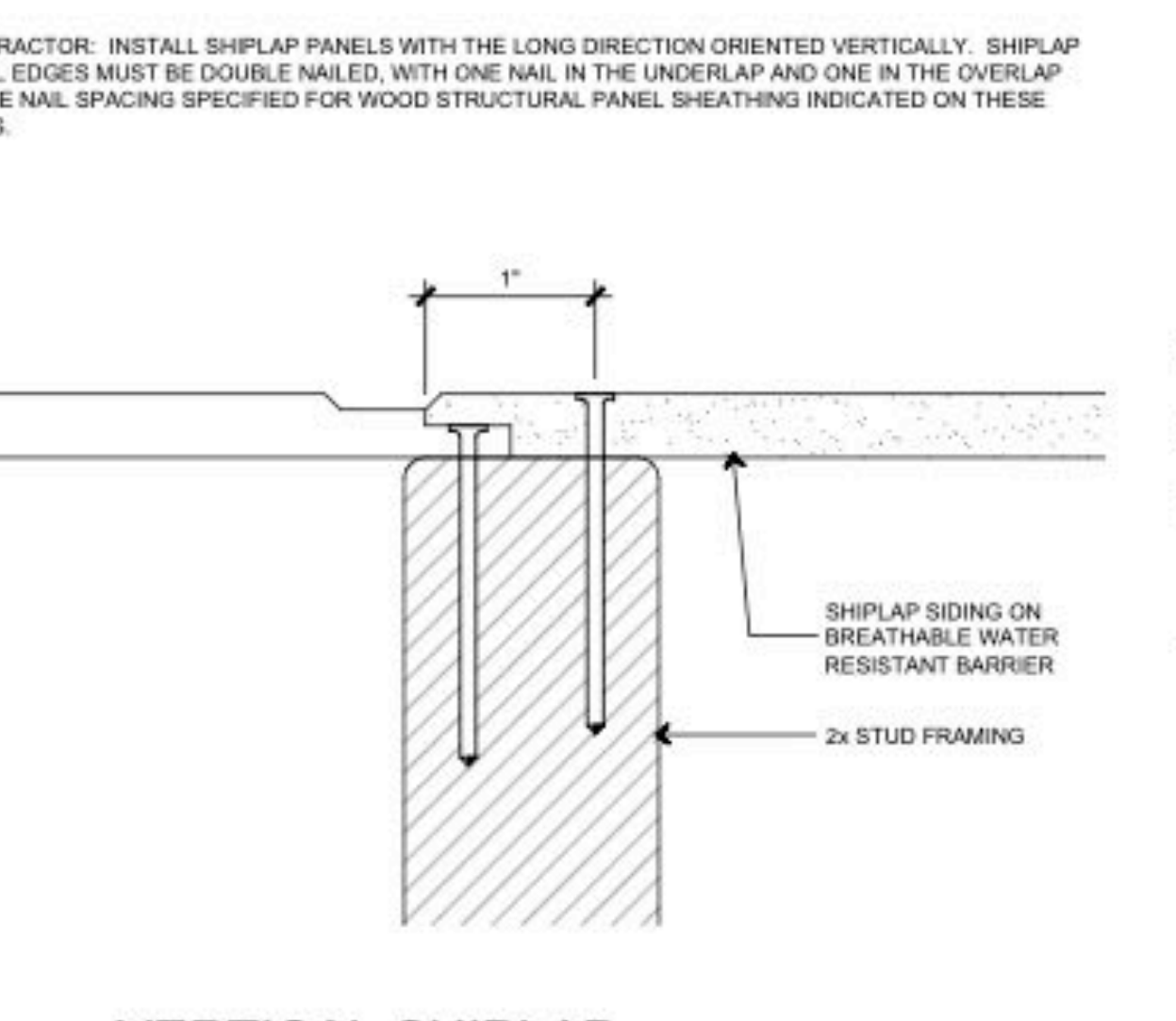
2 BUILT UP COLUMN SCHEDULE
SCALE: 3/4" = 1'-0"



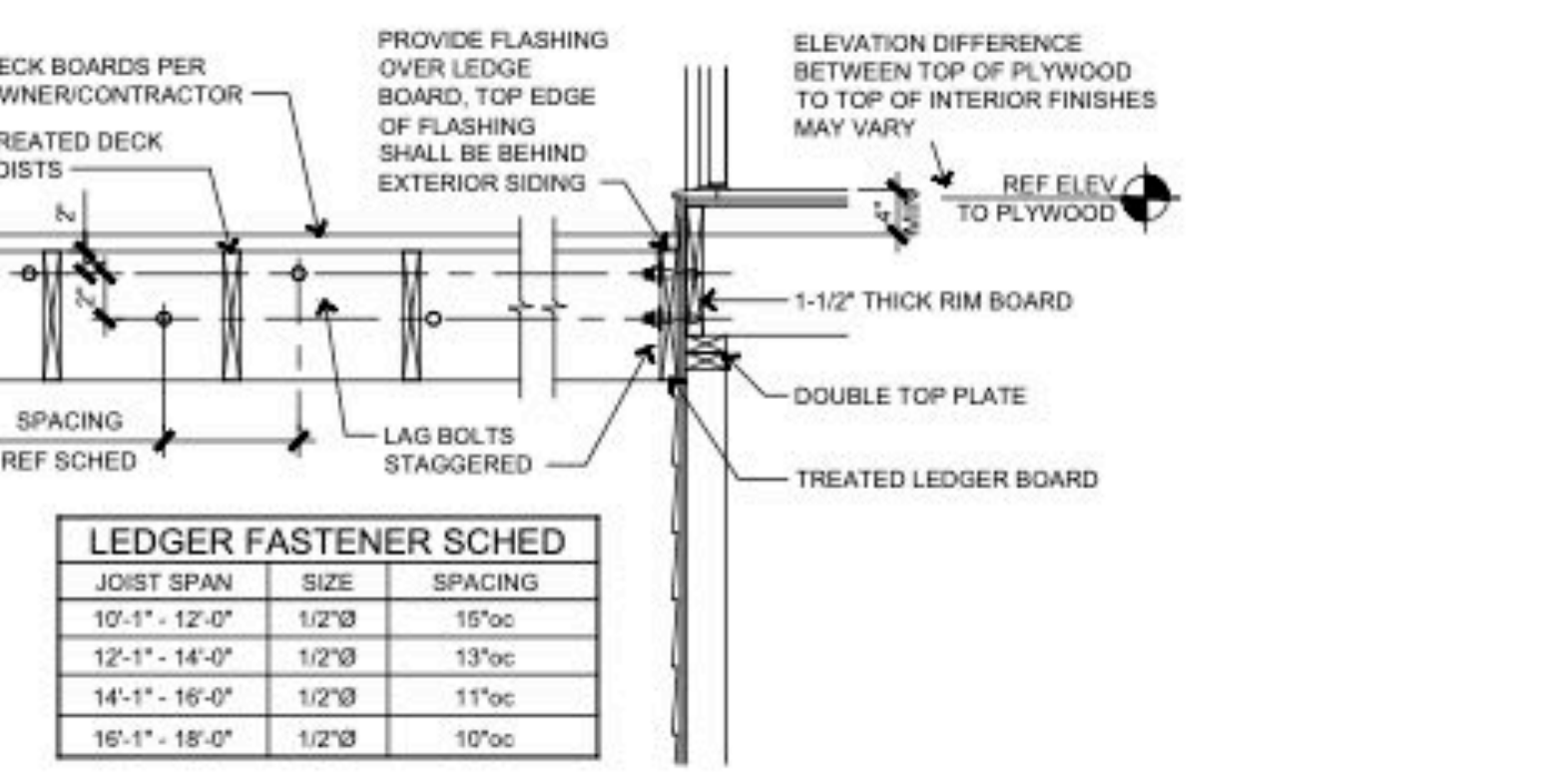
11 SLAB KEY
SCALE: 3/4" = 1'-0"

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

PIER SIZE	AREA S.F.	CAPACITY LBS.	
		1500 PSF	2000 PSF
12"Ø	0.79	1,177	1,570
14"Ø	1.07	1,602	2,137
16"Ø	1.40	2,094	2,792
18"Ø	1.77	2,650	3,534
20"Ø	2.18	3,272	4,363
22"Ø	2.64	3,959	5,279
24"Ø	3.14	4,712	6,283
26"Ø	3.68	5,530	7,374
28"Ø	4.27	6,414	8,552



6 VERTICAL SHIPLAP SIDING PANEL JOINT
SCALE: FULL DWGNAME



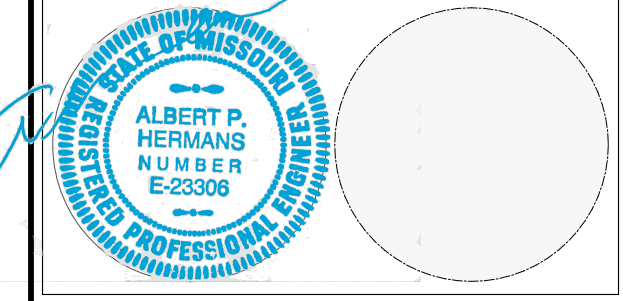
3 DECK LEDGER ATTACHMENT
SCALE: 3/4" = 1'-0"

LEDGER FASTENER SCHED

JOIST SPAN	SIZE	SPACING
10'-1" - 12'-0"	1/2"Ø	15"OC
12'-1" - 14'-0"	1/2"Ø	13"OC
14'-1" - 16'-0"	1/2"Ø	11"OC
16'-1" - 18'-0"	1/2"Ø	10"OC

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S502

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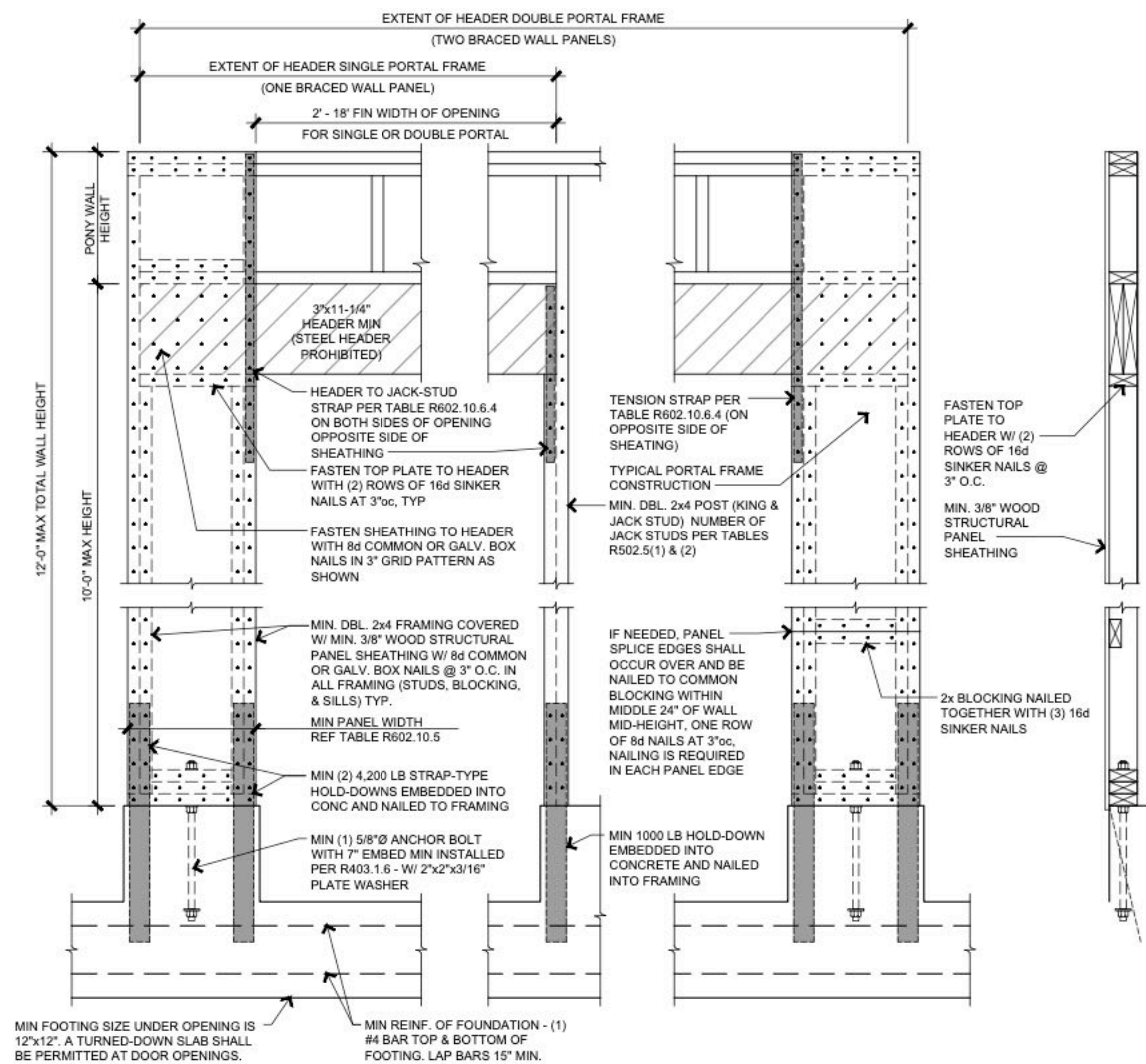
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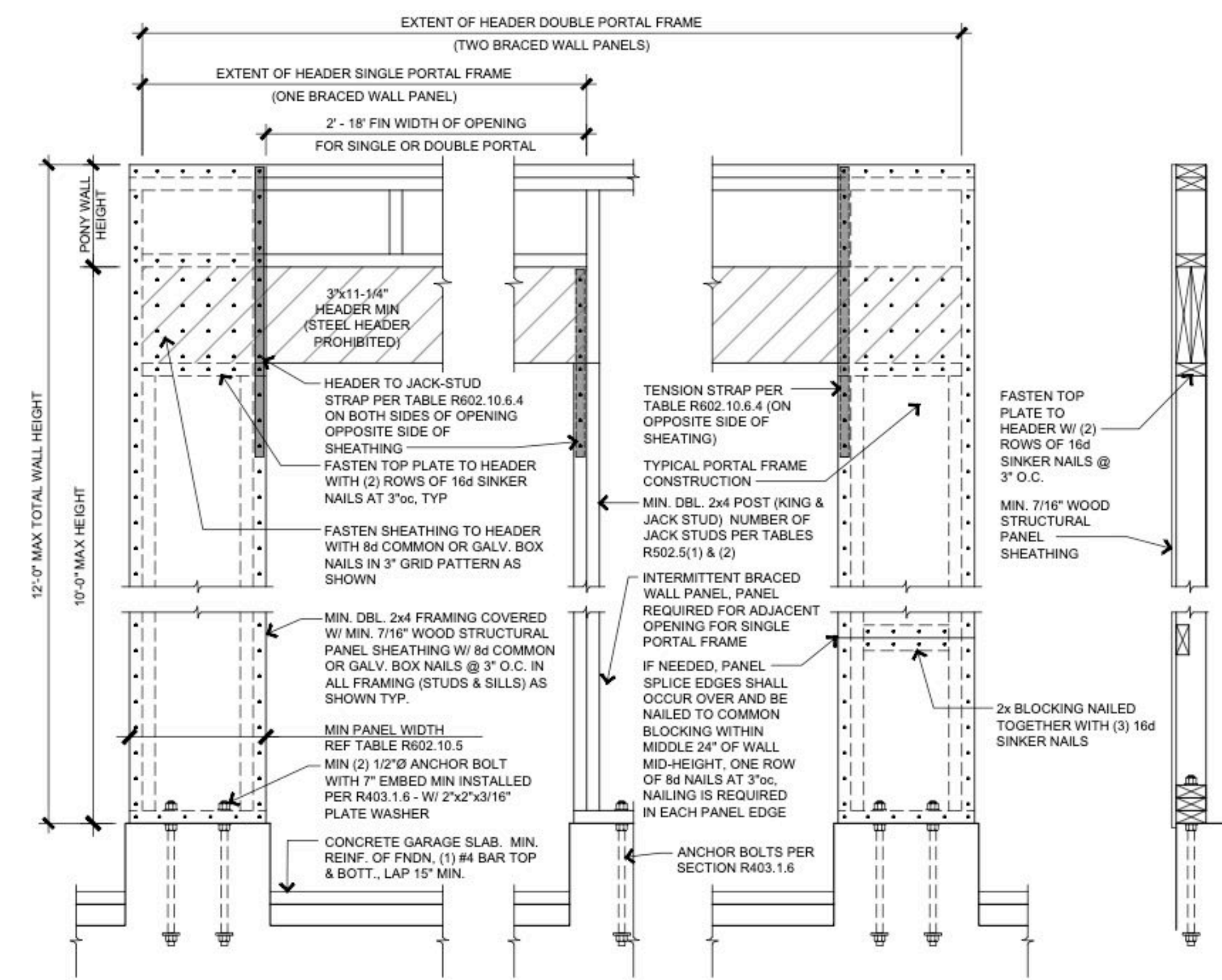
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1	Date	MAY	7, 2024
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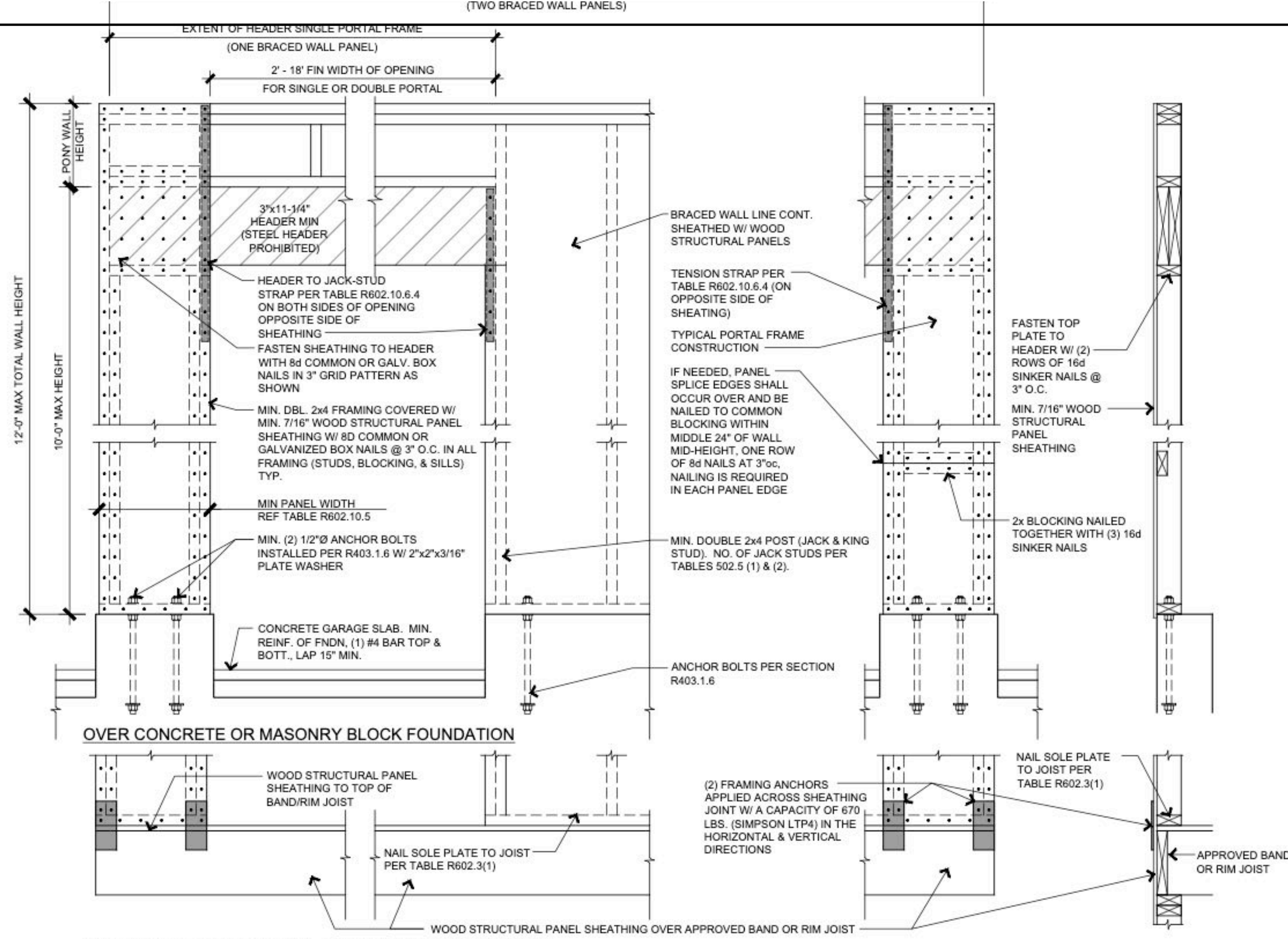
1 PFH-PORTAL FRAME WITH HOLD-DOWNS (R602.10.6.2)

SCALE: 1" = 1'-0"



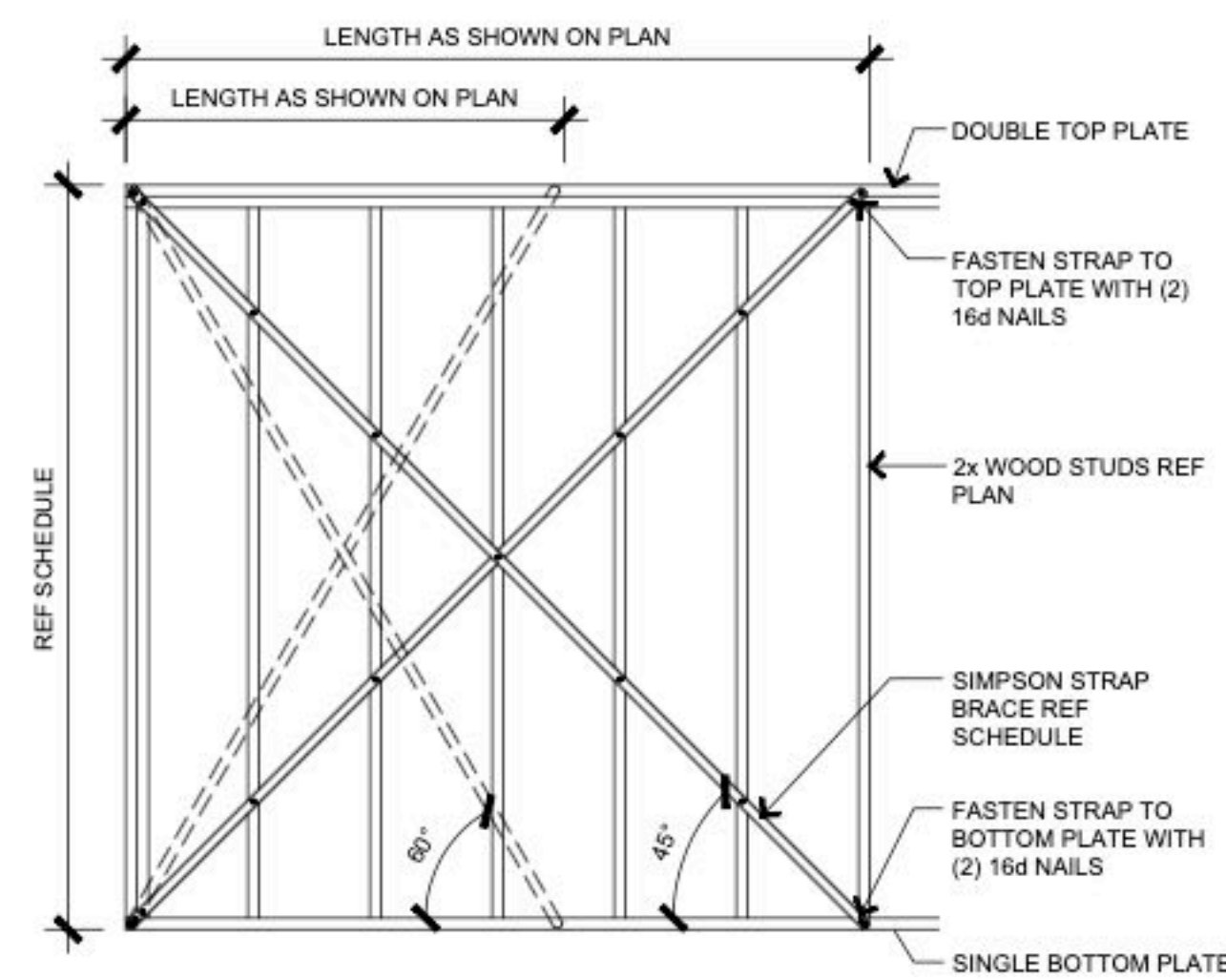
2 PORTAL FRAME AT GARAGE (PFG - R602.10.6.3)

SCALE: 1" = 1'-0"



3 METHOD CS-PF CONT SHEATHED PORTAL FRAME (R602.10.6.4)

SCALE: 1" = 1'-0"



4 INTERIOR BRACED WALL (LIB)

SCALE: N.T.S.

INTERIOR BRACED WALL SCHEDULE

SIMPSON MODEL NO.	STRAP LENGTH	WALL DIM'S HEIGHT x WIDTH	ANGLE FROM HORIZONTAL	FASTENERS	
				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

TYPE	WALL HEIGHT				
	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)

(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.

TABLE R802.5.1(9) RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS (a,b,c,d,e,f,g)

RAFTER SLOPE	RAFTER SPACING	GROUND SNOW LOAD (PSF)											
		30				50				70			
		12	20	28	36	12	20	28	36	12	20	28	36
3:12	12	4	6	8	11	5	8	12	15	6	11	15	20
	24	7	11	16	21	9	16	23	30	12	21	30	39
4:12	12	3	5	6	8	4	6	9	11	5	8	12	15
	24	5	9	12	16	7	12	17	22	9	16	23	29
5:12	12	3	4	5	7	3	5	7	9	4	7	9	12
	24	4	7	10	13	6	10	14	16	7	13	18	23
7:12	12	3	3	4	5	3	4	5	7	3	5	7	9
	24	3	4	5	7	3	4	5	7	3	5	7	9
9:12	12	3	3	3	4	3	3	4	5	3	4	5	7
	24	3	4	6	7	3	6	8	10	4	7	10	13
12:12	12	3	3	3	3	3	3	3	4	3	3	4	5
	24	3	3	3	4	3	3	4	5	3	4	5	7

- a. 40d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 16d COMMON NAILS.
- b. NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED.
- c. HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOAD-BEARING WALL, HEADER, OR RIDGE BEAM.
- d. 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.
- e. EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES.
- f. 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 RAFTER SLOPE.
- g. 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:

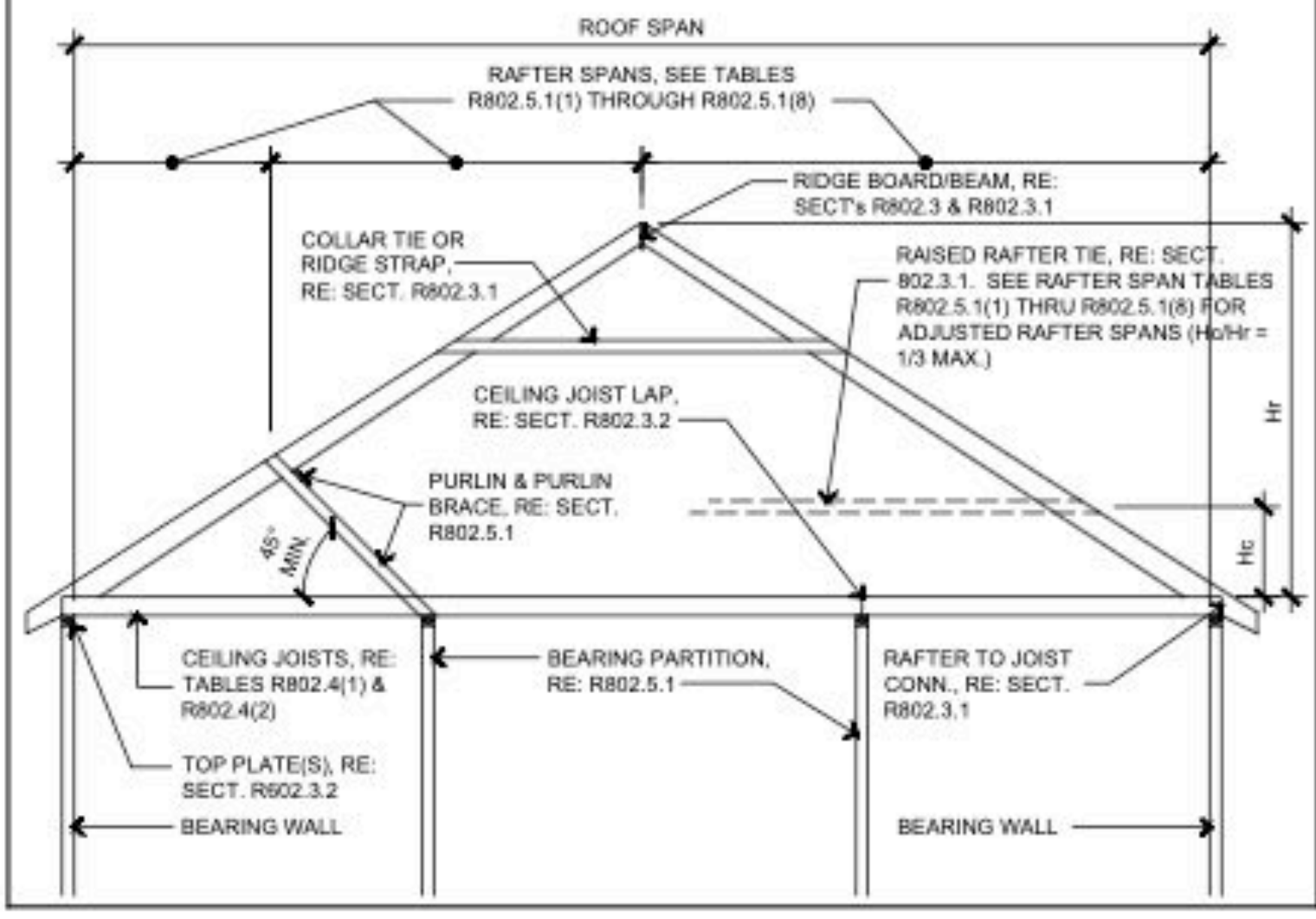
Hc/Hr	HEEL JOINT CONNECTION ADJUSTMENT FACTOR
1/3	1.5
1/4	1.33
1/5	1.25
1/6	1.2
1/10 OR LESS	1.11

WHERE:
 Hc= HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.
 Hr= HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

ROOF RAFTER SCHEDULE

GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JST'S AT TOP PLATE	MAX SPAN H _c /H _r =0.16	MAX SPAN H _c /H _r =0.20	MAX SPAN H _c /H _r =0.25	MAX SPAN H _c /H _r =0.33
#2 DF/L	2x6 / 24"oc	11'-9"	10'-6"	9'-9"	8'-11"	7'-10"
#2 DF/L	2x6 / 16"oc	14'-1"	12'-6"	11'-8"	10'-8"	9'-5"
#2 DF/L	2x8 / 16"oc	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).



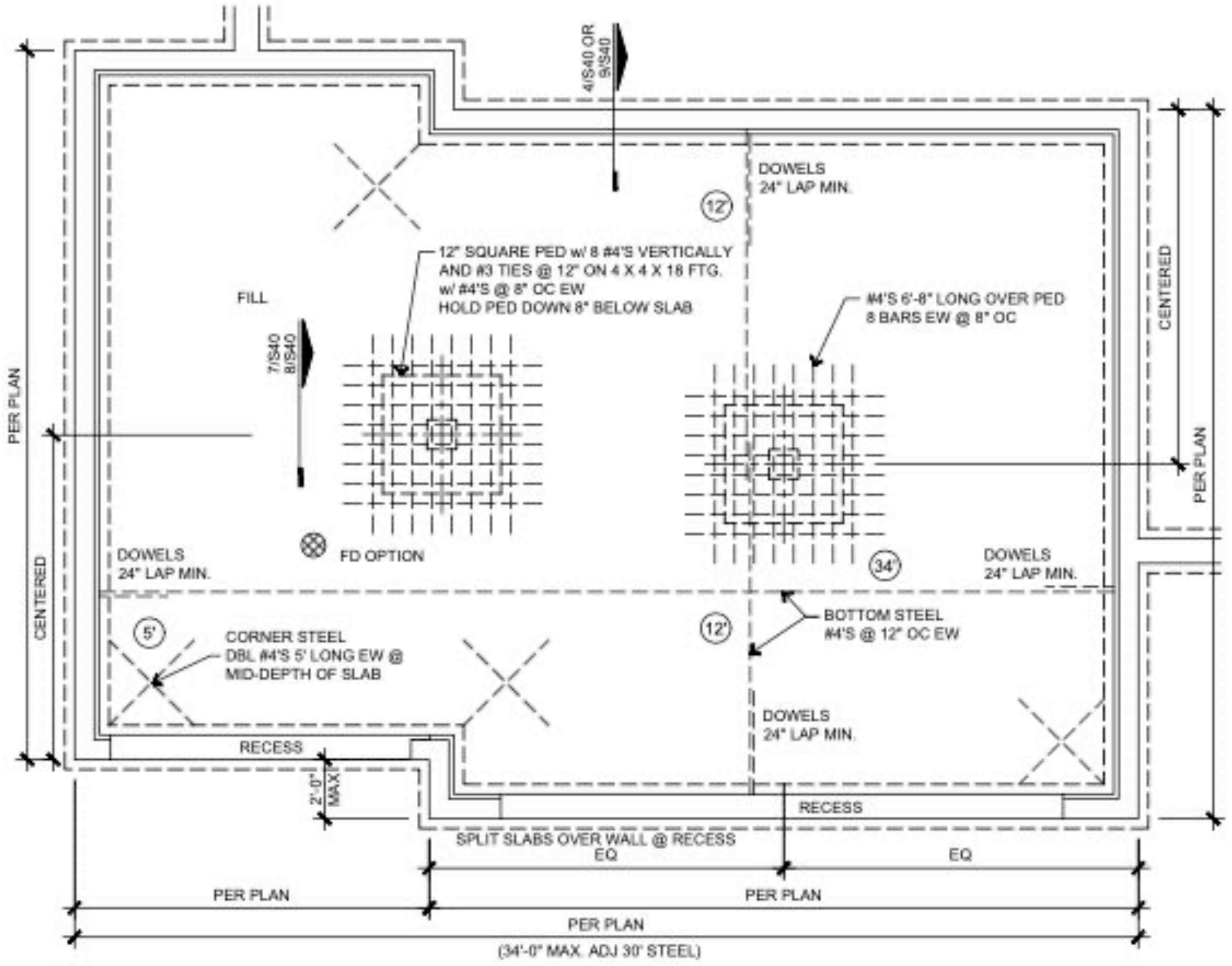
NAILING SCHEDULE IRC 2012 TABLE R602.3(1)

Description of Building Elements	Number & Type of Fastener (a,b,c)	Spacing of Fasteners
Roof		
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 0.128")	
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	4 - 16d (3 1/2" x 0.135")	
face nail	3 - 16d (3 1/2" x 0.135")	
Wall		
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" o.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"	
1" x 6" sheathing to each bearing, face nail	2 - 8d (2 1/2" x 0.113") 3 staples, 1 3/4"	
Wider than 1" x 6" sheathing to each bearing, face nail	3 - 8d (2 1/2" x 0.113") 4 staples, 1 3/4"	
Floor		
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" o.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 IRC 2012 TABLE R602.3(1)

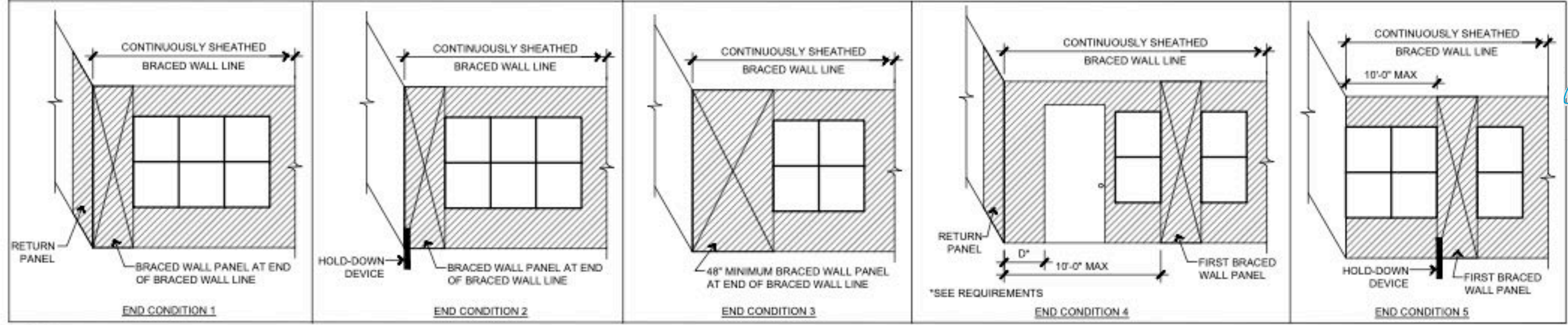
Description of Building Elements	Number & Type of Fastener (a,b,c)	Spacing of Fasteners
Floor (Continued)		
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail ea. layer as follows: 32" o.c. at top & bott. & staggered. Two nails at ends and at ea. splice
Ledger strip supporting joists or rafters	3 - 16d (3 1/2" x 0.135")	At each joist or rafter
Wood Structural Panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing		
3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall(j)) 8d common (2 1/2" x 0.131") nail (roof)(j)	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 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6" 12"
Other wall sheathing (h)		
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 8d common (2 1/2" x 0.131") nail, staple 16 ga., 1 1/2" long	3" 6"
25/32" structural cellulose 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 5/8" screws, Type W or S	7" 7"
Wood structural panels, combination subfloor underlayment to framing		
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"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6" 12"

- a. 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 or less.
- b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
- c. Nails shall be spaced at not more than 6" on center at all supports where spans are 48 inches or greater.
- d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. 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.
- g. 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.
- h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- i. 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.
- j. 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.



2 GARAGE SLAB ON FILL
SCALE: NTS

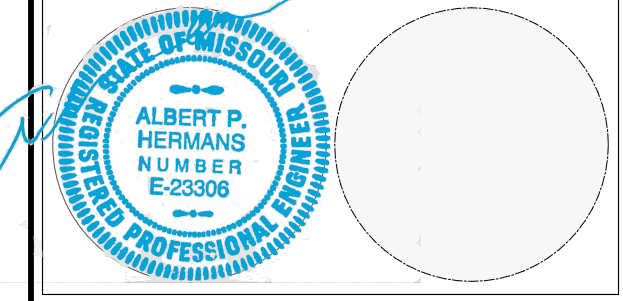
REQUIREMENTS
 RETURN PANEL:
 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 DISTANCE D:
 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD
 HOLD-DOWN DEVICE:
 800 lbs CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW



1 END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING R602.10.7
SCALE: NTS

SEQUOIA DUPLEX ALT #1
211 & 213 Orchard Court
LEE'S SUMMIT, MO

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1	Date	MAY	7, 2024
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		