GENERAL PLAN NOTES

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

INTERIOR LOAD BEARING WALL

WALL BRACING NOTES:

1. WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
2. BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
3. FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
4. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
5. INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

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

BRACING PFH PER IRC R602.10.6.2

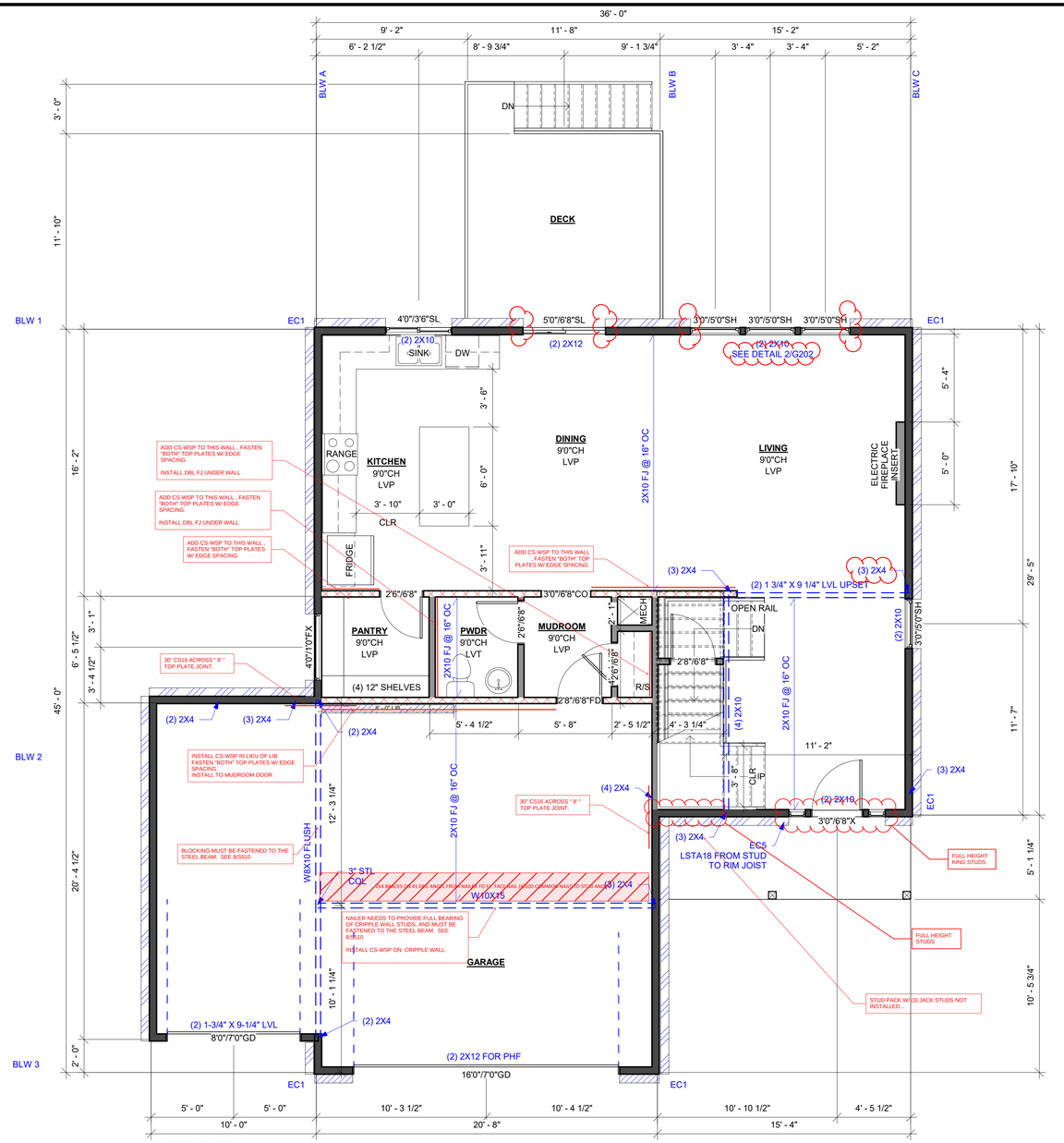
OVERALL COMMENTS FROM 240430 FRAMING INSPECTION

1. INTERIOR LOAD BEARING WALLS ARE NOT FULL HEIGHT STUD AS NOTED IN 240423 LETTER

2. INTERIOR WALLS WITH LATERAL BRACING ARE NOT FULL HEIGHT STUDS AS NOTED IN 240423 LETTER

3. ADDITIONAL CS-WSP IS RECOMMENDED TO INCREASE STABILITY OF THE MAIN LEVEL 8' 2X4 STUD WALLS WITH CRIPPLE WALLS TO 9' TOP PLATE. IN ADDTION, CS-WSP IS RECOMMENDED TO REPLACE THE LIB SHOWN ON THE PLANS TO BETTER STABILIZE THE CRIPPLE WALL.

4. SOME HEADERS DO NOT HAVE THE MINIMUM NUMBER OF JACK STUDS, SEE SHEE S000 GENERAL NOTES. (2) JACK STUDS UNDER ALL HEADERS.



PLAN VIEW - MAIN LEVEL STRUC 3RD BAY GARAGE
2 1/4" = 1'-0"

CONSTRUCTION NOTES - NEW CONSTRUCTION

1. ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
2. ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
3. ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
4. NEW DOORS AND WINDOWS ARE TAGGED IN INCHES
5. ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
6. STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
7. ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
8. ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
9. ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
10. ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

MAIN LEVEL WINDOW SCHEDULE		
Count	Type Mark	Head Height
2	1'0"/6'8"FX	6' - 8"
4	3'0"/5'0"SH	7' - 0"
1	4'0"/1'0"FX	7' - 0"
1	4'0"/3'6"SL	7' - 0"

MAIN LEVEL DOOR SCHEDULE		
Count	Type Mark	Comments
3	2'6"/6'8"	<varies>
1	2'8"/6'8"	
1	2'8"/6'8"FD	Garage Entry
1	3'0"/6'8"CO	Casements
1	3'0"/6'8"X	Front Entry
1	5'0"/6'8"SL	Dining Door
1	16'0"/7'0"GD	Garage Door

WALL LEGEND - NEW CONSTRUCTION

FOUNDATION WALL

NEW INTERIOR PARTITION

NEW EXTERIOR WALL

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

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

1

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/09/2024 2:43:30

Andrea Sessler
Digitally signed by Andrea Sessler
DN: CN=Andrea Sessler, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2024.05.09 14:44:18-05'00'

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EVERSTEAD
ENGINEERING & DESIGN

STATE OF MISSOURI
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03/06/2024
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REVISIONS
1 - 03/06/2024

MAIN LEVEL PLAN

G201

DATE	3/6/2024 11:30:41 AM
SCALE	As indicated