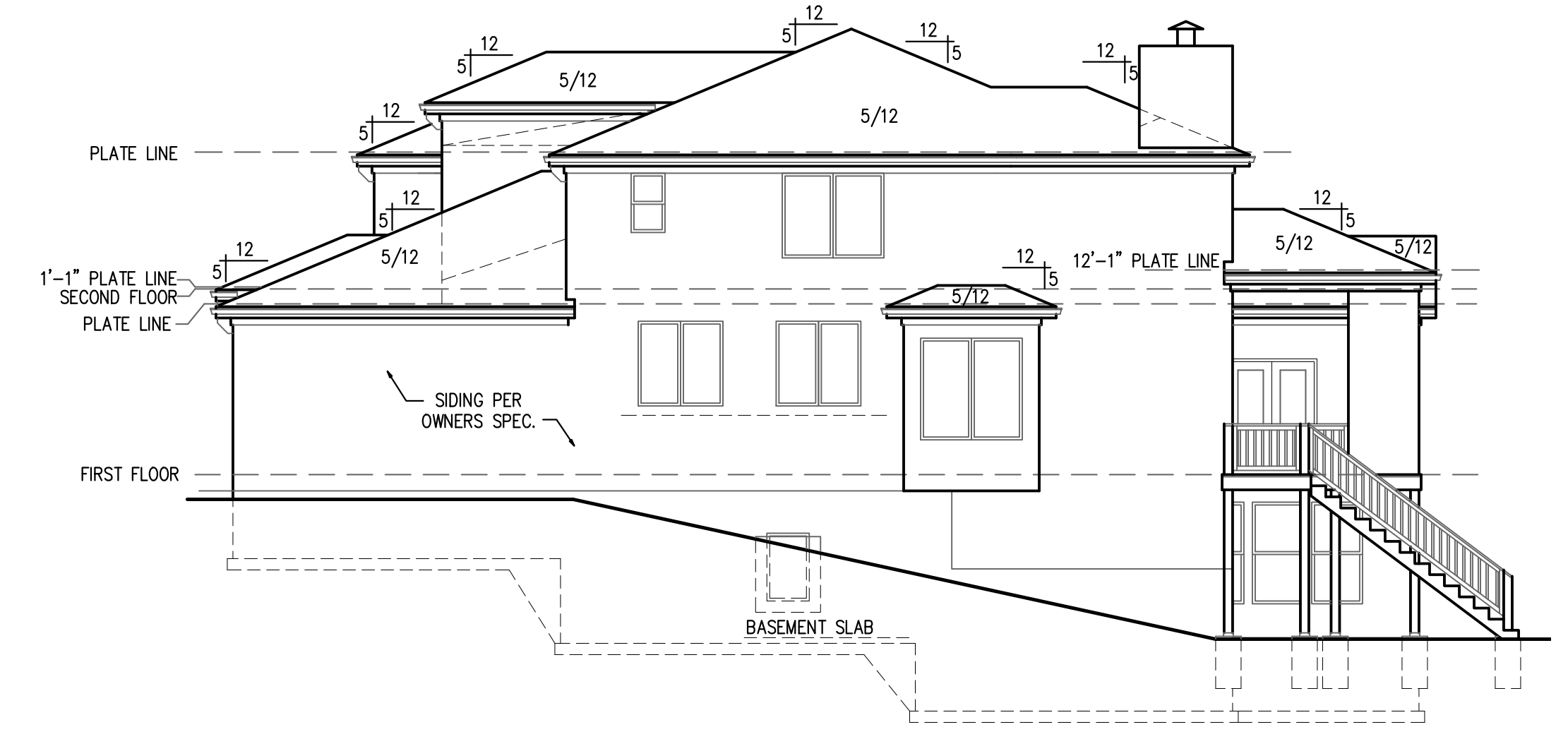


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



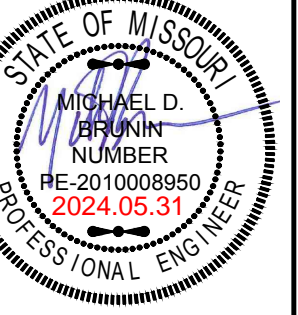
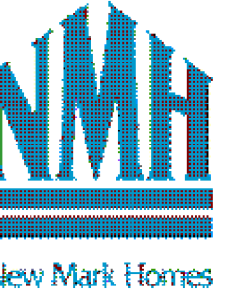
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LOWER LEVEL -	109 SQ. FT.
FIRST FLOOR -	2,781 SQ. FT.
SECOND FLOOR -	1,250 SQ. FT.
TOTAL	4,140 SQ. FT.
UNFINISHED BASEMENT	2,512 SQ. FT.
DECK/BALCONY	294 SQ. FT.
GARAGE	669 SQ. FT.
FRONT PATIO/STOOP	405 SQ. FT.

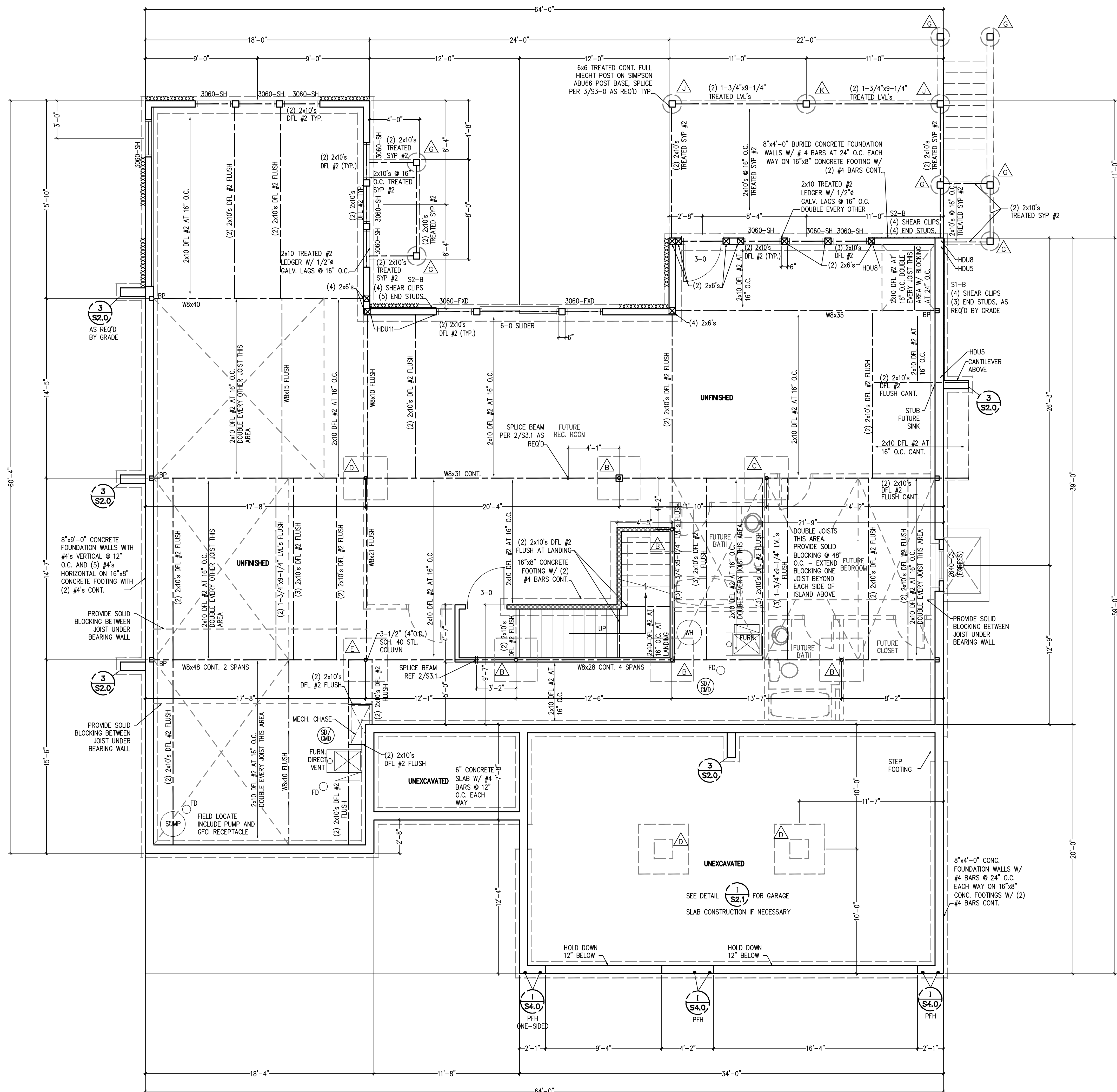
DISCLAIMER
ACTUAL PLANS AND ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS. DUE TO TERRAIN/BACKFILL PROCESS. FRONT ELEVATIONS ARE ARCHITECTURAL DRAWINGS AND MAY VARY DUE TO MATERIAL AVAILABILITY.

COMPLIES WITH HERS ENERGY RATED

NOTE:
PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION



APEX ENGINEERS, INC.
1605 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222
STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 992
MISSOURI ENGINEERING LICENSE: 200304673



BASEMENT/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:
 - ALL UNMARKED HEADERS MIN (2) #2 2x10
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
 - BEARING WALL
 - STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY
 CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
 (NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

////// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE 'W' OR 'S' STYL. X-BRACE(S) AT 45° TO 60° ANGLES. MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

COLUMN & PIER PAD SCHEDULE (REF. 5/S2.0)

COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
△	30" x 30" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	36" x 36" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	42" x 42" x 12"	(5) #4 BAR E.W.	3" SCH 40 (3.5" OD)
△	48" x 48" x 12"	(6) #4 BAR E.W.	3 1/2" SCH 40 (4" OD)
△	54" x 54" x 16"	(8) #4 BAR E.W.	REF PLAN
△	60" x 60" x 16"	(10) #4 BAR E.W.	REF PLAN

- COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF. SPECS. OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.
- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000PSF.

COLUMN & PIER SCHEDULE

MARK	COLUMN SIZE	PIER DIA
△	6x6	12"
△	6x6	16"
△	6x6	18"
△	6x6	24"
△	6x6	28"

- ALL PIERS TO BEAR ON ORIGINAL UNDISTURBED SOIL OF 2,000 PSF BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- PIERS SHALL EXTEND BELOW THE FROST LINE. MIN. DEPTH OF 36" BELOW GRADE.
- POST SHALL BE TREATED OR CEDAR WITH SIMPSON ABU66 POST BASE

DETAIL REFERENCES

- | | |
|--------------------------------------------------------|-----------------------------------------------------------------|
| ① (S2.0) TYPICAL FOUNDATION WALL DETAIL | ② (S2.1) STRUCTURAL GARAGE SLAB PIER PAD DETAIL |
| ② (S2.0) TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL | ③ (S2.7) STRUCTURAL GARAGE SLAB / WALL SECTION |
| ③ (S2.0) TYPICAL DEAD MAN DETAIL | ④ (S2.7) TYPICAL OVERDIG DETAIL AT BASEMENT SLAB |
| ④ (S2.0) FOUNDATION WALL JUMP DETAIL | ⑤ (S4.0) ALTERNATE BRACED WALL PANEL DETAIL |
| ⑤ (S2.0) COLUMN PAD DETAIL | ⑥ (S4.0) APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS ALT. |
| ① (S2.1) TYPICAL STRUCTURAL GARAGE SLAB PLAN | △ COLUMN AND PIER PAD SCHEDULE (SHEET S2.0) |

EXPANSIVE SOILS DISCLAIMER:

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

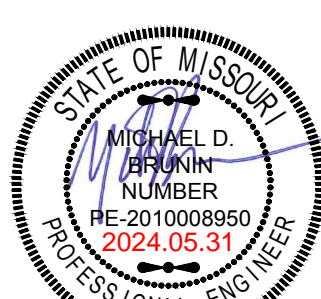
APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

ALL WINDOWS SIZES ARE EXPRESSED IN FEET AND INCHES TO THE UNIT SIZE.

NOTE:
 PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

New Mark Homes
 P.O. Box 12025
 Parkville, Missouri 64152
 Ph. (816) 969-9010



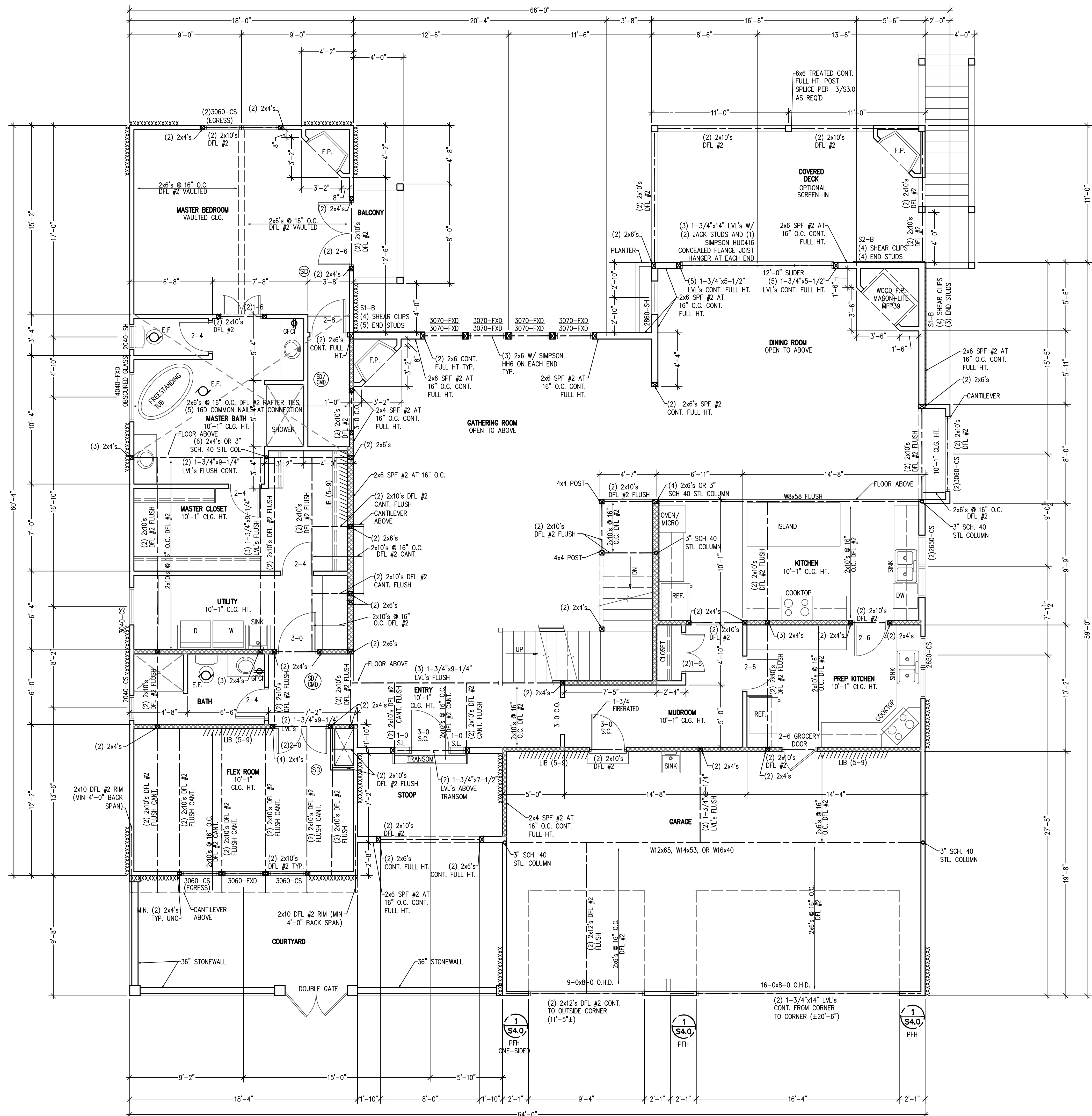
APEX ENGINEERS, INC.
 165 LOCUST ST
 KANSAS CITY, MO 64108
 816-421-3222
 STRUCTURAL DESIGN REVIEW
 KANSAS ENGINEERING LICENSE: 992
 MISSOURI ENGINEERING LICENSE: 2003004673

Chaundry Residence
 2743 SW Heartland Rd - Hook Farms - Lot 190
 Lee's Summit, Missouri

Copyright 2024

DRAWN BY: CJD
 CHECKED BY: CA
 DATE: 5/28/2024

A2
 PROJ. 24-309



STRUCTURAL NOTES:
 - ALL UNMARKED HEADERS MIN (2)#2-2x10
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
 - [Symbol] = BEARING WALL
 - STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY
 CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:
 WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD. (NOTE: FRAMING MEMBERS 1" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

////// INTERIOR BRACED WALLS (REF 2-S4.0):
 GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)
 OR
 LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ALL WINDOWS SIZES ARE EXPRESSED IN FEET AND INCHES TO THE UNIT SIZE.

New Mark Homes
 P.O. Box 12025
 Parkville, Missouri 64152
 Ph. (816) 969-9010



STATE OF MISSOURI
 MICHAEL D. BRANN
 ENGINEER
 LICENSE NO. 201008950
 EXPIRES 2024.05.31
 PROFESSIONAL ENGINEER

APEX ENGINEERS, INC.
 165 LOCUST ST
 KANSAS CITY, MO 64108
 816.421.3222

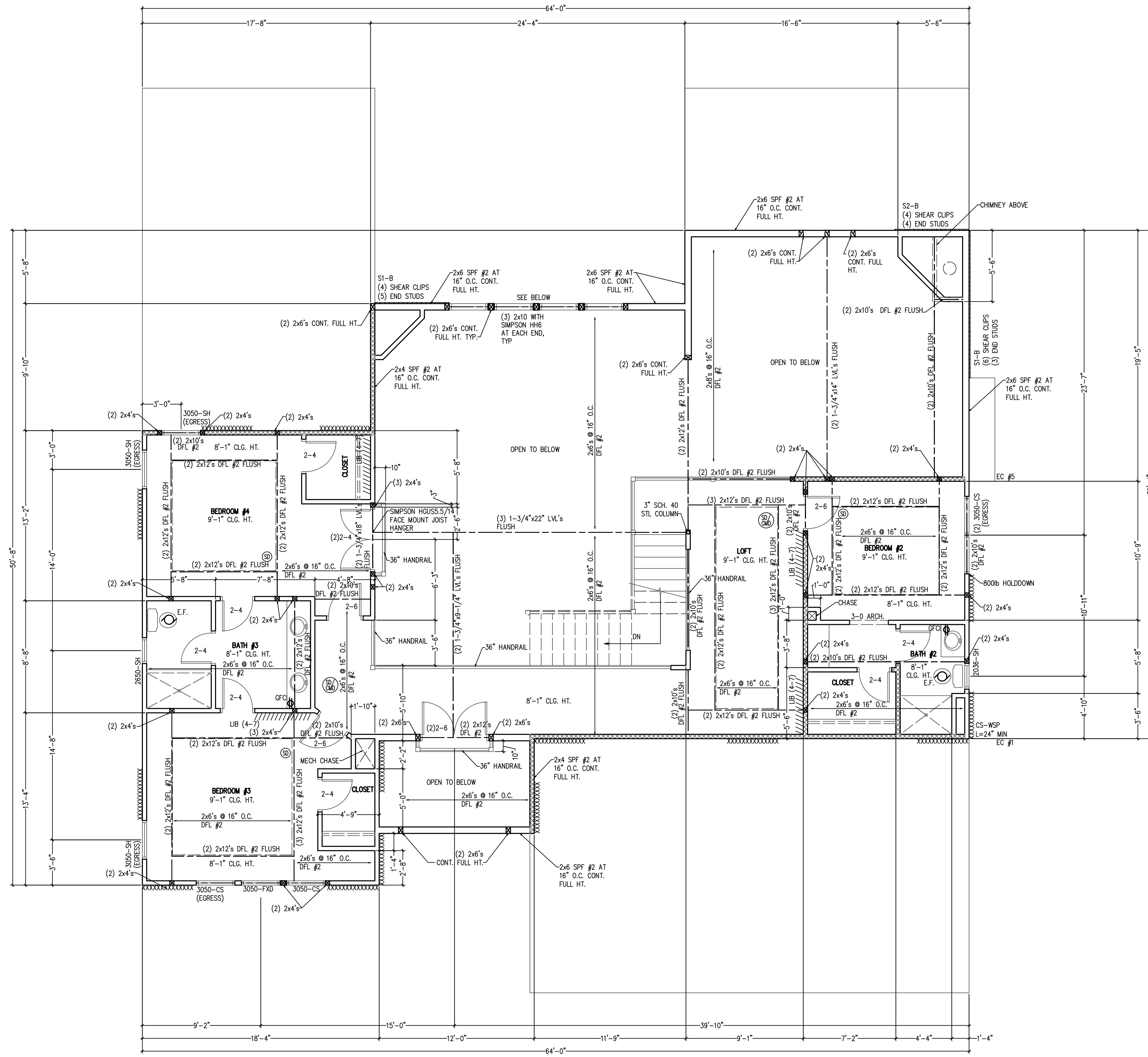
STRUCTURAL DESIGN REVIEW
 KANSAS ENGINEERING LICENSE: 992
 MISSOURI ENGINEERING LICENSE: 200304673

Chaundry Residence
 2743 SW Heartland Rd - Hook Farms - Lot 190
 Lee's Summit, Missouri
 © Copyright 2024

DRAWN BY: CJD
 CHECKED BY: CA
 DATE: 5/28/2024

A3
 PROJ. 24-309

NOTE:
 PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION



STRUCTURAL NOTES:
 - ALL UNMARKED HEADERS MIN (2)#2x10
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
 - = BEARING WALL
 - STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

BRACED WALL METHODOLOGY
 CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:
 WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
 (NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2-S4.0):
 GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)
 OR
 LIB METHOD: 1x4 WOOD FASTENED WITH (3) 6d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

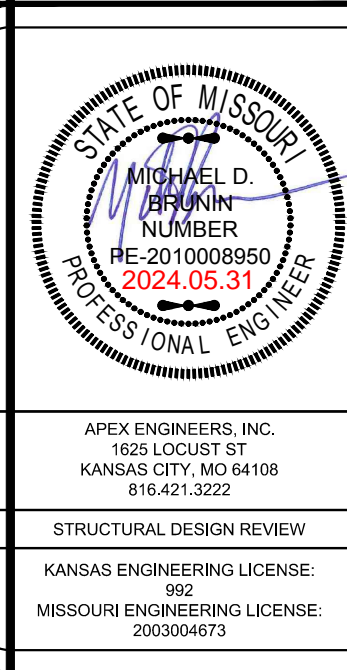
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

*ALL WINDOWS TO HAVE U = 0.35 OR LESS.

ALL WINDOWS SIZES ARE EXPRESSED IN FEET AND INCHES TO THE UNIT SIZE.

NOTE:
 PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

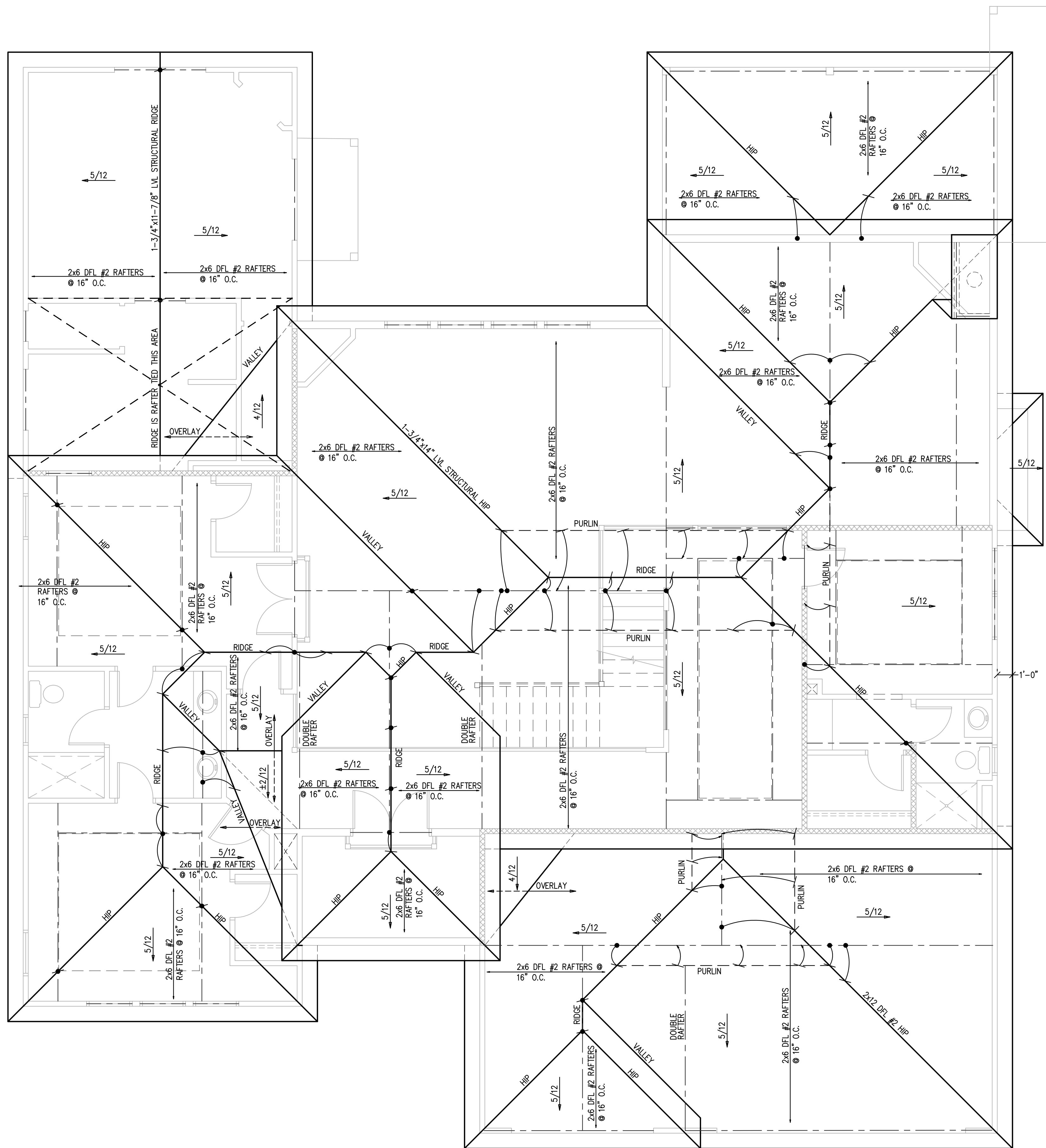
New Mark Homes
 P.O. Box 12025
 Parkville, Missouri 64152
 Ph. (816) 969-9010



Chaundry Residence
 2743 SW Heartland Rd - Hook Farms - Lot 190
 Lee's Summit, Missouri
 © Copyright 2024

DRAWN BY: CJD
 CHECKED BY: CA
 DATE: 5/28/2024
 PROJ. 24-309

A4



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

STRUCTURAL NOTES:
 - ALL UNMARKED HEADERS MIN (2)#2-2x10
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
 - [XXXXXX] = BEARING WALL
 - STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

ROOF FRAMING NOTES
 ROOF DESIGNED FOR LIGHT ROOF COVERING
 30psf TOTAL LOAD [10psf DL, 20psf LL (SL)]
 ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS OF IRC 802
 *RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL): SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	11'-7"
#2-2x6	AT 16" OC	14'-2"
#2-2x8	AT 24" OC	14'-8"
#2-2x8	AT 16" OC	17'-11"
#2-2x10	AT 24" OC	17'-10"
#2-2x10	AT 16" OC	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	8'-6"
#2-2x6	AT 16" OC	9'-9"
#2-2x8	AT 24" OC	11'-3"
#2-2x8	AT 16" OC	12'-9"
#2-2x10	AT 24" OC	14'-3"
#2-2x10	AT 16" OC	16'-3"

APEX ENGINEERS, INC. RECOMMENDED DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

- *RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED) #2-2x10 UP TO 9:12 PITCH #2-2x12 OVER 9:12 PITCH
- *ALL HIP AND VALLEYS ARE (UNLESS OTHERWISE NOTED) #2-2x10 UP TO 9:12 PITCH #2-2x12 OVER 9:12 PITCH #2-2x10 HIP/VALLEY, MAX CLEAR SPAN: 11'-11" #2-2x12 HIP VALLEY, MAX HORIZ. CLEAR SPAN: 12'-11"
- *PURLINS ARE 2x6 MIN
 - PURLIN STRUTS ARE AT 4'-0" OC
 - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
 - ALL PURLIN STRUTS SHALL HAVE A MAX UNBRACED LENGTH OF 8'-0"
 - PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

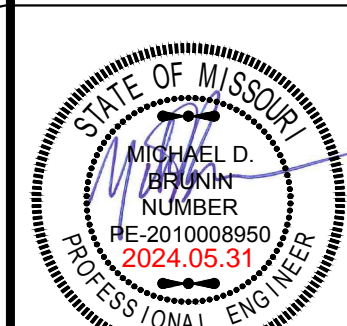
PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2)2x4	8'-0"
(1)2x4 AND (1)2x6	12'-0"
(1)2x6 AND (1)2x8	20'-0"
(2)2x6 AND (1)2x8	30'-0"
CONSULT ARCH ENGR	>30'-0"

- *EACH END OF STRUT SHALL BE FASTENED WITH MIN (3)#8 OR (2)#6 NAILS
- *RIDGE BRACES ARE SAME AS PURLIN BRACES-SPACING, SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- *HIP AND VALLEY BRACES ARE THE SAME AS PURLINS SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)

- = ROOF BRACE/STRUT (PER CHART)
- SLASH IS TOP END OF BRACE
- CIRCLE IS BOTTOM END OF BRACE
- = PURLIN STRUTS AT 48" OC (PER CHART) U.N.O.
- SLASH IS TOP END OF BRACE
- ARROW IS BEARING LOCATION
- [XXXXXX] DENOTES BEARING WALL
- - - DENOTES PURLIN
- - - DENOTES BEARING STRUCTURE

- THIS IS AN ENGINEERED ROOF STRUCTURE DESIGNED FOR COMPLIANCE WITH IRC 802.3, BUILD AS SHOWN WITH NO DEVIATIONS.**
- ALL HIP AND VALLEYS ARE DESIGNED TO BE CONTROLLED BY BENDING.**
- SHEAR AT BEARING WITH MIN 5 1/2" DEPTH DOES NOT CONTROL DESIGN. FOR VALLEYS REF 4/S3.2**

New Mark Homes
 P.O. Box 12025
 Parkville, Missouri 64152
 Ph. (816) 969-9010



APEX ENGINEERS, INC.
 165 LOCUST ST
 KANSAS CITY, MO 64108
 816.421.3222

Structural Design Review
 KANSAS ENGINEERING LICENSE: 992
 MISSOURI ENGINEERING LICENSE: 2003004673

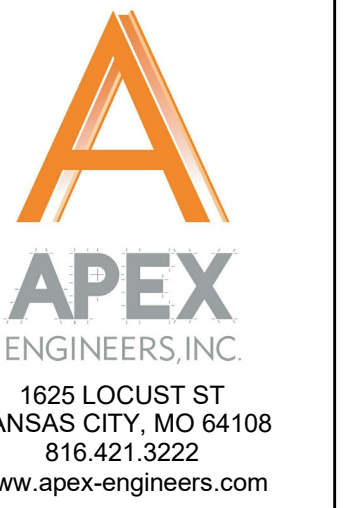
Chaundry Residence
 2743 SW Heartland Rd - Hook Farms - Lot 190
 Lee's Summit, Missouri

© Copyright 2024

DRAWN BY: CJD
 CHECKED BY: CA
 DATE: 5/28/2024

A5
 PROJ. 24-309

NOTE:
 PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION



STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: E-592
MISSOURI ENGINEERING LICENSE: 20030672

PROJECT: Lot 160 Hook Farms, 2743 SW Heartland Rd, Lee's Summit, MO 64082
CLIENT: New Merit Homes

PROJECT #: 24-0558
DRAWN BY: C.J.H.
CHECKED BY: BDC
SUBMITTAL DATE: 2024.05.29

DATE	#	COMMENTS

SHEET: GENERAL NOTES
S1.0

GENERAL

1. PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.
2. REPRODUCTION, ALTERATION, OR RE-USE BY ANY METHOD OF ALL OR PORTIONS OF THESE STRUCTURAL PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM APEX ENGINEERS, INC IS STRICTLY PROHIBITED. THE DRAWINGS AND DETAILS OF THIS SHEET SET, BEING INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF APEX ENGINEERS, INC. AN UNSEALED VERSION OR ANY PORTION OF APEX ENGINEERS LOGO AND/OR TITLE BLOCK, SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION.
3. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CEILING JOISTS/ATTICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	5 PSF	10 PSF
CEILING JOISTS/ATTICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATTICS WITH STORAGE - DOOR/STAIR DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS - NON-SLEEPING	10 PSF	40 PSF
ROOMS - SLEEPING	10 PSF	30 PSF
ROOF - LIGHT ROOF COVERING	10 PSF	20 PSF
ROOF - HEAVY ROOF COVERING CONCRETE/TILE/SLATE	20 PSF	20 PSF

NOTE: HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS.

FOUNDATIONS

1. THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF, UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
2. REFERENCE CONCRETE SCHEDULE, THIS SHEET, FOR APPLICABLE FOUNDATION CONCRETE MIX DESIGNS.
3. FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.
4. UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS.
5. ALL FOUNDATION WALLS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY UNLESS NOTED OTHERWISE.
6. UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE MINIMUM 8" THICK X 8'-0" (OR 9'-0") TALL AND REINFORCED PER DETAIL 1-S2.0 (AND 2-S2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'-0" TALL REQUIRE A SEPARATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG INTERIOR OR EXTERIOR DEAD-MAN FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'-0" IN LENGTH (REF 3-S2.0).
7. REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.
8. FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.
9. FOUNDATION WALLS WILL NOT ACHIEVE FULL STRENGTH UNTIL THE BASE GRAVEL HAS BEEN PLACED AND THE FIRST FLOOR DECK IS PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF THE FOUNDATION WALL WITH GREATER THAN 8" OF EARTHEN FILL OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB, OR ALTERNATE ENGINEERED SOLUTION (i.e. ENGINEERED FILL) WILL BE REQUIRED.
10. WHERE JUMPS OR STEPS IN ELEVATION OCCUR FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4-S2.0.
11. CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.
12. PROVIDE A MINIMUM 1/4" THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2. LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS).
13. FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.
14. GARAGE SLABS AND BASEMENT OVERDIGS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED PER DETAILS 1-S2.1 AND 6-S2.1 RESPECTIVELY. WHERE THE LIMITATIONS OF DETAILS 1-S2.1 AND 6-S2.1 ARE NOT MET, A SEPARATE ENGINEERED DESIGN SHALL BE REQUIRED.
15. BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 3'-0" ON CENTER AND WITHIN 12" OF EACH END PIECE.
16. FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION R406.
17. PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6" OF THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 24" DIAMETER OR 20" SQUARE SUMP PIT EXTENDING A MINIMUM 24" BELOW THE BOTTOM OF BASEMENT FLOOR.
18. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
19. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
20. ALL EARTH RETAINING STRUCTURES ON THE SITE GREATER THAN 4'-0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH TOP AND BOTTOM) SHALL REQUIRE A SEPARATE ENGINEERED DESIGN (i.e. RETAINING WALLS, WING WALLS, ETC.).
21. INSULATION SHALL BE INSTALLED FOR ALL BASEMENT WALLS AS REQUIRED PER N1102.2.8.
22. A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICES PER E3608.1.
23. ANY GEOTECHNICAL IMPROVEMENT METHODS AND/OR STRUCTURAL SOLUTIONS (SUCH AS DRILLED PIERS) EMPLOYED TO ADDRESS UNACCEPTABLE SUBGRADE CONDITIONS SHALL BE SUBMITTED TO EOR AS ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

EXPANSIVE SOILS DISCLAIMER:
THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.
APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.
APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHTETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

EMERGENCY EGRESS AND RESCUE

1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
2. BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC SECTION 310.
3. SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314.
4. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, ON EACH FLOOR INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.
6. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

FRAMING GENERAL

1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS TO BE MIN (2) #2-2X10 UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2X4 STUD POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (2) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d NAILS IRC SECTION R602.3.(1).
7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2X4s FLAT AT 2'-0" CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
8. ALL SILL AND OTHERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
9. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R602.4.
10. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM 10d FACE NAILS.
11. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
12. FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'-0" FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4'-0", THE HEADER AND TRIMMER SHALL BE DOUBLED.
13. JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
14. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF NO. 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D226 TYPE 1 FELT. (R703.2)
15. WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH TABLE 1-S1.
16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.

ENERGY REQUIREMENTS

1. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1102.4.5.
2. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1.1.
3. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.
4. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER N1103.3.5
5. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.
6. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER M1501.1.
7. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6.
8. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6.

ENERGY CONSERVATION

THE ENERGY EFFICIENCY OF THE DWELLING SHALL COMPLY WITH THE FOLLOWING TABLE(S) (WHERE THERE ARE DISCREPANCIES BETWEEN THIS TABLE AND THE PLANS, THE MOST RESTRICTIVE SHALL APPLY). IF TABLE 1 IS NOT COMPLETED AND ACCOMPANIED BY RESCHECK CALCULATIONS, THEN TABLE 2 SHALL BE APPLIED.

TABLE 1 - ResCheck COMPLIANCE SOFTWARE (FILL IN APPLICABLE VALUES FROM ResCheck CALCS.)

BUILDING ELEMENT	MIN VALUE
WALLS - FRAME	R-
WALLS - BASEMENT	R-
FLOORS - UNCONDITIONED SPACE	R-
FLOORS - OVER OUTSIDE AIR	R-
FLOORS - CRAWL SPACE	R-
SLAB - PERIMETER	R-
CEILING - FLAT	R-
CEILING - CATHEDRAL	R-
DOORS - GLASS	U-
DOORS - SOLID	U-
WINDOWS - OPERABLE	U-
WINDOWS - FIXED	U-
WINDOWS - OTHER	U-
FURNACE	AFUE-
AIR CONDITIONER	SEER-

NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE FORM MUST BE SUBMITTED WITH PLANS.
TABLE 2 - PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)

BUILDING ELEMENT	MIN VALUE
CEILING - FLAT	R-49
CEILING - CATHEDRAL**	R-30
CEILING - CATHEDRAL	R-38
FLOORS - UNCONDITIONED SPACED	R-19
FLOORS - OVER OUTSIDE AIR	R-30
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)
SKYLIGHTS	U=0.55
WALLS - EXTERIOR (2x4)	R-13 (CAVITY) + R-5 (CONT)
WALLS - EXTERIOR (2x6)	R-20
WALLS - CRAWL SPACE	R-19
GLAZING*	U<=0.32
GLAZING*	SHGF<=0.40

NOTE:
TABLE 2 PER IRC TABLE N1102.1.2
*DEFAULT U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E TREATMENT IS U=0.35
**LIMITED TO AREAS LESS THAN 500 SQ-FT OR 20% OF CEILING AREA.

DEFERRED SUBMITTALS

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
2. DEFERRED SUBMITTAL ITEMS (WHEN APPLICABLE):
A. TRUSSES
B. JOISTS
C. GUARDRAILS AND HANDRAILS
D. STEEL FABRICATED STAIRS
E. PRE-MANUFACTURED CANOPIES AND AWNINGS
F. PRECAST HOLLOW CORE SLABS
G. GROUND IMPROVEMENT AND/OR STRUCTURAL FOUNDATION SOLUTIONS (SUCH AS DRILLED PIERS)

CONCRETE SCHEDULE

MINIMUM STRUCTURAL CONCRETE COVER	COVER
FORMED SURFACES EXPOSED TO GROUND OR WEATHER	2"
UNFORMED SURFACE IN CONTACT WITH THE GROUND	3"
WALLS AND SLABS NOT EXPOSED TO GROUND OR WEATHER	1"
INTERIOR BEAMS AND COLUMNS (TO TIES OF STIRRUPS)	1 1/2"

EPOXY GROUTING APPLICATIONS

THREAD ROD ANCHORS	HILTI HIT-HY 200 A OR SIMPONS SET XP
REINFORCING BARS	HILTI HIT-HY 200 R OR SIMPONS SET XP

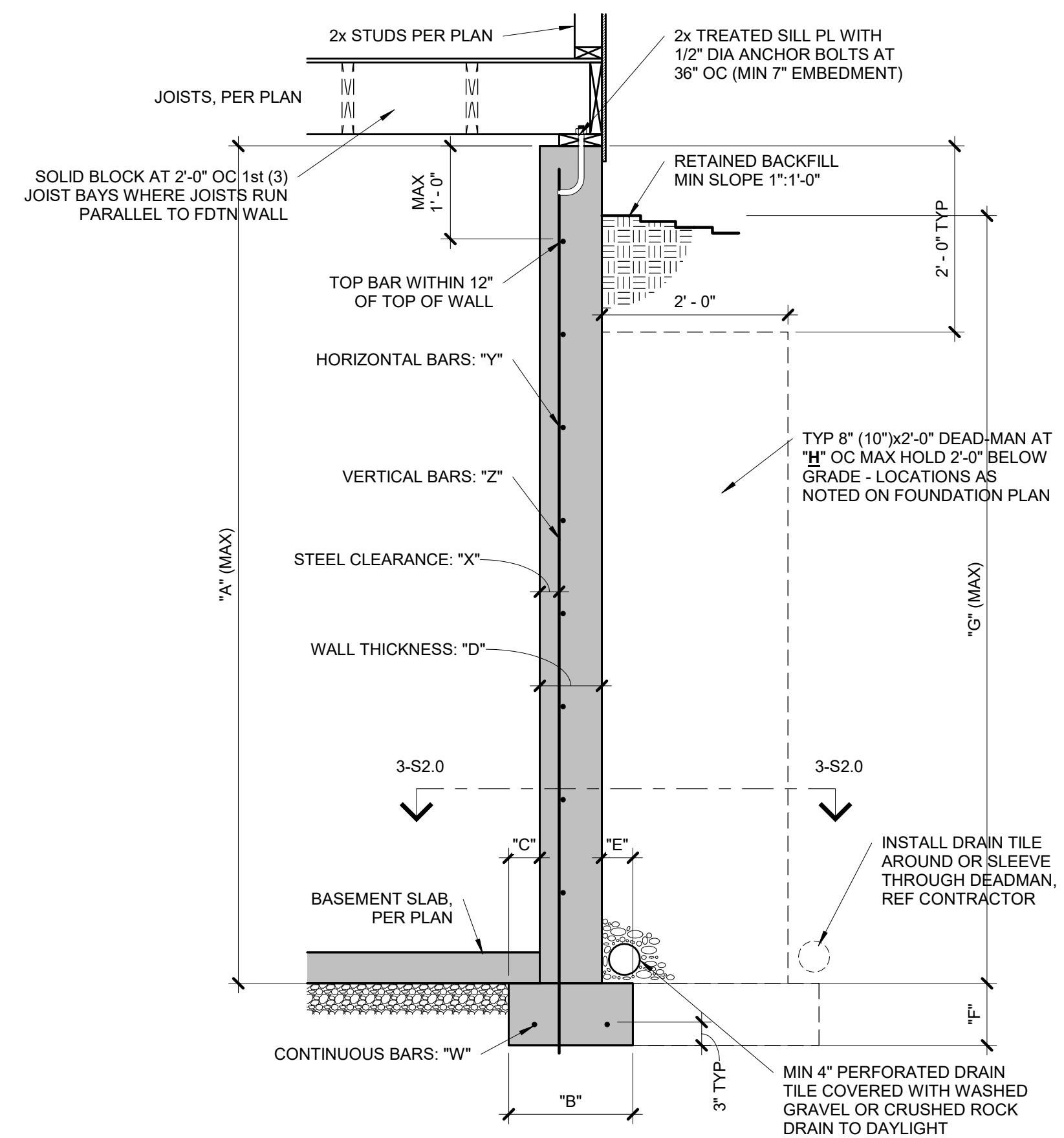
CONCRETE USE	28 DAY STRENGTH	CEMENT TYPE	W/C RATIO	SLUMP LIMIT (in.)	% AIR ENTRAINMENT
FOOTINGS/PIERS	3000 psi	N/A	0.55 (MAX)	5" (+/-)1"	6% +/- 1%
FOUNDATION WALLS	3500 psi	N/A	0.50 (MAX)	4" (+/-)1"	6% +/- 1%
INTERIOR SLABS	4000 psi	N/A	0.50 (MAX)	3" (+/-)1"	3% MAX
SUSPENDED SLABS	4000 psi	N/A	0.50 (MAX)	3" (+/-)1"	3% MAX

GLAZING

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 OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING ¹	7/16" PLYWOOD	16 GA X 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD
FLOOR SHEATHING ¹	1x4 #3 FURRING	1/2" CROWN STAPLES
	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD 14 GA X 7" STAPLES AT 4" OC EDGES AND 8" OC IN THE FIELD 12.5 GA X 1-1/2" RING OR SCREW SHANK NAILS AT 6" OC EDGES AND 8" OC IN THE FIELD
CEILING COVERING ¹	1/2" GYPSUM SHEATHING	7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD, 0.098 DIA, 1-1/4" LONG, ANG-RINGED, 5d COOLER NAIL, 0.086 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL COVERING ¹	1/2" GYPSUM SHEATHING	8d COMMON NAILS: 1-5/8" GALVANIZED STAPLES, 1-1/4" SCREWS, TYPE W OR S AT 4" OC EDGES AND 8" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	*SUPPORTING 2 FLOORS, ROOF, AND CEILING OR LESS. *HEIGHT: 10'-0" OR LESS *SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 10' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE	*TOE NAIL RIM JOIST TO SILL OR TOP PLATE: 8d COMMON AT 6" OC; 3"x6 131" AT 6" OC; 3"x6 131" AT 16" OC; *TOE NAIL STUD TO TOP AND SOLE PLATE: (2) 8d COMMON; (4) 3"x6 131" *END NAIL TOP AND SOLE PLATE STUD: (2) 8d COMMON; (4) 3"x6 131" *FACE NAIL BUILT-UP CORNER STUDS: 16d AT 24" OC; 3"x6 131" AT 16" *FACE NAIL BUILT-UP CORNER STUDS (AT BRACED WALL PANELS): 16d COMMON NAILS AT 16" OC; 3"x6 131" AT 12" OC *FACE NAIL JACK STUDS/TRIMMERS SUPPORTING HEADERS WITH: 10d NAILS AT 6" OC 16d COMMON AT 16" OC; 3"x6 131" AT 12" OC; 3"x6 128" AT 12" OC *FACE NAIL DBL TOP PLATE: (5) 16d COMMON; (12) 3"x6 131"; (12) 3"x6 128" *DBL TOP PLATES WITH MIN 48" OFFSET OF EACH FACE NAIL LAPPED WITH: (2) 16d COMMON; (3) 3"x6 131"; (3) 3"x6 128" *FACE NAIL DBL TOP PLATES AT LAPPED CORNERS AND INTERSECTIONS WITH: (2) 16d COMMON AT 16" OC; 3"x6 131" AT 12" OC *FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: *TORSION BRIDGING TO JOIST: EACH END: *FACE NAIL LEDGER STRIPS SUPPORTING JOISTS OR RAFTERS WITH: (3) 16d COMMON; (4) 3"x6 131"; (4) 3"x6 128"
		*TOE NAIL HEADERS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 16d NAILS AT 16" CENTERS ALONG EACH EDGE.
RAFTER TIES ¹	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACENAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH

1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED.
2. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN.



CONCRETE DIMENSIONS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	20'-0"
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	20'-0"
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	20'-0"

REINFORCING BARS (GRADE 40 BARS)

"W"	"X"	"Y"	"Z"
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	2 1/2"	#4 BARS AT 18" OC	#4 BARS AT 18" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE: A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS WITH #4 BARS AT 24" OC BOTH WAYS OVER 16"x8" CONCRETE FOOTINGS WITH (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
 - WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

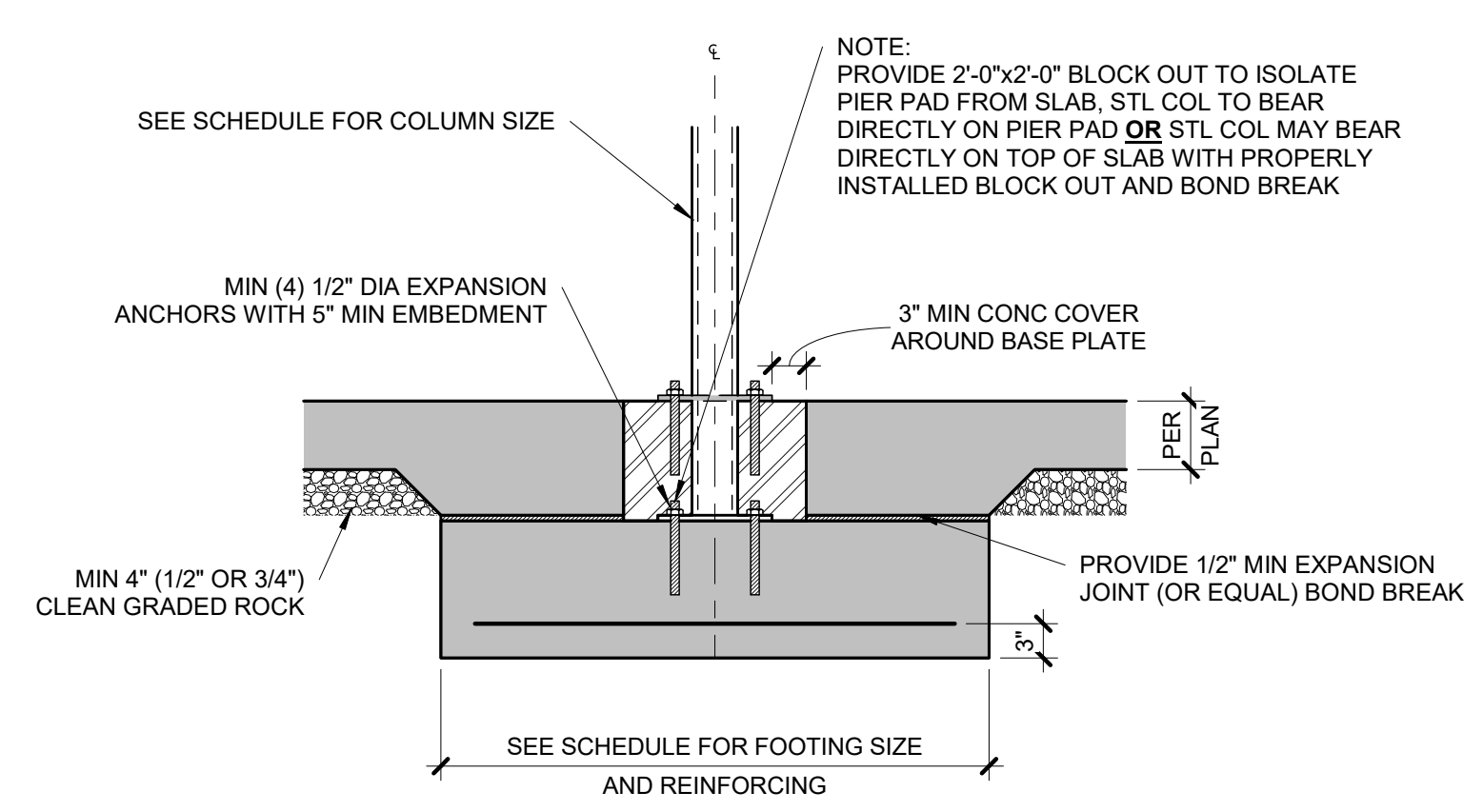
1 TYPICAL FOUNDATION WALL DETAIL

S2.0 | 3/4" = 1'-0"

COLUMN AND PIER PAD SCHEDULE

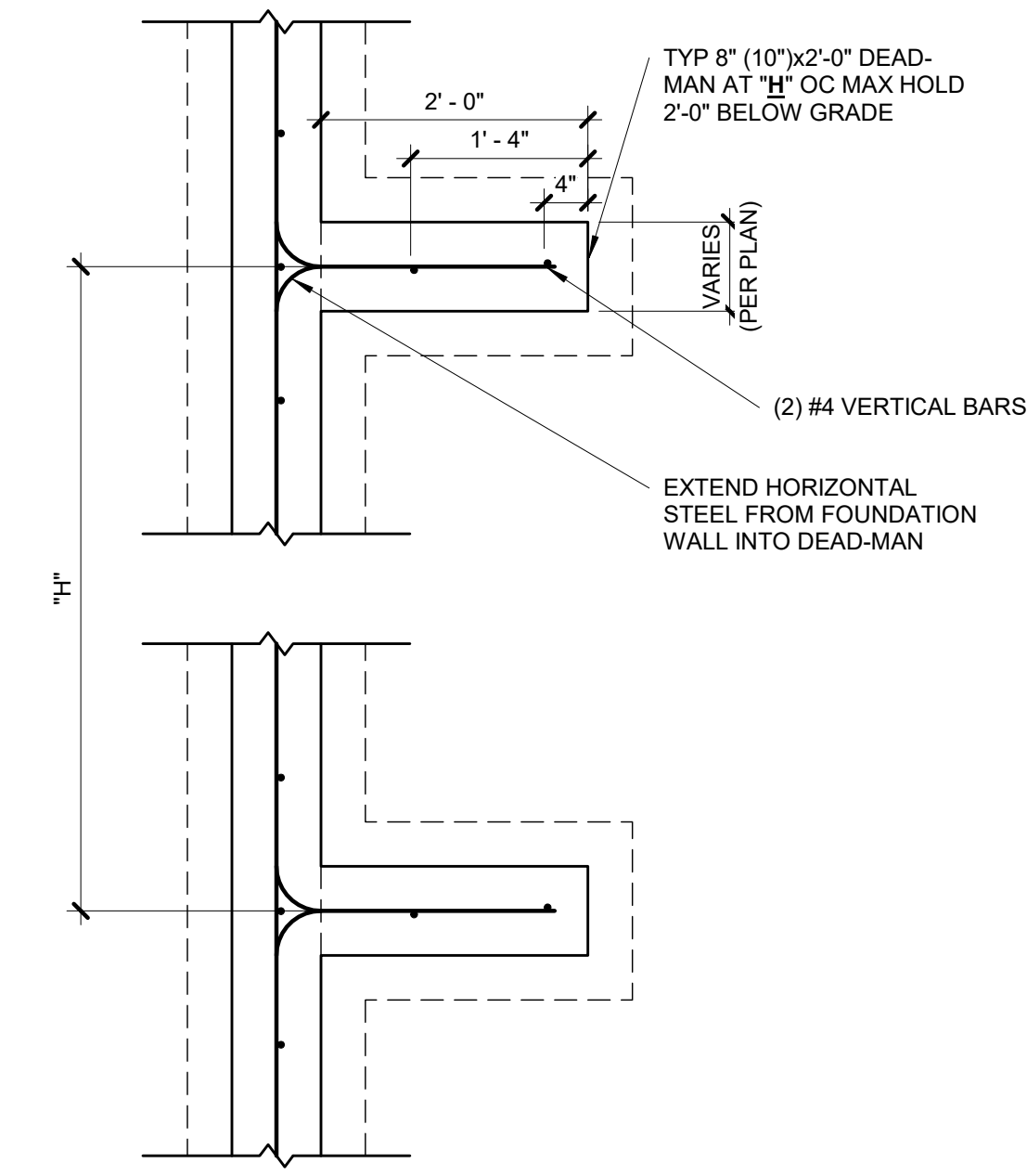
COLUMN MARK	PAD SIZE	REINFORCING	COL SIZE
A	30"x30"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
B	36"x36"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
C	42"x42"x12"	(5) #4 BARS E-W	3" SCH 40 (3.5" OD)
D	48"x48"x12"	(6) #4 BARS E-W	3 1/2" SCH 40 (4" OD)
E	54"x54"x16"	(8) #4 BARS E-W	REF PLAN
F	60"x60"x16"	(10) #4 BARS E-W	REF PLAN

- NOTES:
- COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGINEERED DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF SPECS, OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.
 - COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF.



5 COLUMN PAD DETAIL

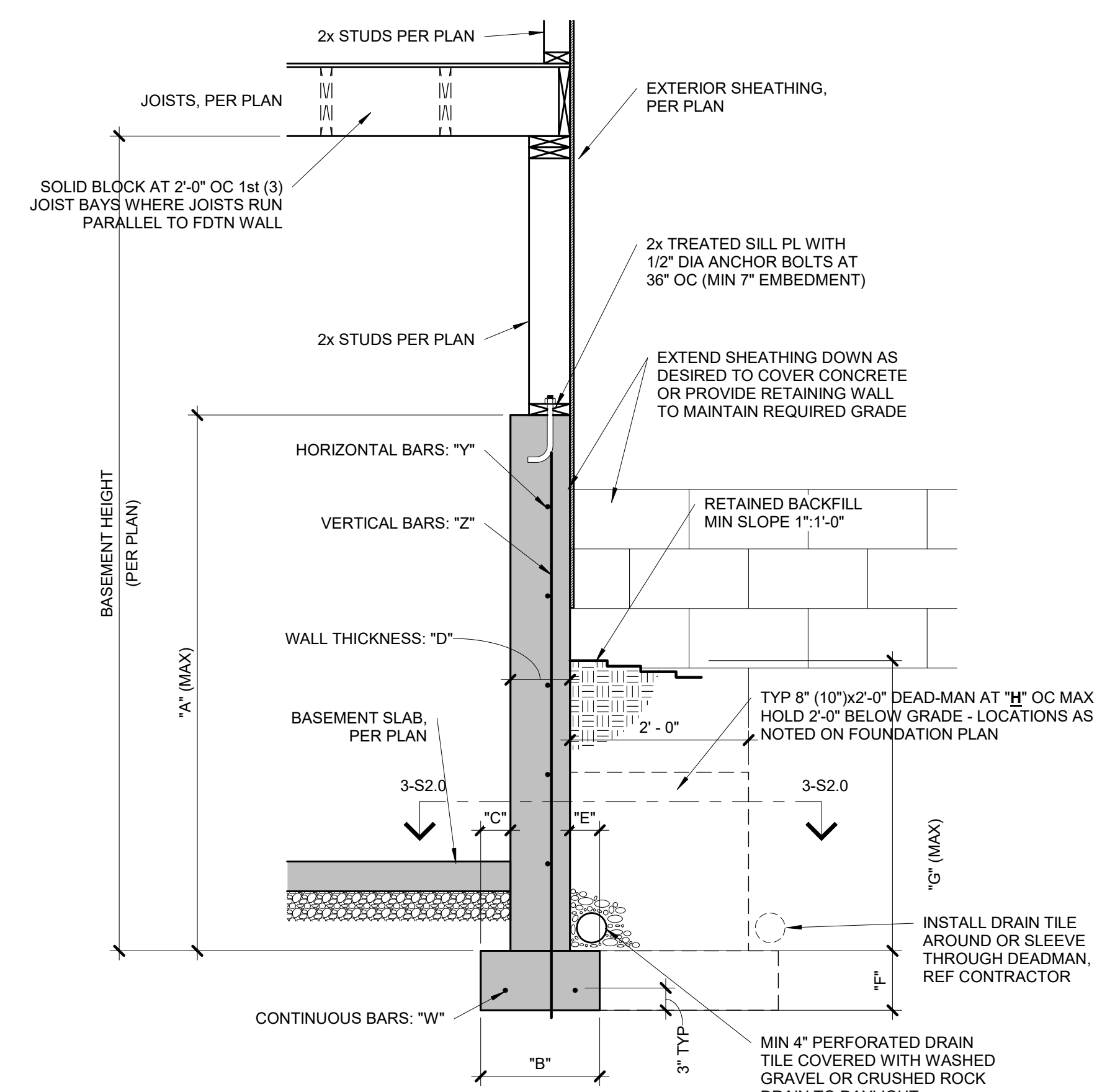
S2.0 | 3/4" = 1'-0"



- NOTES:
- MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.
 - MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
 - AIR ENTRAINED BETWEEN 5% & 7% OF CONCRETE VOLUME.
 - GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.
 - LAP SPLICES 24" MIN.
 - WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
 - ASSUMED 2,000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

3 TYPICAL DEAD-MAN SECTION

S2.0 | 3/4" = 1'-0"



CONCRETE DIMENSIONS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	20'-0"
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	20'-0"
9'-0"	1'-8"	5"	8"	4"	8"	4'-4"	20'-0"

REINFORCING BARS (GRADE 40 BARS)

"W"	"X"	"Y"	"Z"
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC

- NOTES:
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE: A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
 - VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.
 - THE BASEMENT SLAB IS AN INTEGRAL PART OF THE 'UNRESTRAINED' FOUNDATION WALL DESIGN THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL

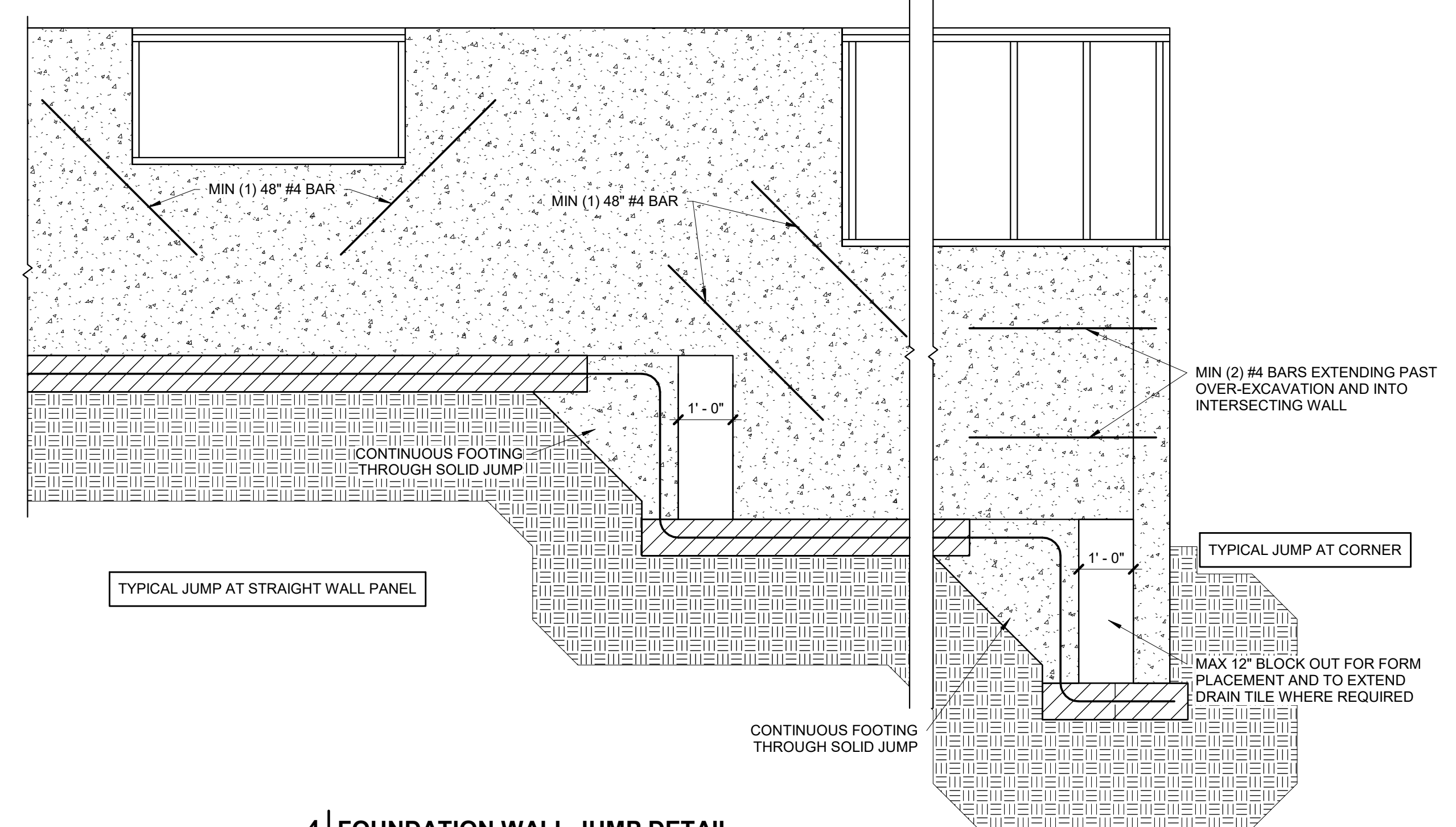
S2.0 | 3/4" = 1'-0"

EXPANSIVE SOILS DISCLAIMER:

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

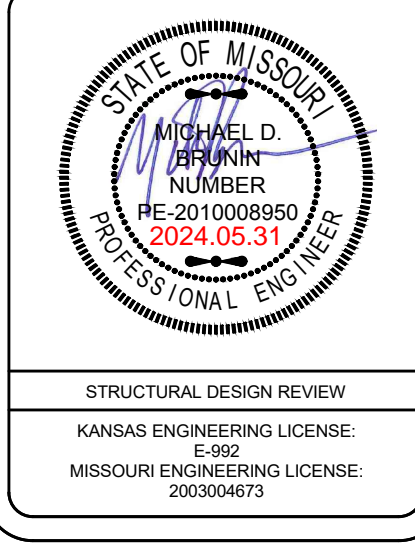
APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



4 FOUNDATION WALL JUMP DETAIL

S2.0 | 1/2" = 1'-0"



PROJECT: Lot 190 Hook Farms, 2743 SW Heartland Rd, Lee's Summit, MO 64082
 CLIENT: New Mark Homes

PROJECT #: 24-0558
 DRAWN BY: C.J.H.
 CHECKED BY: BDC
 SUBMITTAL DATE: 2024.05.29

DATE	COMMENTS

SHEET: FOUNDATION DETAILS
S2.0

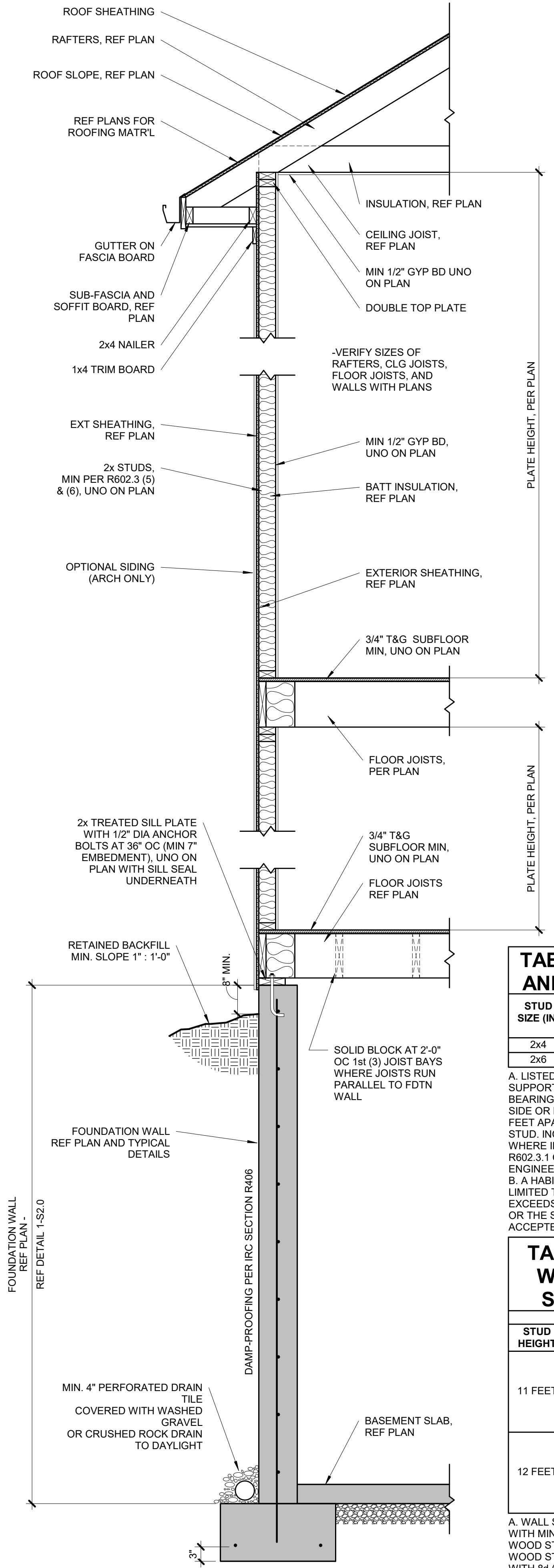


TABLE R602.3 (5) - SIZE, HEIGHT, AND SPACING OF WOOD STUDS

STUD SIZE (IN)	LATERALLY UNSUPPORTED STUD HEIGHT*	STRUCTURE SUPPORTED		
		ROOF ONLY	ROOF AND (1) FLOOR	ROOF AND (2) FLOORS
2x4	10 FEET	24" OC	16" OC	N/A
2x6	10 FEET	24" OC	24" OC	16" OC

A. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN THE COMPLIANCE WITH EXCEPT 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

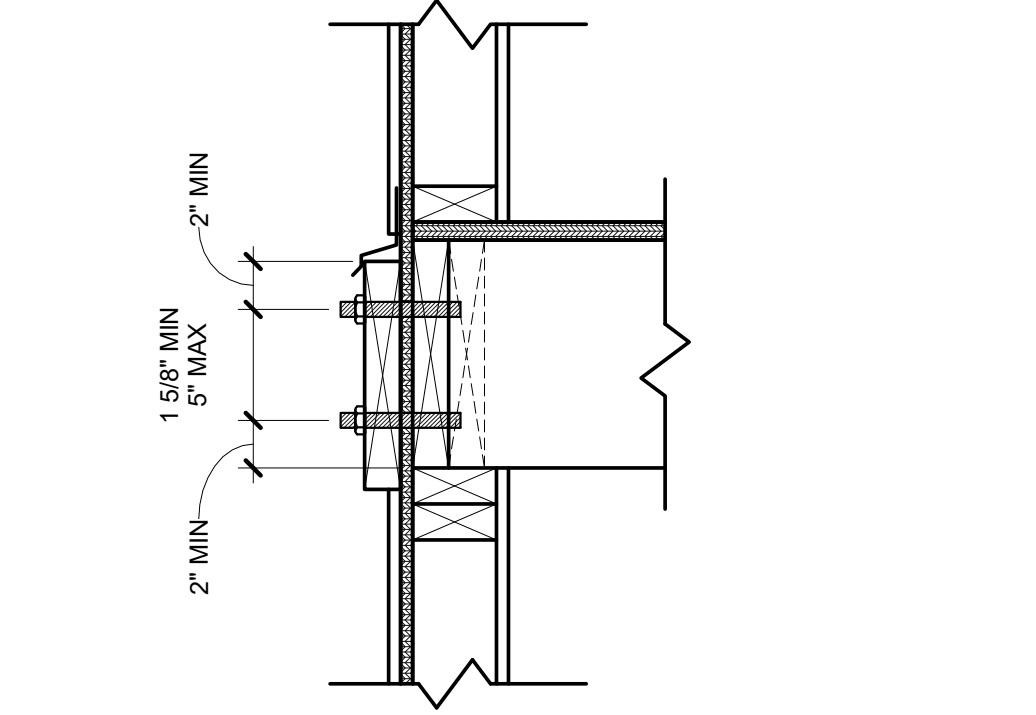
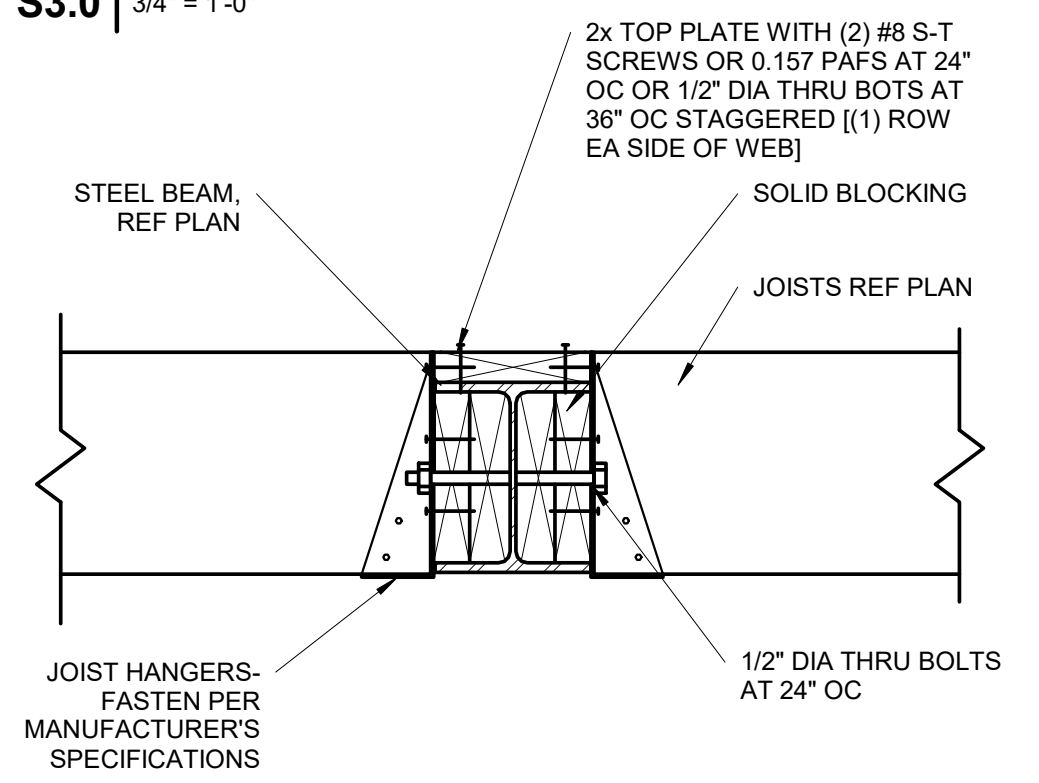
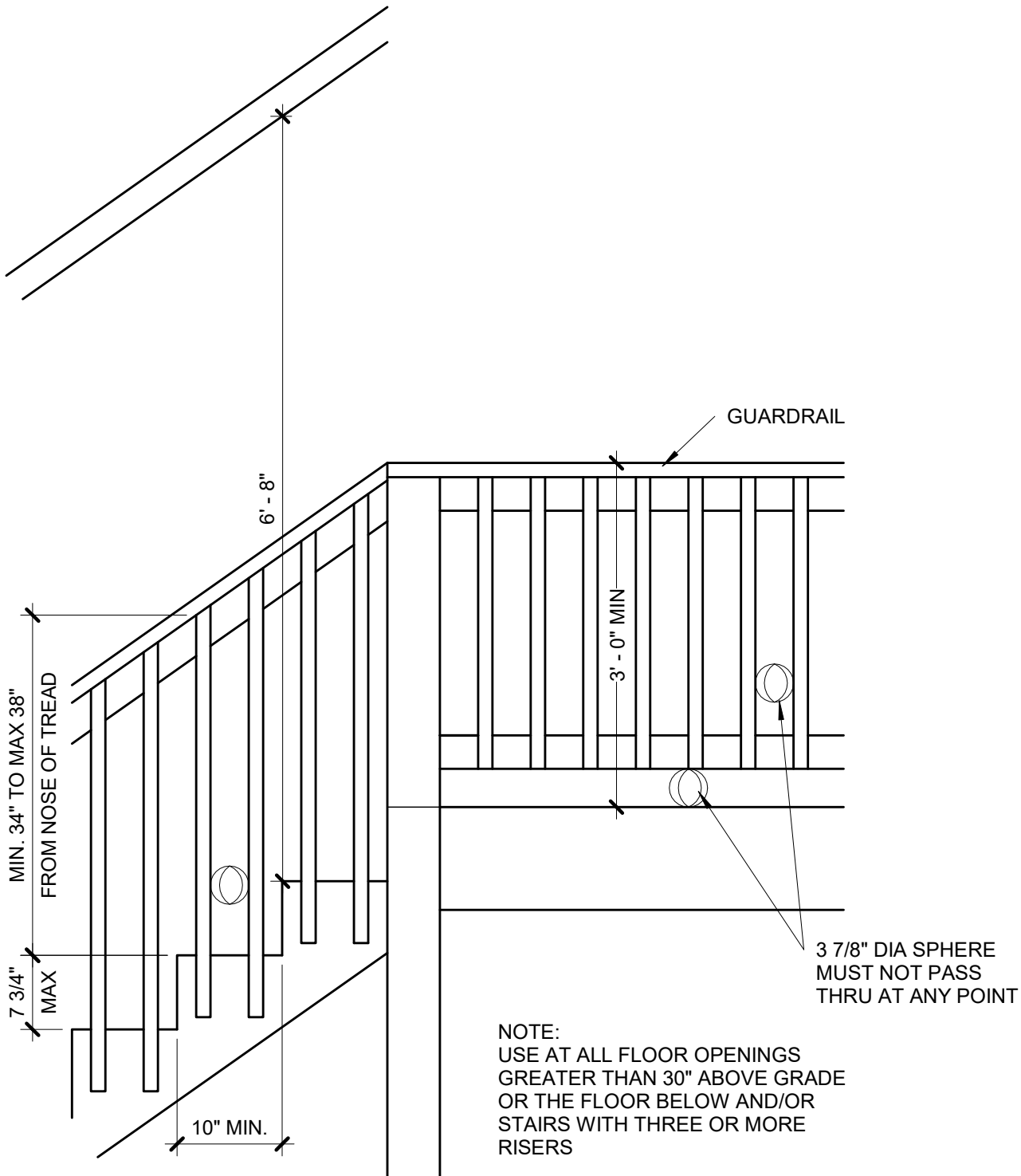
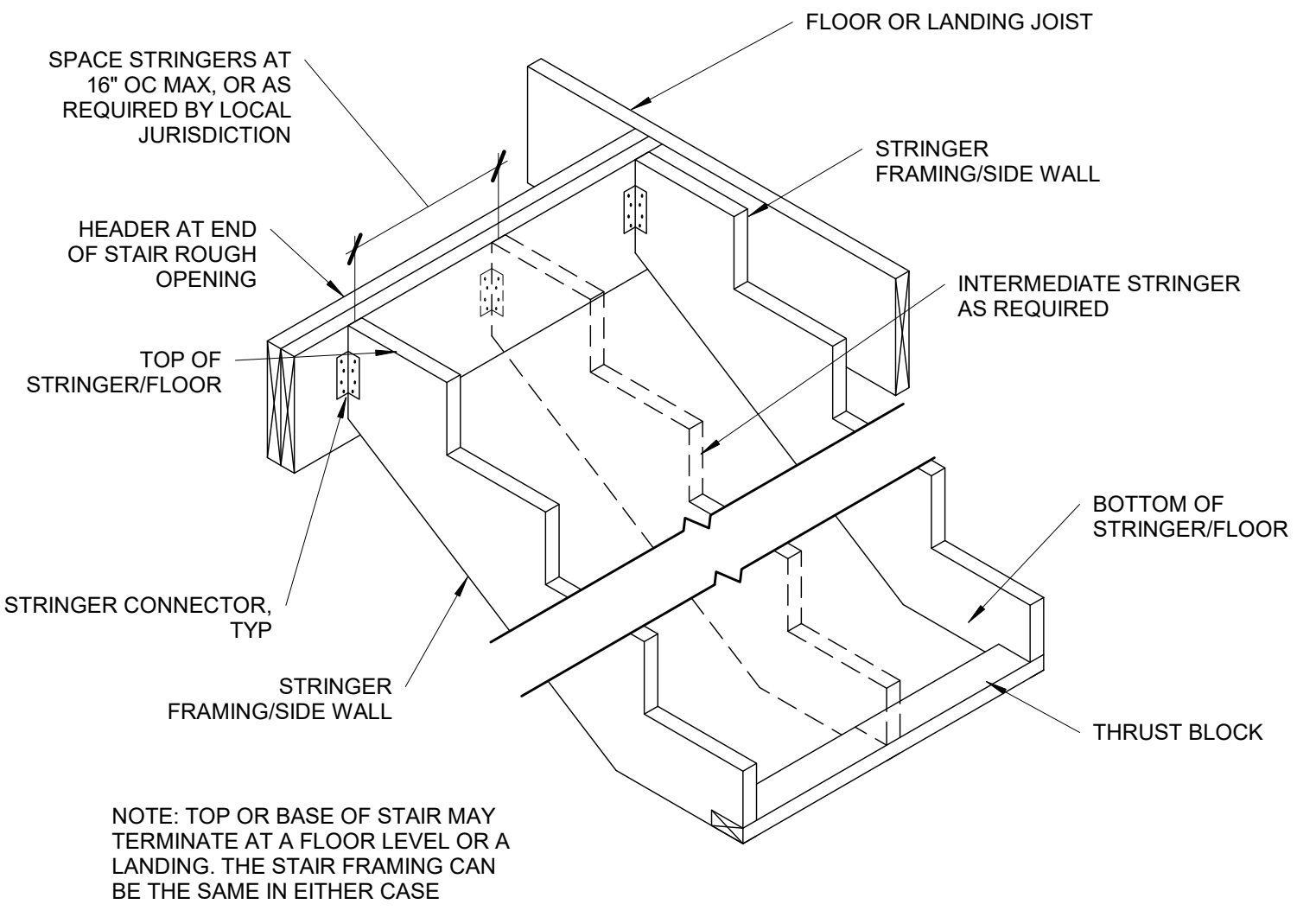
B. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.3 (6) - ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING

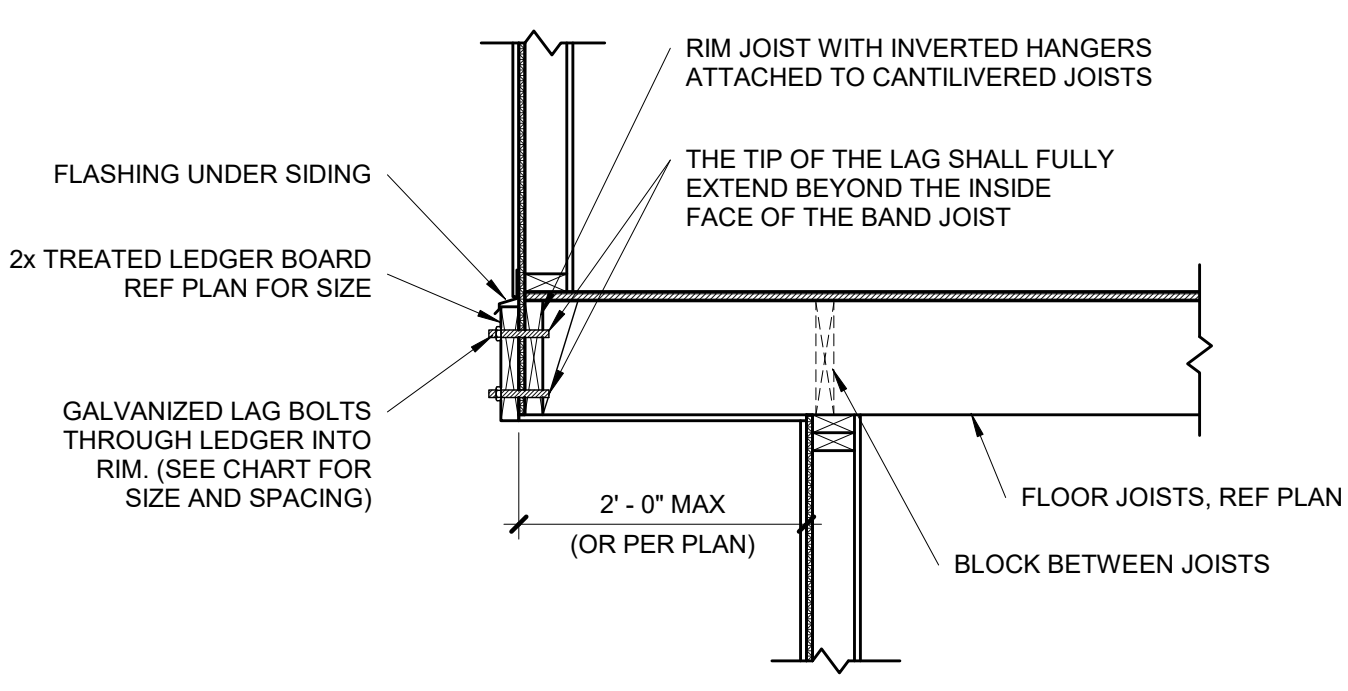
STUD HEIGHT	SUPPORTING	ULTIMATE DESIGN WIND SPEED = 115 MPH		
		STUD SPACING	MAX ROOF/FLOOR SPAN	
			12 FEET	24 FEET
11 FEET	ROOF ONLY	12 IN	2x4	2x4
		16 IN	2x4	2x4
	ROOF AND ONE FLOOR	24 IN	2x6	2x6
		12 IN	2x4	2x6
12 FEET	ROOF ONLY	12 IN	2x4	2x4
		16 IN	2x4	2x6
	ROOF AND ONE FLOOR	24 IN	2x6	2x6
		12 IN	2x4	2x6
ROOF AND ONE FLOOR	16 IN	2x6	2x6	
	24 IN	2x6	2x6	
	12 IN	2x4	2x6	

A. WALL STUDS NOT EXCEEDING 16" OC SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM BOARD ON THE INTERIOR AND 3/8" WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED WITH 8d (2.5" x 0.131") NAILS NOT GREATER THAN 6" OC ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS, AND ALL PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.

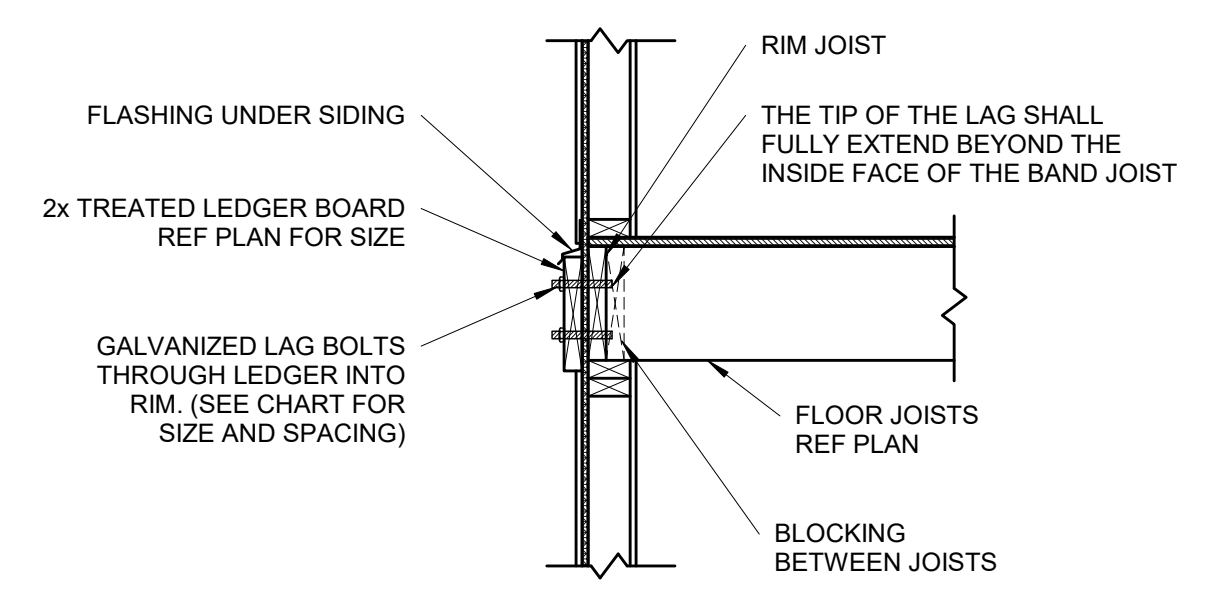
B. THE MAXIMUM SPAN IS APPLICABLE TO BOTH SINGLE AND MULTIPLE SPAN ROOF AND FLOOR CONDITIONS. THE ROOF ASSEMBLY SHALL NOT CONTAIN A HABITABLE ATTIC.



8 LEDGER FASTENER PLACEMENT
S3.0 1 1/2" = 1'-0"



7 TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT
S3.0 3/4" = 1'-0"

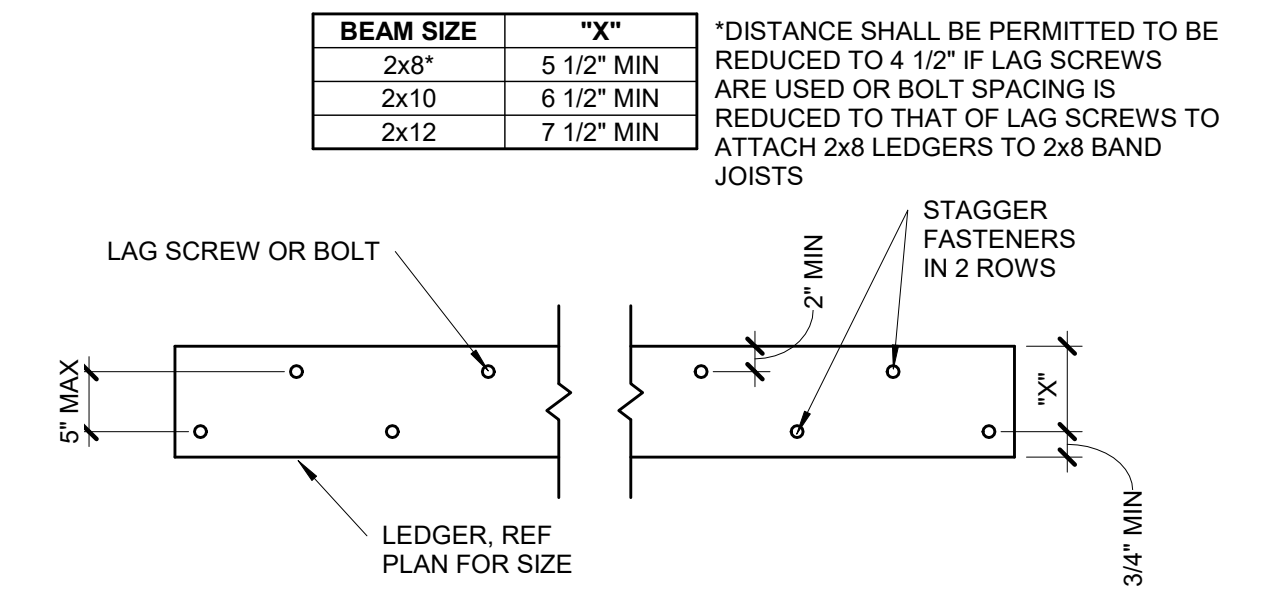


DECK LEDGER ATTACHMENT CHART

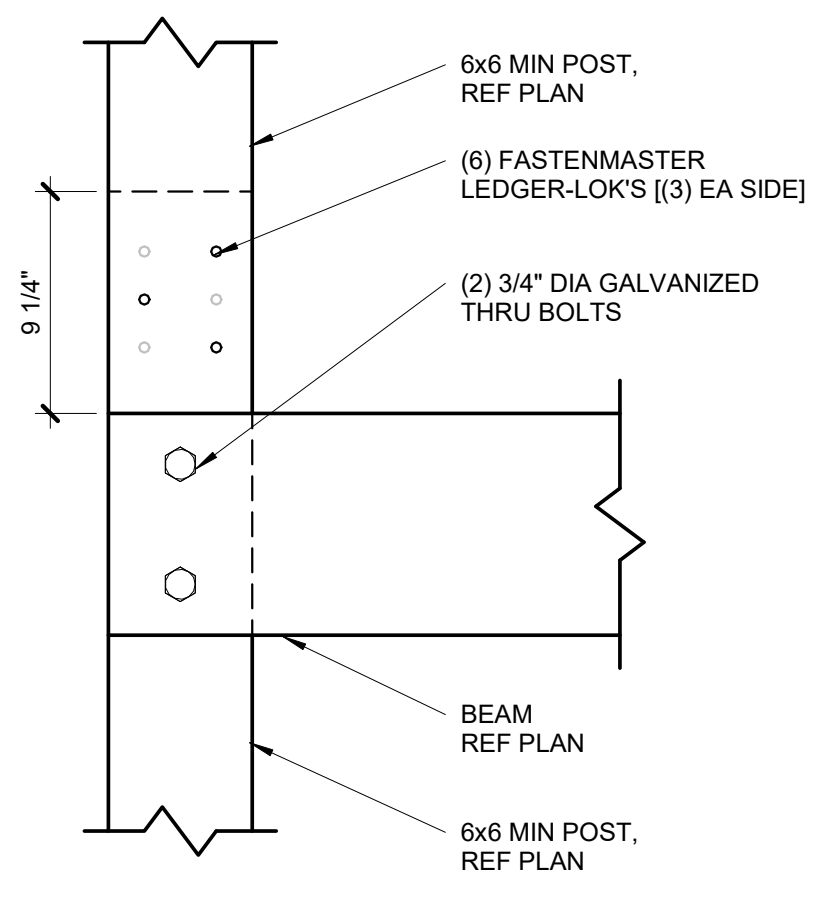
DECK JOIST SPAN	1/2" DIA LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	16" OC	N/A
10'-1" TO 12'-0"	15" OC	16" OC DBL EVERY OTHER
12'-1" TO 14'-0"	13" OC	16" OC DBL EVERY OTHER
14'-1" TO 16'-0"	11" OC	16" OC DBL EVERY JOIST BAY
16'-1" TO 18'-0"	10" OC	16" OC DBL EVERY JOIST BAY

NOTE: CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN.

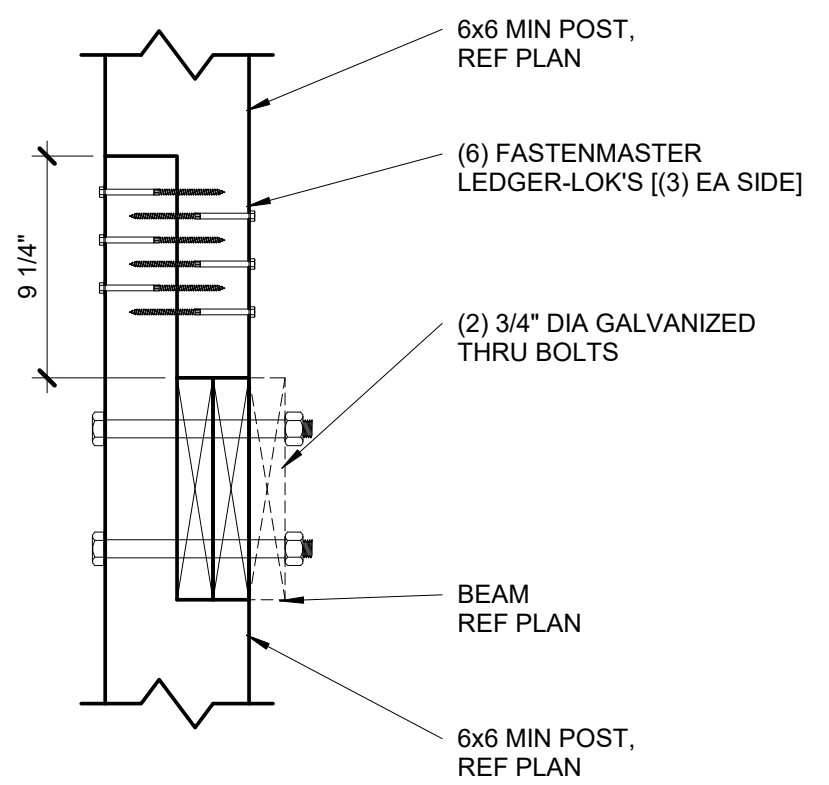
6 TYPICAL LEDGER ATTACHMENT
S3.0 3/4" = 1'-0"



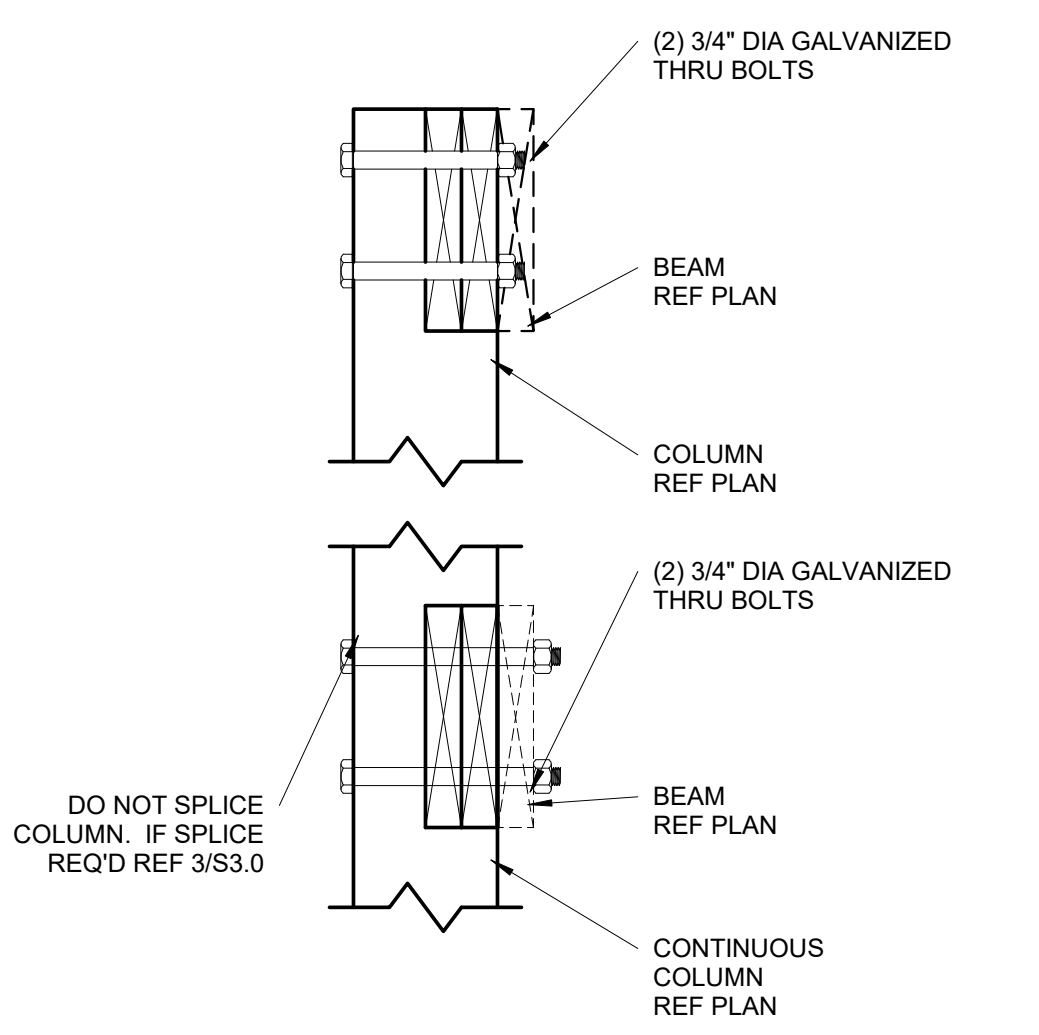
5 TYPICAL LEDGER BOLT SPACING
S3.0 3/4" = 1'-0"



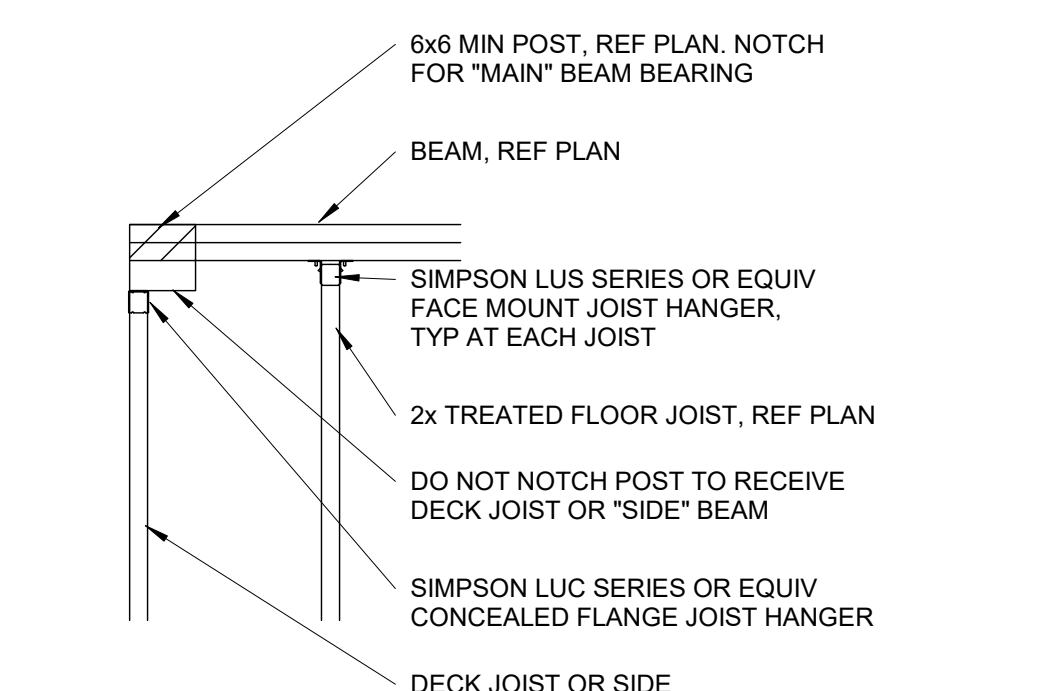
4 SPLICED DECK COLUMN CONNECTION
S3.0 1 1/2" = 1'-0"



3 SPLICED DECK COLUMN CONNECTION
S3.0 1 1/2" = 1'-0"



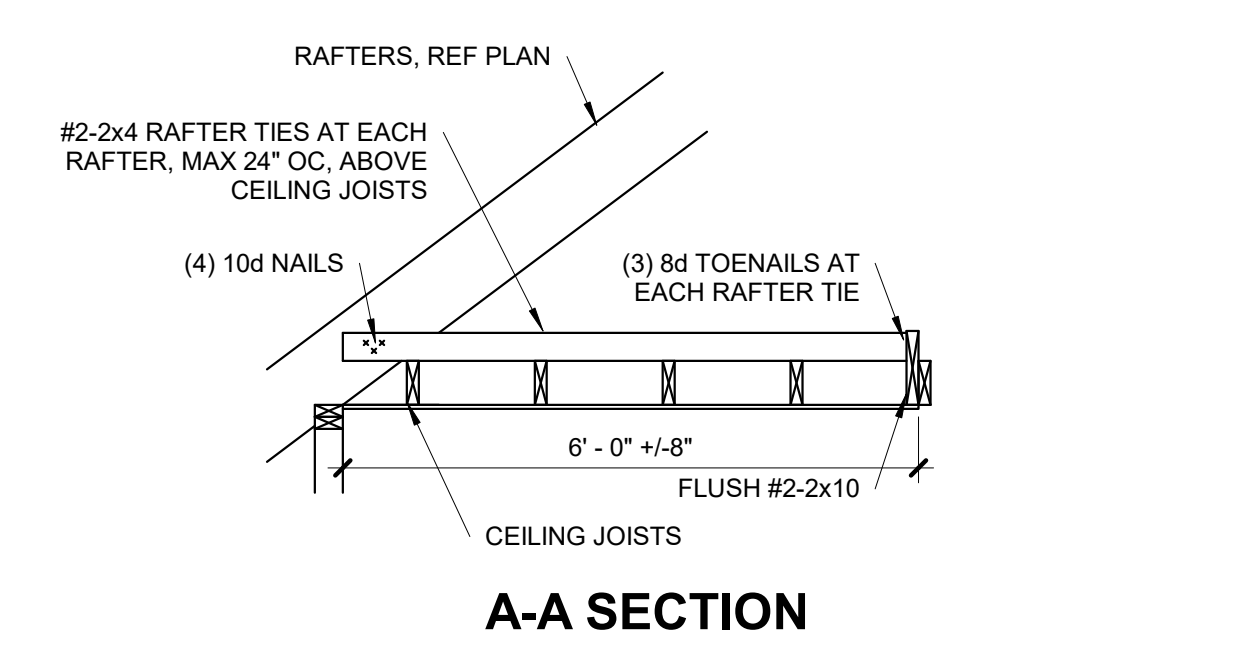
2 DECK BEAM/COLUMN CONNECTION
S3.0 1 1/2" = 1'-0"



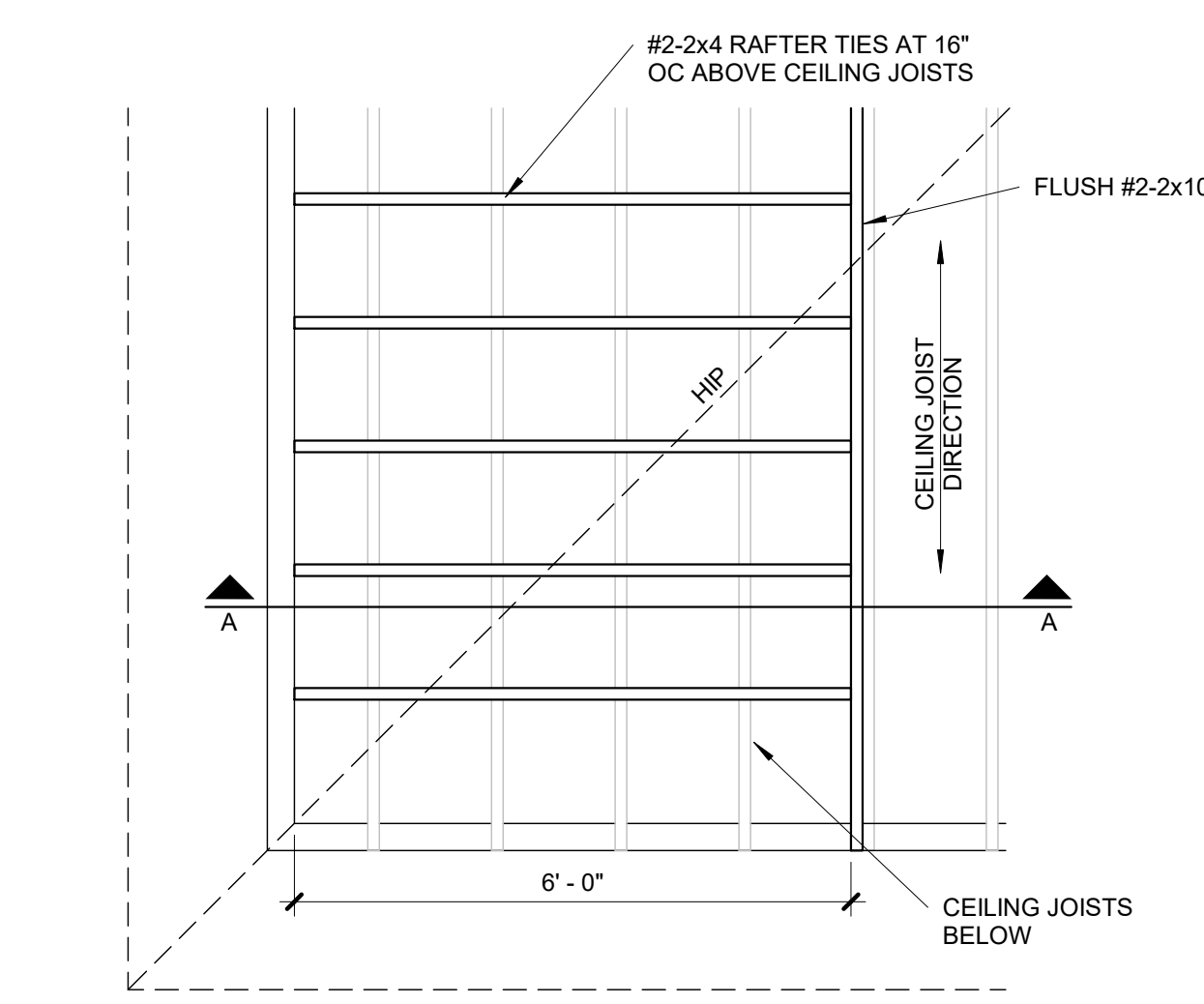
1 DECK BEAM/COLUMN CORNER CONDITION
S3.0 3/4" = 1'-0"

12 TYPICAL WALL CROSS-SECTION
S3.0 3/4" = 1'-0"

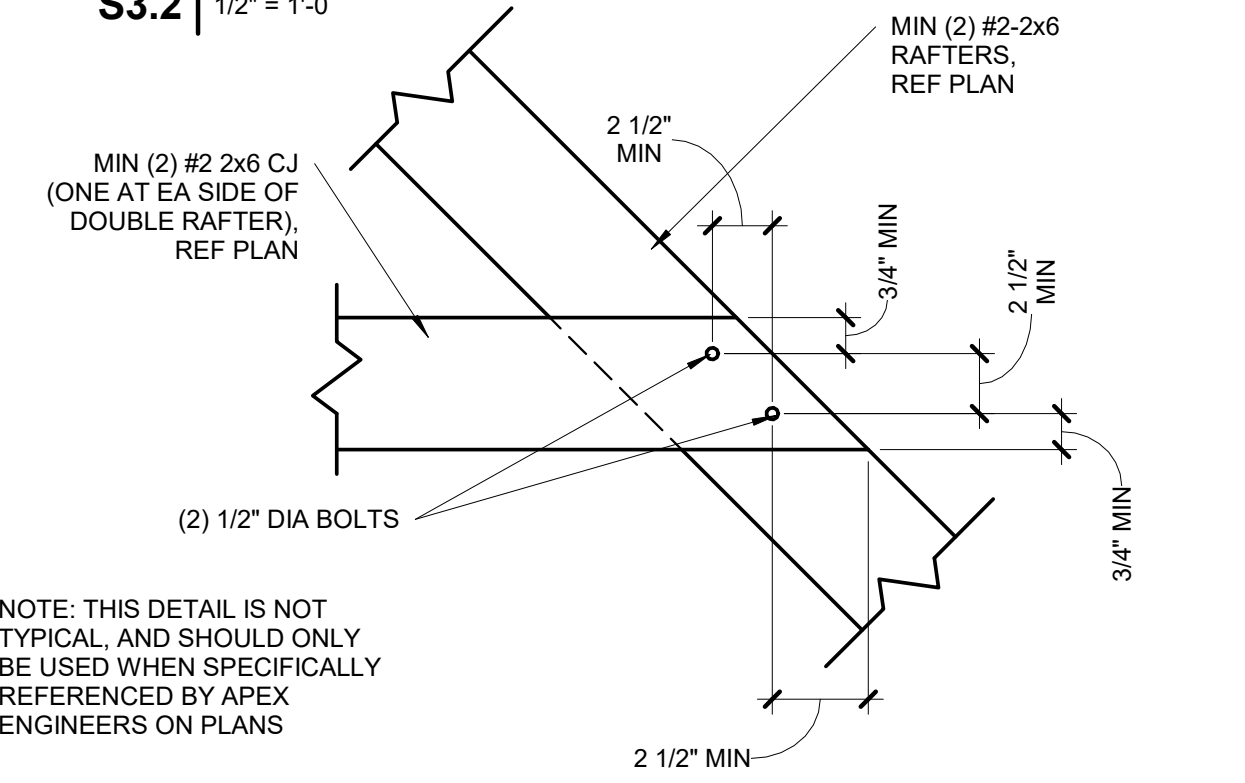
DATE	COMMENTS



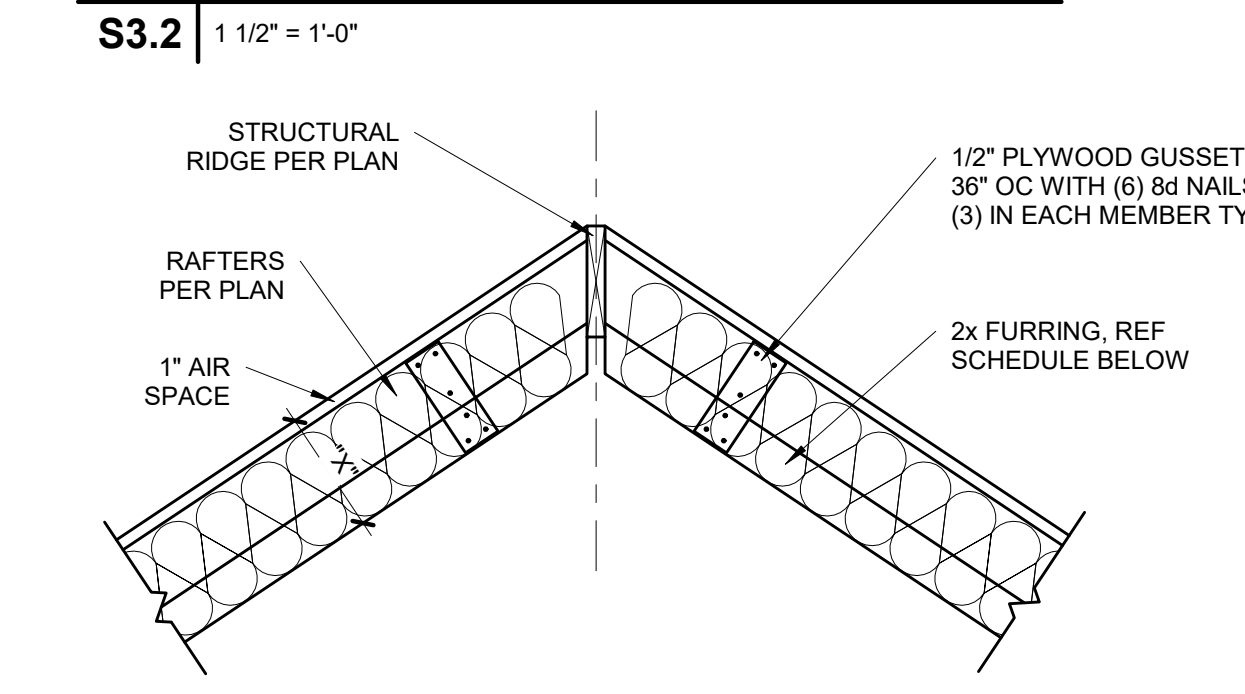
A-A SECTION



3 ROOF WITH PERP CEILING JOISTS



2 BOLTED RAFTER HIP CONNECTION



1 VAULTED RAFTER INSULATION FURR OUT

RAFTER SIZE	R-30C INSULATION (X= 9 1/4")	R-38C INSULATION (X=11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	REQUIRED

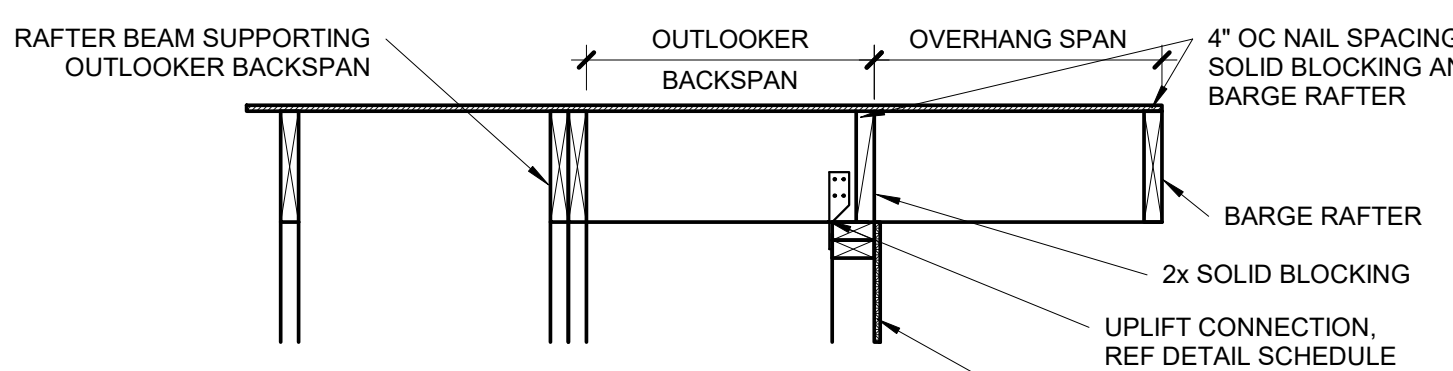
NOTES:
1. ALL VAULTED RAFTERS SHALL BE #2-2x6 DF-L, MINIMUM, AT 16" OC, PER SPAN CHART, UNLESS NOTED OTHERWISE.
2. ALL VAULTS SHALL BE FURRED DOWN WITH 2x FURRING TO THE REQUIRED DEPTH OF INSULATION, PLUS 1" AIR SPACING.
3. R-30C INSULATION = 8 1/4" THICK
4. R-38C INSULATION = 10 1/4" THICK
5. INSULATION REQUIREMENTS MAY BE REDUCED TO R30 IF ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE BUT IS LIMITED TO VAULTED CEILING AREAS THAT ARE LESS THAN 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. (PER N1102.2.2)

UPLIFT CONNECTION SCHEDULE

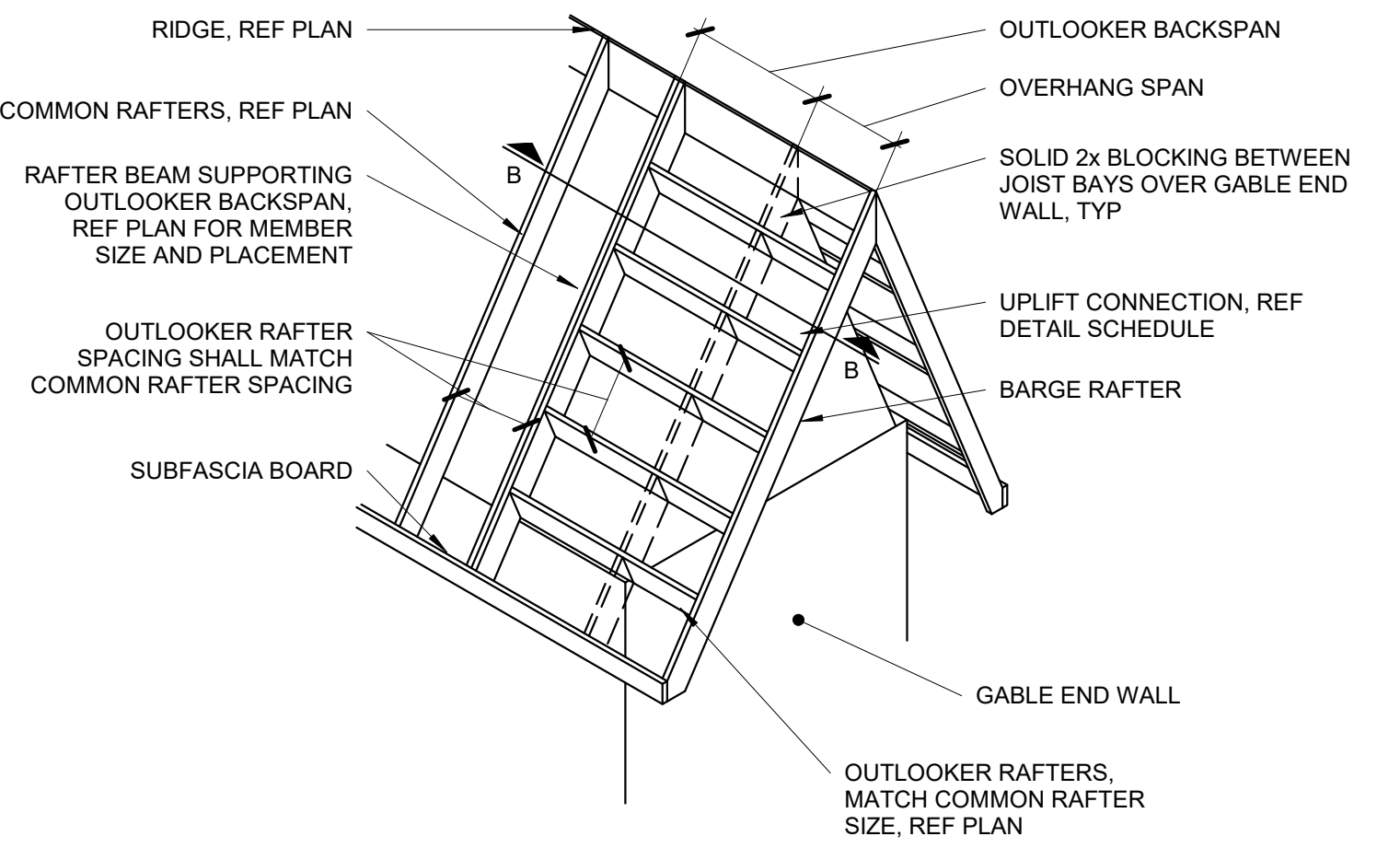
OVERHANG SPAN: 1'-11" TO 1'-9"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(1) AT 24" OC	(1) AT 24" OC
16" OC	SIMPSON H2.5A	(1) AT 32" OC	(1) AT 16" OC
24" OC	SIMPSON H2.5A	(1) AT 24" OC	(1) AT 24" OC
OVERHANG SPAN: 1'-10" TO 2'-6"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(1) AT 12" OC	(1) AT 12" OC
16" OC	SIMPSON H2.5A	(1) AT 16" OC	(2) AT 16" OC
24" OC	SIMPSON H2.5A	(2) AT 24" OC	(2) AT 24" OC
OVERHANG SPAN: 2'-7" TO 3'-9"			
RAFTER SPACING	UPLIFT CONNECTOR	EXPOSURE B	EXPOSURE C
12" OC	SIMPSON H2.5A	(2) AT 12" OC	(2) AT 12" OC
16" OC	SIMPSON H2.5A	(2) AT 16" OC	(2) AT 16" OC
24" OC	SIMPSON H2.5A	(2) AT 24" OC	N/A

OVERHANG SPAN	MIN BACKSPAN LENGTH
≤1'-0"	1'-0"
1'-1" to 2'-0"	EQUALS OVERHANG SPAN
≥2'-1"	OVERHANG SPAN x 2

NOTES:
-CHART IS ONLY APPLICABLE IF NO RAFTER BEAM SHOWN ON PLAN.
-CONTACT EOR IF OVERHANG LENGTH EXCEEDS CHART OPTIONS.
-ALTERNATE, REF BARGE RAFTER DETAIL FOR OVERHANGS 1'-0" OR LESS.



B-B SECTION



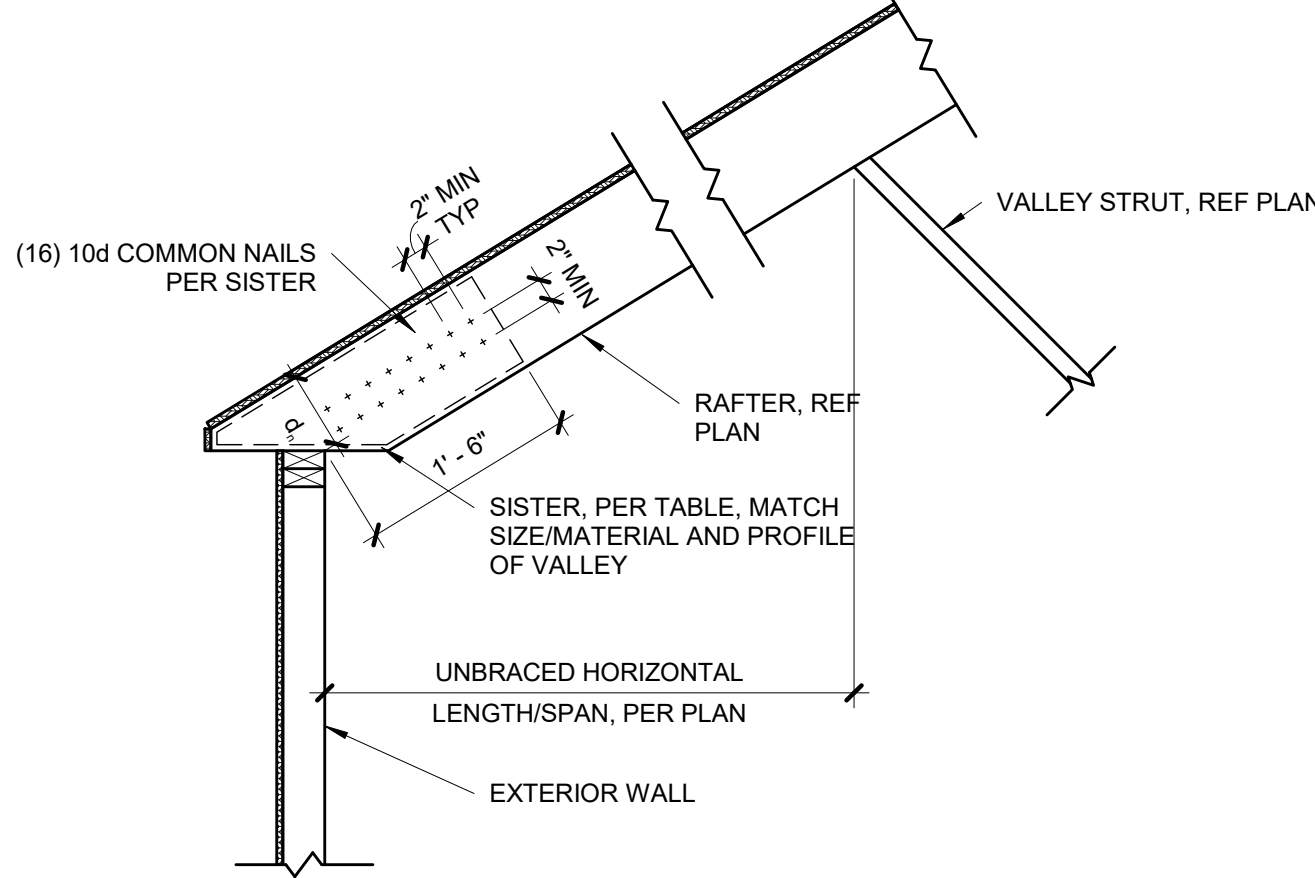
5 OUTLOOKER RAFTERS ROOF FRAMING

NOT TO SCALE

REQUIRED NUMBER OF SISTER PLIES

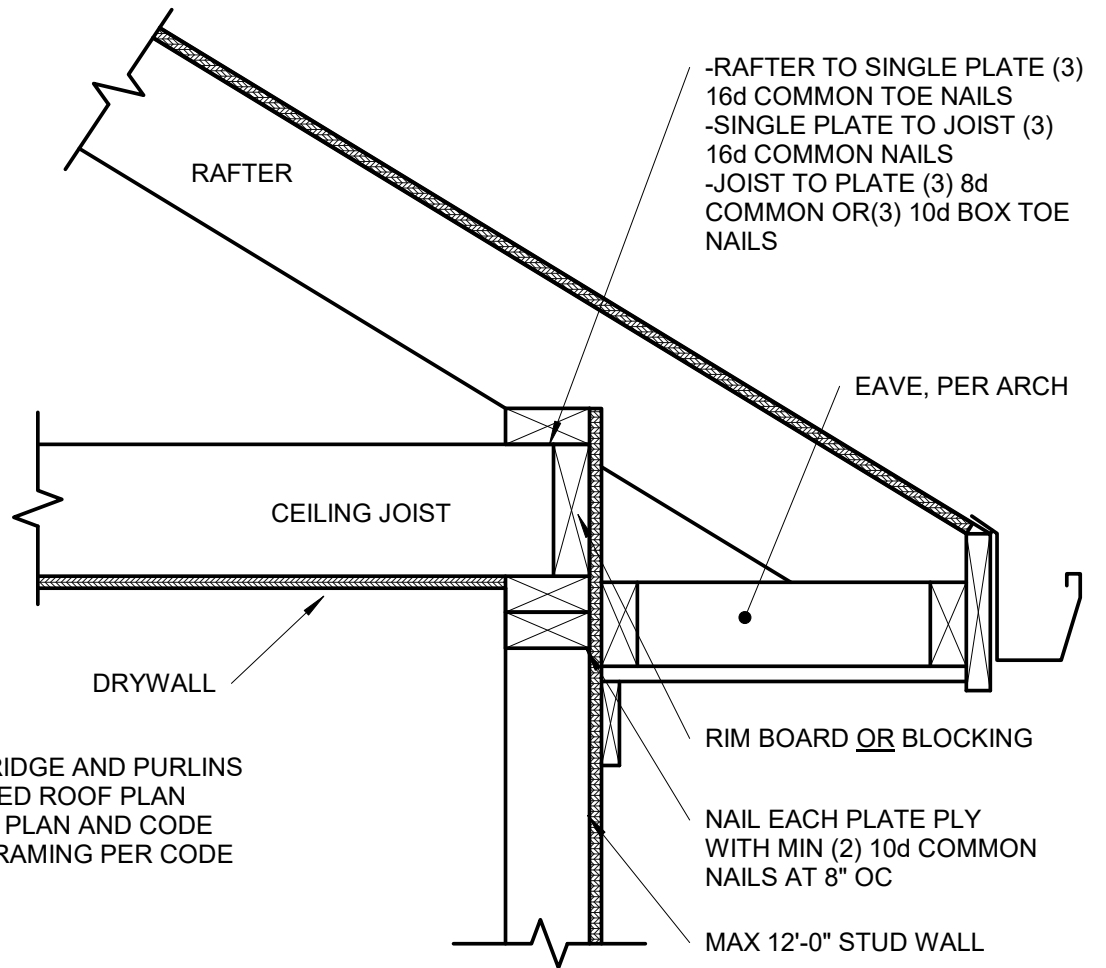
LIGHT ROOF						
# OF SISTER PLIES	2x VALLEY			LVL VALLEY		
	2x6	2x8	2x10	2x6	2x8	2x10
0	4'-8"	6'-2"	7'-11"	8'-8"	11'-5"	14'-7"
1	9'-5"	-	-	1	-	-
2	-	N/A	N/A	2	N/A	N/A
HEAVY ROOF						
# OF SISTER PLIES	2x VALLEY			LVL VALLEY		
	2x6	2x8	2x10	2x6	2x8	2x10
0	3'-6"	4'-7"	5'-11"	6'-6"	8'-7"	10'-11"
1	7'-1"	9'-3"	-	1	13'-1"	-
2	-	-	N/A	2	-	N/A

*VALLEYS OF A LENGTH GREATER THAN THAT FOUND IN THE CELL ABOVE ARE CONTROLLED BY BENDING. APPLY THE NUMBER OF SISTER PLIES CORRESPONDING TO THIS ROW.
1. THIS TABLE IS INTENDED TO BE USED IN CONJUNCTION WITH THE STAMPED, ENGINEERED PLANS AS THEY ARE DRAWN BY APEX. BRACING LOCATIONS SHALL DETERMINE HORIZONTAL UNSUPPORTED SPAN FROM VALLEY BEARING AND BE USED TO DETERMINE THE NUMBER OF SISTERS REQUIRED. BRACING LOCATIONS ARE NOT TO BE INFERRED USING THIS TABLE.
2. TABLE VALUES ARE BASED ON A DEPTH OF MEMBER REMAINING, d_r, EQUAL TO THE DEPTH OF THE RAFTERS. IF d_r IS OBSERVED TO BE LESS THAN THE DEPTH OF THE RAFTER, THE VALLEY WILL NEED TO BE EITHER REPLACED OR ANALYZED BY APEX.
3. TABLE VALUES ARE VALID FOR TAPERED CUTS ONLY. REF DETAIL 4/S3.2.
4. IF MULTI-PLY VALLEY IS SPECIFIED ON PLAN TREAT EACH ADDITIONAL PLY AS A SISTER PLY WHEN LOOKING UP MAX SPAN.
5. MAX 14'-0" HORIZONTAL RAFTER SPAN IN BOTH DIRECTIONS FROM VALLEY.
6. ALL HIPS ARE DESIGNED TO BE CONTROLLED BY BENDING. SHEAR AT BEARING WITH MIN 5 1/2" DEPTH DOES NOT CONTROL DESIGN.



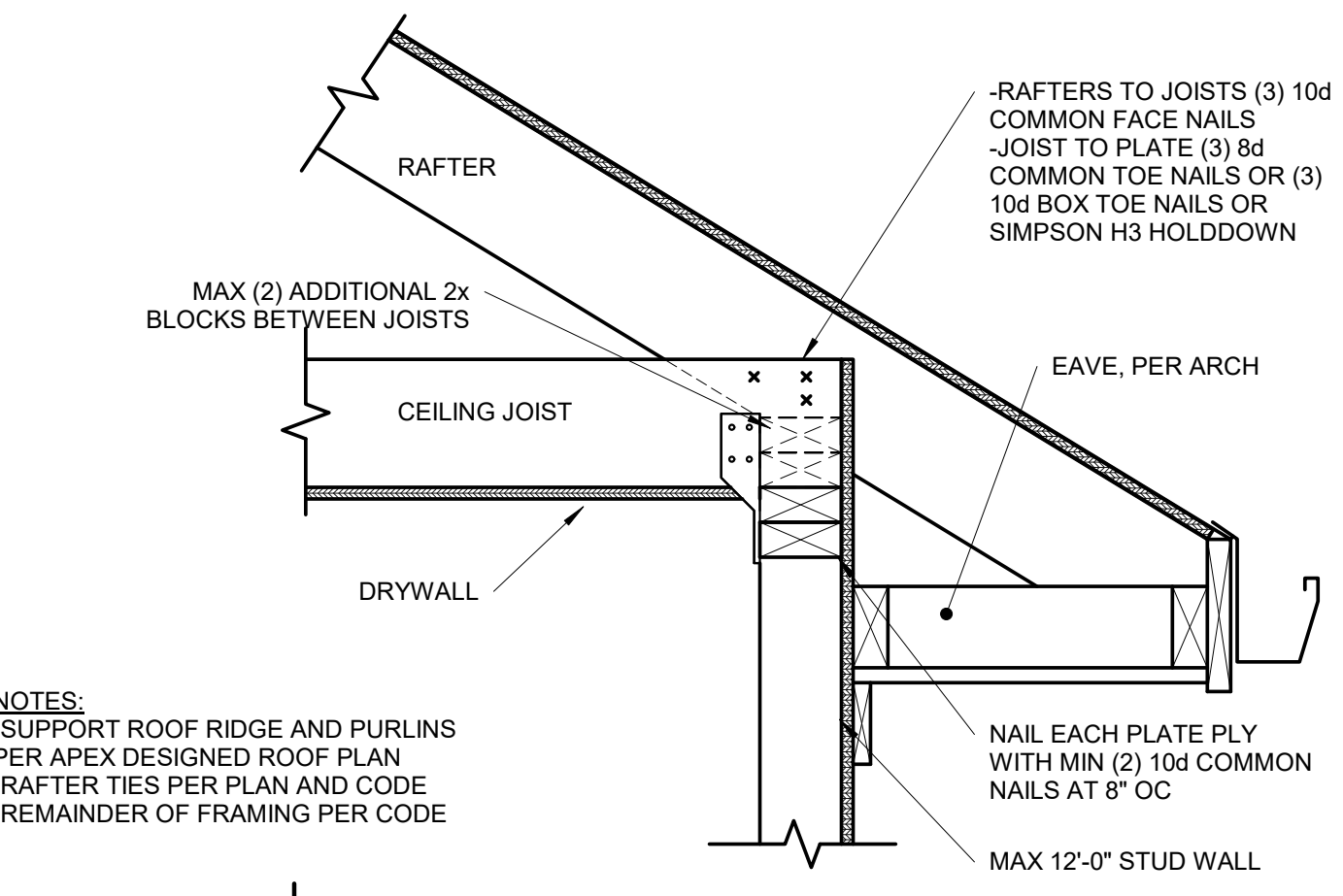
6 TAPERED VALLEY

3/4" = 1'-0"



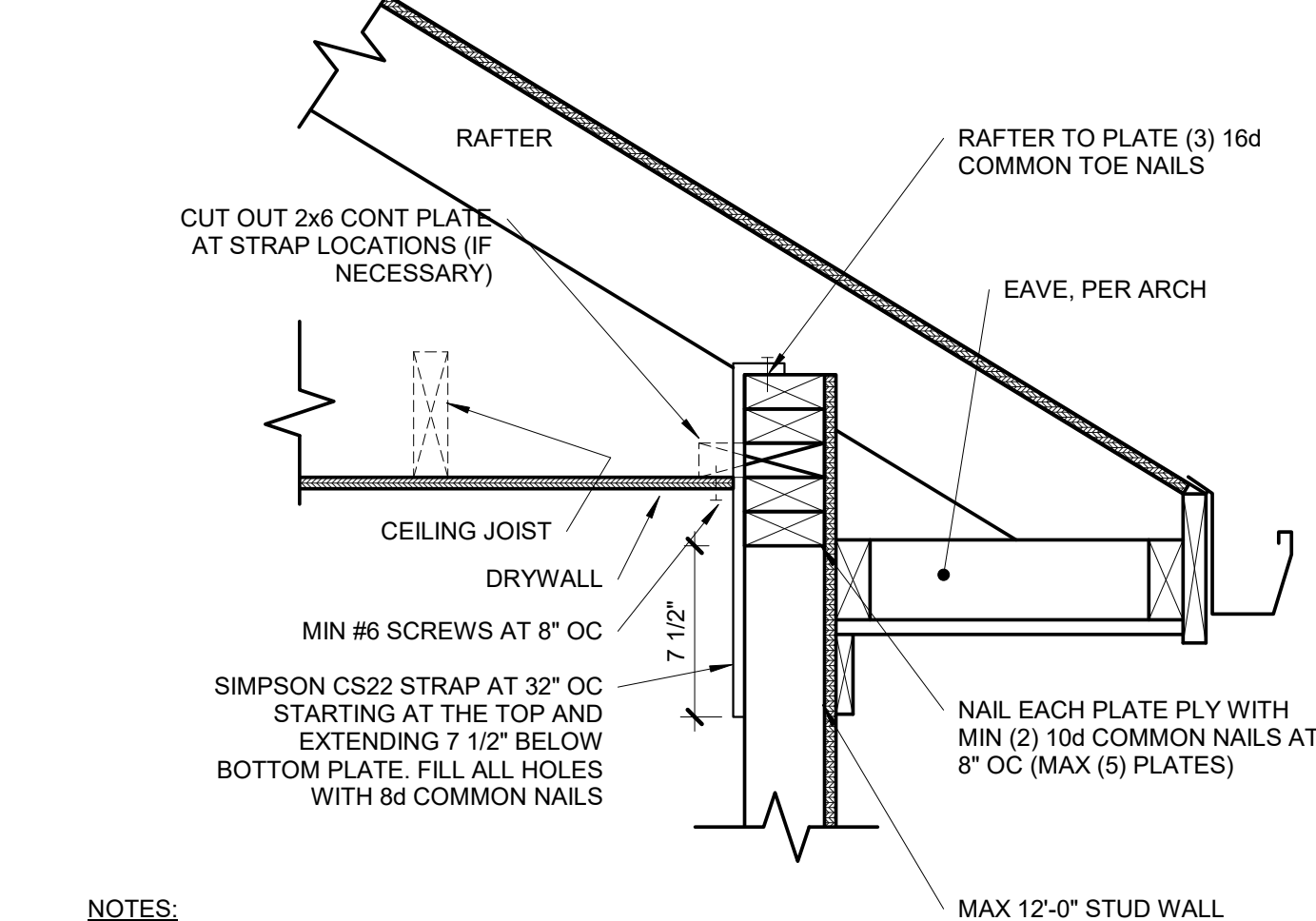
9 OPTIONAL RAFTER BEARING

1 1/2" = 1'-0"



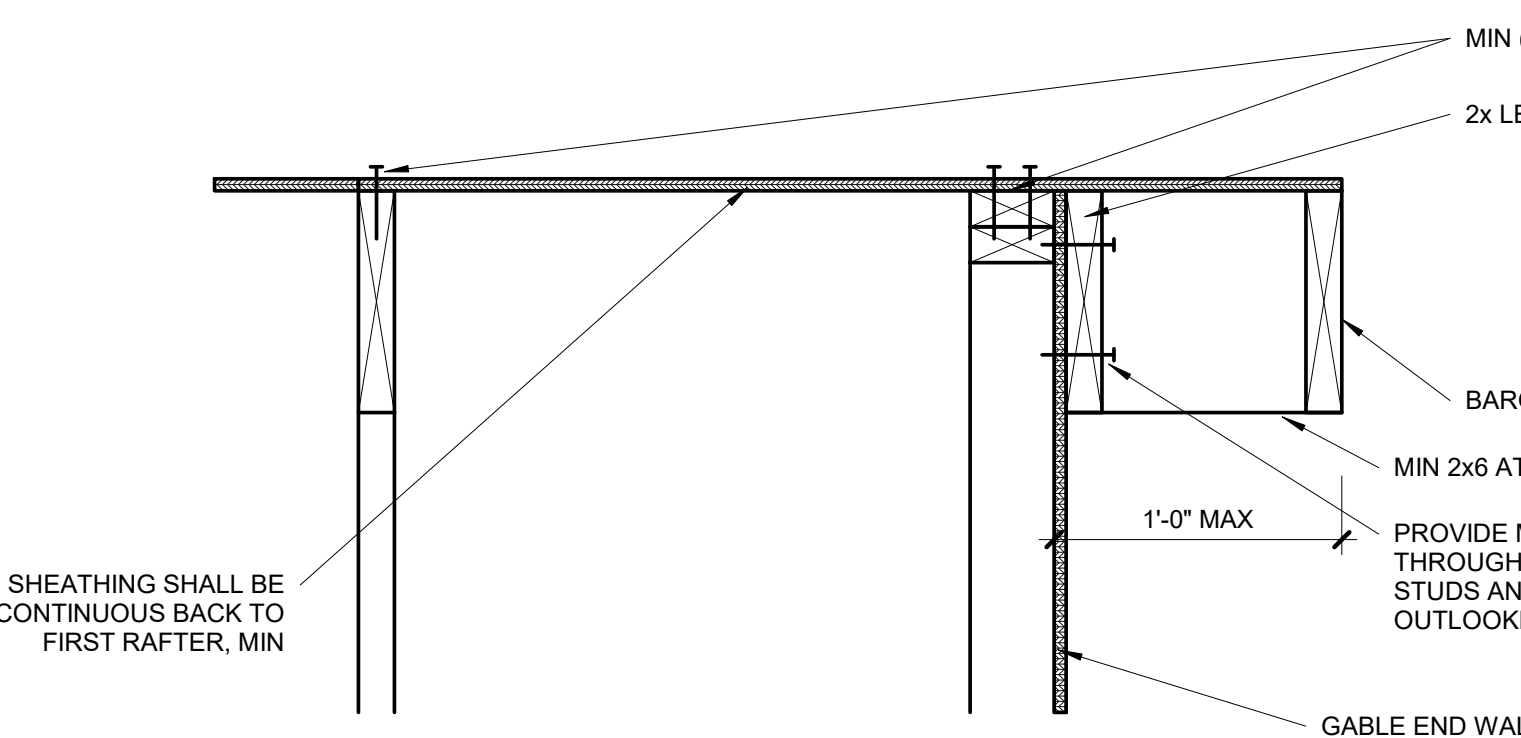
8 OPTIONAL RAFTER BEARING

1 1/2" = 1'-0"



7 OPTIONAL RAFTER BEARING

1 1/2" = 1'-0"

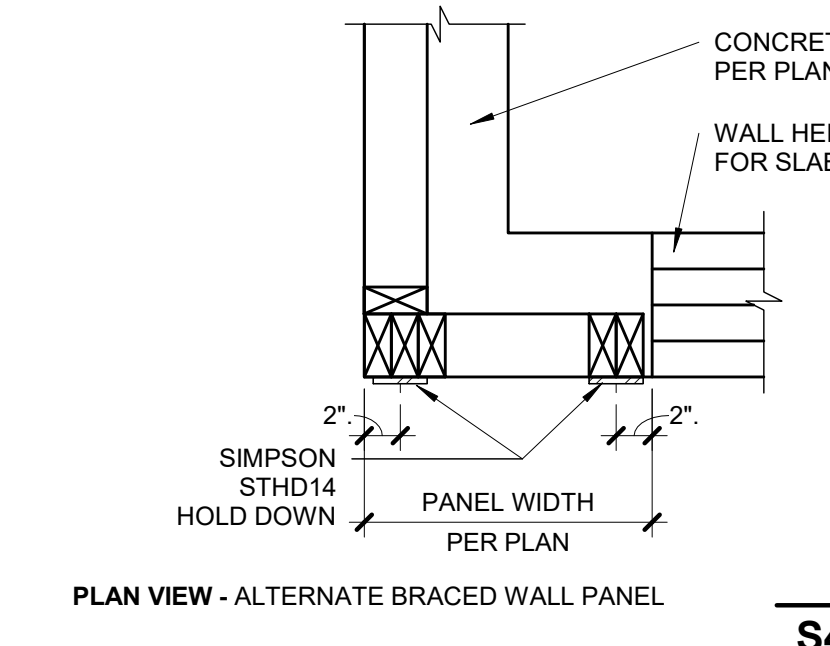
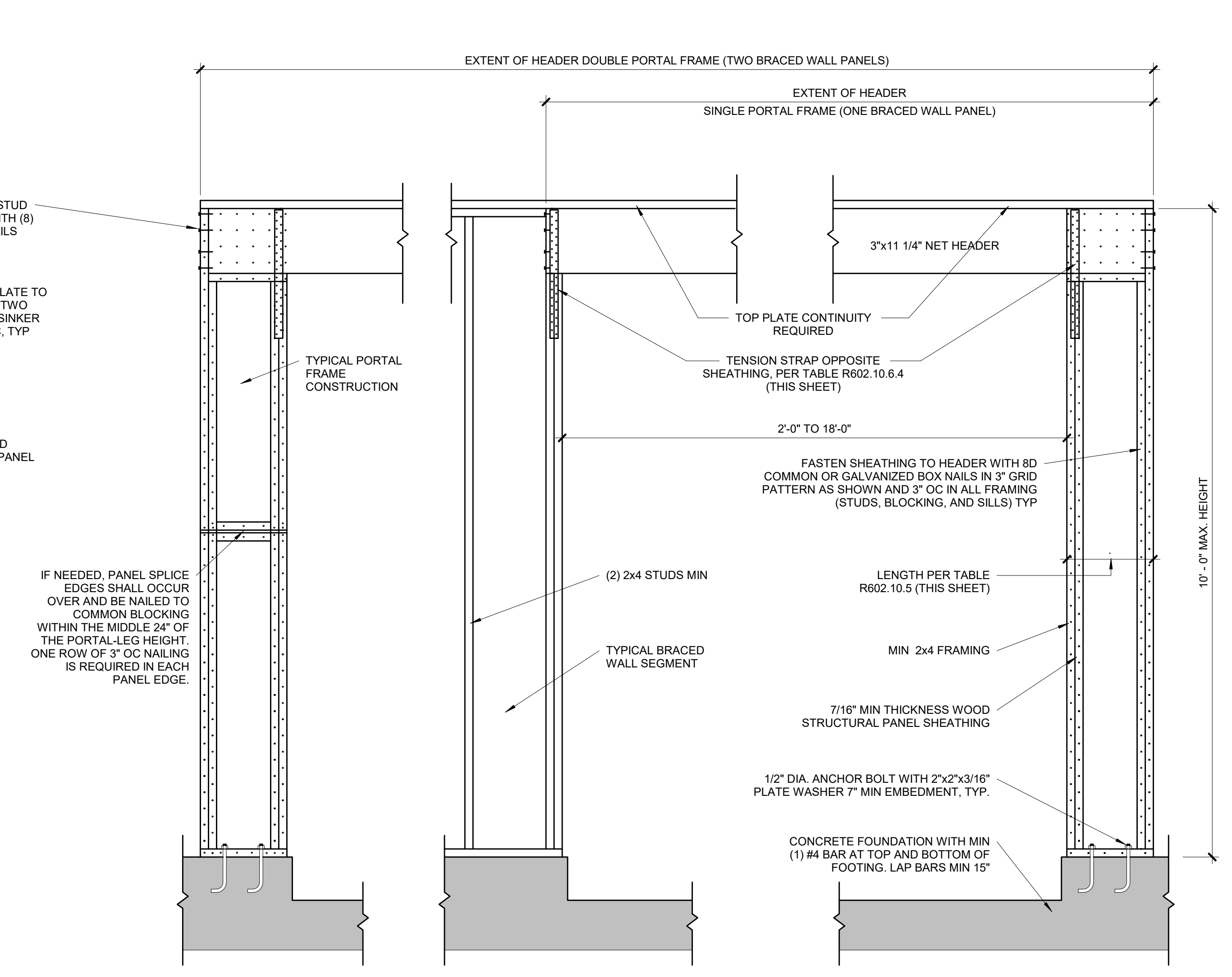
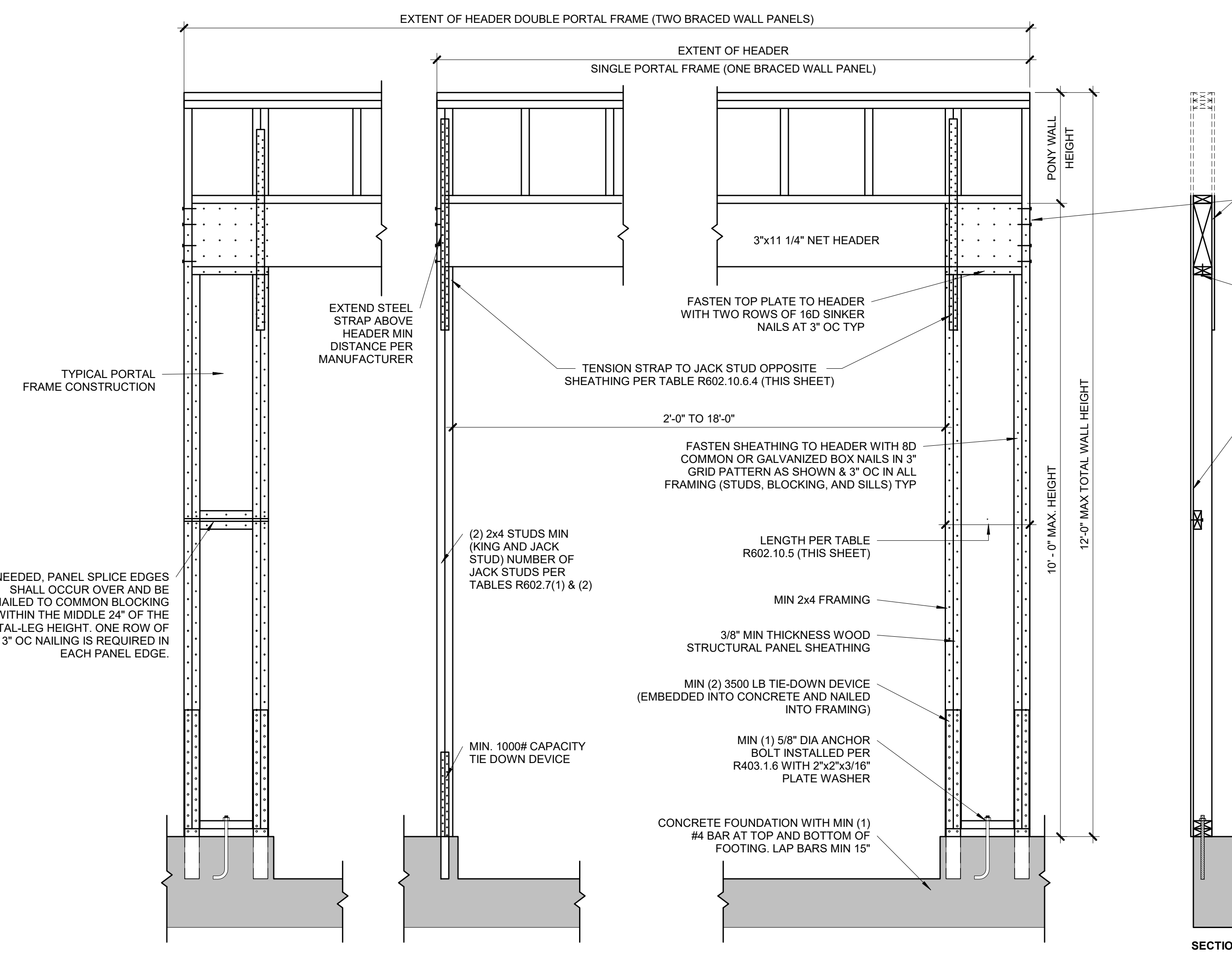


OPTIONAL OVERHANG 1'-0" OR LESS

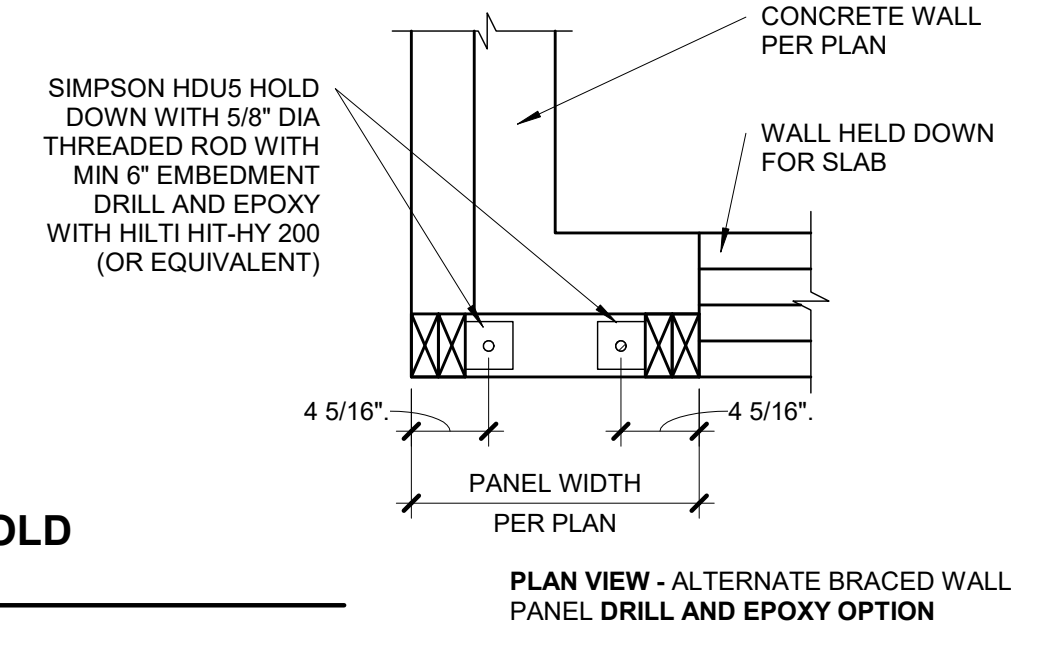
1 1/2" = 1'-0"

VAULTED RAFTER INSULATION FURR OUT

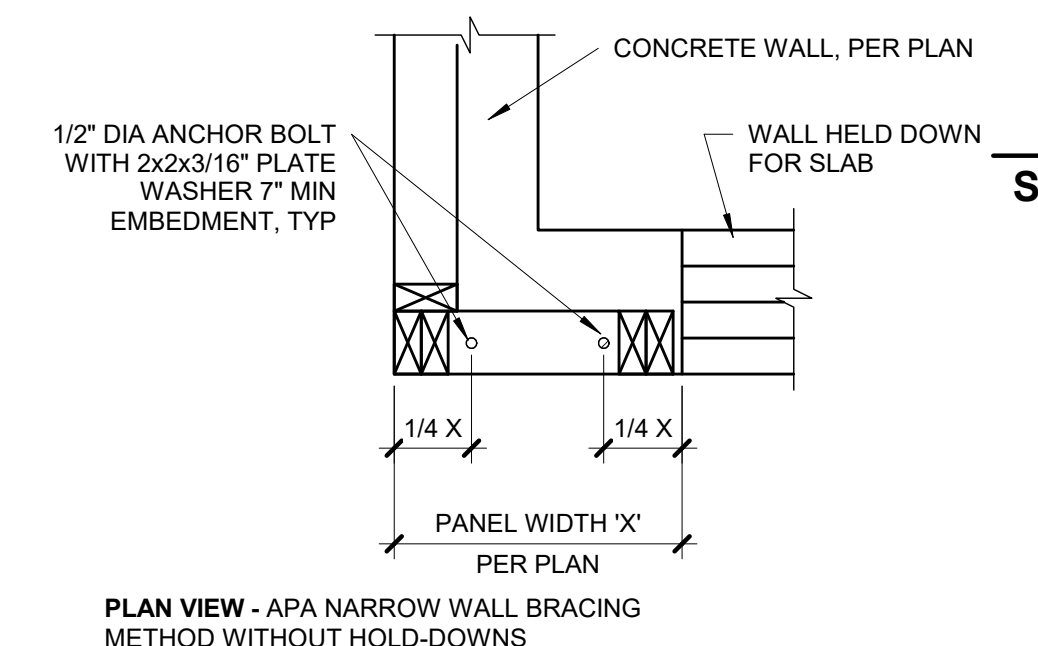
3/4" = 1'-0"



1 PORTAL FRAME WITH HOLD DOWNS (METHOD PFG)
S4.0 3/4" = 1'-0" (PER IRC R602.10.6.2)



PLAN VIEW - ALTERNATE BRACED WALL PANEL DRILL AND EPOXY OPTION



PLAN VIEW - APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS

PORTAL FRAME AT GARAGE DOOR WITHOUT HOLD DOWNS (METHOD PFG)
S4.0 ALT 3/4" = 1'-0" (ALT ALLOWED AT GARAGE DOOR ONLY) (PER IRC R602.10.6.3)

TABLE R602.10.5 (PARTIAL)

MINIMUM LENGTH OF BRACED WALL PANELS

METHOD	MIN LENGTH (INCHES)			
	8 FEET	9 FEET	10 FEET	11 FEET
SUPPORTING ROOF ONLY	16	16	16	16
ONE STORY AND ROOF	24	24	24	24
PFG	24	27	30	30

NOTE: MAX HEADER HEIGHT IS 10'-0", BUT WALL HEIGHT SHALL BE PERMITTED TO BE INCREASED TO 12'-0" WITH PONY WALL

TABLE R602.10.6.4

TENSION CAPACITY STRAP TABLE

MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX PONY WALL HEIGHT (FEET)	MAX TOTAL WALL HEIGHT (FEET)	MAX OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQ (LBS)	
2x4 #2 GRADE	0	10	18	1,000	
			9	1,000	
	1	10	16	1,025	
			18	1,275	
	2	10	9	1,000	
			16	2,175	
	2	12	18	2,500	
			9	1,500	
	4	12	16	3,375	
			18	3,975	
	2x6 STUD GRADE	2	12	9	2,750
				12	3,775
4	12	12	9	1,000	
			16	2,150	
4	12	12	18	2,550	
			9	1,750	
4	12	12	16	2,400	
			18	3,800	

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING (CS-WSP) PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

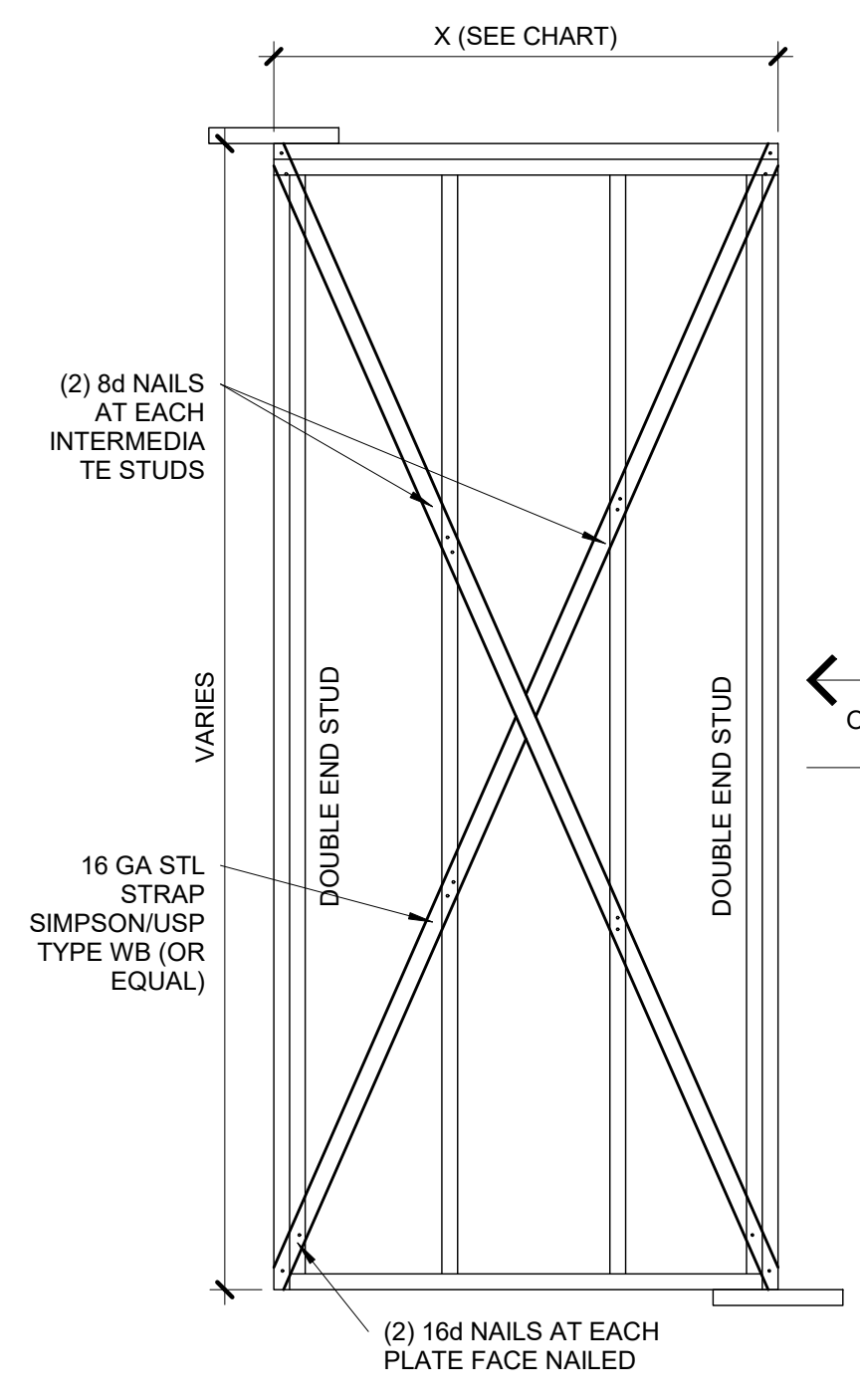
XXXX EXTERIOR BRACED WALLS:
WSP METHOD:
WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 2400 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

///// INTERIOR BRACED WALLS (REF 2/S4.0):
GB METHOD:
1/2" MIN GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED WITH #6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)
OR
LIB METHOD:
1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA TYPE WB (OR EQUAL) STL X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" OC STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

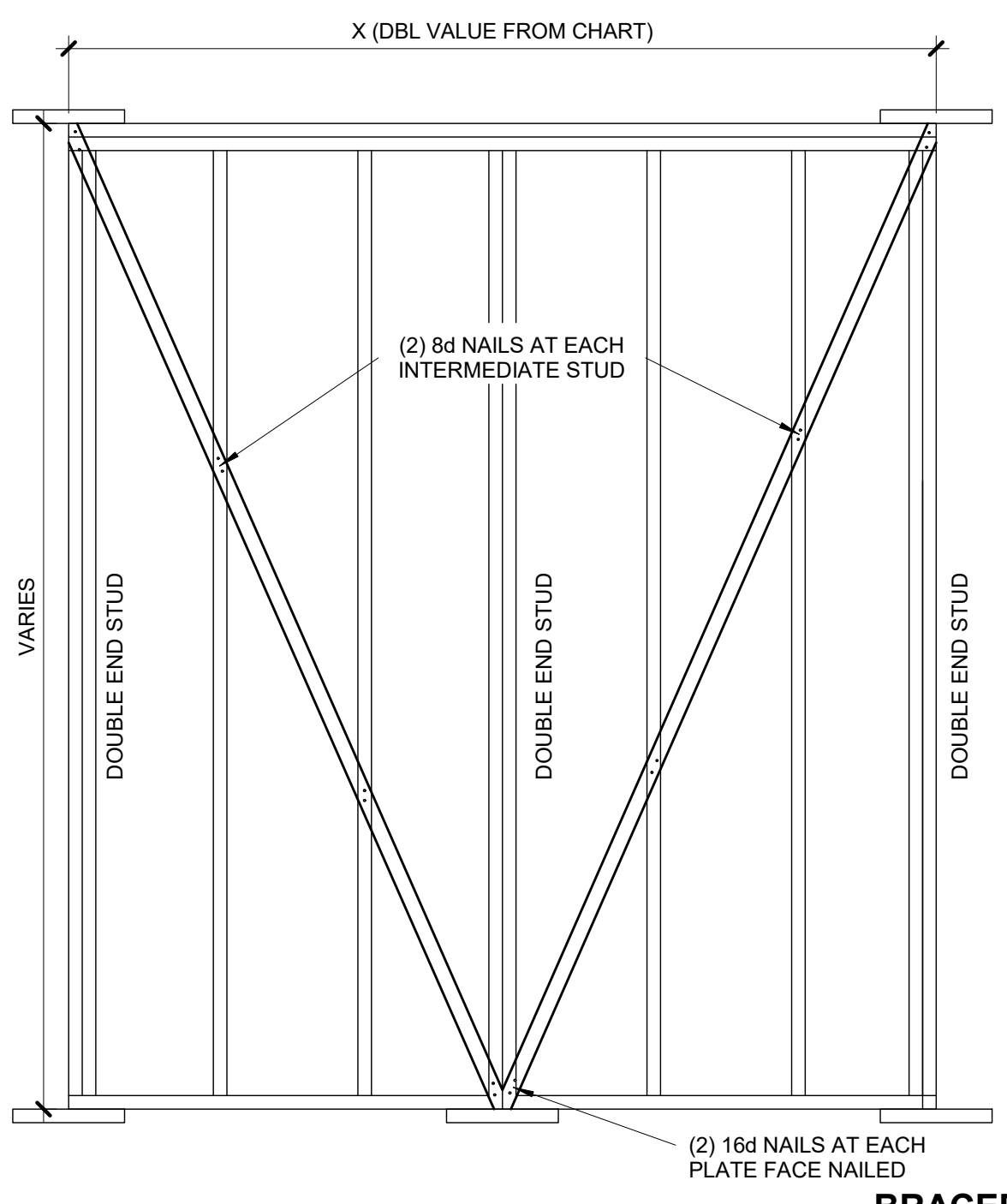
BRACED WALL PANEL SCHEDULE

WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)
8'-0"	4'-7"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-9"	10'-0"
11'-0"	NP	-
12'-0"	NP	-

NOTE: BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, LIB



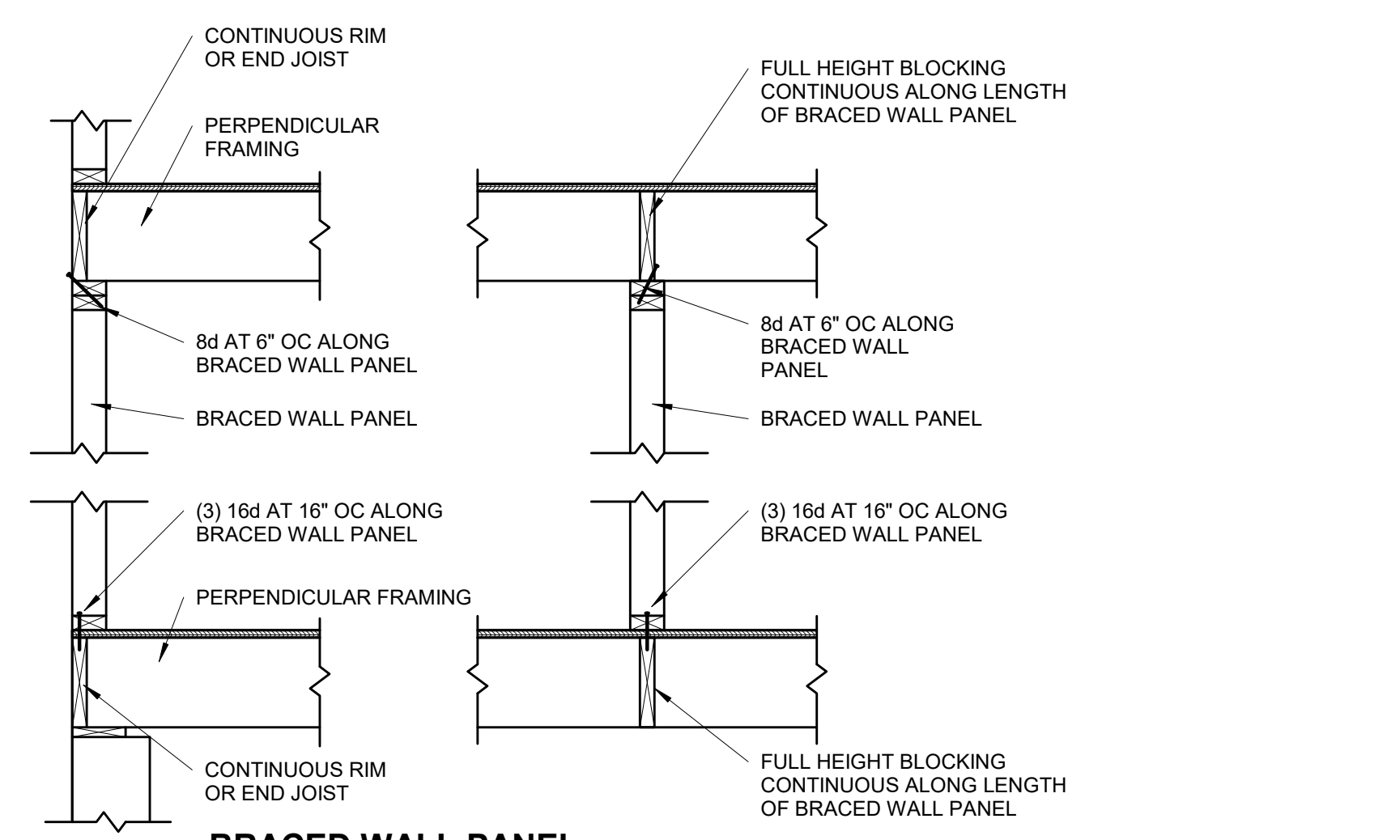
LIB



GB

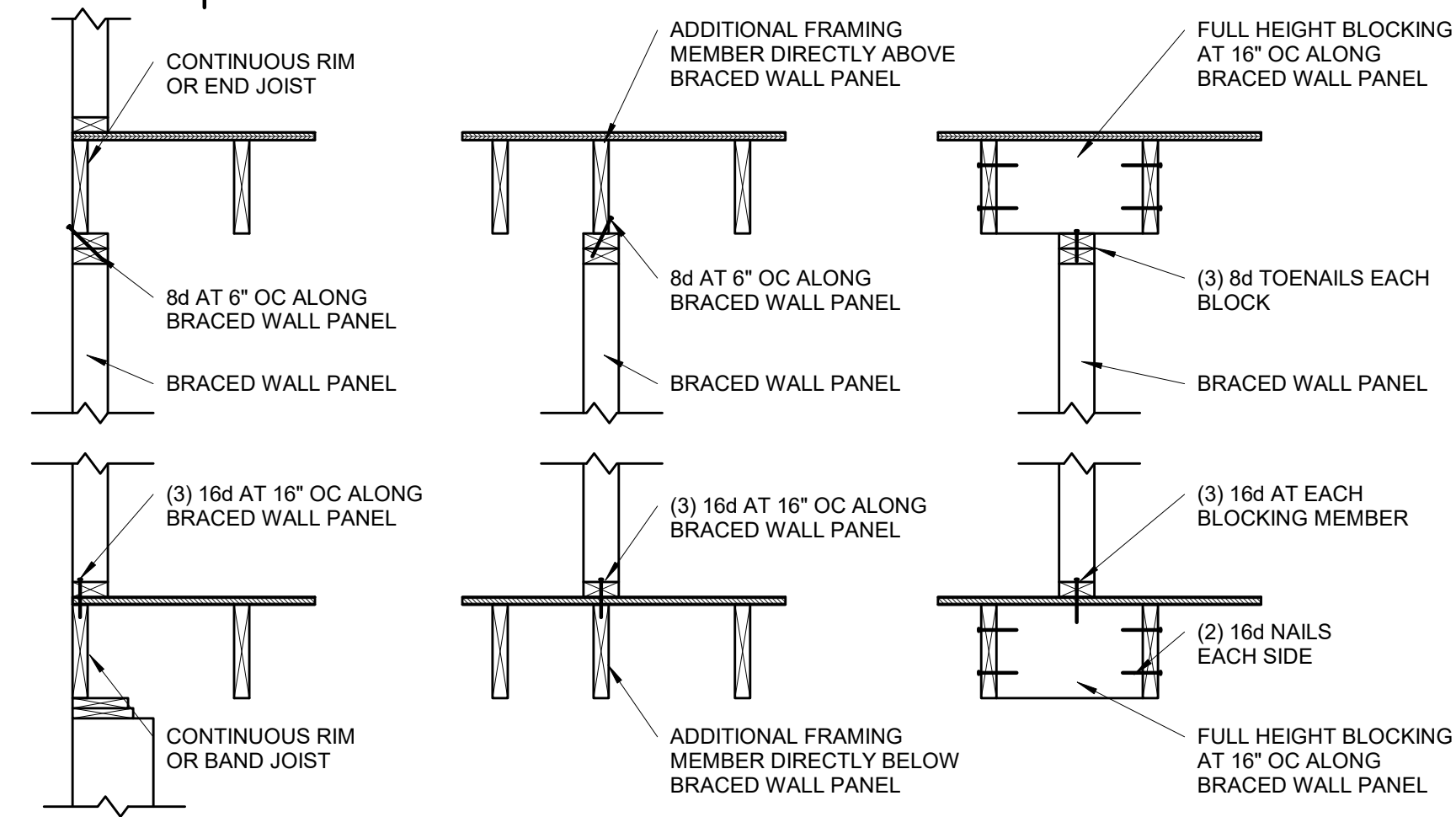
BRACED WALL PANEL-IRC 2 METHODS LIB AND GB
S4.0 3/4" = 1'-0"

DATE	COMMENTS



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

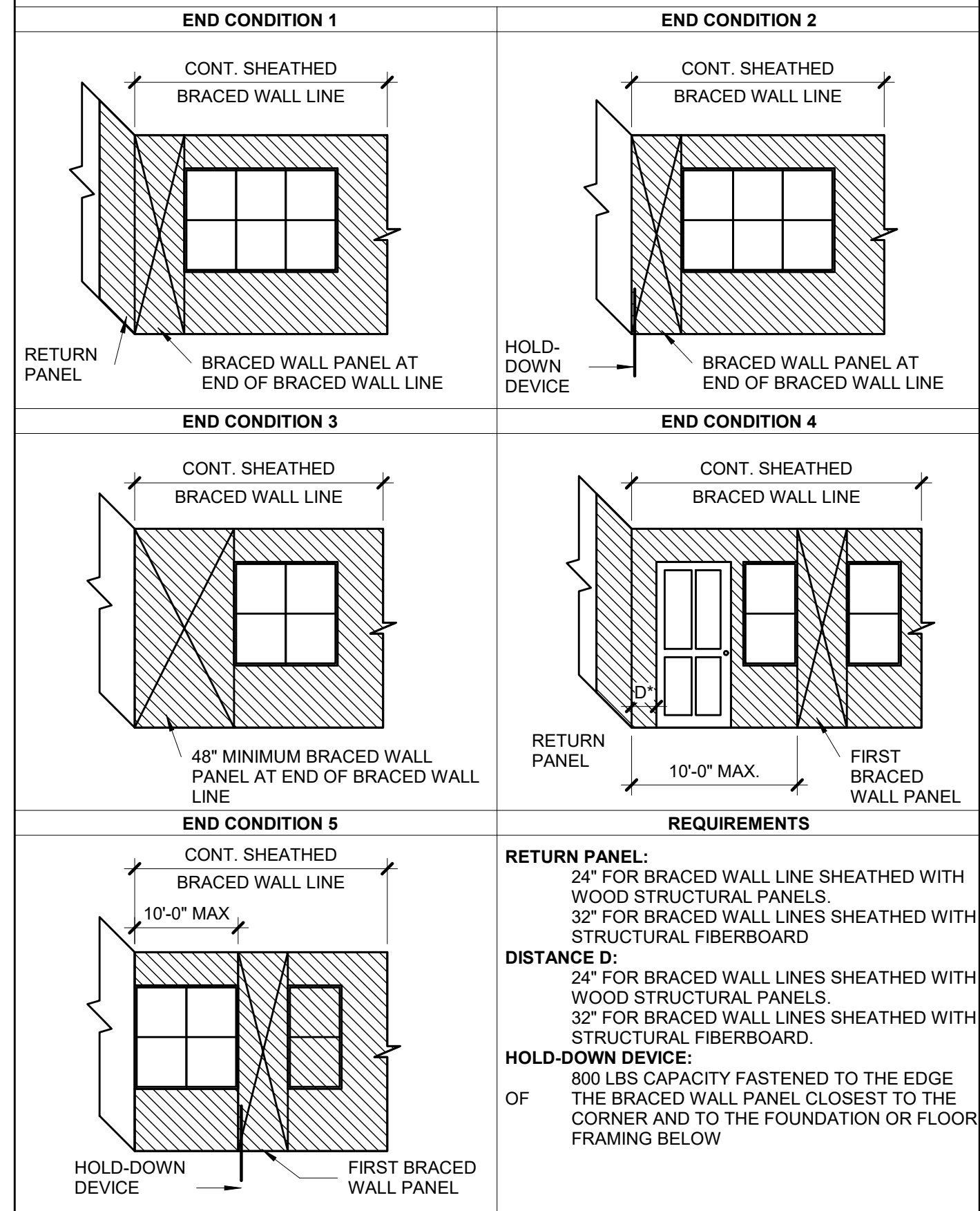
S4.1 3/4" = 1'-0"



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

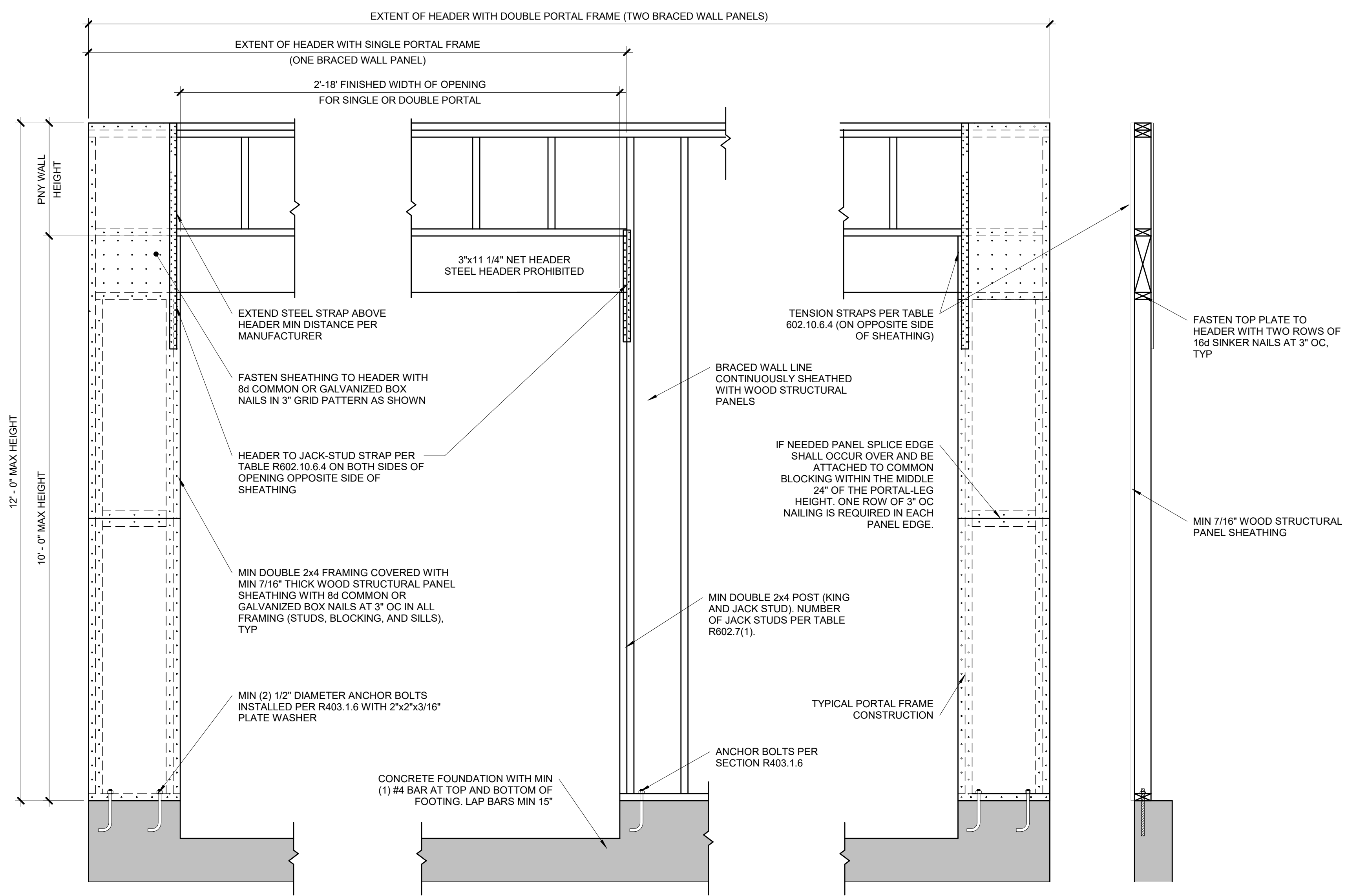
S4.1 3/4" = 1'-0"

CONT. SHEATHED BRACED WALL END CONDITIONS

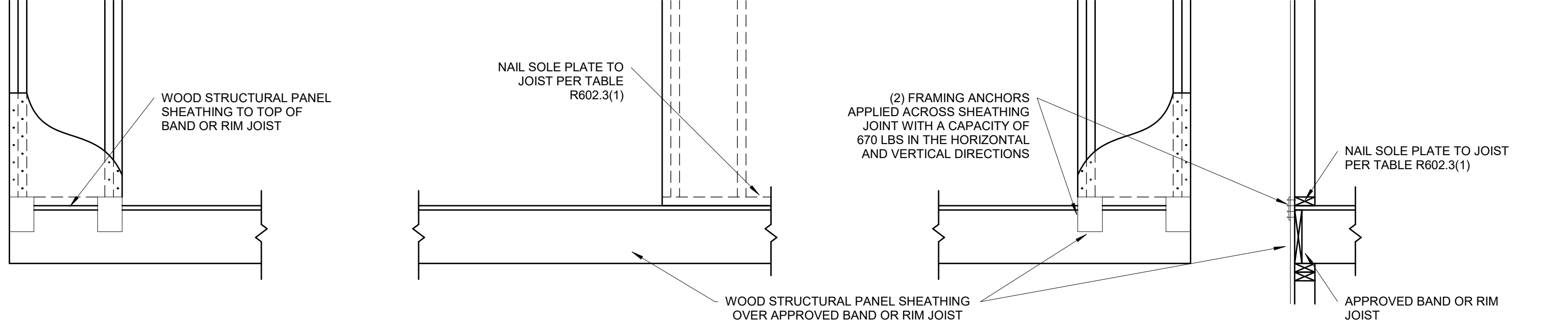


CONTINUOUS SHEATHED BRACED WALL END CONDITIONS

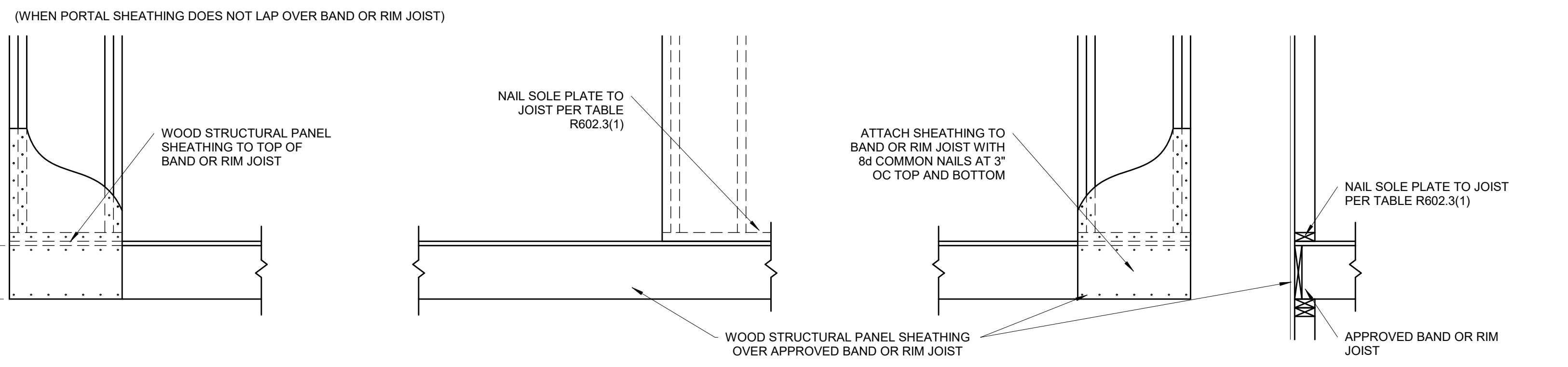
S4.1 NOT TO SCALE. (COMPLIANCE WITH IRC R602.10.7)



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISE WOOD FLOOR - FRAMING ANCHOR OPTION



OVER RAISE WOOD FLOOR - OVERLAP OPTION

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIMBOARD)

BRACED WALL PANEL-IRC METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME

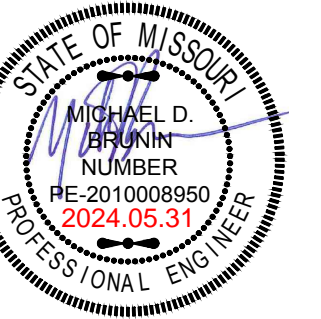
S4.1 3/4" = 1'-0" (PER IRC R602.10.6.4)

1 PANEL CONSTRUCTION



APEX
ENGINEERS, INC.

1625 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222
www.apex-engineers.com

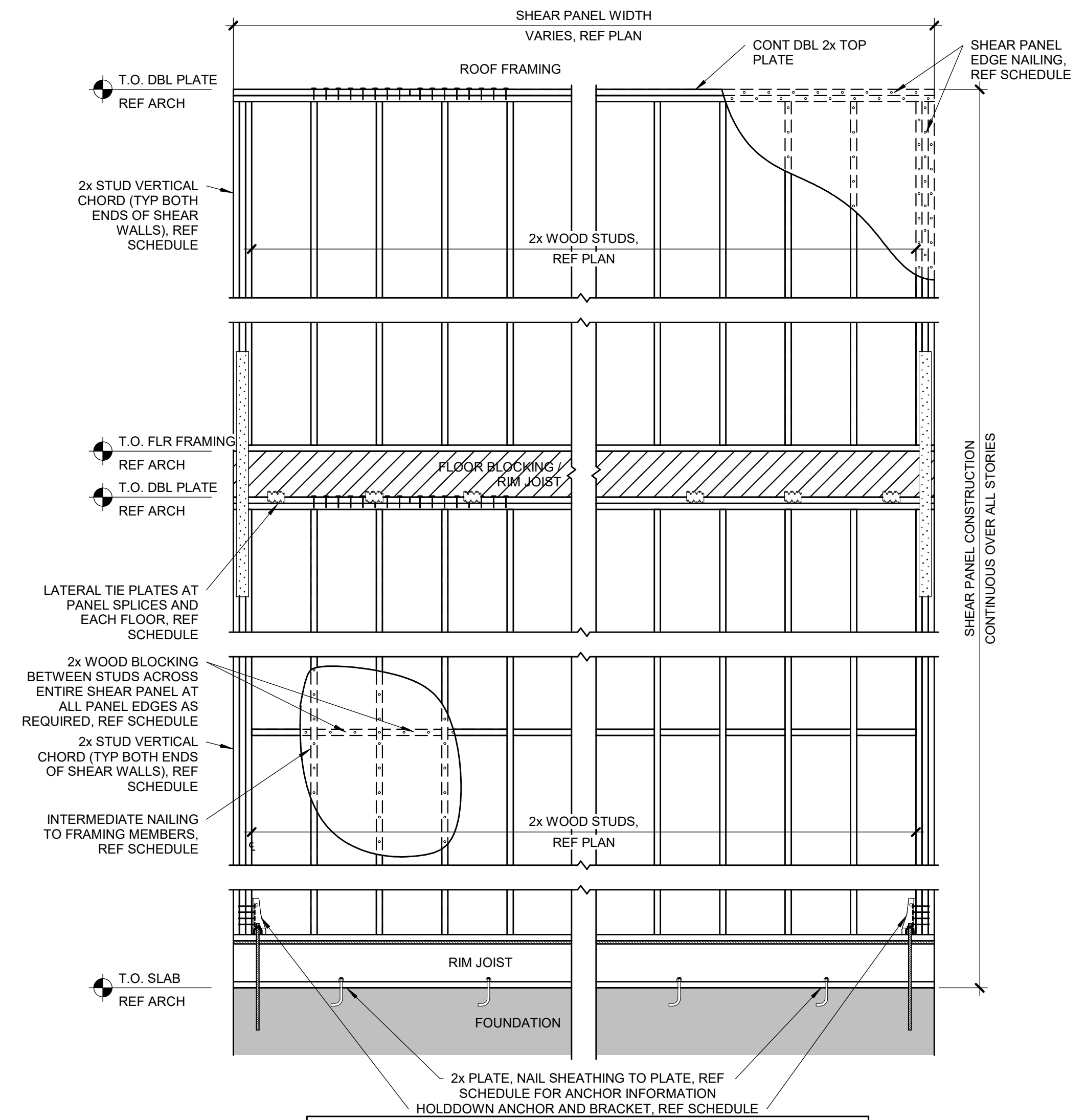


STRUCTURAL DESIGN REVIEW
KANSAS ENGINEERING LICENSE: 6-959
MISSOURI ENGINEERING LICENSE: 200304673

SCHEDULE - SHEAR WALLS

- NOTES:
1. WSP - WOOD STRUCTURAL PANEL PLYWOOD OR OSB.
 2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLER) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.
 3. SHEAR WALL NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
 4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NO OVERRIDE NAILS.
 5. SOLEPLATE NAILS SHALL BE INSTALLED SUCH THAT THE NAILS FULLY ENGAGE THE RIM BOARD BELOW (IF APPLICABLE). REF TYPICAL DETAILS.
 6. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.
 7. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.
 8. SILL ANCHORS MAY BE CAST-IN-PLACE J-BOLTS WITH 6" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIAMETER. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN 1/2" OF SHEAR WALL SHEATHING.
 9. SHEAR WALL CLIPS TO BE A35/LTP4. REF PLAN FOR NUMBER OF CLIPS PER SHEAR WALL. 48" OC MAXIMUM UNO.
 10. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.
 11. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.
 12. JACK STUDS FOR OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.
 13. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:
 - i. 2' OC EDGE NAIL SPACING
 - ii. 10d NAILS AT 3' OC OR SMALLER EDGE NAIL SPACING
 - iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.
 14. HOLD-DOWNS AND STRAPS OCCUR AT THE BOTTOM OF WALLS. HOLD-DOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.
 15. HOLD-DOWN DEVICES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 16. REFERENCE SHEAR WALL DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

MARK	BLOCKED	SHEATHING			EDGE NAILS		SILL PLATE ATTACHMENT	
		TYPE	THICKNESS	PLACEMENT	SIZE	SPACING	NAILING	1/2" DIA ANCHOR BOLT SPACING
S1-B	Yes	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16d AT 6" OC	32"
S2-B	Yes	WSP-SHEATHING	7/16"	ONE-SIDE	8d	4"	16d AT 4" OC	16"



TYPICAL MULTI STORY BRACED WOOD WALL WITH RIM
S4.2 NOT TO SCALE

THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS

PROJECT:
Lot 190 Hook Farms
2743 SW Heartland Rd
Lee's Summit, MO 64082
CLIENT:
New Mark Homes

PROJECT #: 24-0558
DRAWN BY: CJH
CHECKED BY: MDB
SUBMITTAL DATE: 05/31/2024

#	DATE	COMMENTS

SHEET:
SHEAR WALL DETAILS
S4.2