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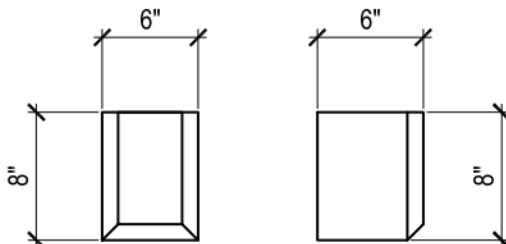
ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS, BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY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

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

- WINDOW FULL REDUCTION SCHEDULE  
LOWER LEVEL  
(1) 4040 SLIDER  
(3) 3066 FIX CLR TEMP  
6068 FRONT DOOR 2X6 JAMB
- MAIN LEVEL  
(2) 3066 FIX CLR TEMP  
(8) 3050 SH CLR  
(1) 5510 FIX TRANS TEMP  
6068 PATIO SLIDER DOOR 2X4 JAMB  
30x68 FRONT DOOR 2X4 JAMB
- STRUCTURAL DETAIL SHEET INDEX  
S000 STRUCTURAL GENERAL NOTES  
S501 FOUNDATION DETAILS  
S503 GARAGE/SLAB DETAILS  
S510 FRAMING STANDARDS  
S520 DECK DETAILS  
S530 BRACING DETAILS  
S550 FASTENING SCHEDULE  
S560 EGRESS WINDOW

#### FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.  
1.41 6X6 CEDAR POSTS  
1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.  
2.61 5/4"x8" LP SMART TRIM.  
2.66 5/4"x10 LP SMART TRIM.  
3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.  
3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.  
3.17 MANUFACTURED STONE VENEER.  
3.54 6"x8"x6" CEDAR CORBEL WITH CHAMFERED EDGES  
3.86 DOUBLE TRIM WHERE ADJACENT TO STONE  
4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.  
4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



BRACKET DETAIL ③  
SCALE: 1" = 1'-0"

#### GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

#### SHEET INDEX

- A1. FRONT AND REAR ELEVATION  
A2. LEFT AND RIGHT ELEVATION  
A3. FOUNDATION LEVEL PLAN  
A4. MAIN LEVEL PLAN  
A5. ROOF PLAN

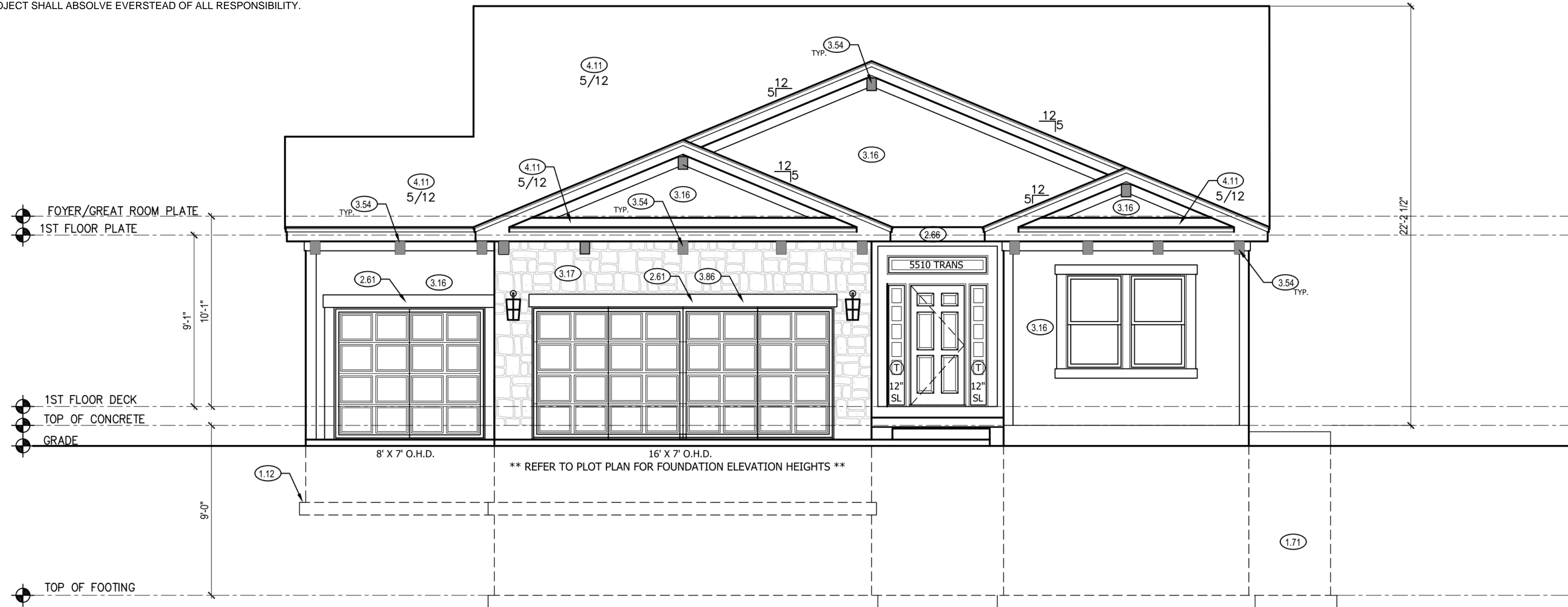
FINISHED	
MAIN FLOOR	1559
LOWER LEVEL - FINISHED	966
TOTAL	1559
UNFINISHED	
LOWER LEVEL - UNFINISHED	396
COVERED DECK	140
GARAGE	653

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	WHEELER	...

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	

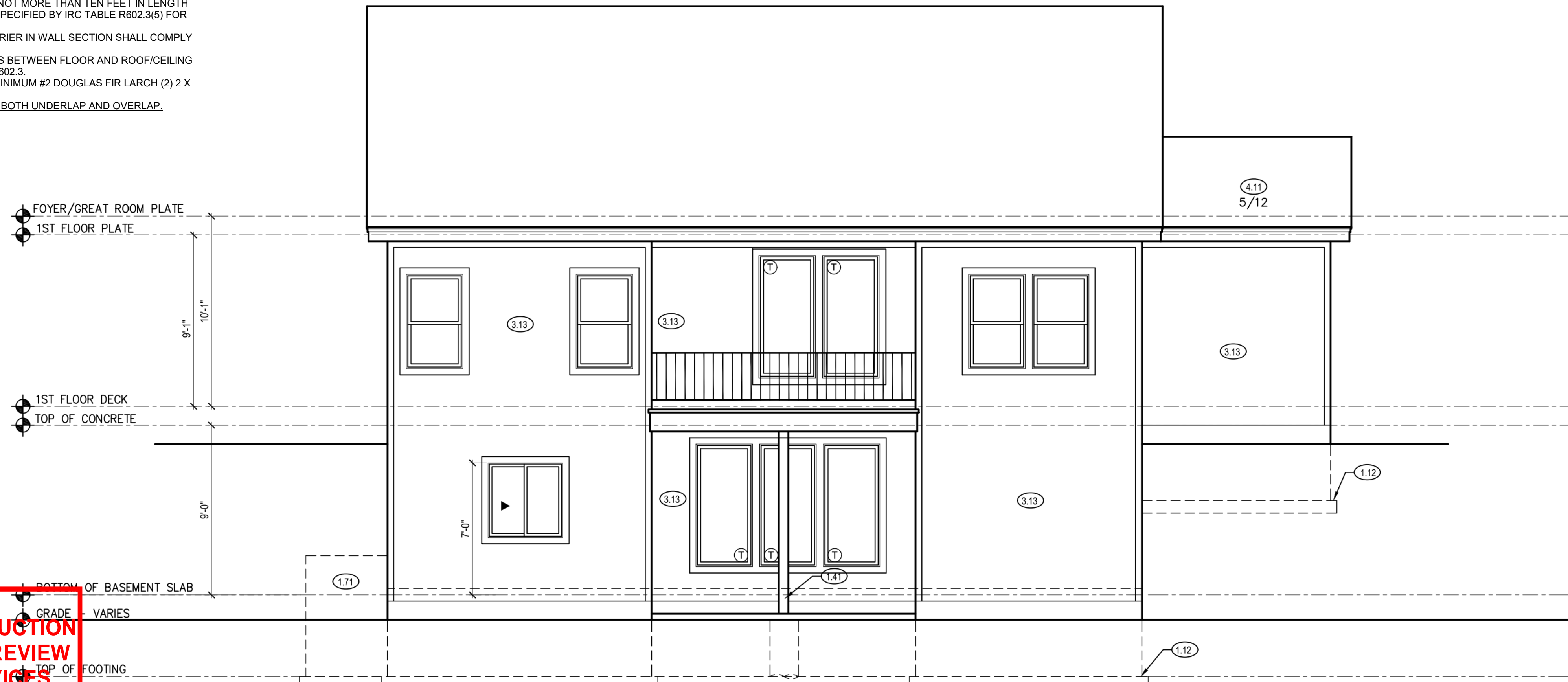
#### REAR ELEVATION ①

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



#### STRUCTURAL NOTES:

1. ALL CONSTRUCTGION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ELEVATIONS:
1. GARAGE DOORS SHALL MEET DASHA OR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.  
2. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.  
3. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPCED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.  
4. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.  
5. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.  
6. ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.  
7. SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



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**SUMMIT  
HOMES**

120 SE 30TH ST.  
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1632 SW BUCKTHORN ST  
LEE'S SUMMIT, MO 64082

**SOMERSET  
TUSCAN**  
HAWTHORN RIDGE #166  
4 BEDS, 3 BEDS

#### PROFESSIONAL SEAL:



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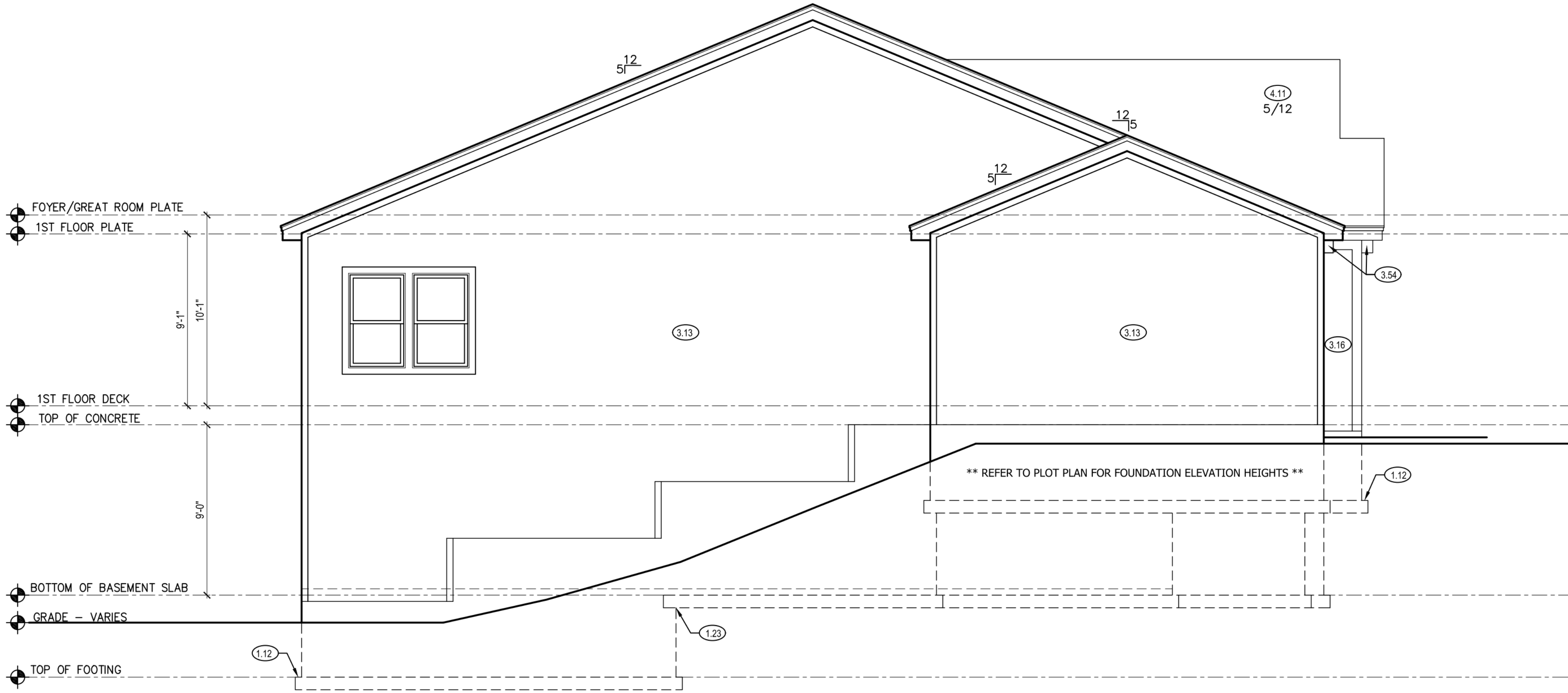
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STRUCTURAL NOTES:

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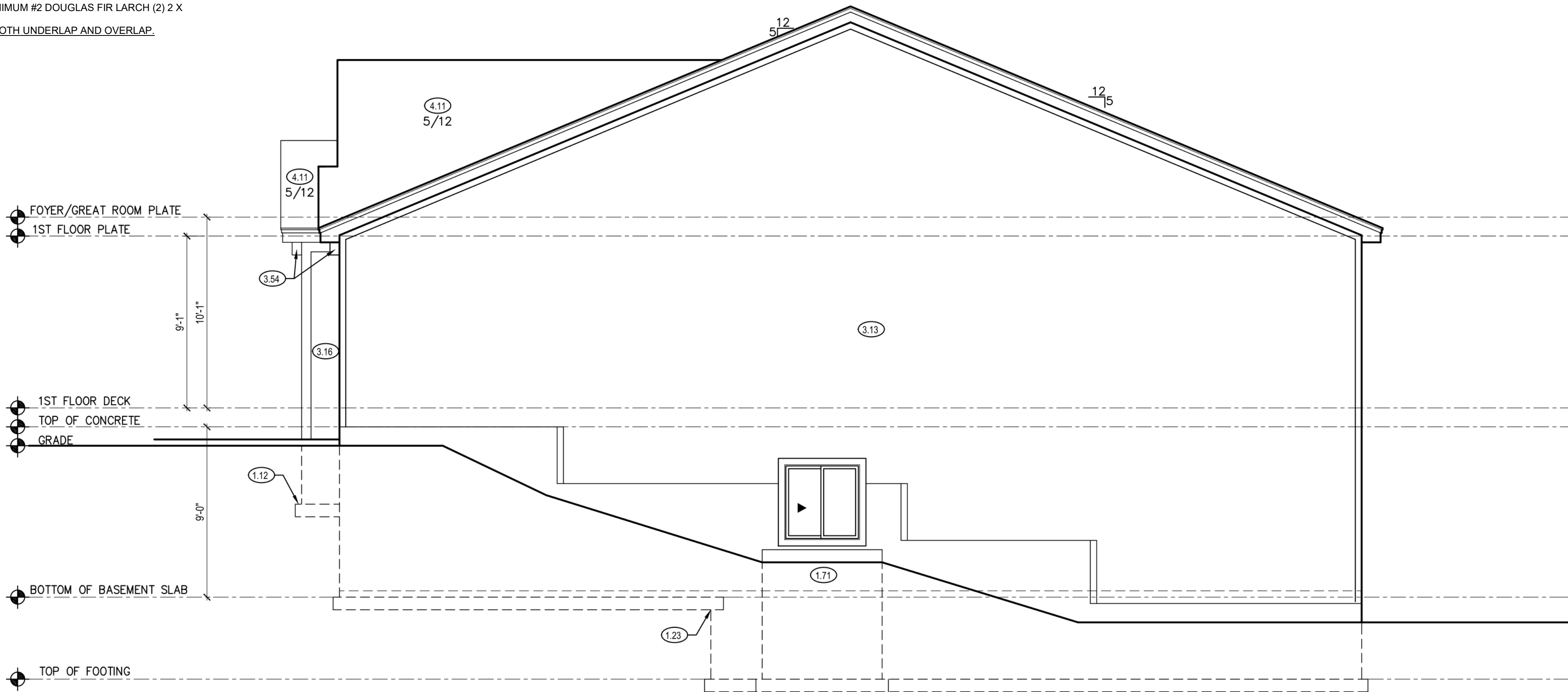
9'-0" FOUNDATION WALL EXCEPT AT STEP DOWNS TO BE LOCATED IN THE FIELD

UNBALANCED FILL NOT TO EXCEED 4'-0" AT UNRESTRAINED WALL

STEP DOWN FOOTING TO BELOW FROST LINE (3'-0") AS REQUIRED PER SITE

LEFT ELEVATION 2

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



RIGHT ELEVATION 1

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

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.23 STEP FOUNDATION TO BELOW FROST LINE AS REQUIRED PER SITE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
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- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

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TUSCAN  
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4 BEDS, 3 BEDS

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STRUCTURAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

FOUNDATION NOTES:

1. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
2. SOIL BEARING CAPACITY SHALL BE 1500 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R408.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE MINIMUM 6".
4. FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
5. FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405.
6. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
7. ALL INTERIOR FOOTINGS OF LOAD BEARINGS WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
8. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
9. IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

1. ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16" FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.
2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
3. WALL TRANSITIONING FROM ELSS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE.

BLOCKING NOTE:

1. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C.
2. EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE

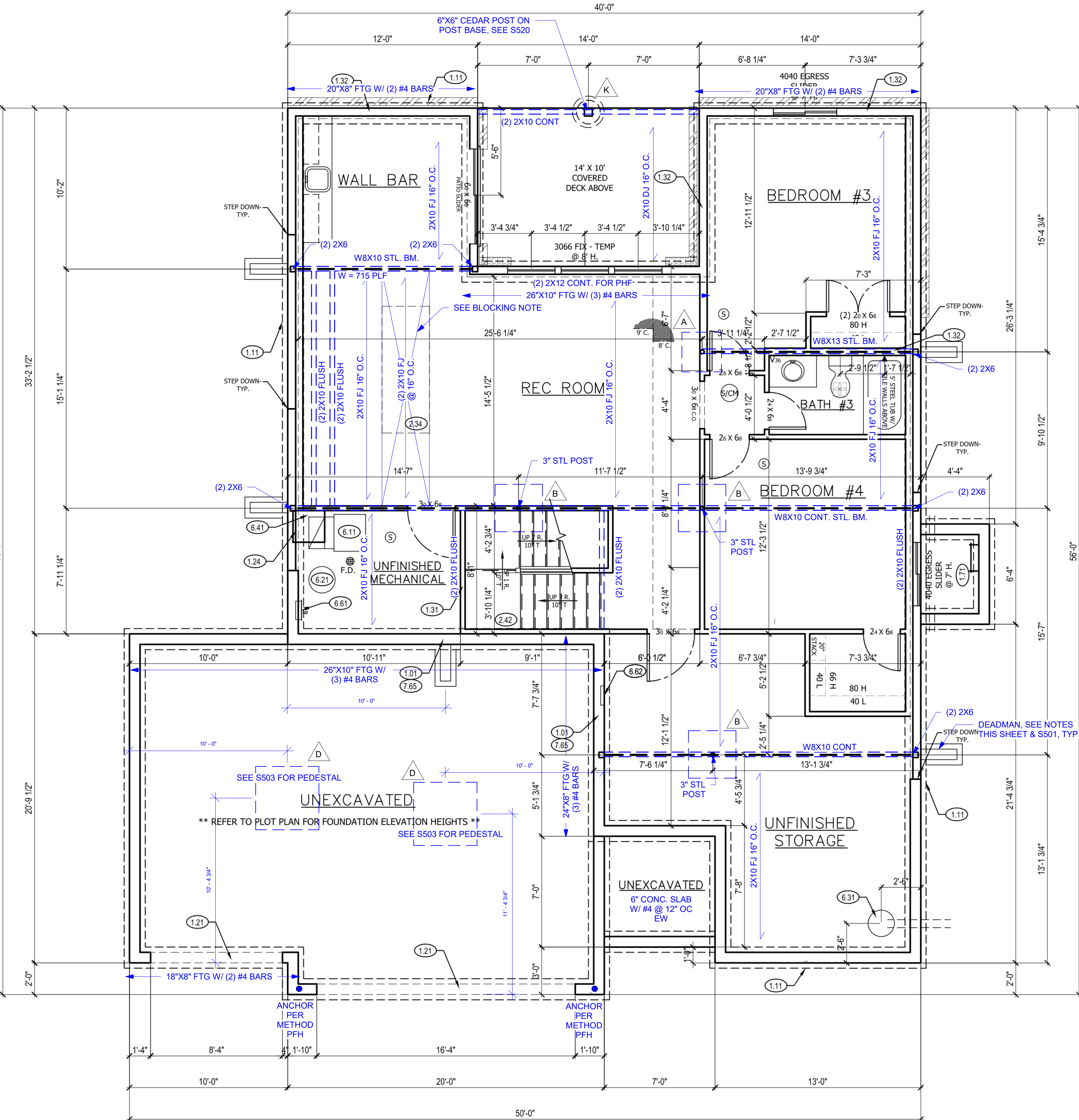
CRAWL SPACE NOTES:

1. UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408
2. PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE:  
EXPOSED EARTH IS COVERED W/ CONTINUOUS CLASS 1 VAPOR RETARDER.  
JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED.  
EDGES OF VAPOR RETARDER SHALL EXTEND 6" UP STEM WALL AND PERIMETER WALL  
INSULATED IN ACCORDANCE WITH SECT N1103.3.1  
CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 US) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.  
UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING.  
ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO.  
ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.
- 3.
- 4.
- 5.

9'-0" FOUNDATION WALL  
EXCEPT AT STEP DOWNS TO  
BE LOCATED IN THE FIELD

UNBALANCED FILL NOT TO  
EXCEED 4'-0" AT  
UNRESTRAINED WALL

STEP DOWN FOOTING TO  
BELOW FROST LINE (3'-0") AS  
REQUIRED PER SITE



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

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

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

FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" FROM INSIDE TENSION FACE)				
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.N.O. ON PLANS
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.
< 6'-0" WALL	8"	#4 BARS @36" O.C.	#4 BARS @ 24" O.C.	
8'-0" WALL		#4 BARS @16" O.C.		
9'-0" WALL		#4 BARS @12" O.C.		
10'-0" WALL		#4 BARS @8" O.C.		
11'-0" WALL	10"	#4 BARS @9" O.C.	24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.	
12'-0" WALL	10"	#4 BARS @6" O.C.		

FOUNDATION PLAN NOTES

- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.24 BLOCK OUT FOUNDATION FOR VENTILATION AS REQUIRED.
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.32 2X6 STUD WALL WITH TREATED SILL PLATE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 6.11 DIRECT FURNACE, FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

GENERAL NOTES

- BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.
- ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.
- DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.
- SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.
- WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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SOMERSET  
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4 BEDS, 3 BEDS

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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	

#### GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL UNMARKER HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2X10 ON LOAD BEARING WALLS.
- LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 607.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
- ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR LARCH #2 2X6 STTUDS AT 16" O.C. FULL HEIGHT CONTINUOUS U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS, CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
- BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
- WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
- STAIRS SHALL COMPLY WITH IRC 311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 0" (IRC 2018 R311.7.5.1).
- SELF-CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPERATION DOORS.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- SECURITY SHALL CONFORM TO IRC R326/KCBRC.
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE CONDUCTOR (UFER GROUND).
- CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1)
- DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

INTERIOR LOAD BEARING WALL

#### WALL BRACING NOTES:

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
- 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.
- ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

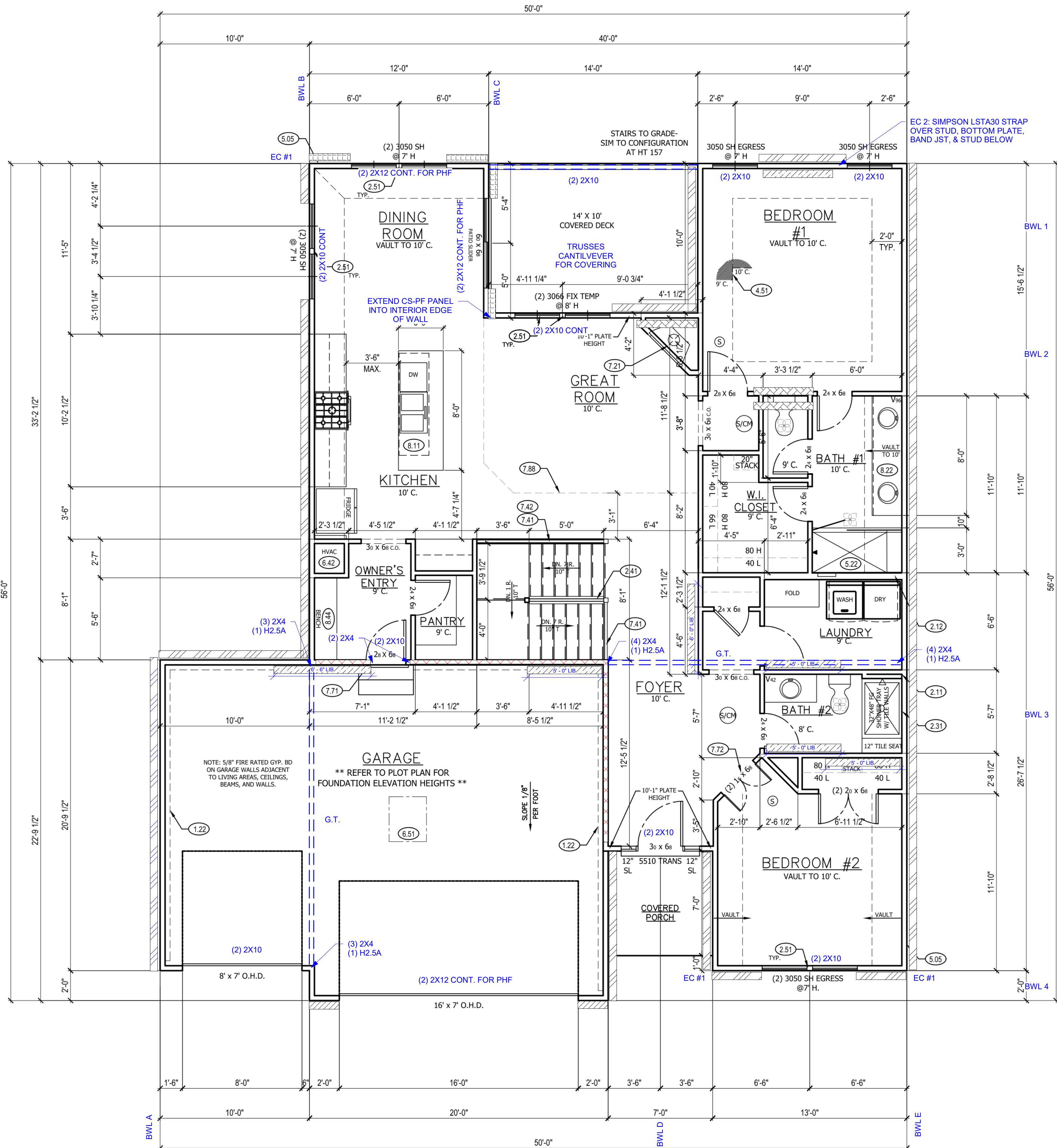
#### BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

BRACING LIB PER IRC R602.10  
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:  
• 65" - 8' TALL WALL HEIGHT  
• 62" - 9' TALL WALL HEIGHT  
• 69" - 10' TALL WALL HEIGHT



MAIN FLOOR PLAN

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

1

#### MAIN FLOOR PLAN NOTES

- EXPOSED TOP OF FOUNDATION WALL.
- DOUBLE 2X4 STUD WALL
- 2X6 STUD WALL
- SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 3 STUDS BETWEEN WINDOW UNITS
- 2X4 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
- SINGLE BOX VAULT
- HOSE BIBB
- TILE BASE WITH TILE WALLS. SEE DETAIL.
- HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 3/4" TALL, 37" WIDE DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- OPEN HANDRAILS
- PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
- 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- FLAT ASTRAGAL LOCK-- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK
- CHANGE IN FLOORING MATERIAL
- 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- CONTINUOUS FLAT VANITY
- BENCH WITH COAT HOOKS

#### GENERAL NOTES

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

CPG DBA



120 SE 30TH ST.  
LEE'S SUMMIT, MO 64082  
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SOMERSET  
TUSCAN  
HAWTHORN RIDGE #166  
4 BEDS, 3 BEDS

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EVERSTEAD  
3741 NE TROON DR.  
LEES SUMMIT, MO 64064  
816-399-4901

VERSION:  
1.3

ISSUE DATE:  
04.08.24

SHEET NUMBER:

A4.0

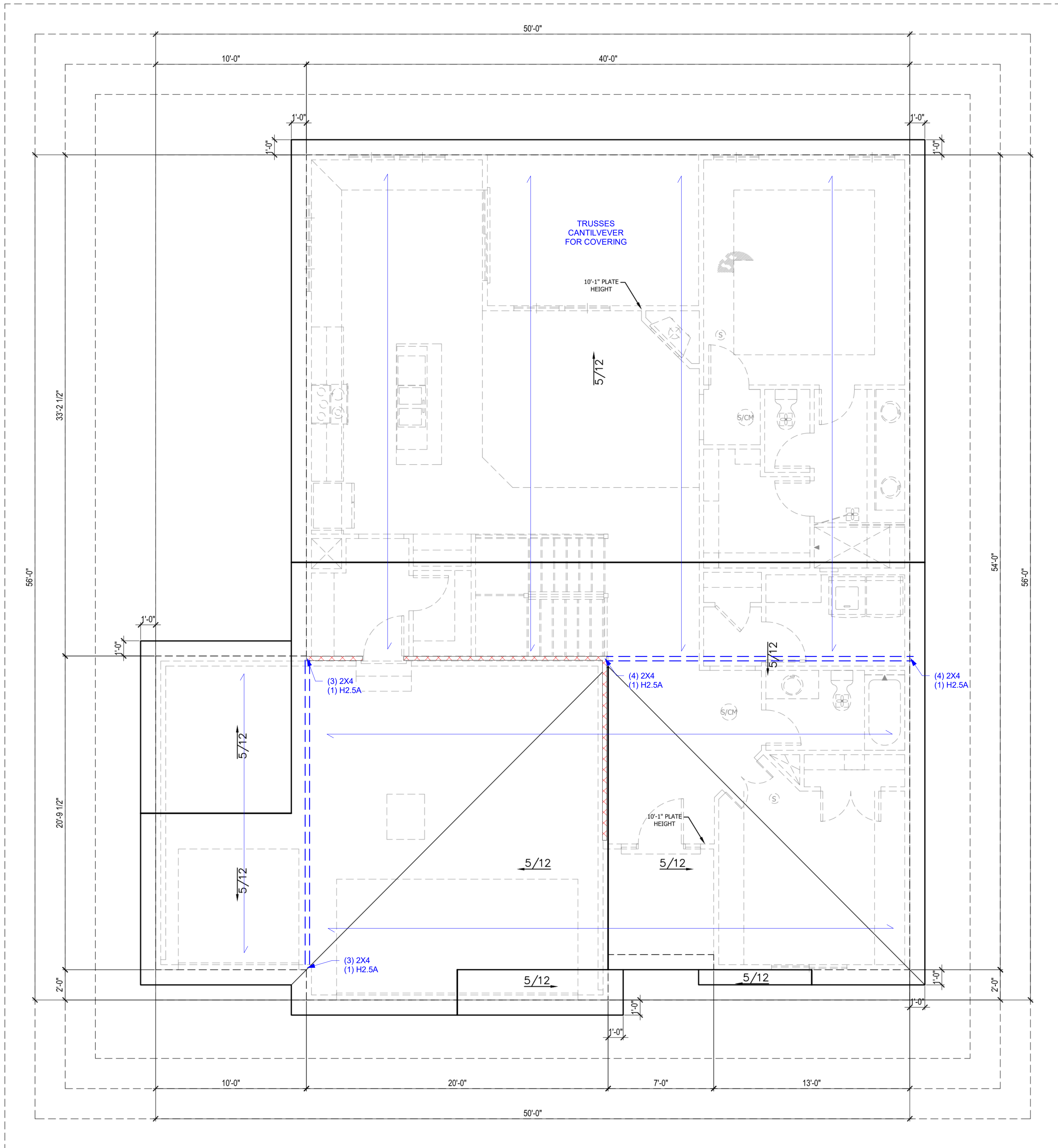
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06/07/2024 3:52:55



- TRUSS FRAMED ROOF NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.
  - ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
  - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
  - PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
  - WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
  - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
  - GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.
  - ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
  - MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
  - ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2).
  - EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

- TRUSS SCREWS**
- TRUSS SCREWS MAY BE USED INSTEAD OF THE FASTENING NOTED IN TABLE R602.3(1)
  - TRUSS SCREWS MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  - BASIS OF DESIGN SHOWN ON PLANS:
    - LENGTH: 6"
    - FASTENED THROUGH THE BOTTOM SIDE OF A #2 DOUGLAS FIR - LARCH DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS
      - 6" SCREW - MIN 835 LBS UPLIFT WHEN INSTALLED IN THE CENTER OF THE TOP PLATE ON A MAX 20 DEG. ANGLE FROM VERTICAL
      - 6" SCREWS - MIN 1195 LBS UPLIFT WHEN BOTH SCREWS ARE INSTALLED VERTIALLY INTO TRUSS.
  - TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.

→ TRUSS DIRECTION  
--- GIRDER TRUSS LOCATION  
X X X X INTERIOR LOAD BEARING WALL



**ROOF PLAN NOTES**

- MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

VENTILATION AREA	
MAIN ROOF	2354

**GENERAL NOTES**

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED THE REQUIRE AREA MAY BE REDUCED TO 1/300.

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

ROOF PLAN 1

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

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SOMERSET  
TUSCAN  
HAWTHORN RIDGE #166  
4 BEDS, 3 BEDS

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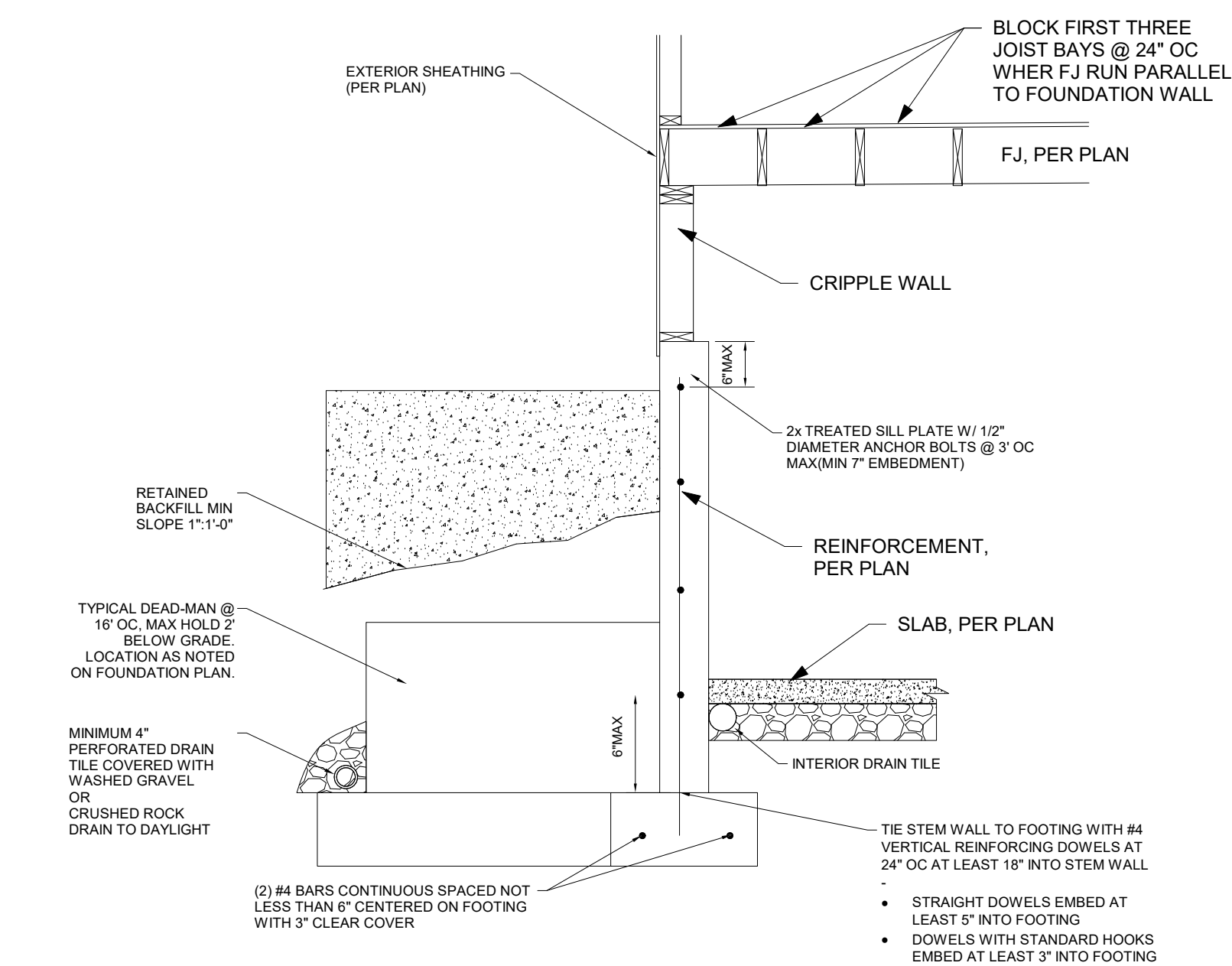
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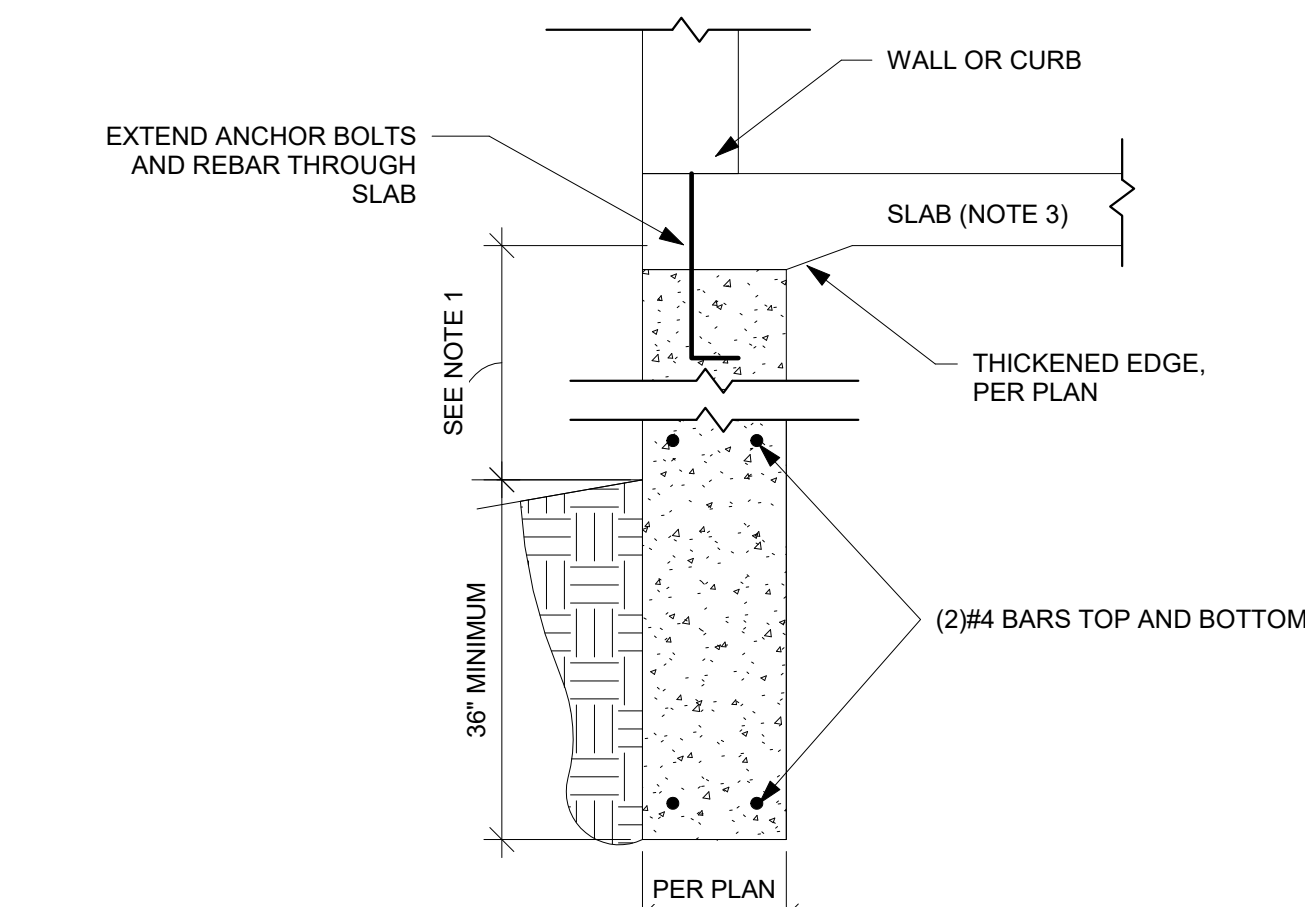






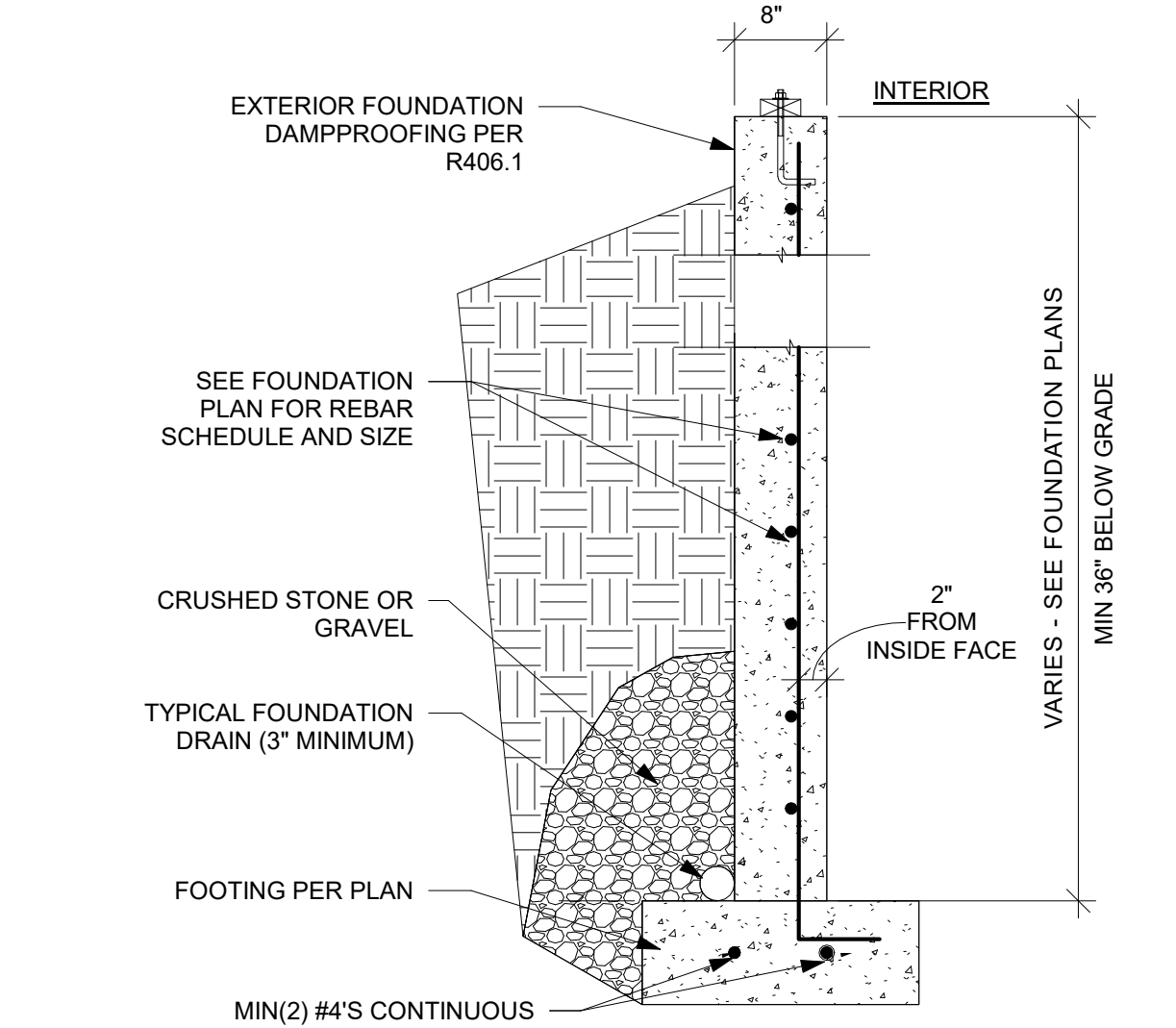
- NOTE:
- UNRESTRAINED WALLS ARE WALLS WITH FLOOR JOISTS RUNNING PARRALLEL TO THE FOUNDATION OR FOUNDATION WALLS W/ CRIPPLE WALLS INSTALLED ATOP.
  - DEADMAN TO BE INSTALLED PER PLAN / DETAIL SPACING.
  - FOUNDATION WALL MUST HAVE A SLAB AT THE BASE, UNO ON PLAN. DO NOT BACKFILL PRIOR TO PLACEMENT OF SLAB, DEADMAN, AND FLOOR SYSTEM.
  - FOUNDATION WALL TO BE CONSTRUCTED PER PLAN / TYPICAL WALL SECTION.

1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



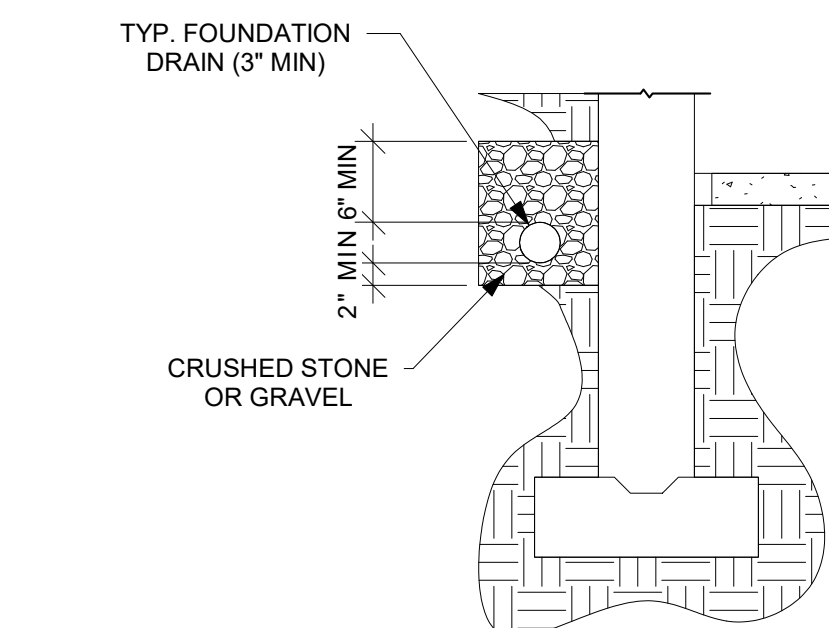
- NOTES
- FOOTING WIDTH HAS BEEN SIZED FOR A MAX 5' OVERALL HEIGHT OF FOOTING. THE FOOTING WIDTH MUST BE INCREASED BY 3" FOR EVERY 6" OF OVERALL FOOTING DEPTH/HEIGHT ABOVE 5'.
  - IF FND EXTENDS MORE THAN 12" ABOVE GRADE, PROVIDE #4 VERT BAR @12" OC TO WITHIN TOP 8" OF FND AND #4 HOR @12" OC. MAXIMUM 48" OF UNBALANCED BACKFILL PERMITTED.
  - CONC SLAB MAY SIT ON OR TIE INTO TRENCH FOOTING / FOUNDATION PER DETAILS ON S503. IF CONC CURB IS POURED ON TOP OF THE SLAB, IT MUST BE CONNECTED TO THE SLAB/TRENCH FTG WITH #4 HOOKED VERTICAL BARS SPACED 12" OC.

2 TRENCH FOOTING WITH SLAB DETAIL NTS



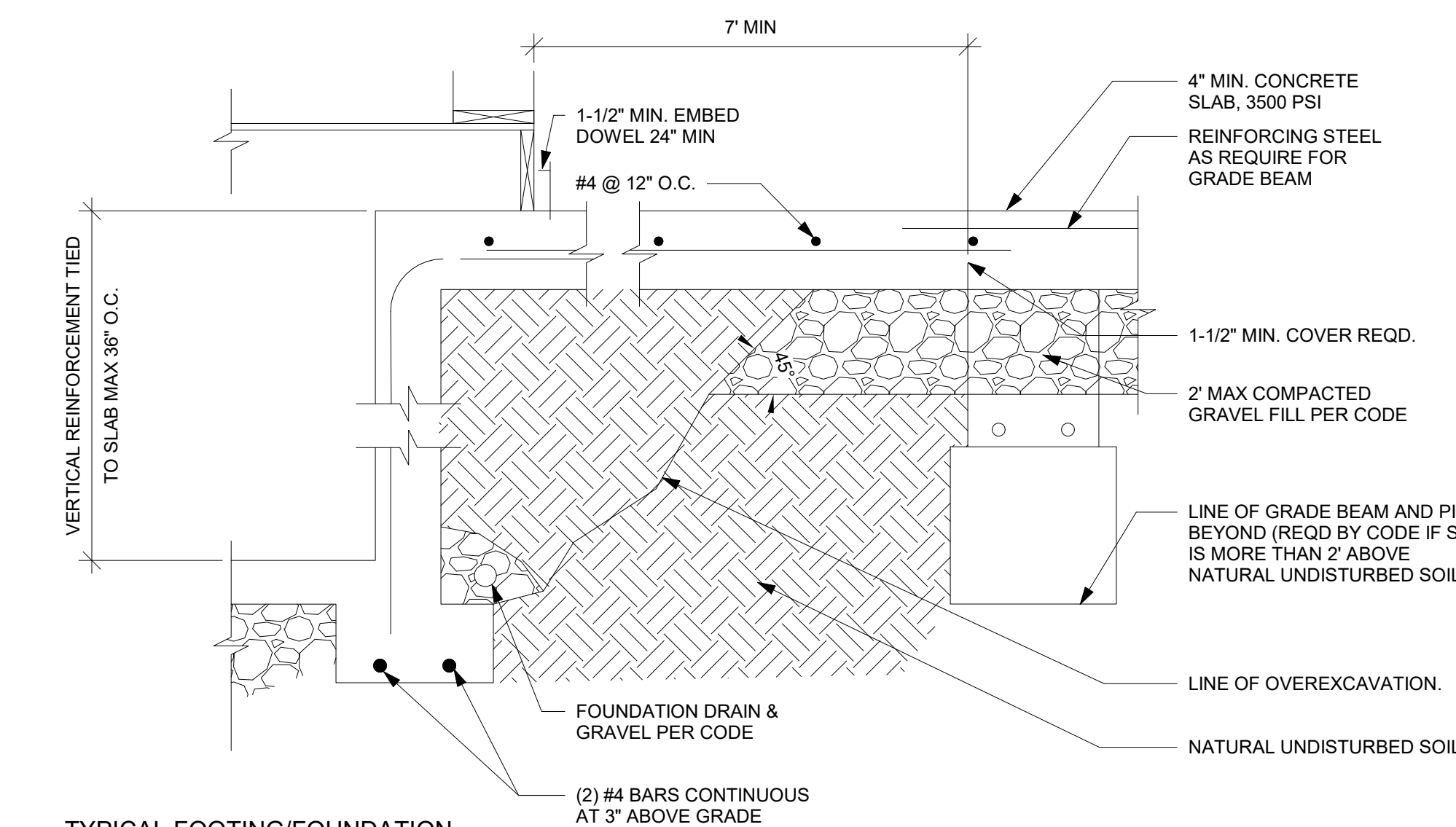
- NOTES:
- VERT. BARS SHALL BE CONTINUED UP TO WITHIN 3" OF TOP OF WALL.
  - REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL. (2" FROM THE INSIDE FACE)
  - REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

3 TYPICAL WALL SECTION DETAIL NTS

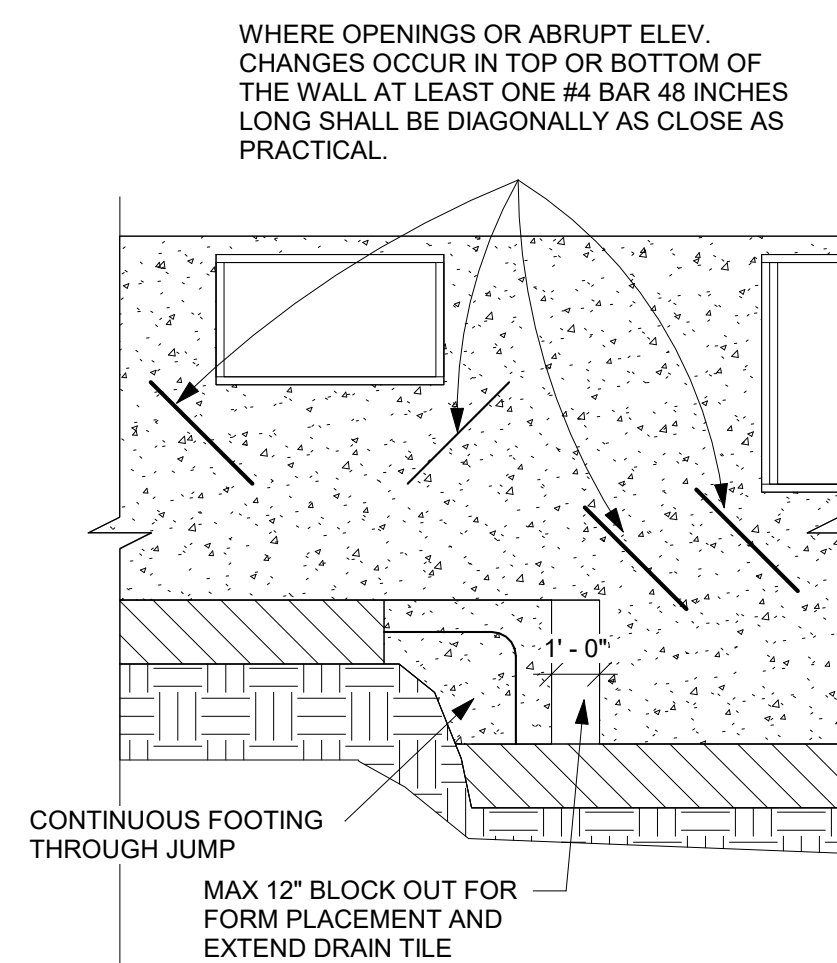


- NOTE:
- INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE.
  - THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE.
  - PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. (IRC R405). SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4" OVERDIG" AND "FOUNDATION DRAIN DETAIL AT RAISED SLAB" DIAGRAMS FOR DETAILS.

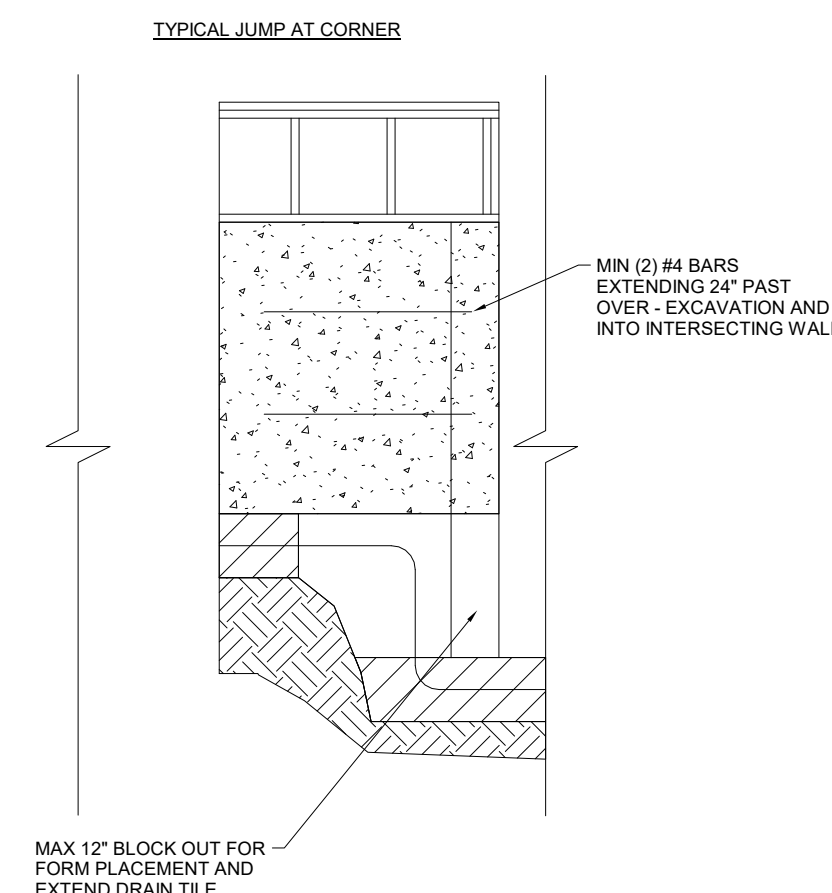
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



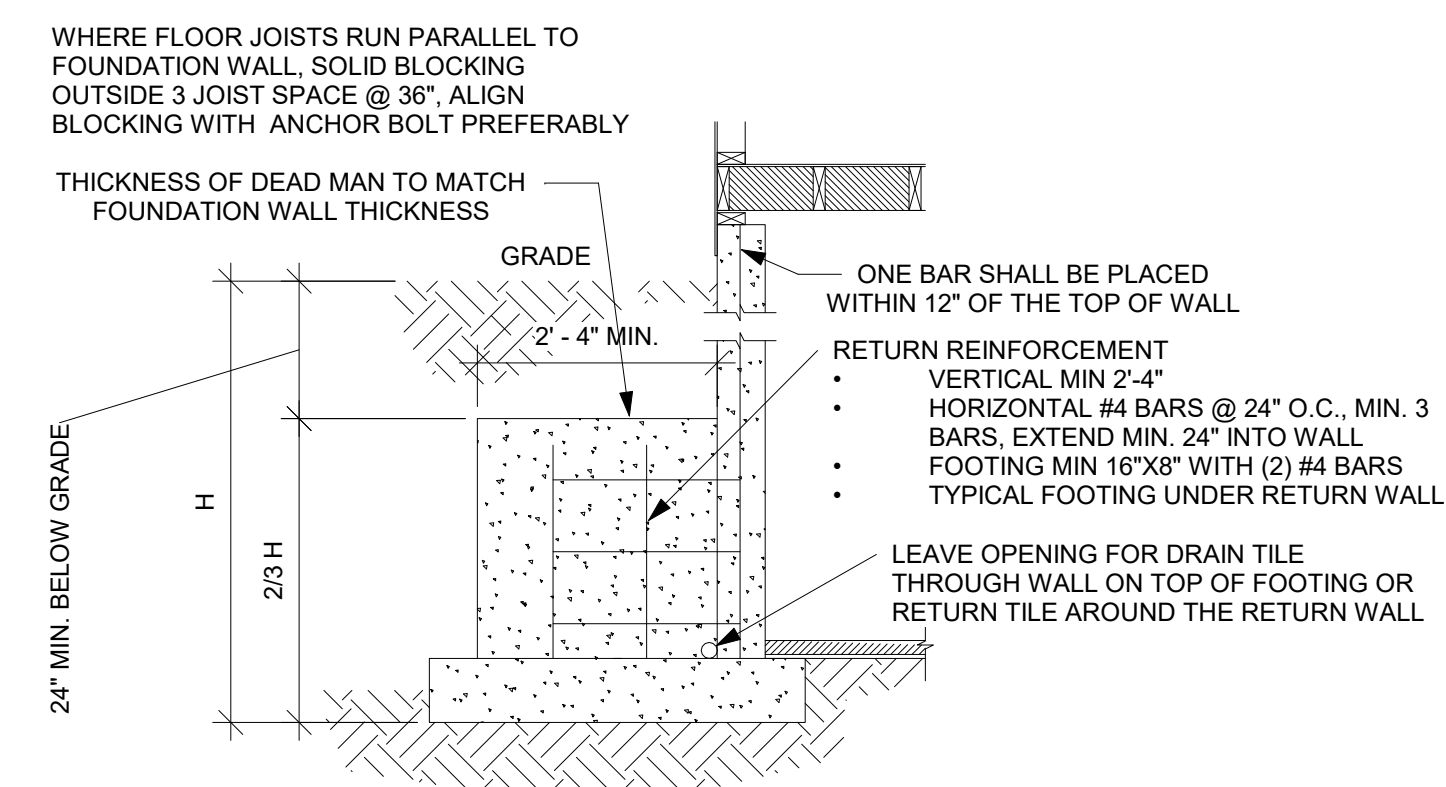
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



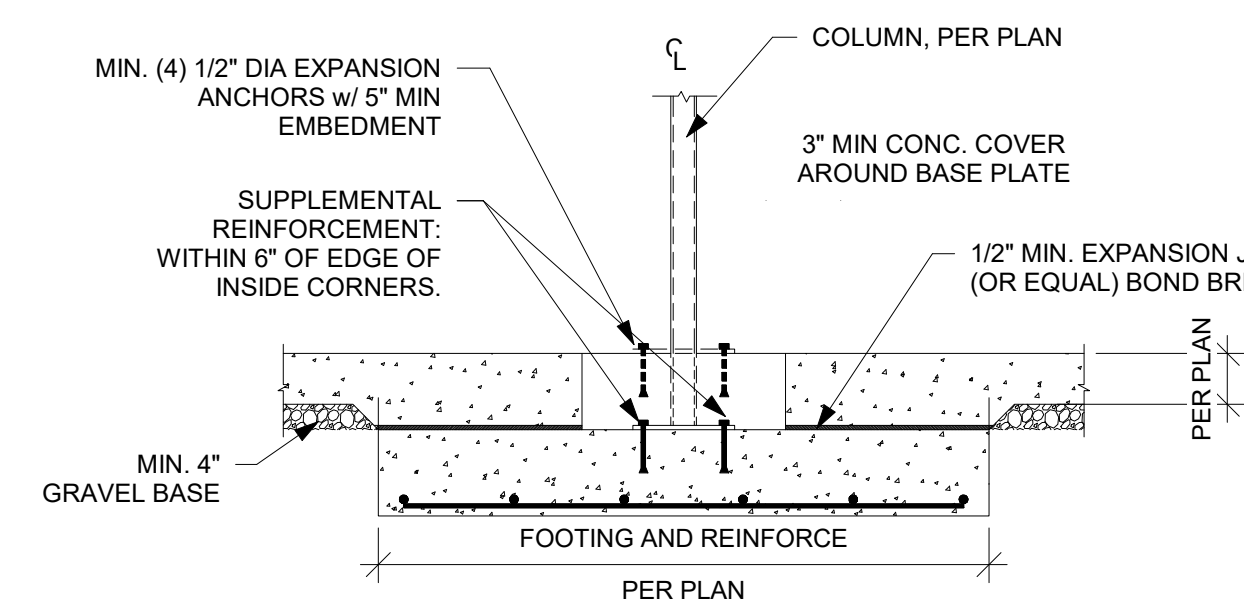
6 FOUNDATION WALL JUMP DETAIL NTS



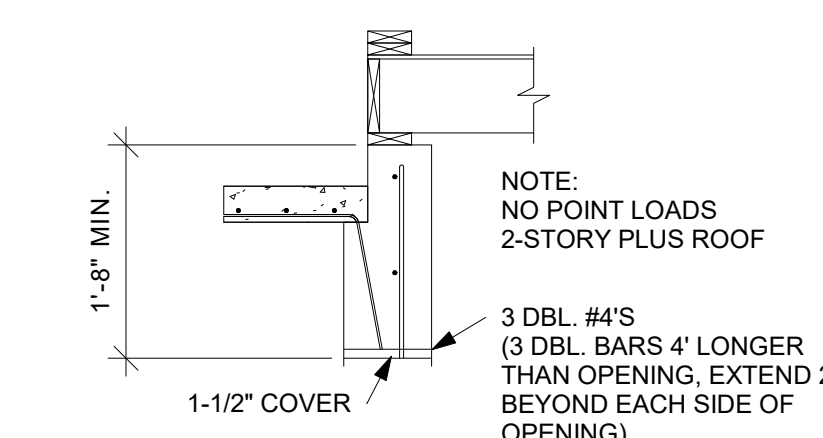
7 FOUNDATION WALL JUMP DETAIL 2 NTS



8 TYPICAL DEAD MAN DETAIL NTS

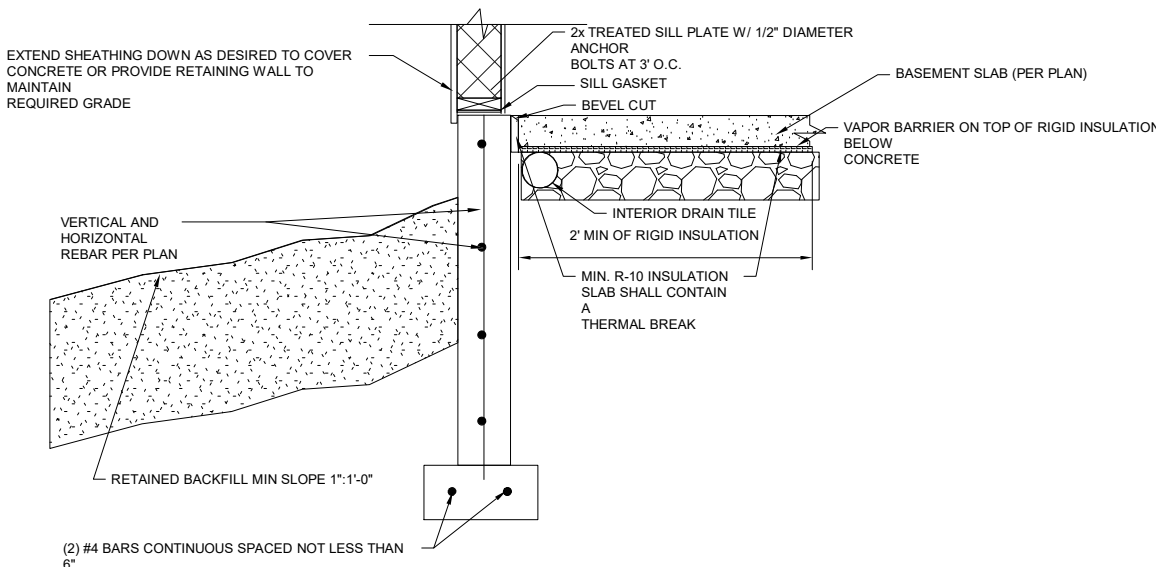


9 TYPICAL COLUMN PAD DETAIL NTS



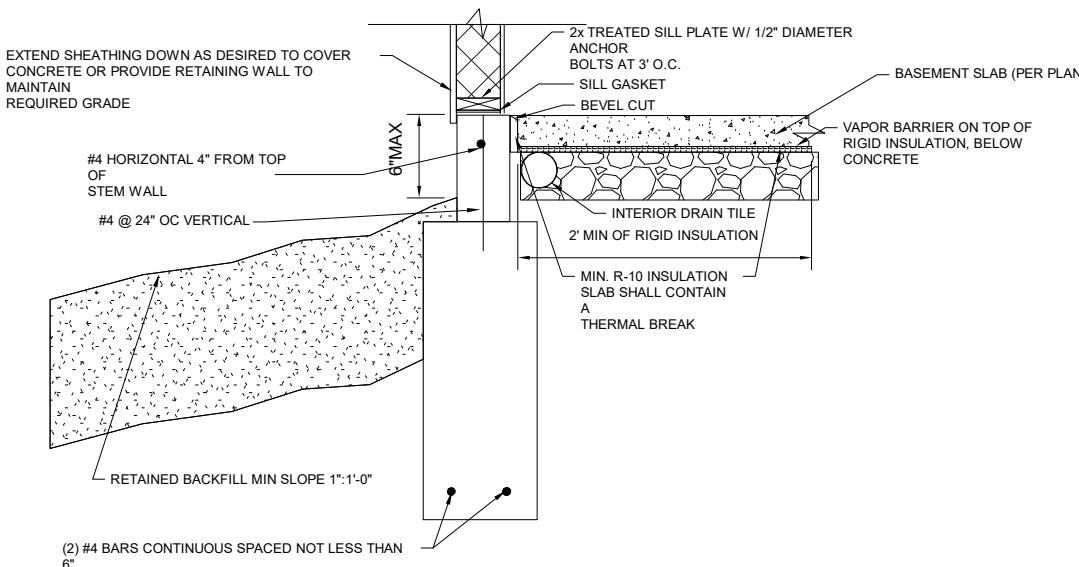
10 6" MAXIMUM OPENING HEADER DETAIL NTS

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

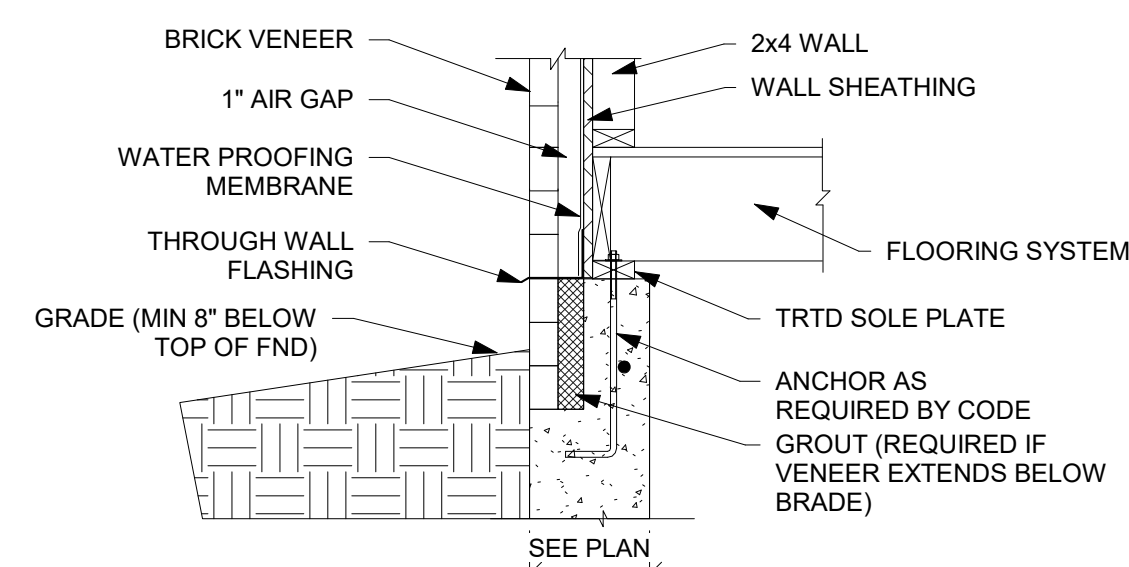


11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS

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



12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



13 BRICK VENEER DETAIL NTS

SUMMIT HOMES

HAWTHORN RIDGE #166 - SOMERSET TUSCAN

1632 SW BUCKTHORN ST LEE'S SUMMIT, MO 64082

REVISIONS

FOUNDATION  
DETAILS

S501

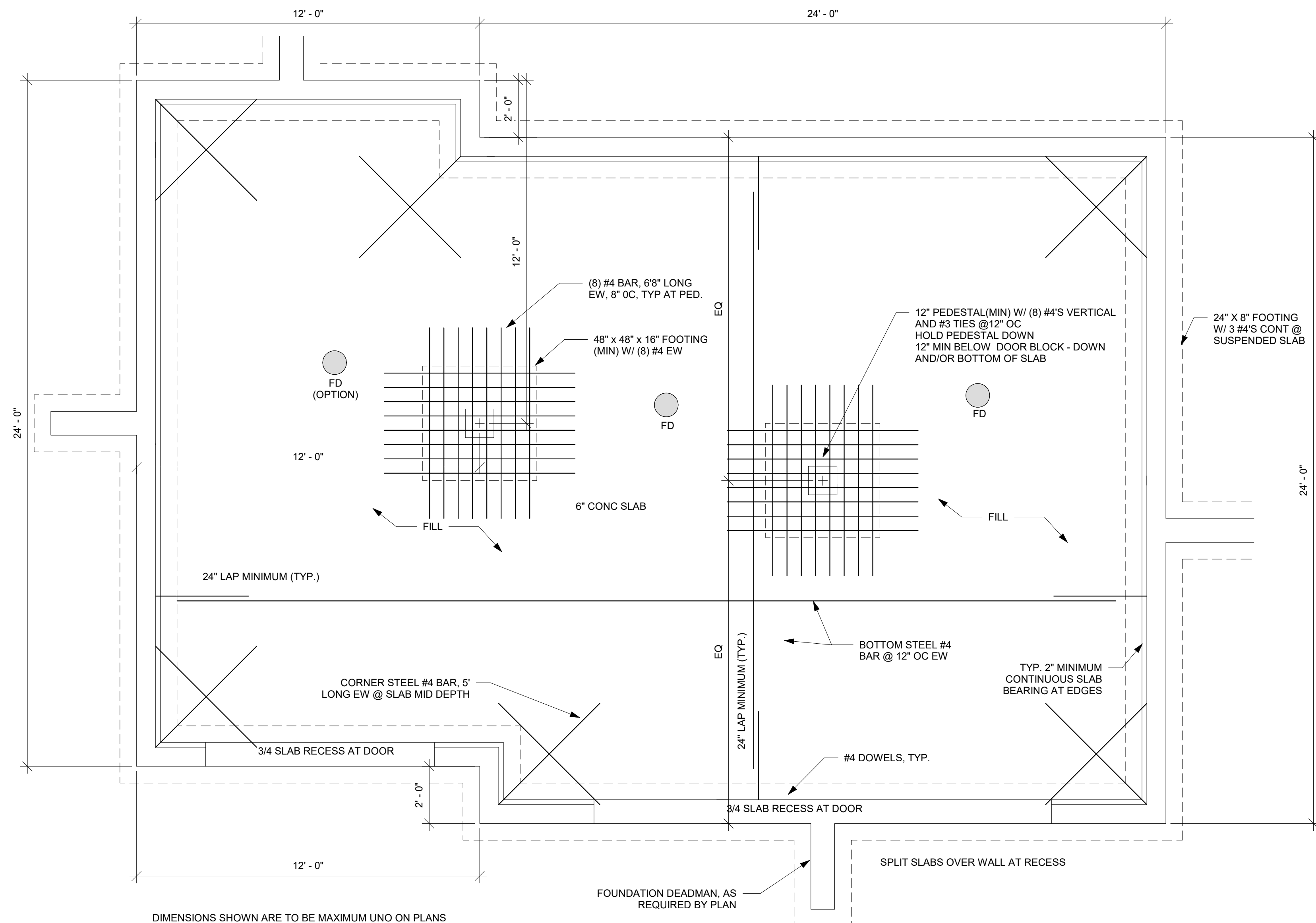
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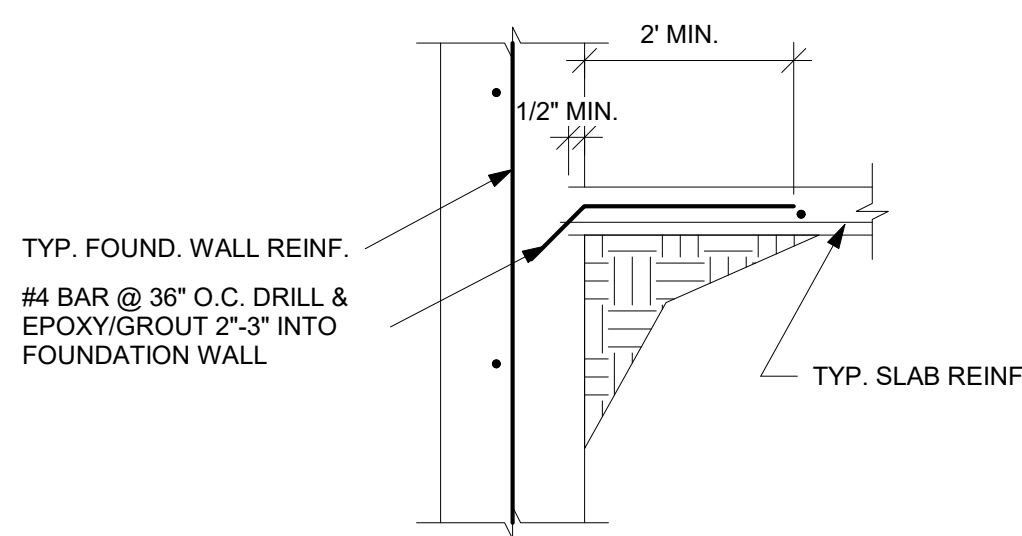
① 2 CAR GARAGE SLAB ON FILL DETAIL  
NTS



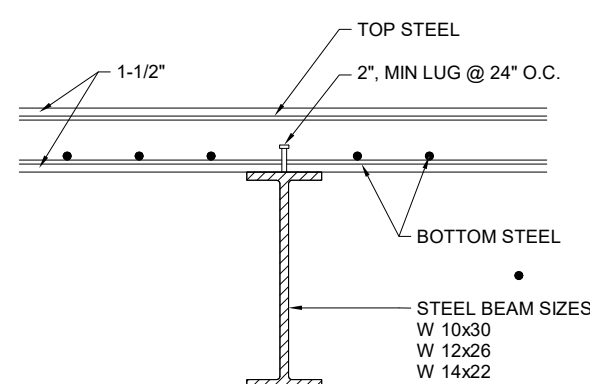
② 3 CAR GARAGE SLAB ON FILL DETAIL 2  
NTS



③ SLAB AT WALL DETAIL  
NTS



④ ALT. SLAB CONNECTION DETAIL  
NTS



⑦ SLAB OVER BEAM  
1/4" = 1'-0"



⑤ PEDESTAL AT SLAB AND FOOTING  
DETAIL  
NTS



⑥ STANDARD PORCH SLAB DETAIL  
NTS

## SUMMIT HOMES

HAWTHORN RIDGE #166 - SOMERSET TUSCAN

1632 SW BUCKTHORN ST LEE'S SUMMIT, MO 64082

REVISIONS

GARAGE/SLAB  
DETAILS

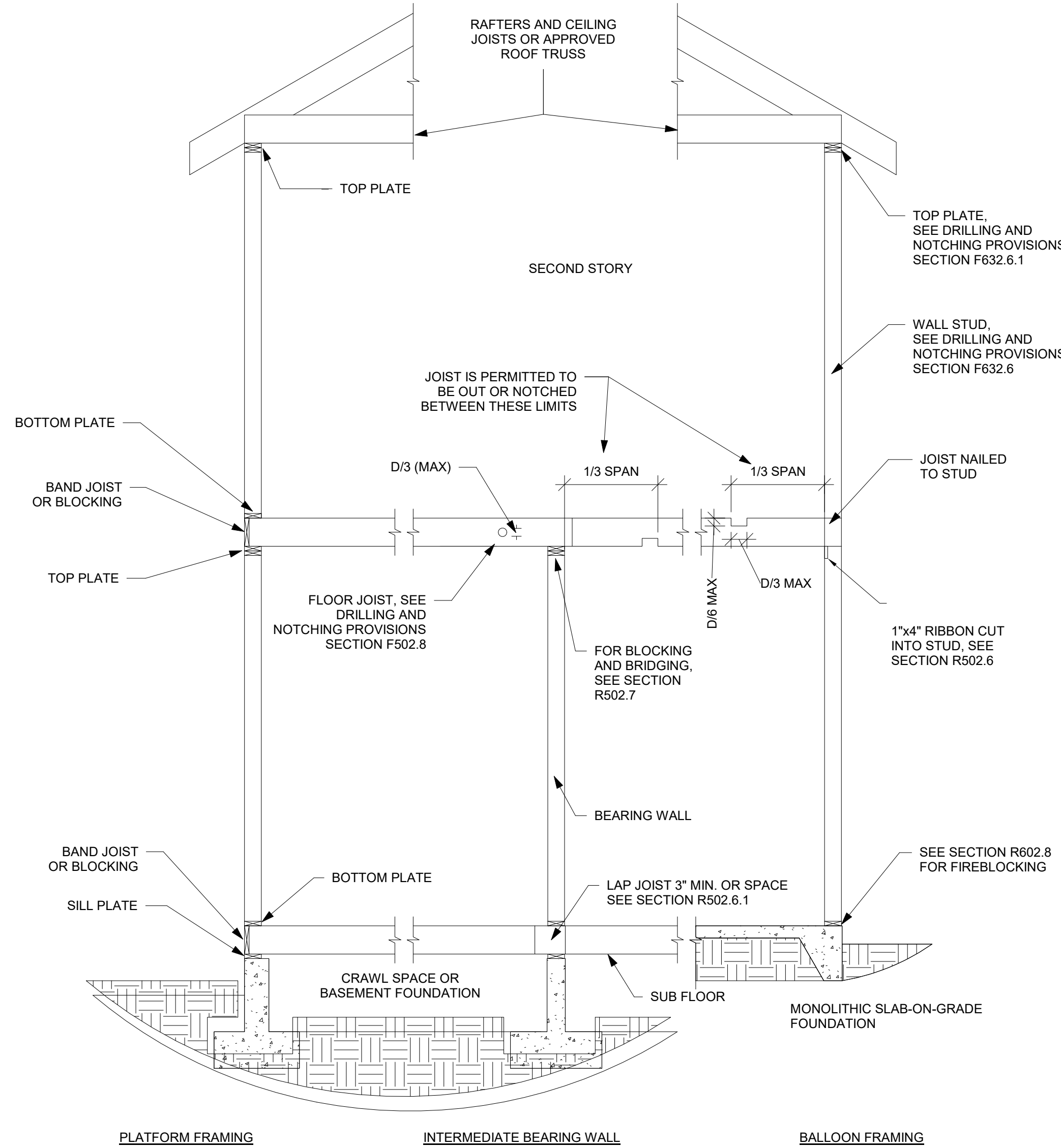
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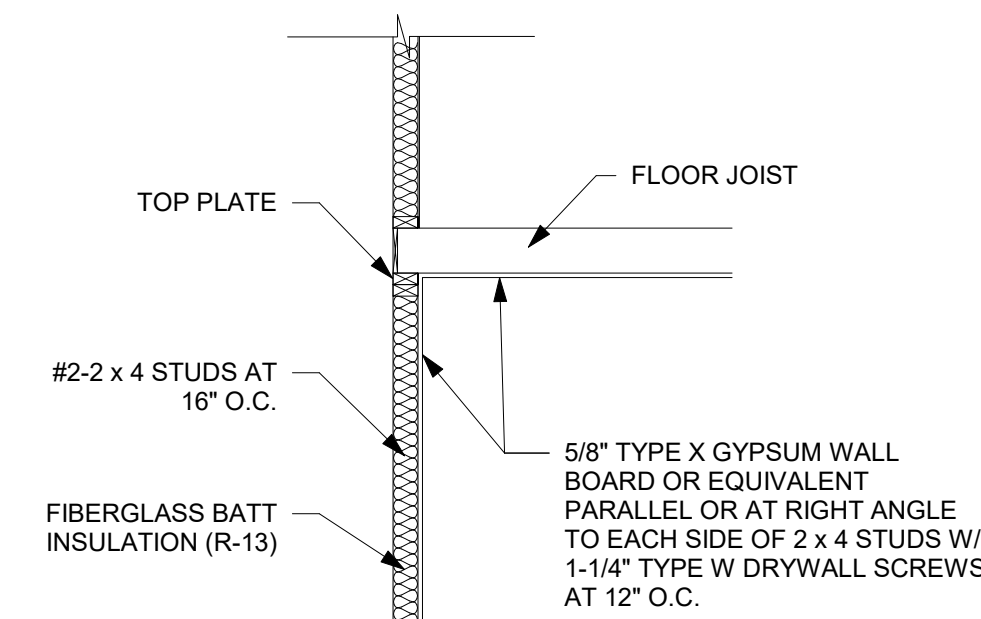
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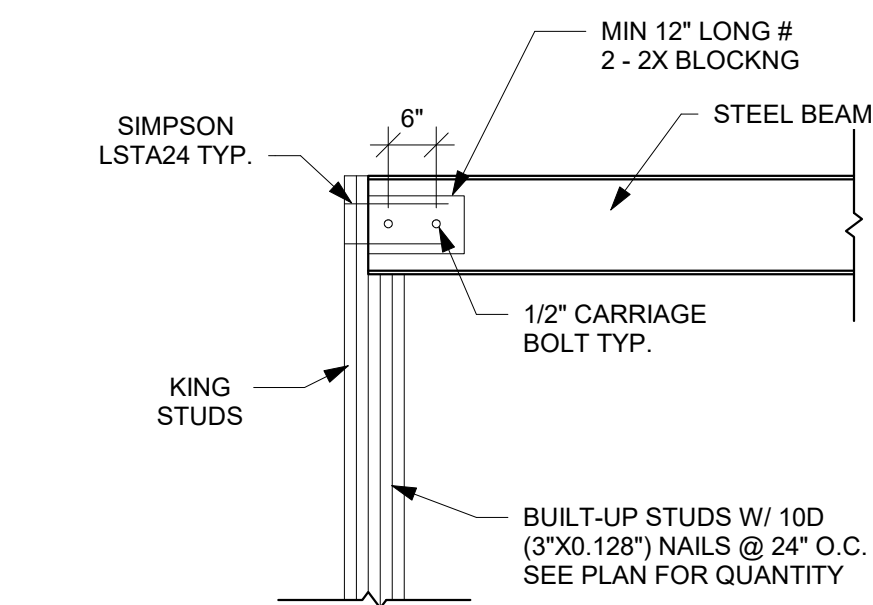
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-DS AND JOHNSON COUNTY STANDARDS



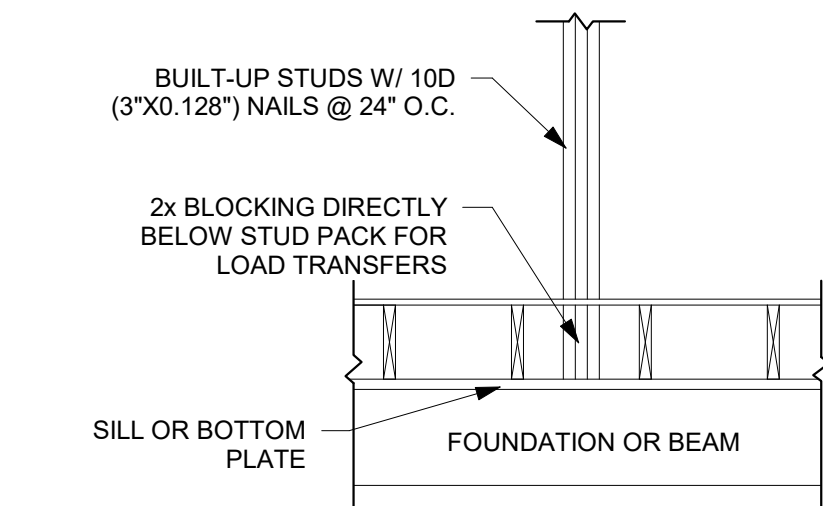
1 TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS



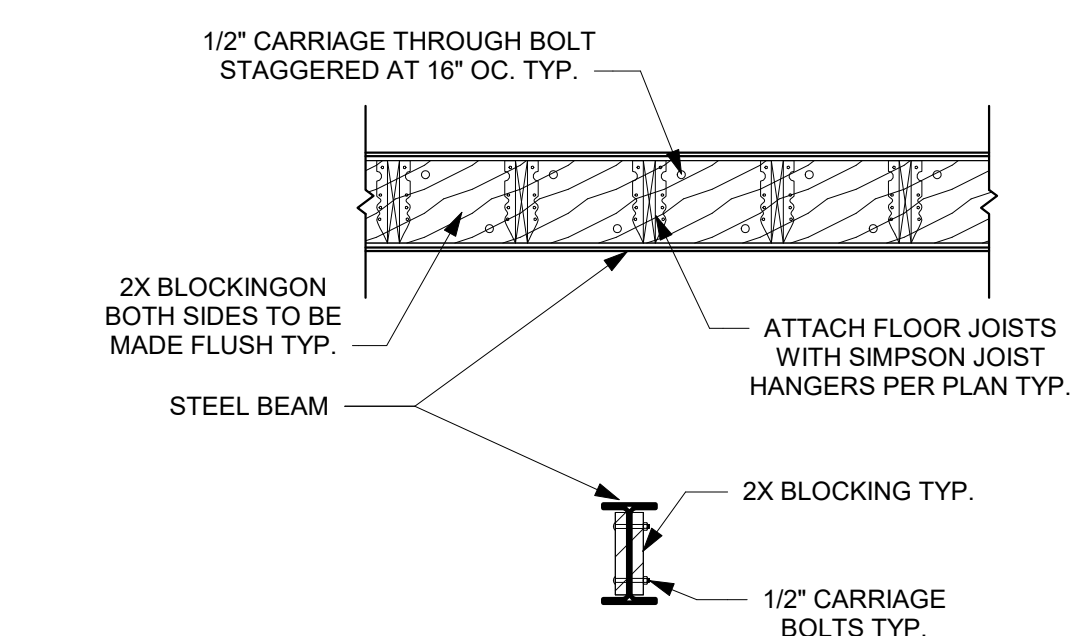
8 GARAGE FIRE SEPERATION DETAIL NTS



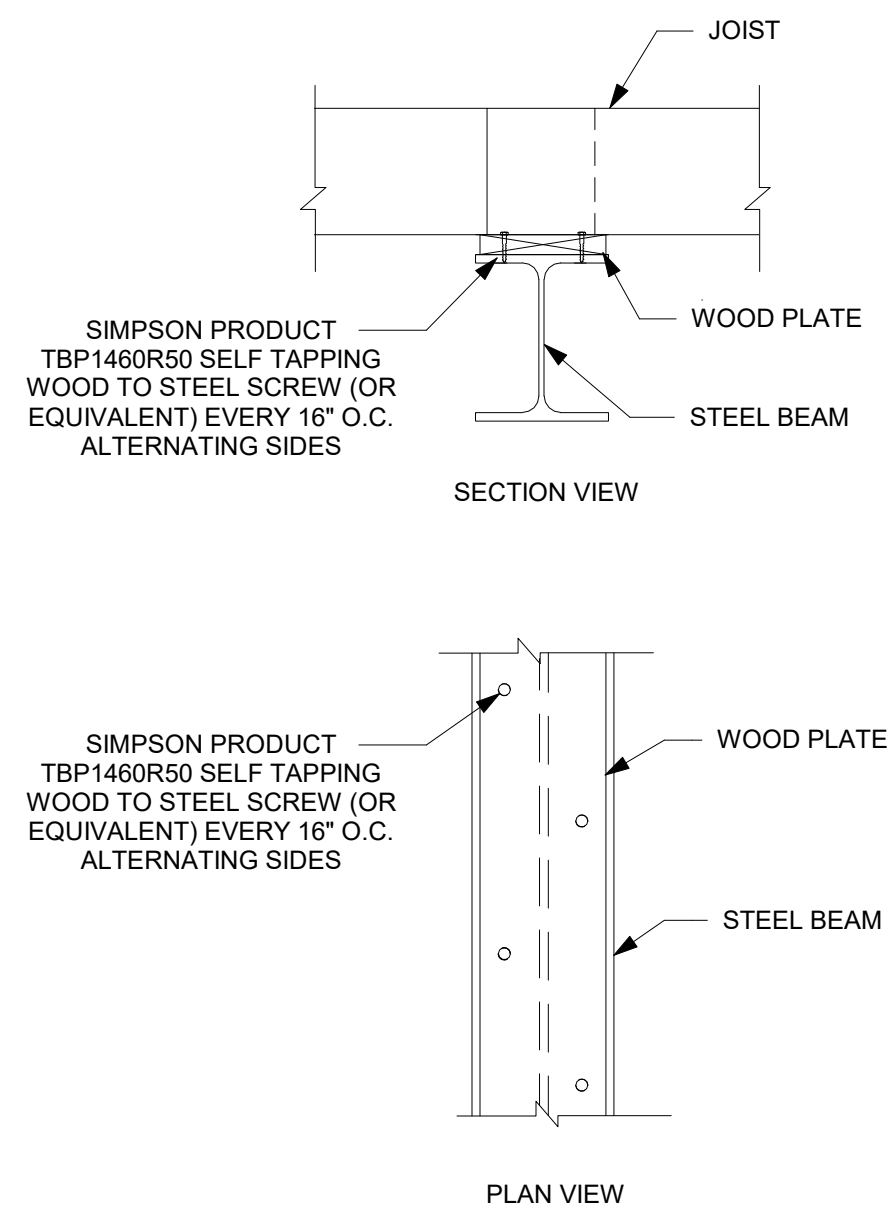
12 STEEL BEAM TO STUD PACK DETAIL NTS



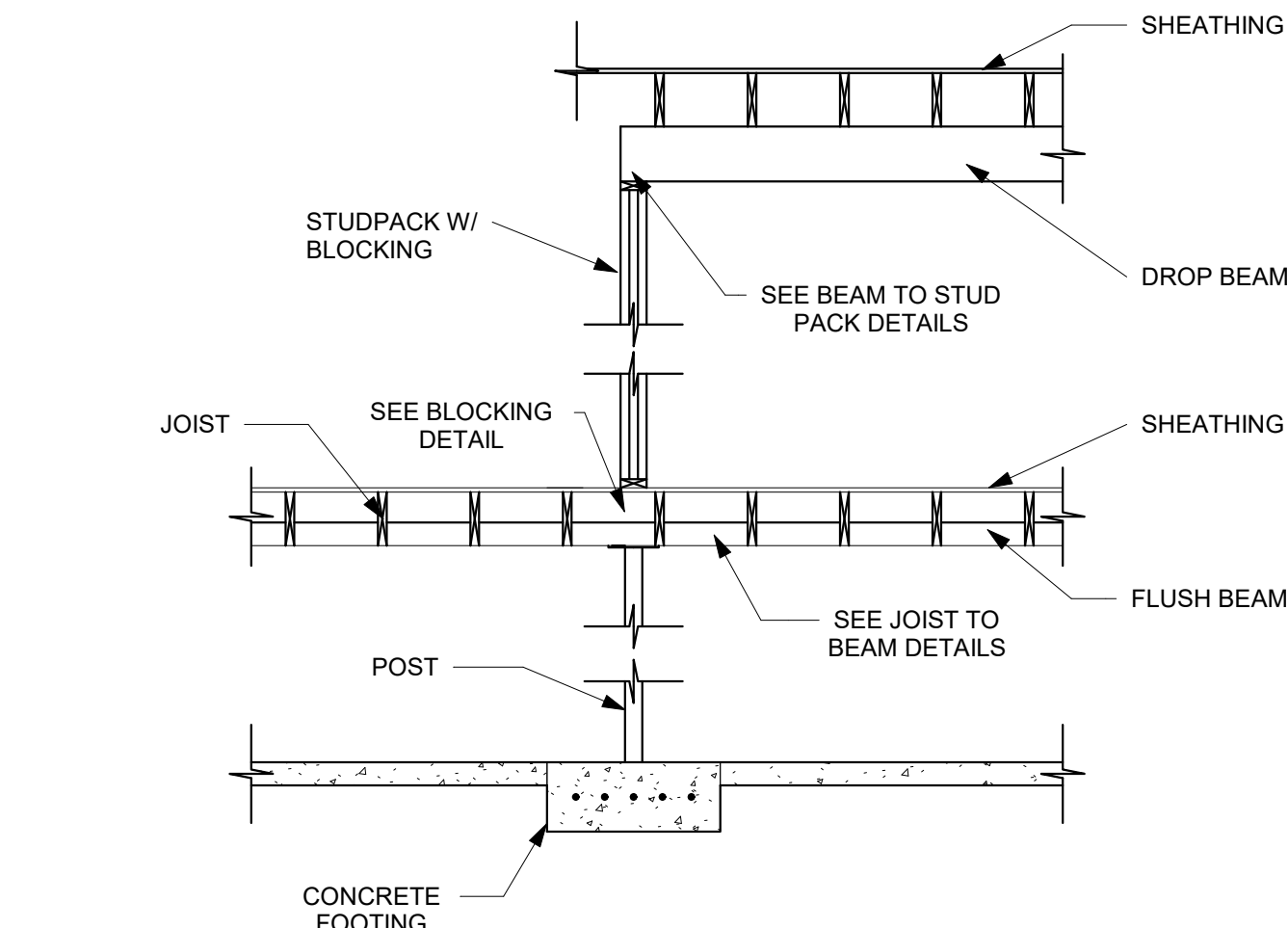
9 BLOCKING DETAIL NTS



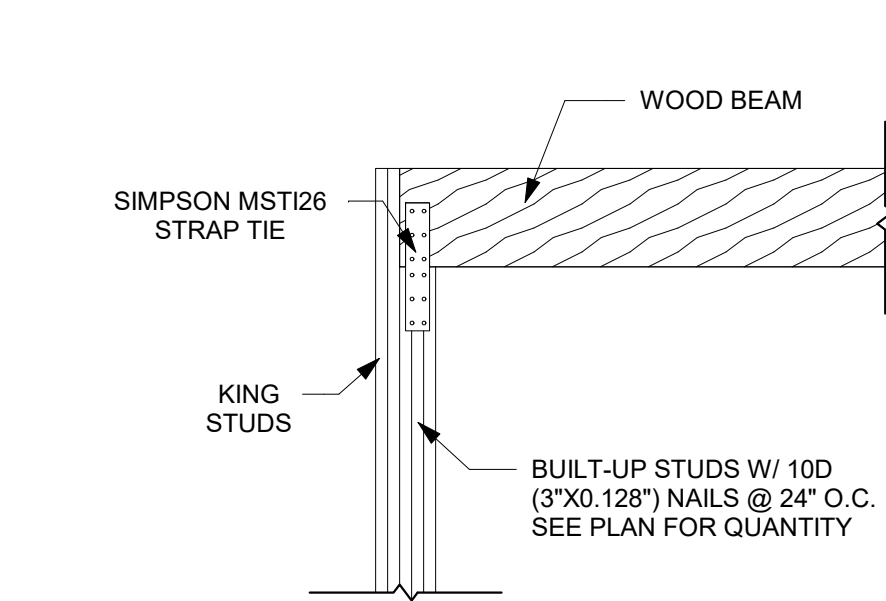
13 FLOOR JOIST TO STEEL BEAM DETAIL NTS



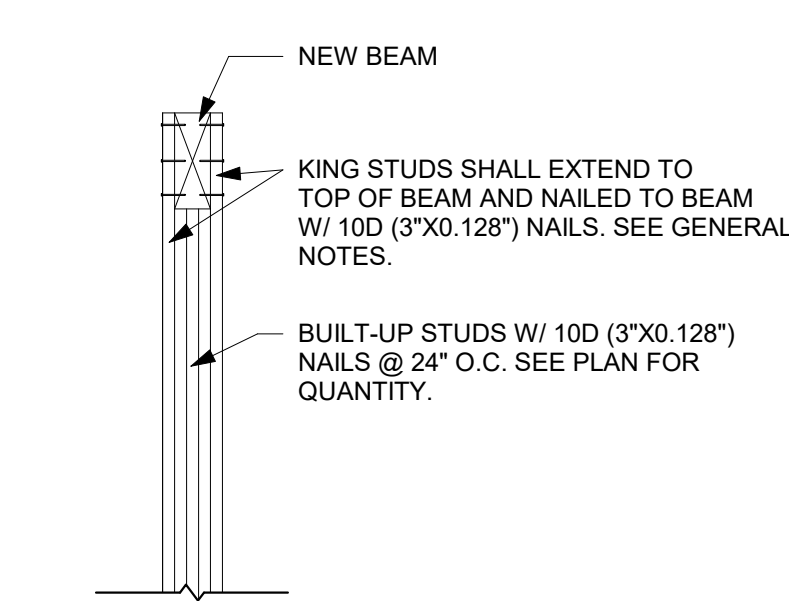
2 WOOD PLATE TO STEEL BEAM CONNECTION DETAIL NTS



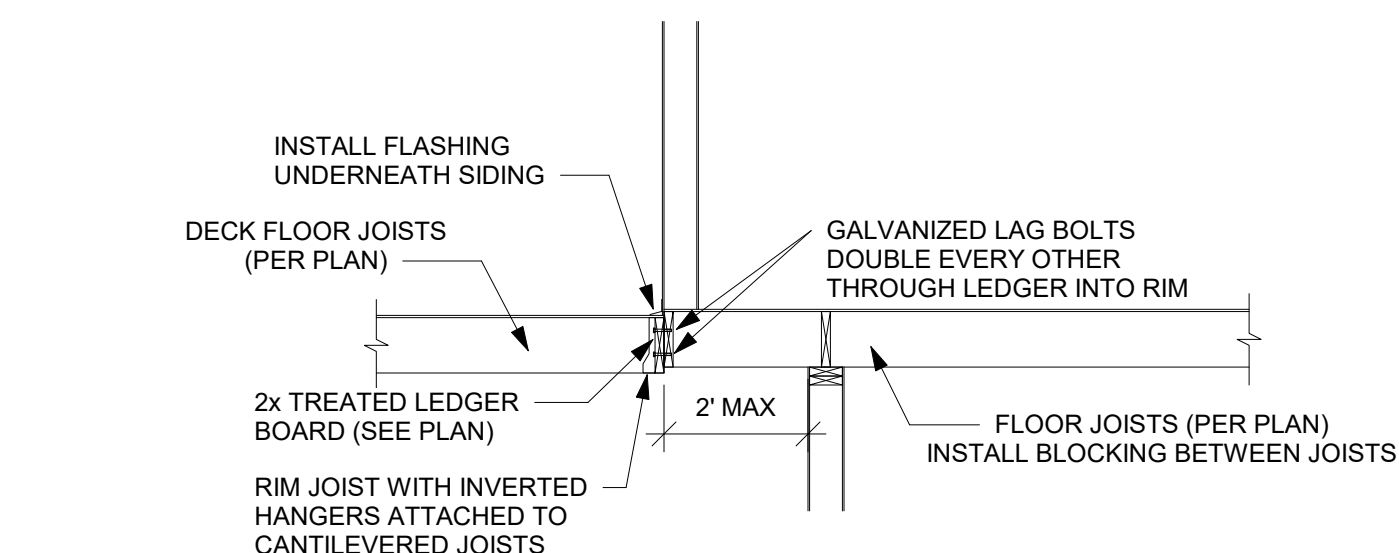
4 POST TO BEAM DETAIL NTS



10 BEAM TO STUD PACK PARALLEL TO WALL DETAIL NTS

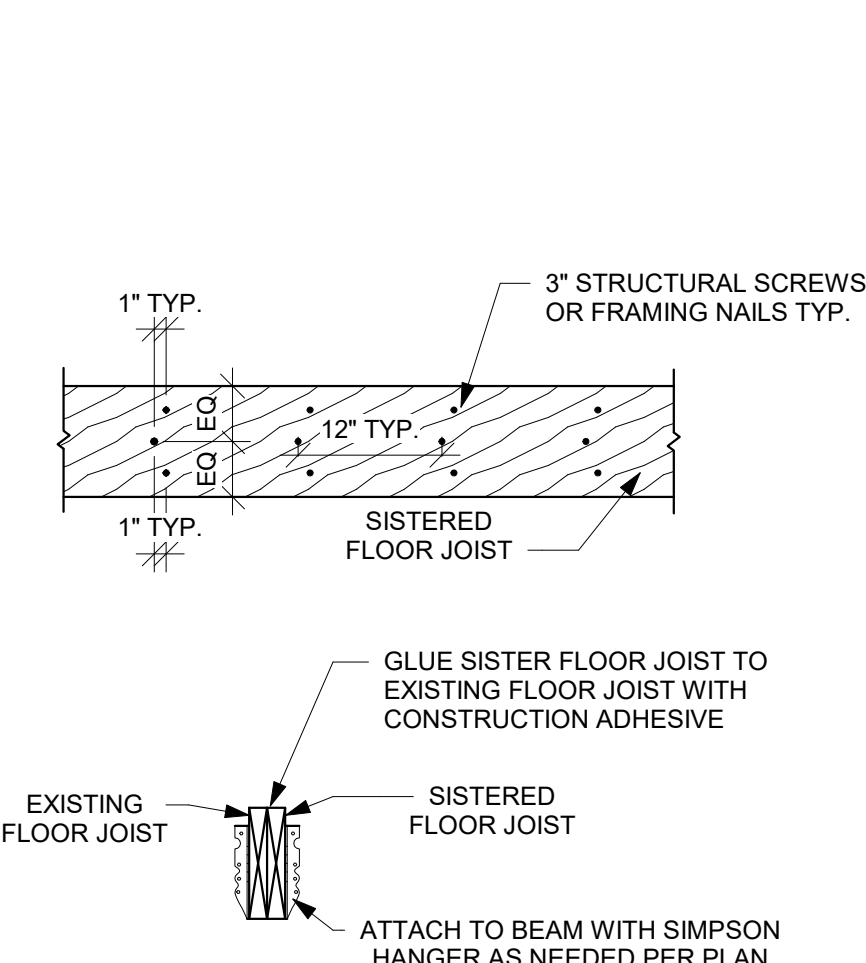


11 BEAM TO STUD PACK PERPENDICULAR TO WALL DETAIL NTS

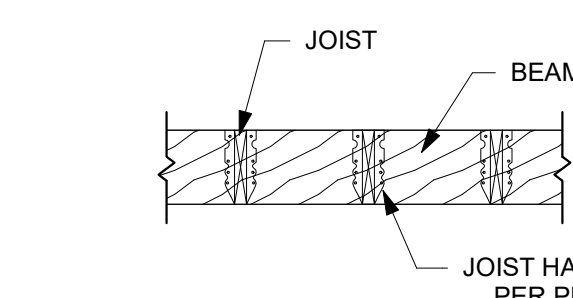


14 CANTILEVERED LEDGER DETAIL NTS

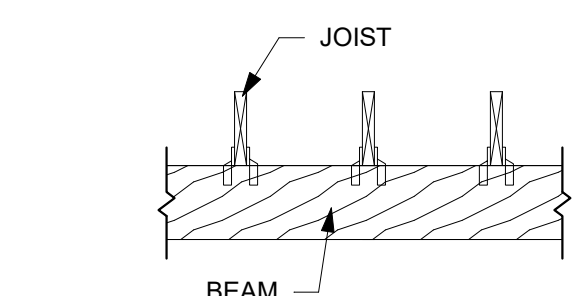
3 TYPICAL WALL NOTCHING DETAIL NTS



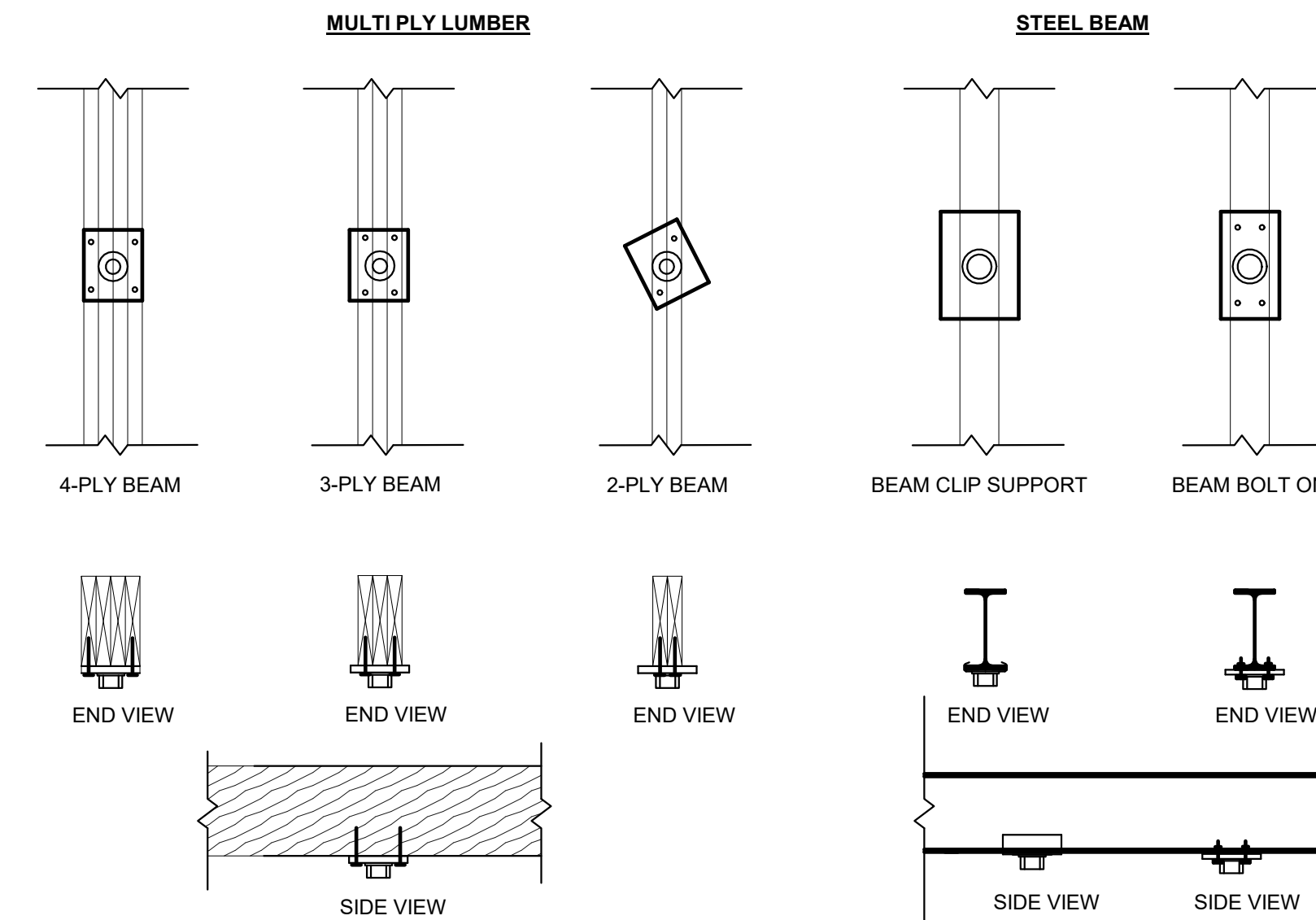
5 SISTERED FLOOR JOISTS DETAIL NTS



6 UPSET BEAM DETAIL NTS



7 DROPPED BEAM DETAIL NTS



15 POST/BEAM CONNECTION DETAIL NTS

## SUMMIT HOMES

HAWTHORN RIDGE #166 - SOMERSET TUSCAN  
1632 SW BUCKTHORN ST LEE'S SUMMIT, MO 64082

REVISIONS

FRAMING  
STANDARDS

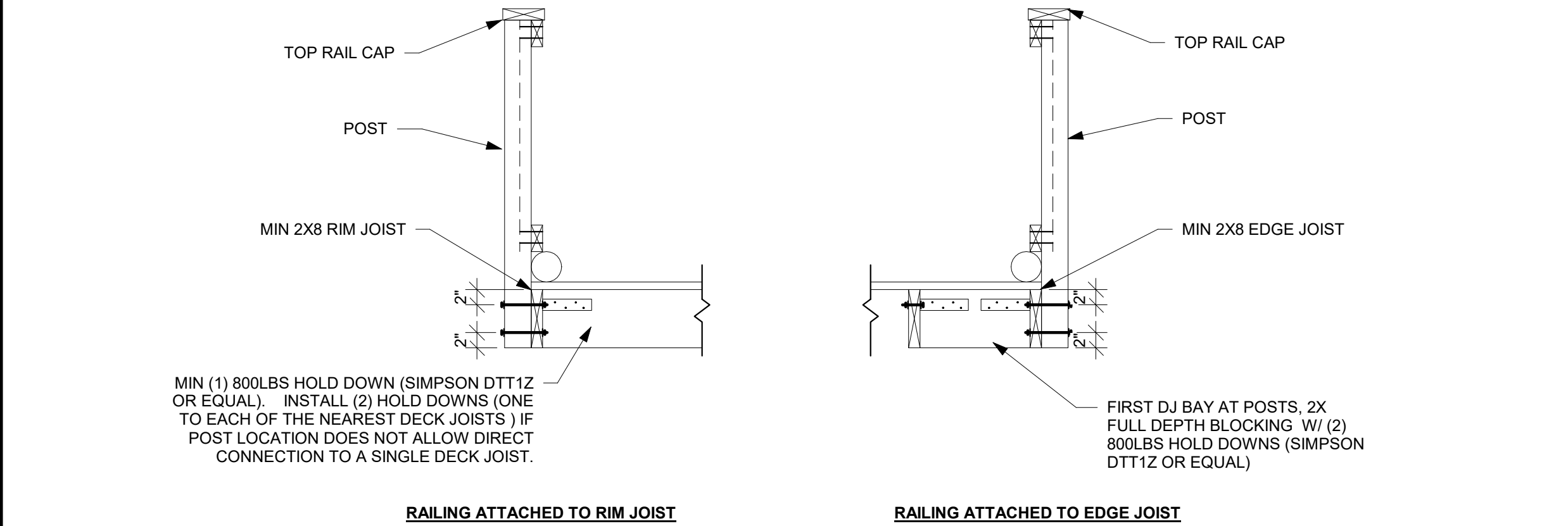
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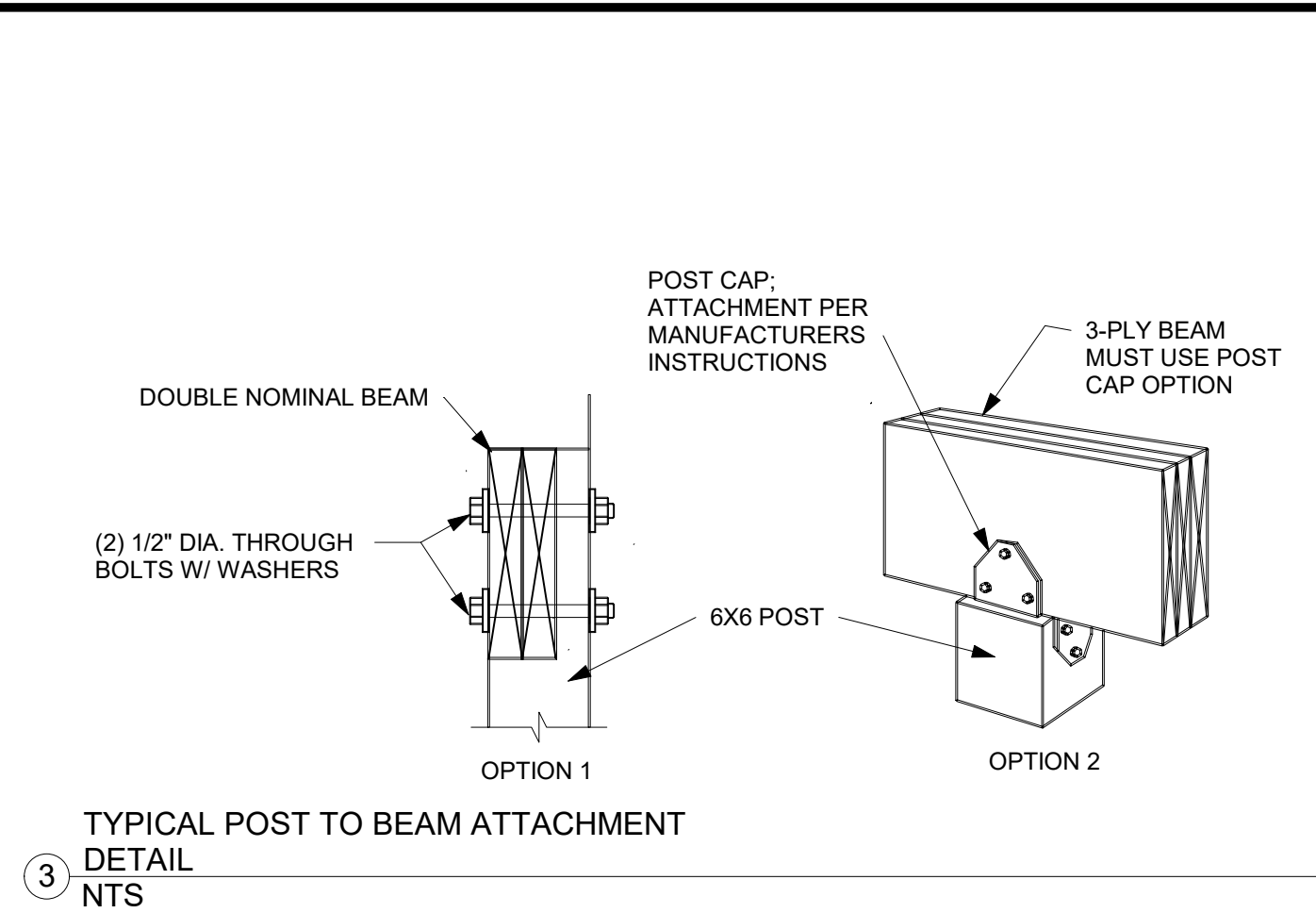
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



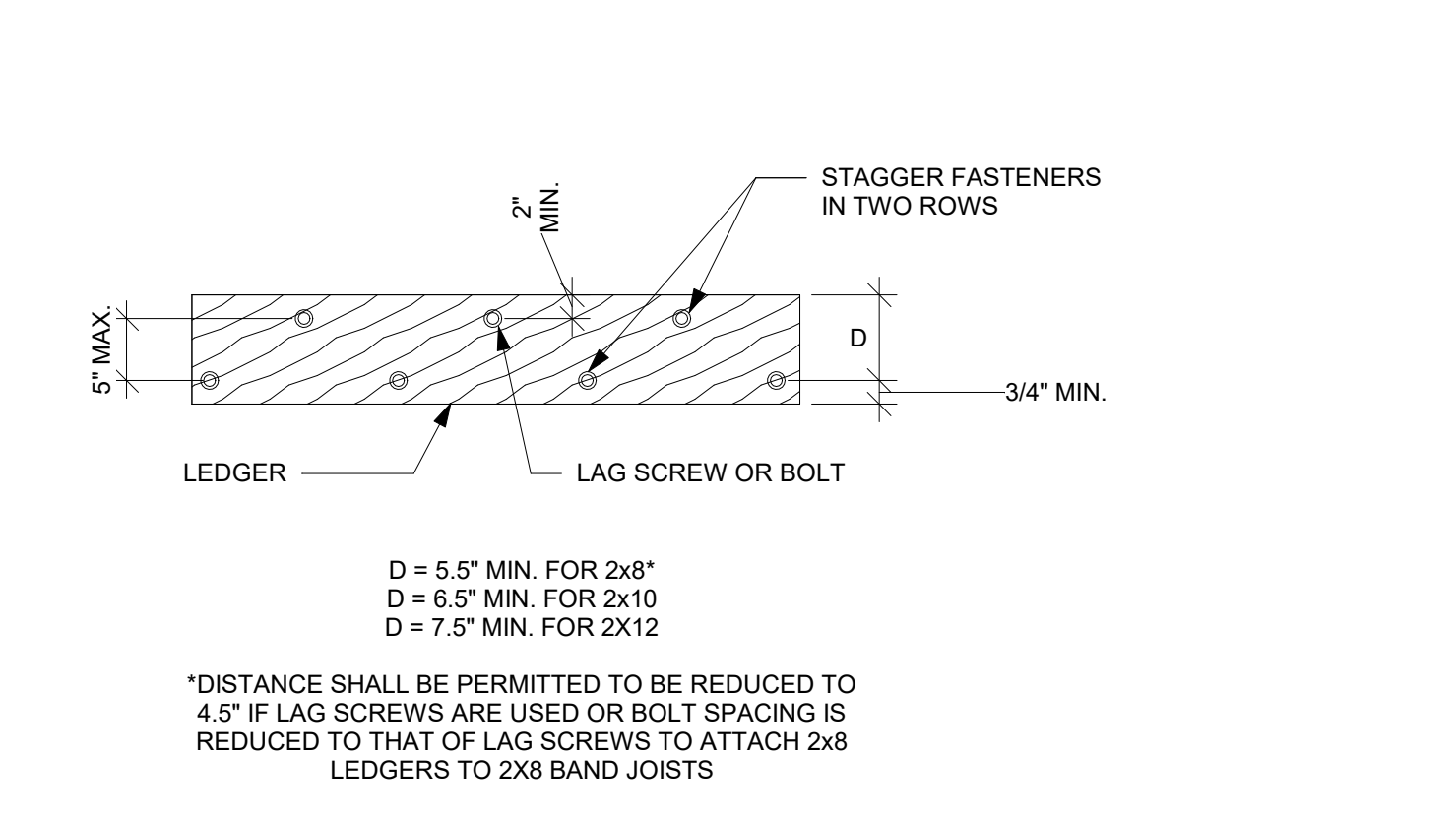
1 DECK RAILING  
NTS



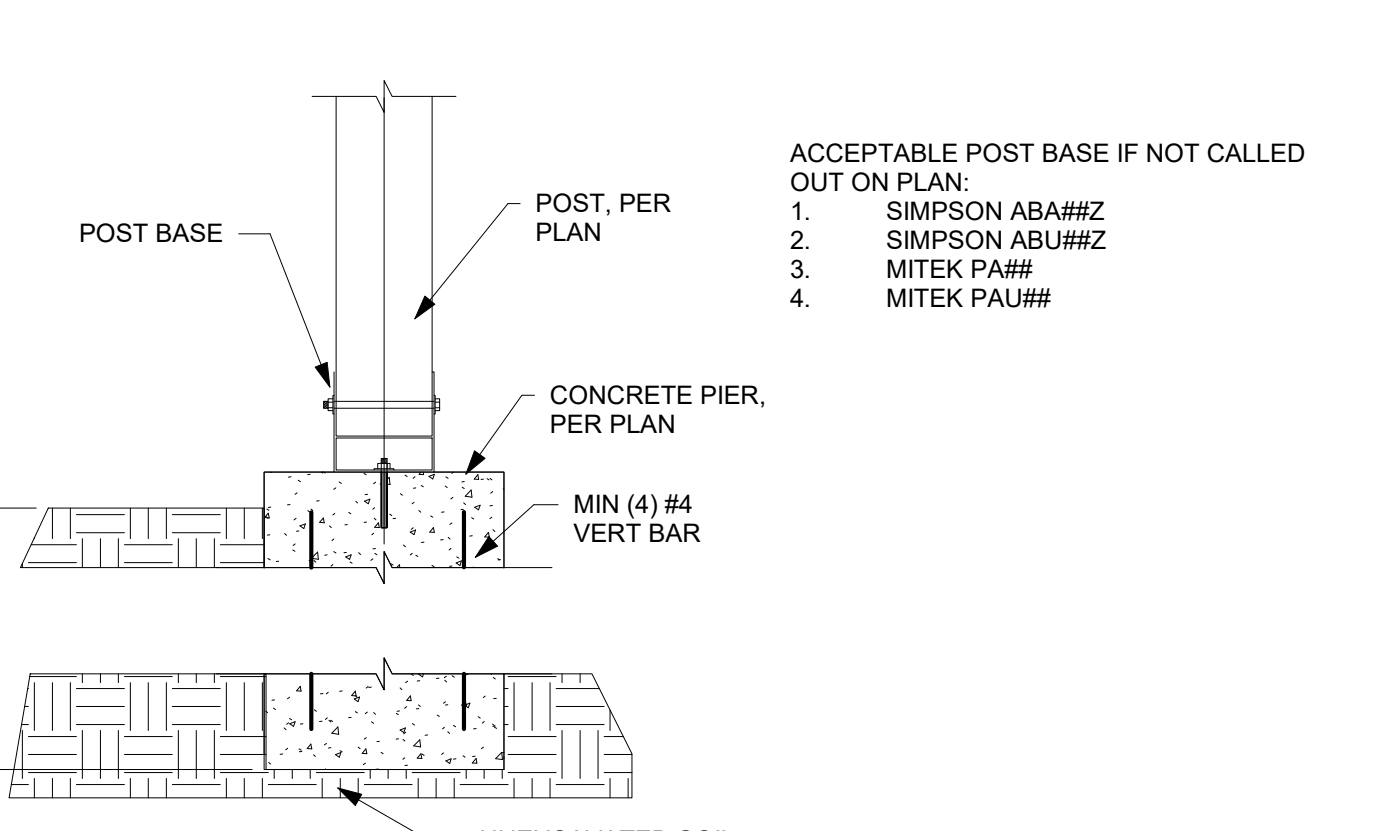
2 LEDGER BOARD TO BAND BOARD  
DETAIL  
NTS



3 TYPICAL POST TO BEAM ATTACHMENT  
DETAIL  
NTS



4 DECK LEDGER DIMENSION DETAIL  
NTS



5 POST BASE DETAIL  
NTS

TABLE R507/2 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER 2" NOMINAL SOLID SAWN SPRUCE-PINE-FIR BAND JOIST (DECK LIVE LOAD = 40PSF, DECK DEAD LOAD = 10 PSF)							
JOIST SPAN	6' AND LESS	6'1 TO 8'	8'1 TO 10'	10'1 TO 12'	12'1 TO 14'	14'1 TO 16'	16'1 TO 18'
CONNECTION DETAILS	ON CENTER SPACING OF FASTENERS						
1/2" DIAMETER LAG SCREW WITH 15/32" MAX SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 15/32" MAX SHEATHING AND 1/2" STACKED WASHERS	36	36	29	24	21	18	16



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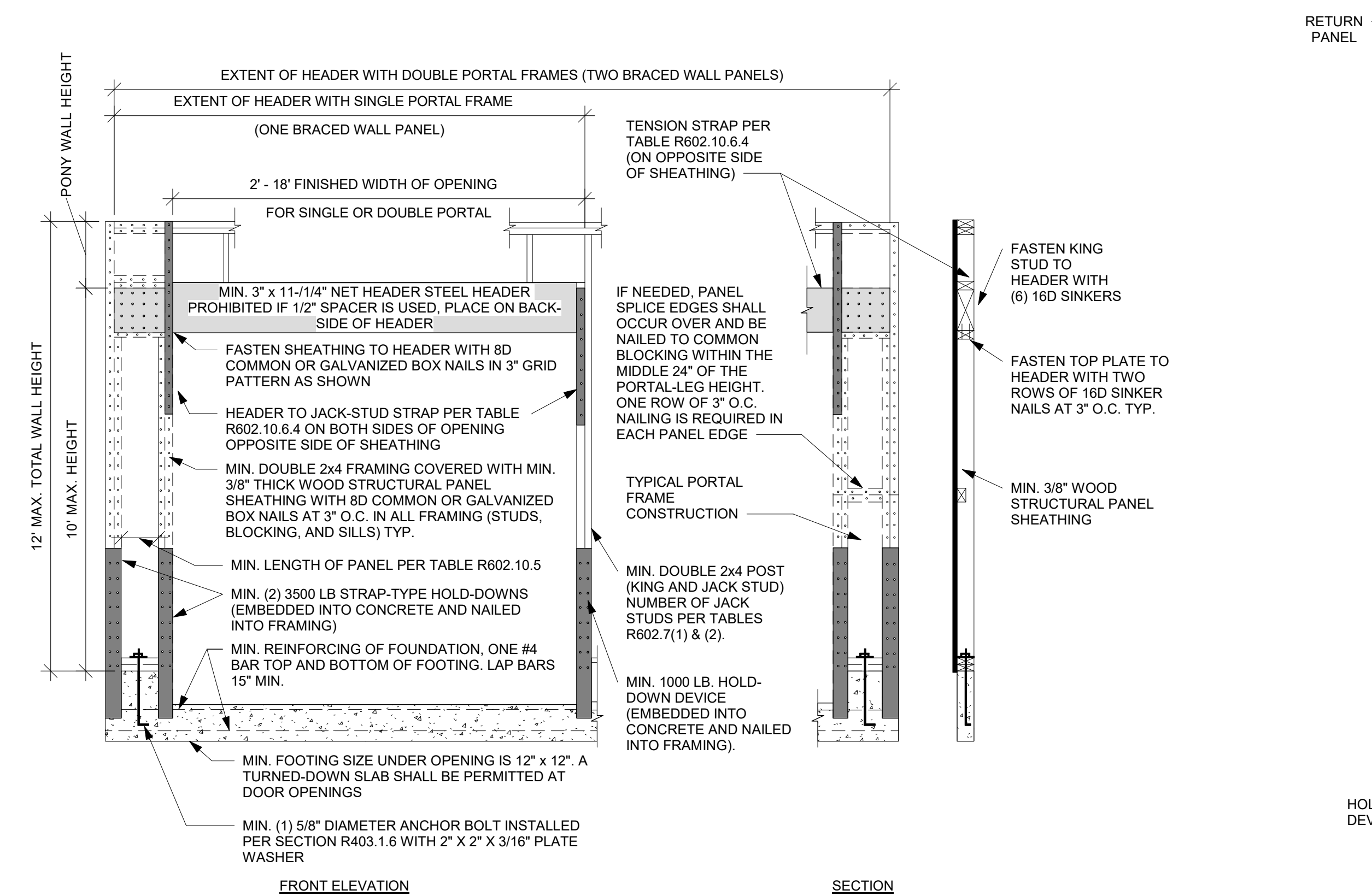
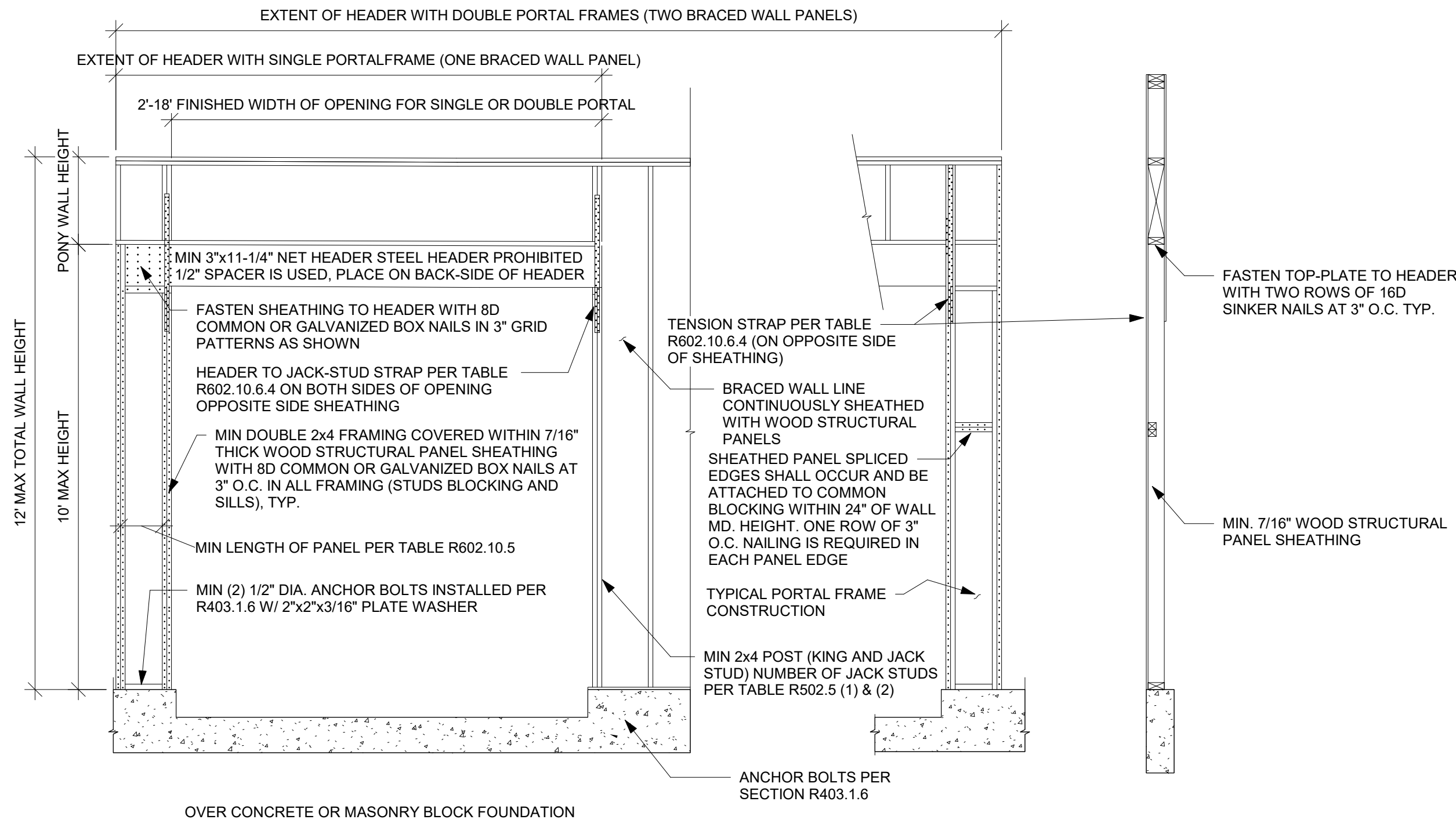
REVISIONS

DECK DETAILS

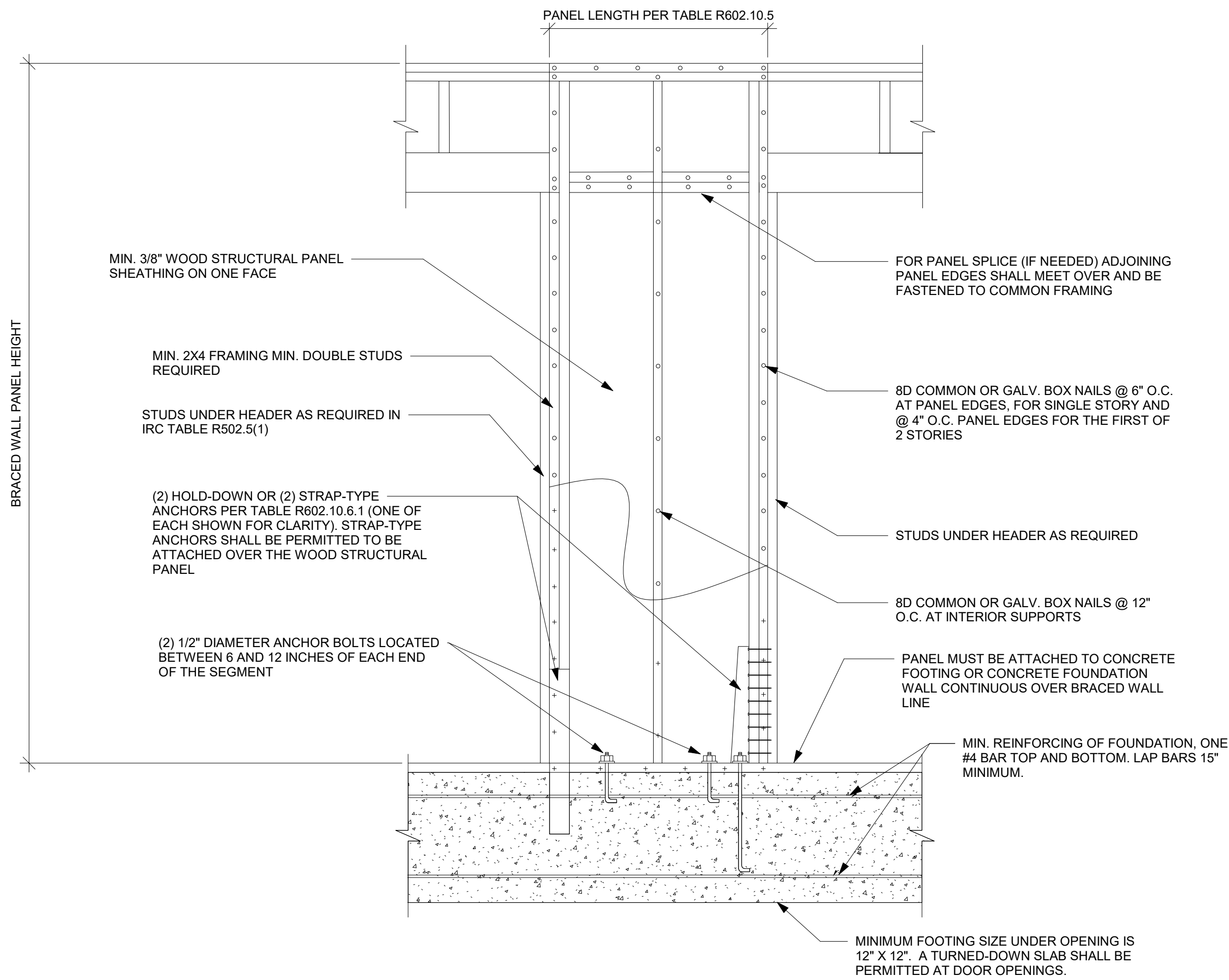
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SCALE AS NOTED ON PLANS  
REVISIONS AS INDICATED

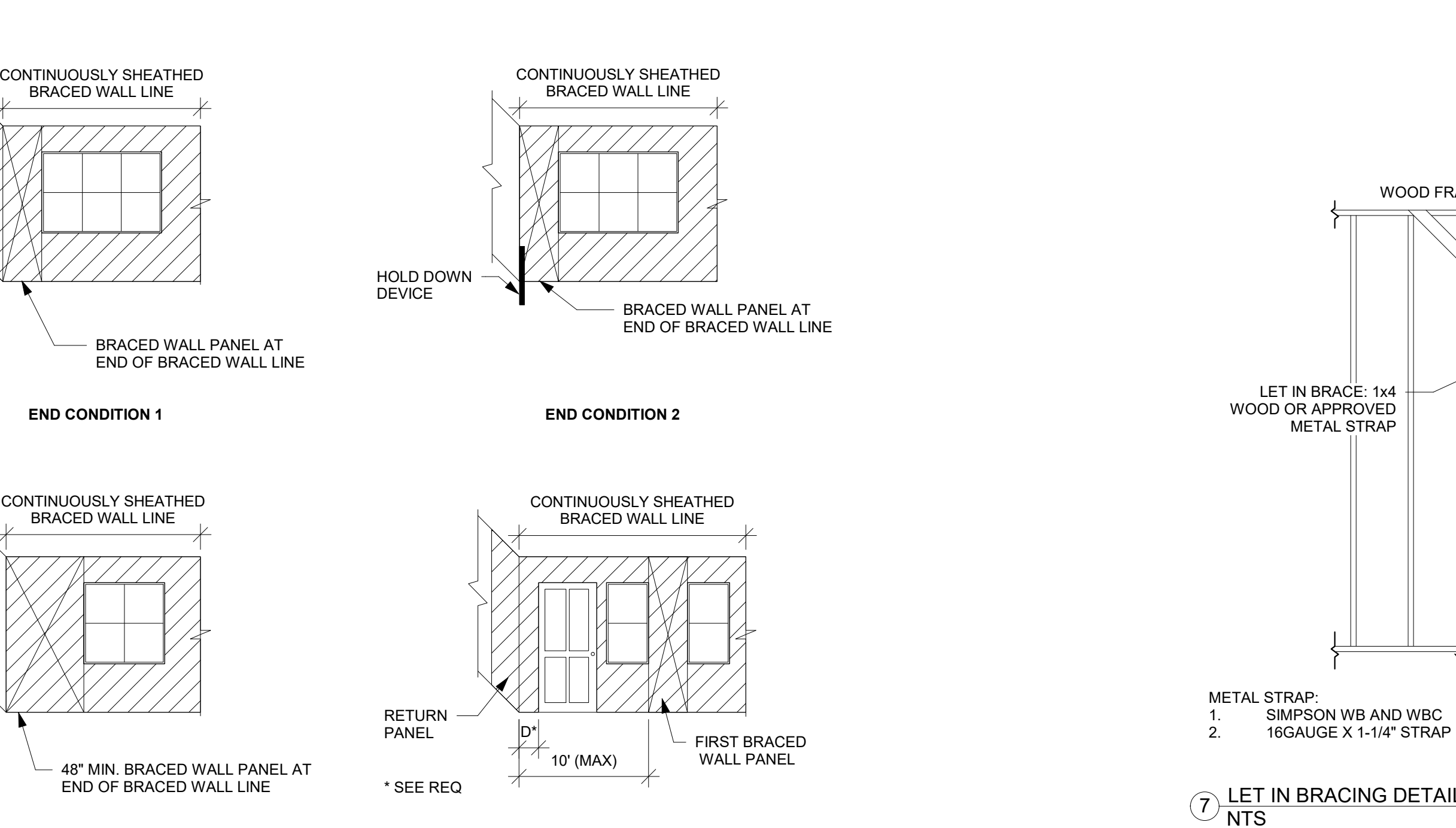




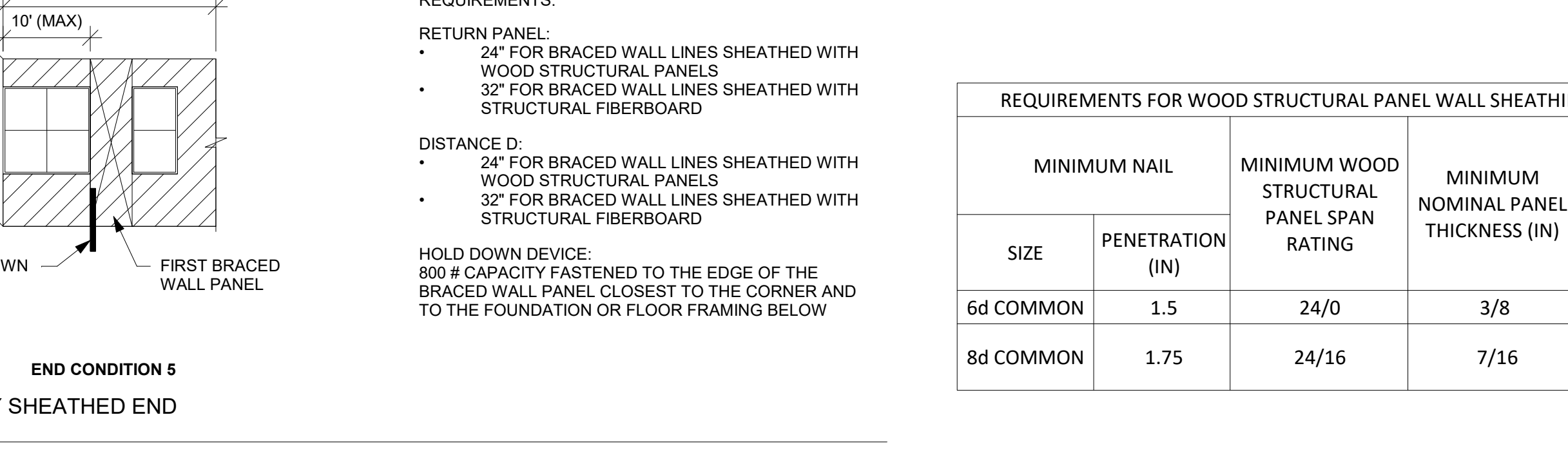
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



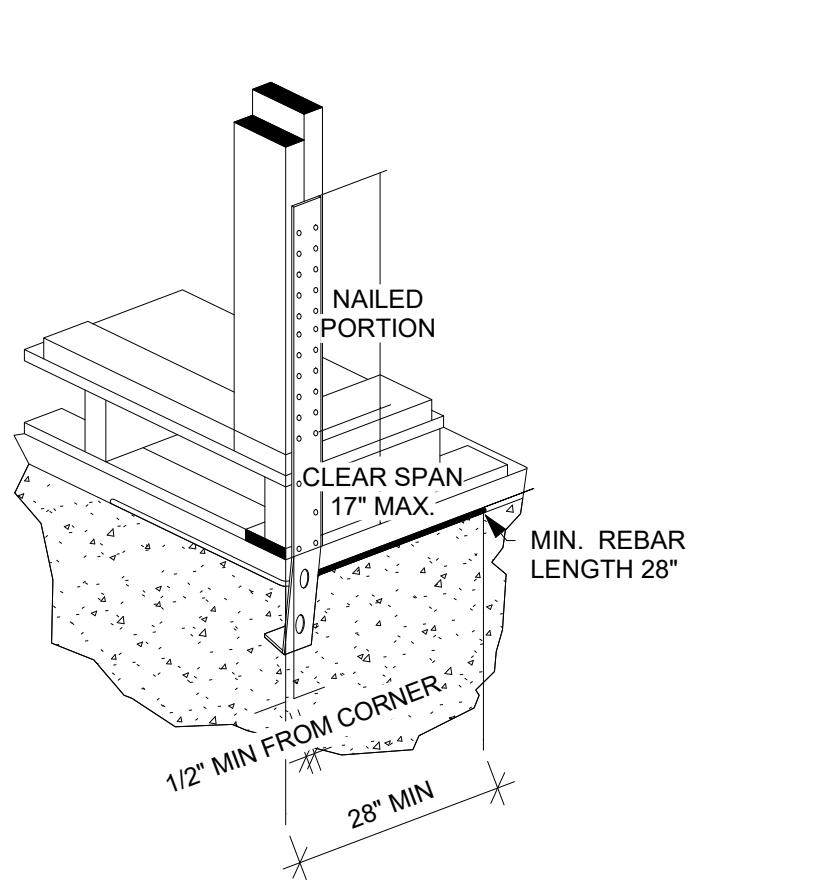
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



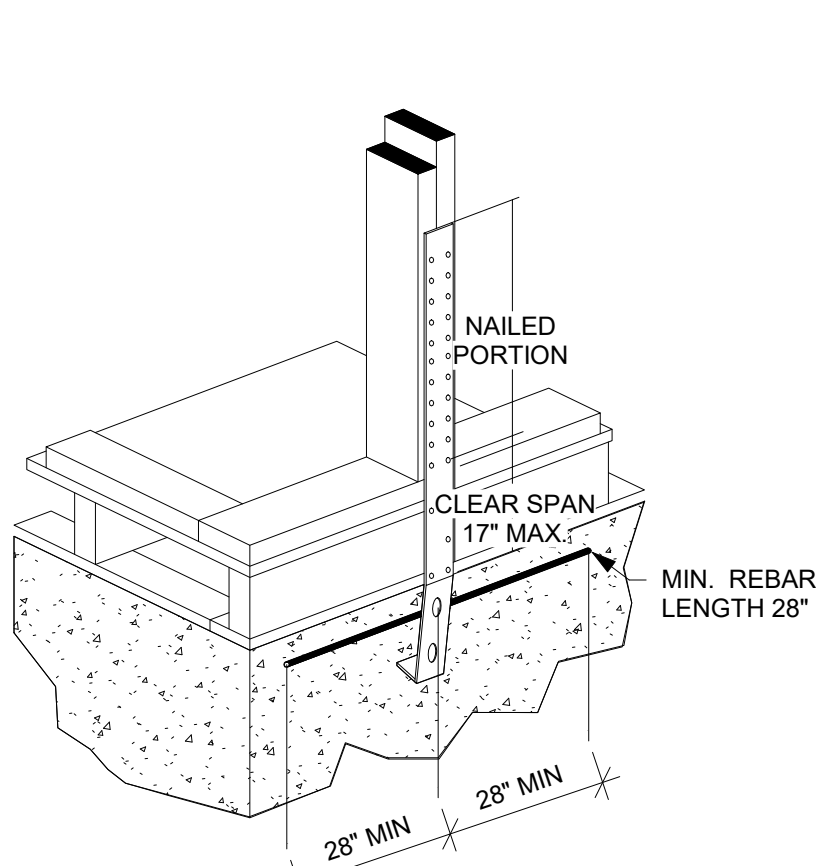
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



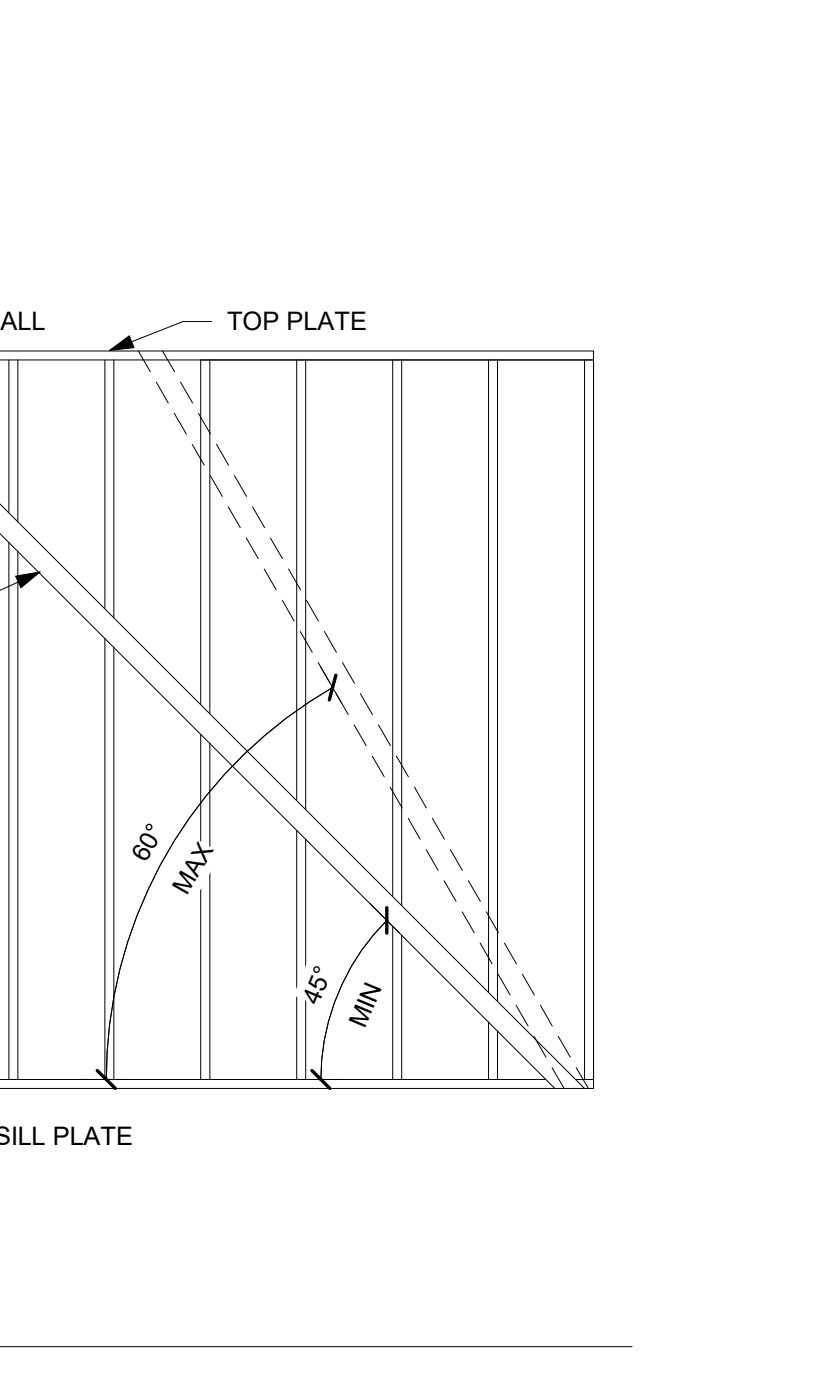
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL NTS



TYPICAL STHD14RJ CORNER INSTALLATION DETAIL NTS

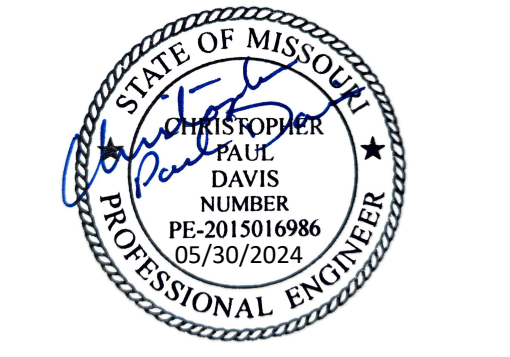


TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL NTS



LET IN BRACING DETAIL NTS

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



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## BRACING DETAILS

S530

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BRACING METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD
	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12" FIELD
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL ON THIS PAGE
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER STUD AND TOP AND BOTTOM PLATES
GB-GYPSUM BOARD	1/2"	1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .098" DIA., 1-5/8" LONG; 15/64" HEAD; OR GYPSUM BOARD NAIL, .096" DIA, 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)	
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS
ROOF		
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS TO PLATE	4-8d BOX (2-1/2"x0.131") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10 BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10d BOX (3"x0.128") OR 3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.148") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO TOP PLATE, TOE NAIL	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
	4-8d BOX (2-1/2"x0.113") OR 3-16d BOX (3-1/2"x0.135") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
TOP OR BOTTOM PLATE TO STUD	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES 1-3/4"	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
	WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS	
FLOOR			
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL	
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2-1/2"x0.113")	4" O.C. TOE NAIL	
	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" NAIL	6" O.C. TOE NAIL	
1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL	
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	BLIND AND FACE NAIL	
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH BEARING FACE NAIL	
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS OR 4 3"x14 GA. STAPLES, 7/16" CROWN	END NAIL	
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (3"x0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C AT TOP END AND BOTTOM AND STAGGERED.	
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL	
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR 2-3"x0.131" NAILS	EACH END, TOE NAIL	
DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RRSR-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RRSR-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
1/2" GYPSUM INTERIOR COVERING (R702.3.5)	1-1/2" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE "W" OR "S"	7	7
5/8" GYPSUM INTERIOR COVERING (R702.3.5)	1-3/4" GALVANIZED ROOFING NAIL: STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE "W" OR "S"	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
7/8" - 1"	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12
1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12

TABLE R507.9.1.3(2) PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS				
MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS (INCHES)				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
LEDGER	2	3/4	2	1-5/8 MIN. 5 MAX
BAND JOIST	3/4	2	2	1-5/8 MIN 5 MAX



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REVISIONS

FASTENING SCHEDULE

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- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
  - CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
  - ASSUMED SOIL MINIMUM BEARING CAPACITY 1500 PSF.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS CRITICAL FOR CONSTRUCTION OF NEW WORK.
  - MEANS AND METHODS OF CONTRUCTION ARE OUT OF SCOPE OF THE DESIGN PROVIDED.
  - TEMPORARY SUPPORTS SHALL BE INSTALLED BEFORE REMOVAL OF LOAD BEARING STRUCTURES.
  - DIMENSIONAL LUMBER SHALL BE MINIMUM DOUGLAS FIR LARCH NO. 2.
  - LVL BEAMS SHALL HAVE MINIMUM 2.0E AND 3100F<sub>b</sub>
  - STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, F<sub>y</sub>=35KSI.
  - MINIMUM HEADERS
  - A. ASSUMES LOADING FOR BUILDING WITH MAXIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)
- | HEADER             | MAX CLEAR SPAN | MIN JACK STUDS |
|--------------------|----------------|----------------|
| (2) 2X10           | 4'-0"          | 2              |
| (3) 2X10           | 5'-1"          | 2              |
| (2) 2X12           | 4'-9"          | 3              |
| (3) 2X12           | 5'-11"         | 2              |
| (2) 1.75X9.25 LVL  | 7'-6"          | 3              |
| (2) 1.75X11.25 LVL | 9'-3"          | 3              |



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

## SECTION



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

WINDOW EGRESS (NTS)



## PLAN

WINDOW WELL FOR EGRESS (NTS)



**EVERSTEAD**  
ENGINEERING & DESIGN



EVERSTEAD  
3741 NE TROON DRIVE, SUITE 200  
LEE'S SUMMIT, MO 64064  
EVERSTEAD.COM (816)399-4901

## SUMMIT HOMES

HAWTHORN RIDGE #166 - SOMERSET TUSCAN  
1632 SW BUCKTHORN ST LEE'S SUMMIT, MO 64082

### REVISIONS

NO.	DESCRIPTION	DATE

## EGRESS WINDOWS

**S560**

DATE 10/10/2023  
SCALE

2023-10-10 3:52:56 PM  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT  
LEE'S SUMMIT, MISSOURI  
06/07/2024 3:52:56