

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
06/27/2024 3:12:03

STRUCTURAL NOTES:

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

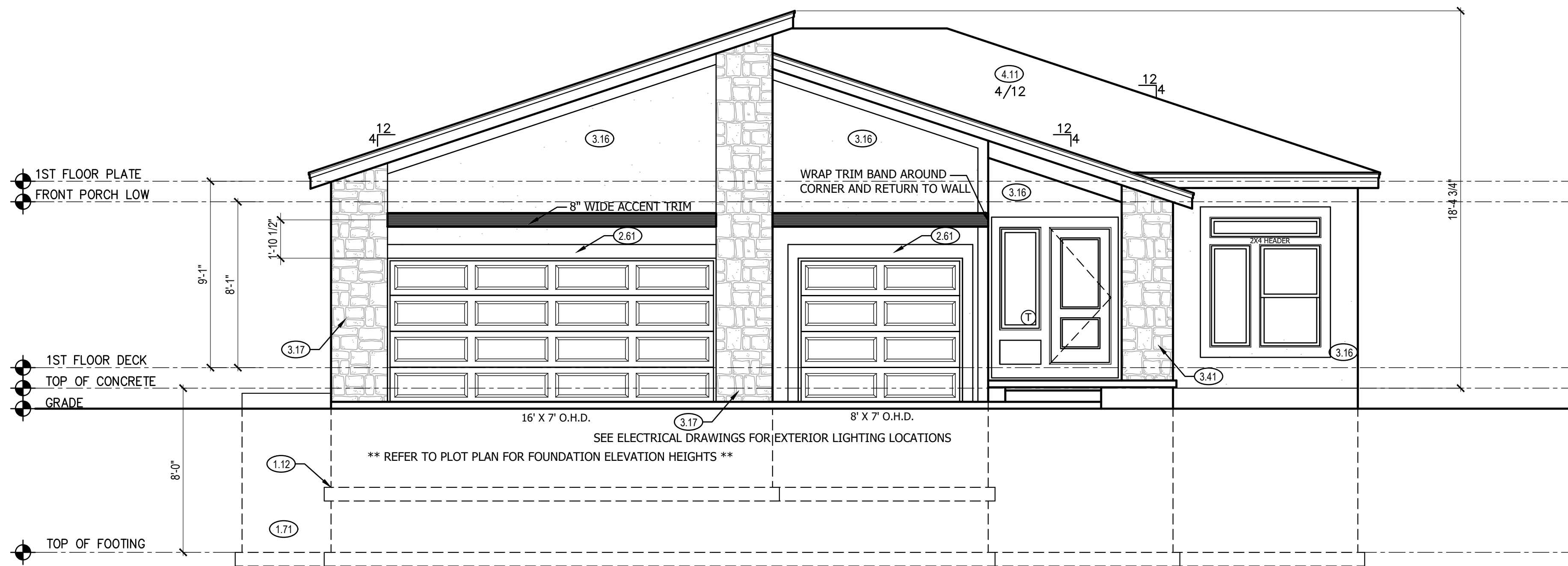
ELEVATIONS:

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 SPACED 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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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.



WINDOWS FULL REDUCTION SCHEDULE  
LOWER LEVEL  
(1) 4040 SLIDER  
  
MAIN LEVEL  
(8) 3050 SH CLR  
(3) 3066 FIX CLR TEMP  
(1) 2040 SH CLR TEMP  
(1) 2050 FIX  
(1) 2050 FIX TEMP  
(1) 5510 FIX  
6068 PATIO SLIDER DOOR 2X6 JAMB  
30X68 FRONT DOOR 2X6 JAMB

STRUCTURAL DETAIL SHEET INDEX  
S900 STRUCTURAL GENERAL NOTES  
S901 FOUNDATION DETAILS  
S903 GARAGE/SLAB DETAILS  
S910 FRAMING STANDARDS  
S920 DECK DETAILS  
S930 BRACING DETAILS  
S950 FASTENING SCHEDULE  
S960 EGRESS WINDOW

FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED 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.  
  
2.61 5/4"x8" 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.  
3.41 2X4 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.  
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.

CPG DBA

summit  
HOMES  
A CLAYTON COMPANY

120 SE 30TH ST.  
LEE'S SUMMIT, MO 64082  
816-246-6700

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HAWTHORN RIDGE #78

FRONT ELEVATION

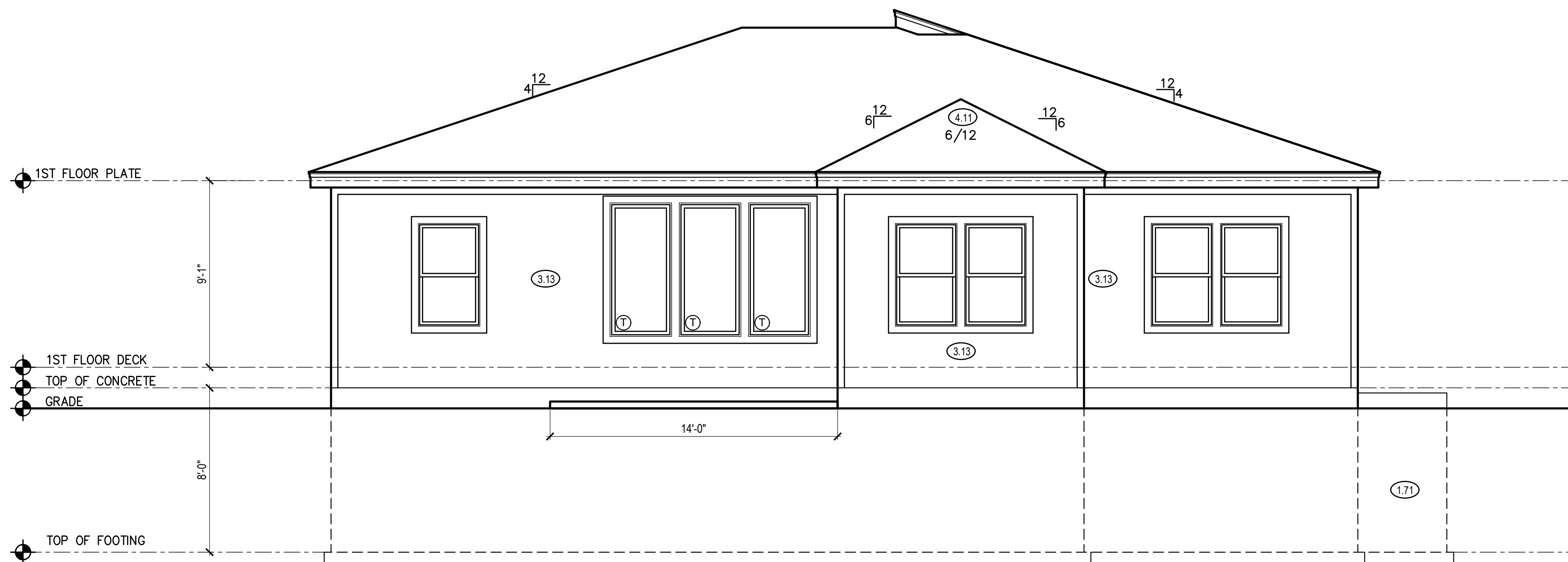
SCALE: 1/4" = 1'-0"

2

8'-0" FOUNDATION WALL EXCEPT AT STEP DOWNS  
TO BE LOCATED IN THE FIELD

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

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



REAR ELEVATION

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

1

SHEET INDEX

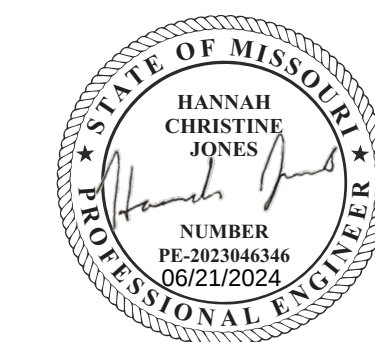
- A1. FRONT AND REAR ELEVATION  
A2. LEFT AND RIGHT ELEVATION  
A3. FOUNDATION LEVEL PLAN  
A4. MAIN LEVEL PLAN  
A5. ROOF PLAN

| FINISHED                       |      |
|--------------------------------|------|
| MAIN FLOOR                     | 1780 |
| FINISHED STAIRS TO LOWER LEVEL | 22   |
| TOTAL                          | 1802 |
| UNFINISHED                     |      |
| LOWER LEVEL - UNFINISHED       | 1555 |
| PATIO                          | 140  |
| GARAGE                         | 694  |

|           |         |         |
|-----------|---------|---------|
| ENGINEER  | TRUSS   | I-JOIST |
| EVERSTEAD | PREMIER | NA      |

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
| 1         |      |             |
| 2         |      |             |
| 3         |      |             |
| 4         |      |             |

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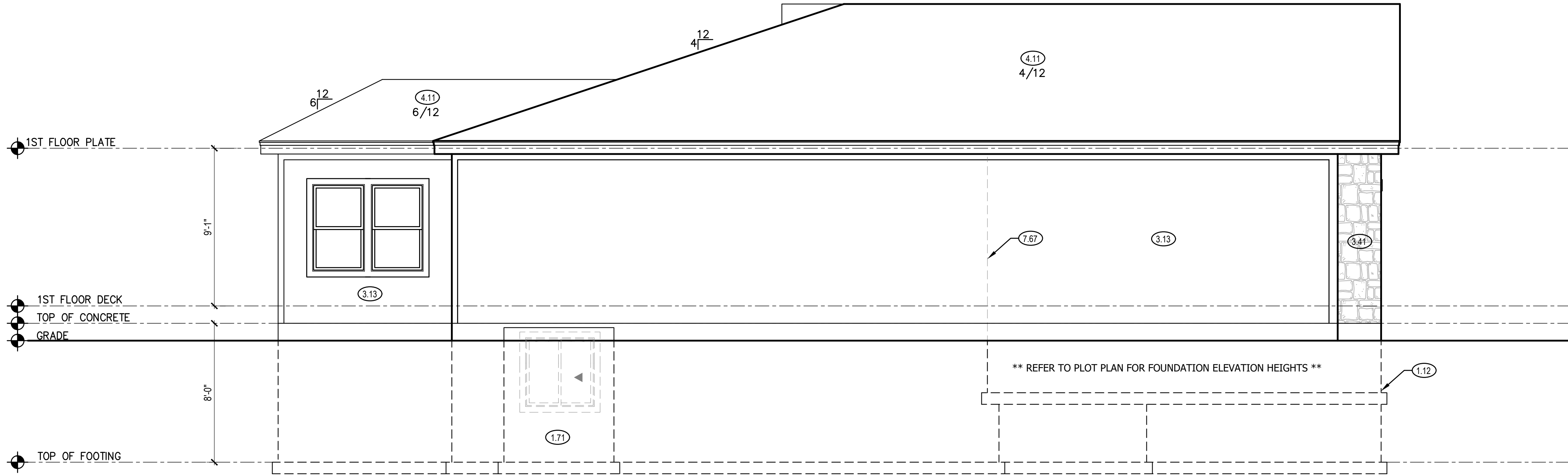
EVERSTEAD  
3741 NE TROON DR.  
LEE'S SUMMIT, MO 64064  
816-399-4901

VERSION:  
5.0

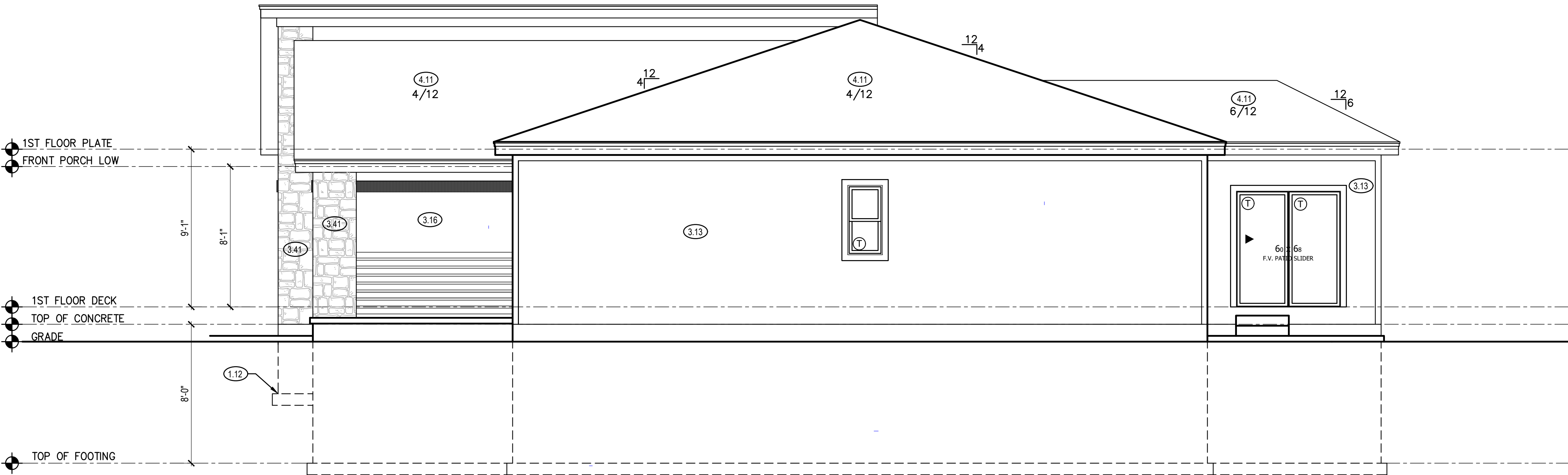
ISSUE DATE:  
05.20.24

SHEET NUMBER:

A1.0



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.
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- 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.
- 3.41 2X4 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.
- 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.
- 7.67 BACK WALL OF GARAGE.

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  7. SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

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.

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EVERSTEAD  
3741 NE TROON DR.  
LEES SUMMIT, MO 64084  
816-399-4901

VERSION:  
5.0

ISSUE DATE:  
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SHEET NUMBER:

A2.0

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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 DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R406.1). 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 8".
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.

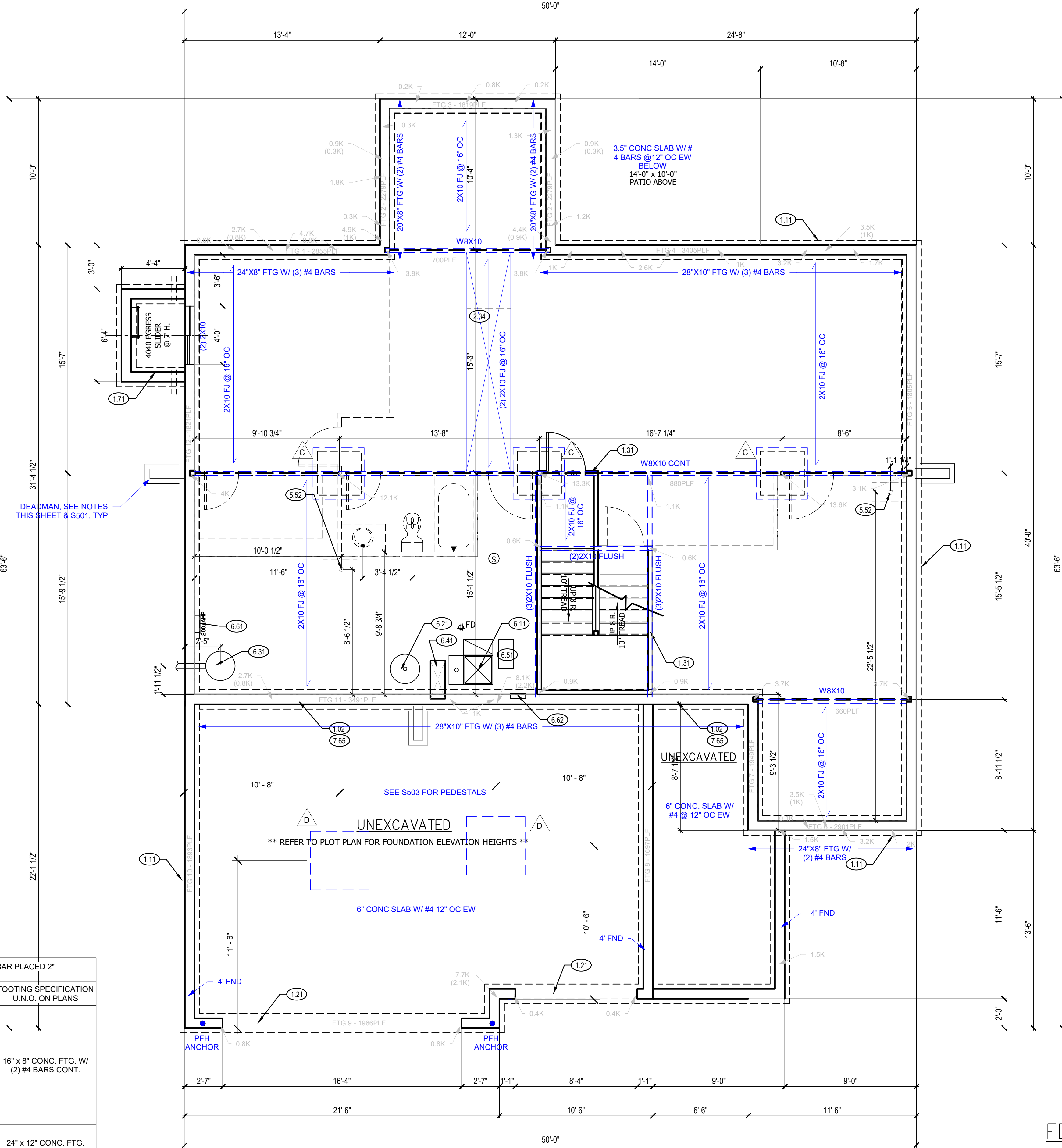
| ISOLATED FOOTINGS AND COLUMN PADS |               |       |                                          |                                           |
|-----------------------------------|---------------|-------|------------------------------------------|-------------------------------------------|
| SYM                               | 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               |
| 3'-6" TRENCH FOOTING                                                                                      | 16"                    | #4 BARS @18" O.C.         | (2) #4 BARS TOP & BOT. 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.          |                                           |

| 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 DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- 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

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

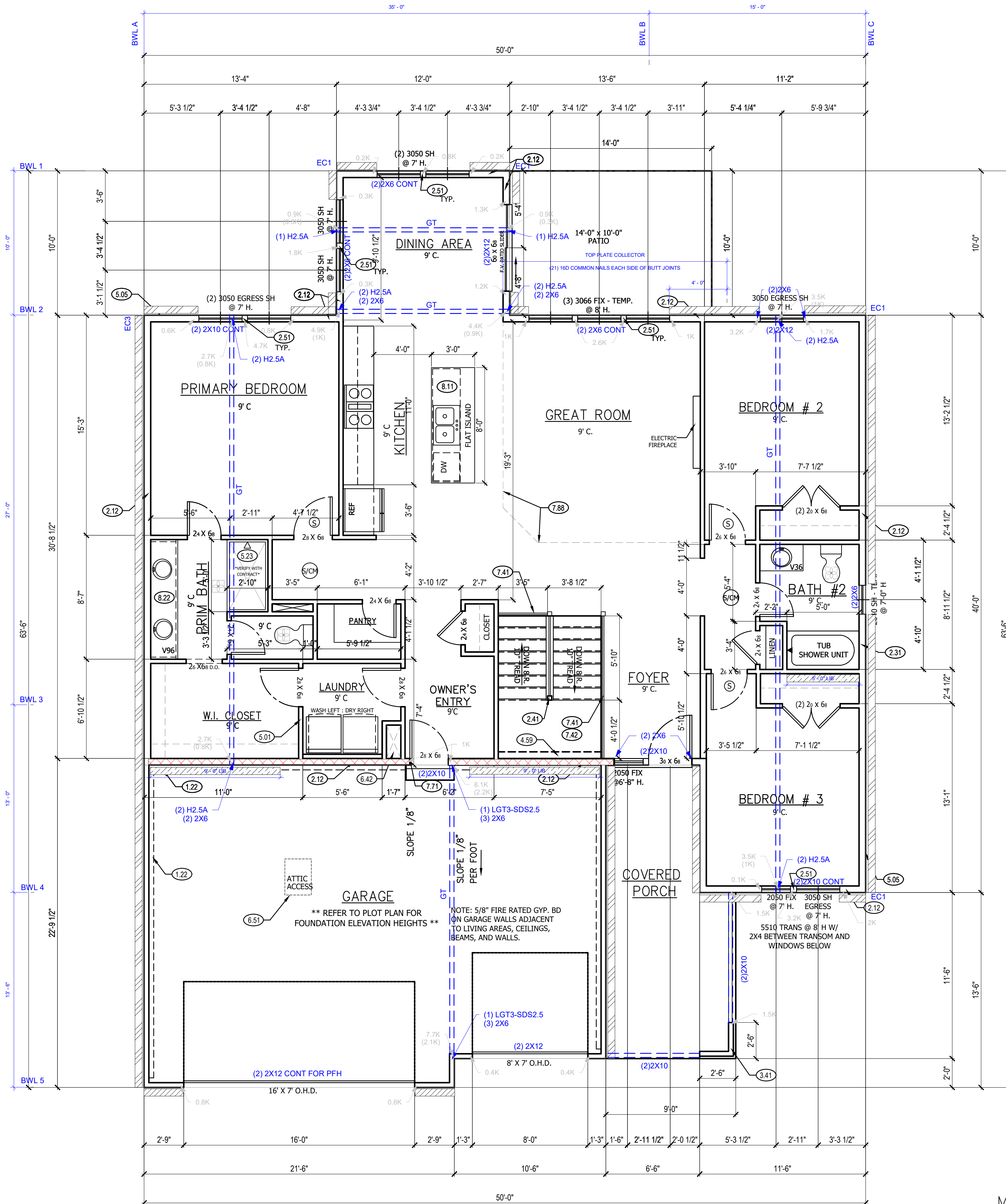
BRACING CS-WSP PER IRC R602.10

BRACING WSP PER IRC R602.10 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2, NOTED ON PLANS W/ LENGTH)

BRACING LIB PER IRC R602.10  
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:

- 55' - 8' TALL WALL HEIGHT
- 62' - 9' TALL WALL HEIGHT
- 69' - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2



MAIN FLOOR PLAN

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

1

## 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                |

## CLOSET LENGTHS

W.I.C. - 10'-3", 6'-7"  
PANTRY - 5'-9 1/2", 3'-10"  
LINEN - 3'-1/2"  
CLOSET - 3'-4"  
BEDROOM #2 - 6'-9"  
BEDROOM #3 - 6'-10"

## MAIN FLOOR PLAN NOTES

- EXPOSED TOP OF FOUNDATION 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 STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.
- STOP LEDGE BELOW RIM JOIST. DO NOT ALIGN WITH FIRST FLOOR DECK HEIGHT.
- PLUMBING FOR WASHER ON INTERIOR WALL.
- HOSE BIBB.
- FIBERGLASS UNIT.
- 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. BACK WITH R-38 BATT AND SEAL WITH GASKET AT PERIMETER.
- OPEN HANDRAILS.
- PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
- 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES.
- CHANGE IN FLOORING MATERIAL.
- 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- CONTINUOUS FLAT VANITY.

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LEE'S SUMMIT, MISSOURI  
06/27/2024 3:12:03

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OF ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING.
3. ALL EXTERIOR WALLS SHALL BE BEARING WALL HEADERS SHALL BE MIN. (1) #2 X210 UNO.
4. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
5. PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
6. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
7. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
8. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PAK / COLUMN SHOWN ON PLANS.
9. ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECTION 905.2.
10. MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
11. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE 905.1 (1/2).
12. EVERSTEAD STRUCTURAL SLOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.



INTERIOR LOAD BEARING WALL

1. TRUSS SCREWS MAY BE USED INSTEAD OF THE FASTENING NOTED IN TABLE R602.3(1)
2. TRUSS SCREWS MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. BASIS OF DESIGN SHOWN ON PLANS:
  - A. LENGTH: 6"
  - B. FASTENED THROUGH THE BOTTOM SIDE OF A #2 DOUGLAS FIR - LARCH DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS.
    - a. (1) 6" SCREWS - MAX 635 LBS UPLIFT WHEN INSTALLED IN THE CENTER OF THE TOP PLATE ON A MAX 20 DEG. ANGLE FROM VERTICAL
    - b. (2) 6" SCREWS - MAX 1195 LBS UPLIFT WHEN BOTH SCREWS ARE INSTALLED VERTICALLY INTO TRUSS
4. TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.



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.

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
06/27/2024 3:12:03

**C.5 CONCRETE**

- ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.
- THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.

## 8 FOOTNOTES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <ul style="list-style-type: none"><li>• VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACED AS FOLLOWS:<ul style="list-style-type: none"><li>• 8" WALL - MINIMUM 2" FROM TENSION FACE</li><li>• 10" WALL - MINIMUM 6-3/4" FROM THE OUTSIDE FACE</li><li>• EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL</li></ul></li><li>• HORIZONTAL REINFORCEMENT:<ul style="list-style-type: none"><li>• ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL</li><li>• OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.</li><li>• HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE)</li><li>• SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.</li></ul></li><li>• AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4". PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.</li><li>• STRAIGHT WALLS MORE THAN 5'-0" TALL AND MORE THAN 16'-0" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION).</li></ul> | <p>E.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|

| MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE<br>PER TABLE R402.2                                         |                                                                                |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| TYPE OR LOCATION OF CONCRETE<br>CONSTRUCTION                                                                   | MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c)<br>FOR SEVER WEATHERING POTENTIAL |
| BASEMENT WALLS, FOUNDATIONS AND<br>OTHER CONCRETE NOT<br>EXPOSED TO THE WEATHER                                | 2,500                                                                          |
| BASEMENT SLABS AND INTERIOR SLABS ON<br>GRADE, EXCEPT GARAGE FLOOR SLABS                                       | 2,500                                                                          |
| BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR<br>WALLS AND OTHER VERTICAL CONCRETE WORK<br>EXPOSED TO THE WEATHER | 3,000                                                                          |
| PORCHES, CARPORT SLABS AND STEPS<br>EXPOSED TO THE WEATHER, AND GARAGE<br>FLOOR SLABS                          | 3,500                                                                          |
| SUSPENDED SLABS                                                                                                | 4,000                                                                          |

**GLAZING**

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC 308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS.
- GLASS IN STORM DOORS: INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 IN HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

**H. ROOF**

- THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM).
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- ROOF IS ENGINEERED TO COMPLY WITH IRC R802.
- ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
- ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2.

“APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.”

**SAFETY REQUIREMENTS**

**I.1. EMERGENCY EGRESS AND RESCUE**

- PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".
- BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

**I.2. SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)**

- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS.
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER IRC R315.

**J. ENERGY REQUIREMENTS**  
**(THE FOLLOWING SHALL APPLY UNLESS "ECA" SHEETS HAVE BEEN INCLUDED IN THE PLAN SET)**

- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE I-C-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.
- *BUILDING* FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
- HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4.
- ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC M1504.3.
- MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER IRC M1503.6.
- AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER IRC M1601.6 ENERGY CONSERVATION.

| <b>K.</b> | <b>ABBREVIATIONS</b> |                             |   |        |                              |
|-----------|----------------------|-----------------------------|---|--------|------------------------------|
| •         | • AFF                | • ABOVE FINISHED FLOOR      | • | EX     | EXISTING                     |
| •         | • AB                 | • ANCHOR BOLT               | • | • FV   | • FIELD VERIFY               |
| •         | • BM                 | • BEAM                      | • | • FF   | • FINISHED FLOOR             |
| •         | • BRG                | • BEARING                   | • | • FJ   | • FLOOR JOIST                |
| •         | • BFF                | • BELOW FINISHED FLOOR      | • | • FTG  | • FOOTING                    |
| •         | • BOT                | • BOTTOM                    | • | • FND  | • FOUNDATION                 |
| •         | • BWL                | • BRACED WALL LINE          | • | • HDR  | • HEADER                     |
| •         | • CJ                 | • CEILING JOIST             | • | • HORZ | • HORIZONTAL                 |
| •         | • CLR                | • CLEAR                     | • | • MAX  | • MAXIMUM                    |
| •         | • COL                | • COLUMN                    | • | • MIN  | • MINIMUM                    |
| •         | • CONC               | • CONCRETE                  | • | • NTS  | • NOT TO SCALE               |
| •         | • CMU                | • CONCRETE MASONRY UNIT     | • | • OC   | • ON CENTER                  |
| •         | • CXN                | • CONNECTION                | • | • PED  | • PEDESTAL                   |
| •         | • CONT               | • CONTINUOUS                | • | • PCF  | • POUNDS PER CUBIC FOOT      |
| •         | • DBL                | • DOUBLE                    | • | • PLF  | • POUNDS PER LINEAR FOOT     |
| •         | • DIA                | • DIAMETER                  | • | • PSF  | • POUNDS PER SQUARE FOOT     |
| •         | • EW                 | • EACH WAY                  | • | • PSI  | • POUNDS PER SQUARE INCH     |
| •         | • EFF                | • EFFECTIVE                 | • | • PT   | • PRESSURE TREATED           |
| •         | • EL                 | • ELEVATION                 | • | • RAF  | • RAFTER                     |
| •         | • EC                 | • END CONDITION             | • | • SIP  | • STRUCTURAL INSULATED PANEL |
| •         | • EOR                | • ENGINEER OF RECORD        | • | • STL  | • STEEL                      |
| •         | • EQ                 | • EQUAL                     | • | • TYP  | • TYPICAL                    |
| •         | • EQUIV              | • EQUIVALENT                | • | • UNO  | • UNLESS NOTED OTHERWISE     |
| •         | • EFP                | • EQUIVALENT FLUID PRESSURE | • | • VERT | • VERTICAL                   |



SUMMIT HOMES

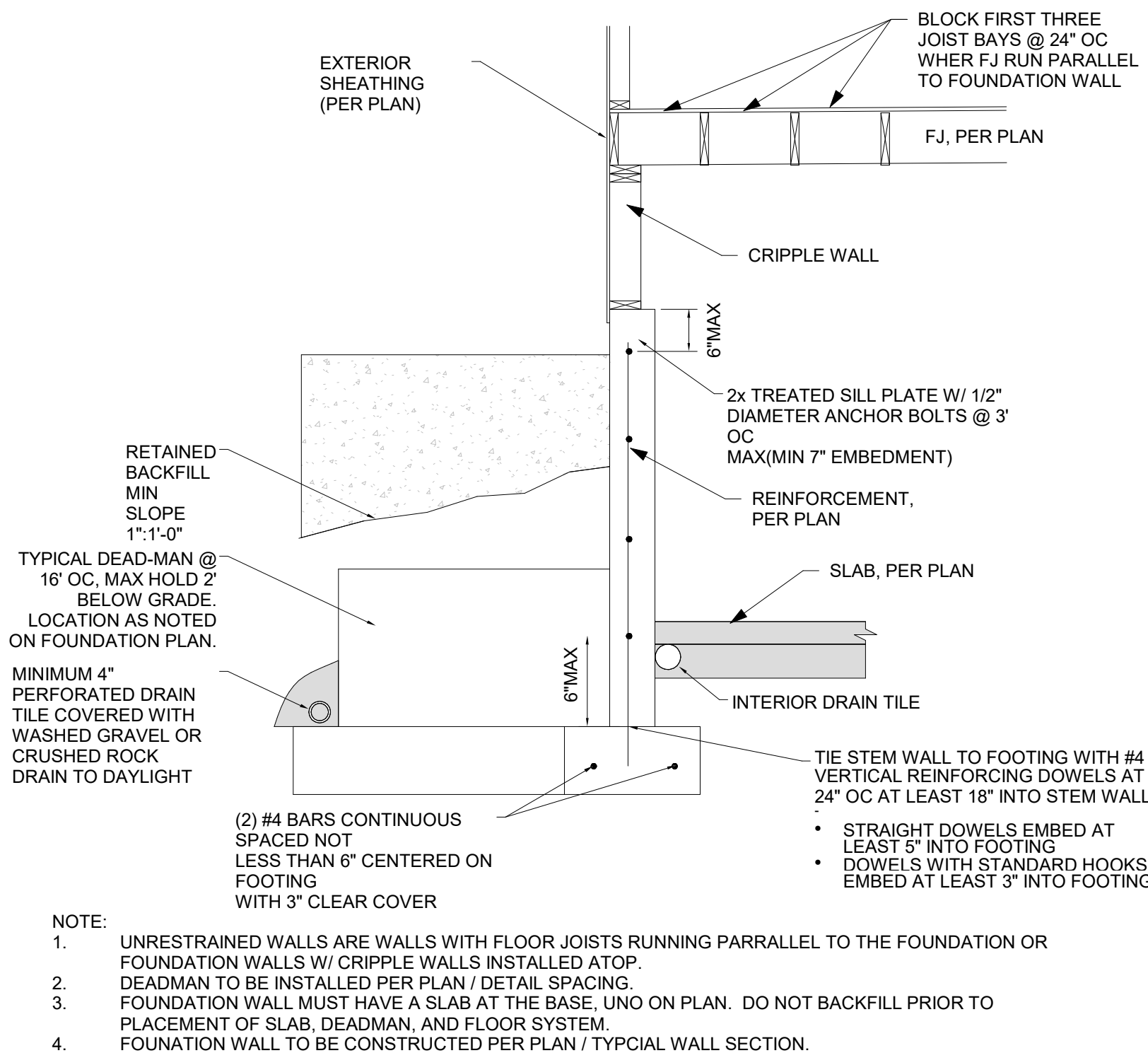


| REVISIONS |
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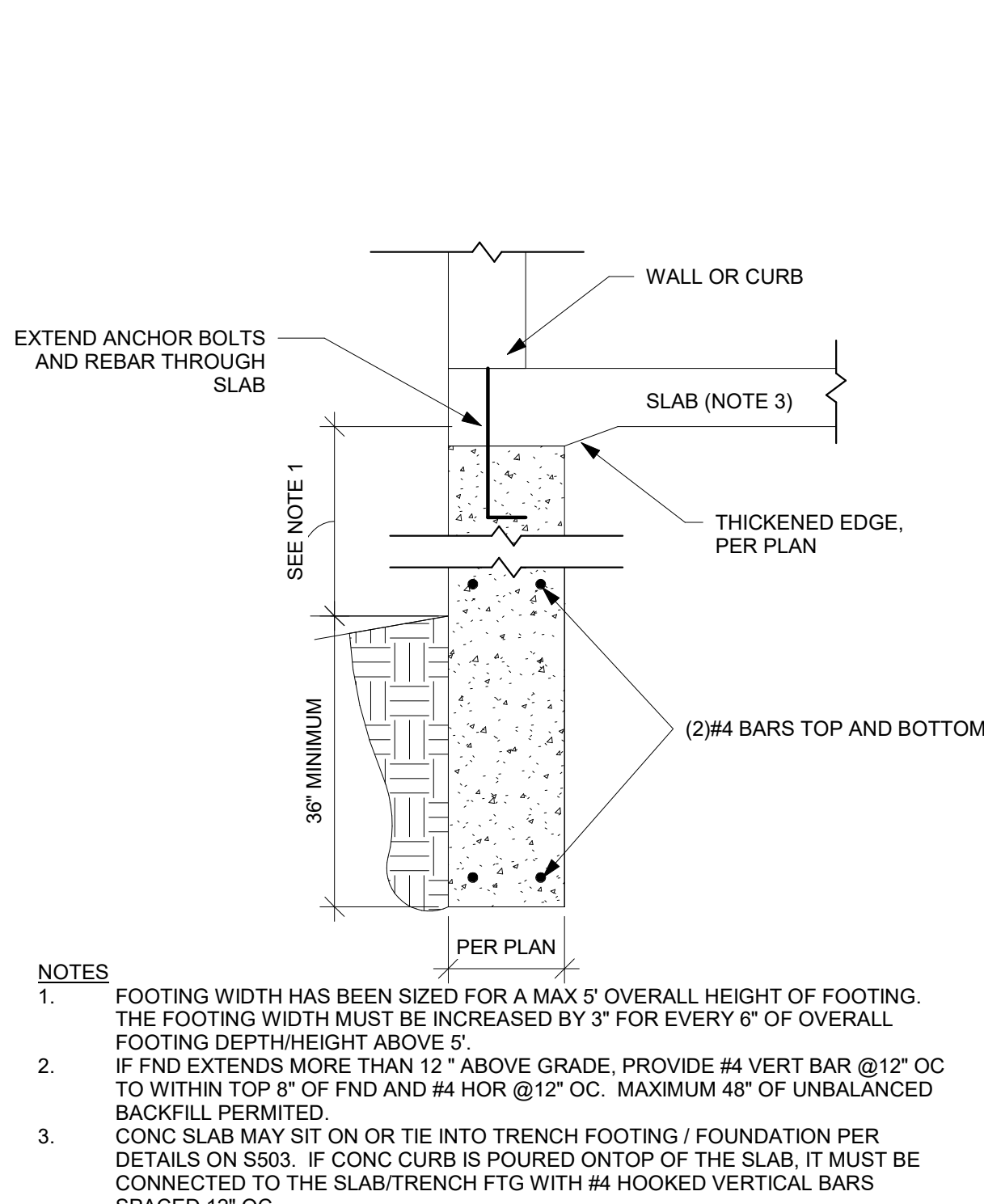
## STRUCTURAL GENERAL NOTES

**\$000**

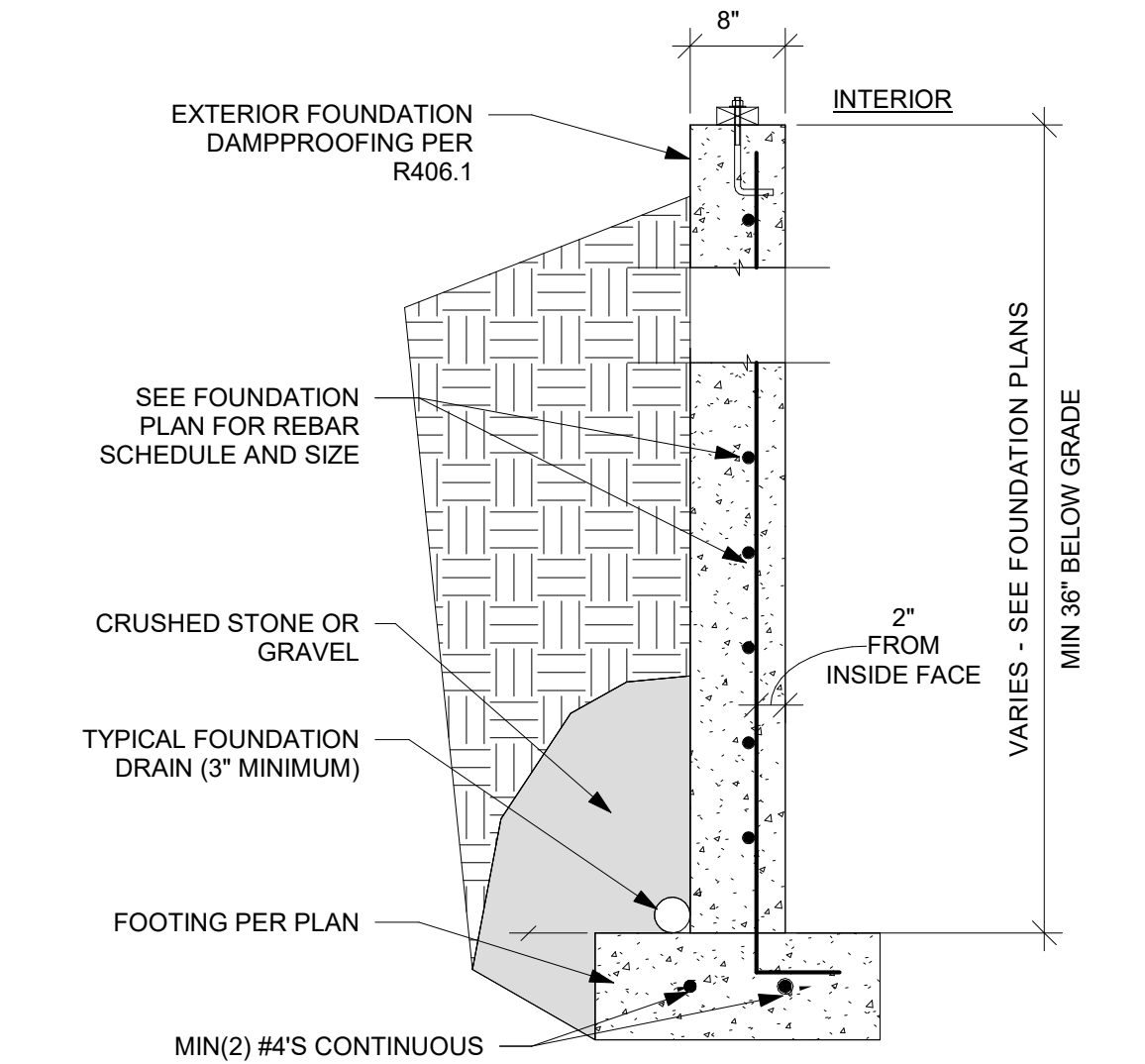
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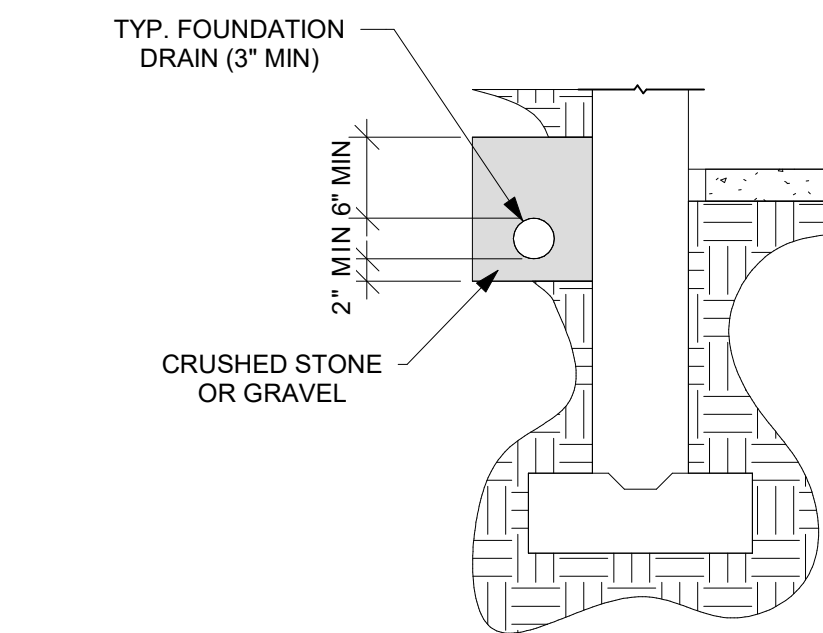
1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



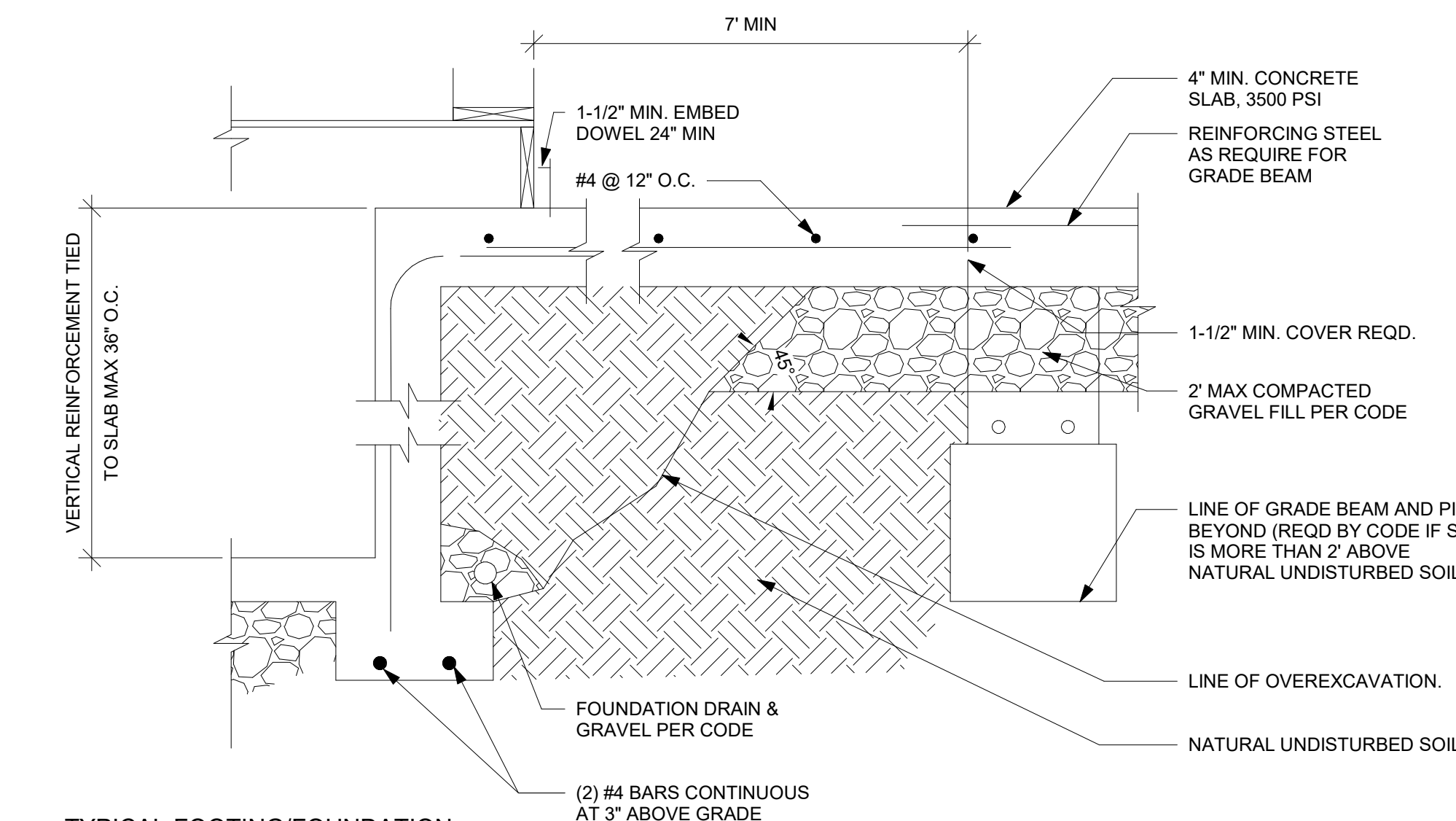
2 TRENCH FOOTING WITH SLAB DETAIL NTS



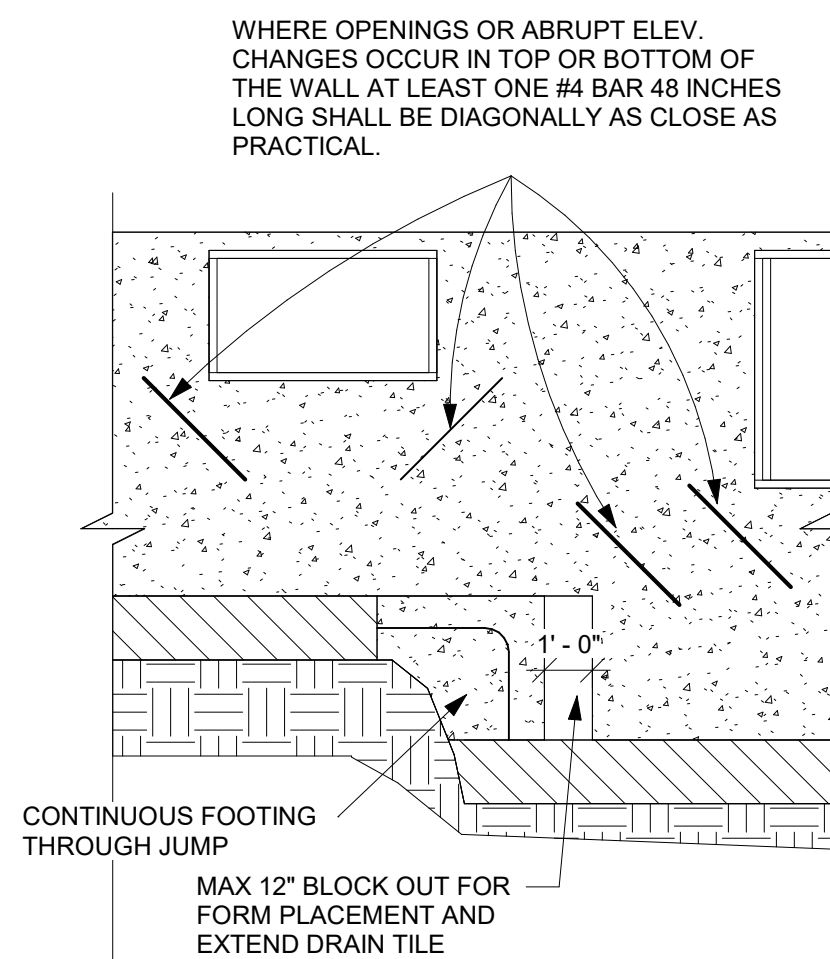
3 TYPICAL WALL SECTION DETAIL NTS



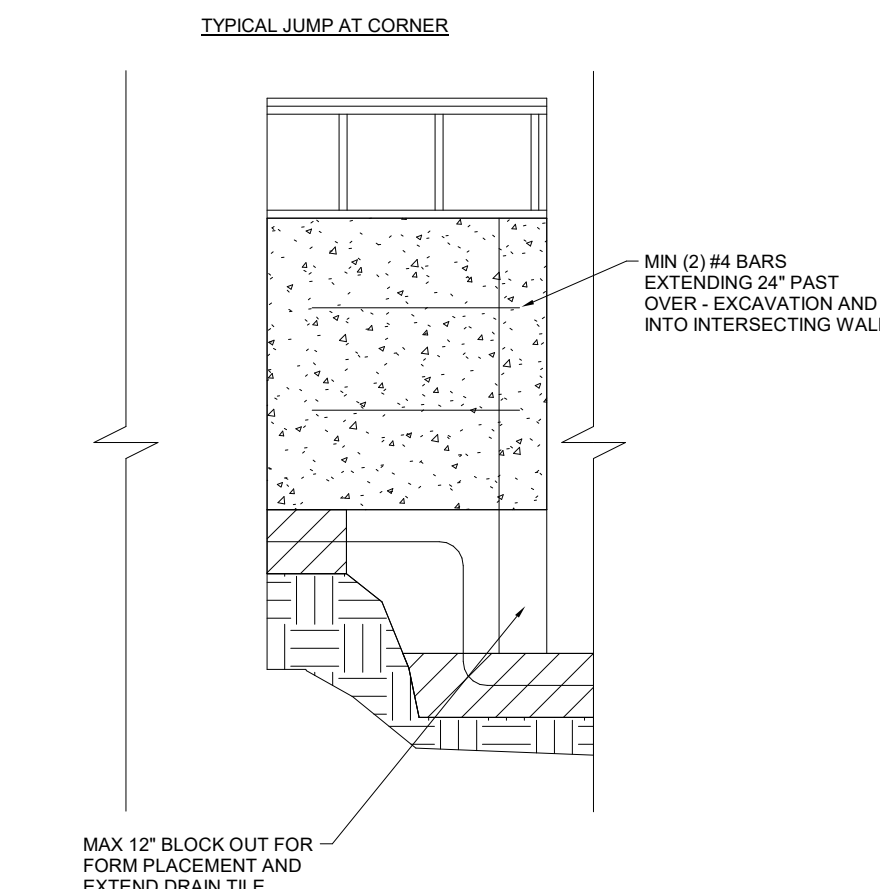
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



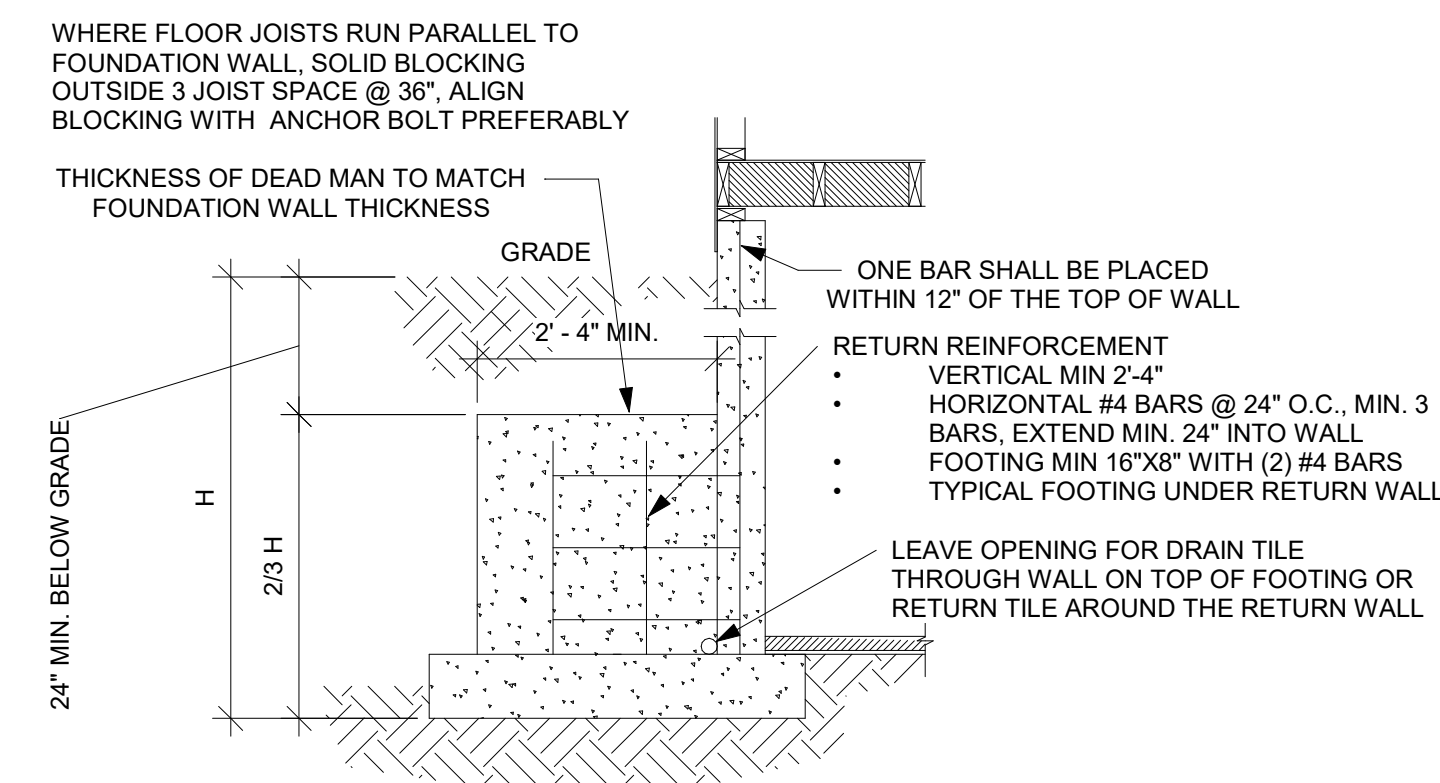
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



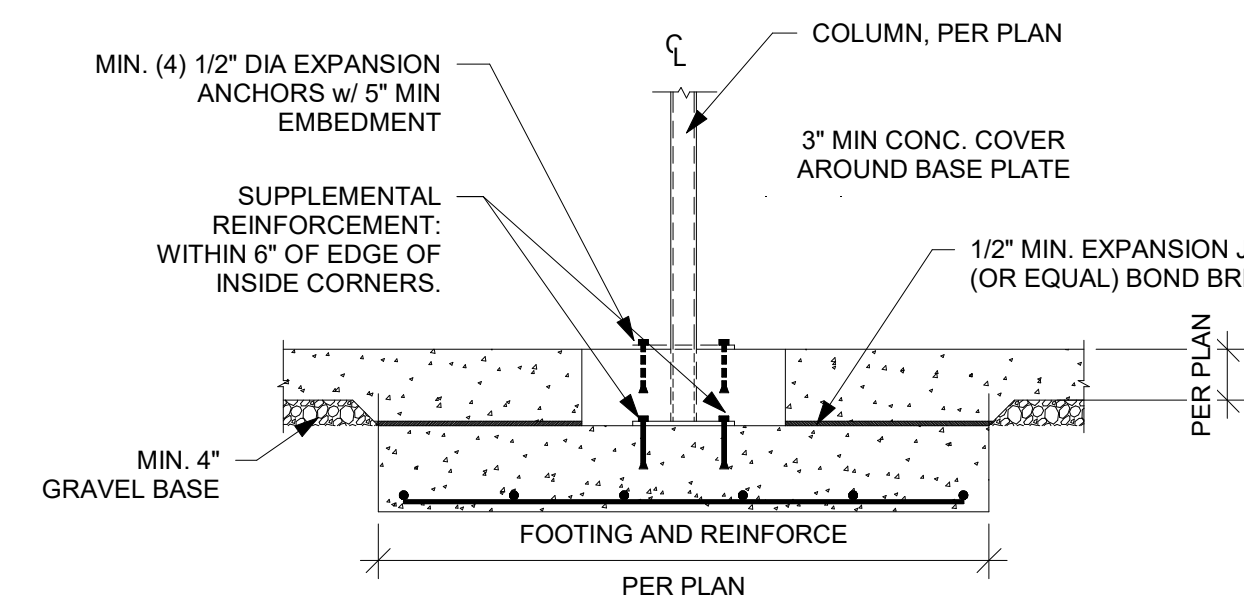
6 FOUNDATION WALL JUMP DETAIL NTS



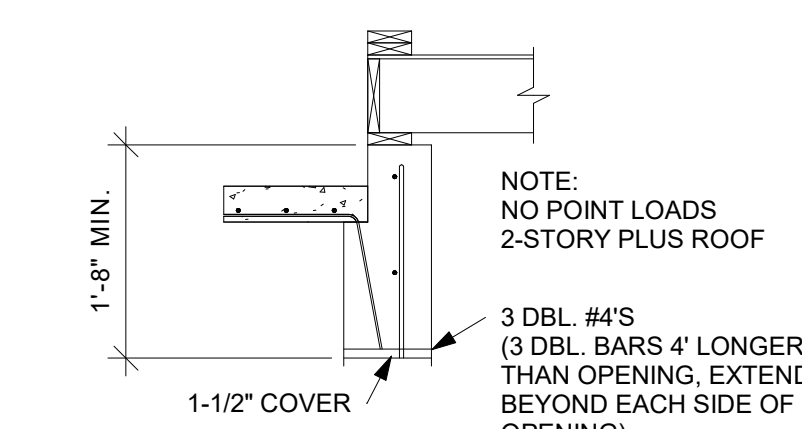
7 FOUNDATION WALL JUMP DETAIL 2 NTS



8 TYPICAL DEAD MAN DETAIL NTS

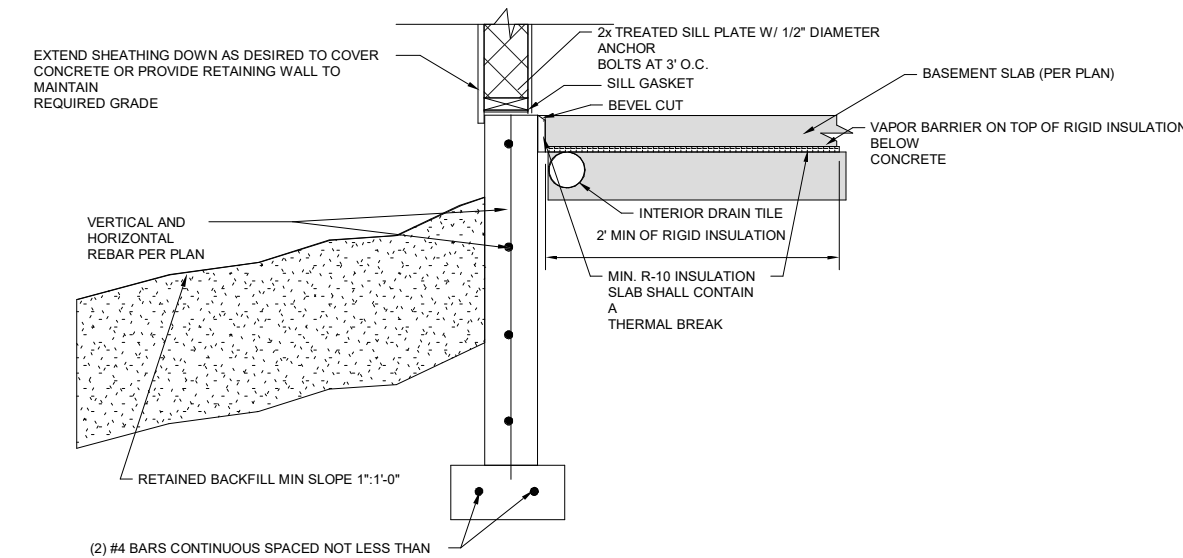


9 TYPICAL ISOLATED COLUMN PAD DETAIL NTS



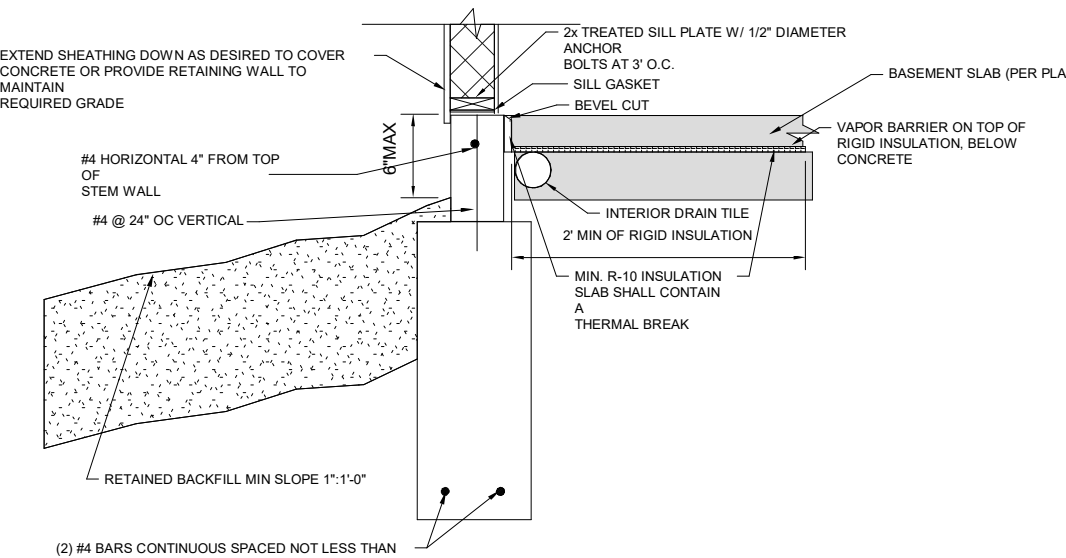
10 6' MAXIMUM OPENING HEADER DETAIL NTS

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

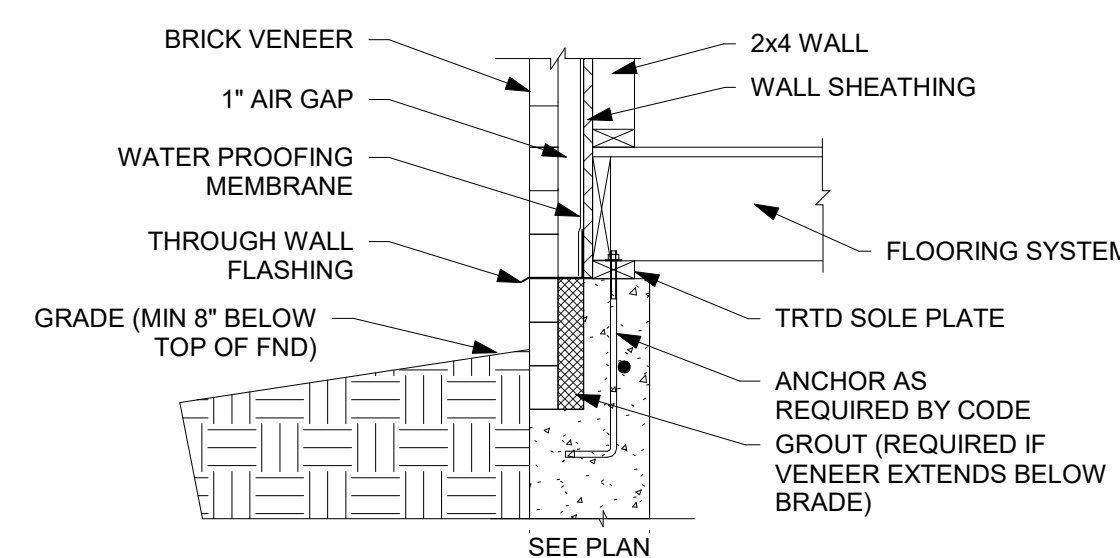


11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS

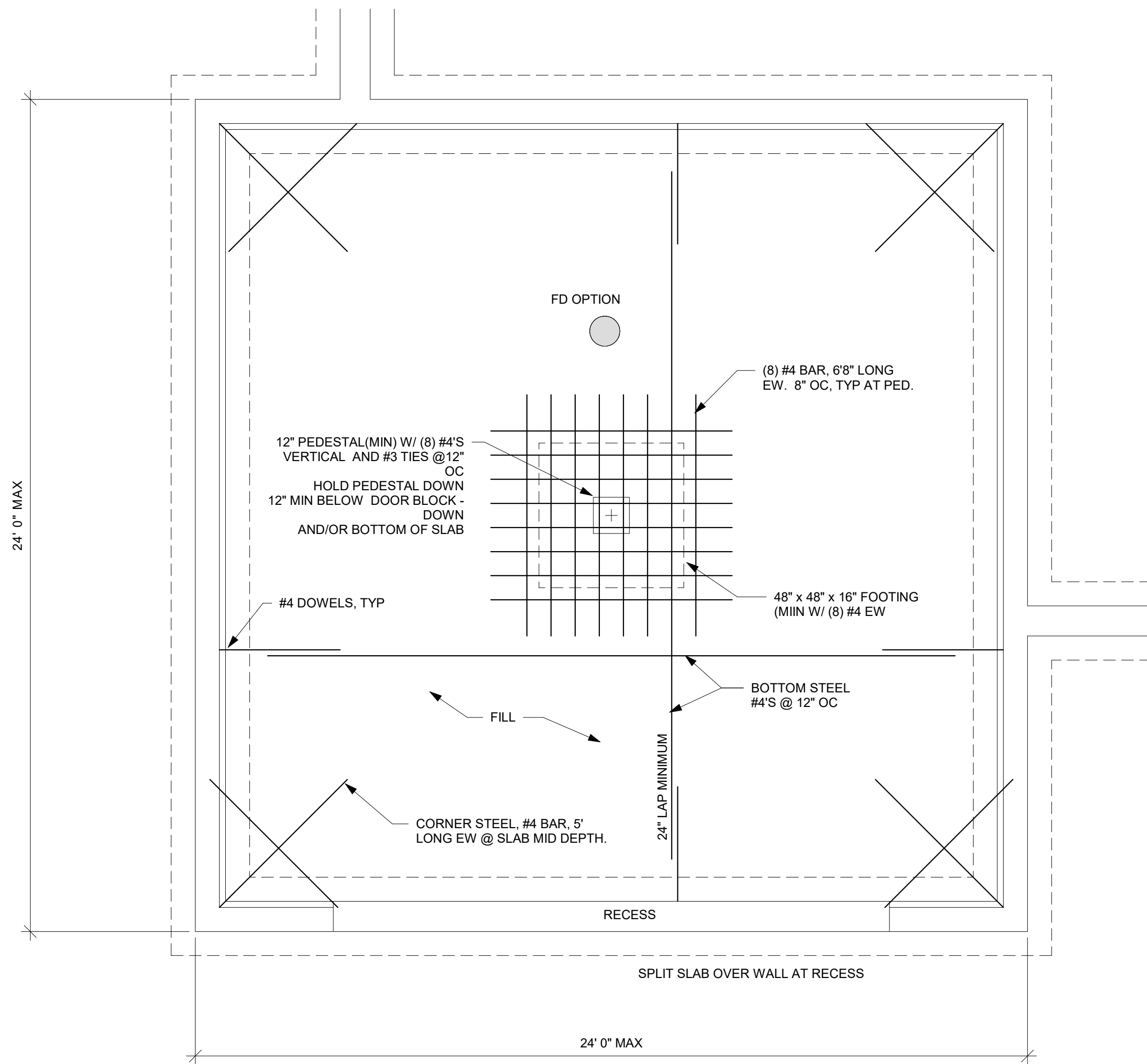
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



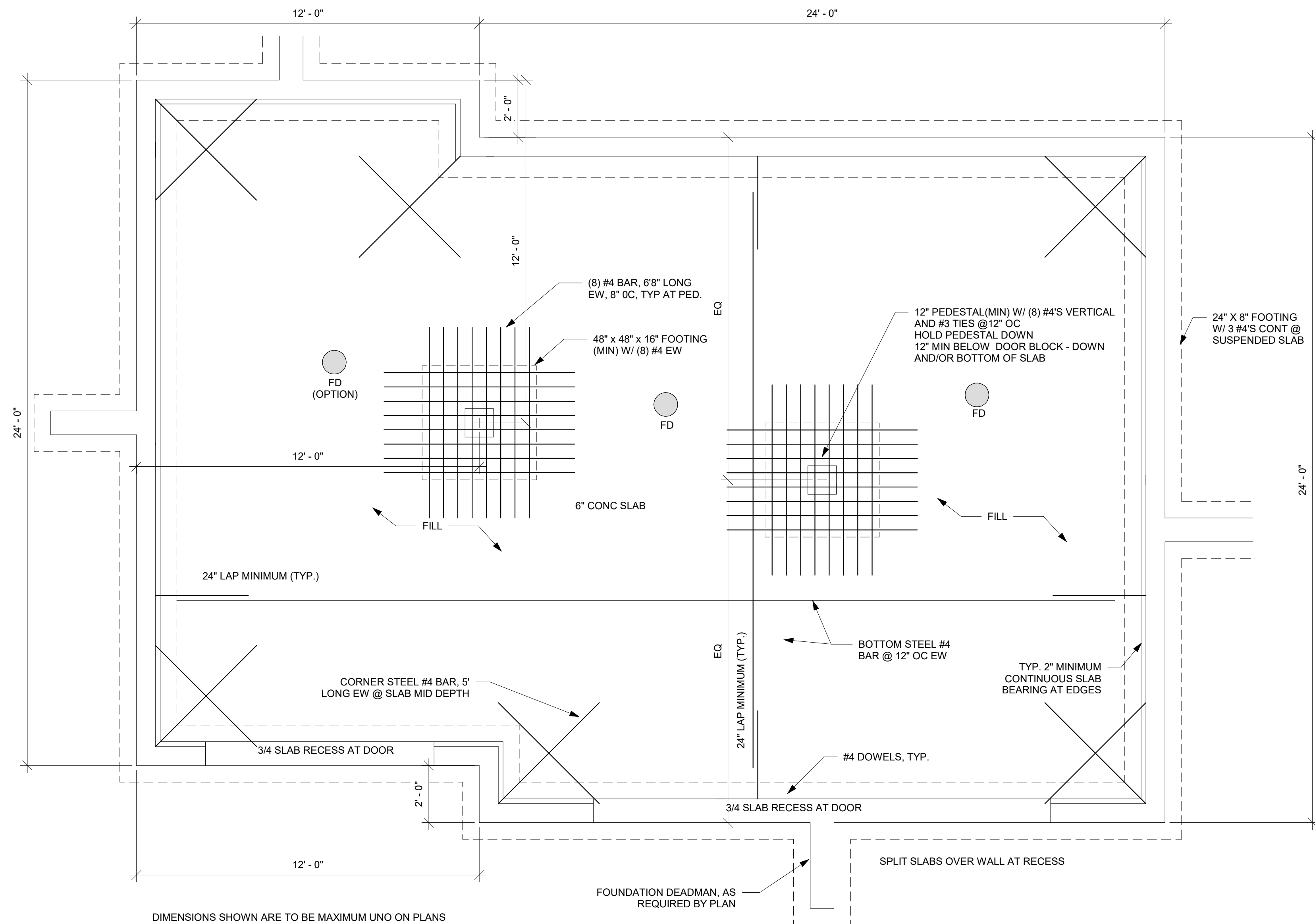
12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



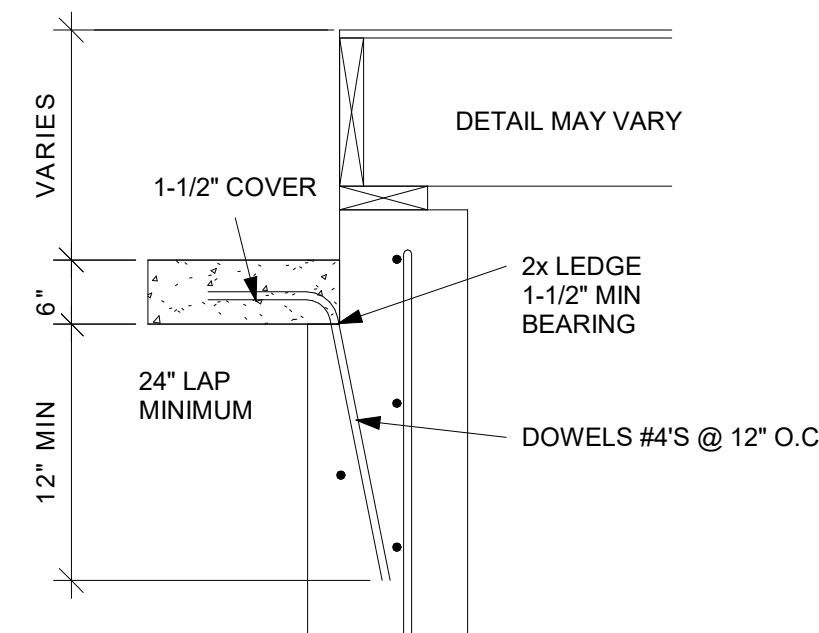
13 BRICK VENEER DETAIL NTS



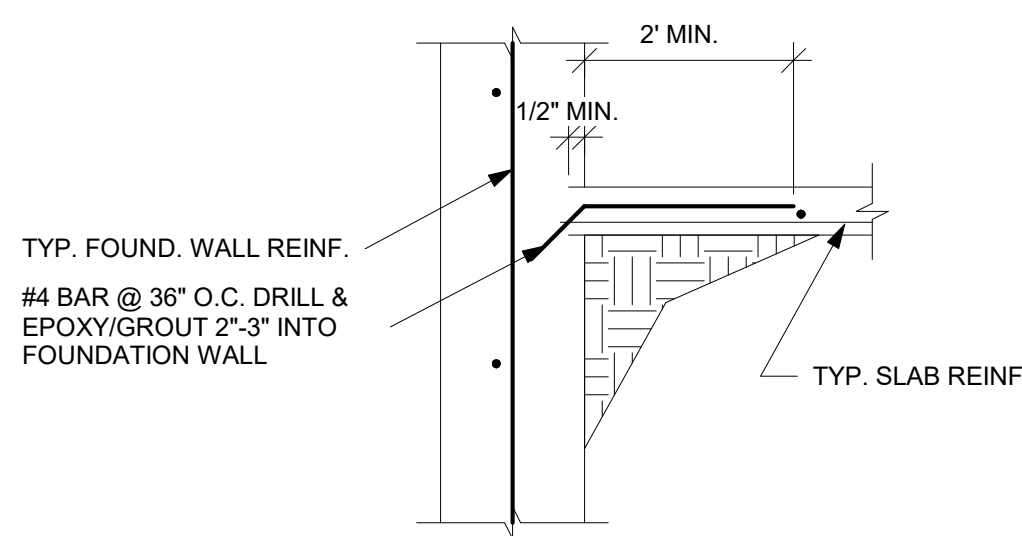
① 2 CAR GARAGE SLAB ON FILL DETAIL  
NTS



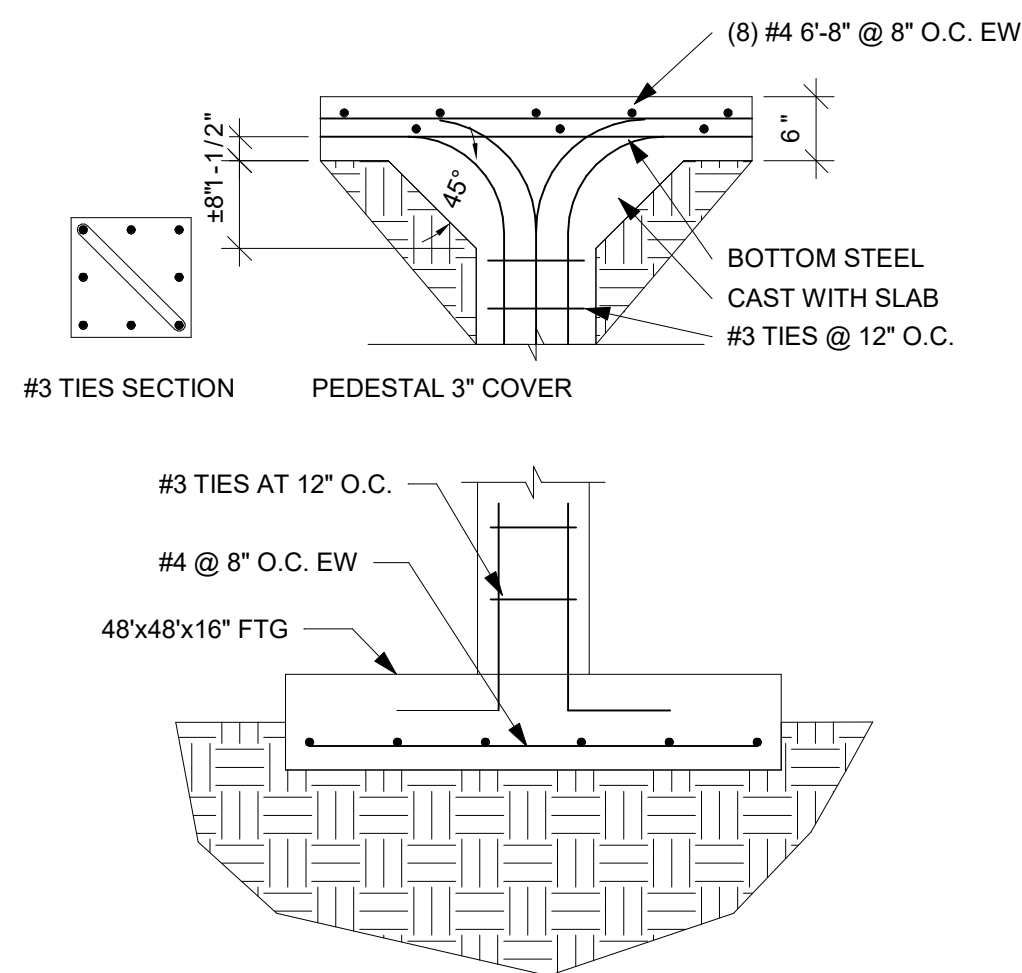
② 3 CAR GARAGE SLAB ON FILL DETAIL 2  
NTS



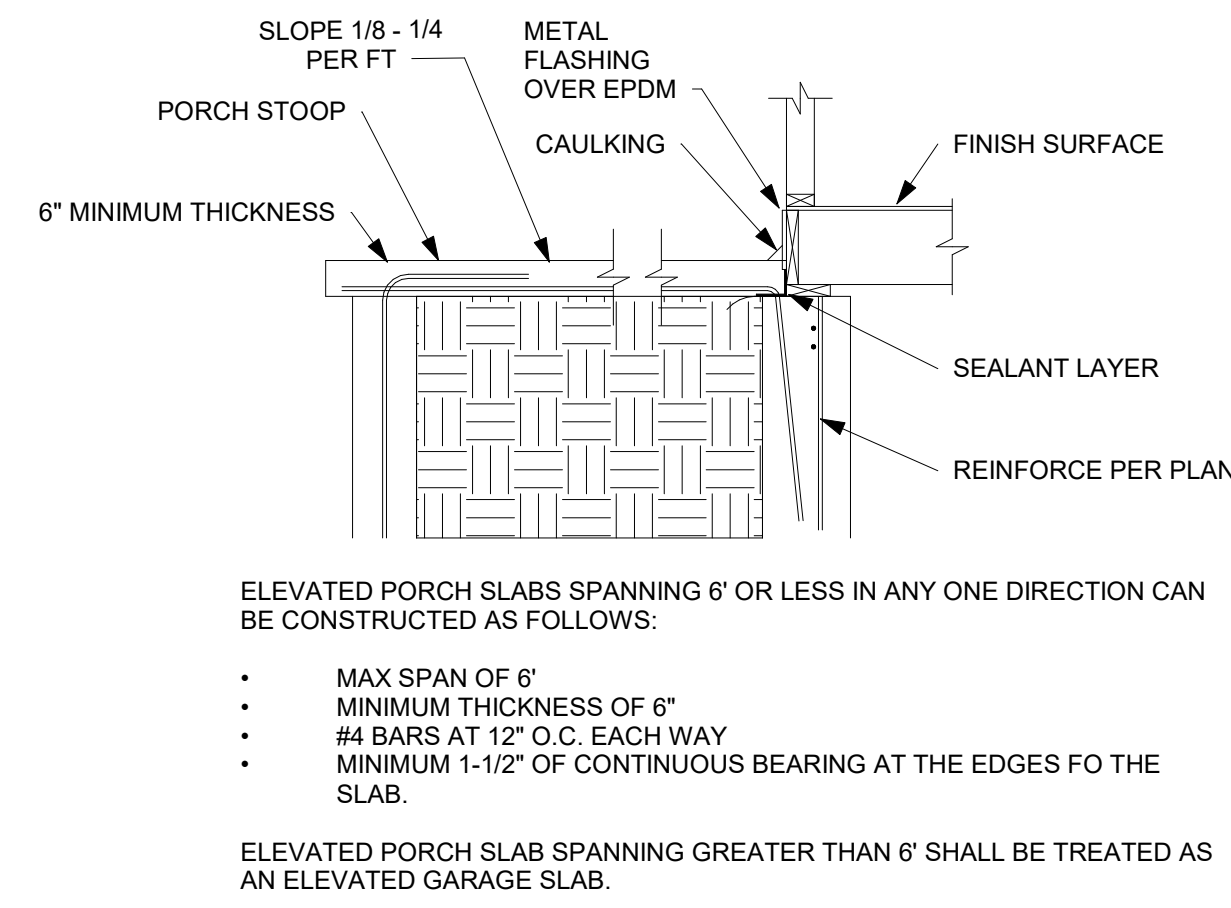
③ SLAB AT WALL DETAIL  
NTS



④ ALT. SLAB CONNECTION DETAIL  
NTS



⑤ PEDESTAL AT SLAB AND FOOTING  
DETAIL  
NTS



⑥ STANDARD PORCH SLAB DETAIL  
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SUMMIT HOMES

HAWTHORN RIDGE #78 - SHEFFIELD MODERN PRAIRIE  
1542 SW ARBOR FALLS DR LEE'S SUMMIT, MO 64082

REVISIONS

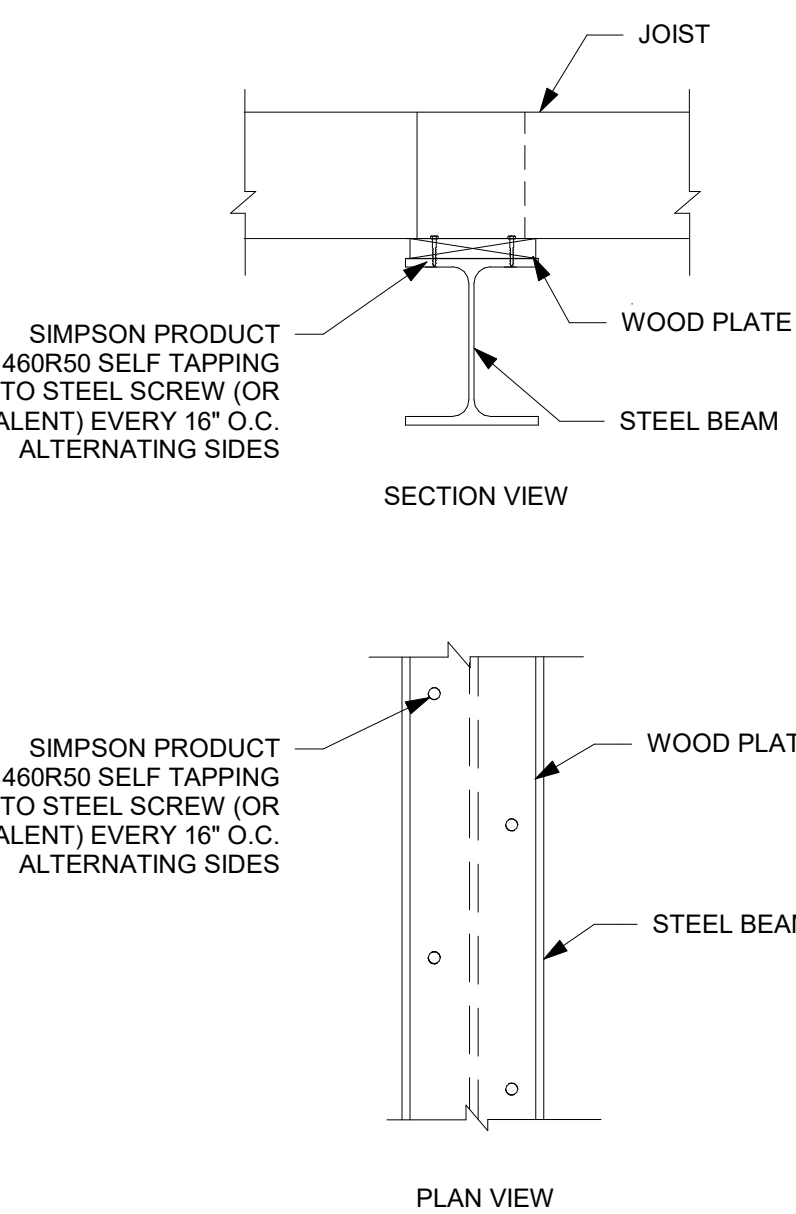
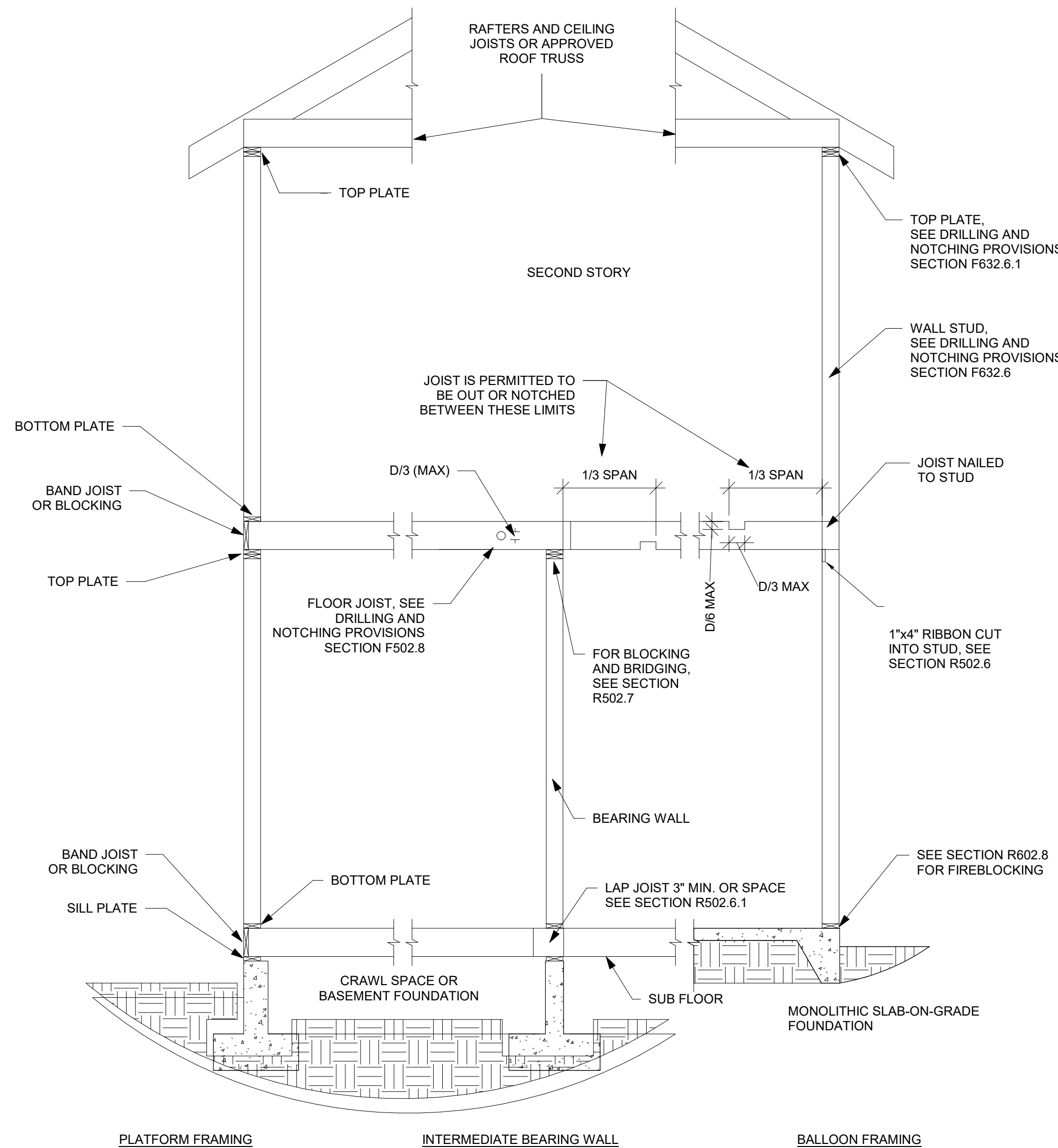
GARAGE/SLAB  
DETAILS

S503

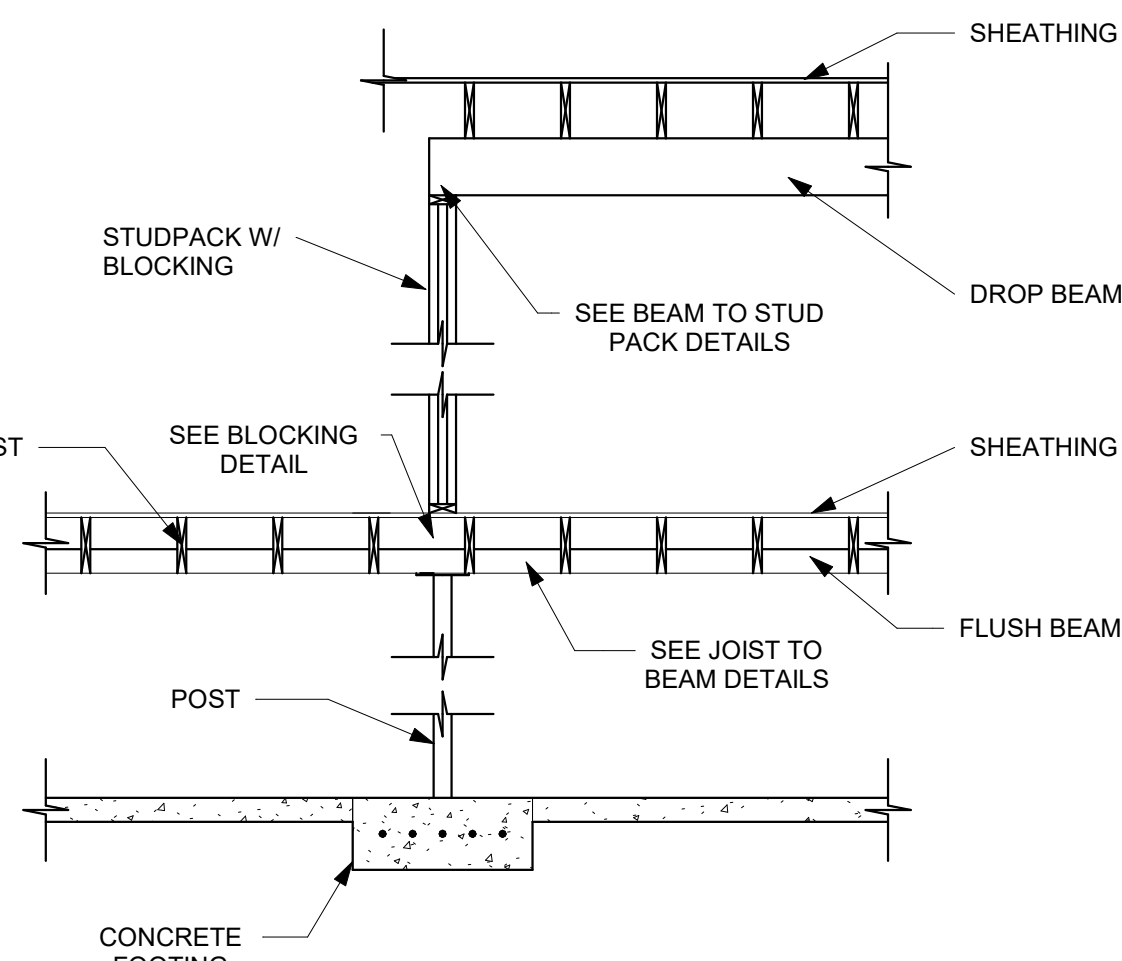
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6/27/2024  
AS NOTED ON PLANS REVIEW  
DEVELOPER'S REVIEW  
06/27/2024 3:12:04

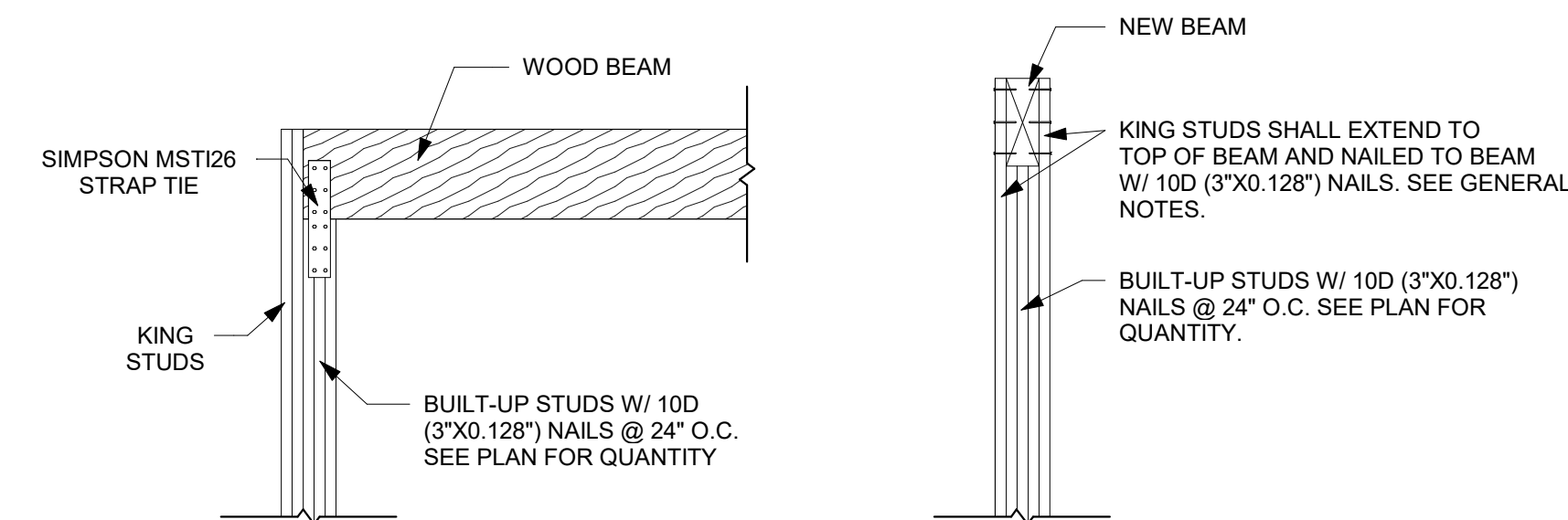
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-DS AND JOHNSON COUNTY STANDARDS



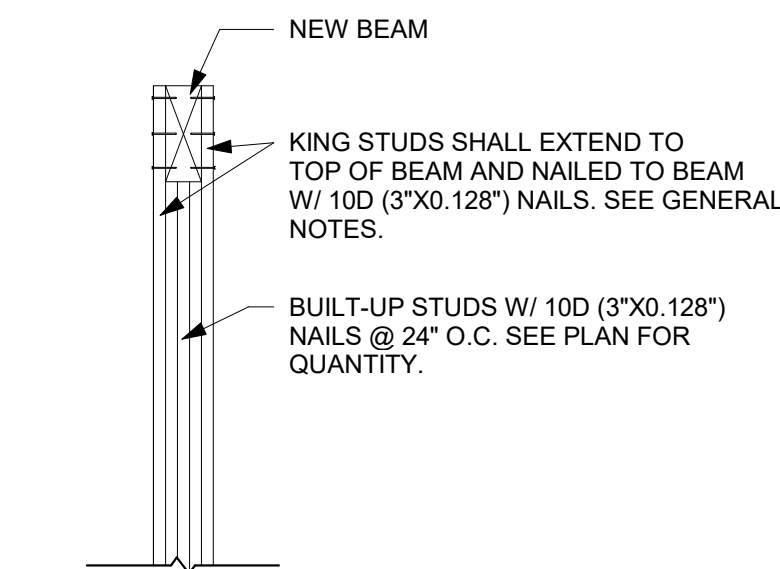
WOOD PLATE TO STEEL BEAM CONNECTION DETAIL NTS



POST TO BEAM DETAIL NTS

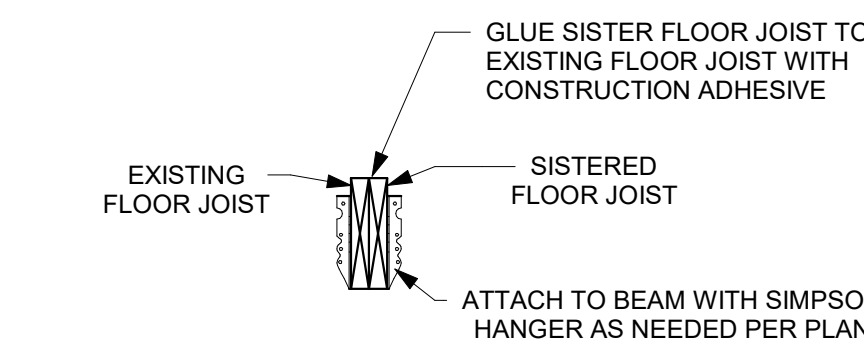
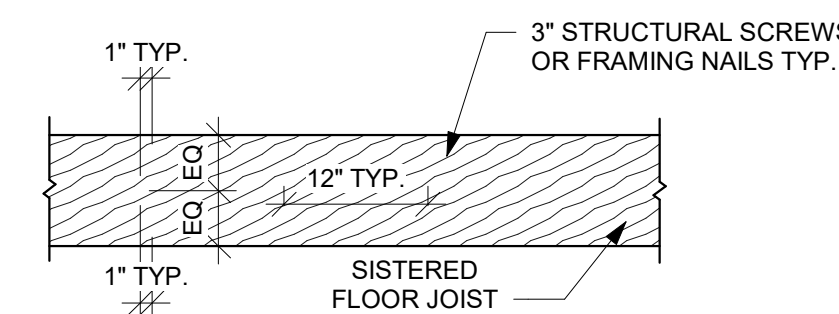


BEAM TO STUD PACK PARALLEL TO WALL DETAIL NTS

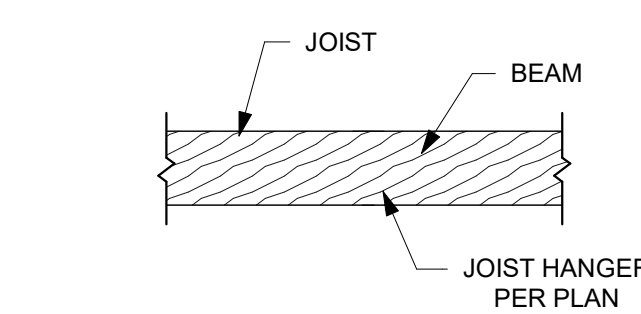


BEAM TO STUD PACK PERPENDICULAR TO WALL DETAIL NTS

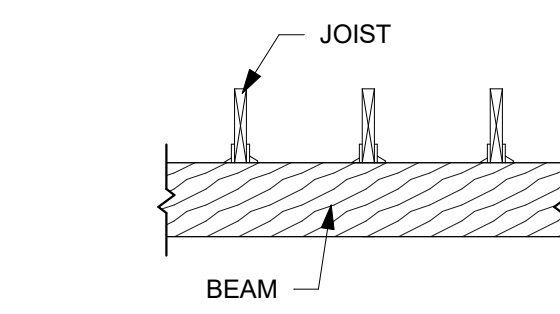
TYPICAL WALL NOTCHING DETAIL NTS



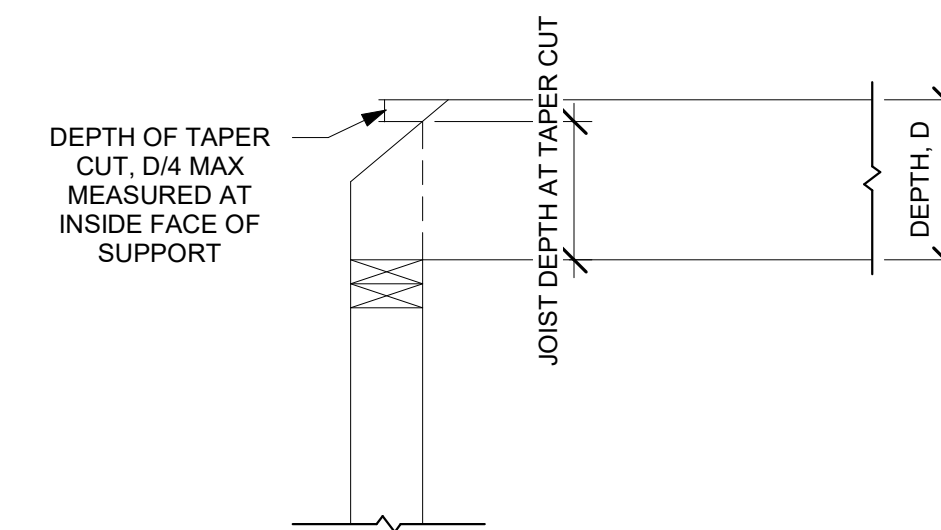
SISTERED FLOOR JOISTS DETAIL NTS



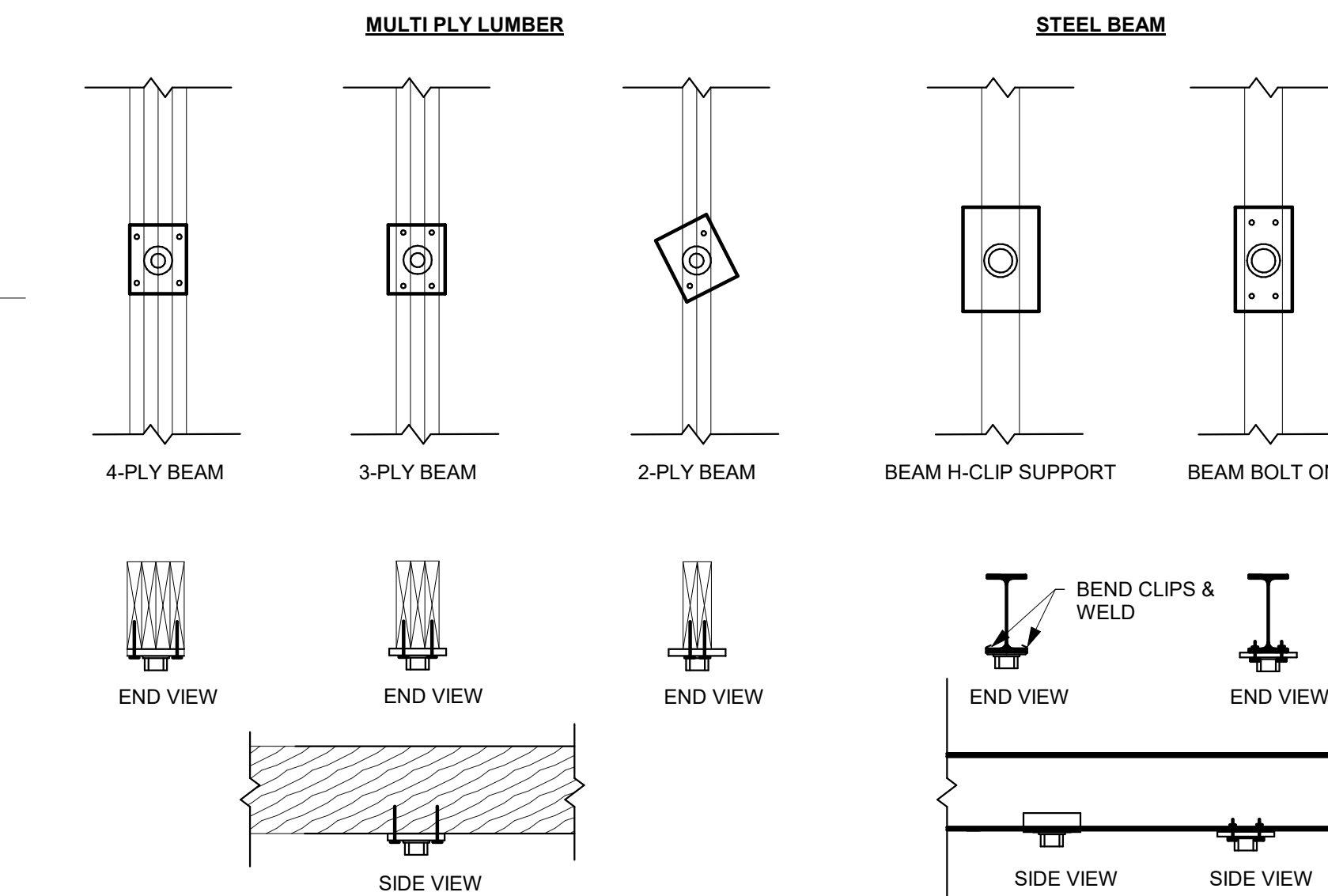
UPSET BEAM DETAIL NTS



DROPPED BEAM DETAIL NTS

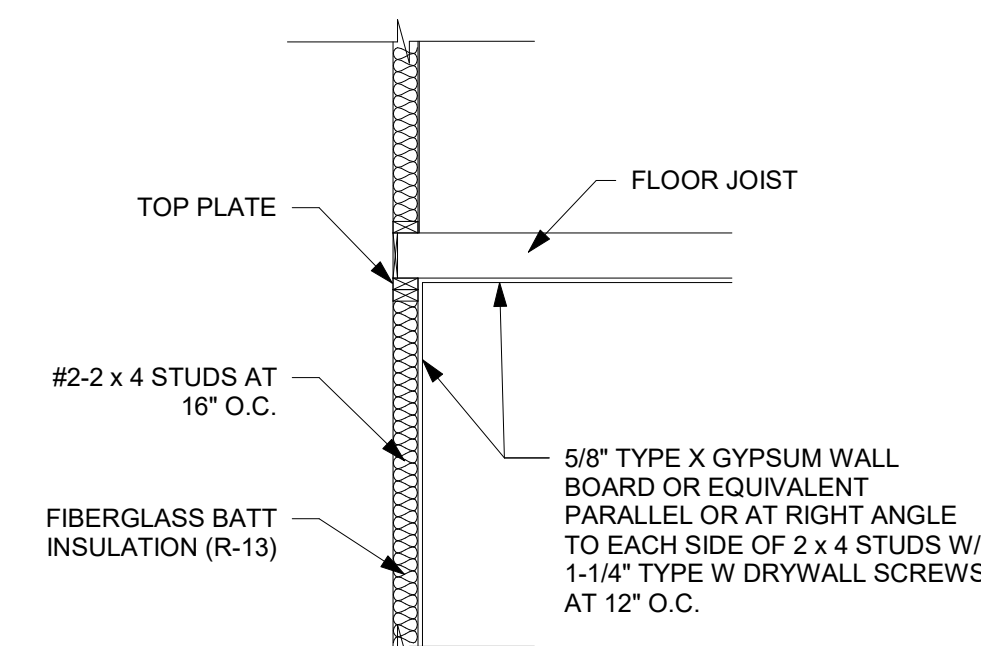


CEILING JOIST TAPER CUT NTS

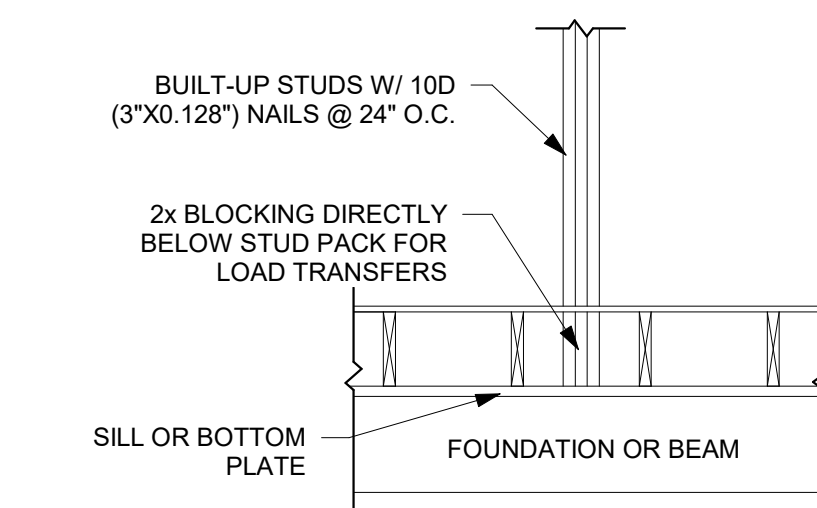


POST/BEAM CONNECTION DETAIL NTS

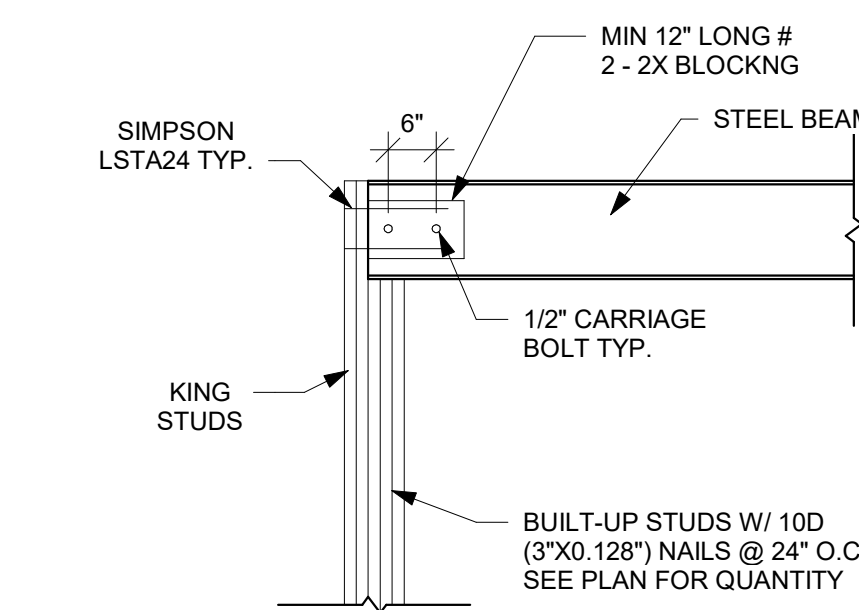
TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS



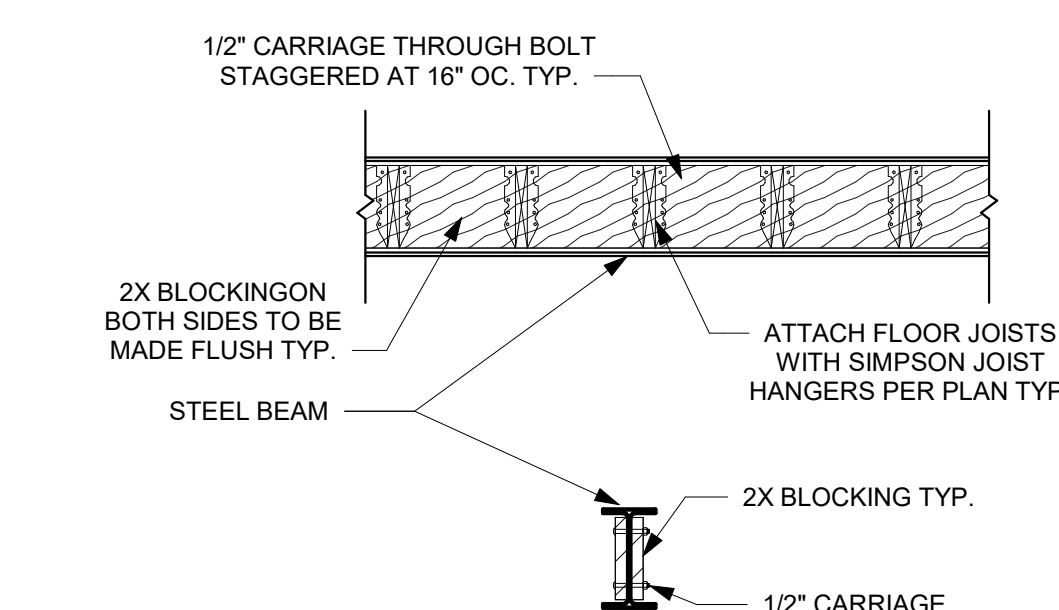
GARAGE FIRE SEPERATION DETAIL NTS



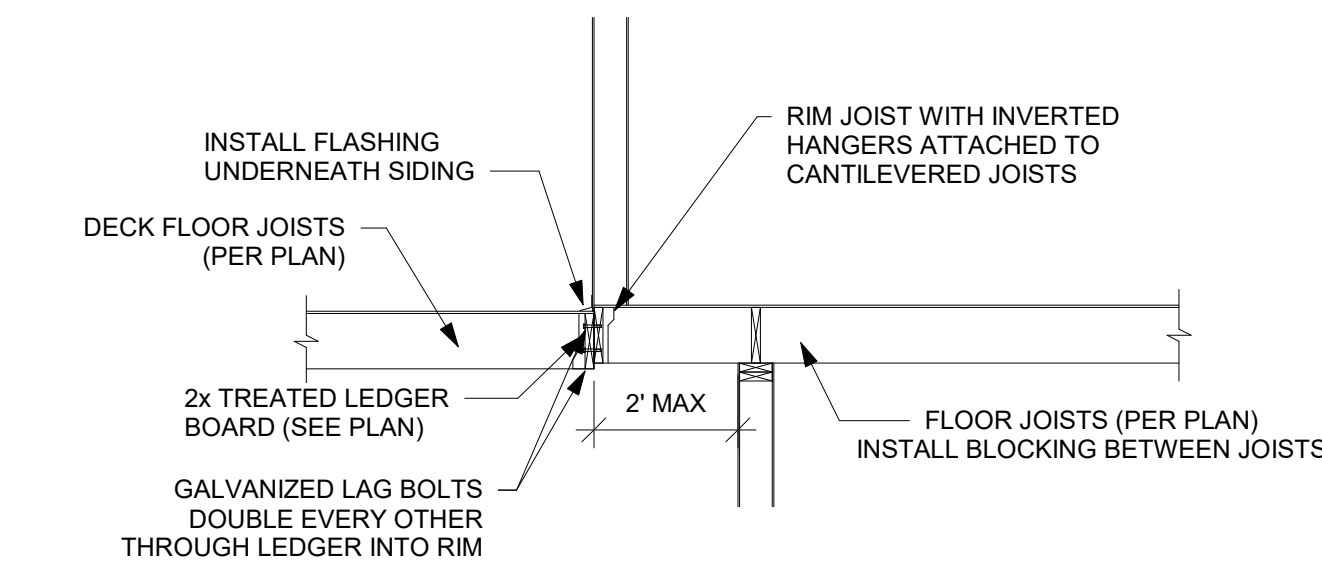
BLOCKING DETAIL NTS



STEEL BEAM TO STUD PACK DETAIL NTS



FLOOR JOIST TO STEEL BEAM DETAIL NTS



CANTILEVERED LEDGER DETAIL NTS

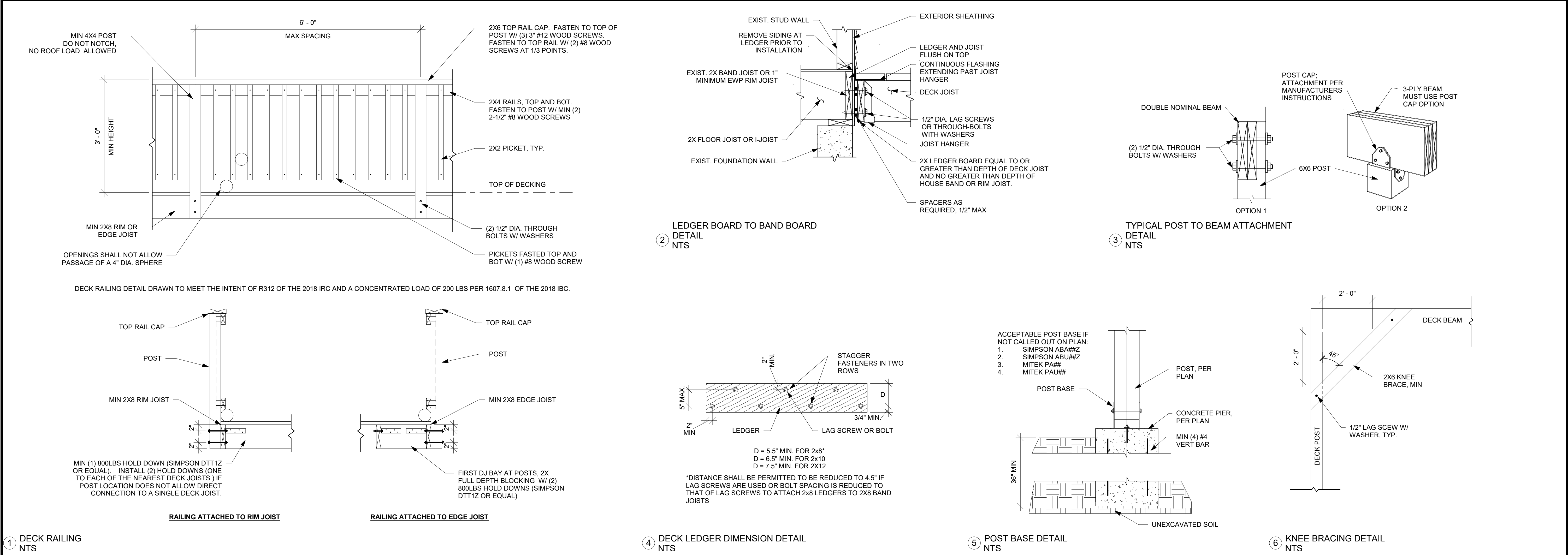
REVISIONS

FRAMING  
STANDARDS

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AS NOTED ON PLANS REVIEW  
DEVELOPER'S REVIEW  
LEE'S SUMMIT, MISSOURI  
06/27/2024 3:12:04



| TABLE R507.9.1.3(1) DECK LEDGER CONNECTION TO BAND JOIST<br>(DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF) |                                         |            |             |              |              |              |              |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------|-------------|--------------|--------------|--------------|--------------|
| CONNECTION DETAILS                                                                                                                 | 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' |
|                                                                                                                                    | ON-CENTER SPACING OF FASTENERS (INCHES) |            |             |              |              |              |              |
| 1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING                                                                                | 30                                      | 23         | 18          | 15           | 13           | 11           | 10           |
| 1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING                                                                                     | 36                                      | 36         | 34          | 29           | 24           | 21           | 19           |
| 1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING                                                                                       | 36                                      | 36         | 29          | 24           | 21           | 18           | 16           |

DECK LEDGER CONNECTION TO BAND JOIST (R507.9.1.3(1))



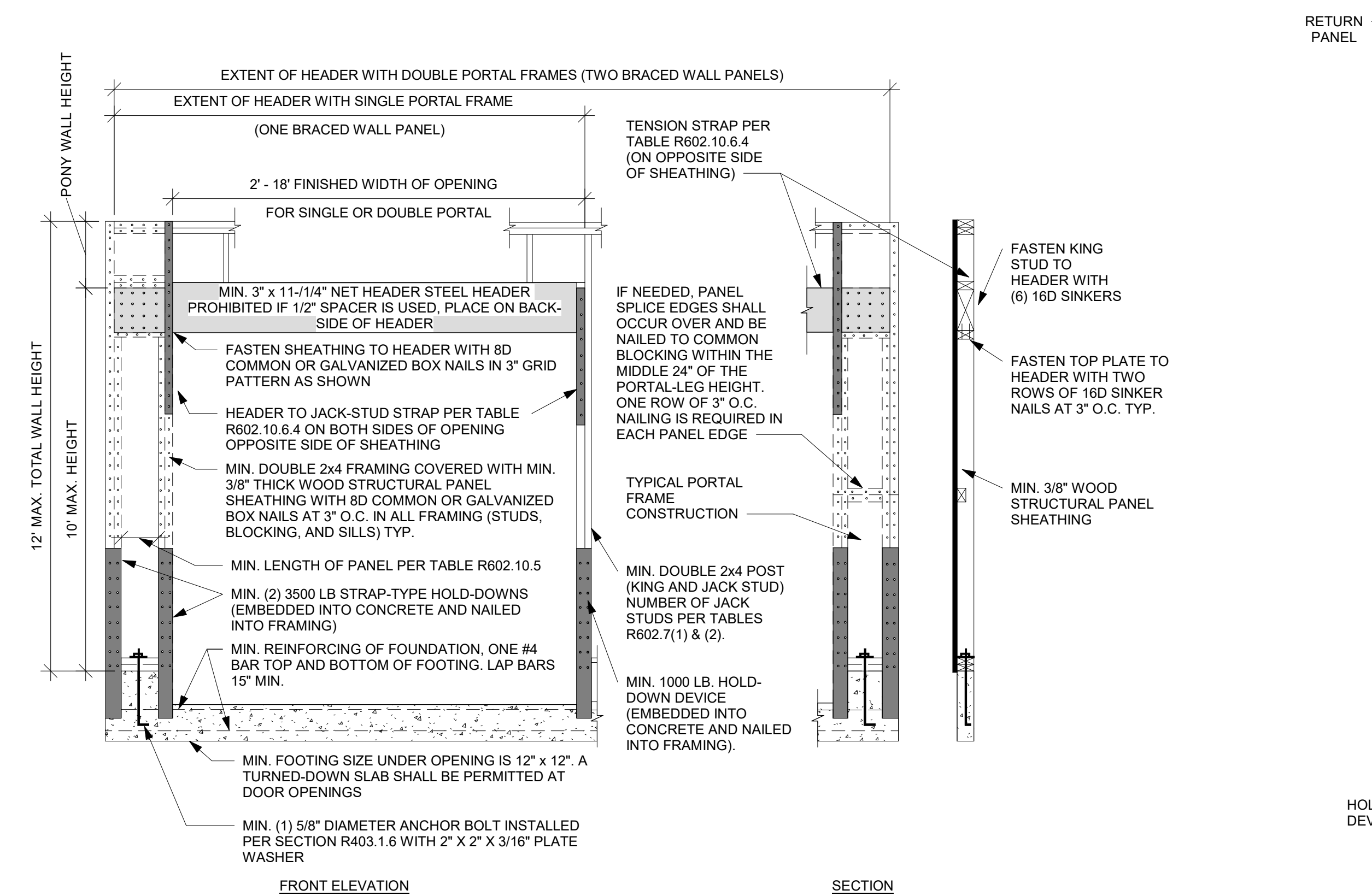
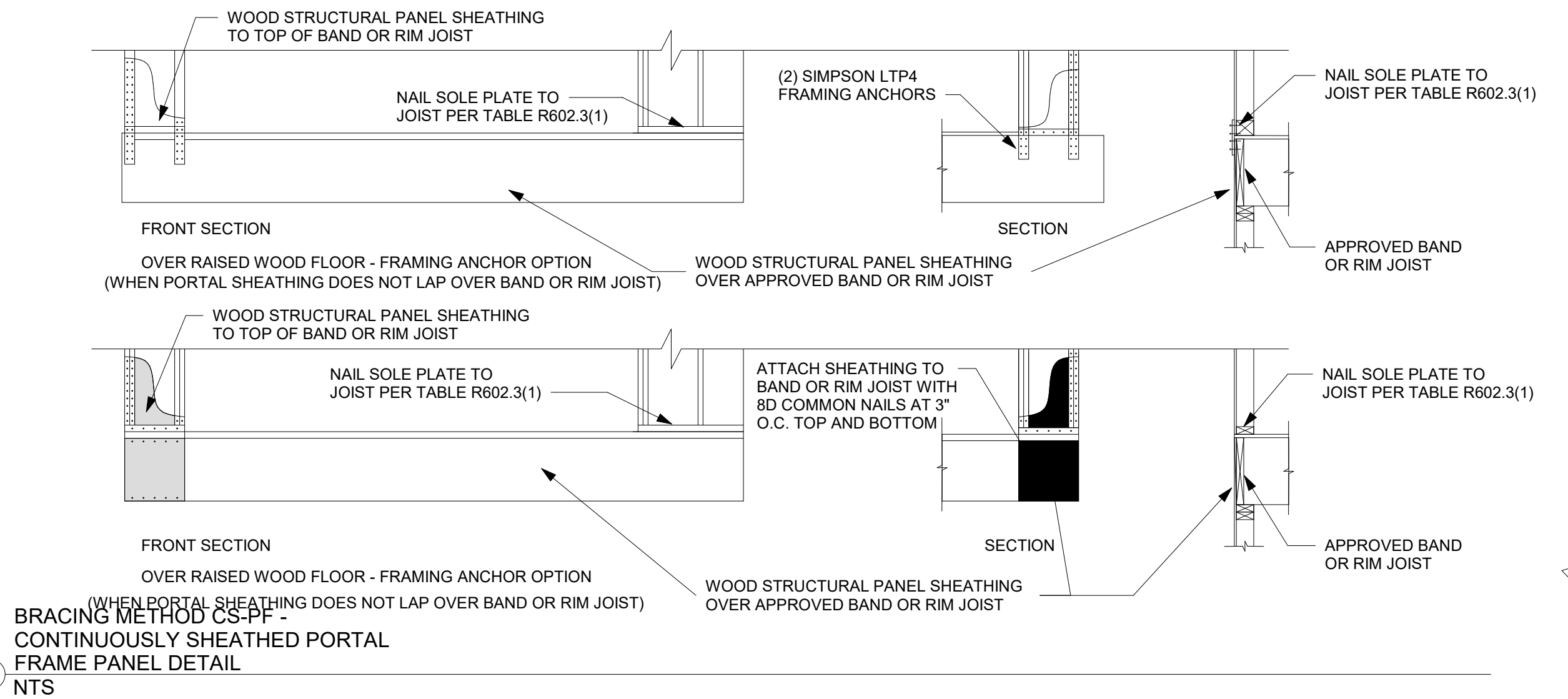
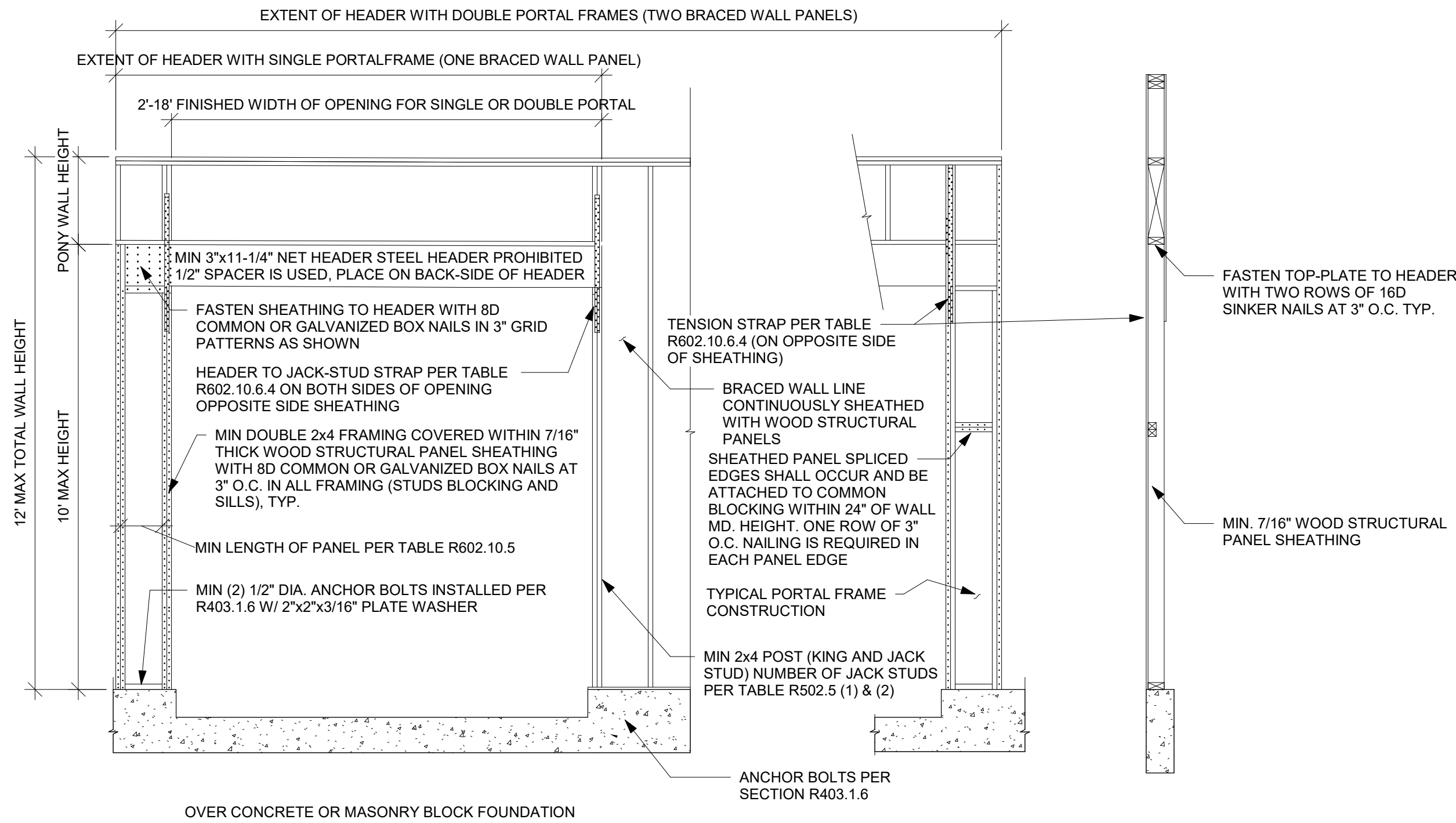
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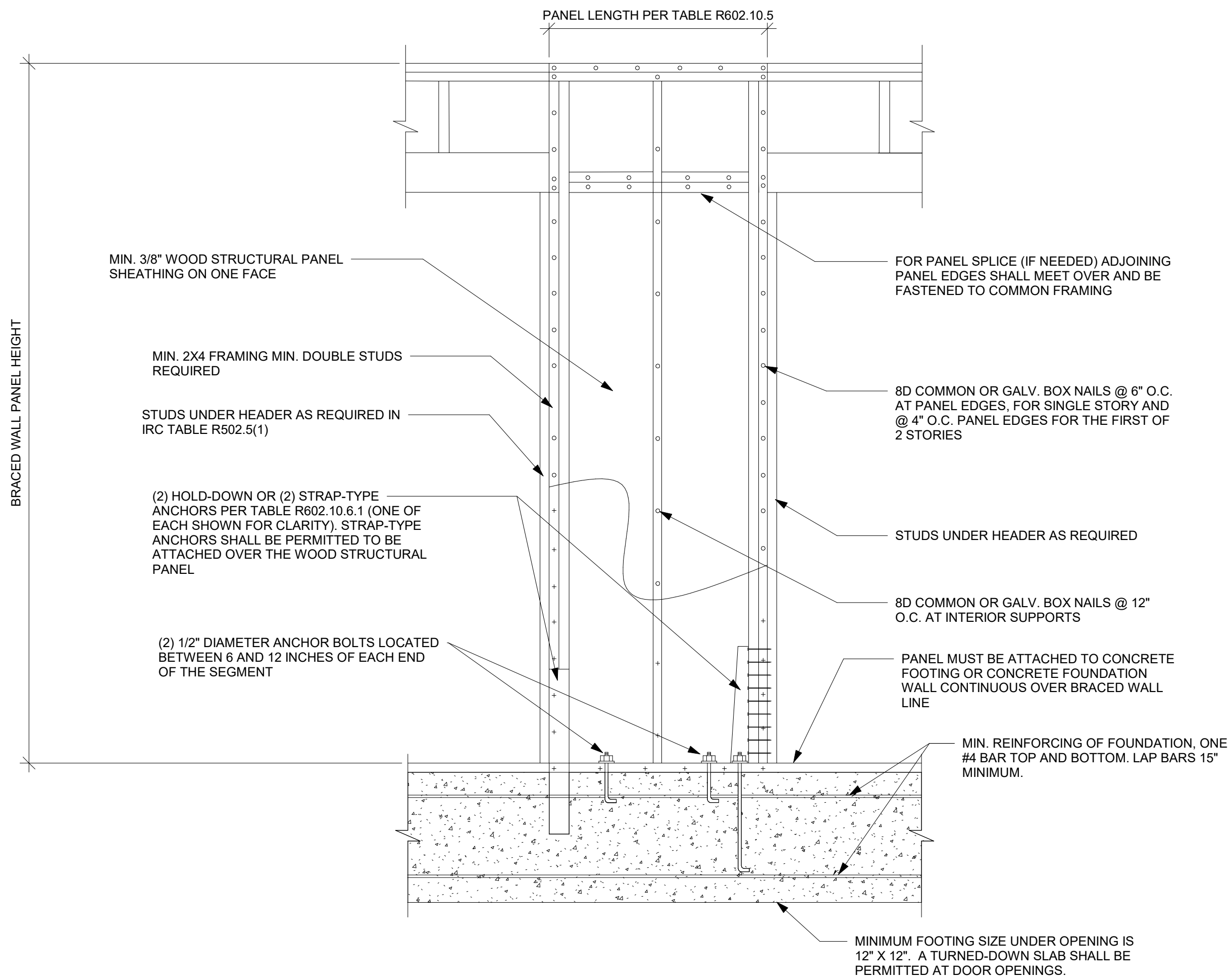
DECK DETAILS

S520

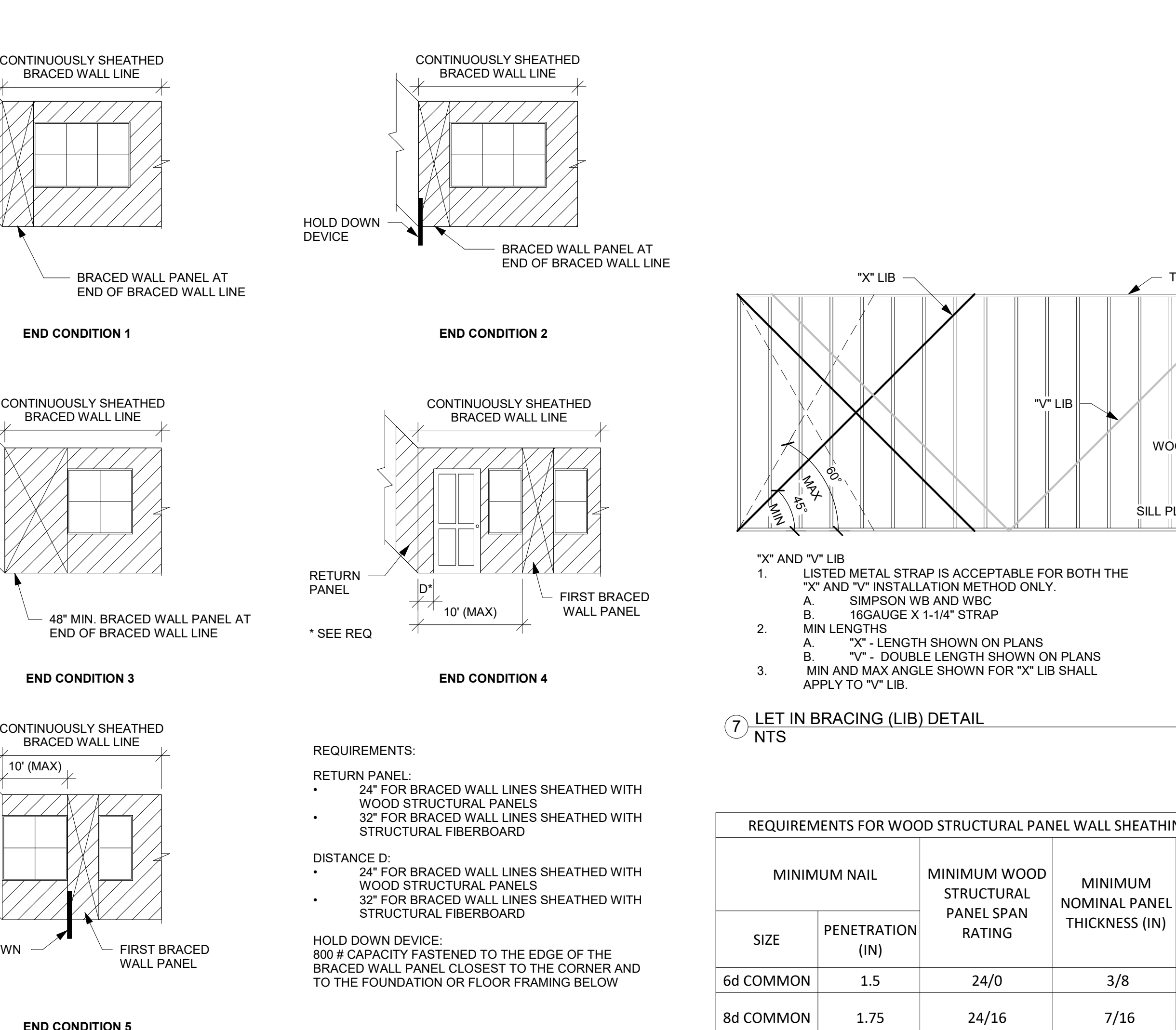
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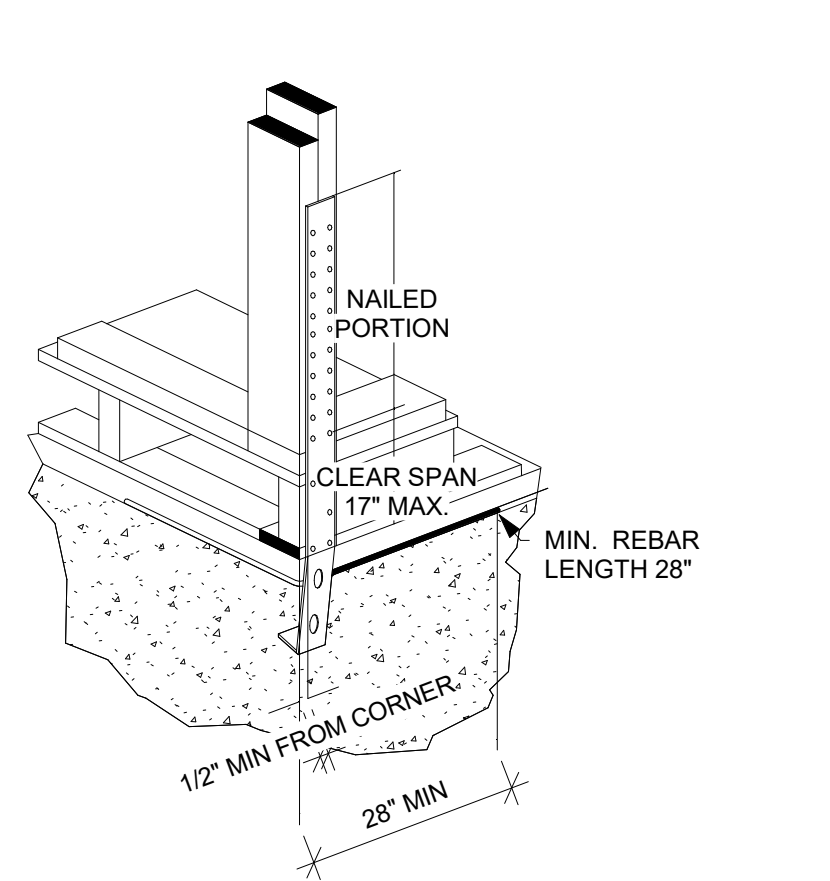
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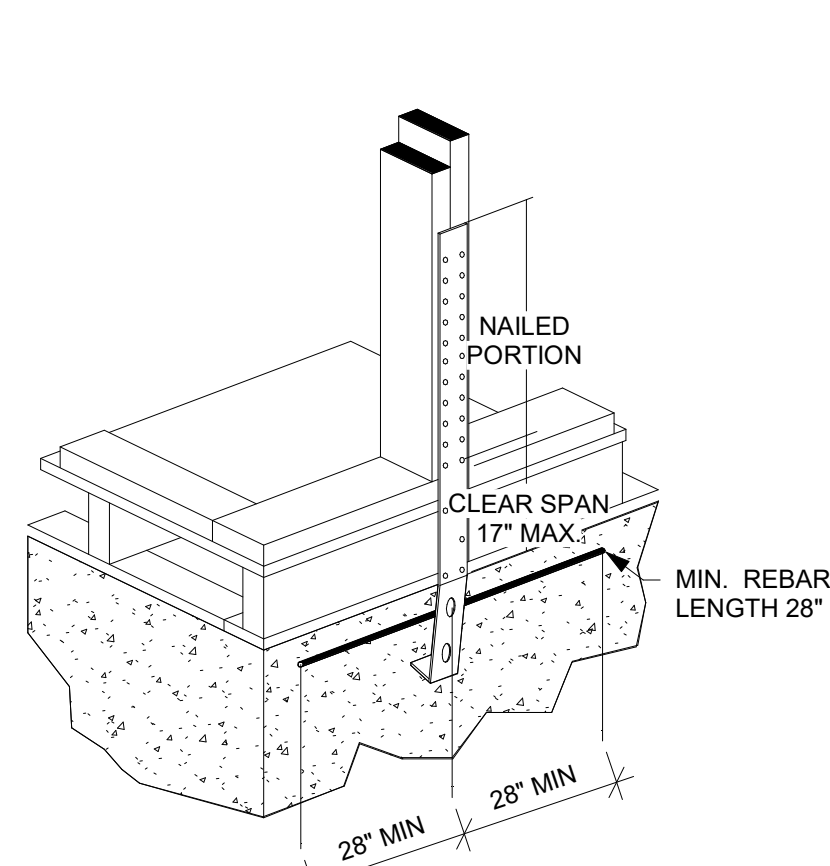
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL NTS



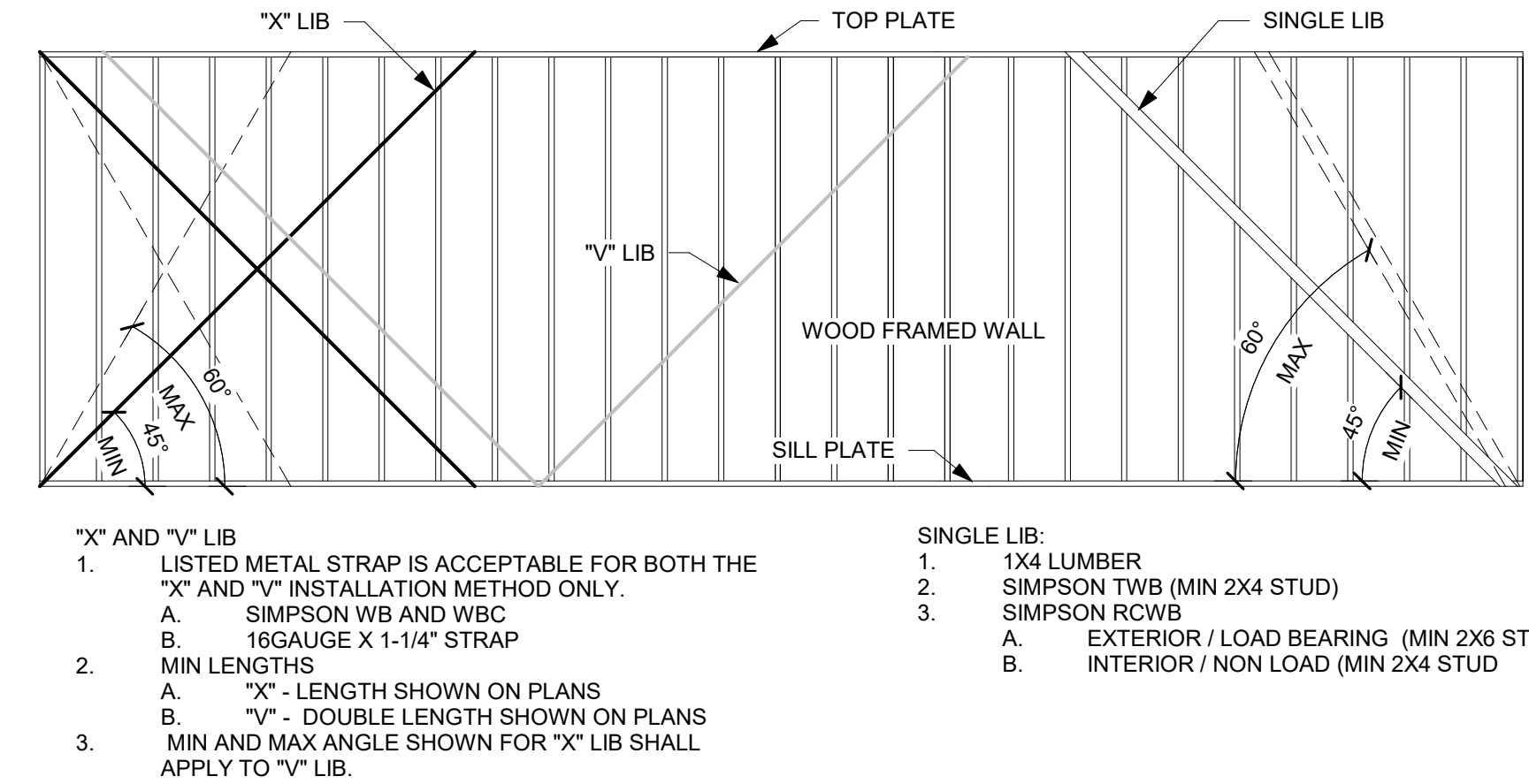
BRACING METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL DETAIL NTS



TYPICAL STHD14RJ CORNER INSTALLATION DETAIL NTS



TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL NTS



LET IN BRACING (LIB) 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) |
| SIZE                                                                                                             | PENETRATION (IN) |                                           |                                      |                       | EDGES (IN O.C.)    | FIELD (IN O.C.) |                                                    |
| 6d COMMON                                                                                                        | 1.5              | 24/0                                      | 3/8                                  | 16                    | 6                  | 12              | 140                                                |
| 8d COMMON                                                                                                        | 1.75             | 24/16                                     | 7/16                                 | 16                    | 6                  | 12              | 170                                                |
|                                                                                                                  |                  |                                           |                                      | 24                    | 6                  | 12              | 140                                                |

| REVISIONS |
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BRACING DETAILS

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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; .088" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .088" DIA., 1-5/8" LONG; 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" 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<br>2 EACH 16" O.C. FACE NAIL<br>4 EACH 16" O.C. FACE NAIL        |
| TOP OR BOTTOM PLATE TO STUD                                                          | 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                                                                                   |
|                                                                                      | 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                                                                                   |
| 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":<br>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<br>3-8d COMMON (2-1/2"x0.131") OR<br>3-10d BOX (3"x0.128") OR<br>3-3"x0.131" NAILS                        | TOE NAIL                                                                       |                            |
| RIM JOIST, BAND JOIST OR<br>BLOCKING TO SILL OR TOP PLATE<br>(ROOF APPLICATIONS ALSO)                                                                                                                                | 8d BOX (2-1/2"x0.113")                                                                                                                | 4" O.C. TOE NAIL                                                               |                            |
|                                                                                                                                                                                                                      | 8d COMMON (2-1/2"x0.131") OR<br>10d BOX (3"x0.128") OR<br>3"x0.131" NAIL                                                              | 6" O.C. TOE NAIL                                                               |                            |
| 1"x6" SUBFLOOR OR LESS TO<br>EACH JOIST                                                                                                                                                                              | 3-8d BOX (2-1/2"x0.113") OR<br>2-8d COMMON (2-1/2"x0.131") OR<br>3-10d BOX (3"x0.128") OR<br>2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG | FACE NAIL                                                                      |                            |
| 2" SUBFLOOR TO JOIST OR<br>GIRDER                                                                                                                                                                                    | 3-16d BOX (3-1/2"x0.135") OR<br>2-16d COMMON (3-1/2"x0.162")                                                                          | BLIND AND FACE NAIL                                                            |                            |
| 2" PLANKS (PLANK & BEAM-FLOOR &<br>ROOF)                                                                                                                                                                             | 3-16d BOX (3-1/2"x0.135") OR<br>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<br>4-10d BOX (3"x0.128") OR<br>4-3"x0.131" NAILS OR<br>4 3"x14 GA. STAPLES, 7/16" CROWN               | END NAIL                                                                       |                            |
| BUILT-UP GIRDERS AND BEAMS, 2"<br>LUMBER LAYERS                                                                                                                                                                      | 20d COMMON (3"x0.128")                                                                                                                | NAIL EACH LAYER AS FOLLOWS: 32"<br>O.C AT TOP END AND BOTTOM AND<br>STAGGERED. |                            |
|                                                                                                                                                                                                                      | 10d BOX (3"x0.128") OR<br>3"x0.131" NAIL                                                                                              | 24" O.C. FACE NAIL AT TOP AND<br>BOTTOM STAGGERED ON OPPOSITE<br>SIDES         |                            |
|                                                                                                                                                                                                                      | AND:<br>2-20d COMMON (4"x0.192") OR<br>3-10d BOX (3"x0.128") OR<br>3-3"x0.131" NAILS                                                  | FACE NAIL AT ENDS AND AT EACH<br>SPLICE                                        |                            |
| LEDGER STRIP SUPPORTING<br>JOISTS OR RAFTERS                                                                                                                                                                         | 4-16d BOX (3-1/2"x0.135") OR<br>3-16d COMMON (3-1/2"x0.162") OR<br>4-10d BOX (3"x0.128") OR<br>4-3"x0.131" NAILS                      | AT EACH JOIST OR RAFTER, FACE<br>NAIL                                          |                            |
| BRIDGING OR BLOCKING TO<br>JOIST                                                                                                                                                                                     | 2-10d BOX (3"x0.128") OR<br>2-8d COMMON (2-1/2"x0.131") OR<br>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 PARTICLEBOARD WALL SHEATHING TO FRAMING<br>[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<br>8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR<br>RSRS-01 (2-3/8"x0.113") NAIL (ROOF)    | 6                                                                              | 12                         |
| 19/32" - 1"                                                                                                                                                                                                          | 8d COMMON NAIL (2-1/2"x0.131") OR<br>RSRS-01 (2-3/8"x0.113") NAIL (ROOF)                                                              | 6                                                                              | 12                         |
| 1-1/8" - 1-1/4"                                                                                                                                                                                                      | 10d COMMON (3"x0.148") NAIL OR<br>8d (2-1/2"x0.131") DEFORMED NAIL                                                                    | 6                                                                              | 12                         |
| OTHER WALL SHEATHING                                                                                                                                                                                                 |                                                                                                                                       |                                                                                |                            |
| 1/2" STRUCTURAL CELLULOSIC<br>FIBERBOARD SHEATHING                                                                                                                                                                   | 1-1/2" GALVANIZED ROOFING NAIL, 7/16"<br>HEAD DIAMETER OR<br>1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1"<br>CROWN                      | 3                                                                              | 6                          |
| 25/32" STRUCTURAL CELLULOSIC<br>FIBERBOARD SHEATHING                                                                                                                                                                 | 1-3/4" GALVANIZED ROOFING NAIL, 7/16"<br>HEAD DIAMETER OR<br>1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1"<br>CROWN                      | 3                                                                              | 6                          |
| 1/2" GYPSUM INTERIOR COVERING<br>(R702.3.5)                                                                                                                                                                          | 1-1/2" GALVANIZED ROOFING NAIL: STAPLE<br>GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS,<br>TYPE "W" OR "S"                                  | 7                                                                              | 7                          |
| 5/8" GYPSUM INTERIOR COVERING<br>(R702.3.5)                                                                                                                                                                          | 1-3/4" GALVANIZED ROOFING NAIL: STAPLE<br>GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS,<br>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<br>8d COMMON (2-1/2"x0.131") NAIL                                                                     | 6                                                                              | 12                         |
| 7/8" - 1"                                                                                                                                                                                                            | 8d COMMON (2-1/2"x0.131") NAIL OR<br>8d DEFORMED (2-1/2"x0.120") NAIL                                                                 | 6                                                                              | 12                         |
| 1-1/8" - 1-1/4"                                                                                                                                                                                                      | 10d COMMON (3"x0.148") NAIL OR<br>8d DEFORMED (2-1/2"x0.120") NAIL                                                                    | 6                                                                              | 12                         |



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HAWTHORN RIDGE #78 - SHEFFIELD MODERN PRAIRIE  
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REVISIONS

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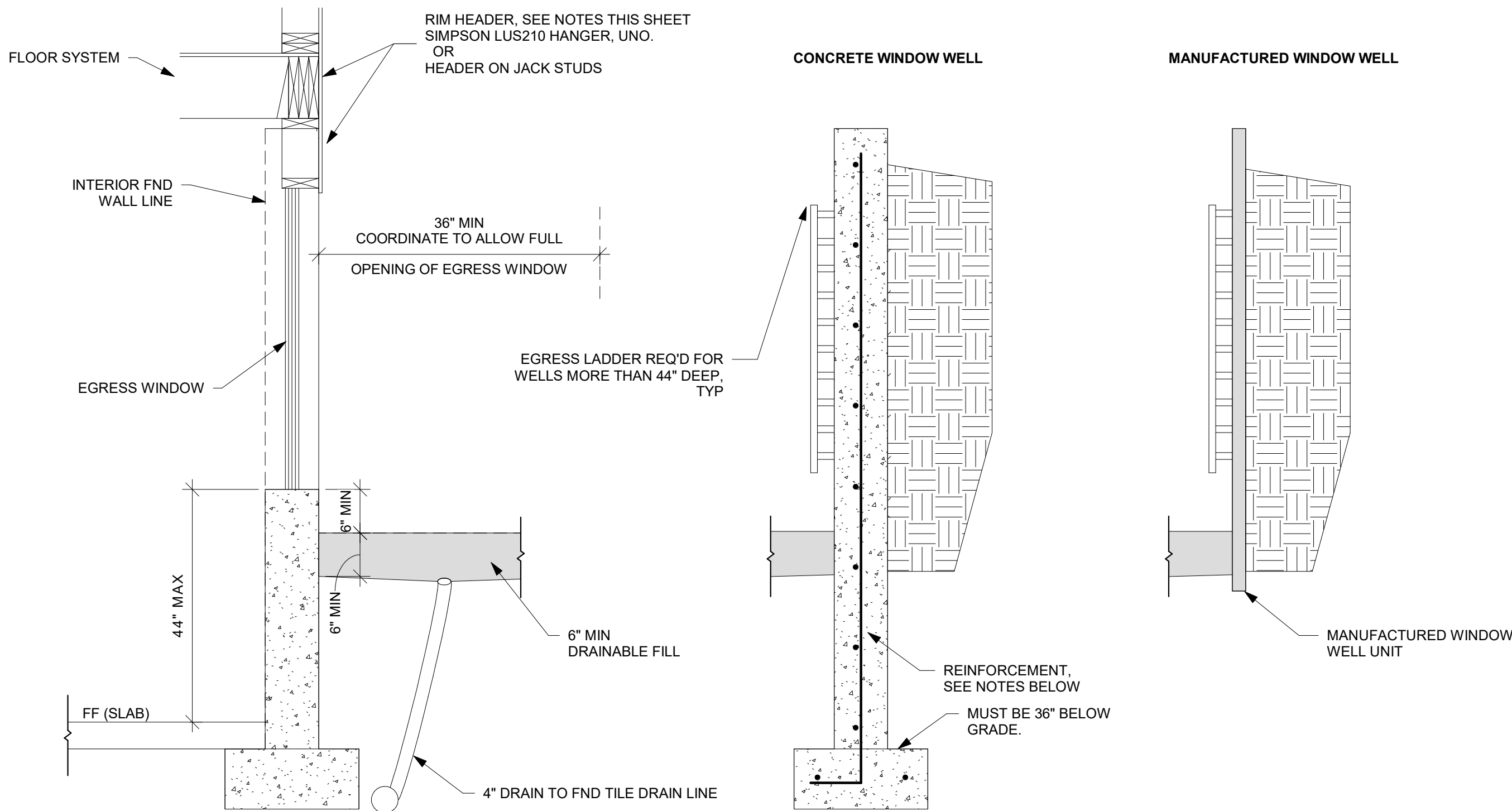
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SCHEDULE

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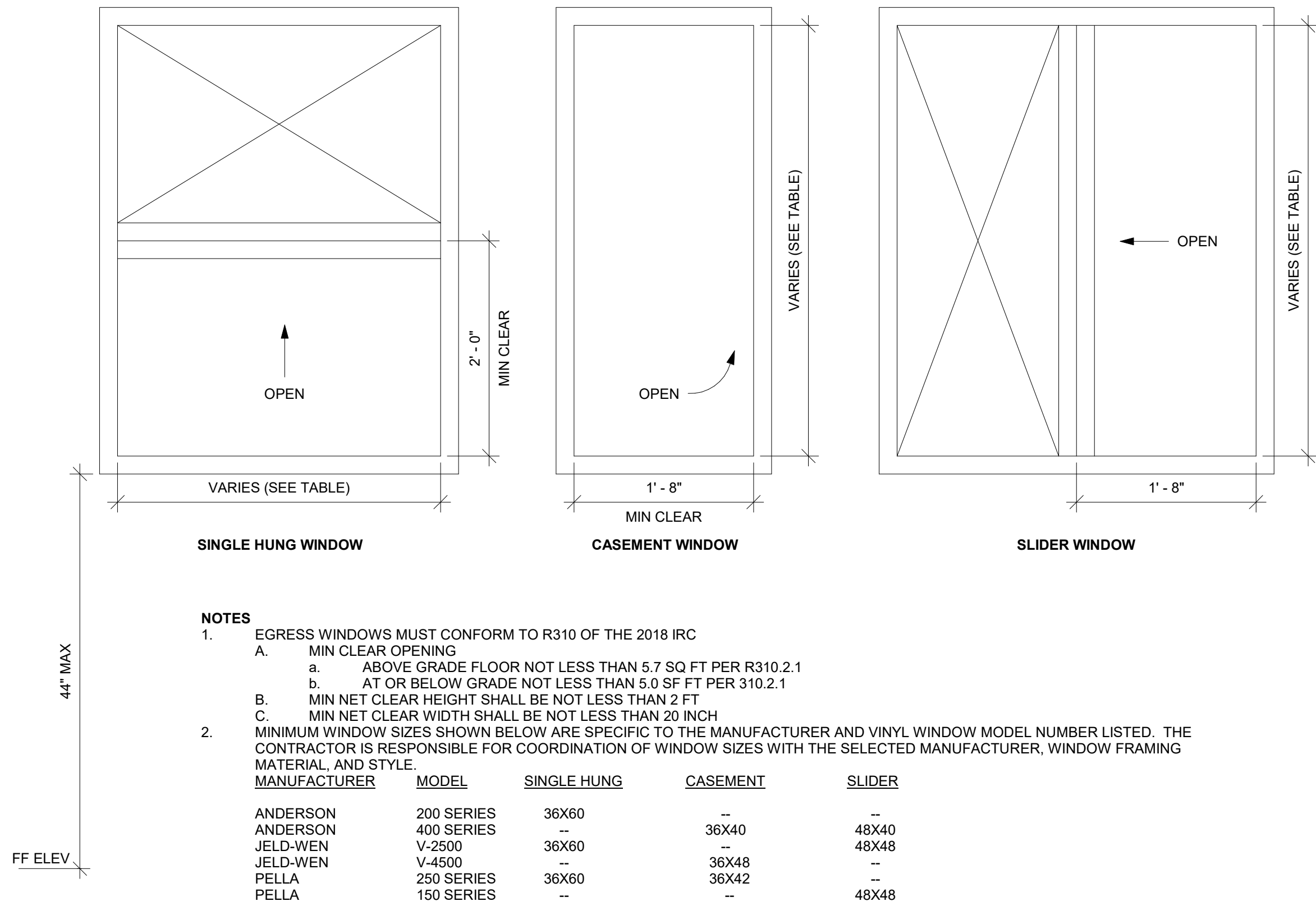
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DEVELOPMENT REVIEWS  
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- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - THE INFORMATION PROVIDED 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              |



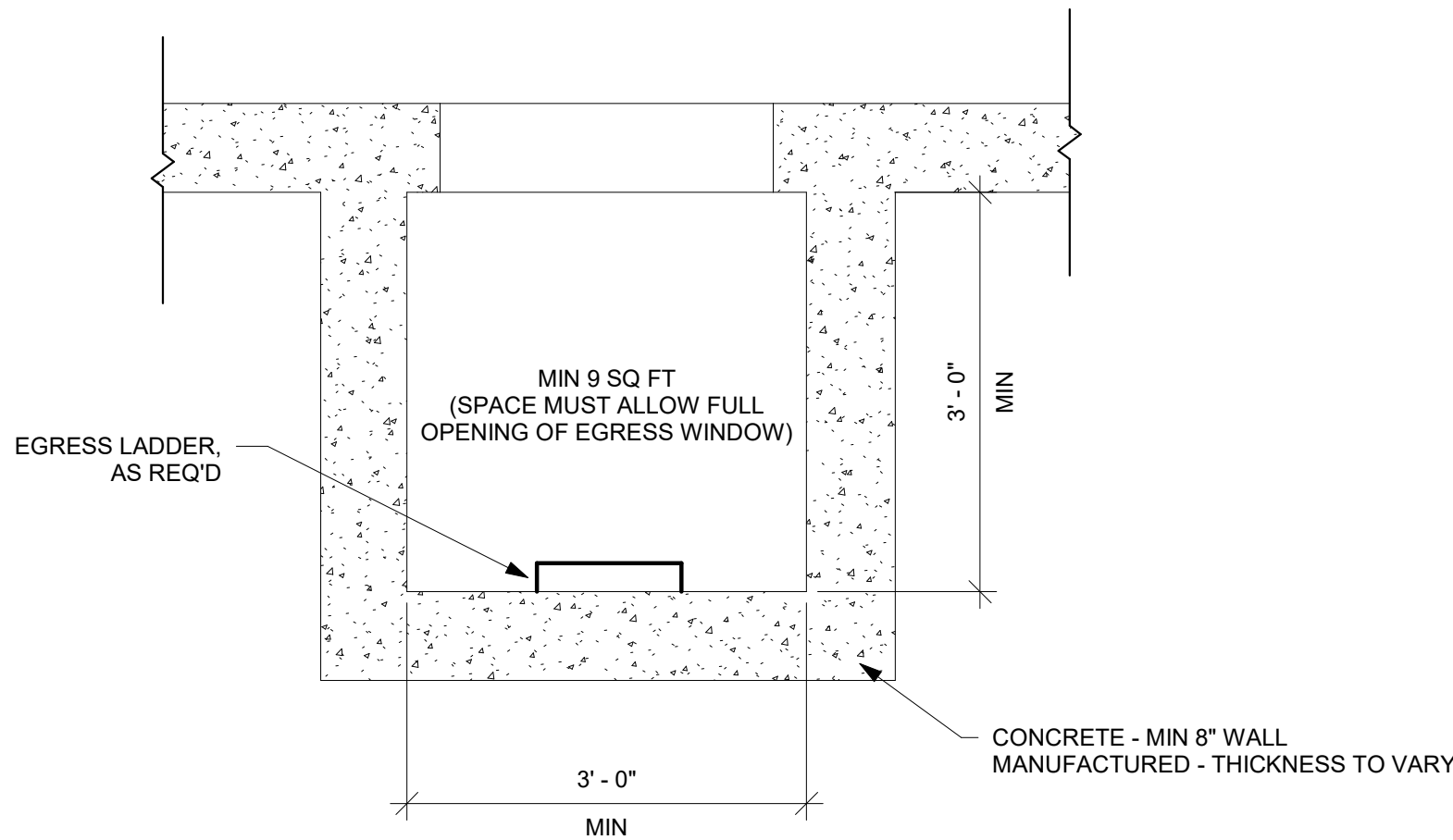
- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
  - CONCRETE WINDOW WELL
    - INSTALLED WITH NEW FOUNDATION
      - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
      - REINFORCEMENT
        - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
    - 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  
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LEE'S SUMMIT, MO 64064  
EVERSTEAD.COM (816)399-4901

## SUMMIT HOMES

HAWTHORN RIDGE #78 - SHEFFIELD MODERN PRAIRIE

1542 SW ARBOR FALLS DR LEE'S SUMMIT, MO 64082

### REVISIONS

**EGRESS  
WINDOWS**

**S560**

DATE 6/7/2024  
SCALE

6/7/2024 FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPER'S SIGNATURE  
LEE'S SUMMIT, MISSOURI  
06/27/2024 3:12:04