

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

STRUCTURAL NOTES:

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

ELEVATIONS:

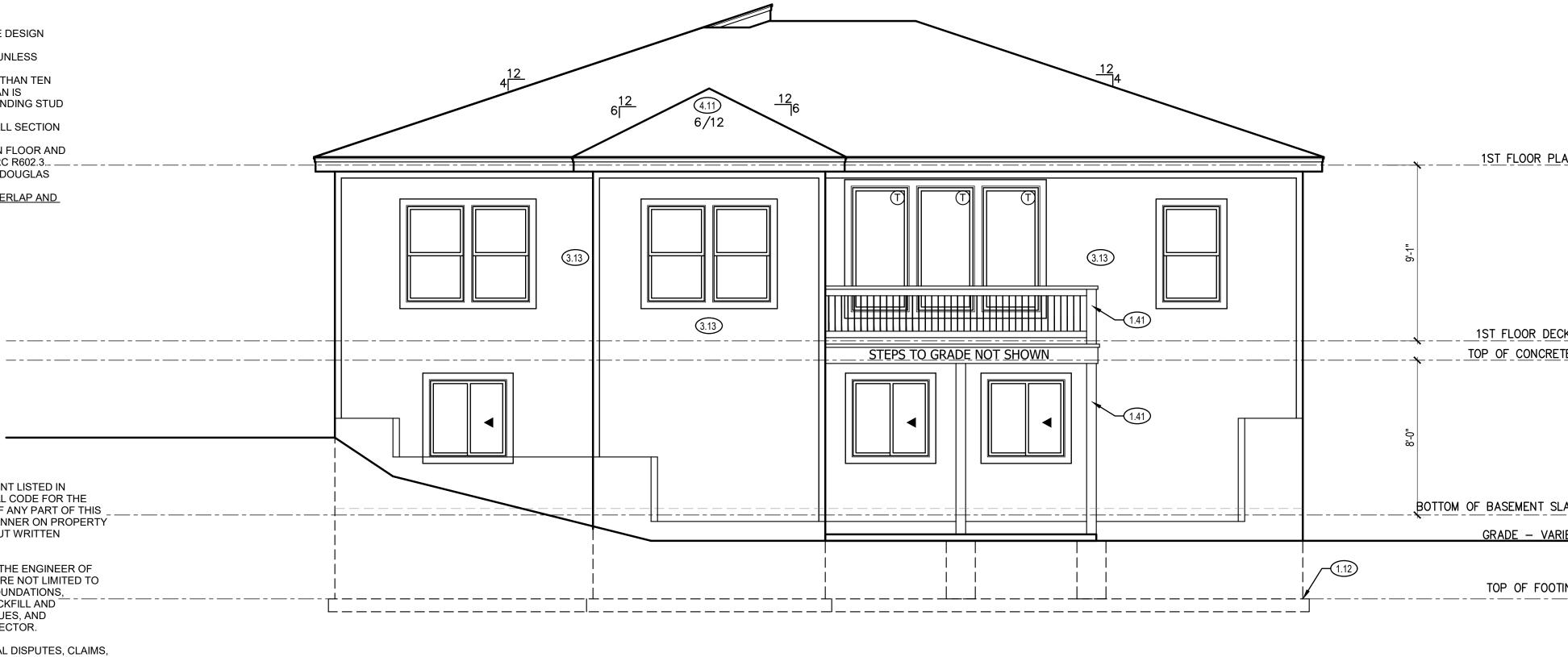
- 1. GARAGE DOORS SHALL MEET DASMA OR ULTIMATE DESIGN
- WIND SPEED OF 115 MPH REQUIREMENTS.2. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS
- 2. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
- 3. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SAPCED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD
- 4. 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.______
- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS
- FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
 7. <u>SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND</u> <u>OVERLAP.</u>

PROJECT AT THE ADDRESS LISTED ON THE PLANS. USE OF ANY PART OF THIS _ PLAN SET TO DEMOLISH, CONSTRUCT OR BUILD IN ANY MANNER ON PROPERTY OTHER THAN THE LISTED ADDRESS IS PROHIBITED WITHOUT WRITTEN CONSENT FROM EVERSTEAD. ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF

EVERSTEAD HAS PRODUCED THIS PLAN SET FOR THE CLIENT LISTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR THE

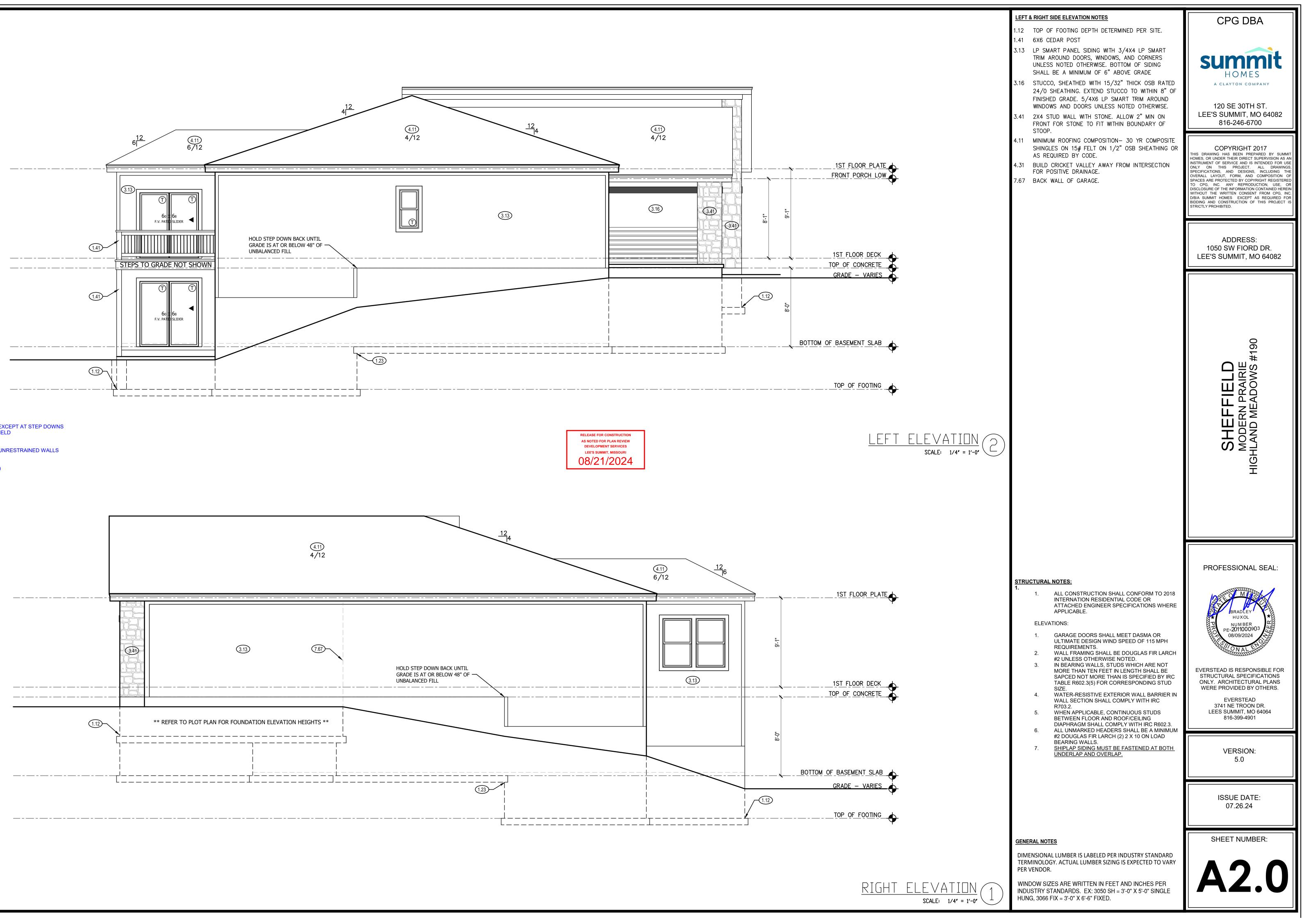
RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS, BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY ISSUES, AND STRUCTURAL ITEMS IDENTIFIED BY THE LOCAL CODE INSPECTOR.

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.

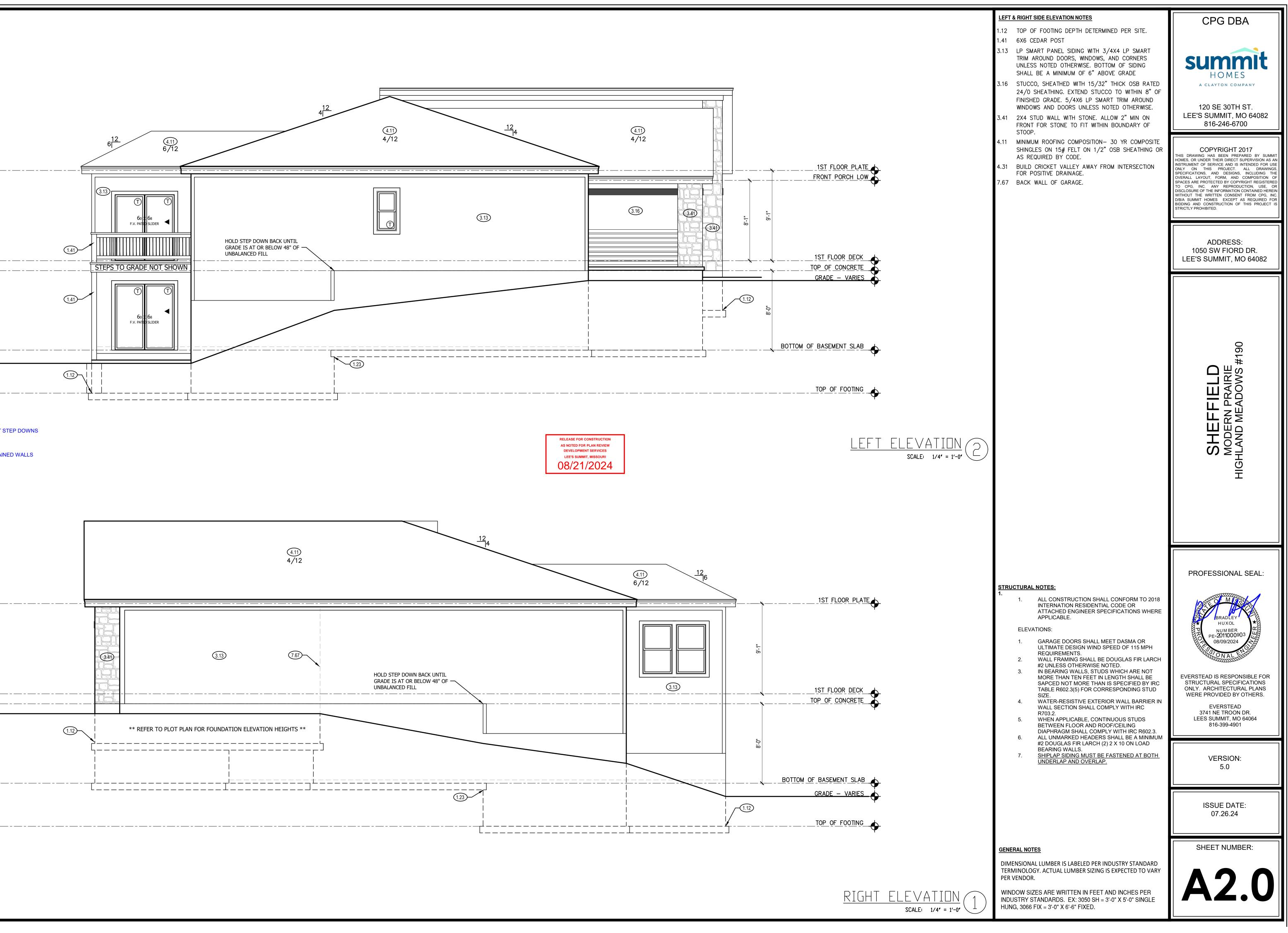


FRE

	FRONT & REAR ELEVATION NOTES	
WINDOWS FULL REDUCTION SCHEDULE LOWER LEVEL (3) 4040 SLIDER Go68 PATIO SLIDER DOOR 2X6 JAMB MIN LEVEL (8) 3050 SH CLR (3) 3066 FIX CLR TEMP (1) 2040 SH CLR TEMP (1) 2050 FIX (2) 668 PATIO SLIDER DOOR 2X6 JAMB 068 PATIO SLIDER DOOR 2X6 JAMB 0500 STRUCTURAL GENERAL NOES 0500 STRUCTURAL GENERAL NOES S000 STRUCTURAL GENERAL NOES S001 FRAMING STANDARDS S10 FRAMING STANDARDS S20 DECK DETAILS S20 DECK DETAILS S20 SEALING SCHEDULE S20 FASTENING SCHEDULE	 FRONT & REAR ELEVATION NOTES 1.12 TOP OF FOOTING DEPTH DETERMINED PER S 1.41 6X6 CEDAR POST 2.61 5/4"X8" LP SMART TRIM. 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SM TRIM AROUND DOORS, WINDOWS, AND CORNI UNLESS NOTED OTHERWISE. BOTTOM OF SIDI SHALL BE A MINIMUM OF 6" ABOVE GRADE. 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSE 24/0 SHEATHING. EXTEND STUCCO TO WITH FINISHED GRADE. 5/4X6 LP SMART TRIM AF WINDOWS AND DOORS UNLESS NOTED OTHER 3.17 MANUFACTURED STONE VENEER. 3.41 2X4 STUD WALL WITH STONE. ALLOW 2" MIN FRONT FOR STONE TO FIT WITHIN BOUNDAR STOOP. 4.11 MINIMUM ROOFING COMPOSITION- 30 YR CO SHINGLES ON 15# FELT ON 1/2" OSB SHEA AS REQUIRED BY CODE. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSE FOR POSITIVE DRAINAGE. 	AART ERS ING B RATED IN 8" OF ROUND RWISE. A CLAYTON COMPANY A CLAYTON COMPANY L20 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700 A ON Y OF MPOSITE THING OR A ON Y OF MPOSITE THING OR
$\frac{\text{NG}}{\text{ONT}} = \frac{1}{1}$		SHEFFIELD MODERN PRAIRIE HIGHLAND MEADOWS #190
СК н	FINISHED STAIRS TO LOWER LEVEL	PROFESSIONAL SEAL: PROFESSIONAL SEAL: PROFESSIONAL SEAL: BRADLEY HUXOL NUM BER PE-2011000903 08/09/2024 UNM BER PE-2011000903 09/004 DE-20100000 09/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 00/004 DE-20100000 DE-20100000 DE-20100000 DE-20100000 DE-20100000 DE-20100000 DE-20100000 DE-20100000 DE-2010000 DE-20100000 DE-20100000 DE-20100000 DE-201000000 DE-20100000 DE-201000000 DE-201000000 DE-20100000 DE-2010000000000 DE-20100000000000000000000000000000000000
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SCALE: 1/4" = 1'-0"	4	RELEASE FOR CONSTRUCTIO AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/21/2024



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



STRUCTURAL NOTES:

1.

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

FOUNDATION NOTES:

- 1. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF
- . SOIL BEARING CAPACITY SHALL BE 1500 PSF. COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED
- GRADE (R-406.1). 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.
- 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".
- IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.
- 10. ALL EGRESS WINDOW HEADERS ON LOWER LEVEL TO BE
- (2)2X10 UNLESS OTHERWISE NOTED.ALL LOWER LEVEL FRAMED WALLS TO BE BRACED USING CS-

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.

WSP FOR THEIR ENTIRE LENGTH.

- 2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS
- OR FOUNDATION WALLS THAT ARE 5' OR LESS. 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.

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ALL FOOTING TO BE

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ISOLATED FOOTINGS AND COLUMN PADS

SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
Â	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
Ċ	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
	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				
L	18"	3'-0"	(4) VERTICAL #4				
ĸ	24"	3'-0"	(4) VERTICAL #4				
Δ	28"	3'-0"	(4) VERTICAL #4				

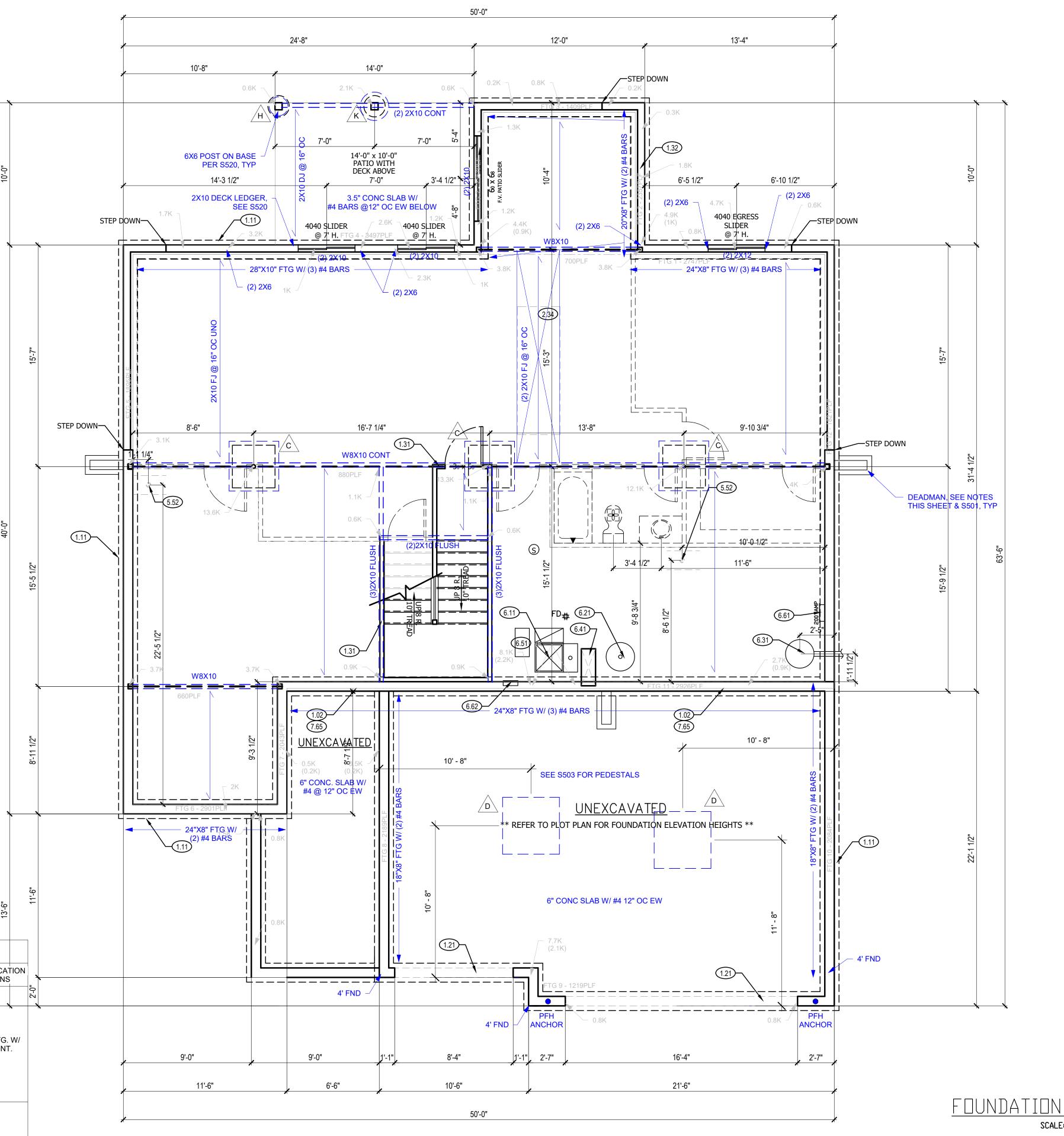
*DENOTES STEEL COLUMN NOT REQUIRED

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 FROM INSIDE TENSION FACE)							
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPE U.N.O. ON			
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.				
< 6'-0" WALL		#4 BARS @36" O.C.					
8'-0" WALL	8"	#4 BARS @16" O.C.		16" x 8" CONC. FTG. (2) #4 BARS CONT			
9'-0" WALL	0	#4 BARS @12" O.C.	#4 BARS @ 24" O.C.				
10'-0" WALL		#4 BARS @8" O.C.					

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS

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



S BY COMPC	ONENT (PAR	TIAL) AND ENERG	GY CONSERVATIO	ON CODE COMPLIA	NCE
OD FRAME	FLOOR	BASEMENT	SLAB R-VALUE	CRAWL SPACE	DUCTWORK

	FOUNDATION PLAN NOTES	CPG DBA
	1.02 HOLD SILL PLATE BACK 2-1/2"	
	1.11 CONTINUOUS CONCRETE FOOTING	
	1.21 RECESS TOP OF FOUNDATION WALL1.31 2X4 STUD WALL WITH TREATED SILL PLATE	summit
	1.32 2X6 STUD WALL WITH TREATED SILL PLATE	HOMES
	2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING	A CLAYTON COMPANY
	2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.	
	5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR	120 SE 30TH ST. LEE'S SUMMIT, MO 64082
	FINISH. 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL	816-246-6700
	BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.	
	6.21 HYBRID HEAT PUMP WATER HEATER. INSTALL PER	COPYRIGHT 2017 THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN
	MANUFACTURERS RECOMMENDATIONS.6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI	INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE
	PROTECTION. PROVIDE SLEEVE THROUGH FOOTING. 6.41 HVAC CHASE ABOVE	OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR
	6.51 FRESH AIR VENTILATOR WITH POWERED DAMPER AND	DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR
	FILTER. SIMILAR TO APRILAIRE MODEL 8145/8145NC OR BETTER.	BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.
	6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE	
	DETERMINED ON SITE. 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT	ADDRESS:
	MANAGER. 7.65 LINE OF FLOOR ABOVE	1050 SW FIORD DR.
	7.65 LINE OF FLOOR ABOVE	LEE'S SUMMIT, MO 64082
		0
		#19
		SHEFFIELD MODERN PRAIRIE HIGHLAND MEADOWS #190
		SHEFFIELD MODERN PRAIRIE ILAND MEADOWS
		L⊳ N N N N N N N N N N N N N N N N N N N
		<u>5</u>
		PROFESSIONAL SEAL:
		BRADLEY HUXOL
		NUMBER PE-2011000903
		08/09/2024
		ON AL ENSO
		EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS
		ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS.
		EVERSTEAD 3741 NE TROON DR.
		LEES SUMMIT, MO 64064 816-399-4901
	GENERAL NOTES	
	BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE	VERSION: 5.0
	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	ISSUE DATE:
	TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.	07.26.24
	ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.	SHEET NUMBER:
	SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS	
	ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL	
$\Box N PLAN (1)$	REQUIREMENTS.	
SCALE: 1/4" = 1'-0"	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.	RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW
		08/21/2024

GENERAL PLAN NOTES

- 1. 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.
- 3. 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.
- 6. 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
 ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

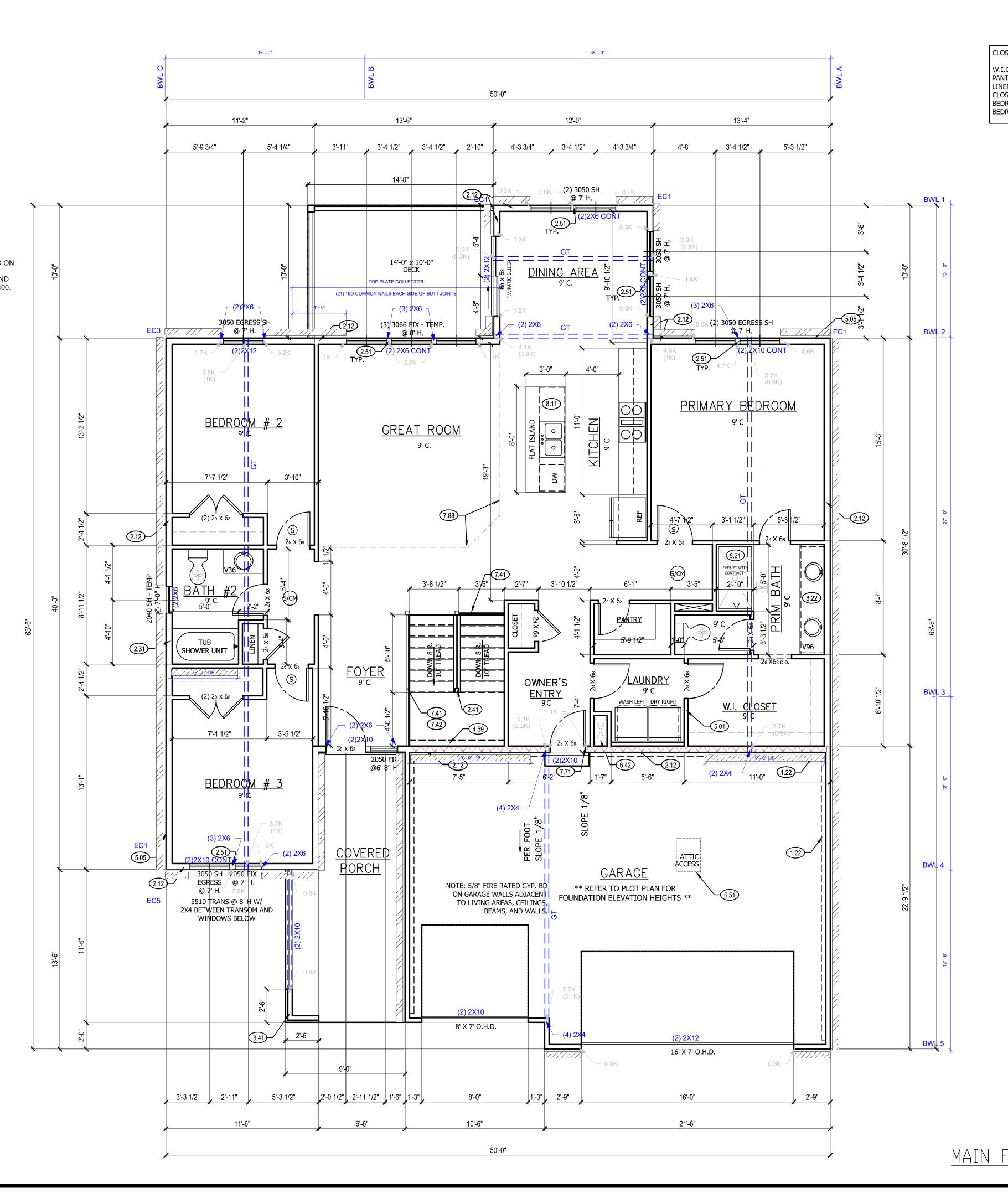
WALL BRACING NOTES:

- 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
 5. INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

	BRACING CS-PF PER IRC R602.10.6.4
	BRACING CS-WSP PER IRC R602.10
E5555555555555555555555555555555555555	BRACING WSP PER IRC R602.10 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2, NOTED ON PLANS W/ LENGTH)
GT7.577.573	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 NOTES	
	1.22 EXPOSED TOP OF FOUNDATION WALL.	CPG DBA
	2.12 2X6 STUD WALL2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON	
	EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT	summit
OSET LENGTHS .I.C 10'-3", 6'-7"	2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS2.51 3 STUDS BETWEEN WINDOW UNITS	HOMES A CLAYTON COMPANY
NTRY - 5'-9 [°] 1/2", 3'-10" NEN - 3'-1/2" _OSET - 3'-4"	3.41 2X4 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF	
EDROOM #2 - 6'-9" EDROOM #3 - 6'-10"	4.59 STOP LEDGE BELOW RIM JOIST. DO NOT ALIGN WITH	120 SE 30TH ST. LEE'S SUMMIT, MO 64082
	FIRST FLOOR DECK HEIGHT. 5.01 PLUMBING FOR WASHER ON INTERIOR WALL.	816-246-6700
	5.05 HOSE BIBB	COPYRIGHT 2017
	5.21 FIBERGLASS BASE WITH TILE WALLS.6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS	THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS,
	AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.	SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR
	6.51 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	DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS
	SEAL WITH GASKET AT PERIMETER. 7.41 OPEN HANDRAILS	STRICTLY PROHIBITED.
	 7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL. 	
	7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES	ADDRESS: 1050 SW FIORD DR.
	7.88 CHANGE IN FLOORING MATERIAL	LEE'S SUMMIT, MO 64082
	8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.	
	8.22 CONTINUOUS FLAT VANITY	
		#190
		H AND AND H
		PROFESSIONAL SEAL:
		BRADLEY HUXOL HUXOL
		PE-2011000903
		CON AL EN CON
		EVERSTEAD IS RESPONSIBLE FOR
	GENERAL NOTES	STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS.
	WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL	EVERSTEAD 3741 NE TROON DR.
	PROTECTION. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND	LEES SUMMIT, MO 64064 816-399-4901
	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.	VERSION:
	ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD	5.0
	TRUSSES UNLESS NOTED OTHERWISE.	
	DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.	ISSUE DATE: 07.26.24
	PER VENDOR. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.	
	2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.	SHEET NUMBER:
	SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL	
	PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.	
FLOOR PLAN (1)	WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER	A4.0
$\frac{F \sqcup \Box K}{SCALE} = \frac{1}{1/4'} = \frac{1}{1'-0'}$	INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.	RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW
		DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
		08/21/2024

TRUSS FRAMED ROOF NOTES

- 1. 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.
- 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 PACK / COLUMN SHOWN ON PLANS.
 ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018
- SECT. R905.2 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 R905.1.1(2).
- 12. EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

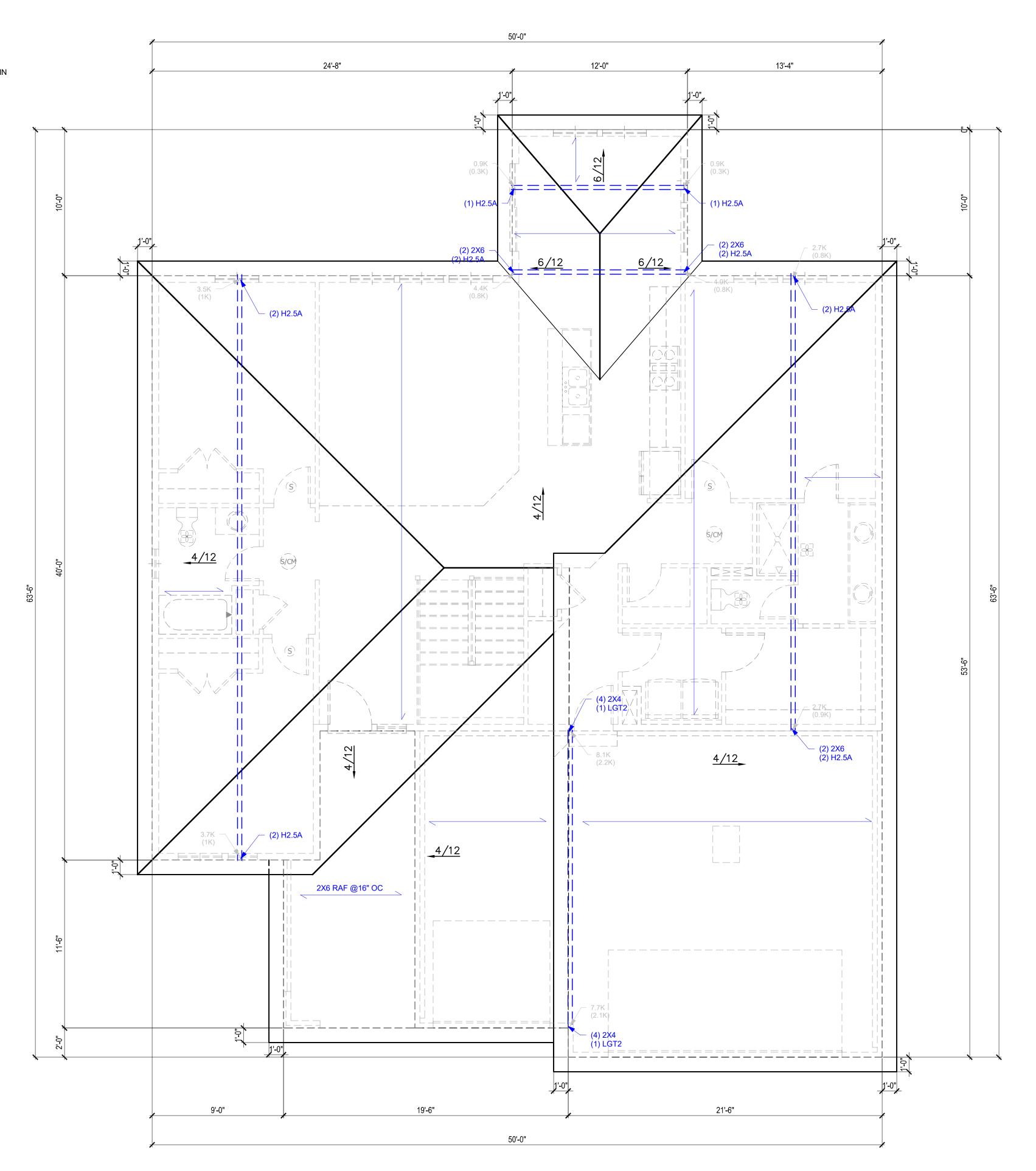
TRUSS DIRECTION

INTERIOR LOAD BEARING WALL

TRUSS SCREWS

В.

- 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.
- BASIS OF DESIGN SHOWN ON PLANS:
 A. LENGTH: 6"
 - FASTENED THROUGH THE BOTTOM SIDE OF A # 2 DOUGLAS FIR - LARCH DOUBLE TOP PLATE INTO THE BEARING END OF A TRUSS
 - a. (1) 6" SCREW MAX 835 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 VERTIALLY INTO TRUSS.
- 4. TRUSS BEARING WITH UPLIFT THAT EXCEEDS THE TRUSS SCREW CAPACITY LISTED ABOVE MUST HAVE ADDITIONAL FASTENING, AS SHOWN ON PLAN.



ROOF PLAN NOTES	ſ	CPG DBA
 4.11 MINIMUM ROOFING COMPOSITION- 30 SHINGLES ON 15# FELT ON 1/2" OSE AS REQUIRED BY CODE. 4.31 BUILD CRICKET VALLEY AWAY FROM FOR DOSITIVE DRAINAGE 	SHEATHING OR	summit
FOR POSITIVE DRAINAGE.		HOMES A CLAYTON COMPANY
		120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700
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		ADDRESS: 1050 SW FIORD DR. LEE'S SUMMIT, MO 64082
		SHEFFIELD MODERN PRAIRE HIGHLAND MEADOWS #190
VENTILATION AREA		PROFESSIONAL SEAL:
MAIN ROOF <u>GENERAL NOTES</u> ROOF AND CEILING FRAMING ARE PRE-ENGINI TRUSSES. ASPHALT SHINGLES MIN 2/12. FLASH ALL PENI		EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901
INTERSECTIONS. VENTILATION: ENCLOSED ATTICS SHALL HAVE CROSS VENTILA SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF RAIN OR SNOW. V OPENINGS SHALL BE PROVIDED WITH CORROS	PROTECTED /ENTILATING	VERSION: 5.0
WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. TH VENTILATING AREA SHALL NOT BE LESS THAN AREA OF SPACE VENTILATED, EXCEPT WHERE VENTILATORS AREA LOCATED IN THE UPPER P SPACE TO BE VENTILATED THE REQUIRED AREA REDUCED TO 1/300. BUILD CRICKET VALLEY AV INTERSECTION FOR POSITIVE DRAINAGE. SEE F SPECIFICATIONS FOR DETAILS.	IE TOTAL FREE 1/150 OF THE THE ORTION OF THE MAY BE VAY FROM	ISSUE DATE: 07.26.24
DIMENSIONAL LUMBER IS LABELED PER INDUS TERMINOLOGY. ACTUAL LUMBER SIZING IS EX PER VENDOR.		SHEET NUMBER:
FER VENDOR.		
PROVIDE BLOCKING AT ALL CEILING JUMPS FO PROVIDE FOAM INSULATION AT EXTERIOR WH		A5.0



Α.	GENERAL NOTES IRC 2018		C.5	CONCRETE (CONT.)
A.1		FIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS		CONCRETE MIX TO UTILIZE A MAXIMU APPLICATIONS. ADMIXTURES SHALL N
	ENGINEER OF RECORD IF ANY CHANGES O CONSTRUCTION. THE ENGINEER OF RECOR	R DEVIATIONS FROM THE CONTRACTOR SHALL NOTIFY THE R DEVIATIONS FROM THE PLAN ARE MADE DURING AD MAY REQUIRE REVISED DRAWING OR CALCULATIONS IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION		CONCRETE POURED AGAINST AN EXI OF 1/4 INCH AMPLITUDE.
	SHALL APPLY.			REBAR PLACEMENT SHALL BE AS FOL
A.2	LOADING ASSUMPTIONS			CONCRETE CAST AGAINST AN
	DEAD ROOF ROOF + CEILING (NO STORAGE) ROOF + CEILING (STORAGE)	10 PSF UNO 15 PSF 20 PSF		 CONCRETE EXPOSED TO EAR NOT EXPOSED TO WEATHER (1) SLABS, WALLS, JOISTS 2) BEAMS, COLUMNS
	CEILING JOISTS (STORAGE) EXTERIOR BALCONY / DECK INTERIOR FLOOR (MAIN FLOOR)	10 PSF 10 PSF 15 PSF		CONCRETE MIX DESIGN SHALL BE 6% WALLS, OR FLATWORK EXPOSED TO
	INTERIOR FLOOR (UPPER FLOORS) 8" THICK MASONRY WALL 6" THICK MASONRY WALL EXTERIOR LIGHT FRAMED WOOD WALLS	10 PSF 96 PSF 72 PSF 15 PSF		 SHORING AND SUPPORTING FORMWO MEMBERS BEFORE CONCRETE STRE CYLINDERS OR 28 DAYS.
	INTERIOR LIGHT FRAMED WOOD WALLS (INTERIOR WALLS INCLUDED IN 15 PSF DEA	10 PSF		ALL FOUNDATION WALLS ENCLOSING DAMPPROOFING SHALL EXTEND FRO (IRC R406.1)
	<u>LIVE</u> ROOF LIVE LOAD FLOOR LIVE LOAD	20 PSF 40 PSF (HABITABLE)	C.6	
	GARAGE STORAGE	50 PSF WITH 2000 LB POINT LOAD 20 PSF (UNINHABITABLE)		REINFORCING STEEL SHALL CONFOR
	GUARDRAIL: CONTINUOUS LINEAR	50 PLF		SMOOTH BARS OR WELDED WIRE FAI
	MAXIMUM POINT	200 LBS		90 DEG. HOOK SHOWN IN DRAWINGS
	GROUND SNOW LOAD	20 PSF		 STRAIGHT EXTENSION LENGT BEND DIAMETER = 12X BAR DI
	WIND VELOCITY	115 MPH		HOOKED DOWELS:
В.	EXPOSURE CATEGORY SOIL AND SITE ASSUMPTIONS	В		 HOOKED DOWELS FROM FOU VERTICAL WALL REINFORCING FOUNDATION.
B.1	KANSAS CITY, MO) UNLESS OTHERWISE NO PROVIDE GEOTECHNICAL INVESTIGATION T	COIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR TED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR O VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION		HOOKED DOWELS MATCH SLA FOUNDATION.
		IREMENTS AND FOR CONTACTING THE ENGINEER OF		PROVIDE (2) - #5 BARS AROUND PERI
B.2		HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT 2 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.		WHERE SPLICES ARE NECESSARY IN IN ACCORDANCE WITH TABLE R608.5. BETWEEN NONCONTACT PARALLEL E OF ONE-FIFTH THE REQUIRED LAP LE
B.3	LATERAL SOIL PRESSURES UNLESS OTHER ACTIVE 60 PSF AT REST 100 PSF	WISE NOTED		TOP HORIZONTAL REINFORCEMENT S WALL.
B.4	O.5% (6" IN THE FIRST 10'-0"). ALTERNATE A	RAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF PPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN RFORMANCE, AND PROVIDES FOR POSITIVE SITE		HORIZONTAL WALL REINFORCEMENT STANDARD HOOK
_	DRAINAGE.		C.7	COLD WEATHER CONCRETE
C. C.1	FOUNDATION NOTES FOUNDATION ANCHORAGE (IRC R403.1.6)			COLD WEATHER IS DEFINED AS THRE TEMPERATURE DROPS BELOW 40 DE
0.1	SILL PLATES SHALL BE BOLTED TO	THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER		FAHRENHEIT FOR MORE THAN HALF COLD WEATHER CONCRETE WORK S
	ANCHOR BOLTS EMBEDDED AT LEA			COLD WEATHER CONCRETE WORK S ALL MATERIALS AND EQUIPMENT REC
	BOLTS SHALL BE SPACED NO GREA THERE SHALL BE A MINIMUM OF TW	O BOLTS PER PLATE SECTION, WITH A BOLT PLACED		PROJECT SITE BEFORE COLD WEATH
	WITHIN 12" AND NOT CLOSER THAN	7 BOLT DIAMETERS OF THE END OF EACH PLATE SECTION. ER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE,		THE CONCRETE MIX DESIGN PROVIDE AVERAGE 28 DAY MIX DESIGN COMPF WHICHEVER IS GREATER.
		PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG		THE TEMPERATURE OF CONCRETE A FAHRENHEIT .
• •	Υ. Υ.	?) MAY REQUIRE ADDITIONAL ANCHORAGE.		THE MINIMUM CONCRETE TEMPERAT DEGREES FAHRENHEIT.
C.2	CONCRETE SLABS PLACED ON FILL	MATERIAL WHICH SHALL BE COMPARED TO ENSURE		ALL SNOW, ICE AND FROST MUST BE
	UNIFORM SUPPORT OF THE SLAB A MATERIAL (SAND OR GRAVEL) OR 8	ND SHALL NOT EXCEED 24" OF COMPACTED GRANULATED		THE CONTRACTOR SHALL PROVIDE A FREEZING AND MAINTAIN A CONCRET HOUR PERIOD AFTER CONCRETE PLA
	FLOOR SLABS.			INSULATING BLANKETS AND/OR THE I GROUND TEMPERATURE AT THE TIME
		ION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE IG LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A		INSULATION, FORMS AND HEATERS M
		DING THE SPANS AND CONDITIONS OF THE APPROVED D BY A PROFESSIONAL ENGINEER.		MAINTAIN ADEQUATE PROTECTION O
	SLABS AT MAX 4'-0" OVER-DIG ADJA	CENT TO FOUNDATION WALL:	C.8	EXPOSED CONCRETE ELEMENT TO P
		FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY IN WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN CTURAL SLAB.	0.0	VERTICAL REINFORCEMENT FOR CON REINFORCEMENT SPACED 24" O.C. MA WALLS SHALL HAVE VERTICAL REINFORCEMENT
	SEE "TYPICAL FOOTING/FOU DETAIL.	NDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG"		 8" WALL – MINIMUM 2" FROM T 10" WALL – MINIMUM 6-3/4" FR
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3			 EXTEND BARS TO WITHIN 8" O HORIZONTAL REINFORCEMENT:
	MINIMUM OF 6" IS REQUIRED BETWE	APPROVED VAPOR RETARDER WITH JOINTS LAPPED A EN THE CONCRETE FLOOR SLAB AND THE BASE COURSE		ONE BAR SHALL BE PLACED V
	ACCESSORY BUILDINGS).	QUIRED FOR GARAGE SLABS OR DETACHED UNHEATED		OTHER BARS SHALL BE EQUA HORIZONTAL BARS SHOULD E
C.4	FOOTINGS			 (INTERIOR); AND BEHIND THE SUPPLEMENTAL REINFORCEN DEGREE ANGLE AT CORNERS
	THE BOTTOM OF ALL FOOTINGS SH. PROTECTION (IRC R403.1.4).	ALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST		THE EDGE OF INSIDE CORNER
		CESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR " OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF		AT MASONRY LEDGES THE MINIMUM EXCEED A DEPTH OF MORE THAN 24" LESS THAN 4". PROVIDE #4 BARS AT M
	CONTINUOUS SOLID MASONRY OR SYSTEM TO SAFELY SUPPORT THE	COLUMNS AND PIERS SHALL BE SUPPORTED ON CONCRETE FOOTINGS, OR APPROVED STRUCTURAL IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN D OR SHALL BE ENGINEERED DESIGN.		 STRAIGHT WALLS MORE THAN 5'-0" TA WITH EXTERIOR BRACED RETURN WA THE SHORTEST DIMENSION BETWEED SECTION).
	FOOTINGS UNDER FOUNDATION WA AND FROM ONE LEVEL TO THE NEX	LLS SHALL BE CONTINUOUS AROUND THE STRUCTURE		MINIMUM SPECIFIED CO
	THE CONTINUOUS TRANSITIONS BE	TWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO		TYPE OR LOCATION OF CONCRETE CONSTRUCTION
		N WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND		BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER
C.5	CONCRETE			BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS
		OULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.		BASEMENT WALLS, FOUNDATION WALLS, EXT WALLS AND OTHER VERTICAL CONCRETE WO
	THE MINIMUM CONCRETE 28 DAY CO TABLE R402.2.	OMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC		EXPOSED TO THE WEATHER

PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS

SUSPENDED SLABS

JM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL NOT CONTAIN ANY CHLORIDES.

ISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM

LLOWS:

ND PERMANENTLY EXPOSED TO EARTH RTH OR WEATHER OR GROUND	3.0 IN CLF 1.5 IN CLF
S	3/4 IN CLF 1.5 IN CLF

(±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WEATHER

ORK SHALL NOT BE REMOVED FROM HORIZONTAL ENGTH REACHES 70% OF STRENGTH DETERMINED BY

BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE OM THE EDGE OF THE FOOTING TO THE FINISHED GRADE.

STEEL

RM TO ASTM A615, GRADE 40.

BRIC SHALL CONFORM TO ASTM 185.

SHALL BE STANDARD PER ACI 318-14.

TH = 12X BAR DIA.

JNDATIONS TO WALL SHALL BE PROVIDED TO MATCH IG AND EXTENDED TO 3" CLEAR FROM BOTTOM OF

AB REINFORCING FROM SLAB TO WALLS OR SLAB TO

IMETER OF ALL SUSPENDED SLABS.

REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER ENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].

SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE

SHALL TERMINATE AT THE END OF THE WALL WITH A

EE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY GREES FAHRENHEIT AND NOT ABOVE 50 DEGREES OF ANY ONE OF THOSE THREE DAYS.

SHALL CONFORM TO ACI 306.

QUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE HER CONCRETING BEGINS.

ED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE RESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI –

AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES

FURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65

E REMOVED PRIOR TO PLACING CONCRETE.

ADEQUATE PROTECTION FOR CONCRETE AGAINST TE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 ACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF USE OF TEMPORARY HEATERS.

E OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE

MAY BE REMOVED AFTER 72 HOURS .

OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM PREVENT FREEZING.

NCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR AY BE PLACED IN THE MIDDLE OF THE WALL. OTHER ORCEMENT PLACED AS FOLLOWS:

TENSION FACE ROM THE OUTSIDE FACE

OF THE TOP OF THE WALL

WITHIN 12" OF THE TOP OF THE WALL ALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C. BE AS CLOSE TO THE TENSION FACE AS POSSIBLE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE) MENT AT CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 S OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF

I WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT " BELOW THE TOP OF THE WALL FOR WALL THICKNESS MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.

TALL AND MORE THAN 16-0" LONG SHALL BE PROVIDED ALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE N INTERSECTING WALLS (SEE TYPICAL DEAD MAN

OMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2

	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) FOR SEVER WEATHERING POTENTIAL
	2,500
	2,500
TERIOR DRK	3,000
	3,500
	4,000

FRAMING/STRUCTURE

D.1

FRAMING NOTES			
•	ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED.		
•	ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED.		

- ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD BEARING WALLS. ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS
- SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5.
- DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED.
- ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.
- ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:
 - 2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2) • OR BETTER EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB., UNLESS
 - BRACING IS SHOWN ON PLANS EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL EDGES, 12" O. C. IN THE FIELD.
 - 2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER. LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE
 - FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER LOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS.
 - LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO. INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER
 - DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS
 - HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR NON LOAD BEARING WALLS
 - CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS.
- ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE PRESSURE TREATED (PT). FIELD APPLIED SILL PLATE: TREATED LUMBER
 - BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: TREATED LUMBER
- ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE PRESSURE TREATED.
- FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1.

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS

	F₀ (PSI)	E (PSI)	F _v (PSI)
LVL	3100	1.9X10 ⁶	285
DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180
GLU-LAM	2400	1.8X10 ⁶	230

D.2 STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF • STEEL CONSTRUCTION.
- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:
- HOLLOW STRUCTURAL SECTIONS: CHANNELS, PLATES, ANGLES, AND COLUMNS:
- WIDE FLANGES: STEEL PIPE COLUMN
- ANCHOR RODS:

BOLTS SHALL CONFORM TO ASTM A307

WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

ASTM A500 (F_Y = 46 KSI)

ASTM A36 (F_Y = 36 KSI)

ASTM A992 (F_Y = 50 KSI)

ASTM F1554 (F_Y = 36 KSI)

ASTM A53 GR.B (F_Y = 35 KSI)

- WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED OTHERWISE.
- ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

<u>GLAZING</u> Ε.

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 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.
- WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

F. <u>STAIRWAYS</u>

STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.

REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.

- EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE • OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.

HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5.

MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE PER IRC R302.7.

GARAGES

G.

THE GARAGE FLOOR SHALL SLOPE 1/8" PER 12" TO DRAIN OR VEHICLE ENTRY DOORWAYS.

DOORS BETWEEN THE GARAGE AND THE DWELLING TO BE: SELF CLOSING, MINIMUM 1-3/8" SOLID CORE OR HONEYCOMBED STEEL DOOR, AND AT LEAST 20 MINUTE FIRE RATED.

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE.

THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 1/2" GYPSUM BOARD OR EQUIVALENT.

WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE FLOOR/CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON THE GARAGE CEILING.

GARAGE DOOR AND FRAME – THE "H" FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2X6 VERTICAL JAMBS RUNNING FROM THE FLOOR TO CEILINGS, ATTACHED WITH 1-3/4" X 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 3-1/4" X 0.120" NAILS THROUGH THE JAMB INTO THE HEADER, 2X8 HEADER (MINIMUM) FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD REQUIREMENT OF DASMA 108 AND ASTM E330-96 (IRC R301.2.1).

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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".

SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

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.

ENERGY REQUIREMENTS

(THE FOLLOIWNG SHALL APPLY UNLESS "ECA" SHEETS HAVE BEEN INCLUDED IN THE PLAN SET) LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-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.

ABBREVIATIONS





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

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REVISIONS



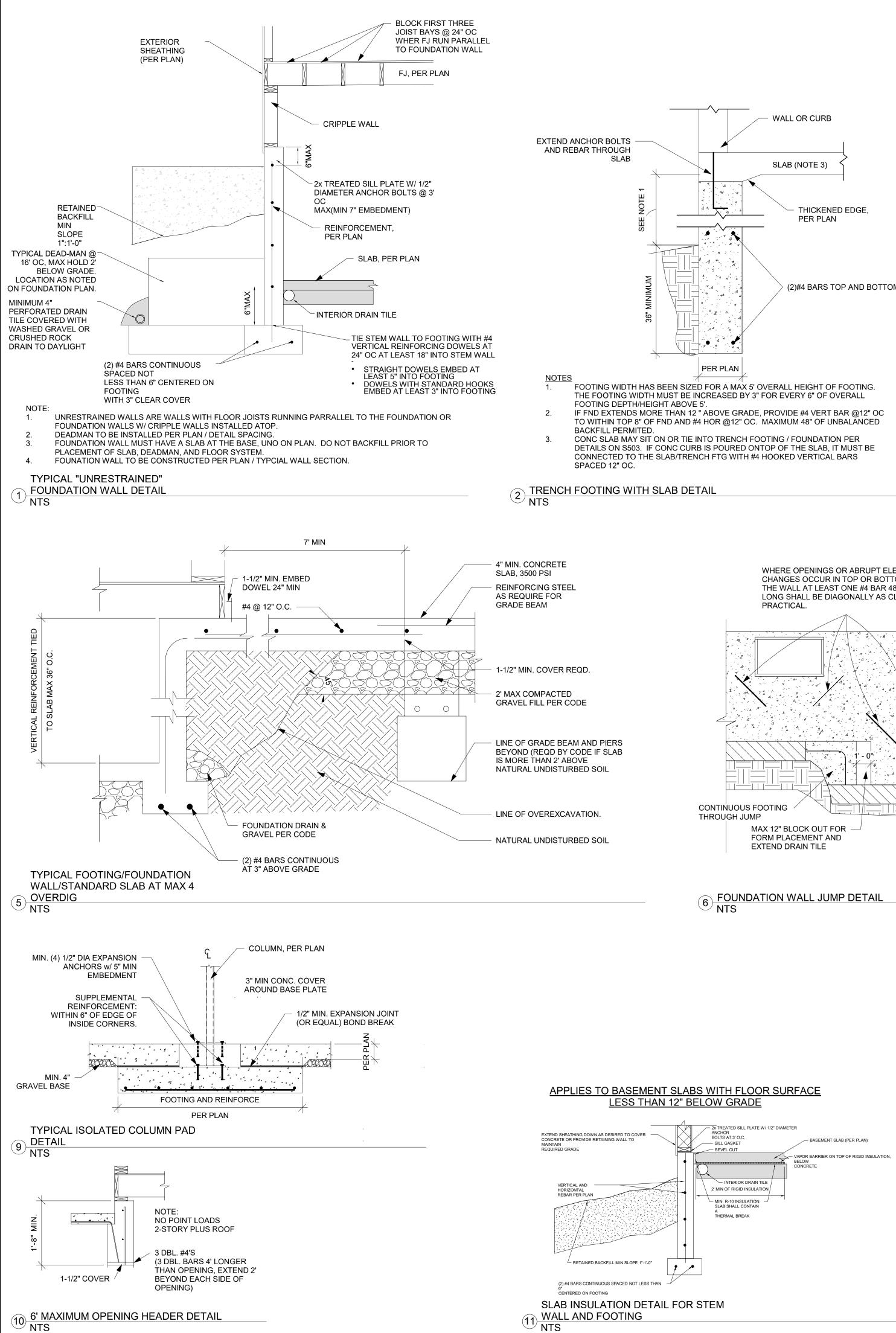
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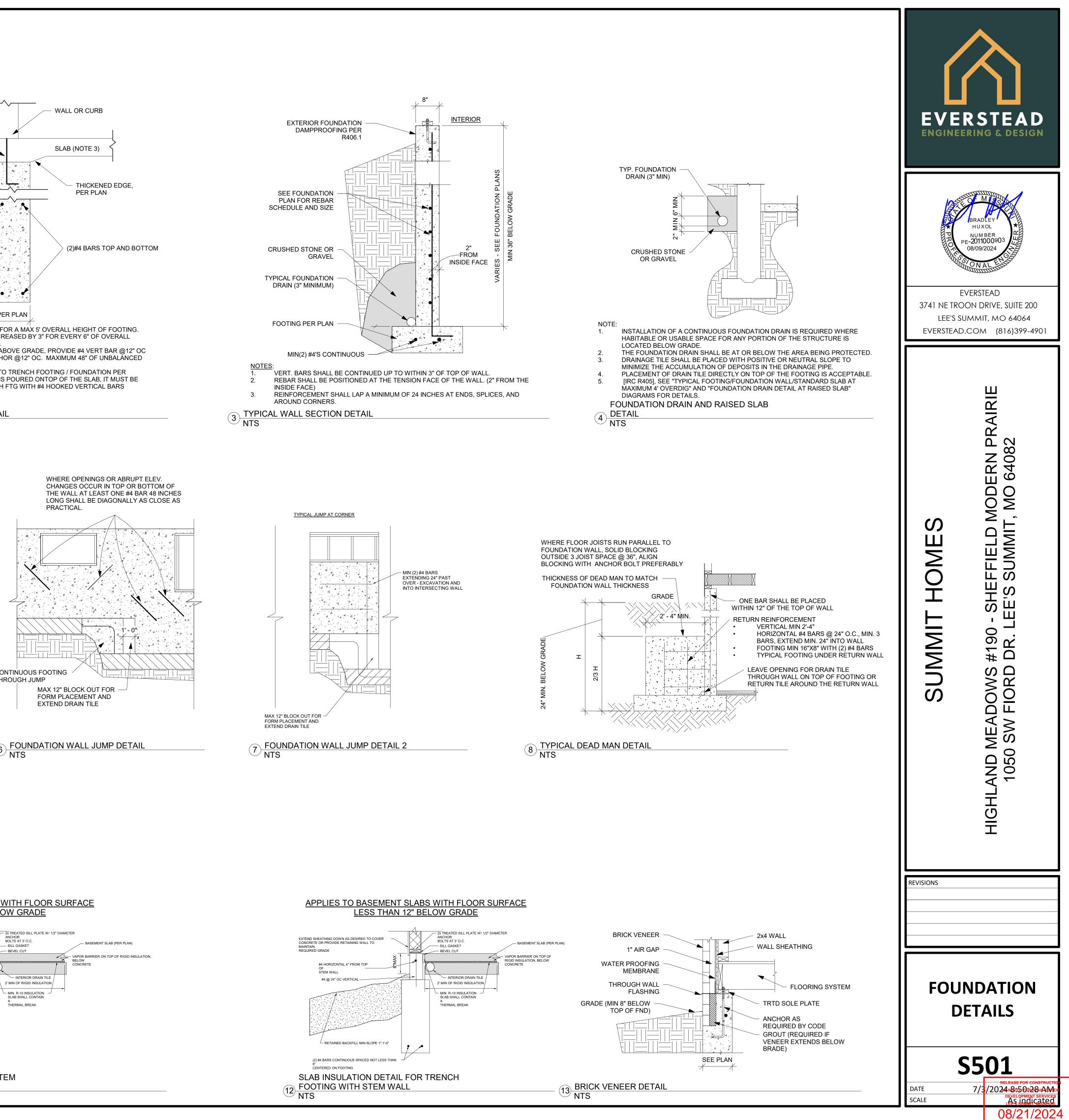
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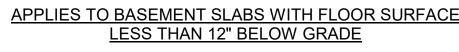
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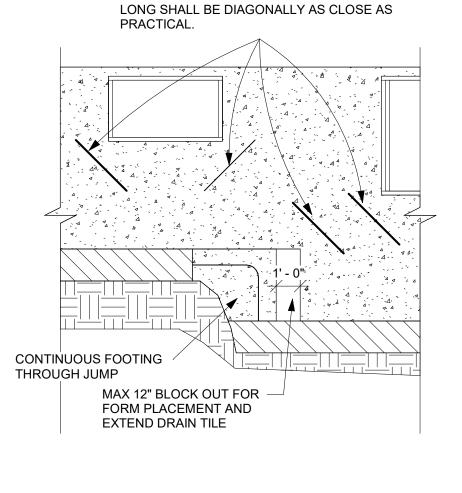
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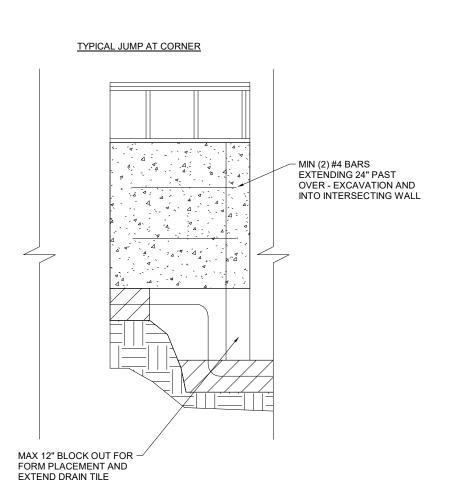
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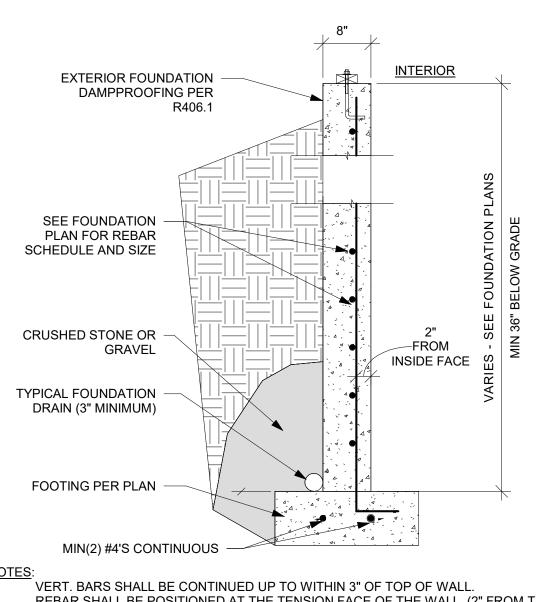


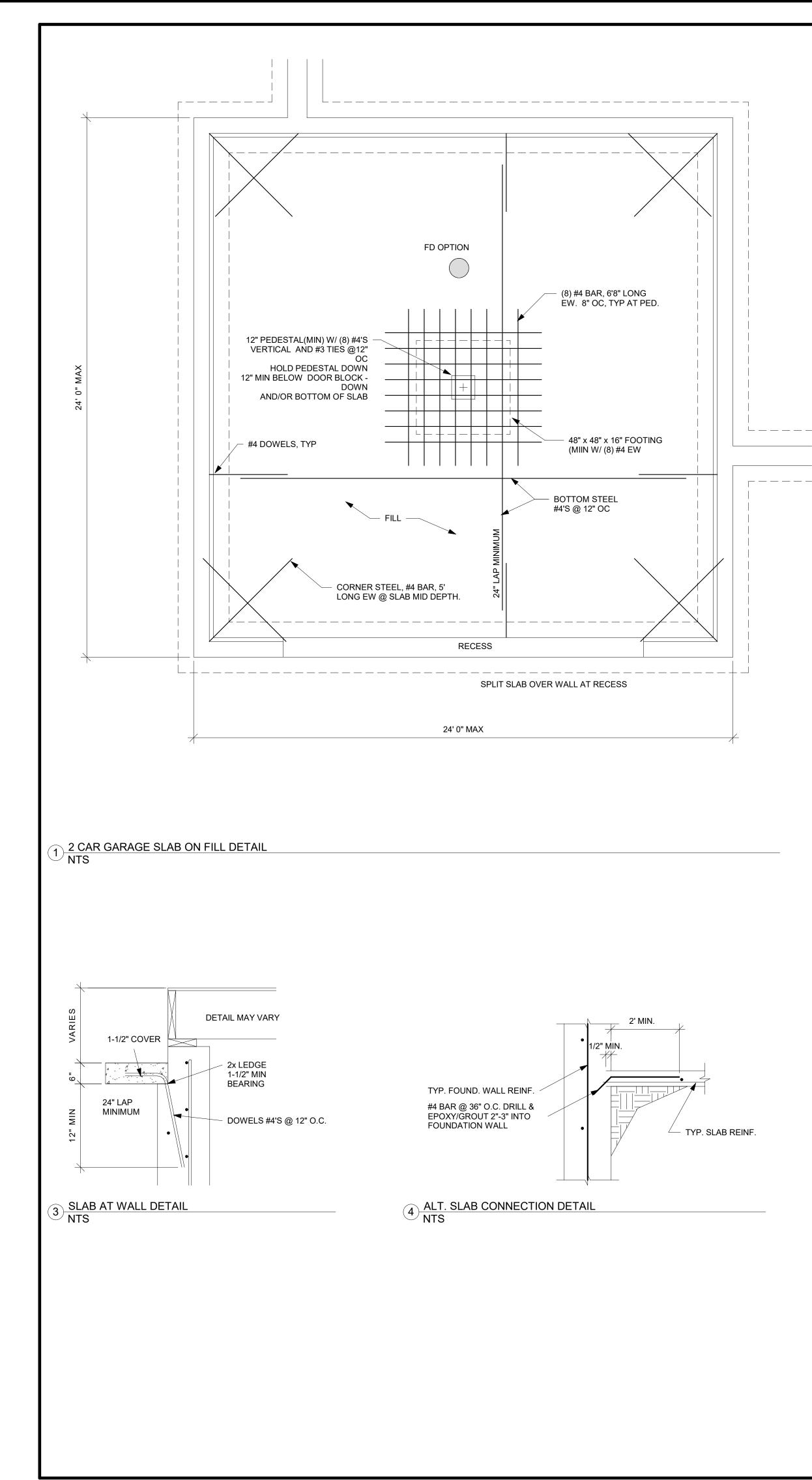


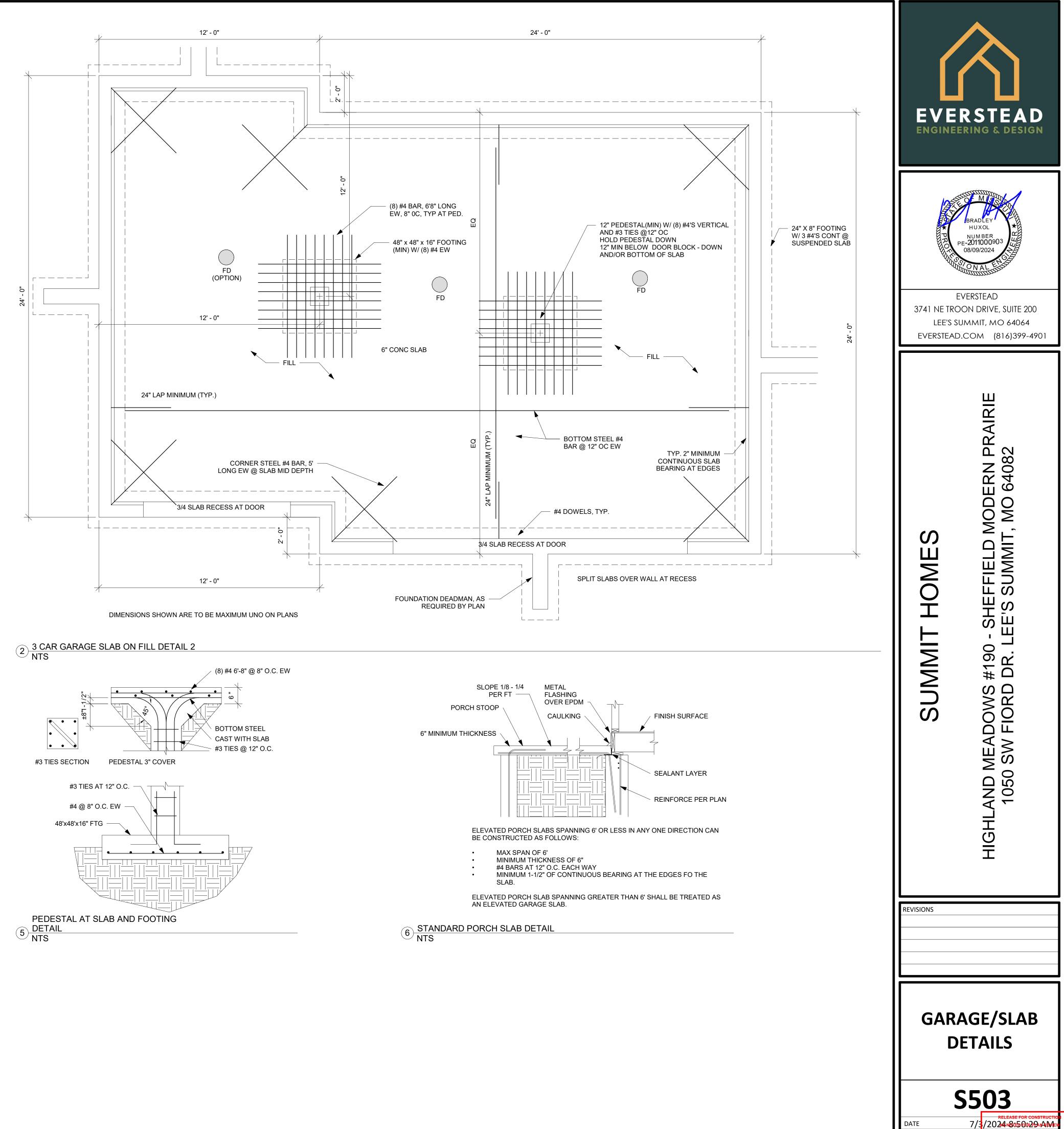


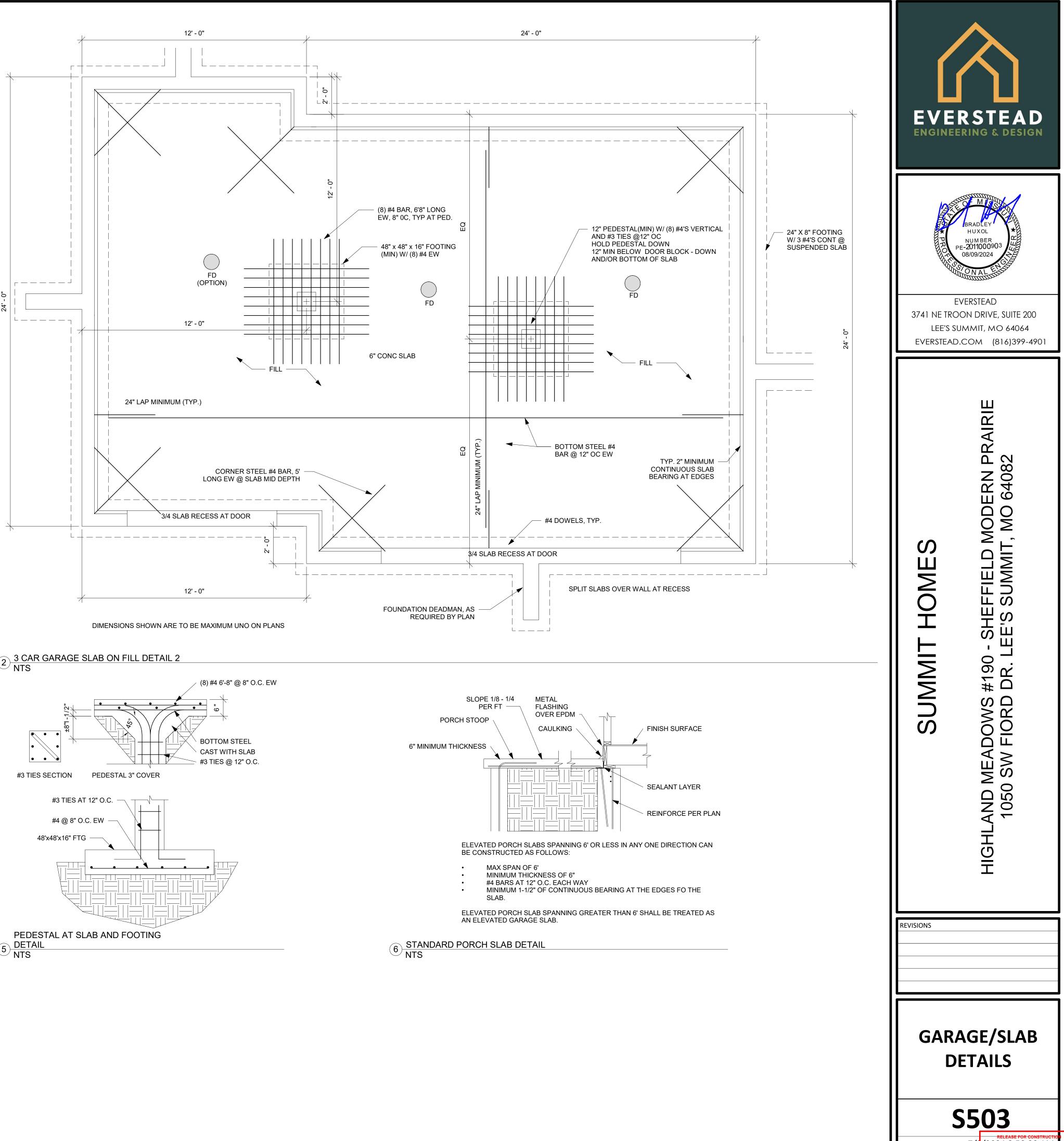






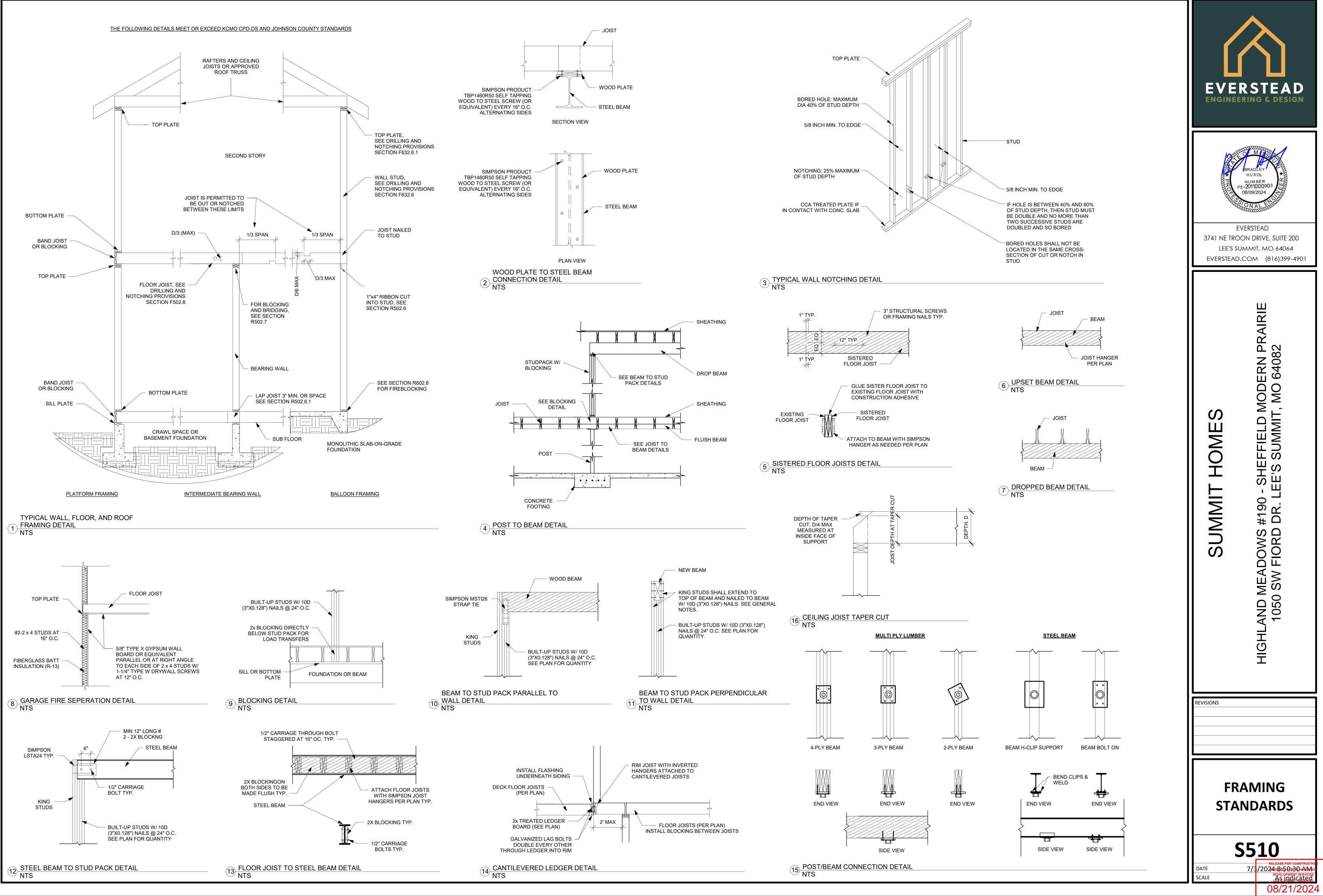


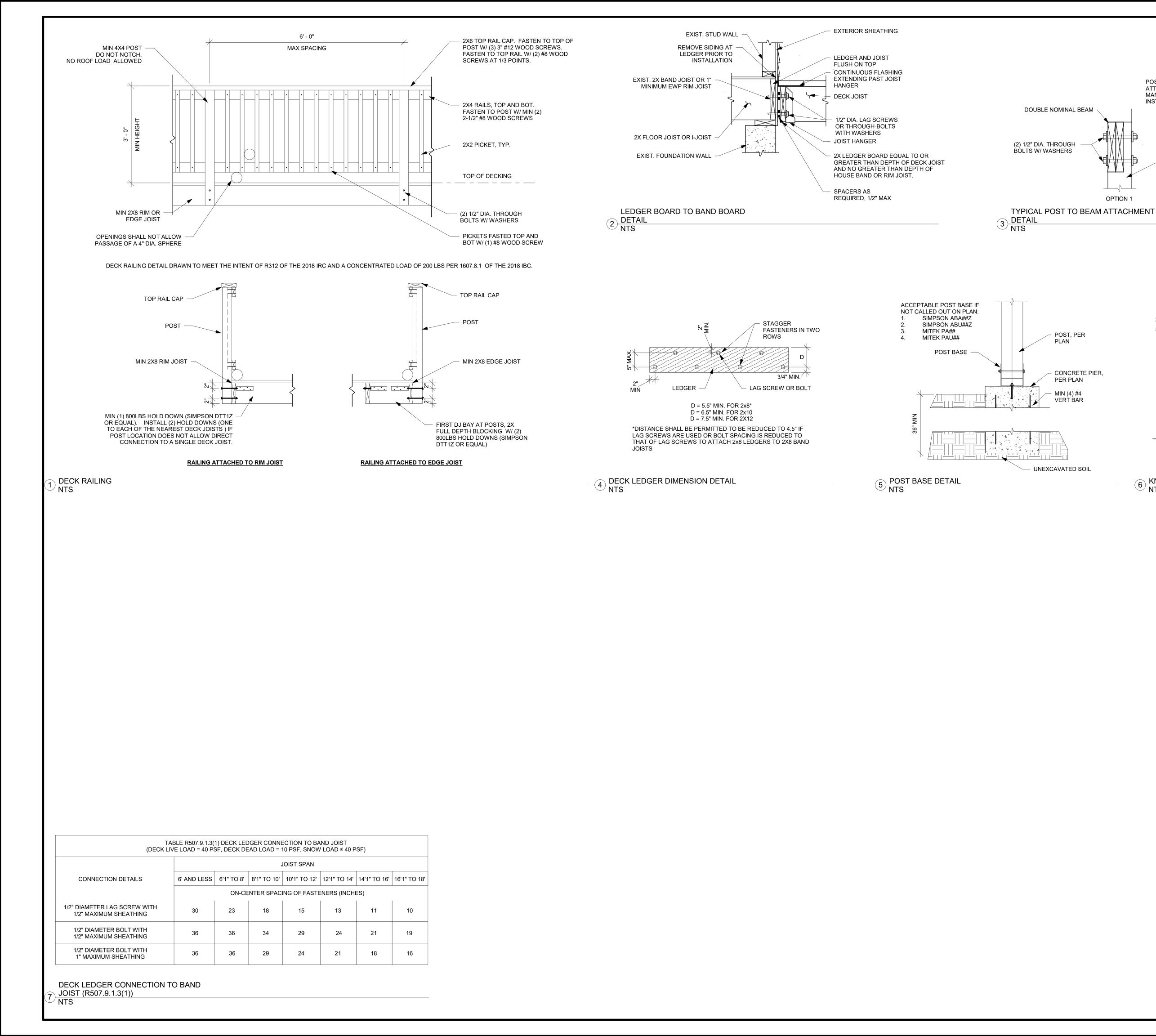


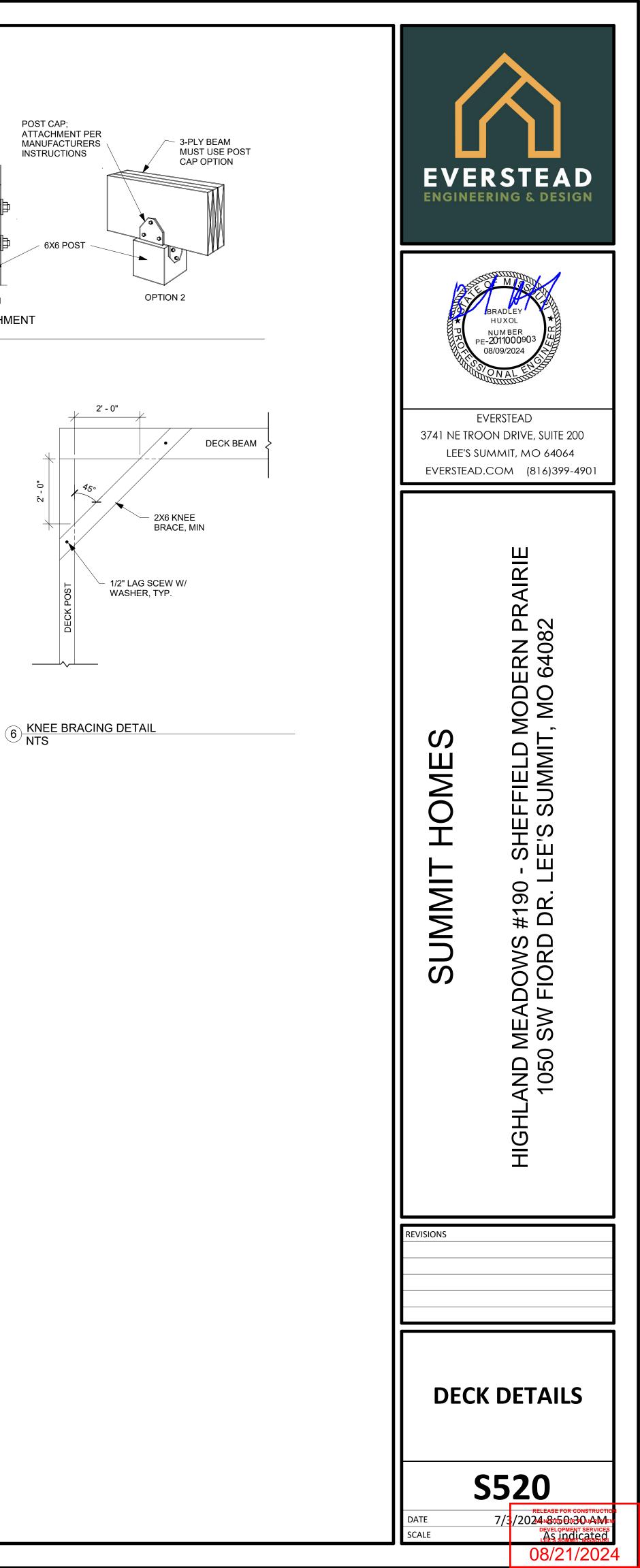


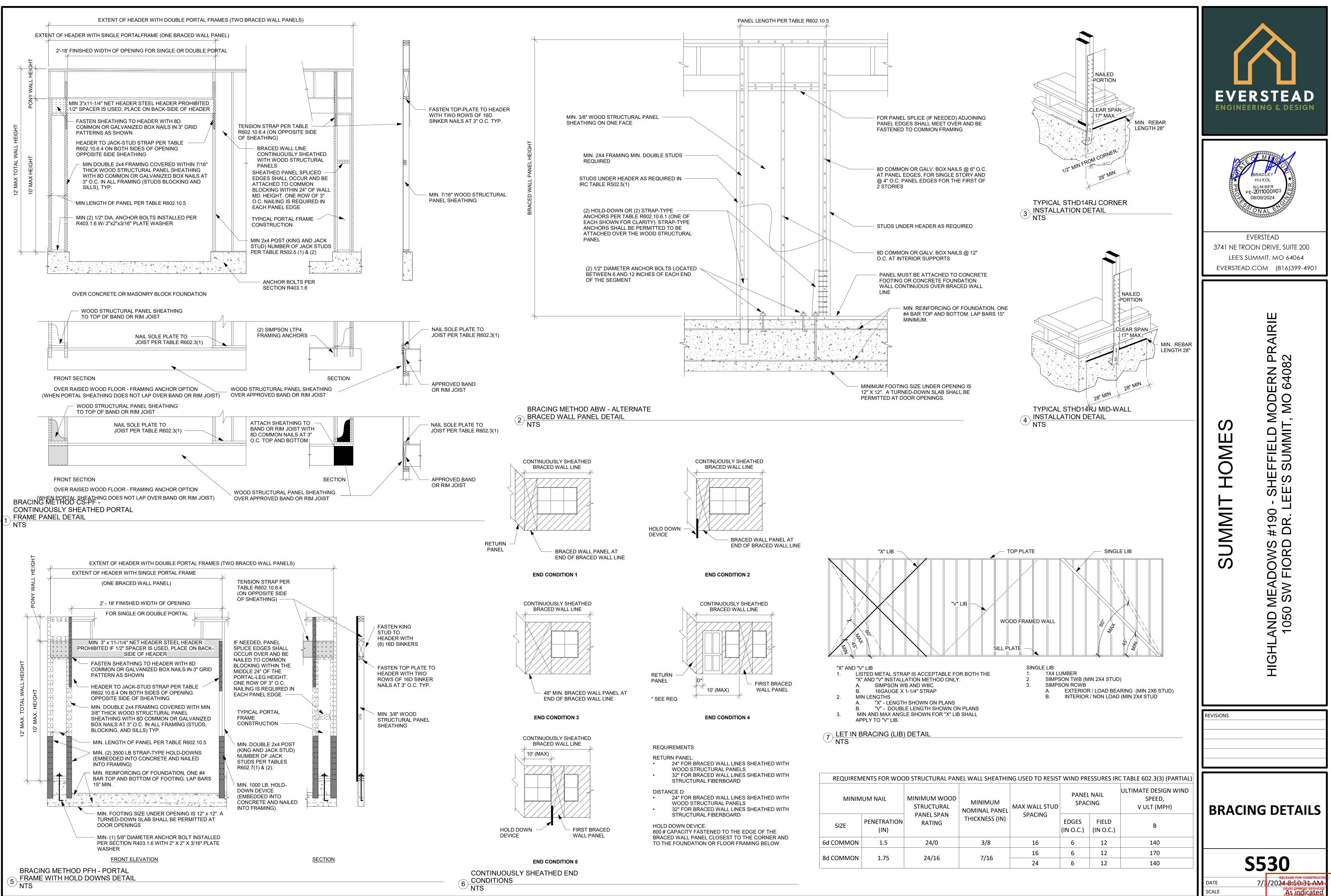
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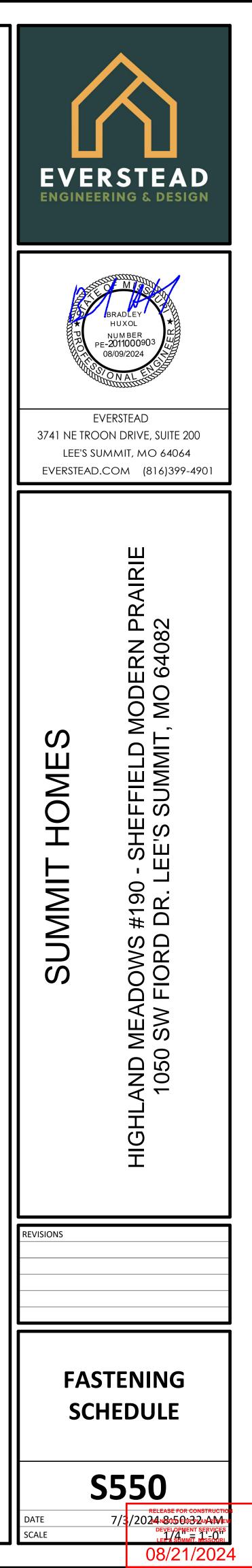




08/21/2024

	MINIMUM	CONNECTION CRITERIA		
METHODS, MATERIAL	THICKNESS	FASTENERS	SPACING	
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED	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	
WOOD STRUCTURAL PANEL	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 (THIS PAGE	
PFG - PORTAL FRAME AT GARAGE 3/8"		SEE IRC SECTION R602.10.6.3	SEE IRC SECTIO R602.10.6.3	
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER ST AND TOP AND BOTTOM PLATE	
	STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "V" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER ST AND TOP ANI BOTTOM PLATI	
		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, .086" 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 BRAC WALL PANE LOCATIONS: EDGES (INCLUDING T AND BOTTOI PLATES) 7" FIE	
GB-GYPSUM BOARD	1/2"	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	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER		ND LOCATION STENERS
BLOCKING BETWEEN JOISTS	ROOF 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR	TOE NAIL	JOIST TO SILL, TOP PLATE, OR	FLOOR 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR	Tor	
OR RAFTERS TO TOP PLATE	3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS		GIRDER	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	TOE NAIL	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d BOX (2-1/2"x0.113")	x0.131") OR 28") OR 6" O.C. TOE NAIL	
	3-10 BOX (3"x0.128") OR 3-3"x0.131" NAILS		(ROOF APPLICATIONS ALSO)	8d COMMON (2-1/2"x0.131") OR 10d BOX (3"x0.128") OR 3"x0.131" 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	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	
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	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")		
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	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	
ROOF RAFTERS TO	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	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	ENE) NAIL
RIDGE, VALLEY OR HIP RAFTERS	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		20d COMMON (3"x0.128")	O.C AT TOP END	ER AS FOLLOWS: 32 O AND BOTTOM AND GGERED.
	WALL		BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGG	NAIL AT TOP AND ERED ON OPPOSITI
STUD TO STUD (NOT	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL		AND:	SIDES FACE NAIL AT ENDS AND AT EACH SPLICE	
AT BRACED WALL PANELS) STUD TO STUD AND ABUTTING	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL		2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS		
STUDS AT INTERSECTION WALL CORNERS	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL	LEDGER STRIP SUPPORTING	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR	AT EACH JOIST OR RAFTER, FACE	
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	JOISTS OR RAFTERS	4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS		NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")		BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3"x0.128") OR 2-8d COMMON (2-1/2"x0.131") OR	EACH END, TOE NAIL	
	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL		2-3"x0.131" NAILS		
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	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	EDGES (IN)	INTERMEDIATE SUPPORTS (IN)
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	O.C. FACE NAIL SOLUTION OF THE CONTRUCTION OF THE CONTRUCT OF THE		NG	
TOP PLATE TO TOP PLATE	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL		6d COMMON (2"x0.113") NAIL (SUBFLOOR,		
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)	3/8" - 1/2"	WALL) OR 8d COMMON (2-1/2"x0.131") NAILS (ROOF) OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
BOTTOM PLATE TO JOIST, RIM JOIST,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL	19/32" - 1"	8d COMMON NAIL (2-1/2"x0.131") OR RSRS-01 (2-3/8"x0.113") NAIL (ROOF)	6	12
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-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	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	1-1/8" - 1-1.4"	1-1/8" - 1-1.4" 10d COMMON (3"x0.148") NAIL OR 8d (2-1/2"x0.131") DEFORMED NAIL		12
BRACED WALL PANELS)		4 EACH 16" O.C. FACE NAIL		OTHER WALL SHEATHING 1-1/2" GALVANIZED ROOFING NAIL, 7/16"		
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	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	HEAD DIAMETER OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR		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
	3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS 3-10d BOX (3"x0.128") OR	END NAIL	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
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL	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
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	WOOD STRUCTURAL	PANELS, COMBINATION SUBFLOOR UNDERLA	YMENT TO FRAMIN	G
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	3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2-1/2"x0.131") NAIL	6	12
1"x8" AND WIDER SHEATHINGTO 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	7/8" - 1"	8d COMMON (2-1/2"x0.131") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12
	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		1-1/8" - 1-1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2-1/2"x0.120") NAIL	6	12



GENERAL NOTES

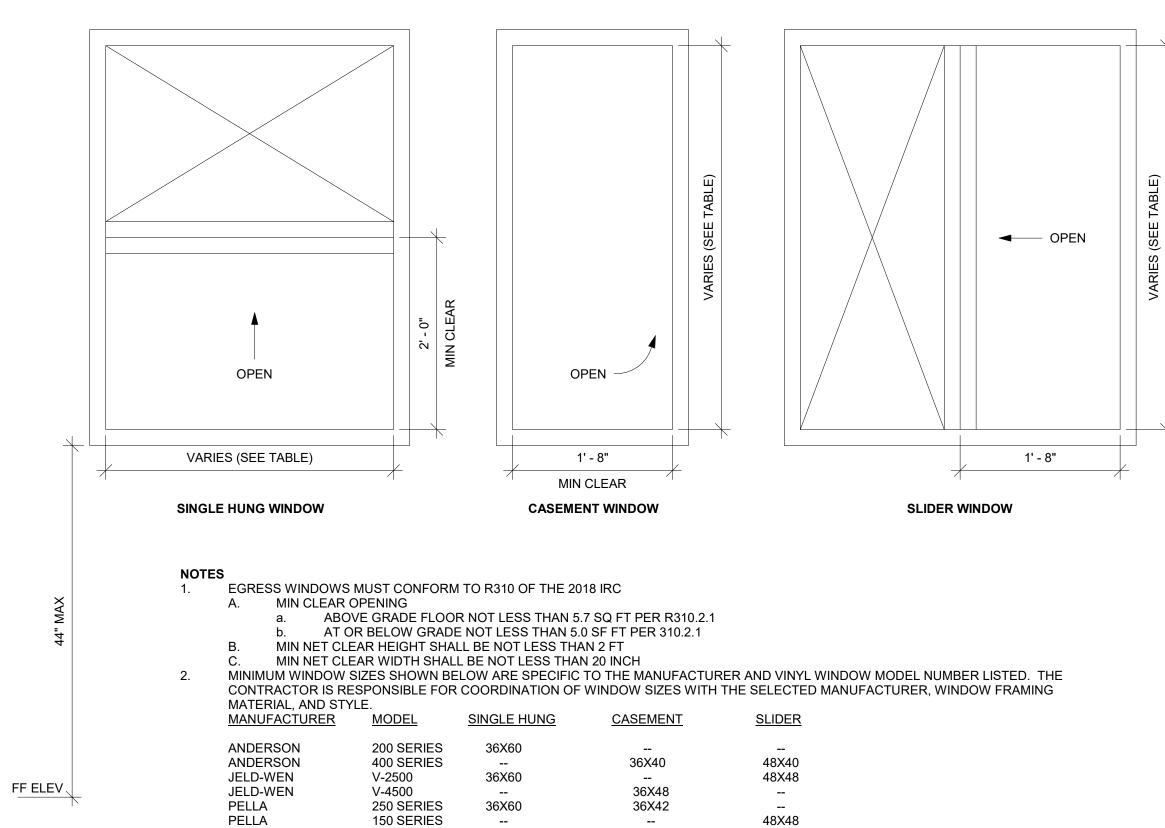
Α.

- 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 3100Fb
- STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=35KSI. 10. 11. MINIMUM HEADERS

WINDOW EGRESS (NTS)

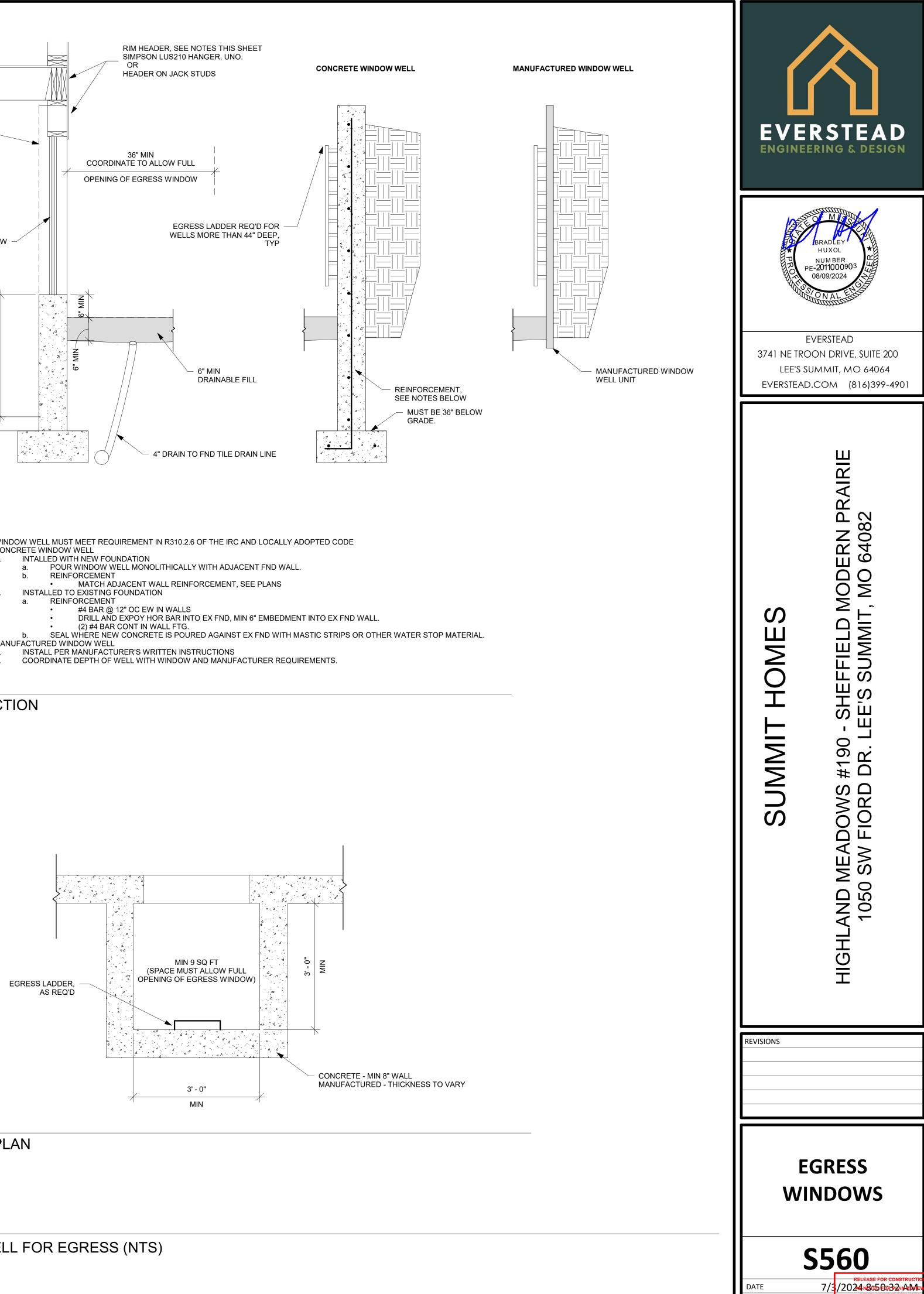
ASSUMES LOADING FOR BUILDING WITH MAXIMIMUM WIDTH OF 36 FT (ROOF WITH 30PSF SNOW LOADS, CEILING, AND TWO FLOORS W/ CENTER BEARING) PER TABLE R602.7(1)

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



WINDOW WELL FOR EGRESS (NTS)





DEVELOPMENT SERVICES

08/21/2024

SCALE

- A. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS В.
- B. INSTALLED TO EXISTING FOUNDATION
- Α.
- CONCRETE WINDOW WELL

