

STRUCTURAL DETAIL SHEET INDEX
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S520 DECK DETAILS
S530 BRACING DETAILS
S550 FASTENING SCHEDULE
S560 EGRESS WINDOW

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/21/2024

FRONT ELEVATION

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



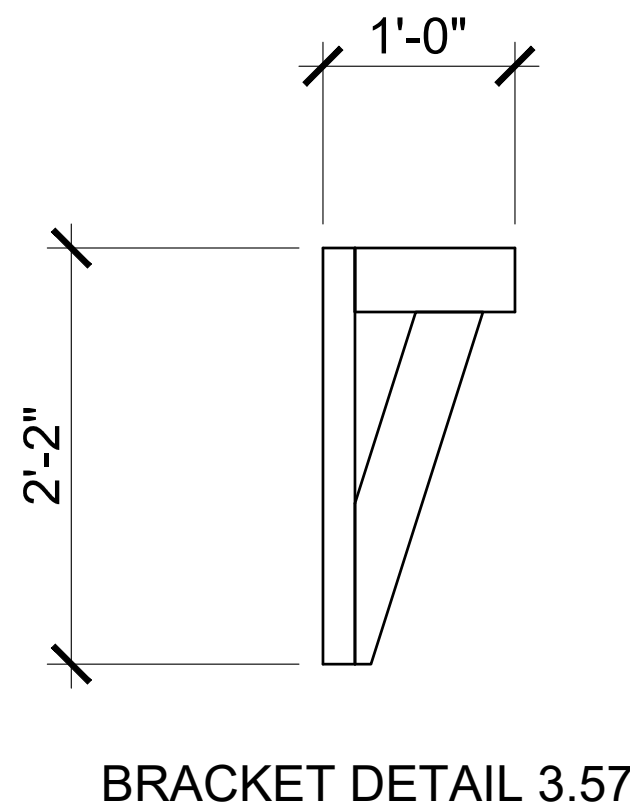
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REAR ELEVATION

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
- 01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.
CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 02 - TRIM
- 02.62 - DOUBLED 1X8" LP SMART TRIM.
UNLESS NOTED OTHERWISE ON ELEVATION.
- 03 - SIDING
- 03.13 - 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.
- 03.15 - LP SMART BOARD AND BATTEN.
- 03.17 - MANUFACTURED STONE VENEER.
- 03.18 - CAST STONE CAP
- 03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 03.57 - 26"X6" CEDAR BRACKET
- 03.84 - 1X6 LP SMART TRIM CAULKED
AND SEALED WITH 1X6 CEDAR INSTALLED ON TOP.
- 04 - ROOF
- 04.11 - MINIMUM ROOFING COMPOSITION -
30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.67 - BACK WALL OF GARAGE.



TRANSITIONAL 1

TYPE	NAME	SQ. FT.
FINISHED	MAIN FLOOR	970
	UPPER LEVEL	1281
UNFINISHED		2251
	FRONT PORCH	66
	GARAGE	699
	LOWER LEVEL - UNFINISHED	826
	PATIO	120
		1711
		3961

GENERAL NOTES - ELEVATIONS

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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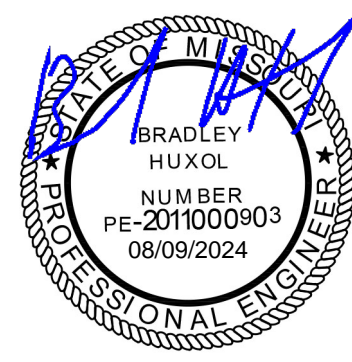
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HIGHLAND MEADOWS, Lot 192
BASSWOOD - TRANSITIONAL
BASSWOOD

PROFESSIONAL SEAL:



EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS.

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3741 NE TROON DR.
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816-399-4901

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STRUCTURAL NOTES:

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

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE 1500 PSF.
- COMPRESSIVE 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".
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC SECTION R405.
- BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- 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.
- ALL EGRESS WINDOW HEADERS ON LOWER LEVEL TO BE (2)X10 UNLESS OTHERWISE NOTED.
- ALL LOWER LEVEL FRAMED WALLS TO BE BRACED USING CS-WSP FOR THEIR ENTIRE LENGTH.

DEAD MAN SPACING:

- 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.
- DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
- WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE.

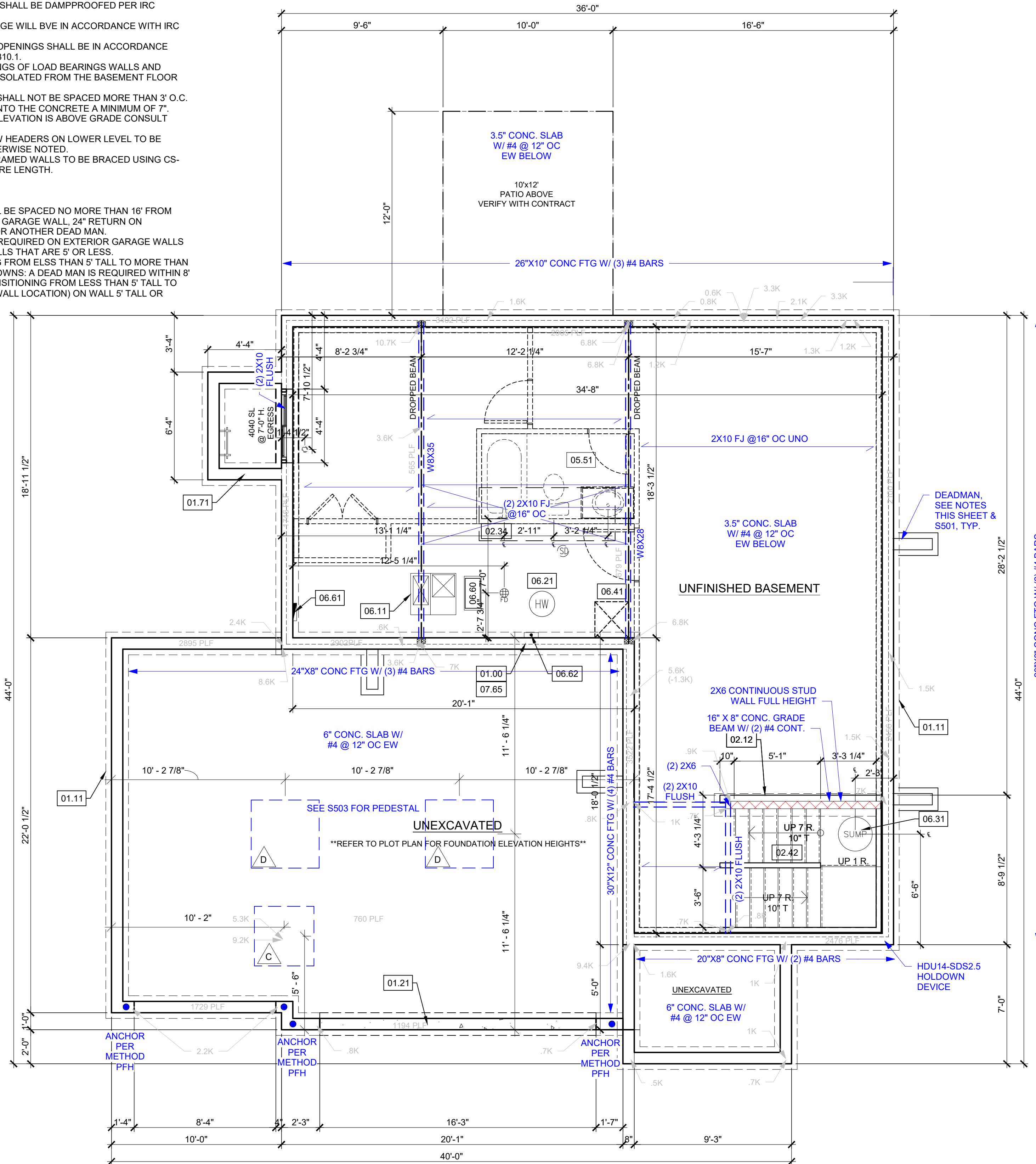
BLOCKING NOTE:

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

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



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

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.

ROOM FINISH SCHEDULE

ROOM NAME	Area
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WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SL	BASEMENT EGRESS SLIDER	4'-0"	4'-0"		1

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
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CRAWL SPACE NOTES:

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

FOUNDATION PLAN

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
- 01.00 - HOLD SILL PLATE BACK 2"
- 01.11 - CONTINUOUS CONCRETE FOOTING
- 01.21 - RECESS TOP OF FOUNDATION WALL
- 01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 02 - TRIM
- 02.12 - 2X6 STUD WALL
- 02.34 - PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 02.42 - FIRE RATED SHEETROCK UNDER STAIRS
- 05 - PLUMBING
- 05.51 - DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 06 - MECHANICAL
- 06.11 - DIRECT FURNACE, FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 06.21 - HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 06.31 - SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 06.41 - HVAC CHASE ABOVE
- 06.60 - FRESH AIR VENTILATOR WITH POWERED DAMPER AND FILTER. SIMILAR TO APRILAIRE MODEL 8145/8145NC OR BETTER.
- 06.61 - 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 06.62 - UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.65 - LINE OF FLOOR ABOVE
- 09 - ELECTRICAL - SEE ELECTRICAL PLANS
- 09.01 - PROVIDE GFCI RECEPTACLE AND SWITCH FOR HUMIDIFIER.
- 09.02 - PROVIDE GFCI RECEPTACLE FOR SUMP PUMP.
- 09.03 - CONTINUE SWITCH CIRCUIT TO SWITCH AT TOP OF STAIRS.
- 09.10 - AC HANGAR. VERIFY LOCATION ON SITE.
- 09.11 - GAS METER. VERIFY LOCATION ON SITE.
- 09.12 - ELECTRIC PANEL. VERIFY LOCATION ON SITE.

GENERAL NOTES - FOUNDATION BASEMENT

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

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

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

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

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

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summit
HOMES
A CLAYTON COMPANY

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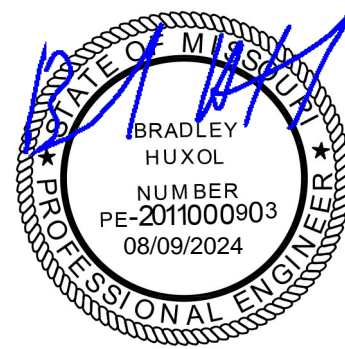
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HIGHLAND MEADOWS, Lot 192
BASSWOOD - TRANSITIONAL
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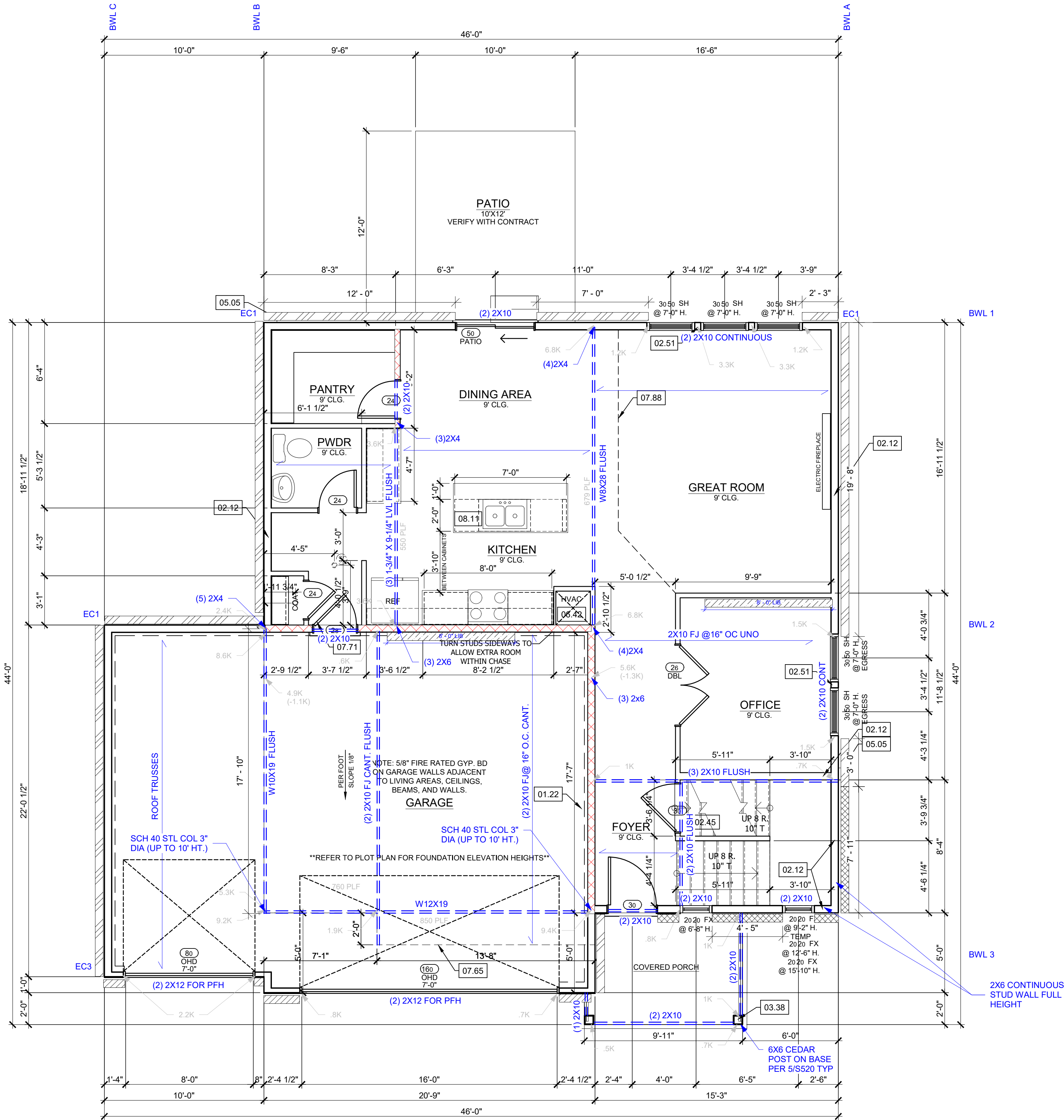
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IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE											
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8



GENERAL PLAN NOTES

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

ENGINEERED BRACED WALL PANEL: 3/8\" THICK WOOD STRUCTURAL PANEL FASTENED W/ 8d COMMON NAILS SPACED 6\" OC AT EDGES AND 12\" OC IN FIELD

ROOM FINISH SCHEDULE

ROOM NAME	Area
FOYER/HALLWAY	88
GREAT ROOM	213
OFFICE	104
MAIN LEVEL STAIRS	77
KITCHEN	203
DINING AREA	84
OWNER'S ENTRY	40
POWDER ROOM	28
PANTRY	46

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SH	SINGLE HUNG	3'-0"	5'-0"		5
FX	FIXED	2'-0"	2'-0"		3

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	3
GARAGE DOOR - 16 - 16 PANEL	16'-0"	7'-0"	4 1/2"	1
HINGED - SINGLE	3'-0"	6'-8"	4 1/2"	1
SLIDING - DOUBLE - FULL LITE	5'-0"	6'-8"	6"	1
HINGED - DOUBLE	5'-0"	6'-8"	4 1/2"	1
HINGED - SINGLE - GARAGE	2'-8"	6'-8"	6 5/8"	1
GARAGE DOOR - 8 - 8 PANEL	8'-0"	7'-0"	4 1/2"	1
FRONT DOOR - 2 PANEL	3'-0"	6'-8"	6 1/2"	1

MAIN LEVEL PLAN

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
- 01.22 - EXPOSED TOP OF FOUNDATION WALL.
- 02 - TRIM
- 02.12 - 2X6 STUD WALL
- 02.45 - STAIRS TO LOWER LEVEL UNFINISHED
- 02.51 - 3 STUDS BETWEEN WINDOW UNITS
- 03 - SIDING
- 03.38 - 6X6 CEDAR POST, 1X6 TRIM AT BASE, 1X4 TRIM AT TOP.
- 05 - PLUMBING
- 05.05 - HOSE BIBB
- 06 - MECHANICAL
- 06.42 - HVAC FLOOR OPENING, HEADER OFF FLOOR JOISTS - AS REQUIRED, BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.65 - LINE OF FLOOR ABOVE
- 07.71 - 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 07.88 - CHANGE IN FLOORING MATERIAL
- 08 - CABINERY
- 08.11 - 24\" CABINET + 12\" OVERHANG FLAT ISLAND, VERIFY LOCATION WITH PERSONAL BUILDER.
- 09 - ELECTRICAL - SEE ELECTRICAL PLANS
- 09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.
- 09.05 - SWITCH AND POWER FOR GARBAGE DISPOSAL.
- 09.06 - PROVIDE POWER BELOW COUNTER FOR DISHWASHER.
- 09.07 - FLOOD LIGHT - DETERMINED ON SITE.
- 09.09 - OUTLET ON DEDICATED CIRCUIT.

GENERAL NOTES - FLOOR PLAN

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

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

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

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12\" SHALL BE DOUGLAS FIR R2.

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

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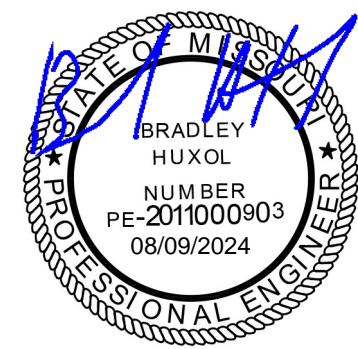
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- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE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

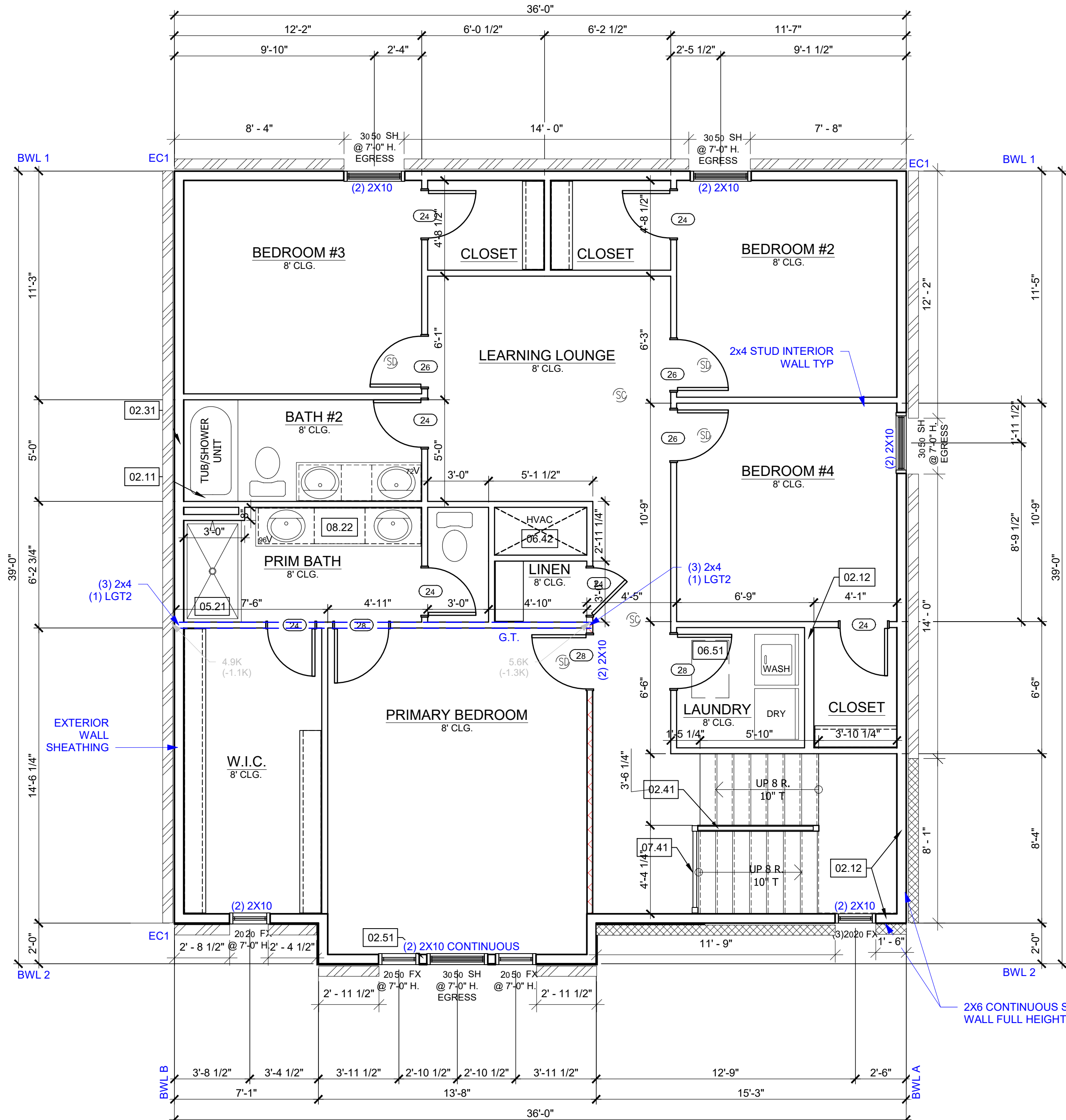
BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

BRACING 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

ENGINEERED BRACED WALL PANEL- 3/8" THICK WOOD STRUCTURAL PANEL FASTENED W/ 8d COMMON NAILS SPACED 6" OC AT EDGES AND 12" OC IN FIELD



ROOM FINISH SCHEDULE

ROOM NAME	Area
BEDROOM #2	143
BEDROOM #3	146
BATHROOM #2	48
PRIMARY BATH	69
BEDROOM #4	142
LAUNDRY	37
UPPER LEVEL STAIRS	71
HALLWAY	242
W.I.C	95
PRIMARY BEDROOM	204

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
FX	FIXED - DRAFT	2'-0"	2'-0"		1
FX	FIXED - DRAFT	2'-0"	2'-8"		1
FX	FIXED	2'-0"	2'-0"		1
FX	FIXED	2'-0"	5'-0"		2
SH	SINGLE HUNG	3'-0"	5'-0"		4

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	7
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	3
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	3

UPPER LEVEL PLAN

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

REFERENCE KEYNOTES

- 02 - TRIM
- 02.11 - DOUBLE 2X4 STUD WALL
- 02.12 - 2X6 STUD WALL
- 02.31 - SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY OR TUB/SHOWER UNIT
- 02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 02.51 - 3 STUDS BETWEEN WINDOW UNITS

05 - PLUMBING

- 05.21 - FIBERGLASS BASE WITH TILE WALLS

06 - MECHANICAL

- 06.42 - HVAC FLOOR OPENING, HEADER OFF FLOOR JOISTS AS REQUIRED, BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS
- 06.51 - 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES, BUMP TRUSSES FOR ATTIC ACCESS.

07 - MISCELLANEOUS & PLAN NOTES

- 07.41 - OPEN HANDRAILS

08 - CABINETRY

- 08.22 - CONTINUOUS FLAT VANITY

09 - ELECTRICAL - SEE ELECTRICAL PLANS

- 09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.

GENERAL NOTES - FLOOR PLAN

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

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

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

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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

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

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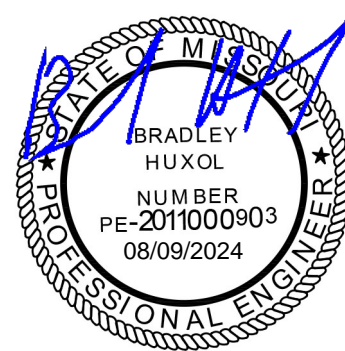
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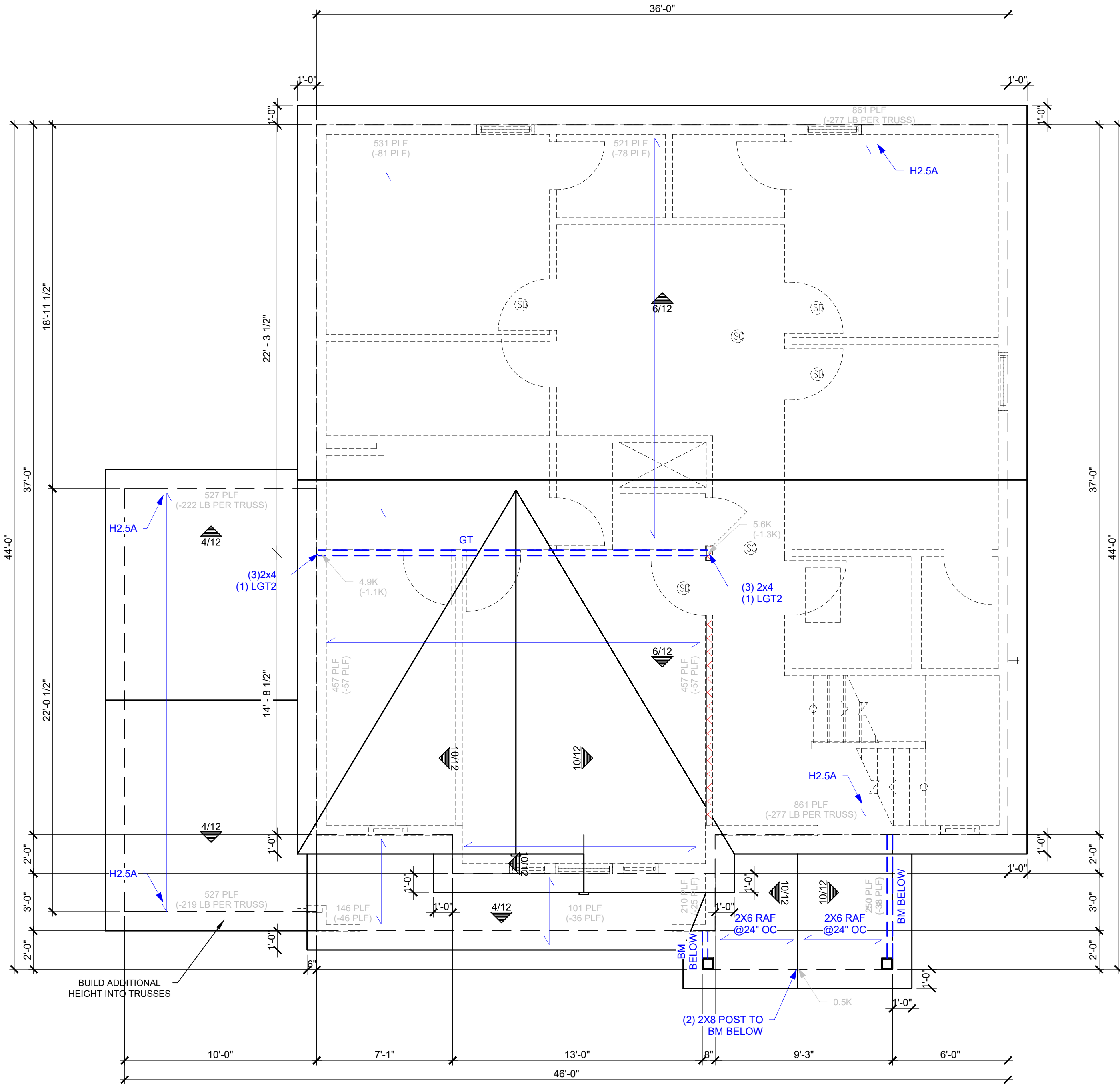
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- TRUSS FRAMED ROOF NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
 - DESIGNED FOR LIGHT ROOF COVERING. UNO. SEE G000 FOR MINIMUM LOADING.
 - ALL EXTERIOR AND/OR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

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

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



ROOF PLAN

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

GENERAL NOTES - ROOF

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

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

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

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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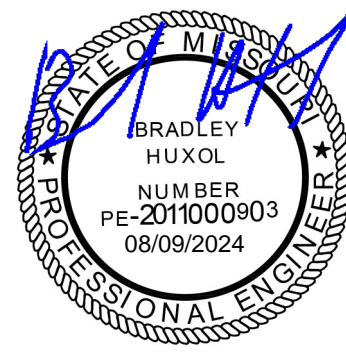
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FRONT ELEVATION

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

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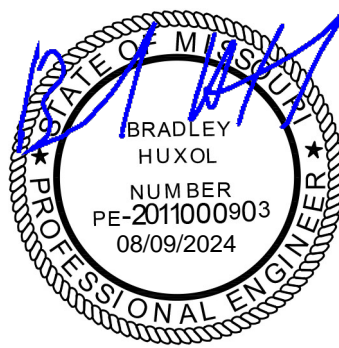
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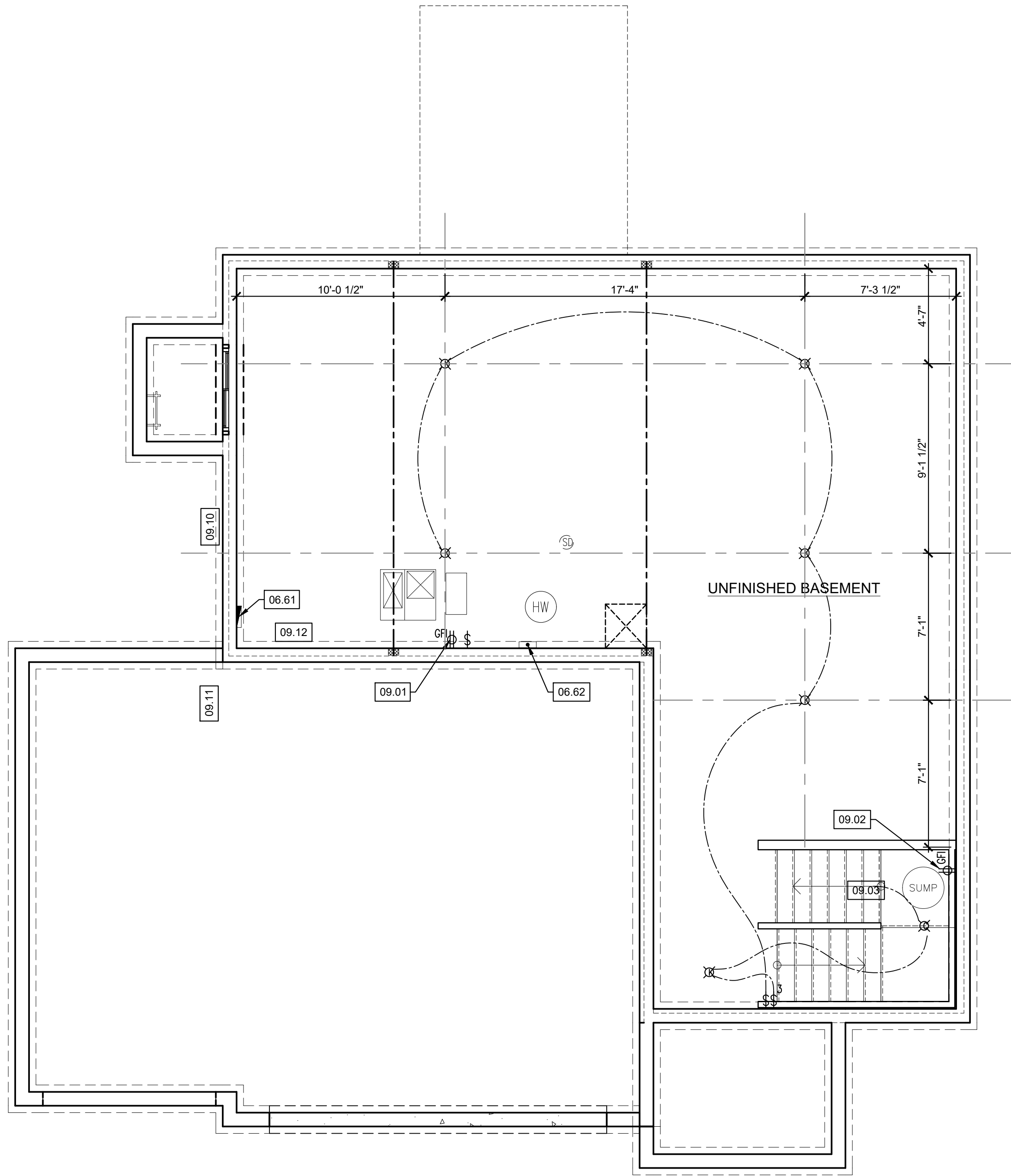
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ELECTRICAL PLAN - LOWER LEVEL

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
- 01.00 - HOLD SILL PLATE BACK 2"
- 01.11 - CONTINUOUS CONCRETE FOOTING
- 01.21 - RECESS TOP OF FOUNDATION WALL
- 01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 02 - TRIM
- 02.12 - 2X6 STUD WALL
- 02.34 - PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 02.42 - FIRE RATED SHEETROCK UNDER STAIRS
- 05 - PLUMBING
- 05.51 - DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 06 - MECHANICAL
- 06.11 - DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 06.21 - HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 06.31 - SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 06.41 - HVAC CHASE ABOVE
- 06.60 - FRESH AIR VENTILATOR WITH POWERED DAMPER AND FILTER. SIMILAR TO APRILAIRE MODEL 8145/8145NC OR BETTER.
- 06.61 - 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 06.62 - UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.65 - LINE OF FLOOR ABOVE
- 09 - ELECTRICAL - SEE ELECTRICAL PLANS
- 09.01 - PROVIDE GFCI RECEPTACLE AND SWITCH FOR HUMIDIFIER.
- 09.02 - PROVIDE GFCI RECEPTACLE FOR SUMP PUMP.
- 09.03 - CONTINUE SWITCH CIRCUIT TO SWITCH AT TOP OF STAIRS.
- 09.10 - AC HANGAR. VERIFY LOCATION ON SITE.
- 09.11 - GAS METER. VERIFY LOCATION ON SITE.
- 09.12 - ELECTRIC PANEL. VERIFY LOCATION ON SITE.

ELECTRICAL FIXTURE SCHEDULE		
QUANTITY	SYMBOL	DESCRIPTION
1	☒	CAN LIGHT
1	▬	ELECTRICAL PANEL
6	☒	KEYLESS LIGHT
2	⚡	OUTLET - GFI
1	⦿	SMOKE DETECTOR
2	⚡	SWITCH
1	⚡	SWITCH - THREE WAY
1	⚡	UFER GROUND

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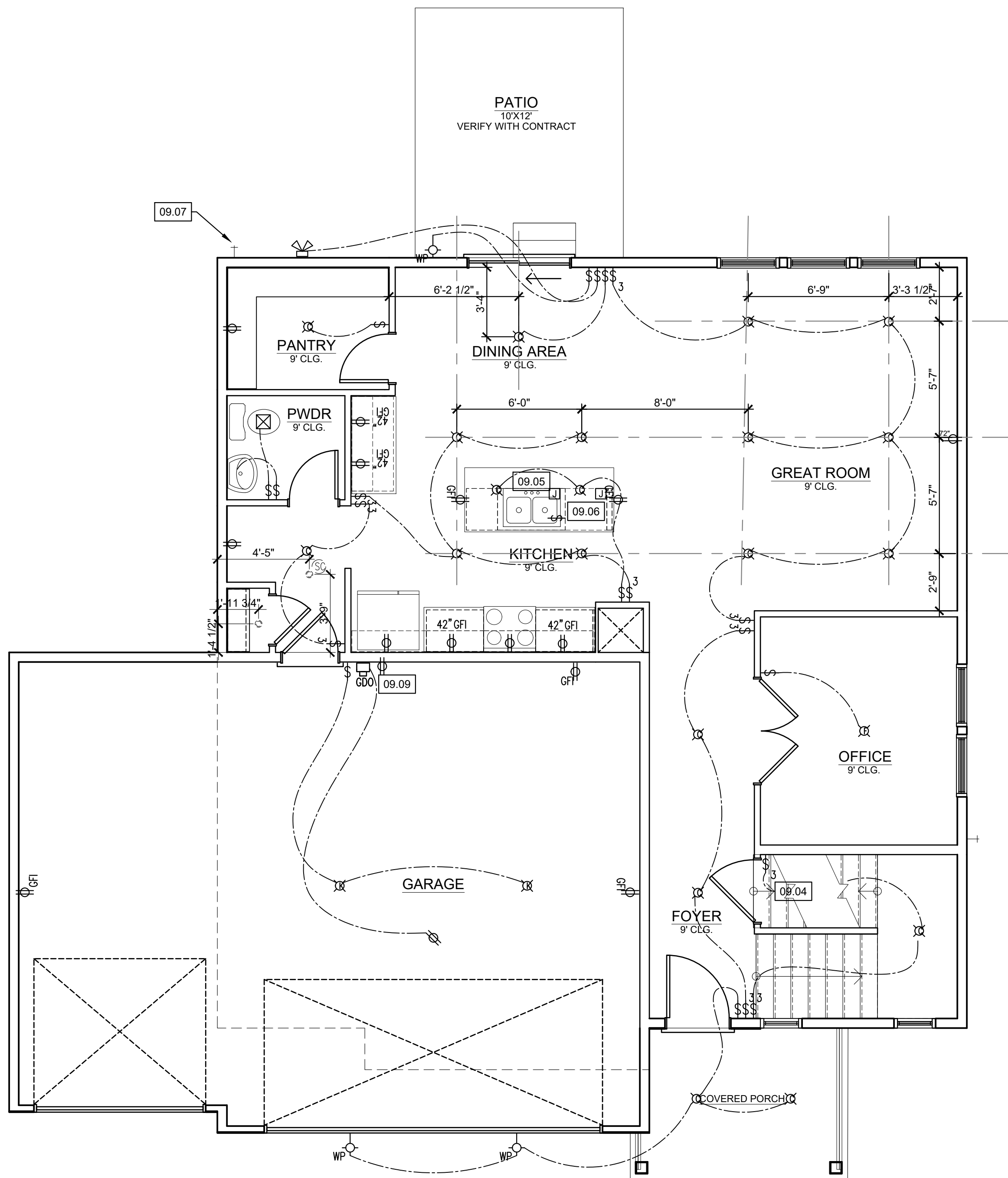
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ELECTRICAL PLAN - MAIN LEVEL

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
01.22 - EXPOSED TOP OF FOUNDATION WALL.
- 02 - TRIM
02.12 - 2X6 STUD WALL
02.45 - STAIRS TO LOWER LEVEL UNFINISHED
02.51 - 3 STUDS BETWEEN WINDOW UNITS
- 03 - SIDING
03.38 - 6X6 CEDAR POST, 1X6 TRIM AT BASE, 1X4 TRIM AT TOP.
- 05 - PLUMBING
05.05 - HOSE BIBB
- 06 - MECHANICAL
06.42 - HVAC FLOOR OPENING, HEADER OFF FLOOR JOISTS
- AS REQUIRED, BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 07 - MISCELLANEOUS & PLAN NOTES
07.65 - LINE OF FLOOR ABOVE
07.71 - 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
07.88 - CHANGE IN FLOORING MATERIAL
- 08 - CABINETRY
08.11 - 24" CABINET + 12" OVERHANG FLAT ISLAND, VERIFY LOCATION WITH PERSONAL BUILDER.
- 09 - ELECTRICAL - SEE ELECTRICAL PLANS
09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.
09.05 - SWITCH AND POWER FOR GARBAGE DISPOSAL.
09.06 - PROVIDE POWER BELOW COUNTER FOR DISHWASHER.
09.07 - FLOOD LIGHT - DETERMINED ON SITE.
09.09 - OUTLET ON DEDICATED CIRCUIT.

ELECTRICAL FIXTURE SCHEDULE		
QUANTITY	SYMBOL	DESCRIPTION
20	⌘	CAN LIGHT
1	⌘	EXHAUST FAN
2	⌘	EXTERIOR WALL LIGHT - BARN
1	⌘	FLOOD LIGHT
1	⌘	FLUSH MOUNT CEILING LIGHT
1	⌘	GARAGE DOOR OPENER
2	⌘	KEYLESS LIGHT
1	⌘	OUTDOOR COACH LIGHT
1	⌘	OUTLET - CEILING MOUNTED DUPLEX
1	⌘	OUTLET - DUPLEX
5	⌘	OUTLET - GFI
4	⌘	OUTLET - GFI @ 42"
1	⌘	SMOKE & CO DETECTOR COMBO
11	⌘	SWITCH
10	⌘	SWITCH - THREE WAY

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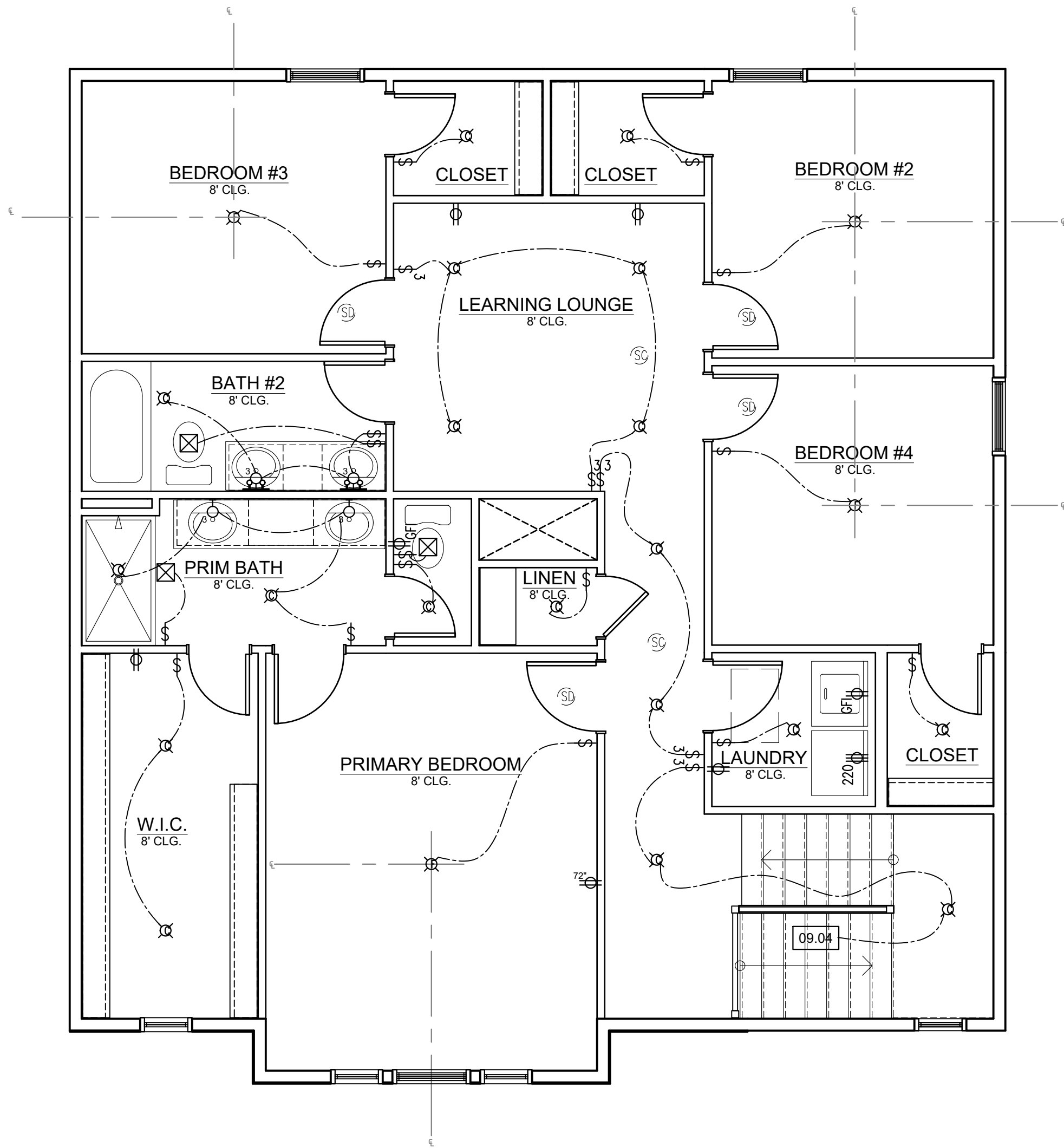
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ELECTRICAL PLAN - UPPER LEVEL

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

REFERENCE KEYNOTES

- 02 - TRIM
- 02.11 - DOUBLE 2X4 STUD WALL
- 02.12 - 2X6 STUD WALL
- 02.31 - SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 02.51 - 3 STUDS BETWEEN WINDOW UNITS
- 05 - PLUMBING
- 05.21 - FIBERGLASS BASE WITH TILE WALLS
- 06 - MECHANICAL
- 06.42 - HVAC FLOOR OPENING, HEADER OFF FLOOR JOISTS AS REQUIRED, BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS
- 06.51 - 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BUMP TRUSSES FOR ATTIC ACCESS.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.41 - OPEN HANDRAILS
- 08 - CABINETRY
- 08.22 - CONTINUOUS FLAT VANITY
- 09 - ELECTRICAL - SEE ELECTRICAL PLANS
- 09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.

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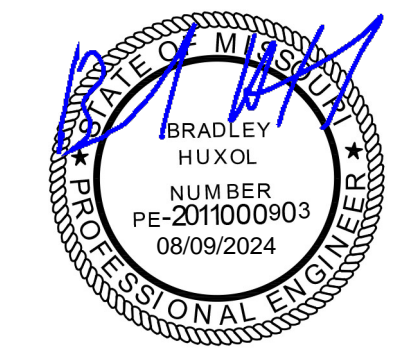
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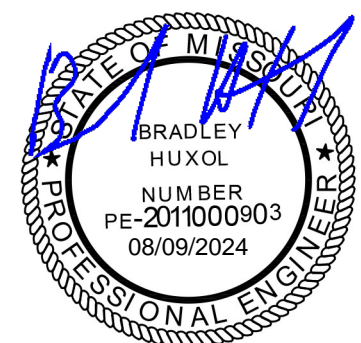
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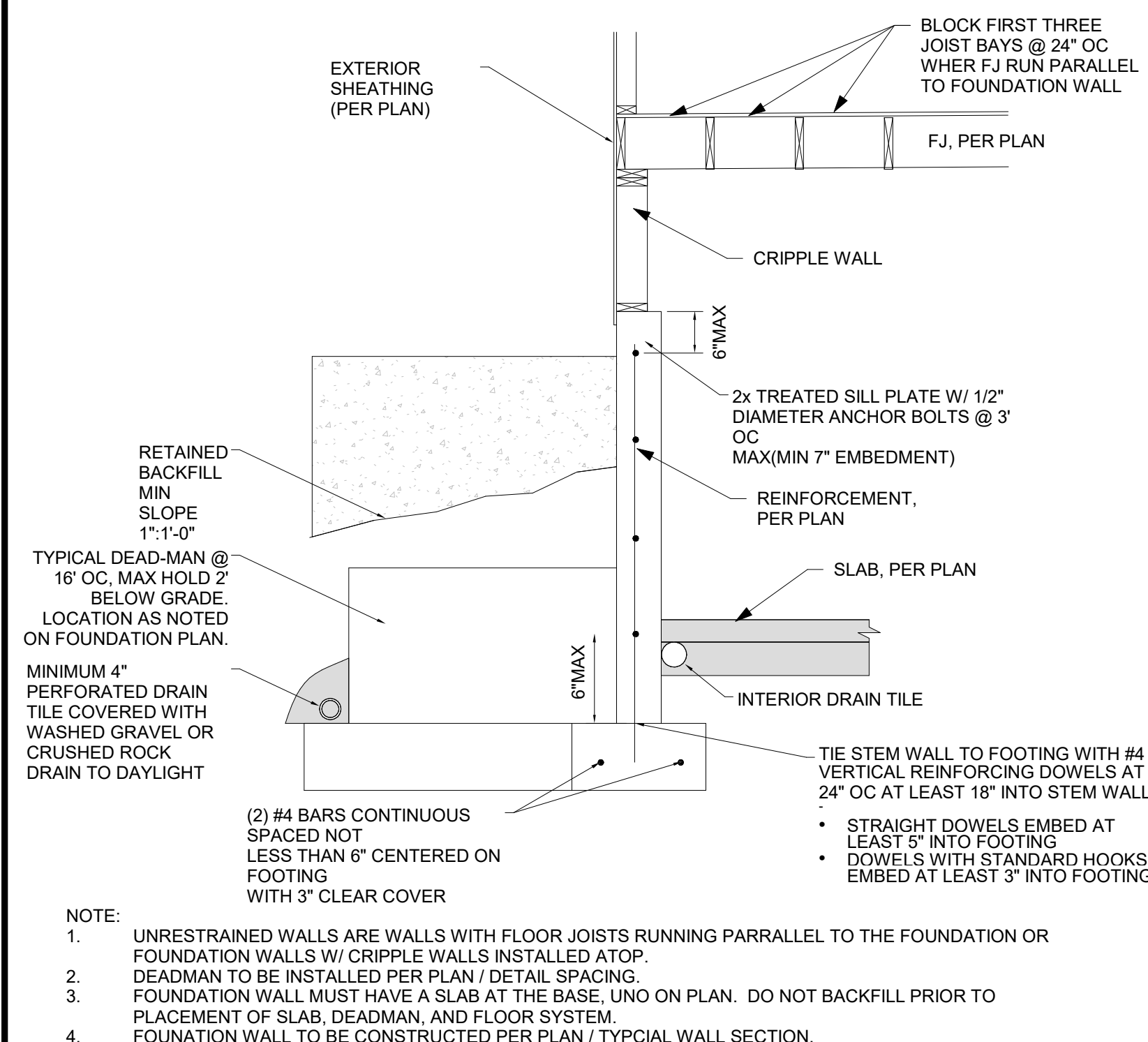
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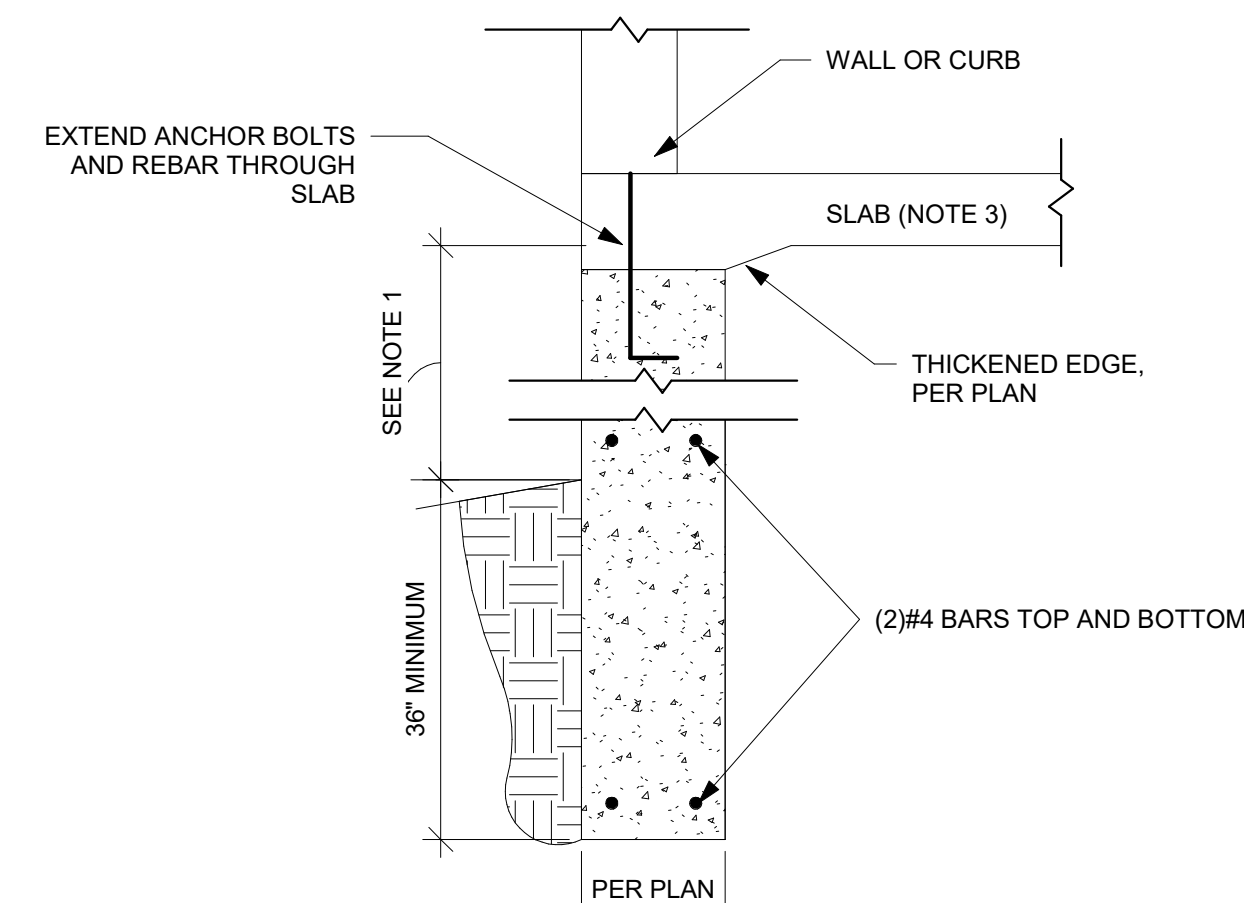
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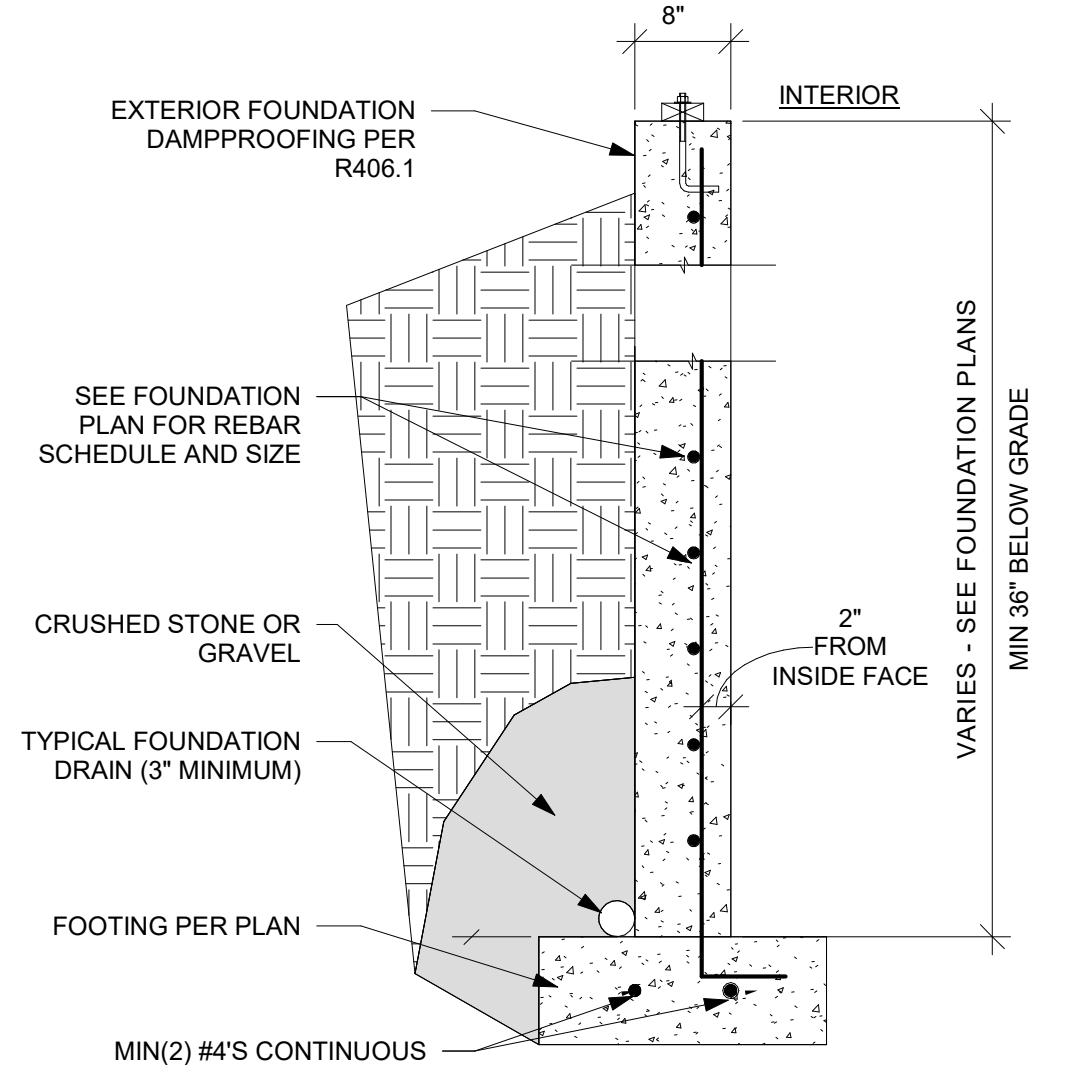
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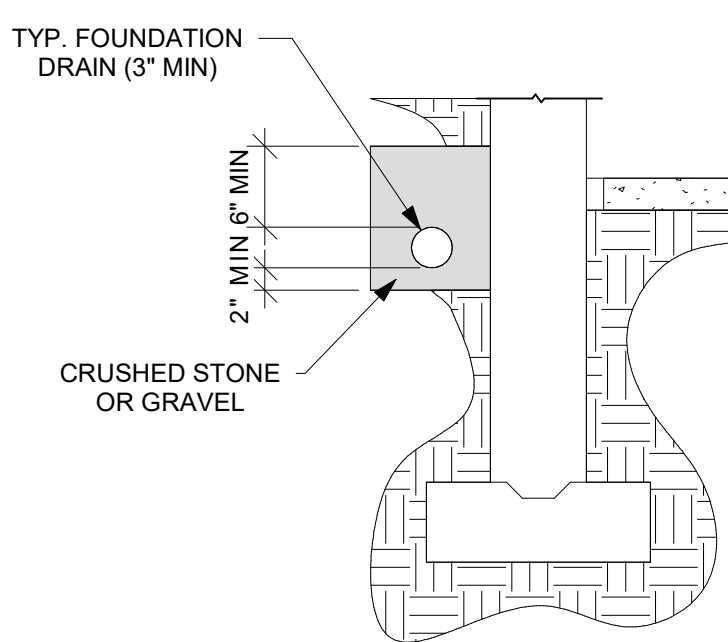
1 TYPICAL "UNRESTRAINED"
FOUNDATION WALL DETAILS



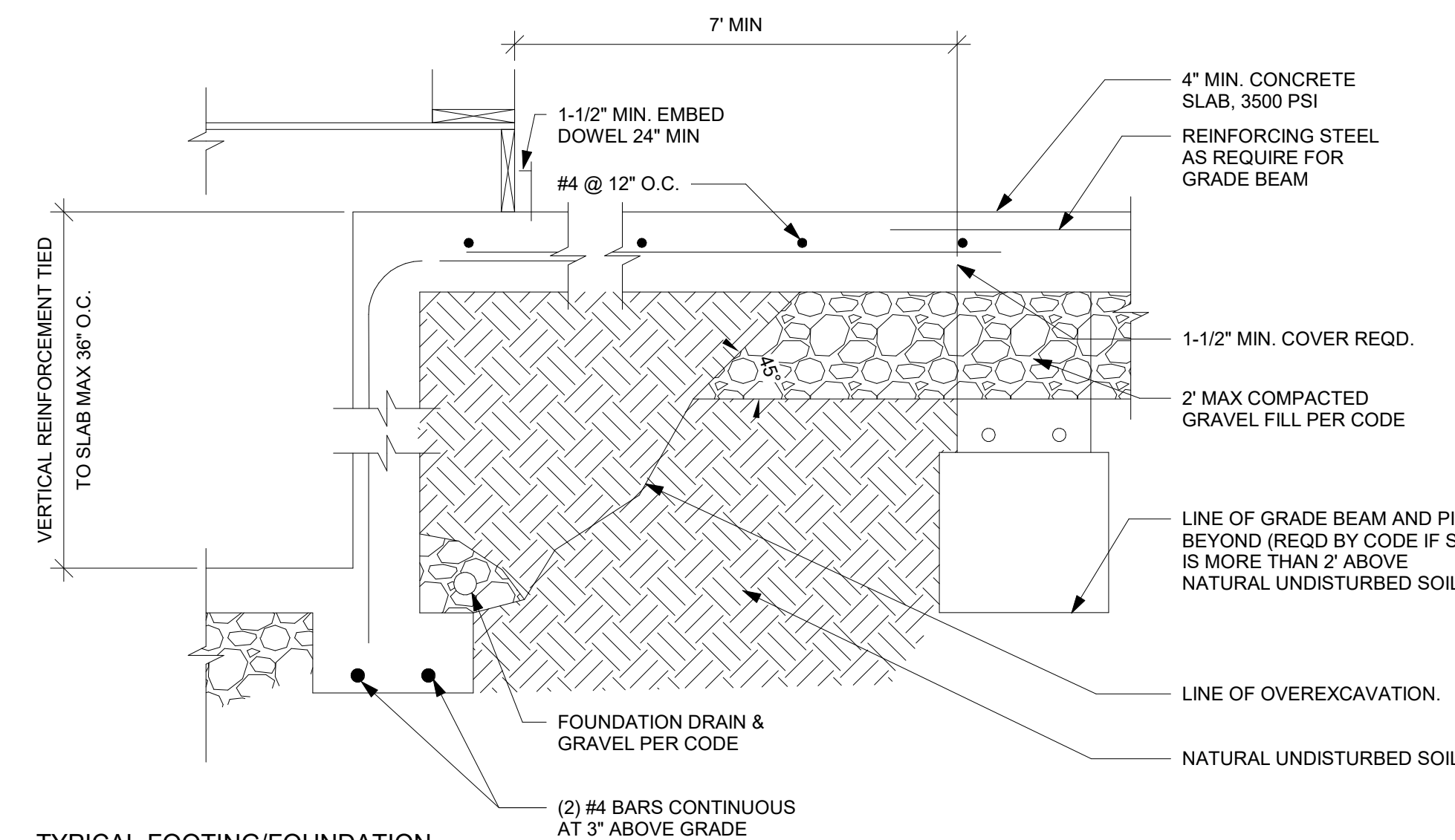
② TRENCH FOOTING WITH SLAB DETAIL
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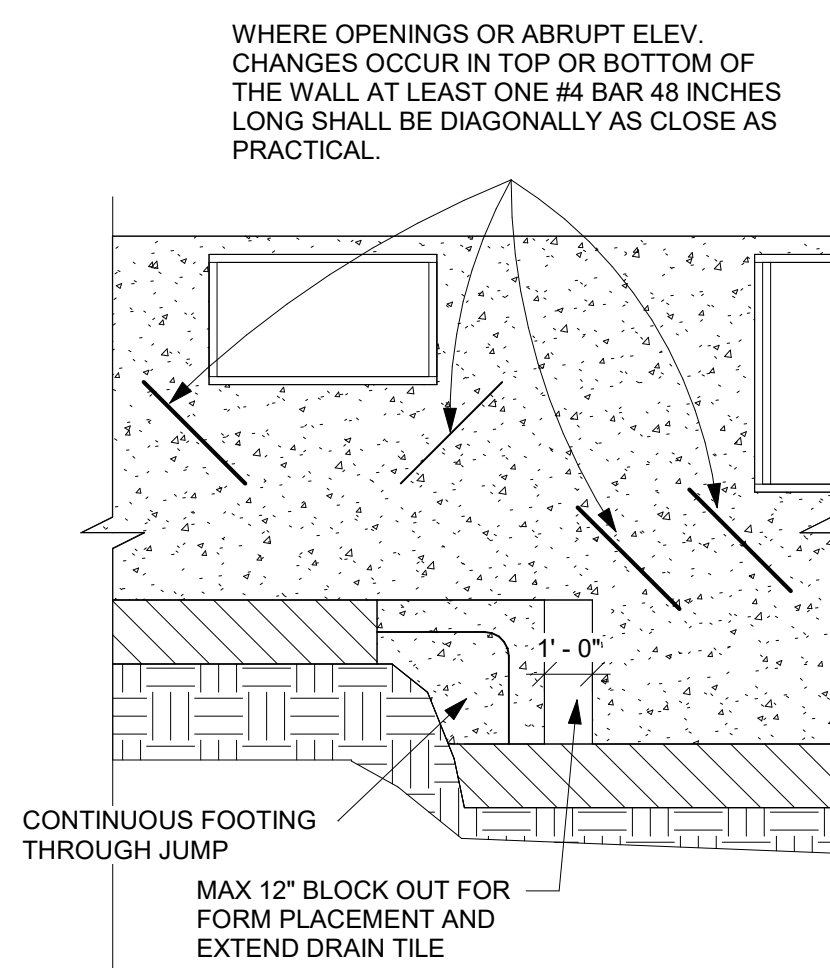
③ TYPICAL WALL SECTION DETAIL
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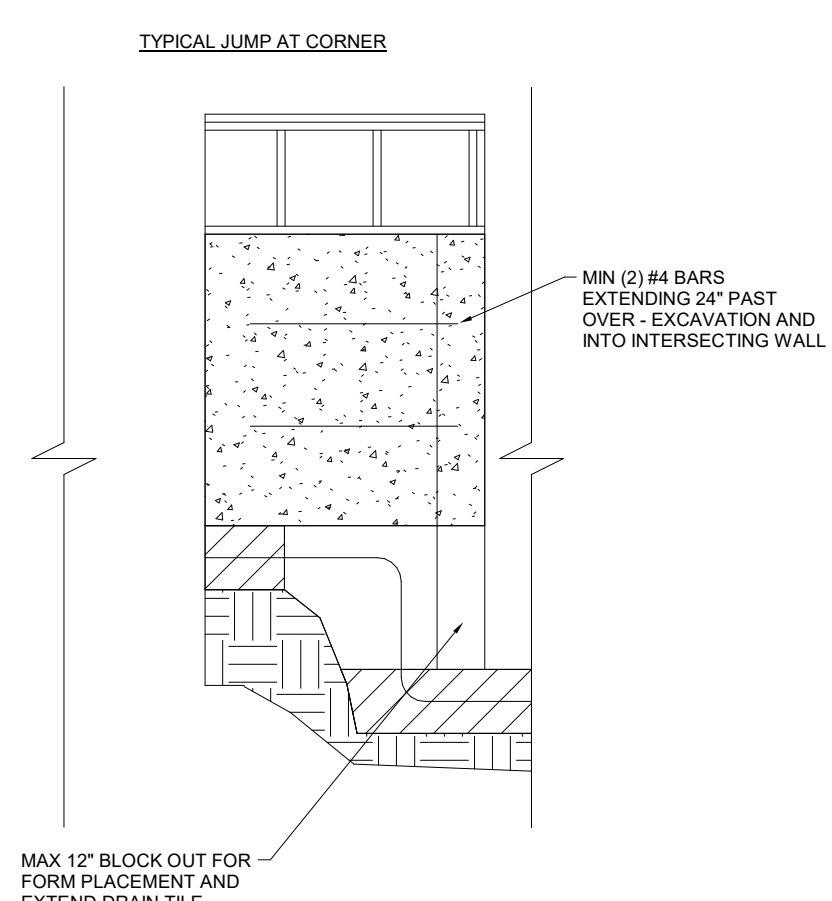
4 FOUNDATION DRAIN AND RAISED SLAB
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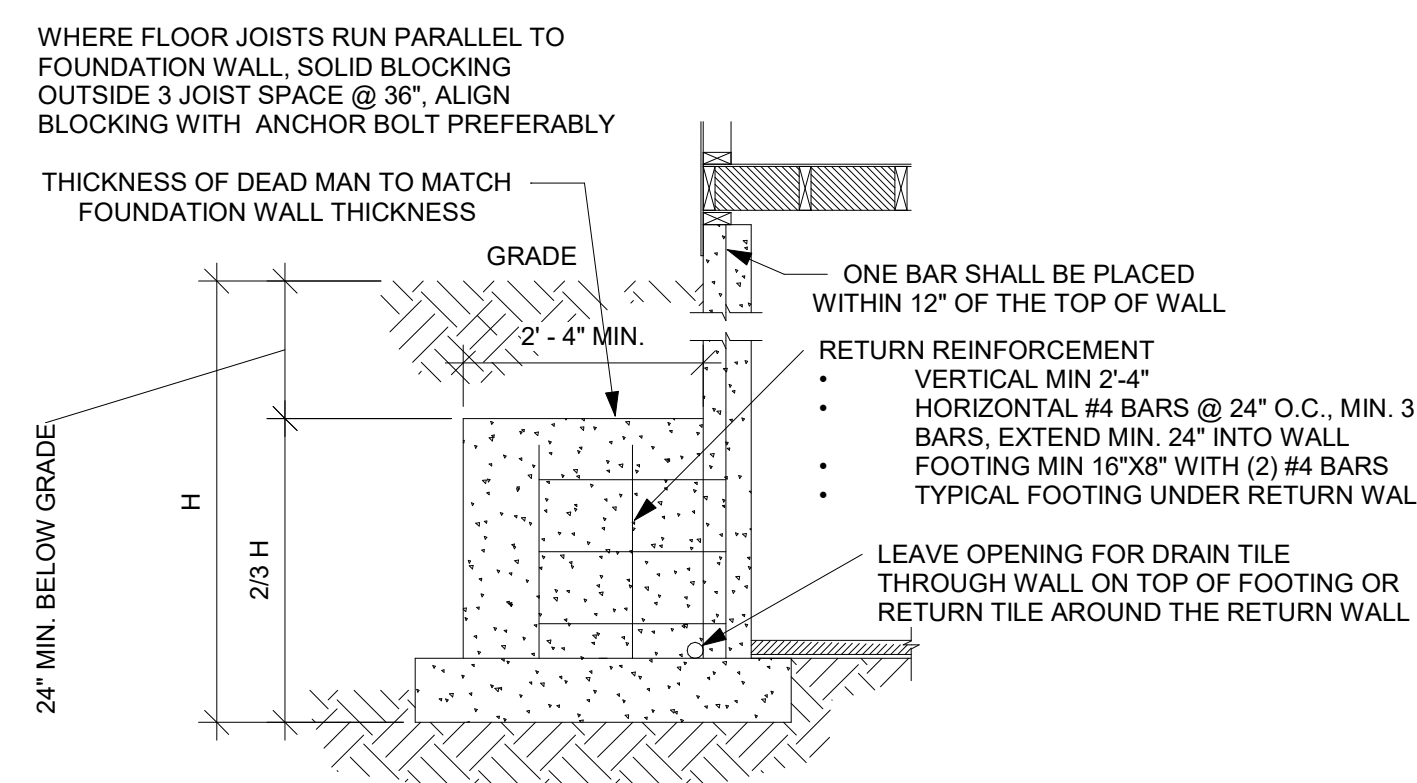
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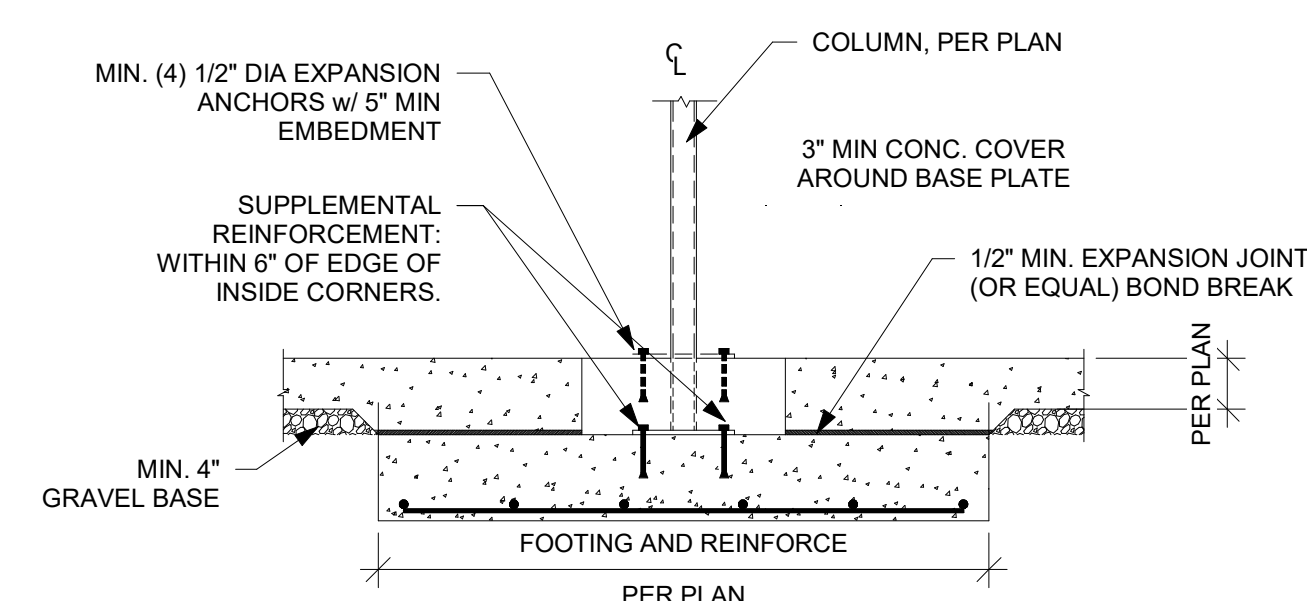
6 FOUNDATION WALL JUMP DETAILS



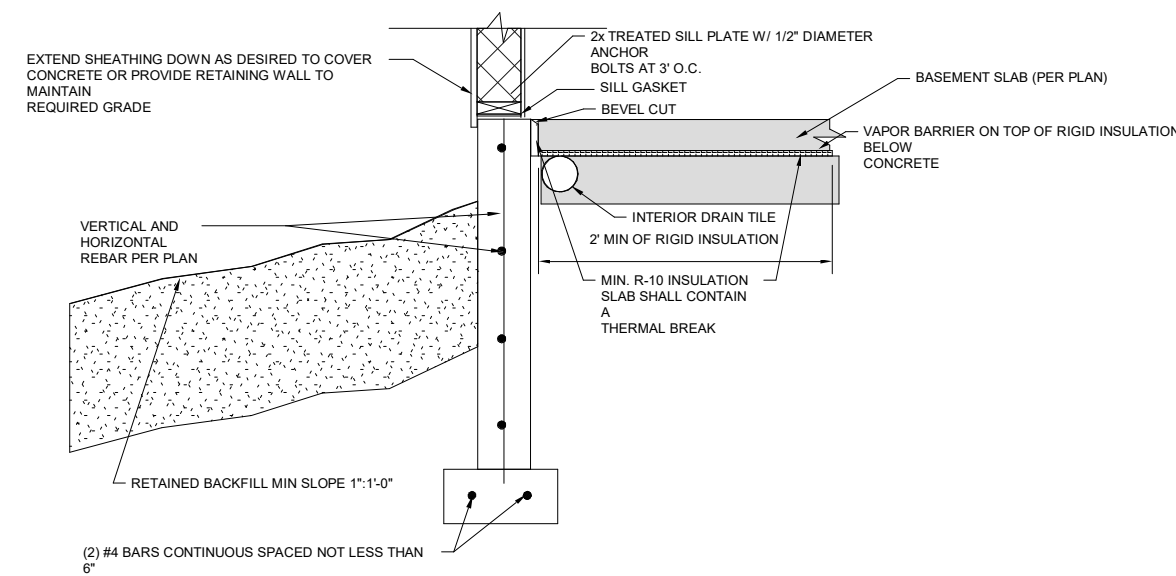
7 FOUNDATION WALL JUMP DETAIL 2
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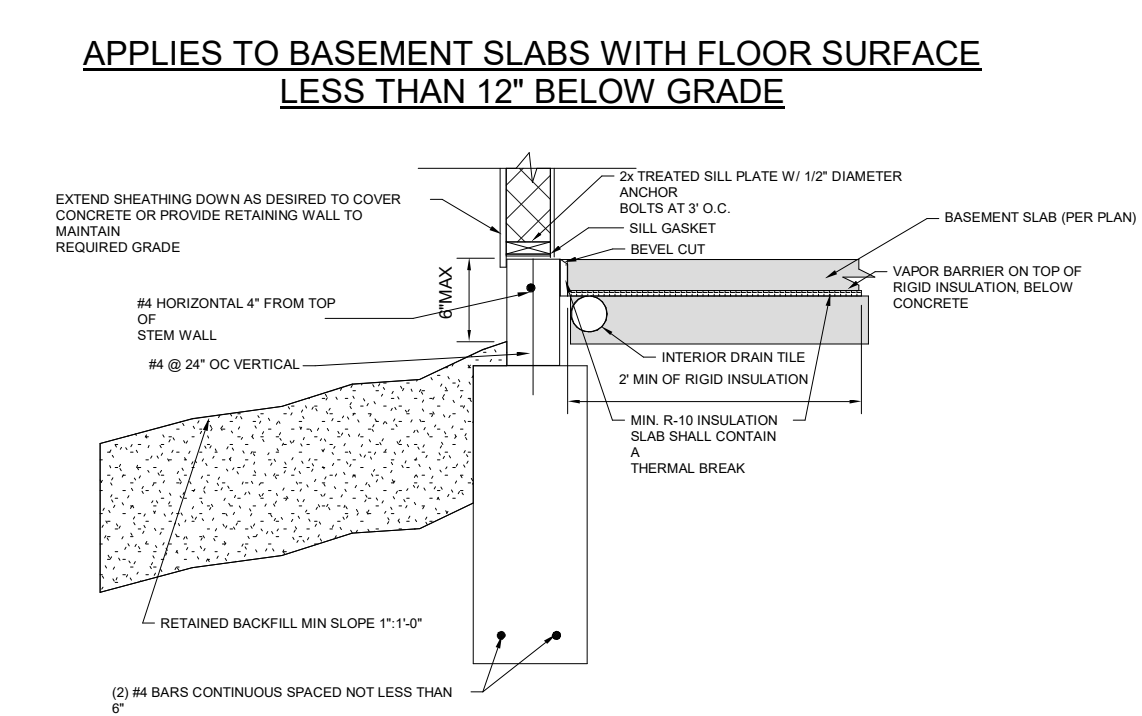
8 TYPICAL DEAD MAN DETAILS



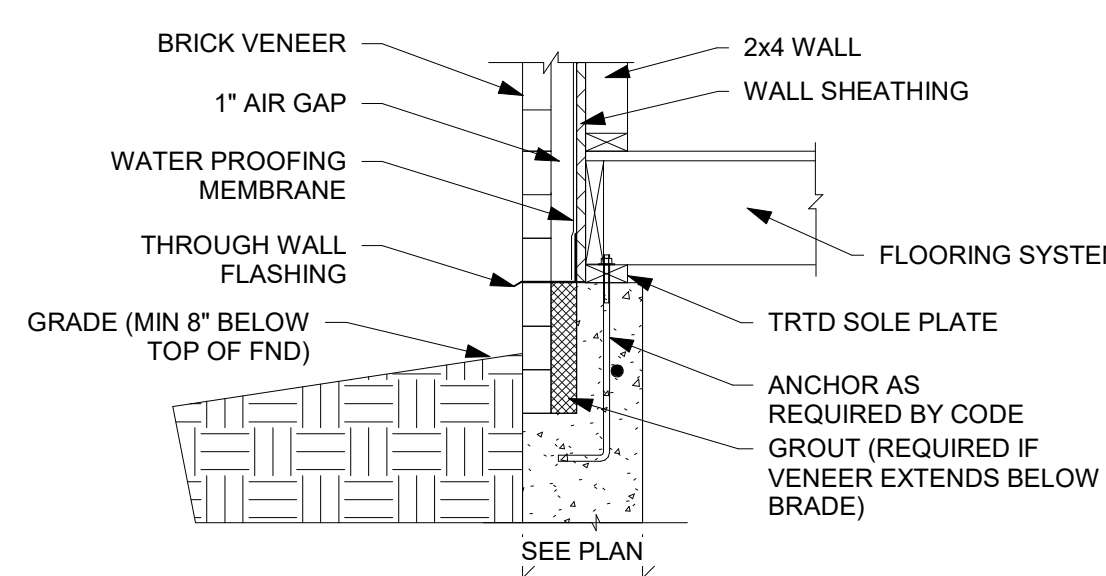
9 TYPICAL ISOLATED COLUMN PAD
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11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING



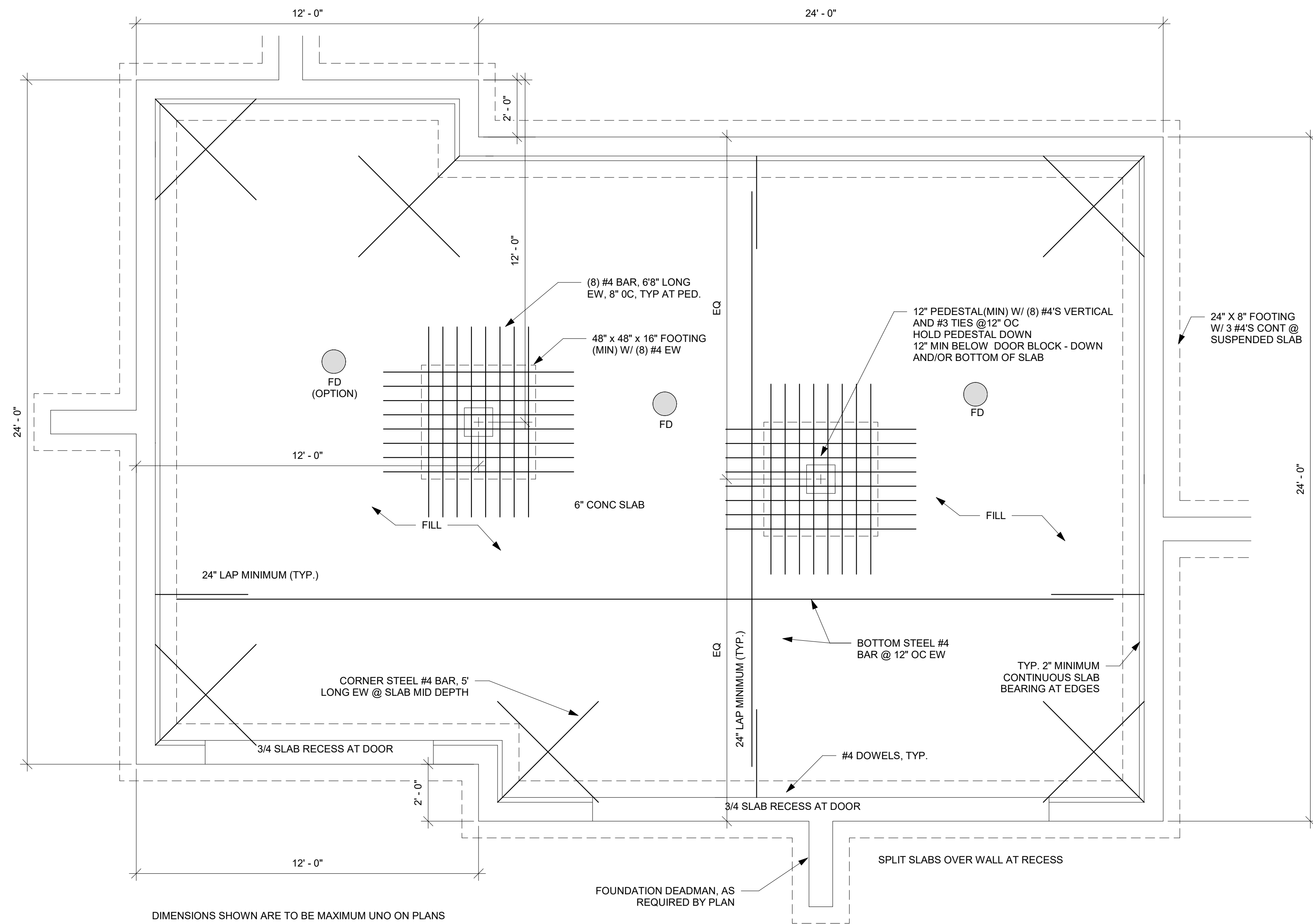
12 SLAB INSULATION DETAIL FOR TRENCH
FOOTING WITH STEM WALL
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13 BRICK VENEER DETAIL
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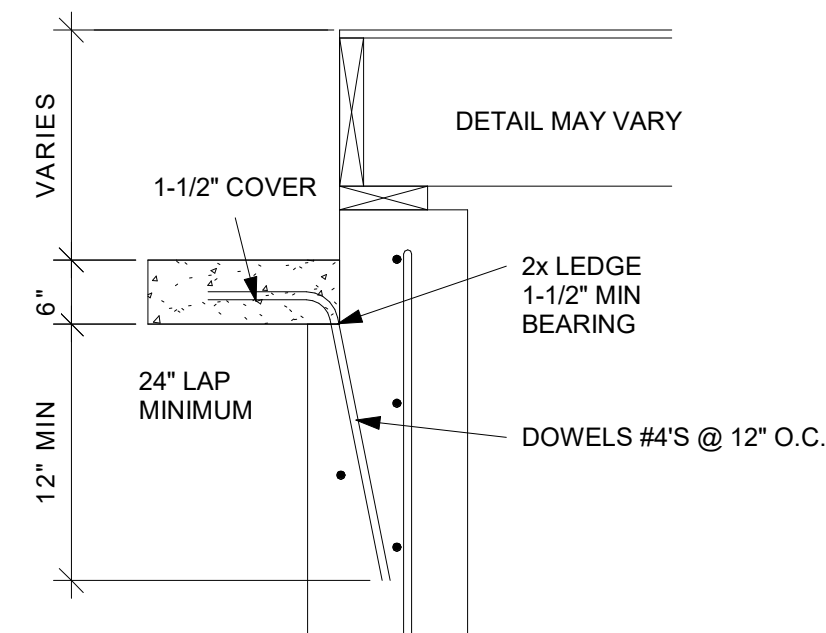
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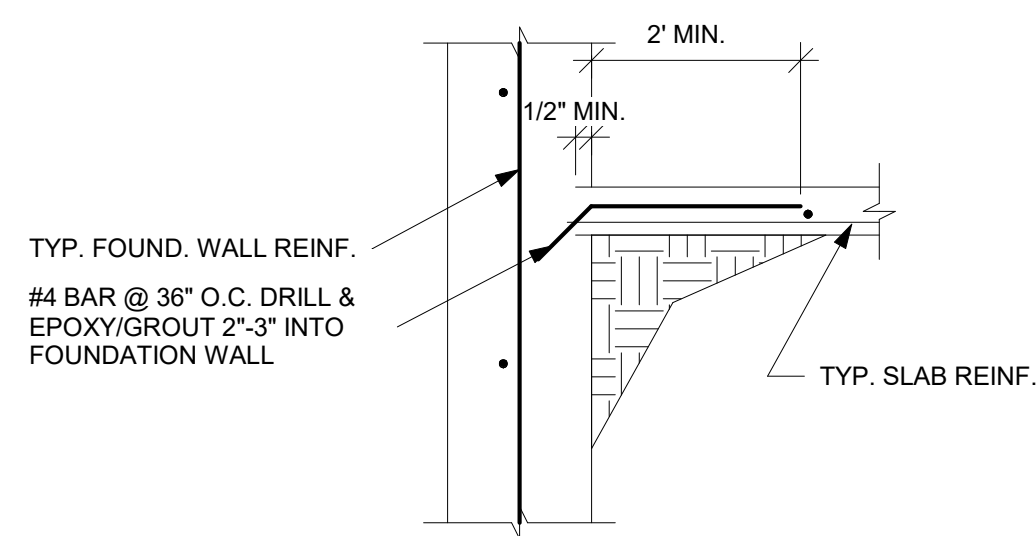


① 2 CAR GARAGE SLAB ON FILL DETAIL
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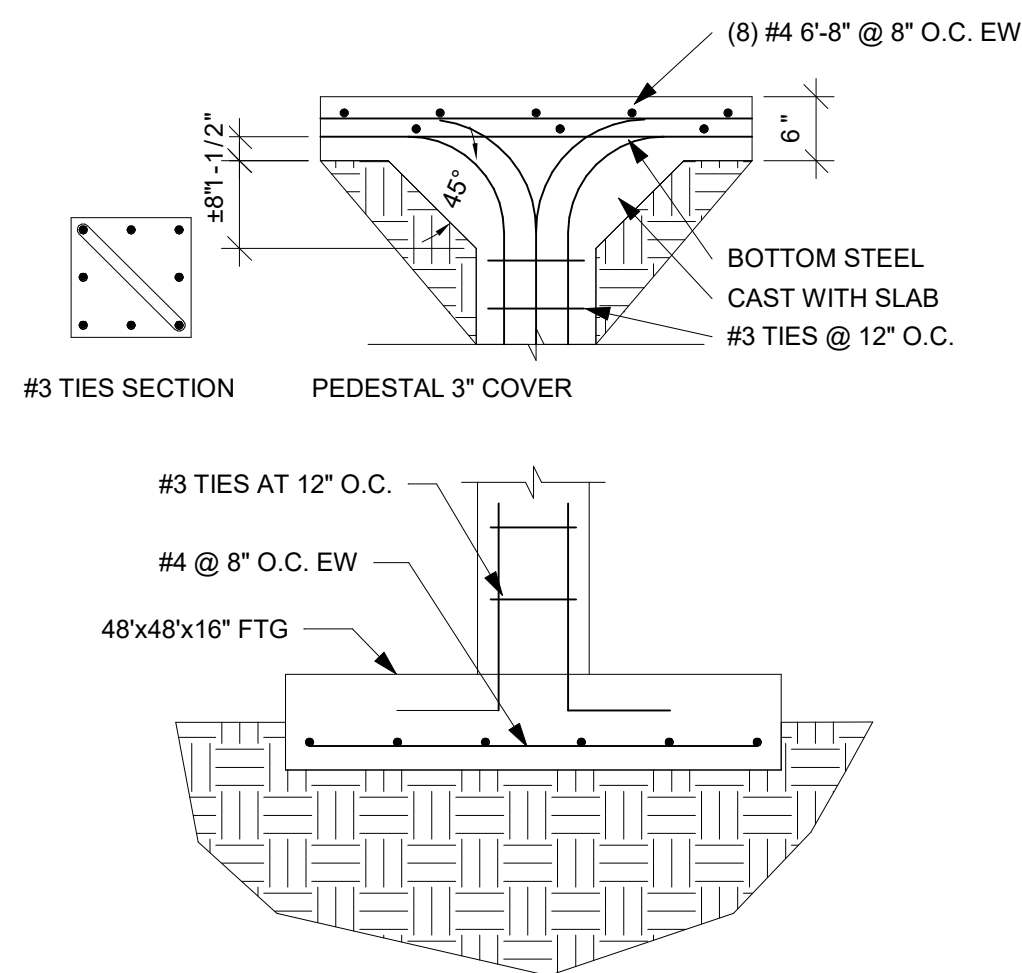
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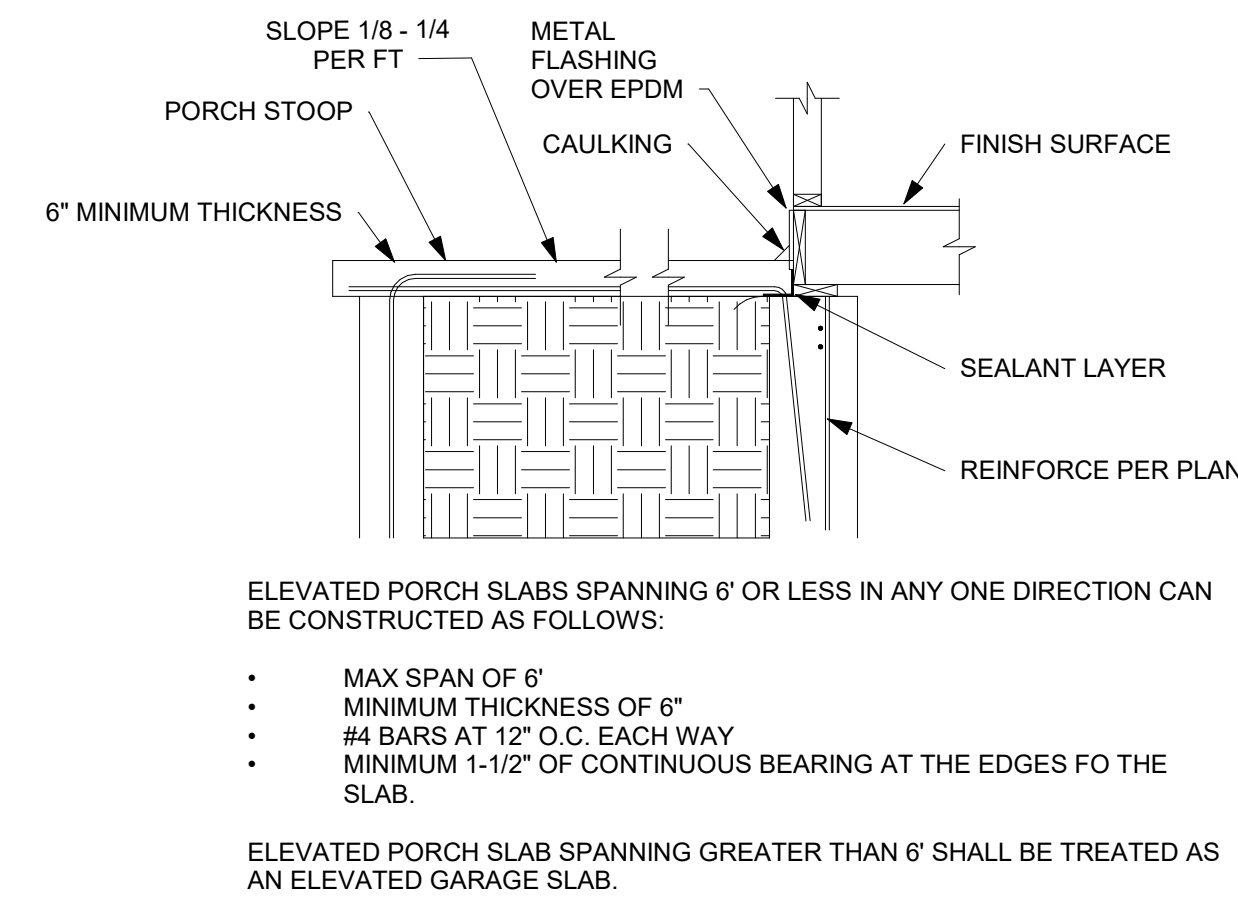
③ SLAB AT WALL DETAIL
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④ ALT. SLAB CONNECTION DETAIL
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⑤ PEDESTAL AT SLAB AND FOOTING
DETAIL
NTS



⑥ STANDARD PORCH SLAB DETAIL
NTS

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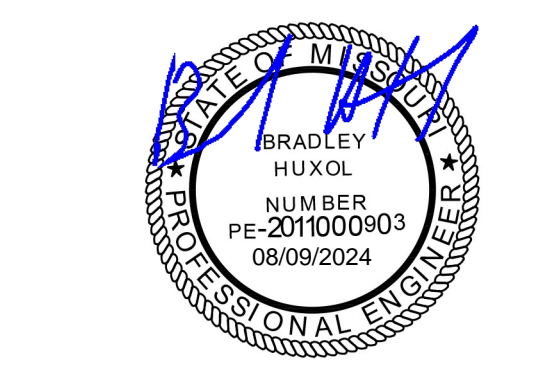
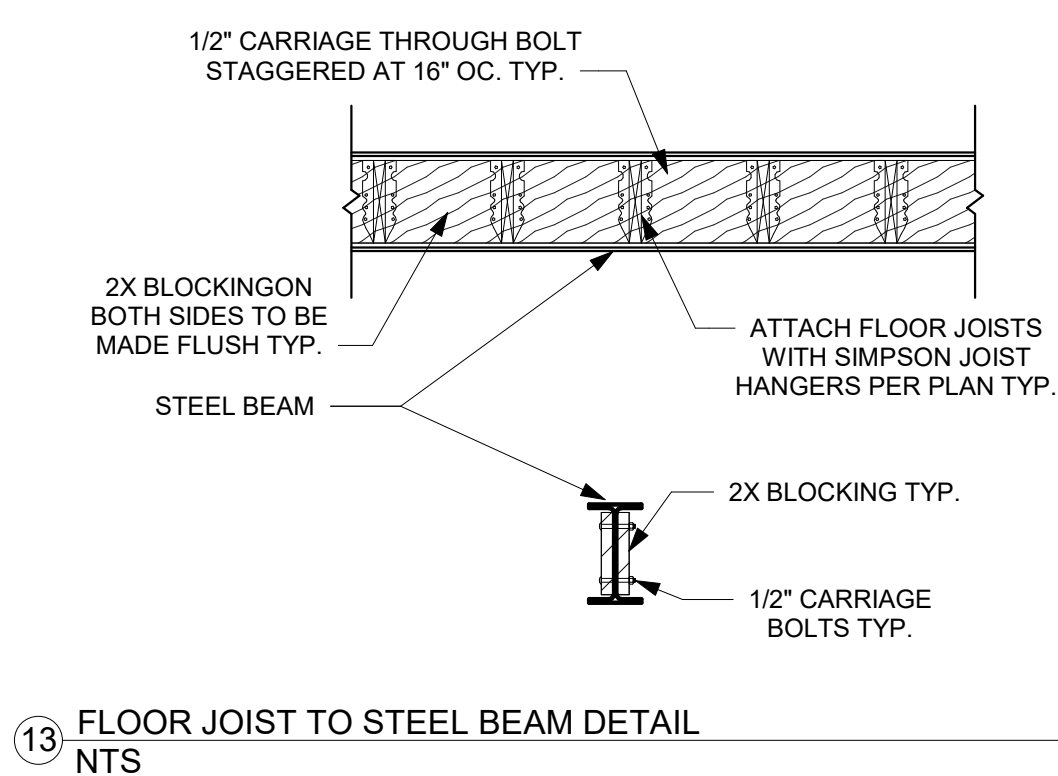
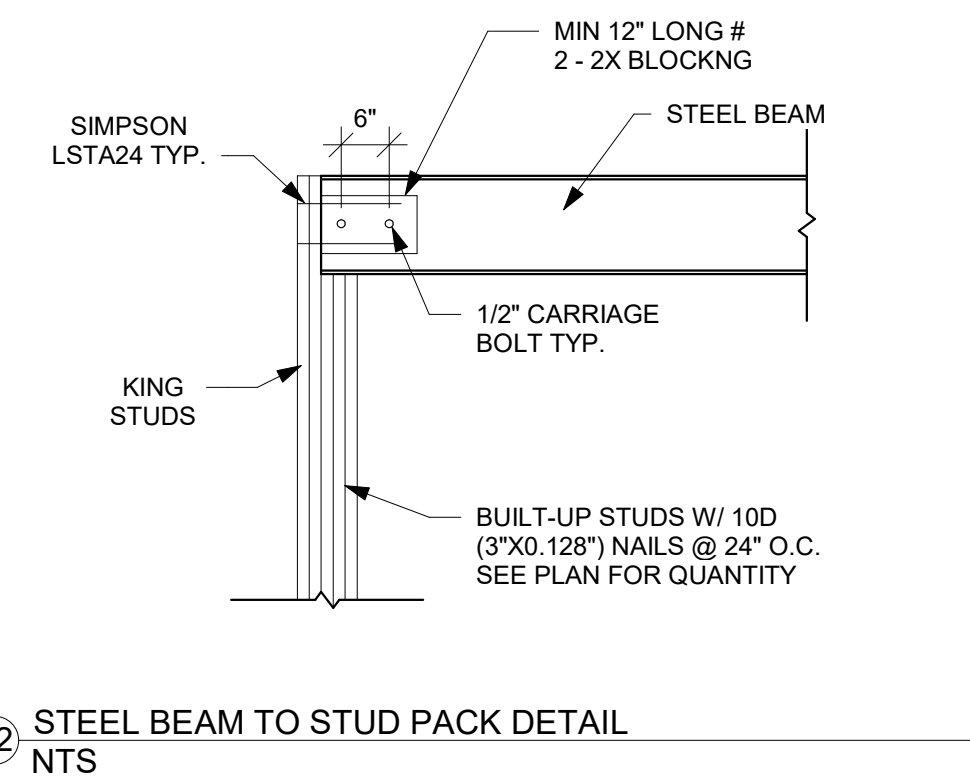
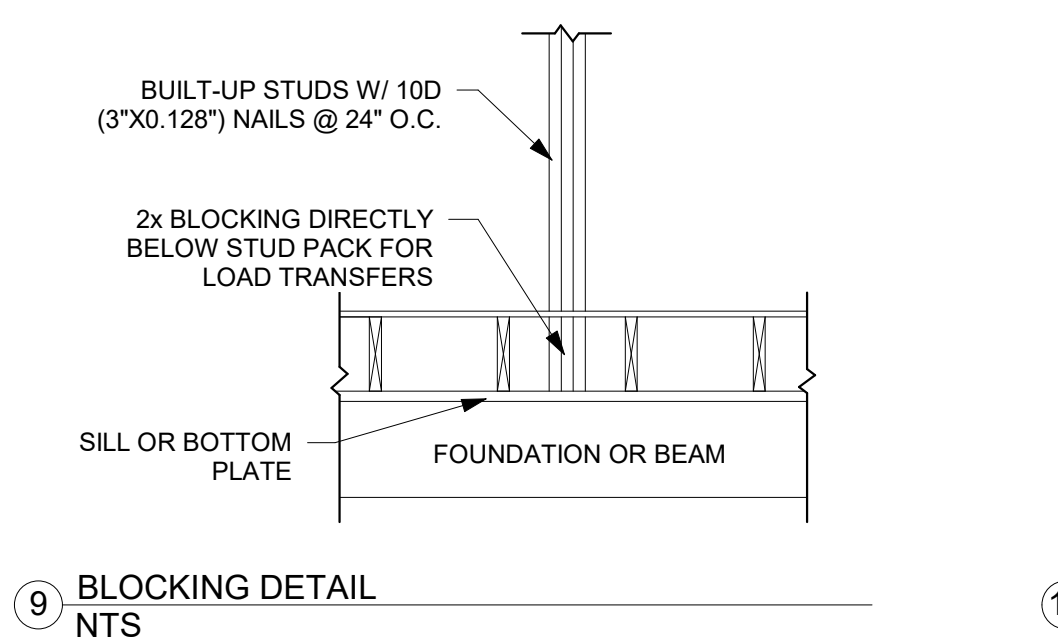
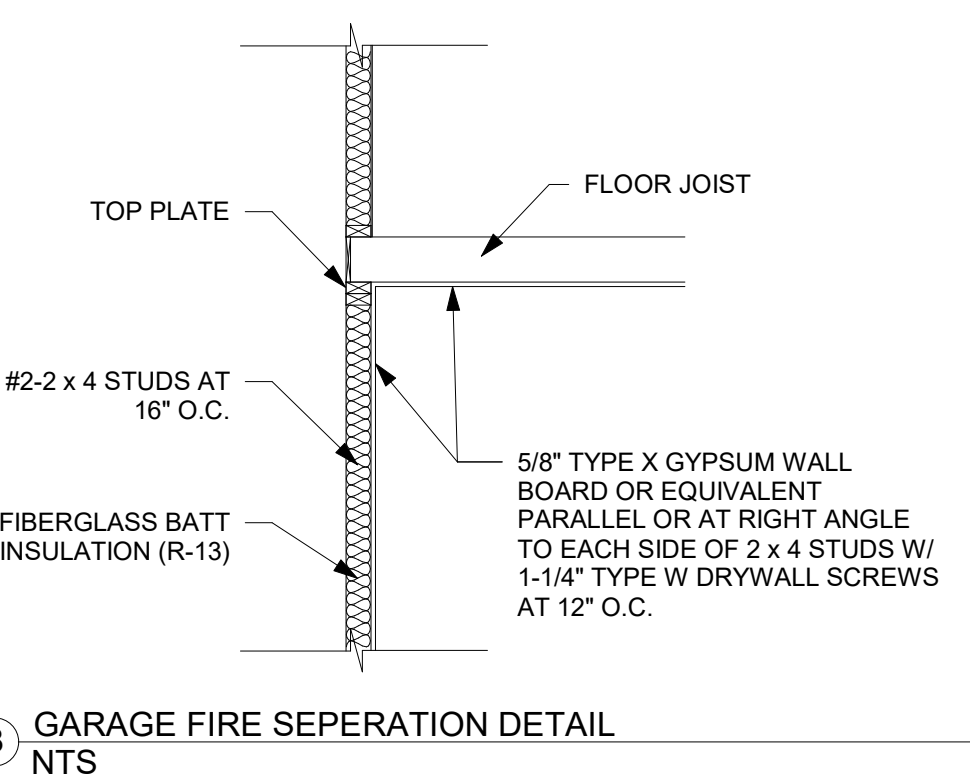
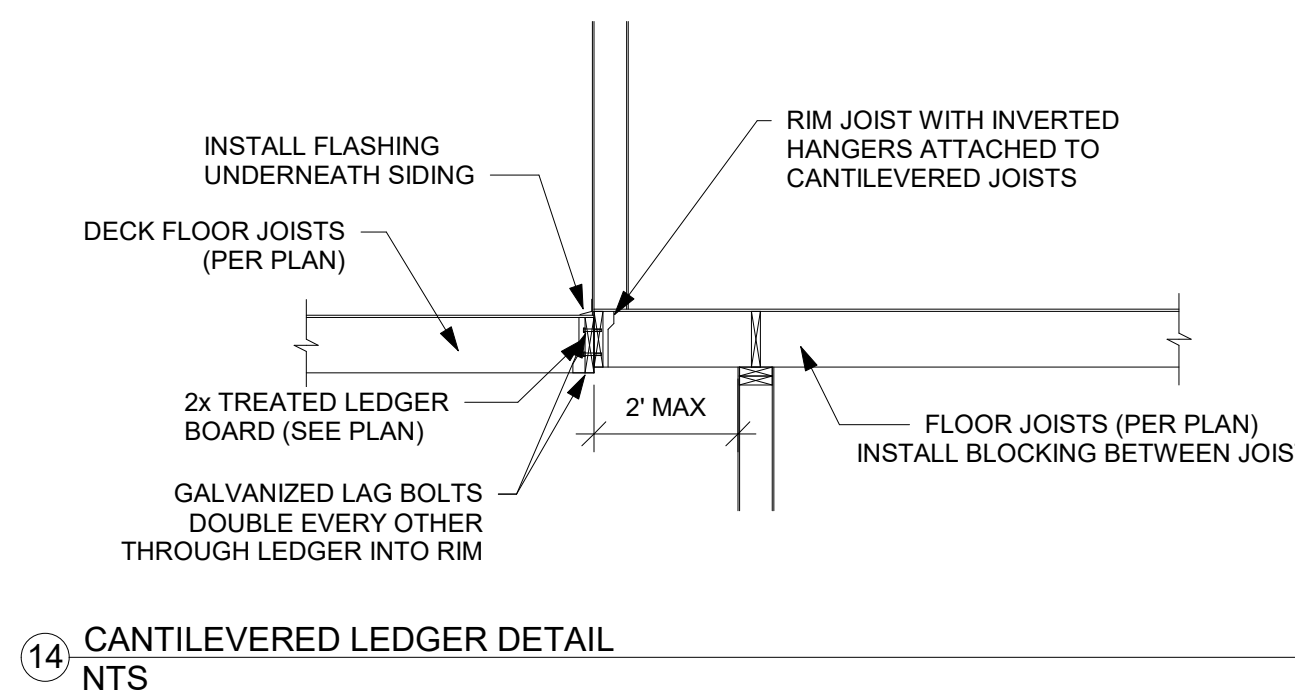
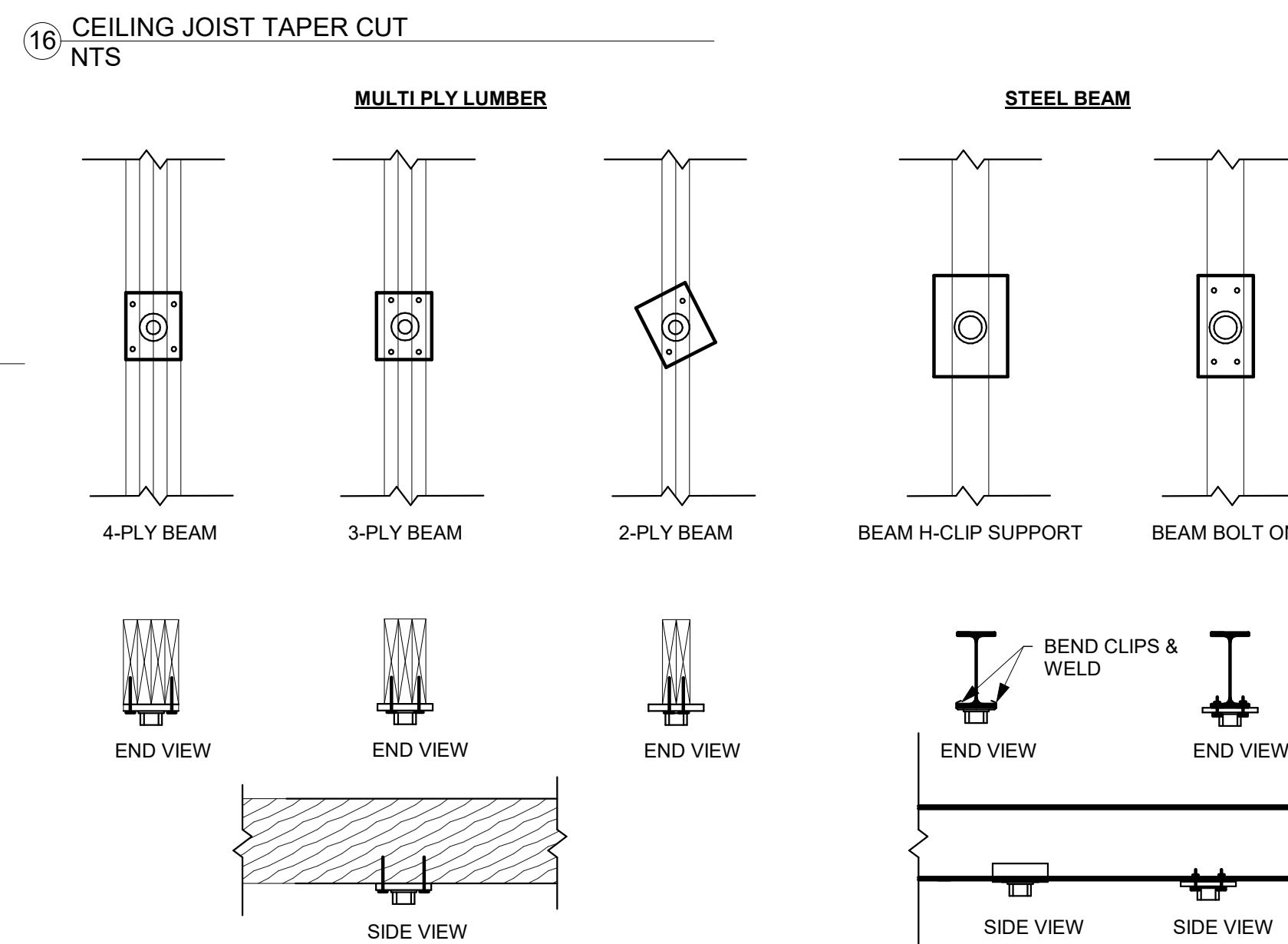
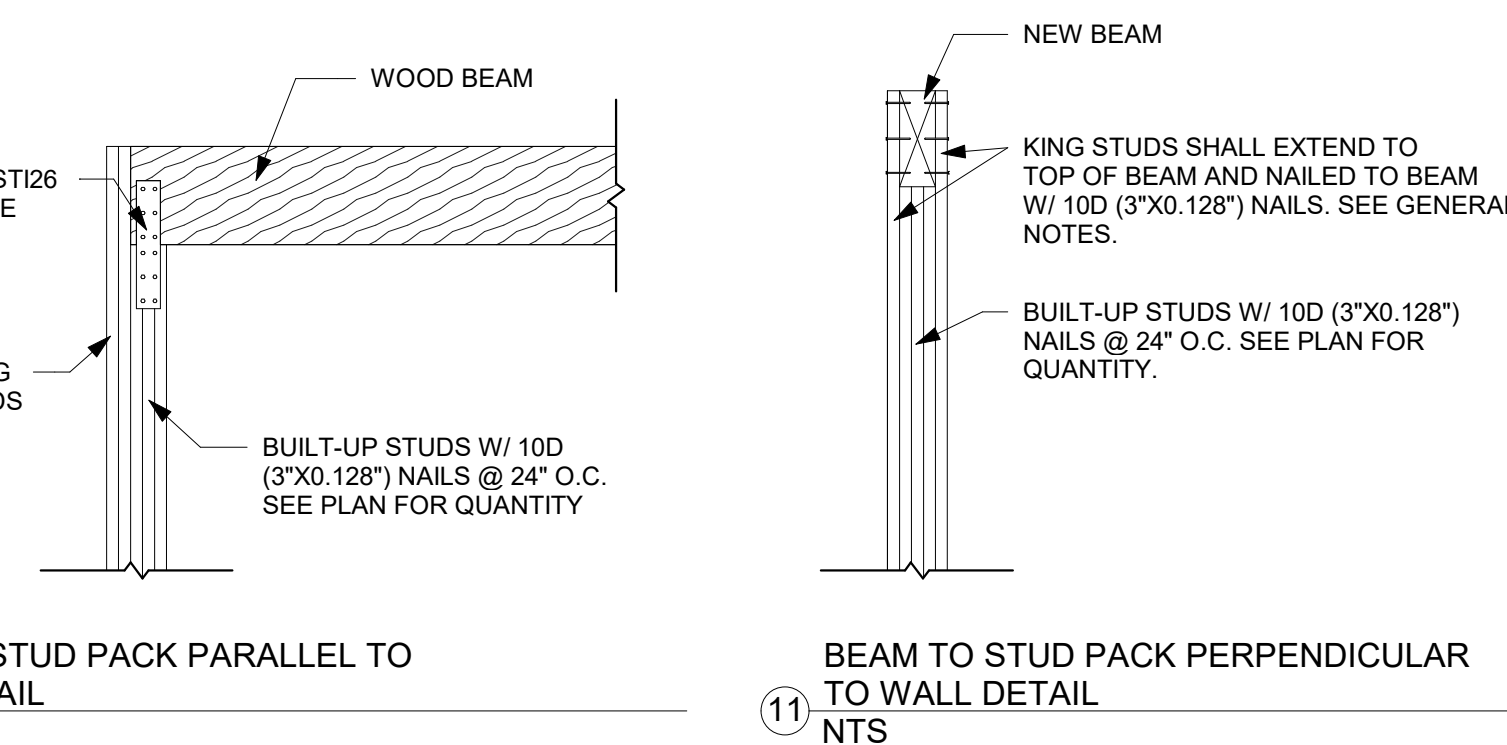
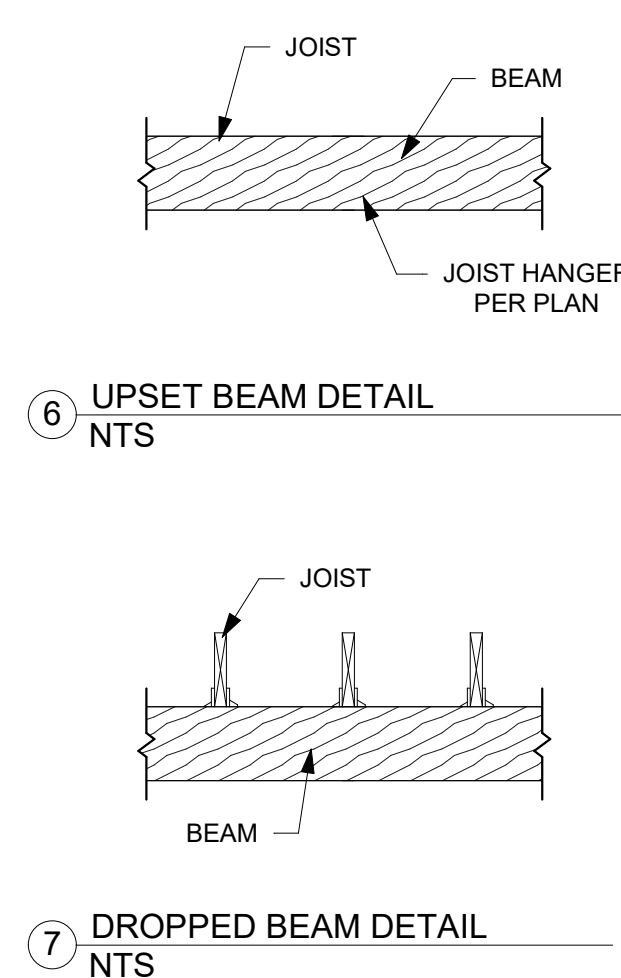
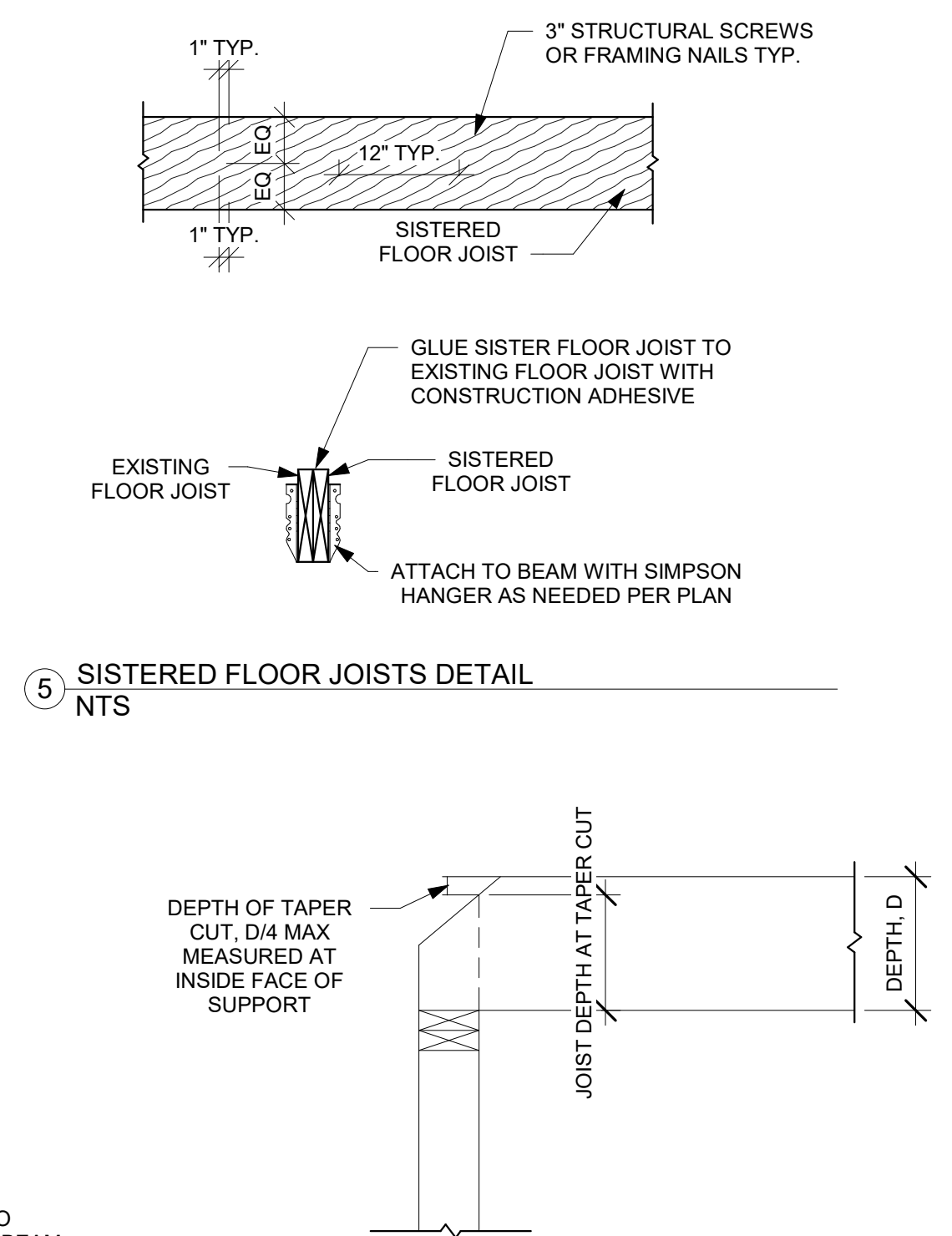
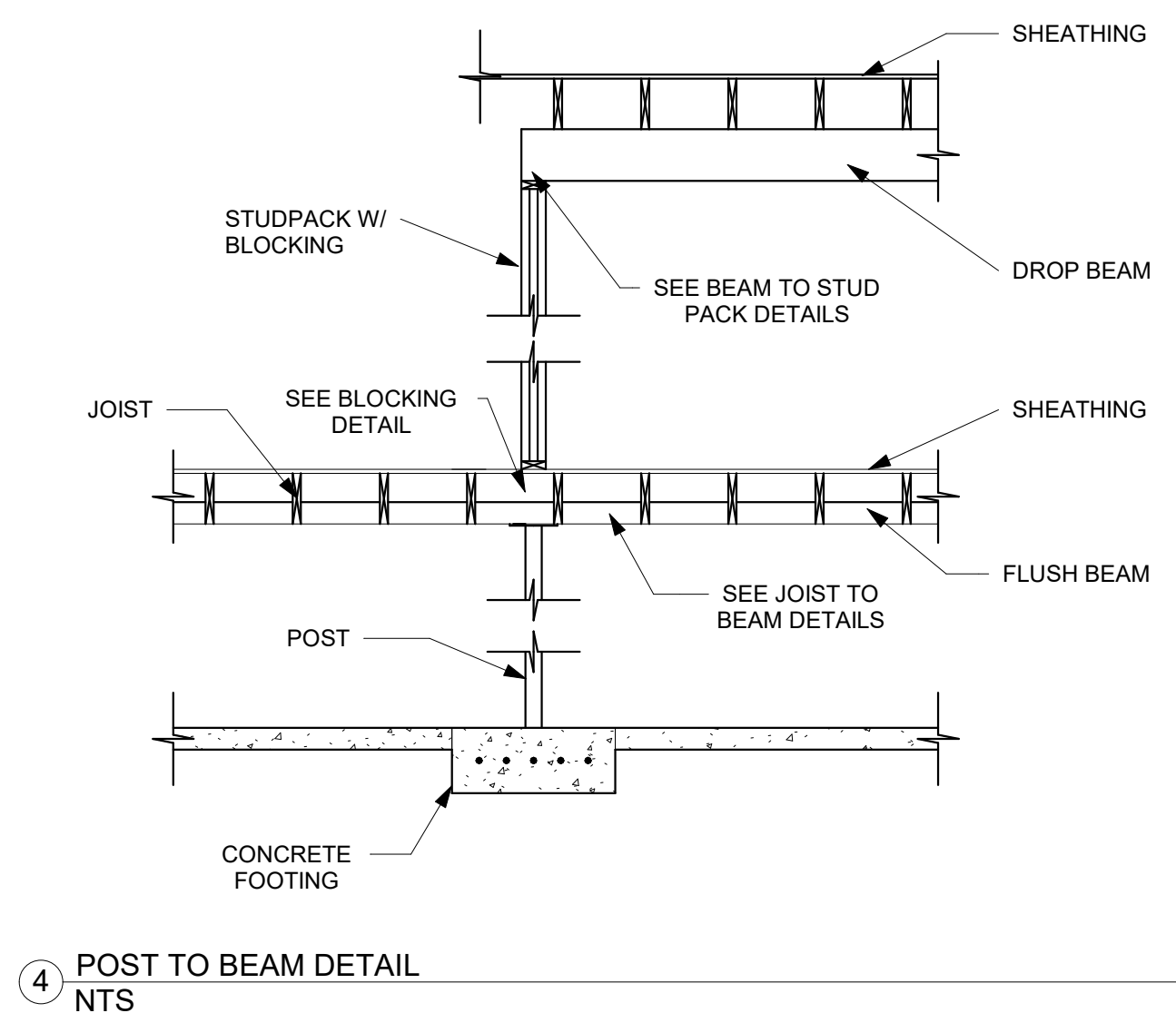
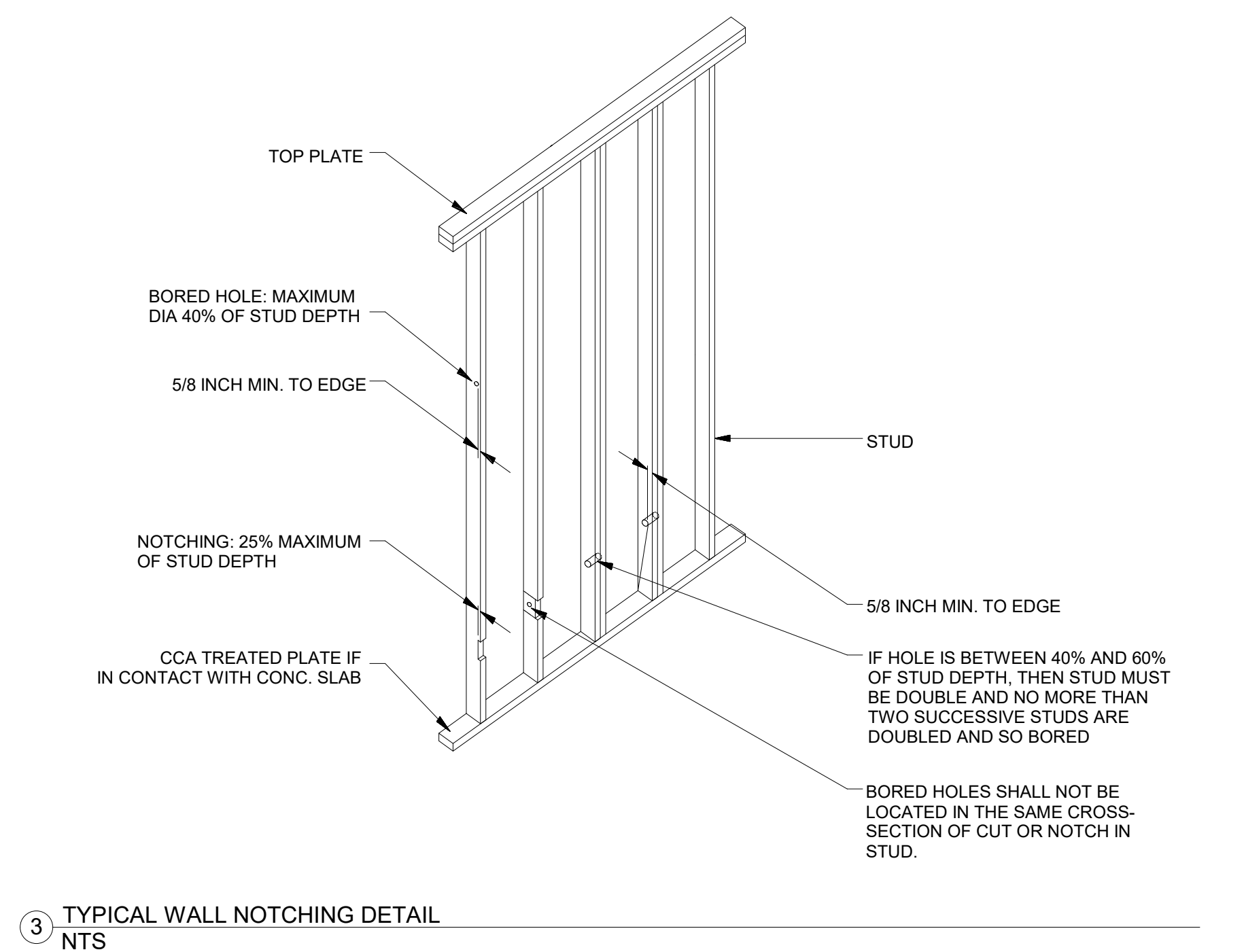
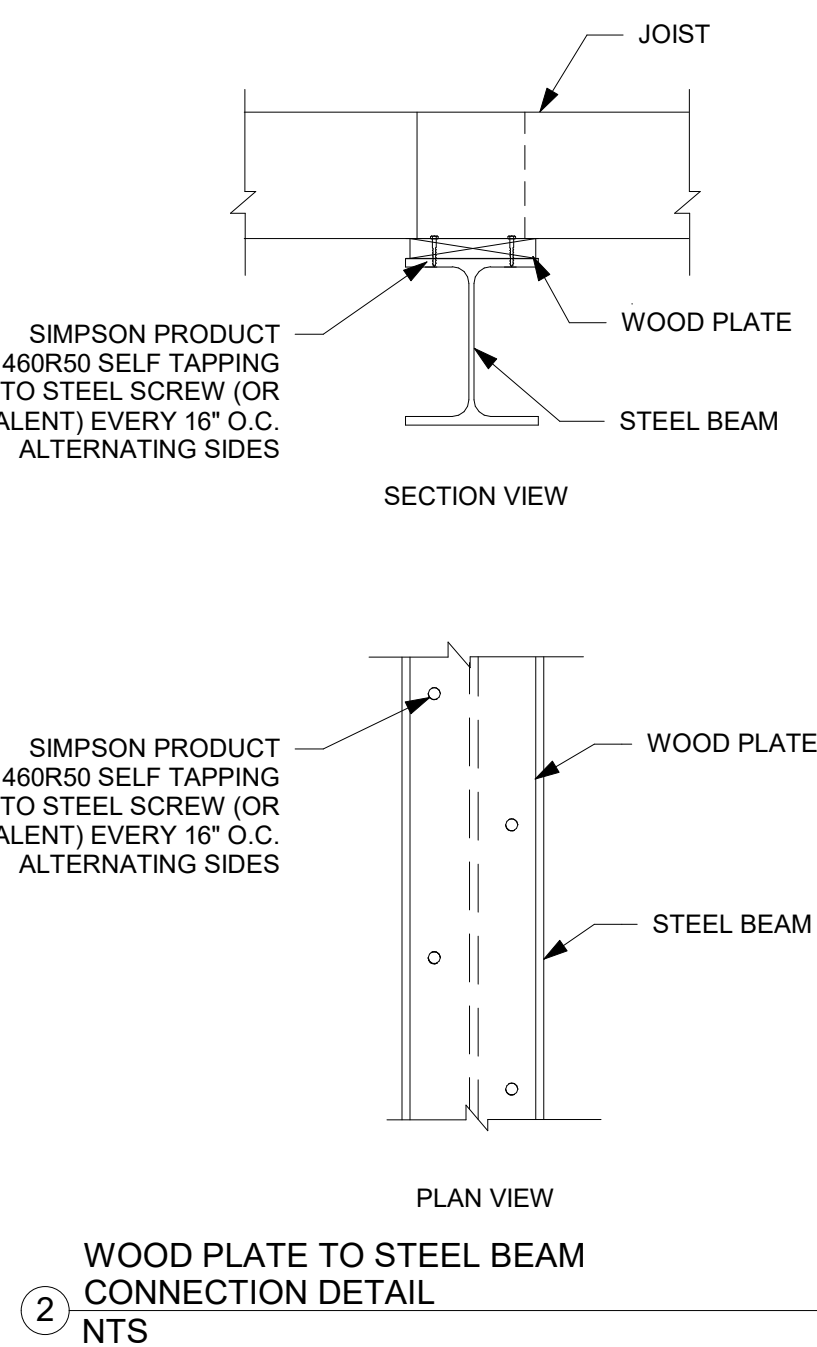
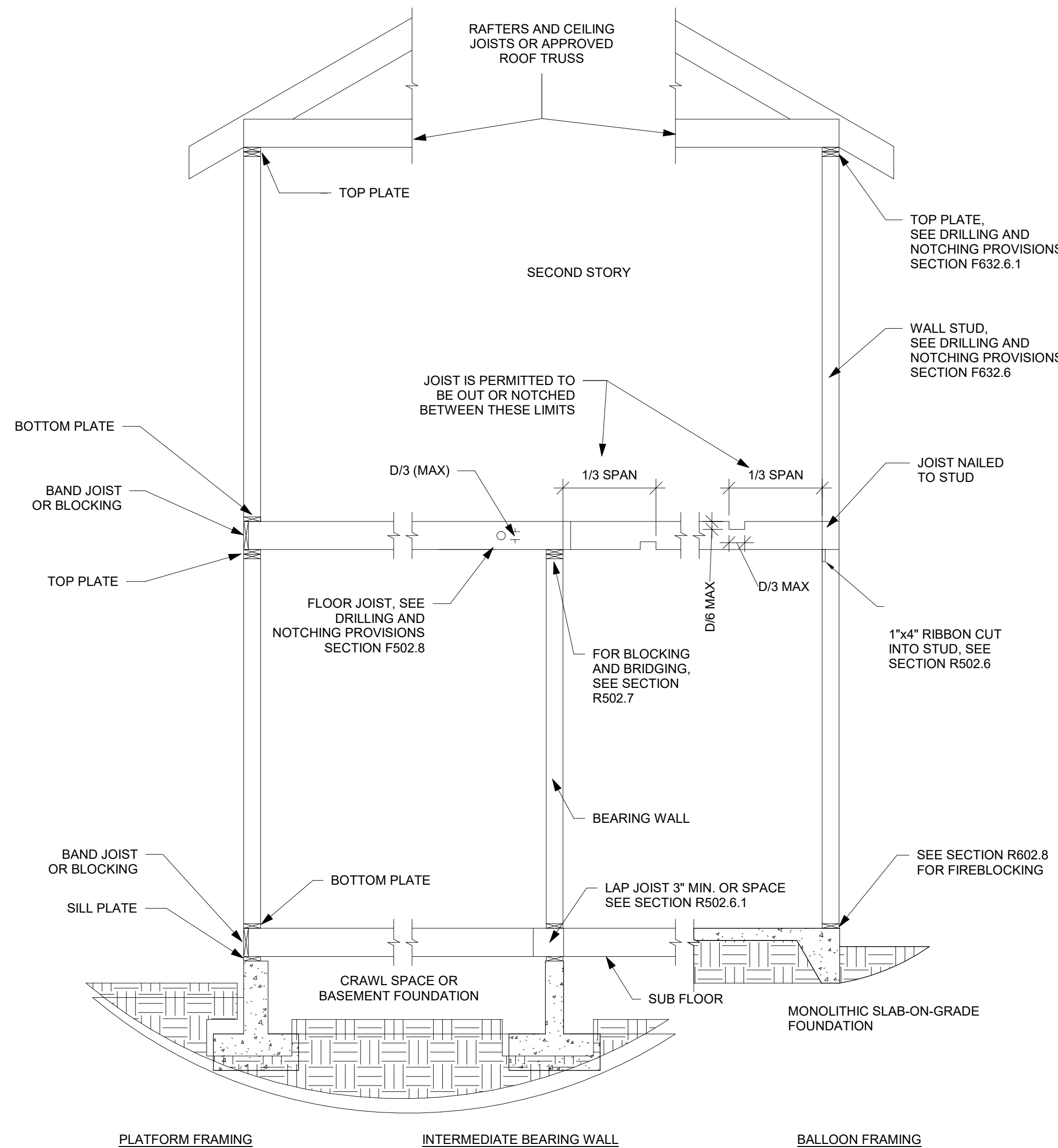
**GARAGE/SLAB
DETAILS**

S503

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



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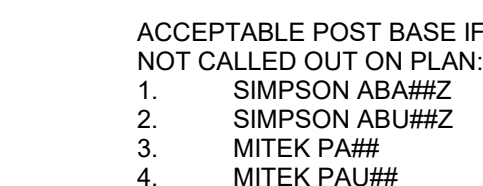
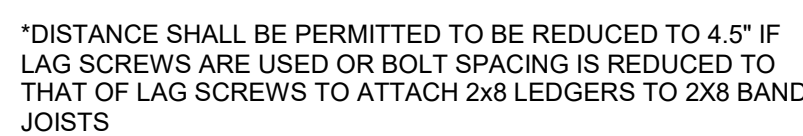
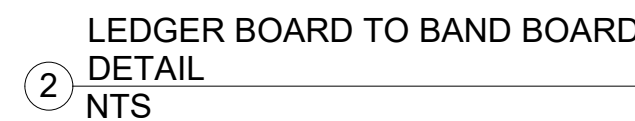
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HIGHLAND MEADOWS #192 - BASSWOOD TRANSITIONAL
1042 SW FIORD DR LEE'S SUMMIT, MO 64082

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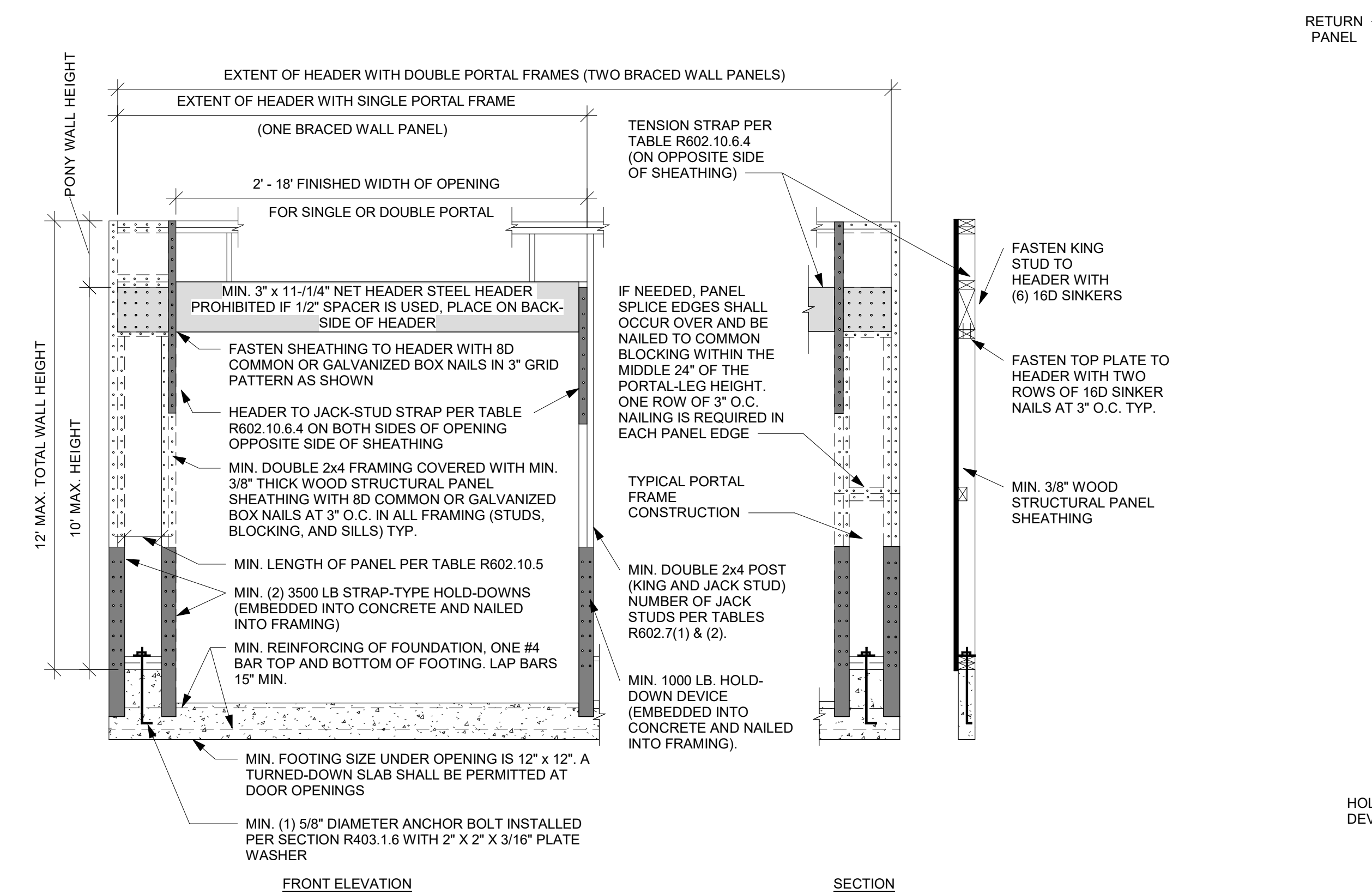
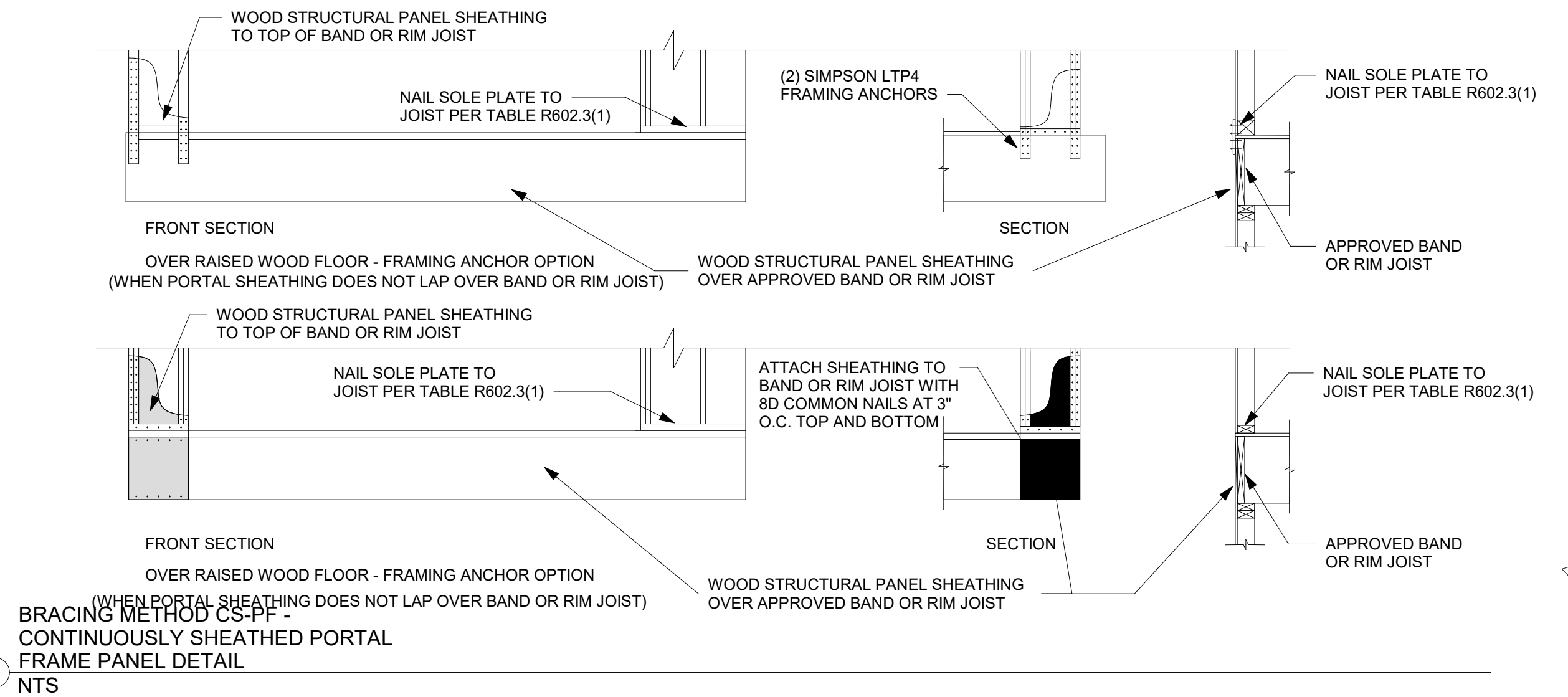
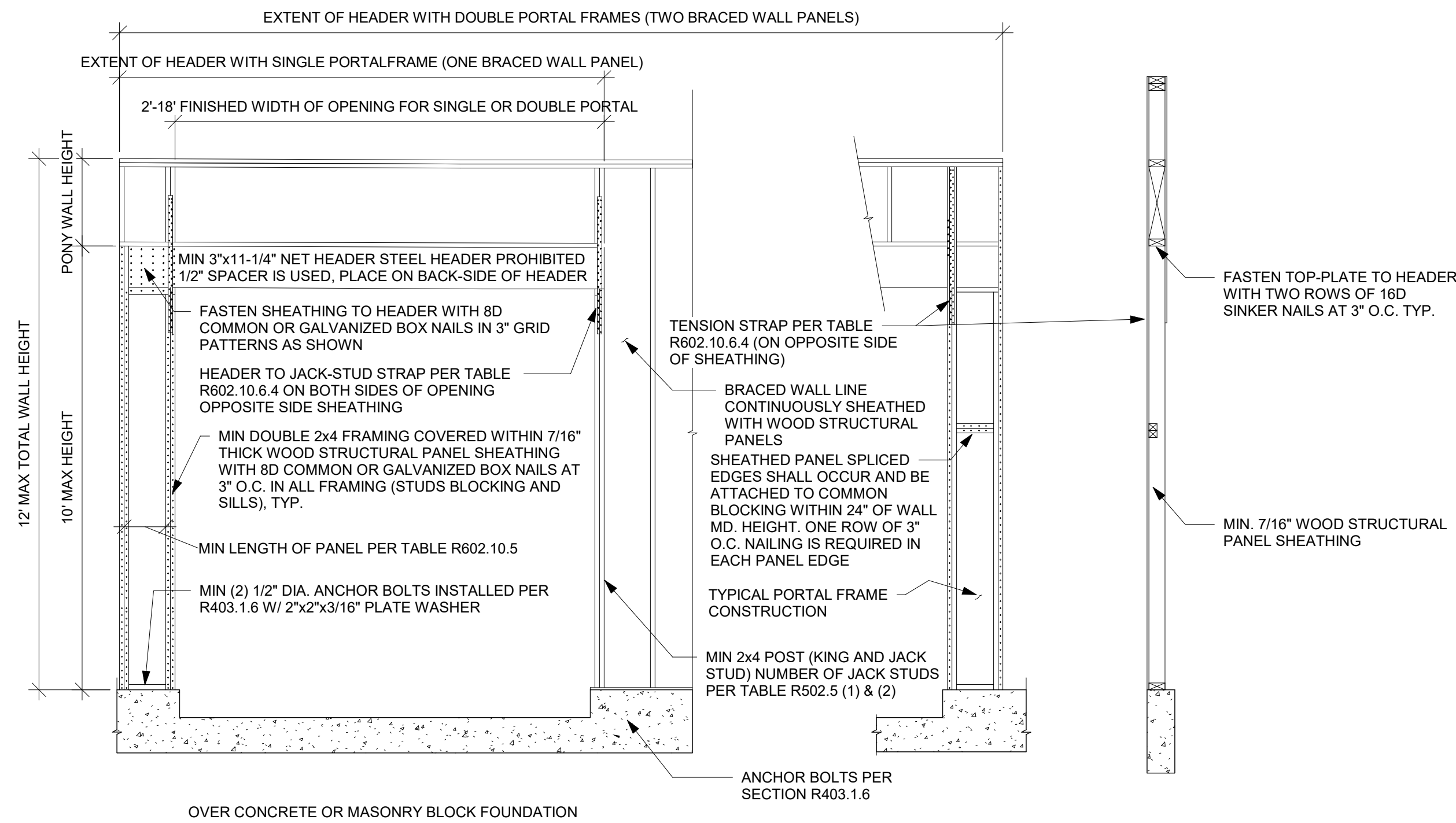
FRAMING STANDARDS

S510

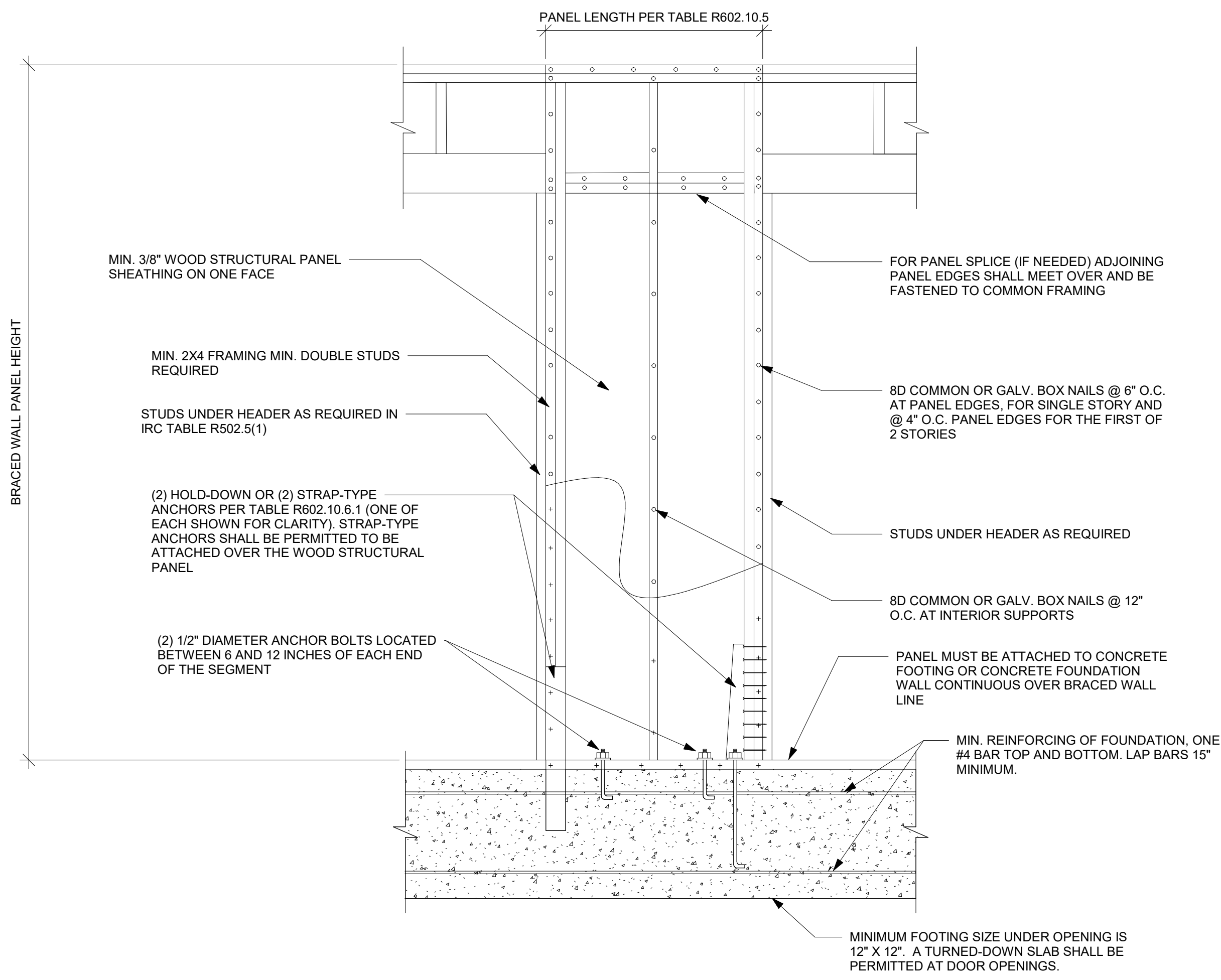
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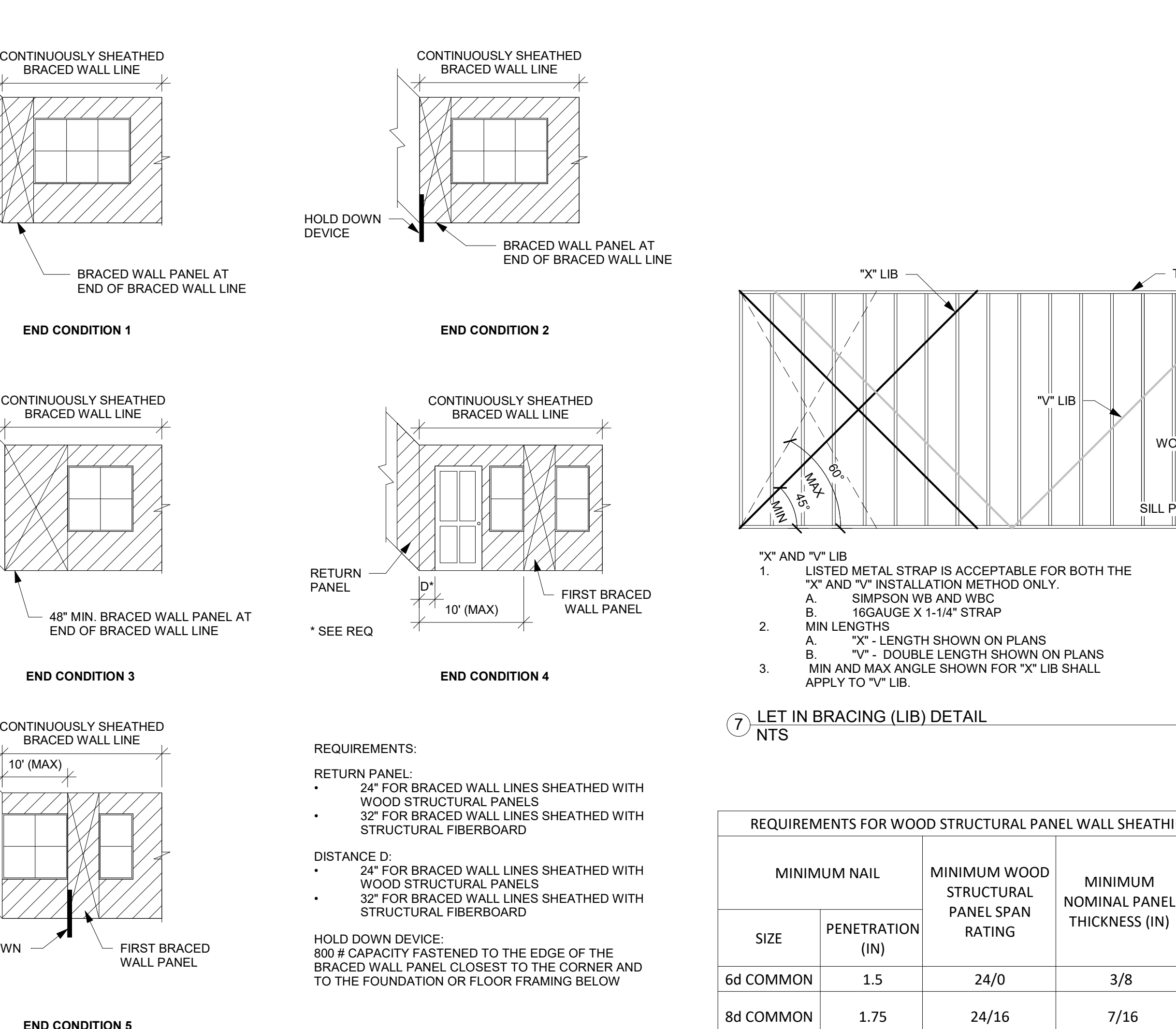
7 DECK LEDGER CONNECTION TO BAND
JOIST (R507.9.1.3(1))
NTS



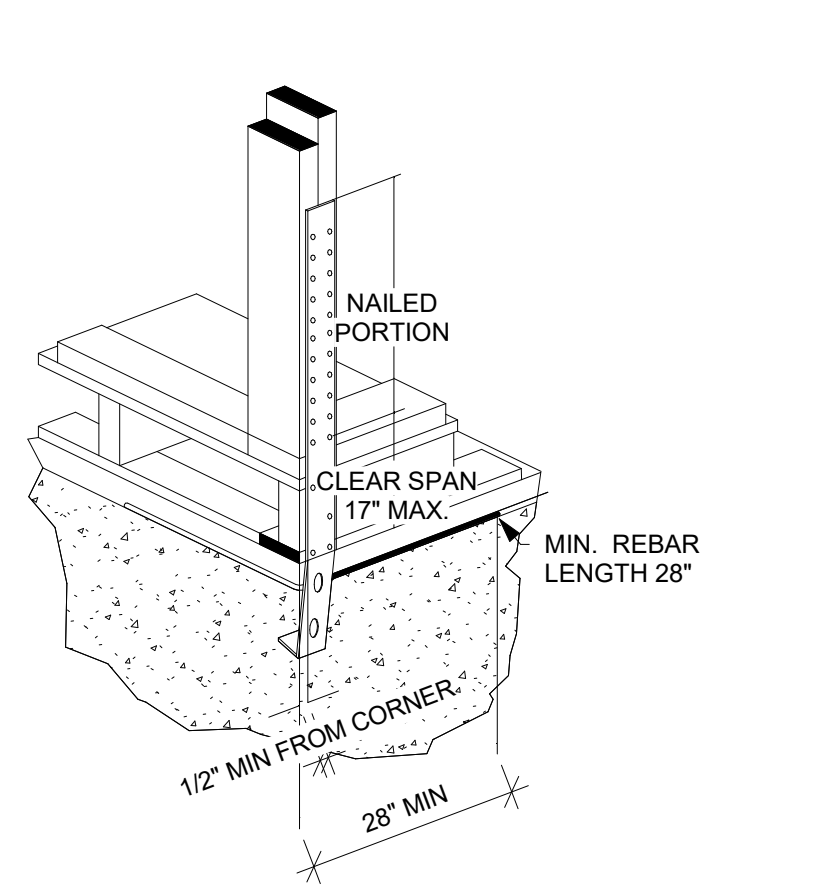
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL
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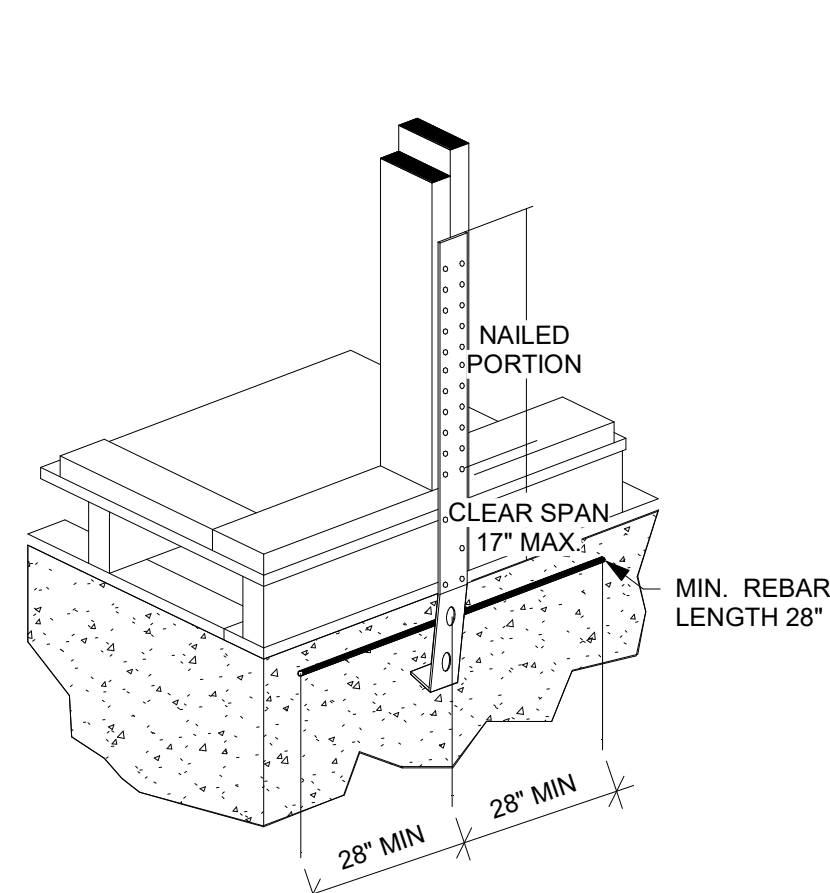
BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL
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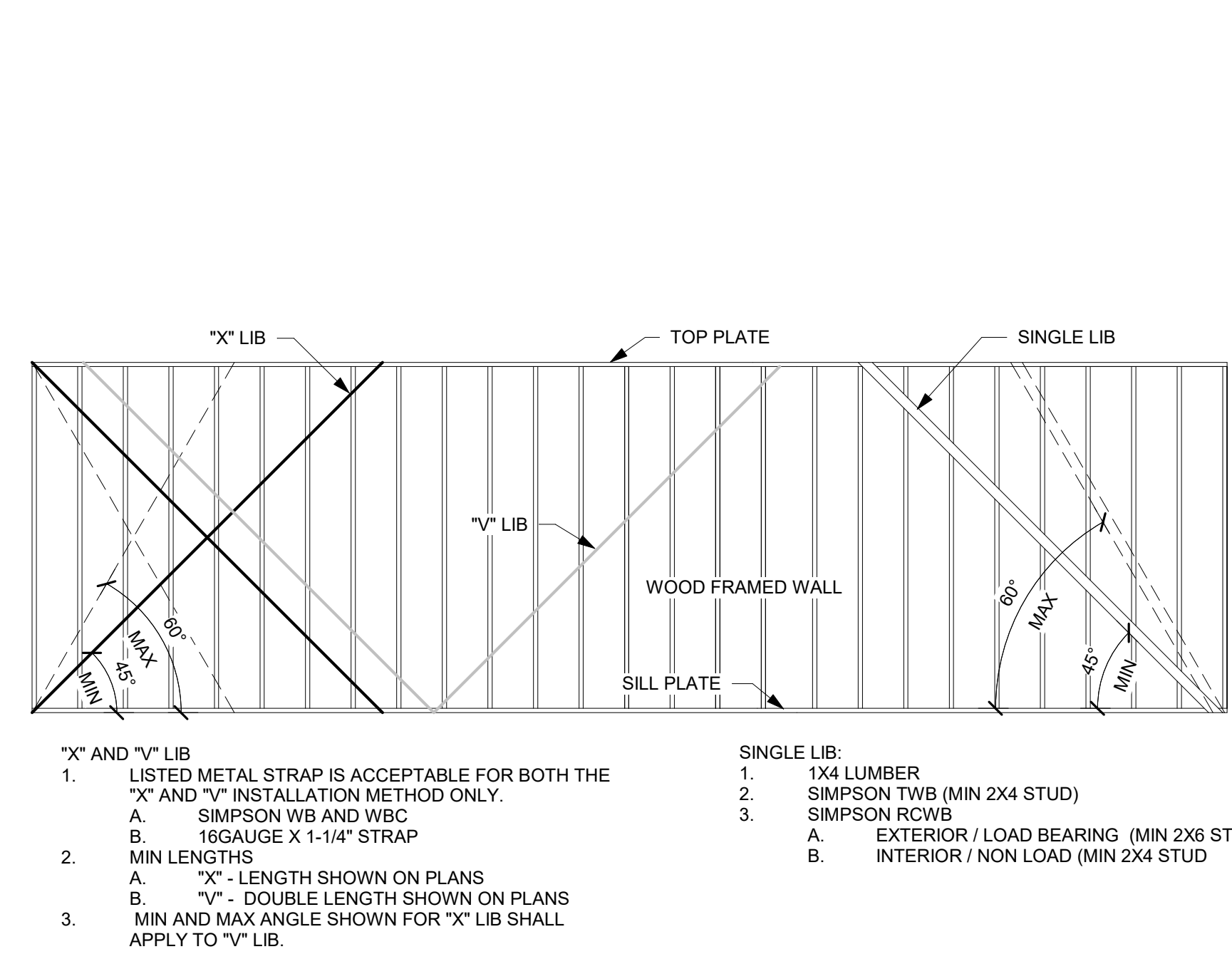
CONTINUOUSLY SHEATHED END CONDITIONS
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TYPICAL SHD14RJ CORNER INSTALLATION DETAIL
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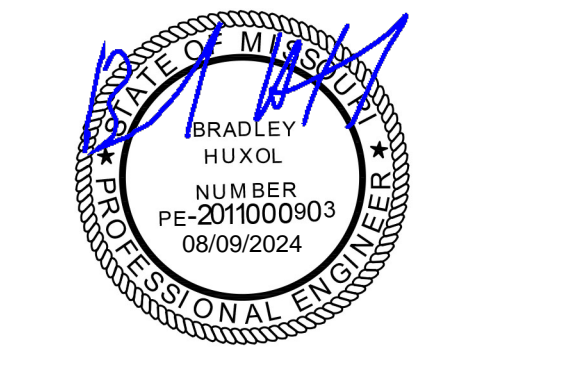


TYPICAL SHD14RJ MID-WALL INSTALLATION DETAIL
NTS



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 _{ULT} (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



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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 2 EACH 16" O.C. FACE NAIL 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": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

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



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SUMMIT HOMES

HIGHLAND MEADOWS #192 - BASSWOOD TRANSITIONAL
1042 SW FIORD DR LEE'S SUMMIT, MO 64082

REVISIONS

FASTENING SCHEDULE

S550

DATE 7/3/2024 8:50:32 AM
SCALE 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION
08/21/2024

- 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 CONSTRUCTION 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.
 - STEEL POST COLUMNS SHALL BE MINIMUM SCHEDULE 40, Fy=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



WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



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SUMMIT HOMES

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1042 SW FIORD DR LEE'S SUMMIT, MO 64082

REVISIONS

**EGRESS
WINDOWS**

S560

DATE 7/3/2024 8:50:32 AM
SCALE
RELEASE FOR CONSTRUCTION
BY: [Signature]
REVISED BY: [Signature]
As indicated

08/21/2024