

FRONT ELEVATION 1 ②
SCALE: 1/4" = 1'-0"

9'-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 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:

- GARAGE DOORS SHALL MEET DASHA OR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
- WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
- IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SAPPED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
- WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
- 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.
- SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

EVERSTEAD HAS PRODUCED THIS PLAN SET FOR THE CLIENT LISTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR THE 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 RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS, BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY ISSUES, AND STRUCTURAL ITEMS IDENTIFIED BY THE LOCAL CODE INSPECTOR.

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

WINDOW FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER
(3) 3020 FIX CLR
MAIN LEVEL
(11) 3050 SH CLR
(2) 2050 FIX CLR TEMP
(1) 5510 FIX CLR TRANSOM
5068 SLIDER PATIO DOOR 2X4 JAMB
30X66 FRONT DOOR 2X4 JAMB

FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.61 5/4"x8" TRIM.
- 2.62 DOUBLED 1X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.15 LP SMART BOARD AND BATTEN.
- 3.17 MANUFACTURED STONE VENEER.
- 3.18 CAST STONE CAP
- 3.57 26"x6" CEDAR BRACKET, RE: 3/A1
- 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/09/2024

GENERAL NOTES

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

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

SHEET INDEX

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

FINISHED	
MAIN LEVEL	1416
LOWER LEVEL	448
TOTAL	1864
UNFINISHED	
LOWER LEVEL - UNFINISHED	59
DECK	147
GARAGE	573

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	WHEELER	NA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CPG DBA

summit
HOMES
A CLAYTON COMPANY

120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
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3437 SE CORBIN DR.
LEE'S SUMMIT, MO 64082

CHERRY BLOSSOM
FARM HOUSE 1
COBEY CREEK #11

PROFESSIONAL SEAL:



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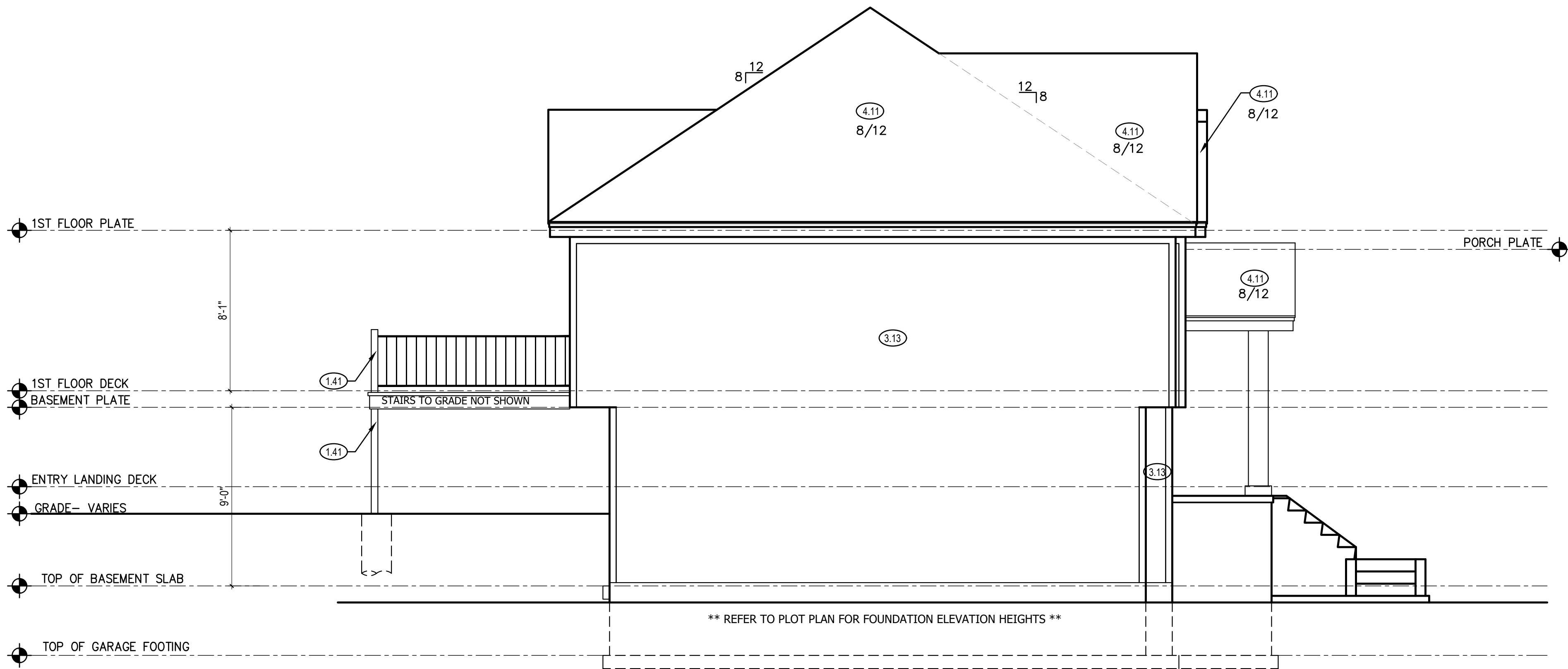
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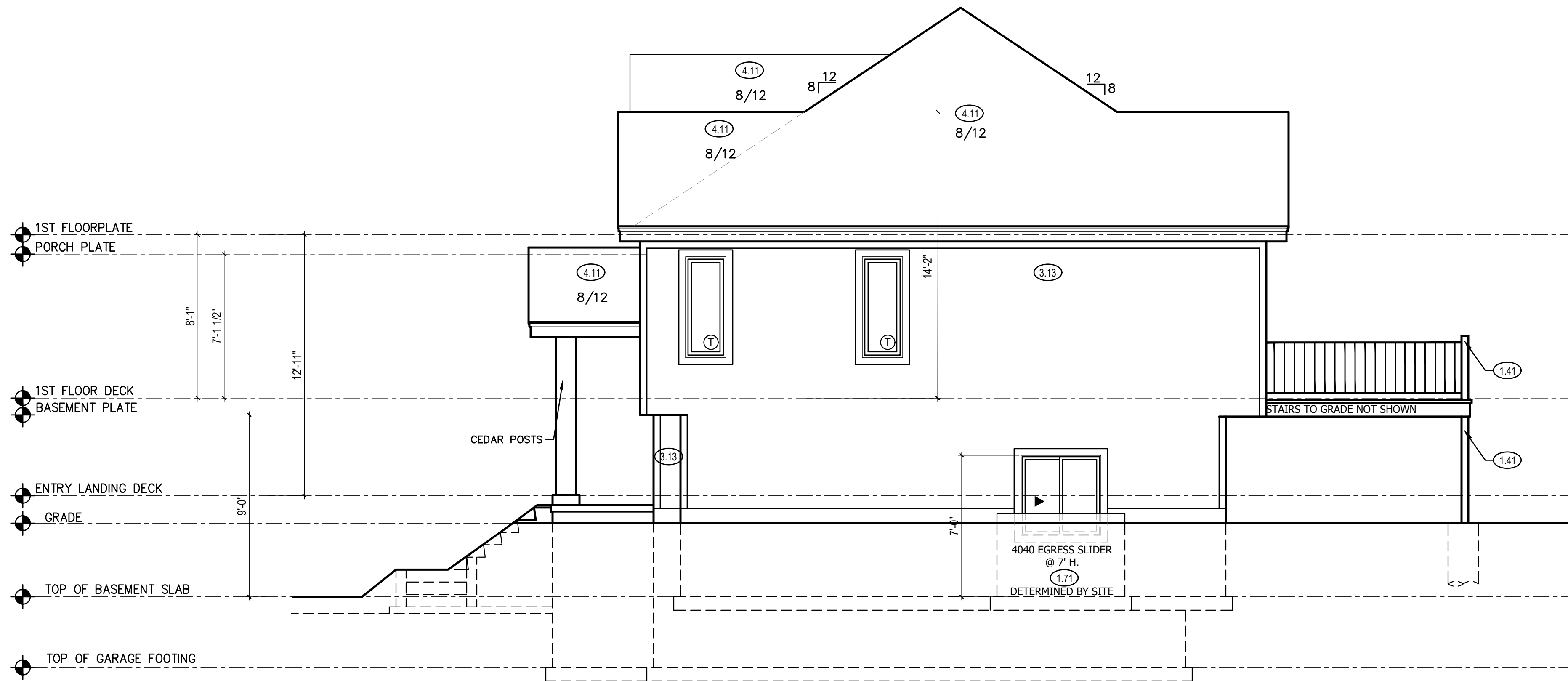
ISSUE DATE:
08.09.2024

SHEET NUMBER:

A1.0



LEFT ELEVATION 2
SCALE: 1/4" = 1'-0"



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

- LEFT & RIGHT SIDE ELEVATION NOTES**
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
 - 1.23 STEP FOUNDATION TO BELOW FROST LINE AS REQUIRED PER SITE
 - 1.41 4X4 CEDAR POST
 - 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
 - 3.11 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
 - 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
 - 3.38 12"x12" BOX COLUMN WITH 1X8 PANEL WRAP. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. 1X2 VERTICAL TRIM ALL SIDES.
 - 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
 - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
 - 7.67 BACK WALL OF GARAGE.

- STRUCTURAL NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL 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 OTHERWISE NOTED.
 3. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPCED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
 4. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
 5. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.
 6. ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
 7. SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

GENERAL NOTES

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

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

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COBEY CREEK #11

PROFESSIONAL SEAL:

HANNAH
CHRISTINE
JONES
NUMBER
PE-2823646346
08/28/2024
MISSOURI PROFESSIONAL ENGINEER

EVERSTEAD IS RESPONSIBLE FOR
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WERE PROVIDED BY OTHERS.

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LEES SUMMIT, MO 64064
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M.N.S

ISSUE DATE:
08.09.2024

SHEET NUMBER:
A2.0

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
09/09/2024
LEE'S SUMMIT, MISSOURI

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 (R405.1). 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 BVE IN ACCORDANCE WITH IRC SECTION R405.
- 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.
- 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)2X10 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 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.

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

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

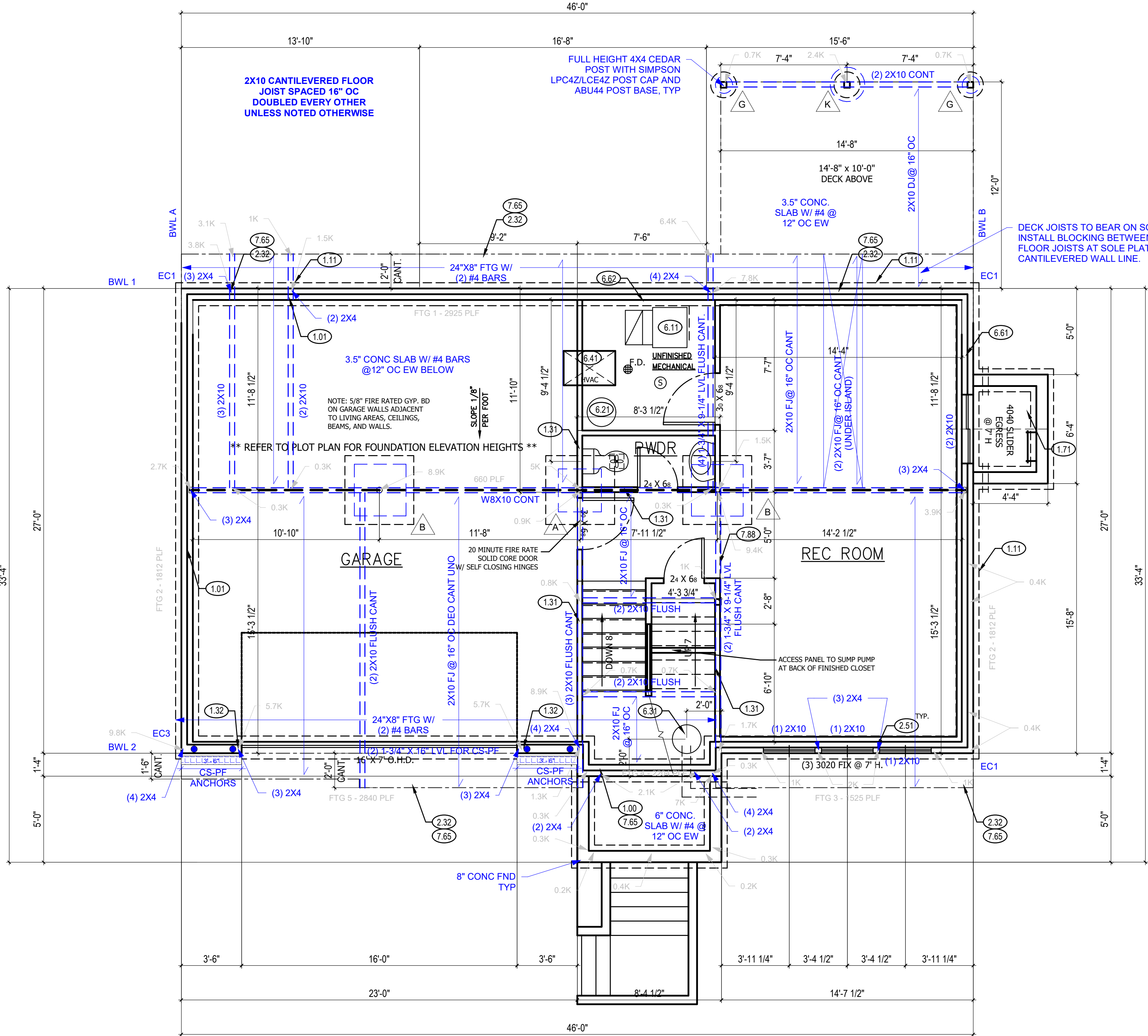
ALL FOOTINGS TO BE
BELOW FROST LINE (3'-0")
AS REQUIRED PER SITE

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

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

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

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



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

FOUNDATION PLAN NOTES

- HOLD SILL PLATE BACK 2"
- HOLD SILL PLATE BACK 4"
- CONTINUOUS CONCRETE FOOTING
- RECESS TOP OF FOUNDATION WALL
- 2X4 STUD WALL WITH TREATED SILL PLATE
- 2X6 STUD WALL WITH TREATED SILL PLATE
- CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- HVAC CHASE ABOVE
- 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- DASHED LINE REPRESENTS STAIRS ABOVE
- LINE OF FLOOR ABOVE

GENERAL NOTES

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

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

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

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

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

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

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DRAWN BY:
M.N.S

ISSUE DATE:
08.09.2024

SHEET NUMBER:

A3.0

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW

LEE'S SUMMIT, MISSOURI

09/09/2024

FOUNDATION PLAN

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

1

WALL BRACING NOTES:

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
- FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
- ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

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

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

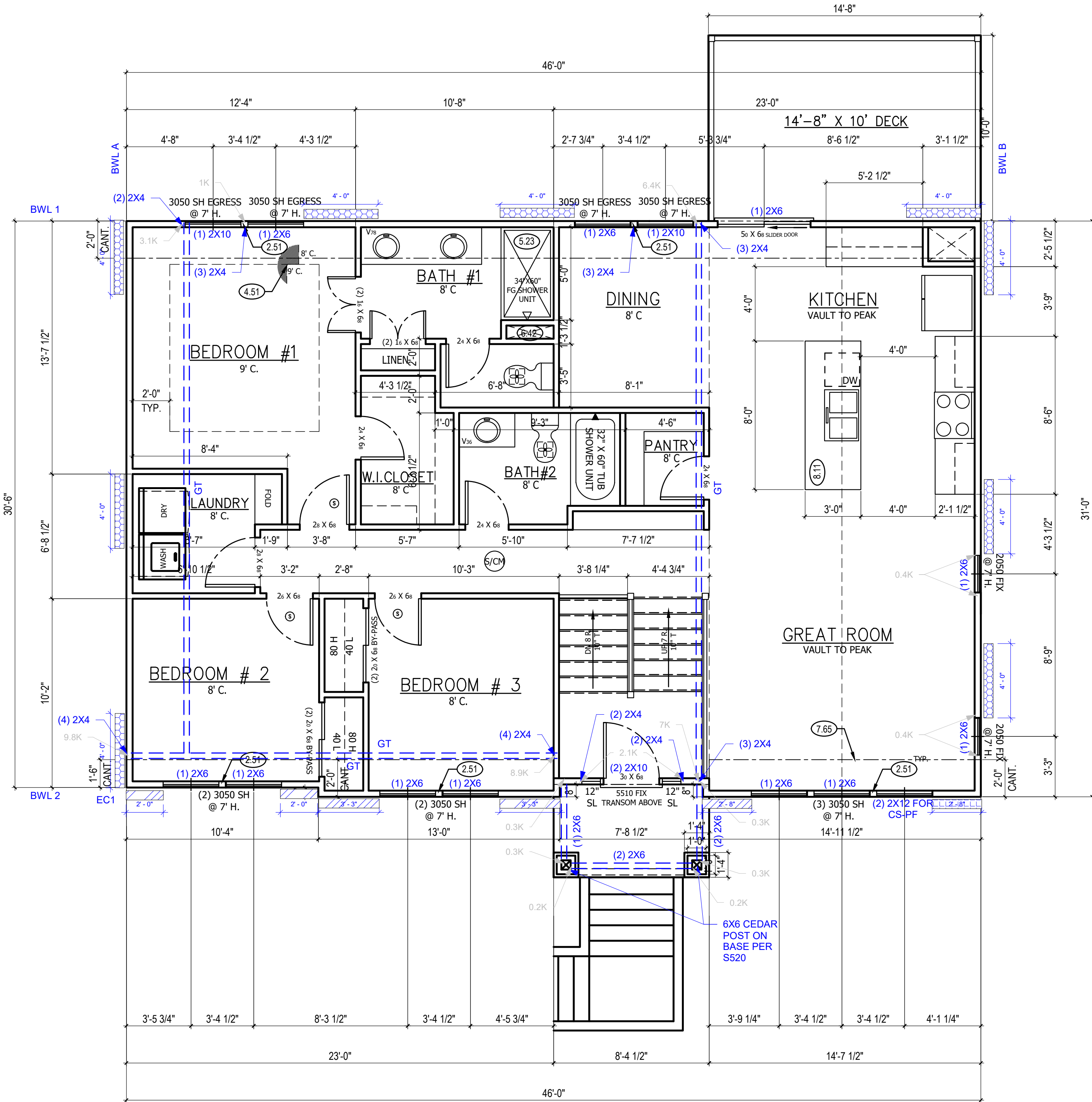
- 55' - 8' TALL WALL HEIGHT
- 62' - 9' TALL WALL HEIGHT
- 69' - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

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



MAIN FLOOR PLAN NOTES

- EXPOSED TOP OF FOUNDATION WALL.
- DOUBLE 2X4 STUD WALL.
- 2X6 STUD WALL.
- SIX SIDED TUB/SHOWER ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- OPEN HANDRAILS
- CURB STAIR SYSTEM WITH OPEN HANDRAILS
- STAIRS TO LOWER LEVEL UNFINISHED
- 3 STUDS BETWEEN WINDOW UNITS
- 12"x12" BOX COLUMN WITH 1X8 PANEL WRAP, 1X6 TRIM AT BASE, 1X4 TRIM AT TOP, 1X2 VERTICAL TRIM ALL SIDES.
- HOSE BIBB
- FIBERGLASS UNIT.
- HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- CHANGE IN FLOORING MATERIAL
- 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

GENERAL NOTES

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

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

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

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

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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

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

CPG DBA



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DRAWN BY:
M.N.S

ISSUE DATE:
08.09.2024

SHEET NUMBER:

A4.0

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
09/09/2024

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

MAIN FLOOR PLAN

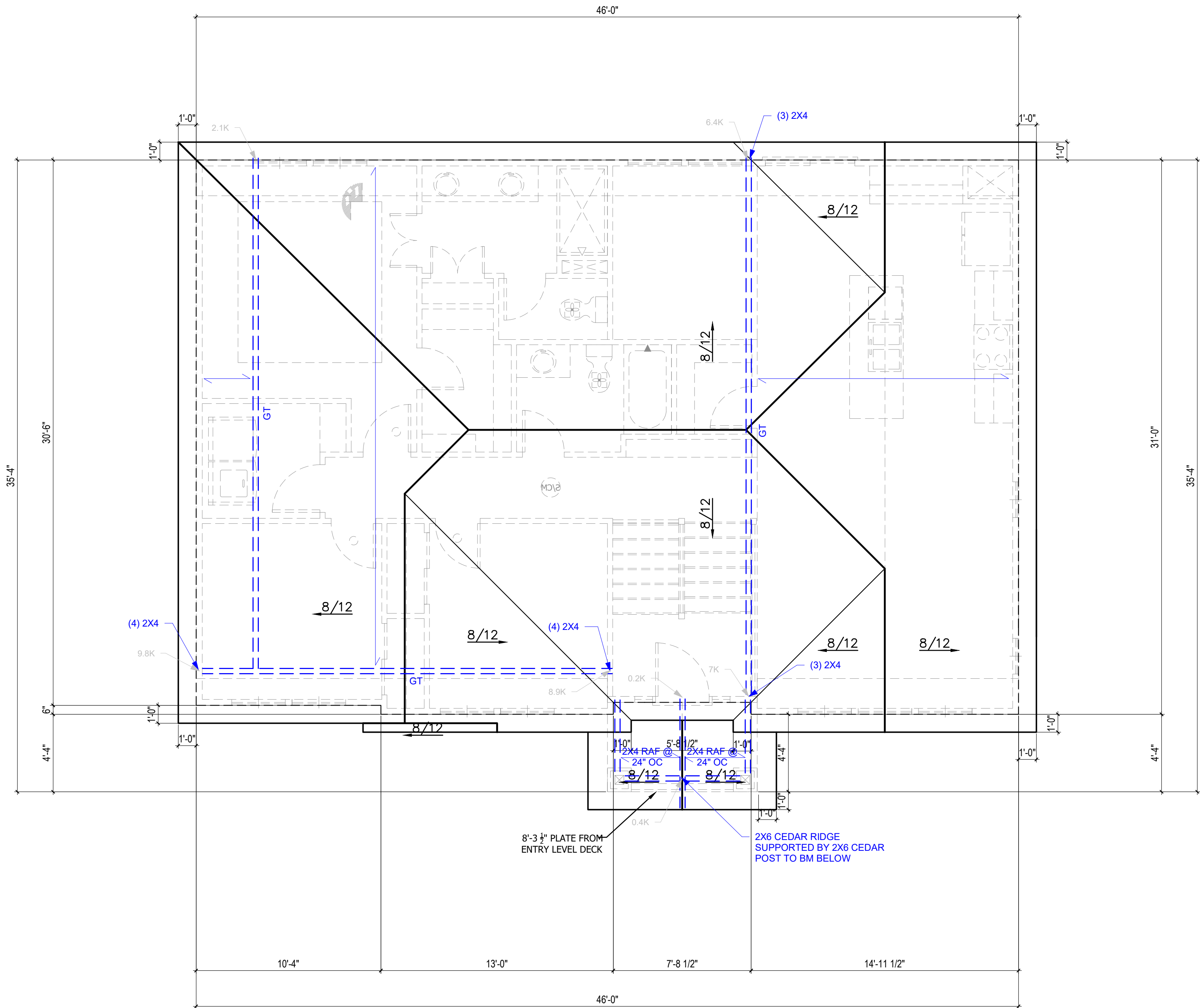
SCALE: 1/4" = 1'-0"

1

- 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 6000 FOR MINIMUM LOADING.
 - ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 X10 UNO.
 - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
 - PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
 - WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
 - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
 - GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.
 - ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
 - MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
 - ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2).
 - EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

- ← TRUSS 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 VERTIALLY 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 1
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

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

GENERAL NOTES

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

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

VENTILATION:
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.

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.

CPG DBA



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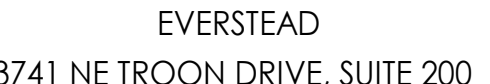
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW

LEE'S SUMMIT, MISSOURI

09/09/2024

A.	<u>GENERAL NOTES IRC 2013</u>	
A.1	PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. THE ENGINEER OF RECORD MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.	
A.2	LOADING ASSUMPTIONS	
	DEAD	
	ROOF	10 PSF UNO
	ROOF + CEILING (NO STORAGE)	15 PSF
	ROOF + CEILING (STORAGE)	20 PSF
	CEILING JOISTS (STORAGE)	10 PSF
	EXTERIOR BALCONY / DECK	10 PSF
	INTERIOR FLOOR (MAIN FLOOR)	15 PSF
	INTERIOR FLOOR (UPPER FLOORS)	10 PSF
	8" THICK MASONRY WALL	96 PSF
	6" THICK MASONRY WALL	72 PSF
	EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF
	INTERIOR LIGHT FRAMED WOOD WALLS	10 PSF
	(INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD)	
	LIVE	
	ROOF LIVE LOAD	20 PSF
	FLOOR LIVE LOAD	40 PSF (HABITABLE)
	GARAGE	50 PSF WITH 2000 LB POINT LOAD
	STORAGE	20 PSF (UNINHABITABLE)
	GUARDRAIL:	
	CONTINUOUS LINEAR	50 PLF
	MAXIMUM POINT	200 LBS
	SNOW	
	GROUND SNOW LOAD	20 PSF
	WIND	
	VELOCITY	115 MPH
	EXPOSURE CATEGORY	B
B.	<u>SOIL AND SITE ASSUMPTIONS</u>	
B.1	FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL (SILTY CLAY) AS DEFINED BY 2018 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING THE ENGINEER OF RECORD.	
B.2	ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE.	
B.3	LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED	
	ACTIVE	60 PSF
	AT REST	100 PSF
B.4	SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5% (6" IN THE FIRST 10'-0"). ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE.	
C.	<u>FOUNDATION NOTES</u>	
C.1	FOUNDATION ANCHORAGE (IRC R403.1.6)	
	<ul style="list-style-type: none"> SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE. BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED WITHIN 12" AND NOT CLOSER THAN 7" BOLT DIAMETERS OF THE END OF EACH PLATE SECTION. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG BOLT). WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE. 	
C.2	CONCRETE SLABS	
	<ul style="list-style-type: none"> CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT EXCEED 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH: <ul style="list-style-type: none"> THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS. THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN. STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL: <ul style="list-style-type: none"> WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB. SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL. 	
C.3	VAPOR RETARDER / BARRIER (IRC R506.2.3)	
	<ul style="list-style-type: none"> A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE, (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED ACCESSORY BUILDINGS). 	
C.4	FOOTINGS	
	<ul style="list-style-type: none"> THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4). FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0" OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12". EXTERIOR WALLS, BEARING WALLS, COLUMNS AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SAFELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR SHALL BE ENGINEERED DESIGN. FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE. SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS. 	
C.5	CONCRETE	
	<ul style="list-style-type: none"> ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC. THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. 	

C.5	CONCRETE (CONT.)	
	CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.	
	CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM OF 1/4 INCH AMPLITUDE.	
	REBAR PLACEMENT SHALL BE AS FOLLOWS:	
	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3.0 IN CLR
	CONCRETE EXPOSED TO EARTH OR WEATHER	1.5 IN CLR
	NOT EXPOSED TO WEATHER OR GROUND	
	1) SLABS, WALLS, JOISTS	3/4 IN CLR
	2) BEAMS, COLUMNS	1.5 IN CLR
	CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER	
C.6	CONCRETE WALLS WITH REINFORCEMENT STEEL	
	REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40.	
	SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.	
	90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14.	
	STRAIGHT EXTENSION LENGTH = 12X BAR DIA.	
	BEND DIAMETER = 12X BAR DIA.	
	HOOKED DOWELS:	
	HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION.	
	HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION.	
	PROVIDE (2) - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.	
C.7	COLD WEATHER CONCRETE	
	COLD WEATHER IS DEFINED AS THREE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES FAHRENHEIT FOR MORE THAN HALF OF ANY ONE OF THOSE THREE DAYS.	
	COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.	
	ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS.	
	THE CONCRETE MIX DESIGN PROVIDED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE AVERAGE 28 DAY MIX DESIGN COMPRESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI – WHICHEVER IS GREATER.	
	THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES FAHRENHEIT.	
	THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65 DEGREES FAHRENHEIT.	
	ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE.	
	THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR CONCRETE AGAINST FREEZING AND MAINTAIN A CONCRETE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 HOUR PERIOD AFTER CONCRETE PLACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF INSULATING BLANKETS AND/OR THE USE OF TEMPORARY HEATERS.	
	GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT.	
C.8	FOOTNOTES	
	VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACED AS FOLLOWS:	
	8" WALL – MINIMUM 2" FROM TENSION FACE	
	10" WALL – MINIMUM 6-3/4" FROM THE OUTSIDE FACE	
	EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL.	
	HORIZONTAL REINFORCEMENT:	
	ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL.	
	OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.	
	HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE).	
	SUPPLEMENTAL REINFORCEMENT AT CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.	
	AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4". PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.	
	STRAIGHT WALLS MORE THAN 5'-0" TALL AND MORE THAN 16'-0" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION).	
	MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2	
	TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH FOR SEVER WEATHERING POTENTIAL
	BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500
	BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500
	BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
	PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	3,500
	SUSPENDED SLABS	4,000



SUMMIT HOMES

STRUCTURAL GENERAL NOTES

\$000

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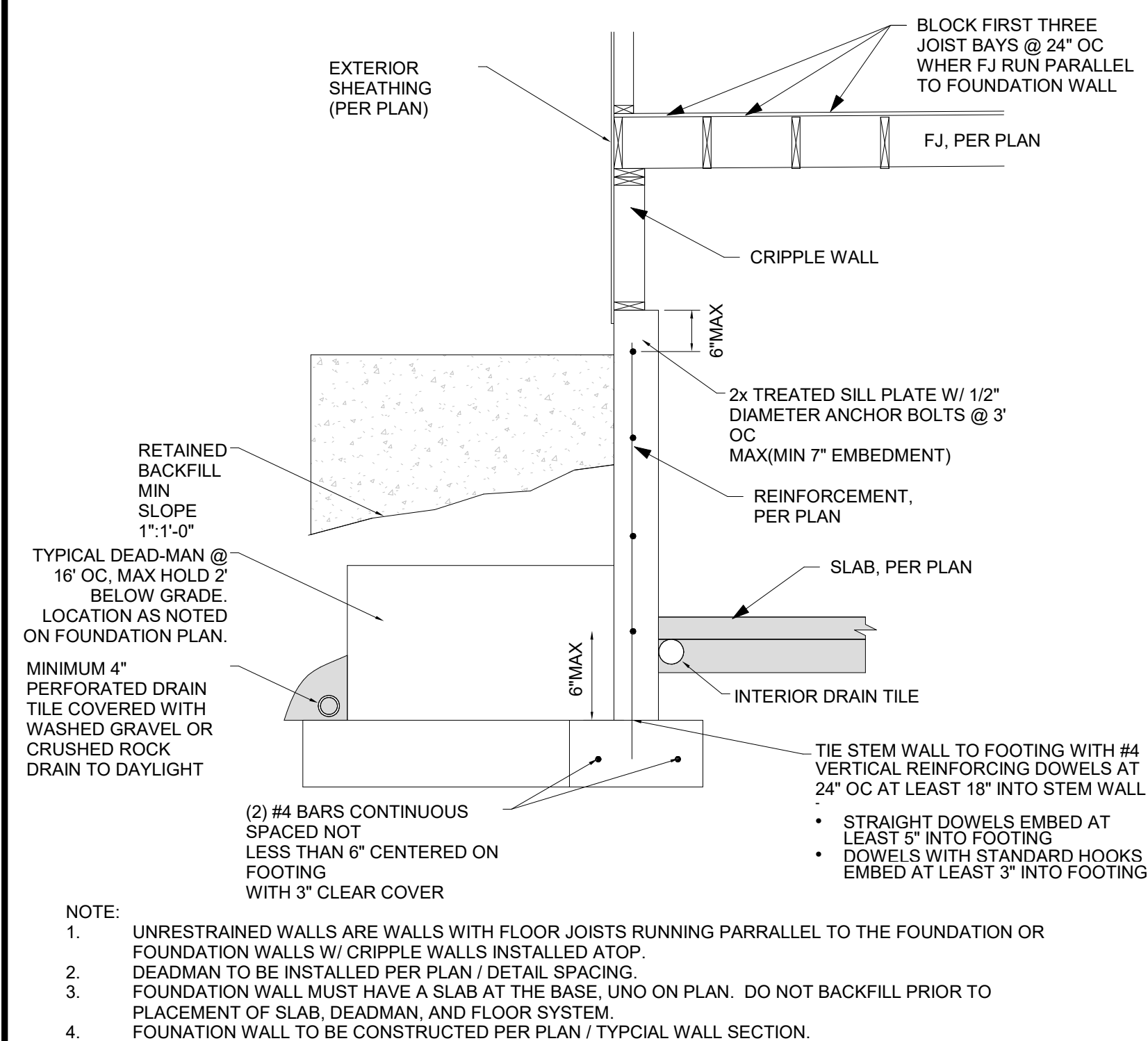
REVISIONS

FOUNDATION DETAILS

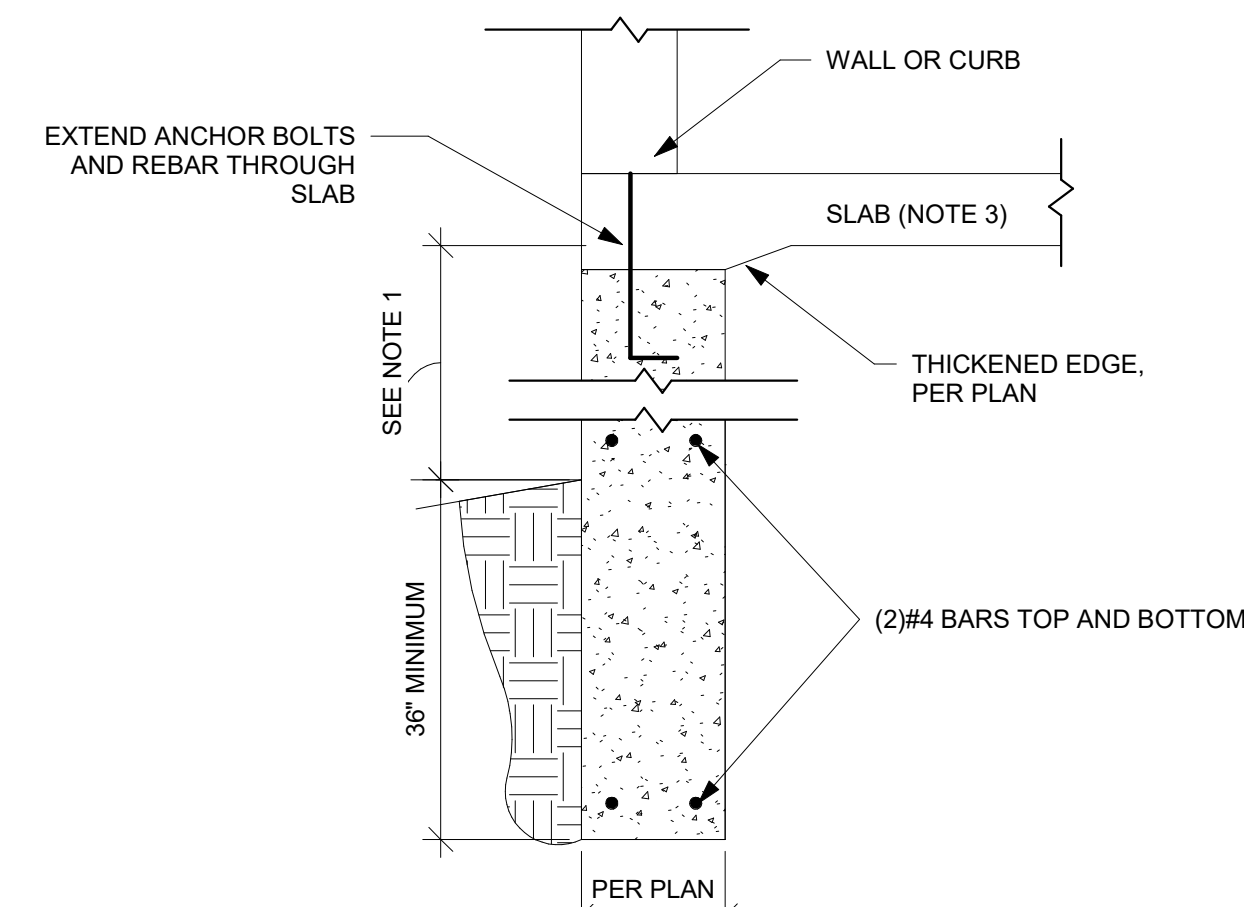
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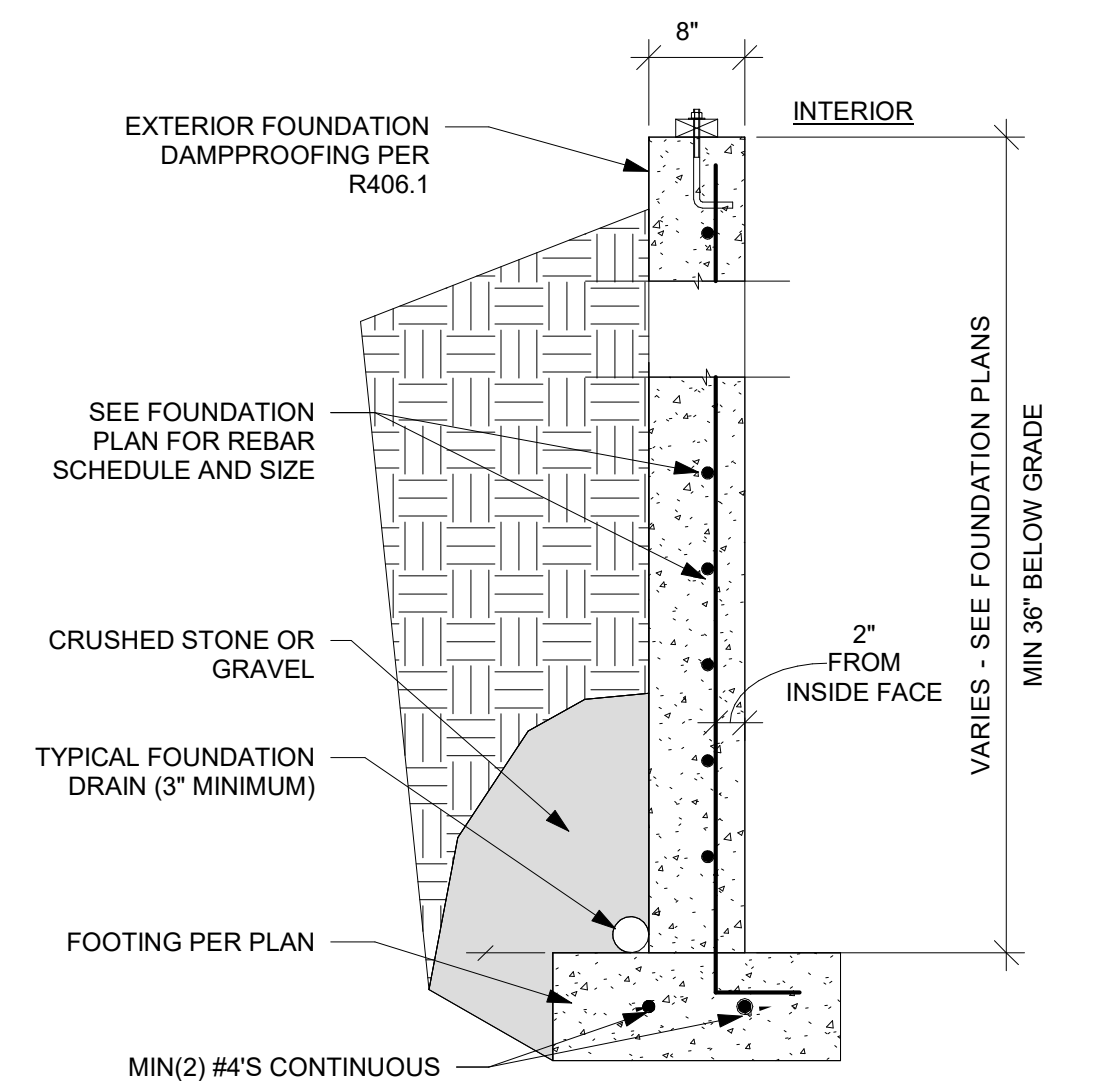
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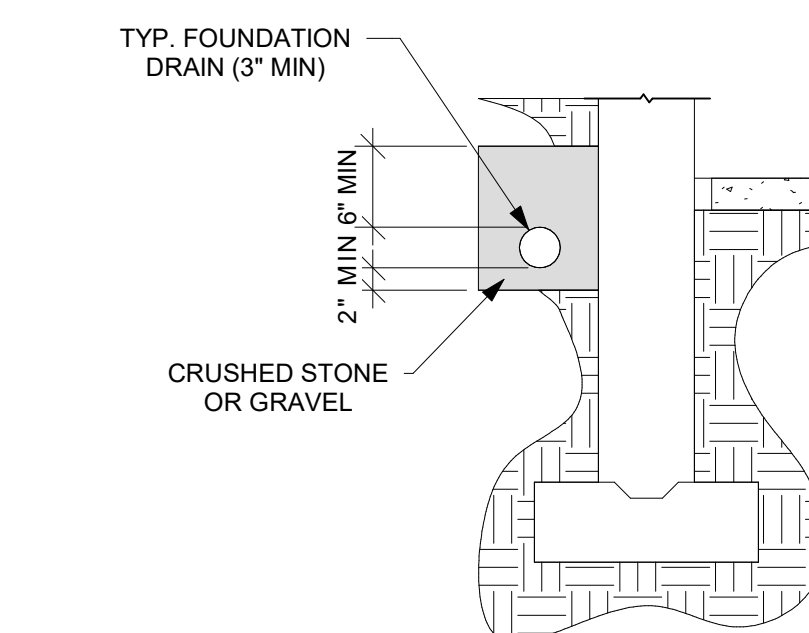
1 TYPICAL "UNRESTRAINED"
FOUNDATION WALL DETAIL
NTS



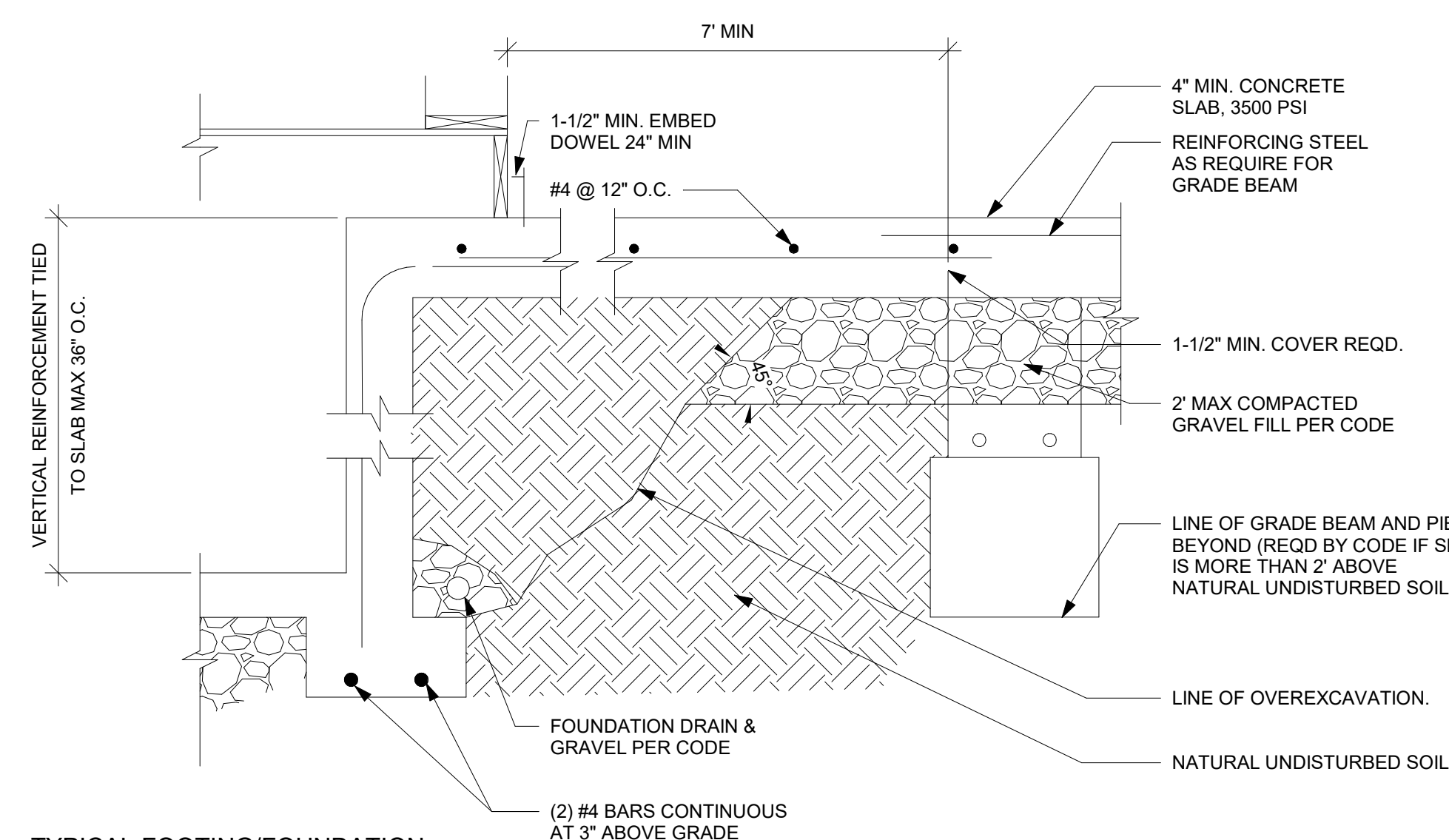
② TRENCH FOOTING WITH SLAB DETAILS



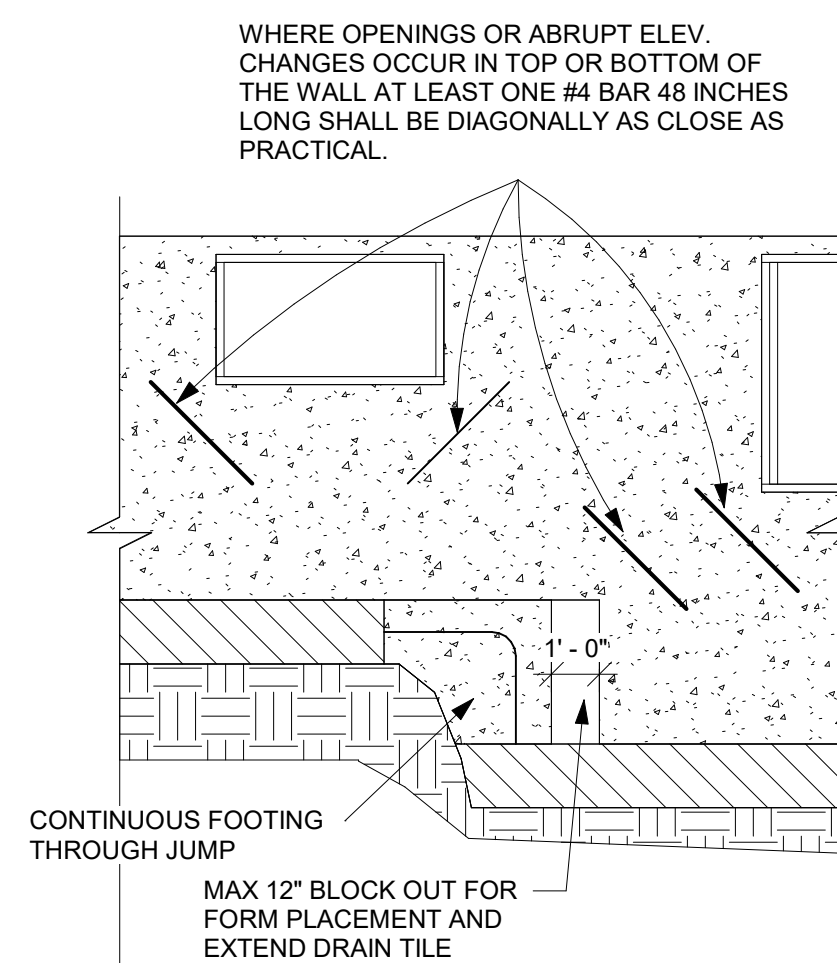
③ TYPICAL WALL SECTION DETAILS



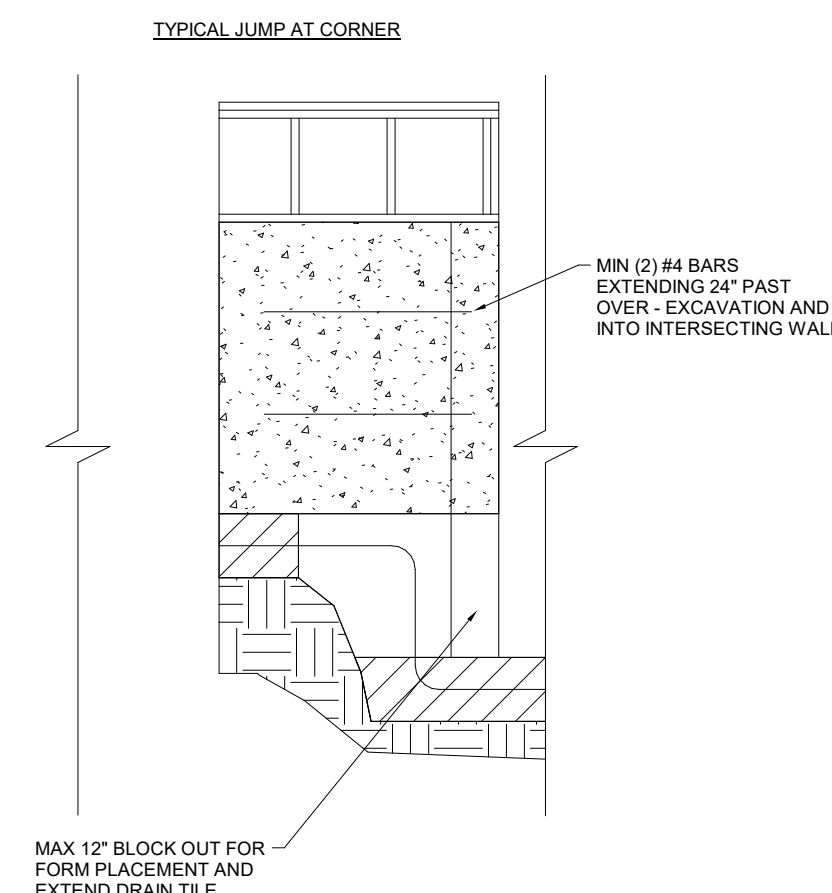
4 DETAIL



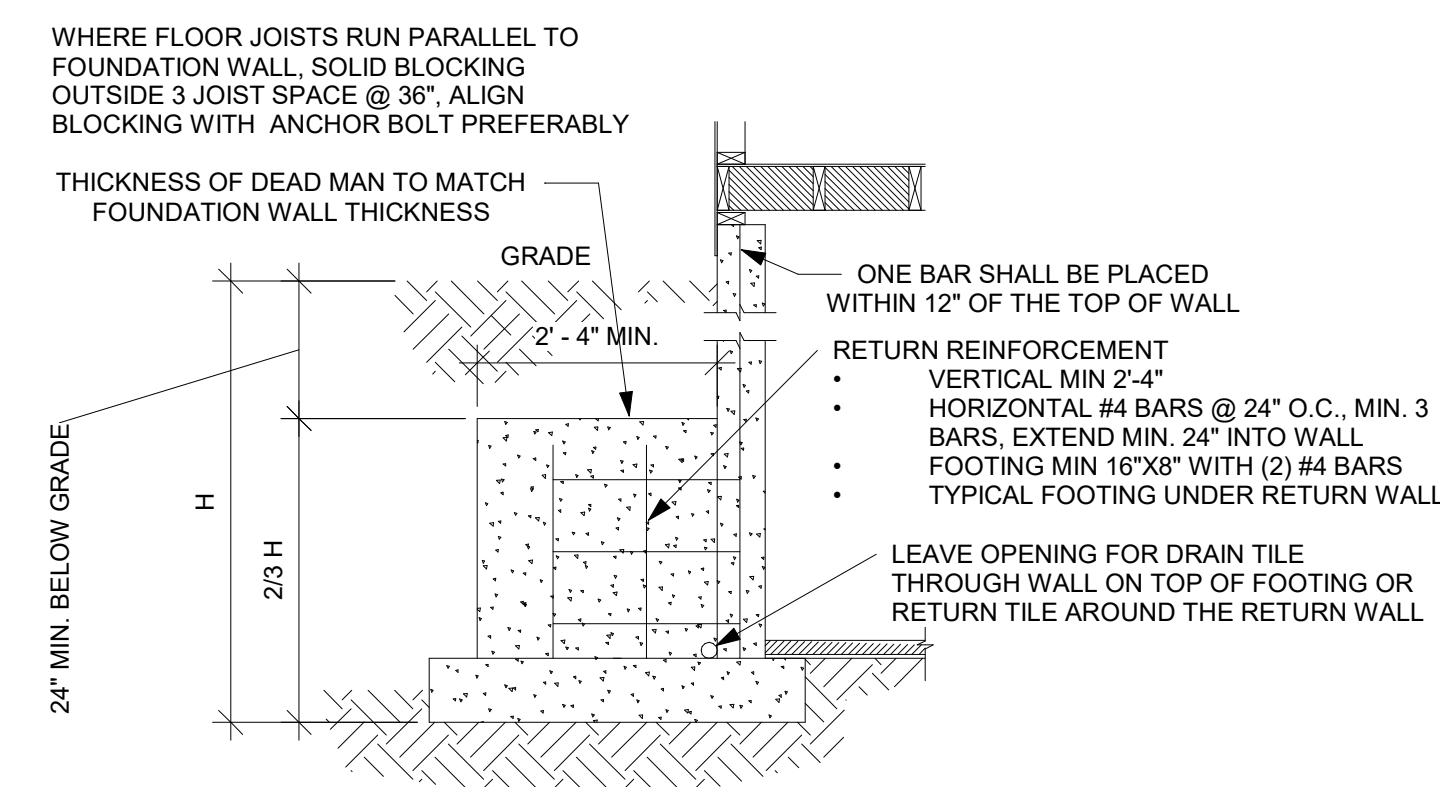
5 TYPICAL FOOTING/FOUNDATION
WALL/STANDARD SLAB AT MAX 4
OVERDIG
NTS



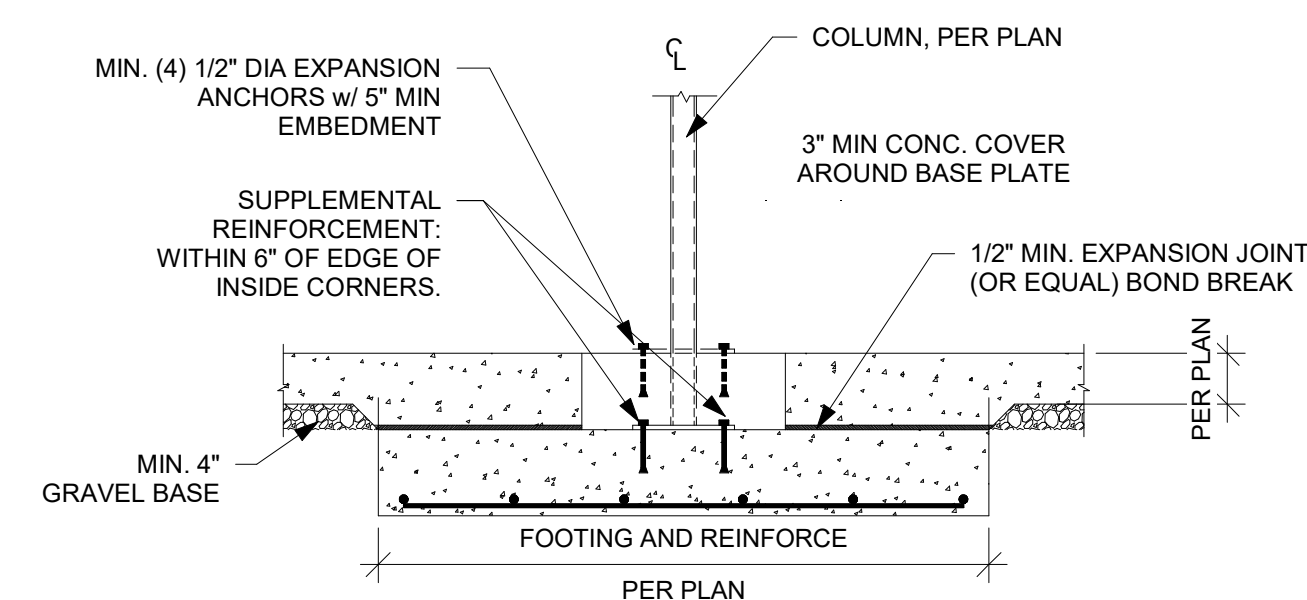
6 FOUNDATION WALL JUMP DETAIL
NTS



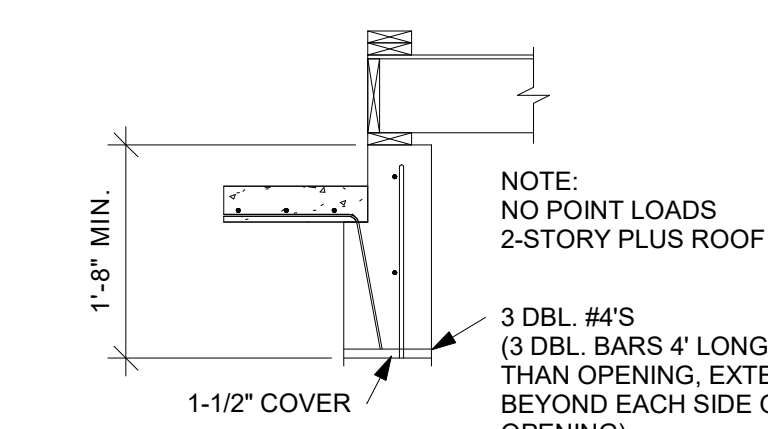
7 FOUNDATION WALL JUMP DETAIL 2
NTS



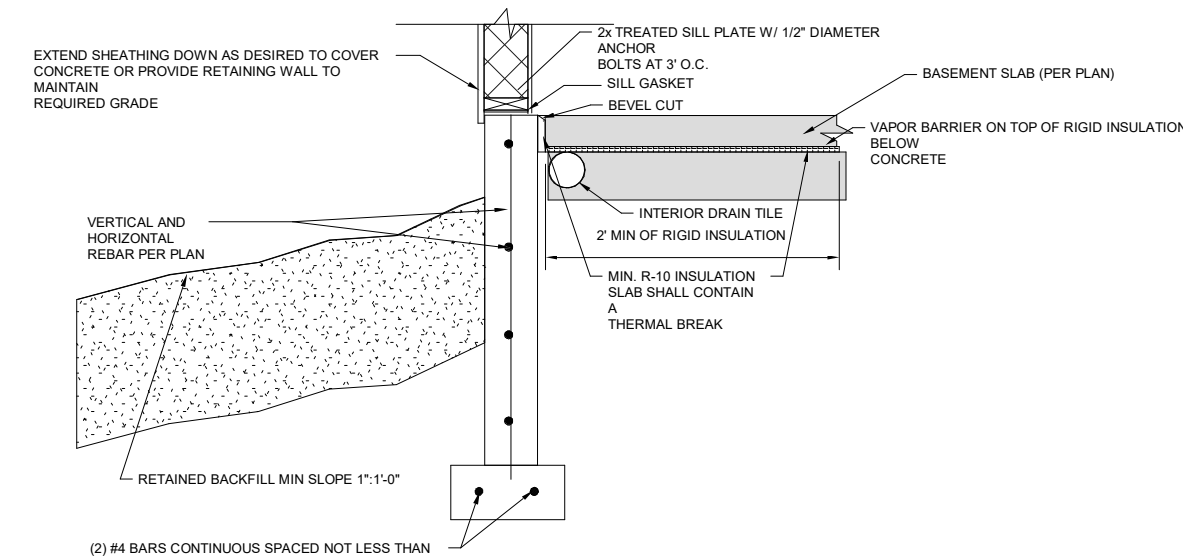
8 TYPICAL DEAD MAN DETAIL
NTS



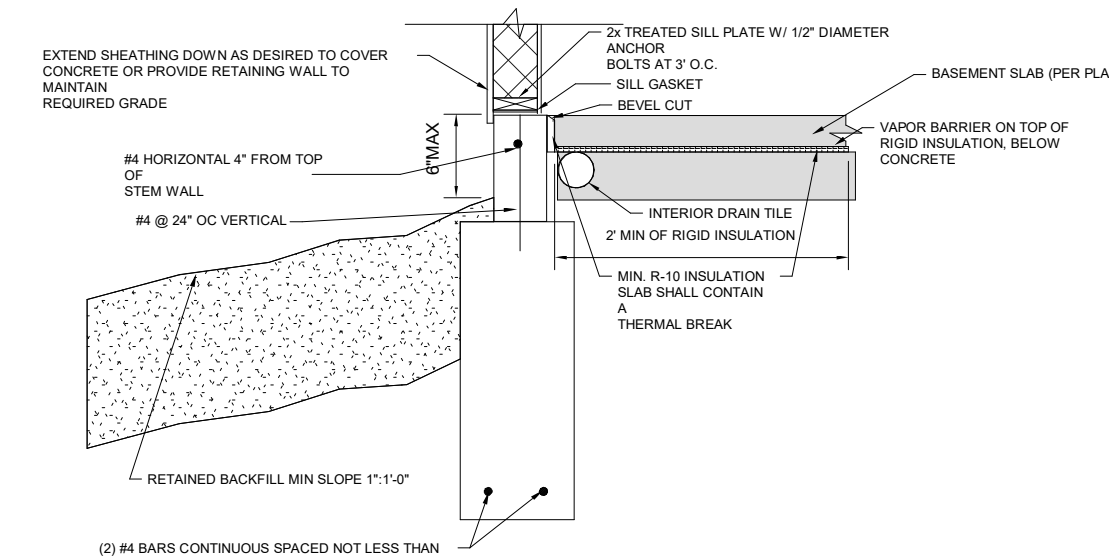
9 TYPICAL ISOLATED COLUMN PAD
DETAIL
NTS



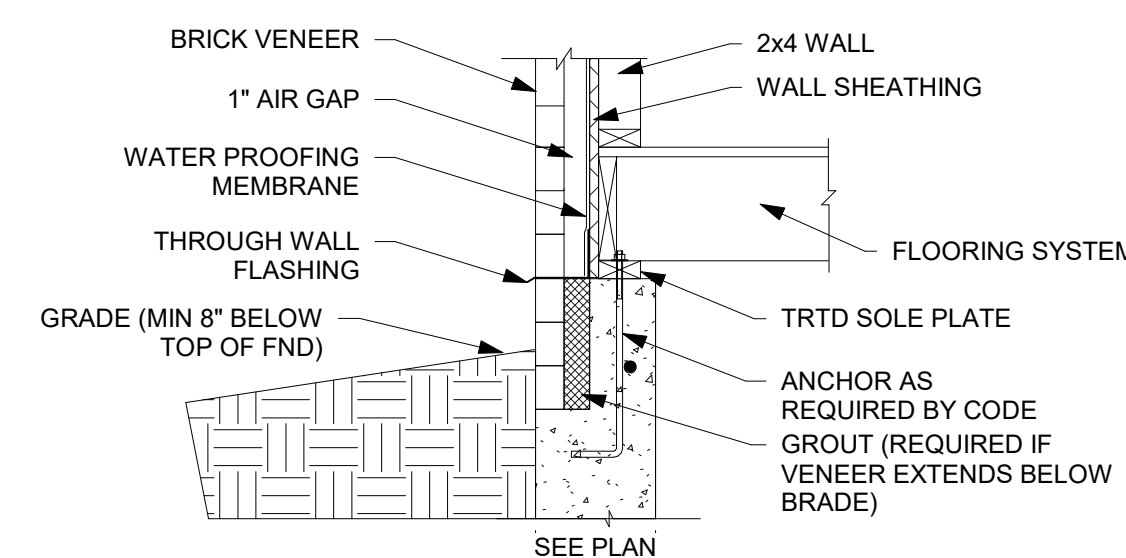
10 6' MAXIMUM OPENING HEADER DETAIL
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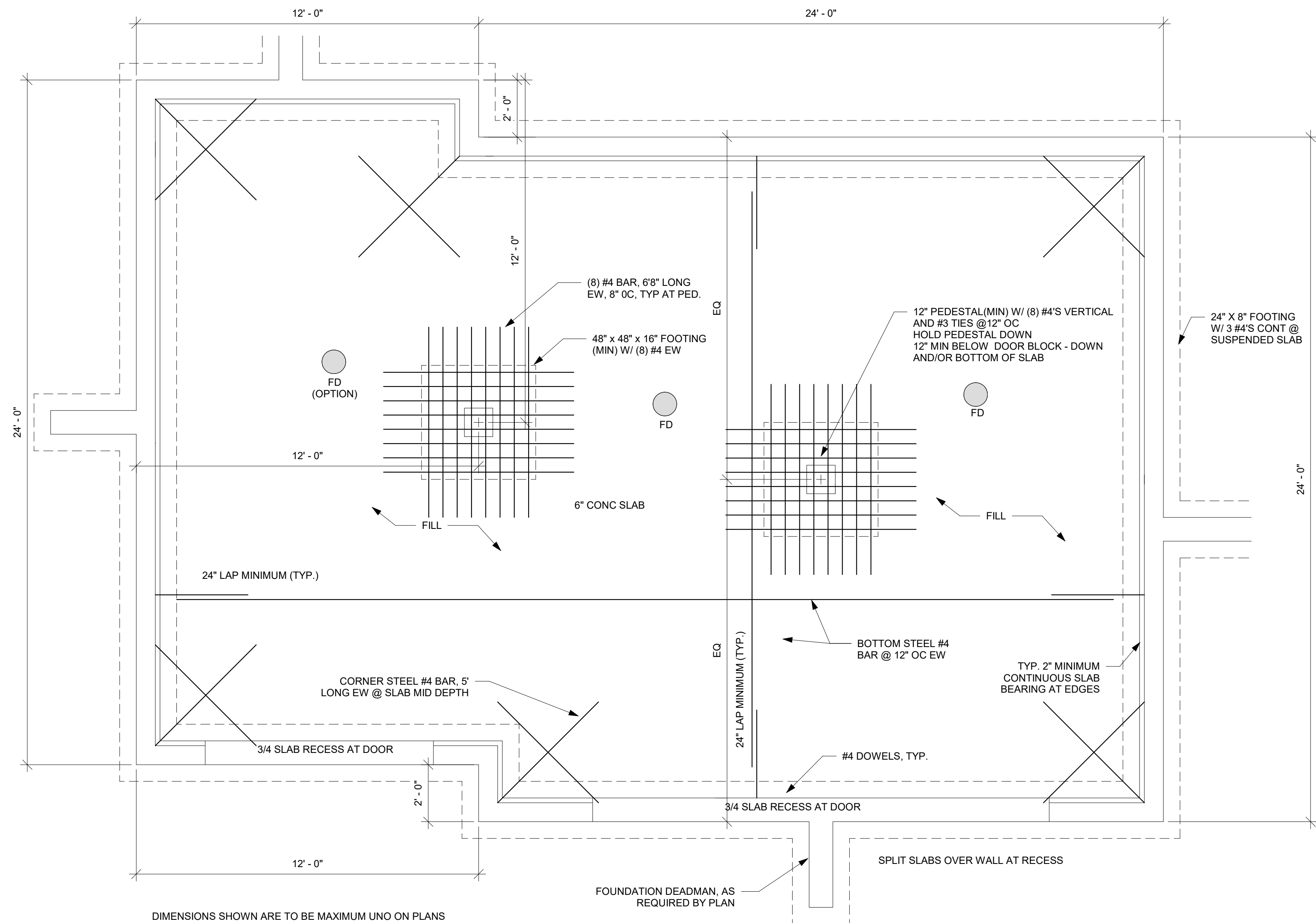
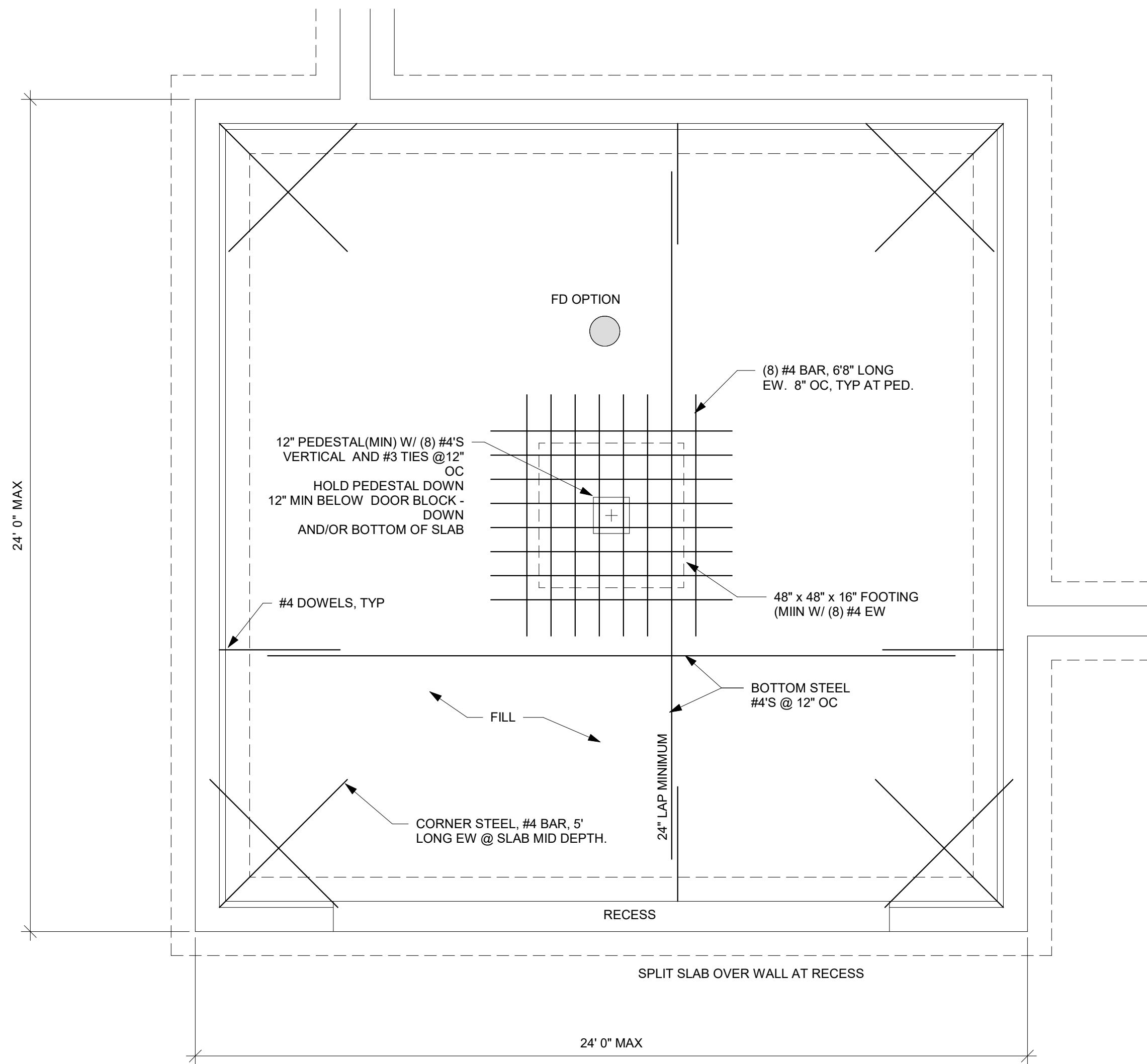
11 SLAB INSULATION DETAIL FOR STEM
WALL AND FOOTING
NTS



12 SLAB INSULATION DETAIL FOR TRENCH
FOOTING WITH STEM WALL
NTS

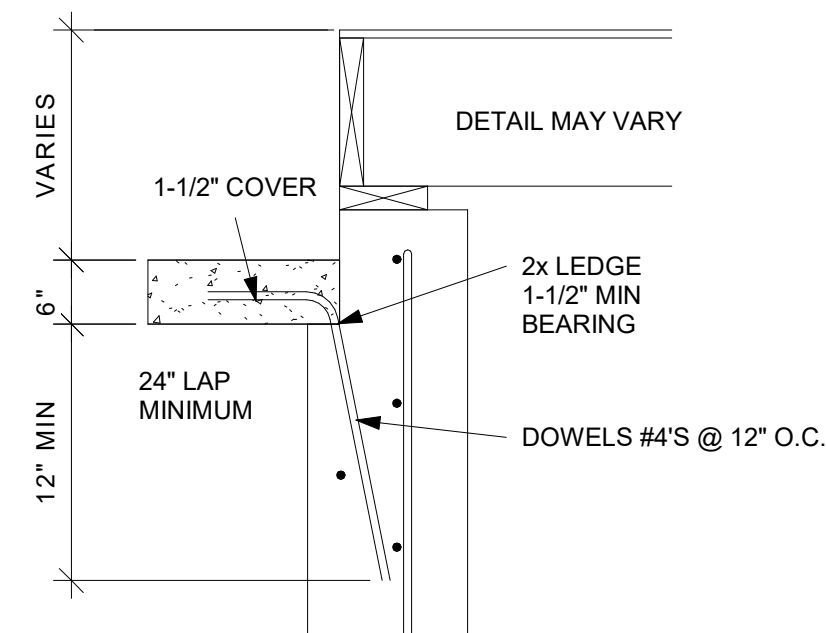


13 BRICK VENEER DETAIL
NTS

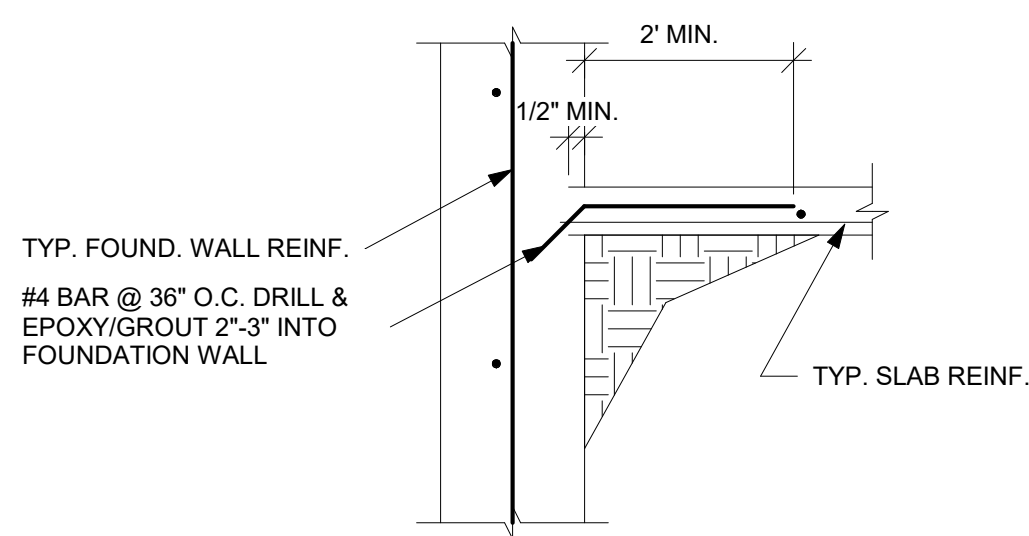


① 2 CAR GARAGE SLAB ON FILL DETAIL NTS

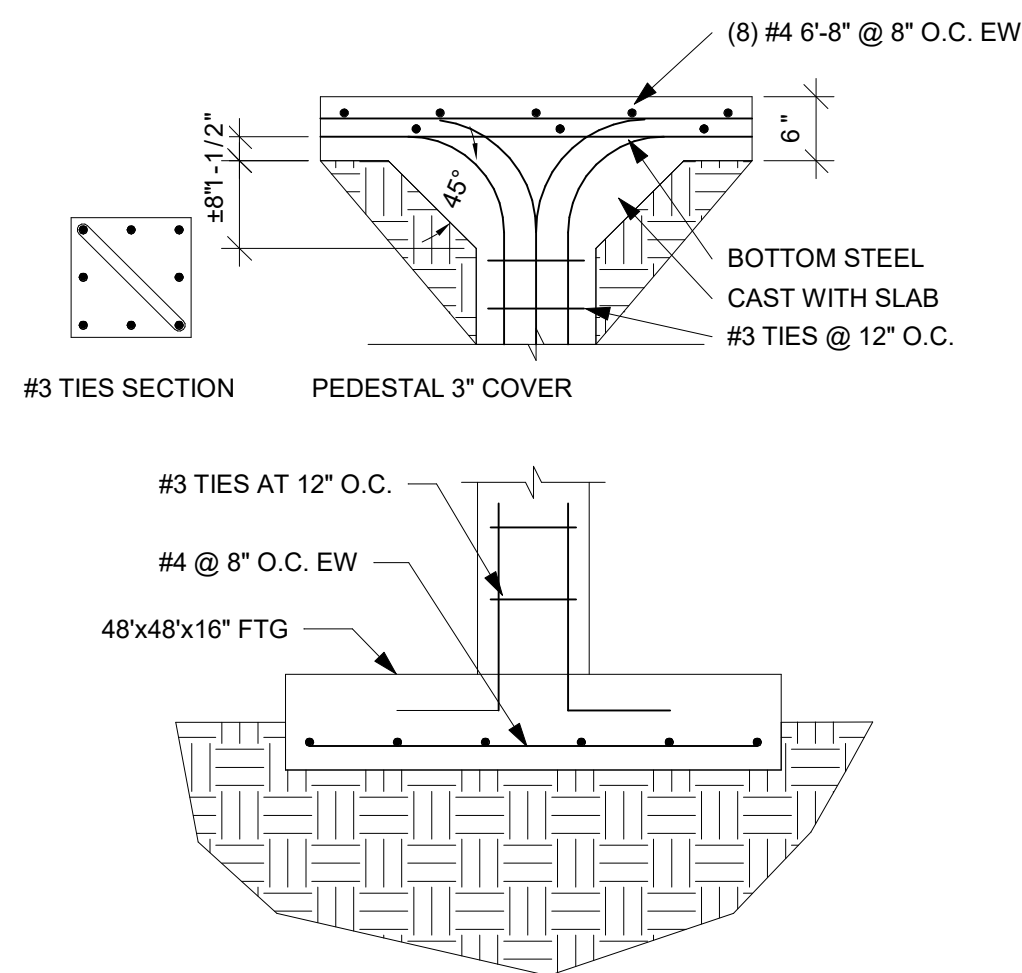
② 3 CAR GARAGE SLAB ON FILL DETAIL 2 NTS



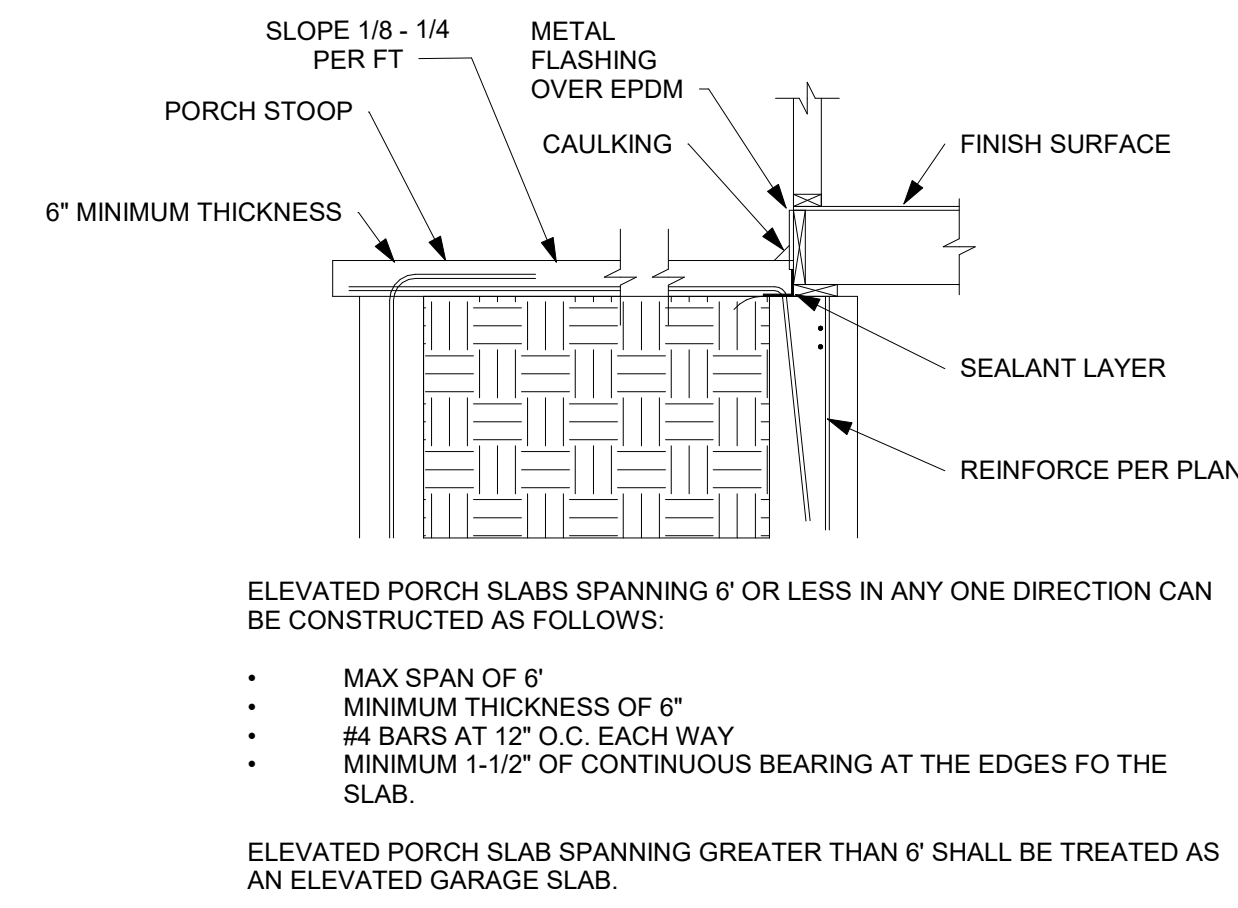
③ SLAB AT WALL DETAIL NTS



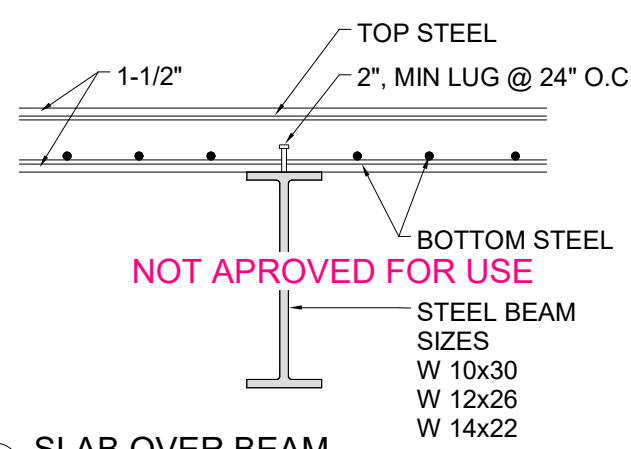
④ ALT. SLAB CONNECTION DETAIL NTS



⑤ PEDESTAL AT SLAB AND FOOTING DETAIL NTS



⑥ STANDARD PORCH SLAB DETAIL NTS



⑦ SLAB OVER BEAM 1/4" = 1'-0"

The diagram illustrates the connection of a second-story wall to a first-story wall and foundation, showing three framing methods: Platform Framing, Intermediate Bearing Wall, and Balloon Framing.

Platform Framing (Left): Shows a first-story wall with a sill plate, bottom plate, and top plate. A second-story wall is built on top of the first-story top plate. The second-story wall has a top plate, bottom plate, and band joist or blocking. The first-story wall has a band joist or blocking. The foundation is a crawl space or basement foundation.

Intermediate Bearing Wall (Middle): Shows a first-story wall with a sill plate, bottom plate, and top plate. A second-story wall is built on top of the first-story top plate. The second-story wall has a top plate, bottom plate, and band joist or blocking. The first-story wall has a band joist or blocking. The foundation is a crawl space or basement foundation.

Balloon Framing (Right): Shows a first-story wall with a sill plate, bottom plate, and top plate. A second-story wall is built on top of the first-story top plate. The second-story wall has a top plate, bottom plate, and band joist or blocking. The first-story wall has a band joist or blocking. The foundation is a monolithic slab-on-grade foundation.

Labels and Callouts:

- RAFTERS AND CEILING JOISTS OR APPROVED ROOF TRUSS
- TOP PLATE
- SECOND STORY
- JOIST IS PERMITTED TO BE OUT OR NOTCHED BETWEEN THESE LIMITS
- 1/3 SPAN
- D/3 (MAX)
- FLOOR JOIST, SEE DRILLING AND NOTCHING PROVISIONS SECTION F502.8
- FOR BLOCKING AND BRIDGING, SEE SECTION R502.7
- BEARING WALL
- LAP JOIST 3" MIN. OR SPACE SEE SECTION R502.6.1
- SEE SECTION R602.8 FOR FIREBLOCKING
- MONOLITHIC SLAB-ON-GRADE FOUNDATION
- SUB FLOOR
- CRAWL SPACE OR BASEMENT FOUNDATION
- SILL PLATE
- BAND JOIST OR BLOCKING
- BOTTOM PLATE
- TOP PLATE
- JOIST NAILED TO STUD
- 1"x4" RIBBON CUT INTO STUD, SEE SECTION R502.8
- D/6 MAX
- D/3 MAX
- WALL STUD, SEE DRILLING AND NOTCHING PROVISIONS SECTION F632.6
- TOP PLATE, SEE DRILLING AND NOTCHING PROVISIONS SECTION F632.6.1

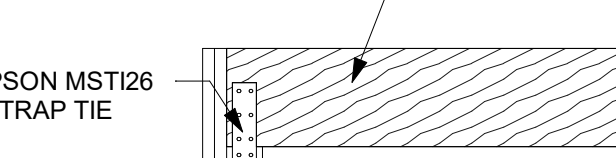
TOP PLATE

FLOOR JOIST

#2-2 x 4 STUDS AT 16" O.C.

FIBERGLASS BATT INSULATION (R-13)

5/8" TYPE X GYPSUM WALL BOARD OR EQUIVALENT PARALLEL OR AT RIGHT ANGLE TO EACH SIDE OF 2 x 4 STUDS W/ 1-1/4" TYPE W DRYWALL SCREWS AT 12" O.C.



WOOD BEAM

SIMPSON MST126 STRAP TIE

KING STUDS

BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C.
SEE PLAN FOR QUANTITY

This detail shows the connection between the king studs and the wood beam. A Simpson MST126 strap tie is used to secure the king studs to the wood beam. The king studs are built-up studs with 10D (3"X0.128") nails spaced at 24" O.C. The detail also indicates that the quantity of these studs should be seen on the plan.

Diagram illustrating the construction of a new beam. The diagram shows a vertical section of a wall or partition. A horizontal line at the top is labeled "NEW BEAM". Below the beam, vertical studs are shown. Two specific studs are highlighted with arrows and text: "KING STUDS SHALL EXTEND TO TOP OF BEAM AND NAILED TO BEAM W/ 10D (3"X0.128") NAILS. SEE GENERAL NOTES." and "BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C. SEE PLAN FOR QUANTITY." The diagram shows a cross-section of a wall with a new beam at the top. The beam is supported by king studs that extend to its top and are nailed to it. Built-up studs are also shown, spaced at 24 inches on center. The diagram is a technical drawing showing a cross-section of a wall assembly. At the top, a horizontal line represents the "NEW BEAM". Below the beam, there are vertical studs. Two specific studs are highlighted with arrows and text: "KING STUDS SHALL EXTEND TO TOP OF BEAM AND NAILED TO BEAM W/ 10D (3"X0.128") NAILS. SEE GENERAL NOTES." and "BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C. SEE PLAN FOR QUANTITY." The diagram shows a cross-section of a wall with a new beam at the top. The beam is supported by king studs that extend to its top and are nailed to it. Built-up studs are also shown, spaced at 24 inches on center. The diagram is a technical drawing showing a cross-section of a wall assembly. At the top, a horizontal line represents the "NEW BEAM". Below the beam, there are vertical studs. Two specific studs are highlighted with arrows and text: "KING STUDS SHALL EXTEND TO TOP OF BEAM AND NAILED TO BEAM W/ 10D (3"X0.128") NAILS. SEE GENERAL NOTES." and "BUILT-UP STUDS W/ 10D (3"X0.128") NAILS @ 24" O.C. SEE PLAN FOR QUANTITY." The diagram shows a cross-section of a wall with a new beam at the top. The beam is supported by king studs that extend to its top and are nailed to it. Built-up studs are also shown, spaced at 24 inches on center.

Diagram illustrating the connection details between a joist, studpack, post, concrete footing, and wall assembly (sheathing, drop beam, flush beam).

Labels and components shown:

- JOIST
- STUDPACK W/ BLOCKING
- POST
- CONCRETE FOOTING
- SHEATHING
- DROP BEAM
- FLUSH BEAM
- SEE BEAM TO STUD PACK DETAILS
- SEE BLOCKING DETAIL
- SEE JOIST TO BEAM DETAILS

EXISTING FLOOR JOIST

GLUE SISTER FLOOR JOIST TO EXISTING FLOOR JOIST WITH CONSTRUCTION ADHESIVE

SISTERED FLOOR JOIST

ATTACH TO BEAM WITH SIMPSON HANGER AS NEEDED PER PLAN

Diagram illustrating the dimensions of a tapered joist cross-section:

- DEPTH OF TAPER CUT, D/4 MAX MEASURED AT INSIDE FACE OF SUPPORT**: Dimension indicating the maximum depth of the taper cut, measured at the inside face of the support.
- JOIST DEPTH AT TAPER CUT**: Dimension indicating the total depth of the joist at the location of the taper cut.
- DEPTH, D**: Dimension indicating the total depth of the joist.

MULTI PLY LUMBER

STEEL BEAM

Diagram illustrating a beam and joist connection. A horizontal beam is shown with three vertical joists resting on top of it. The beam is labeled "BEAM" and the joist is labeled "JOIST".

Diagram illustrating the cross-section of a joist-hanger assembly. The assembly consists of a horizontal beam supported by a hanger. The hanger is labeled "JOIST" and "BEAM". The hanger is labeled "JOIST HANGER PER PLAN".

TYPICAL WALL NOTCHING DETAIL

Figure 10-10 shows the end and side views of a bent clip welded to a horizontal bar. The top row shows the end views, with a label 'BEND CLIPS & WELD' pointing to the clip in the left end view. The bottom row shows the side views, with a label 'END VIEW' pointing to the right side view. The clip is shown in a bent position, and the weld is indicated by a shaded area.

SUMMIT HOMES

COBEY CREEK #11 - CHERRY BLOSSOM FARMHOUSE 1
3437 SE CORBIN DR. LEE'S SUMMIT, MO 64082

REVISIONS

S510

DATE	8/28/2024 1:30:22 PM
SCALE	As indicated

RELEASE FOR CONSTRUCTION
24 1:30:22 PM
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
As indicated

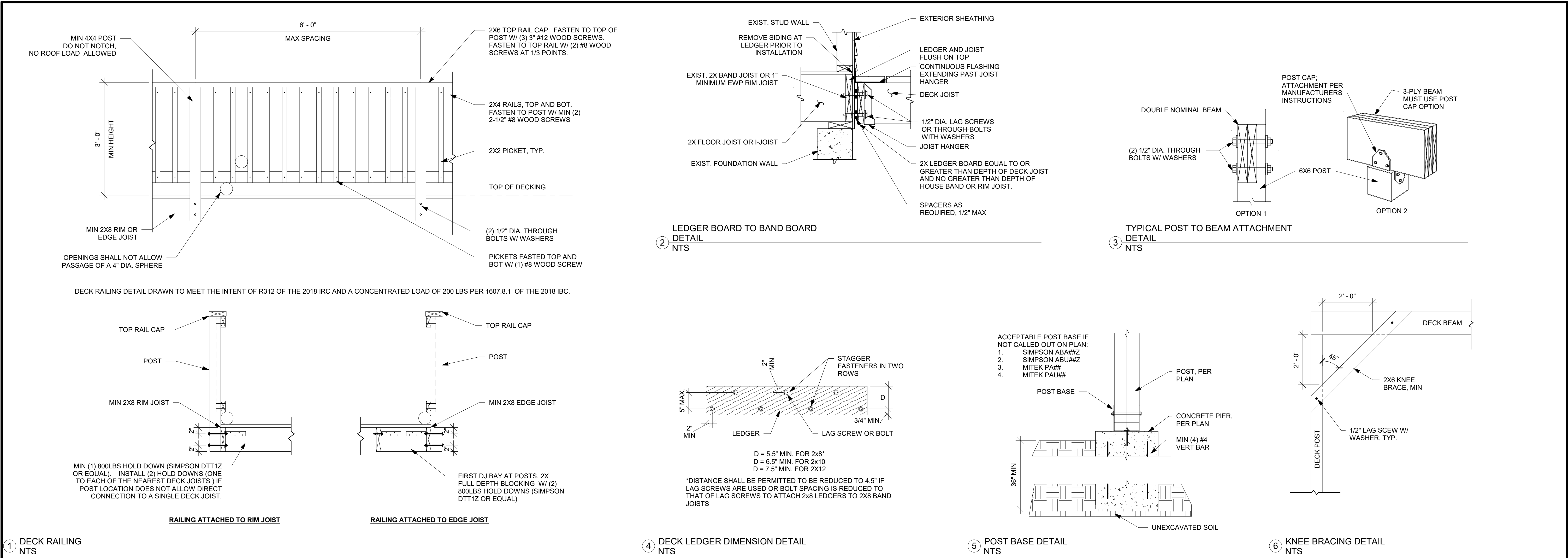


TABLE R507.9.1.3(1) DECK LEDGER CONNECTION TO BAND JOIST (DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF)							
CONNECTION DETAILS	JOIST SPAN						
	6' AND LESS	6'1" TO 8'	8'1" TO 10'	10'1" TO 12'	12'1" TO 14'	14'1" TO 16'	16'1" TO 18'
	ON-CENTER SPACING OF FASTENERS (INCHES)						
1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING	36	36	29	24	21	18	16

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



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

SUMMIT HOMES
COBEY CREEK #11 - CHERRY BLOSSOM FARMHOUSE 1
3437 SE CORBIN DR. LEE'S SUMMIT, MO 64082

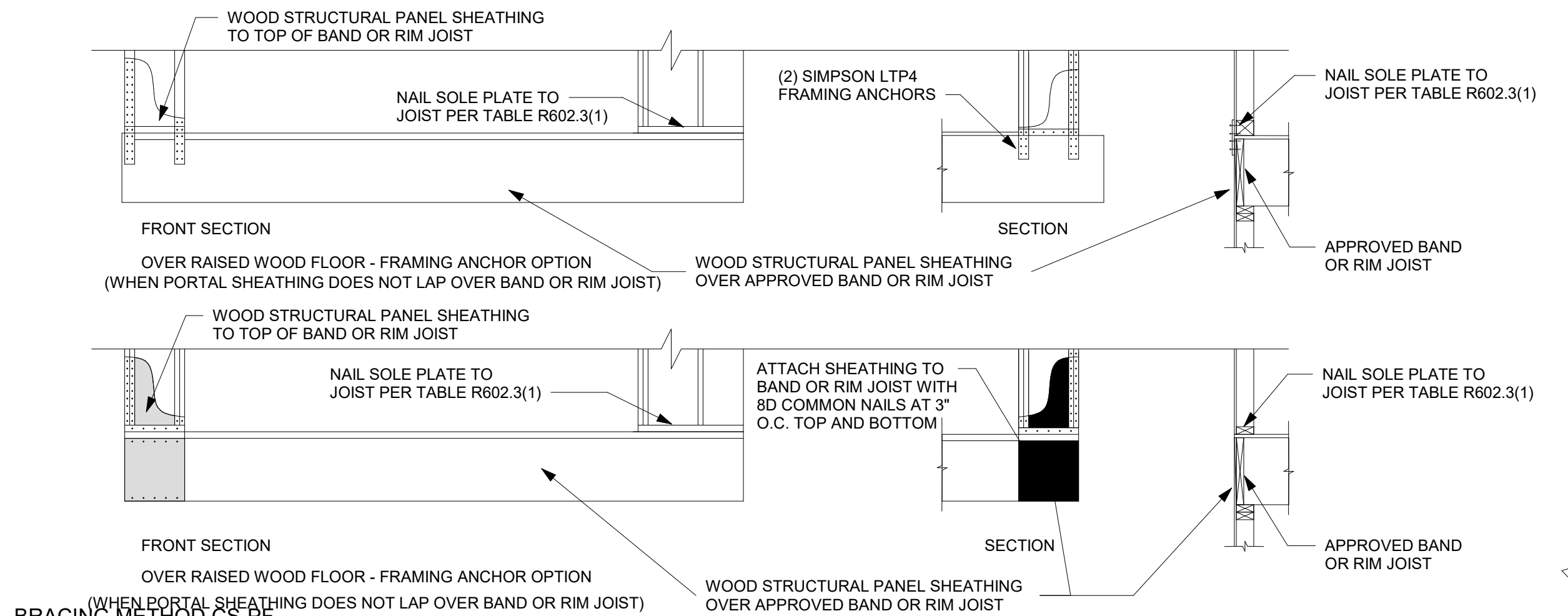
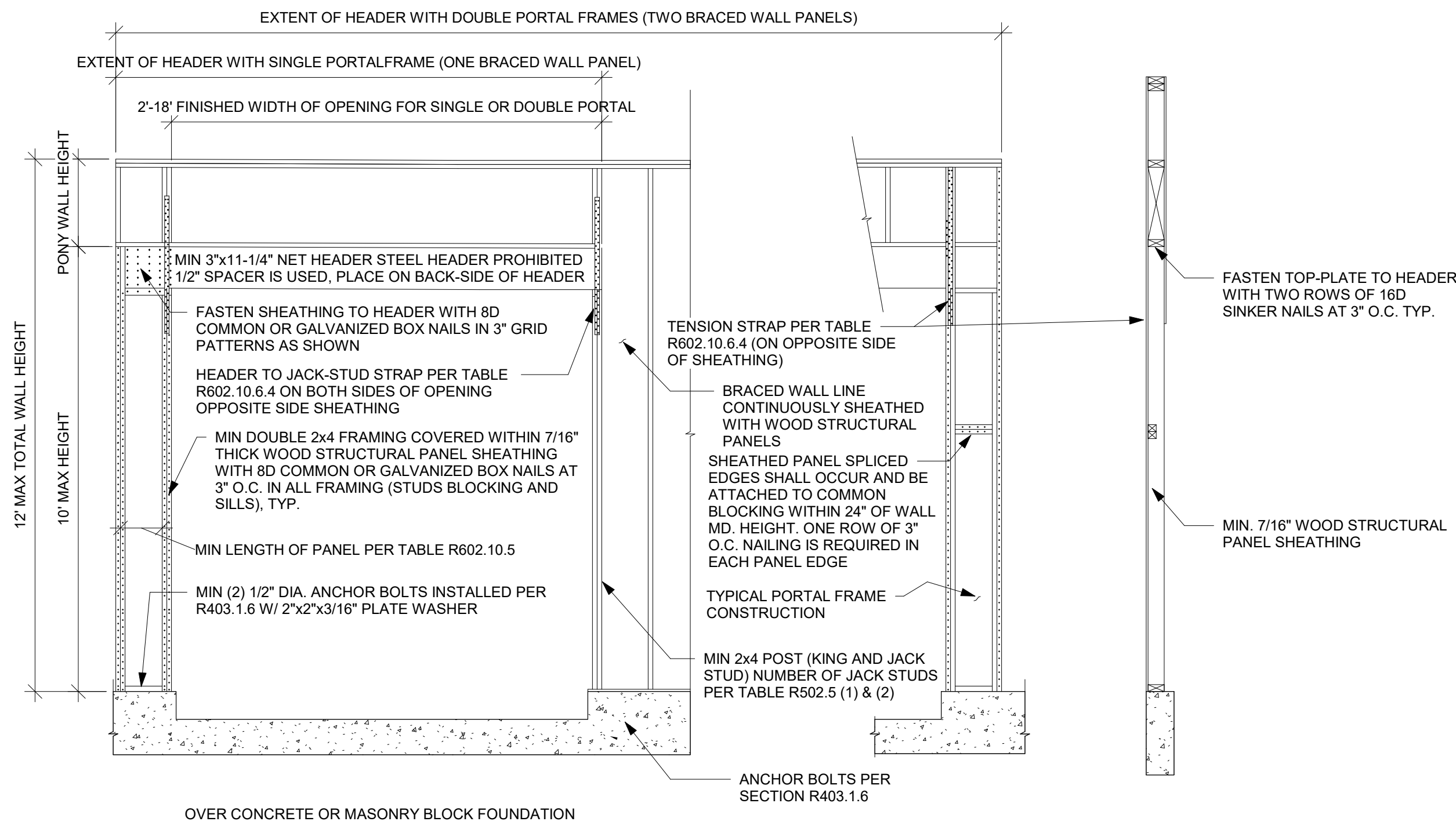
SUMMIT HOMES

DECK DETAILS

S520

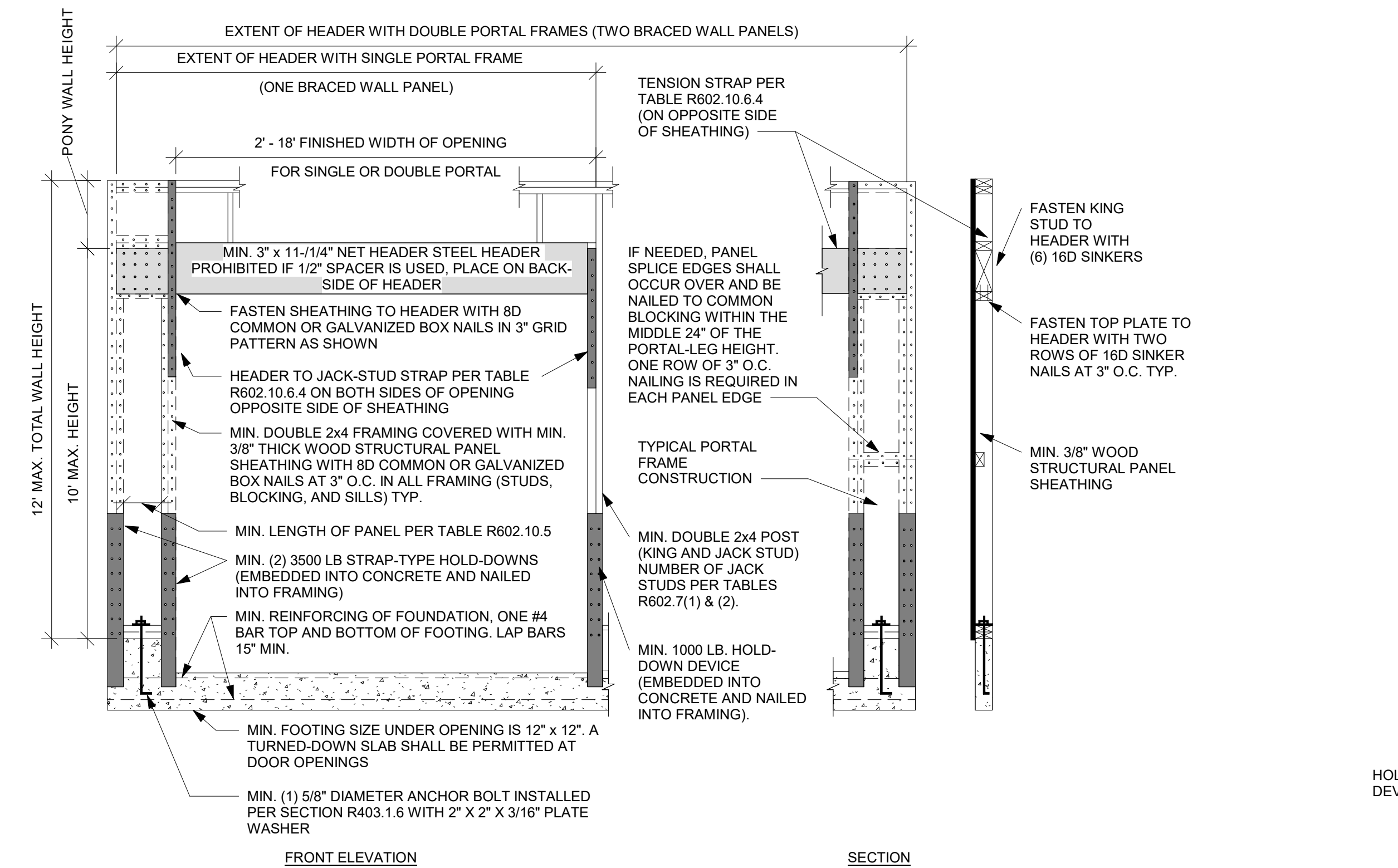
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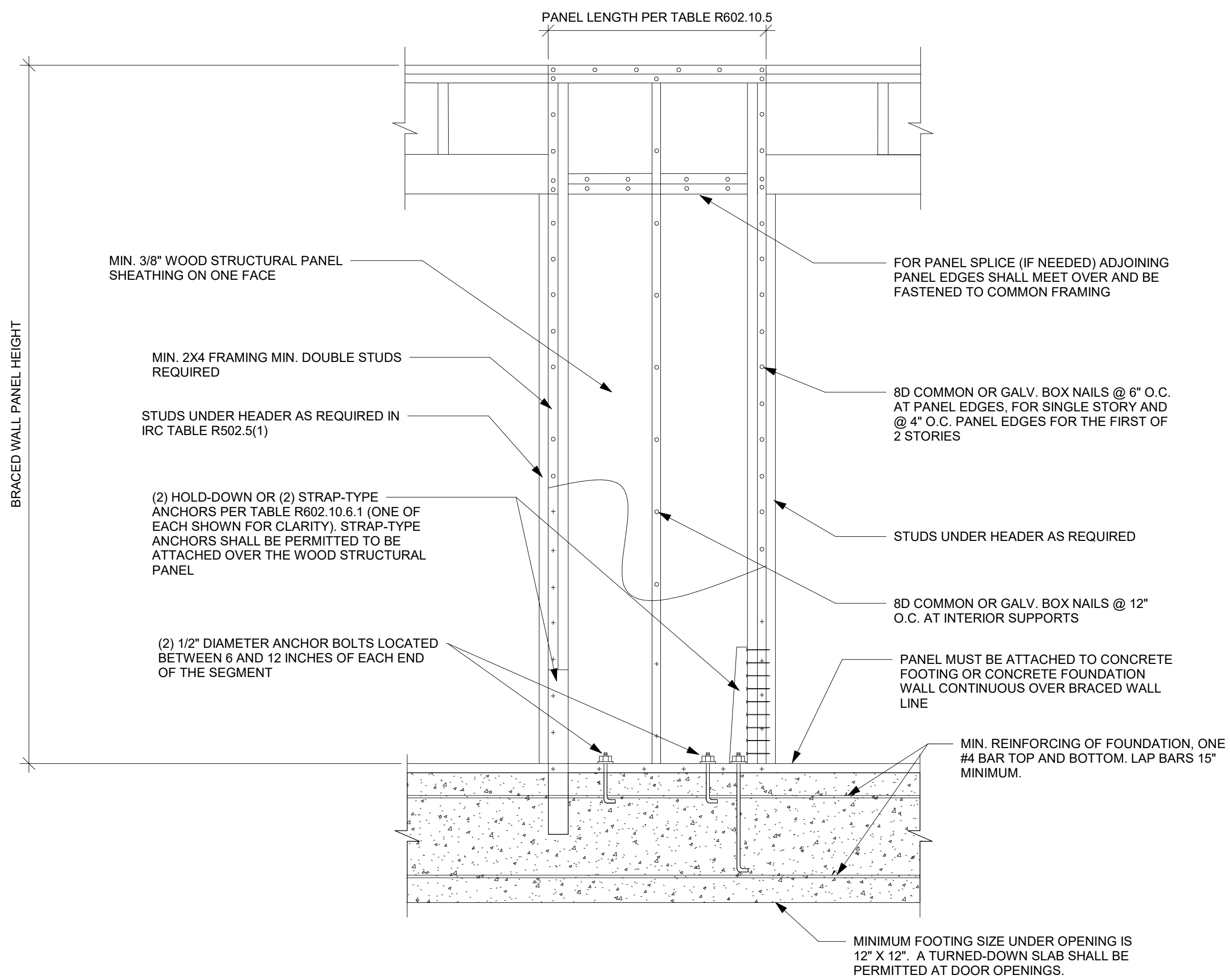
BRACING METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL DETAIL

NTS



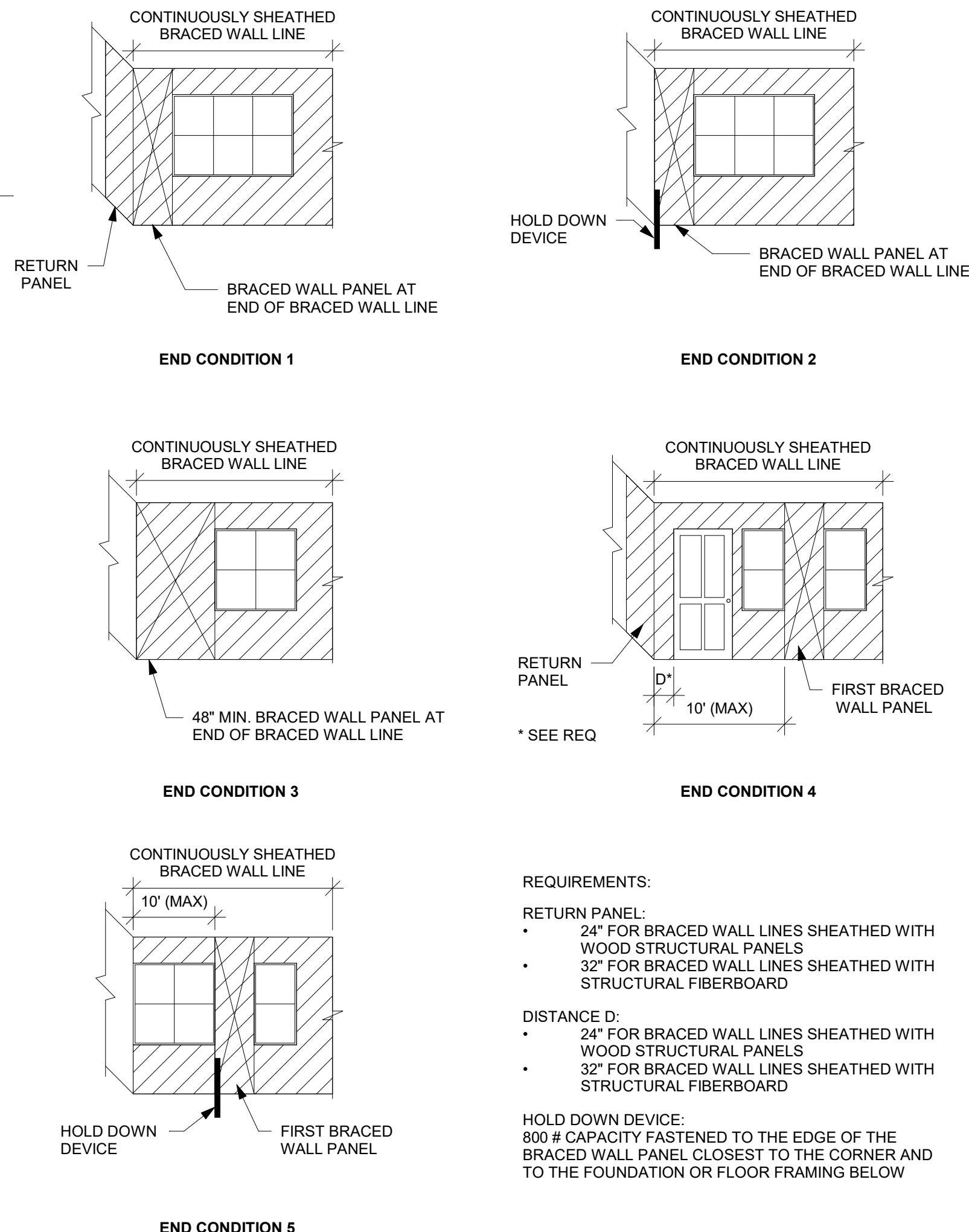
BRACING METHOD PFH - PORTAL FRAME WITH HOLD DOWNS DETAIL

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BRACING METHOD ABW - ALTERNATE BRACED WALL PANEL DETAIL

NTS

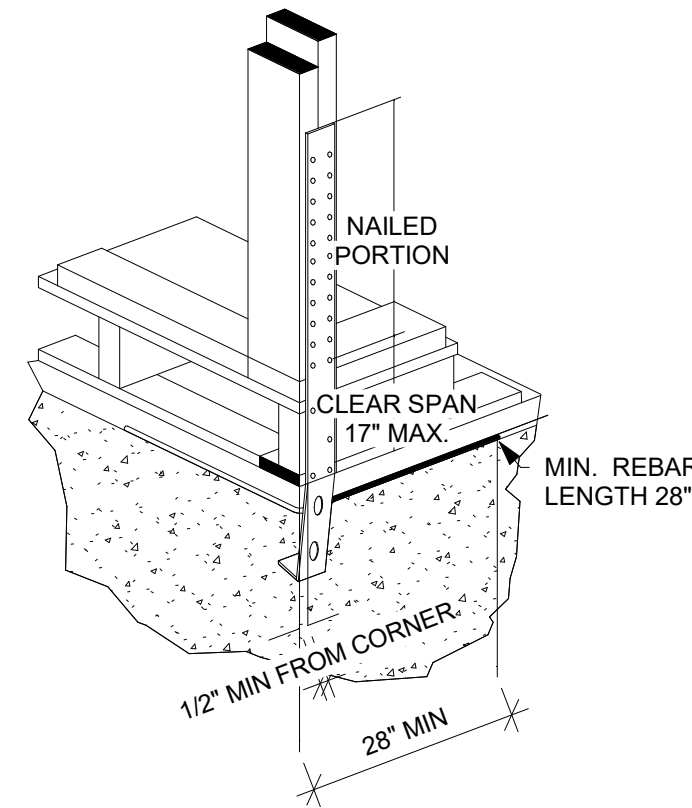


REQUIREMENTS:

- RETURN PANEL:
- 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 - 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD

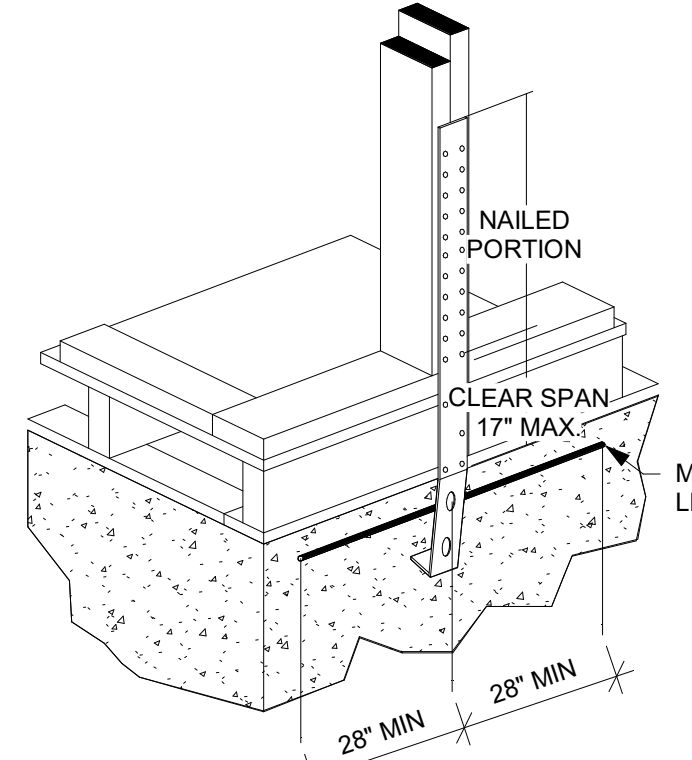
- DISTANCE D:
- 24" FOR BRACED WALL LINES SHEATHED WITH WOOD STRUCTURAL PANELS
 - 32" FOR BRACED WALL LINES SHEATHED WITH STRUCTURAL FIBERBOARD

HOLD DOWN DEVICE: 800 # CAPACITY FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FLOOR FRAMING BELOW



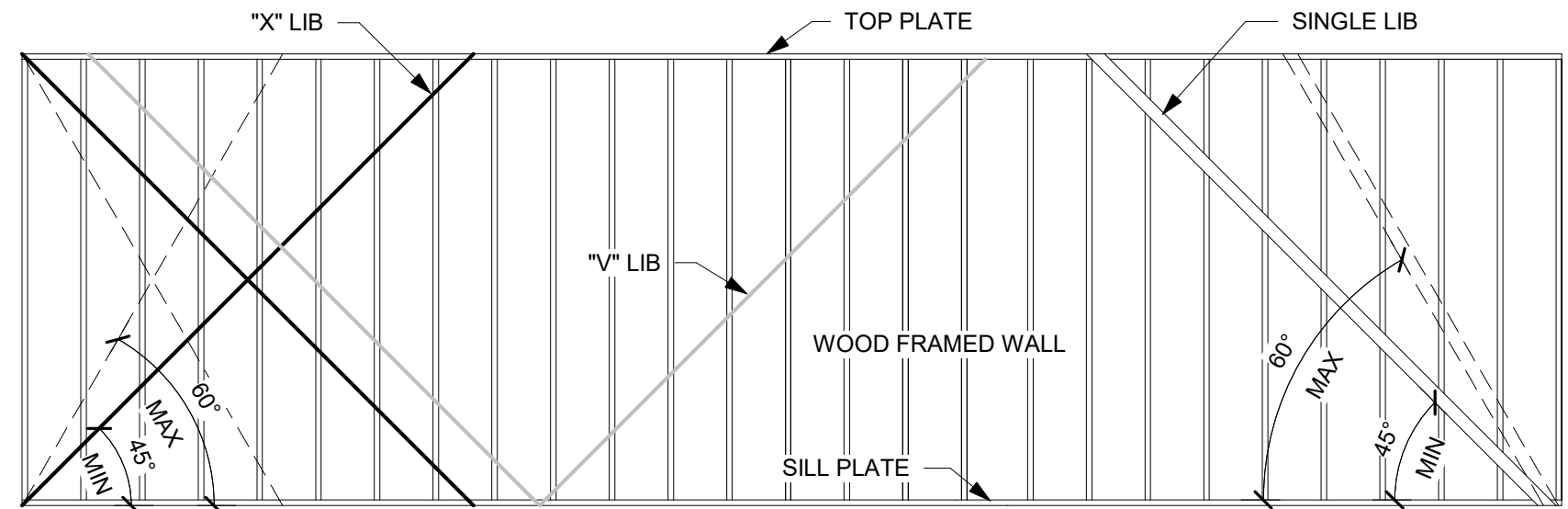
TYPICAL STHD14RJ CORNER INSTALLATION DETAIL

NTS



TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL

NTS



- "X" AND "V" LIB
- LISTED METAL STRAP IS ACCEPTABLE FOR BOTH THE "X" AND "V" INSTALLATION METHOD ONLY.
 - SIMPSON WB AND WBC
 - 16 GAUGE X 1-1/4" STRAP
 - MIN LENGTHS
 - "X" - LENGTH SHOWN ON PLANS
 - "V" - DOUBLE LENGTH SHOWN ON PLANS
 - MIN AND MAX ANGLE SHOWN FOR "X" LIB SHALL APPLY TO "V" LIB.
- SINGLE LIB:
- 1X4 LUMBER
 - SIMPSON TWB (MIN 2X4 STUD)
 - SIMPSON RCWB
 - EXTERIOR / LOAD BEARING (MIN 2X6 STUD)
 - INTERIOR / NON LOAD (MIN 2X4 STUD)

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

REVISIONS

BRACING DETAILS

S530

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; .086" 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 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

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REVISIONS

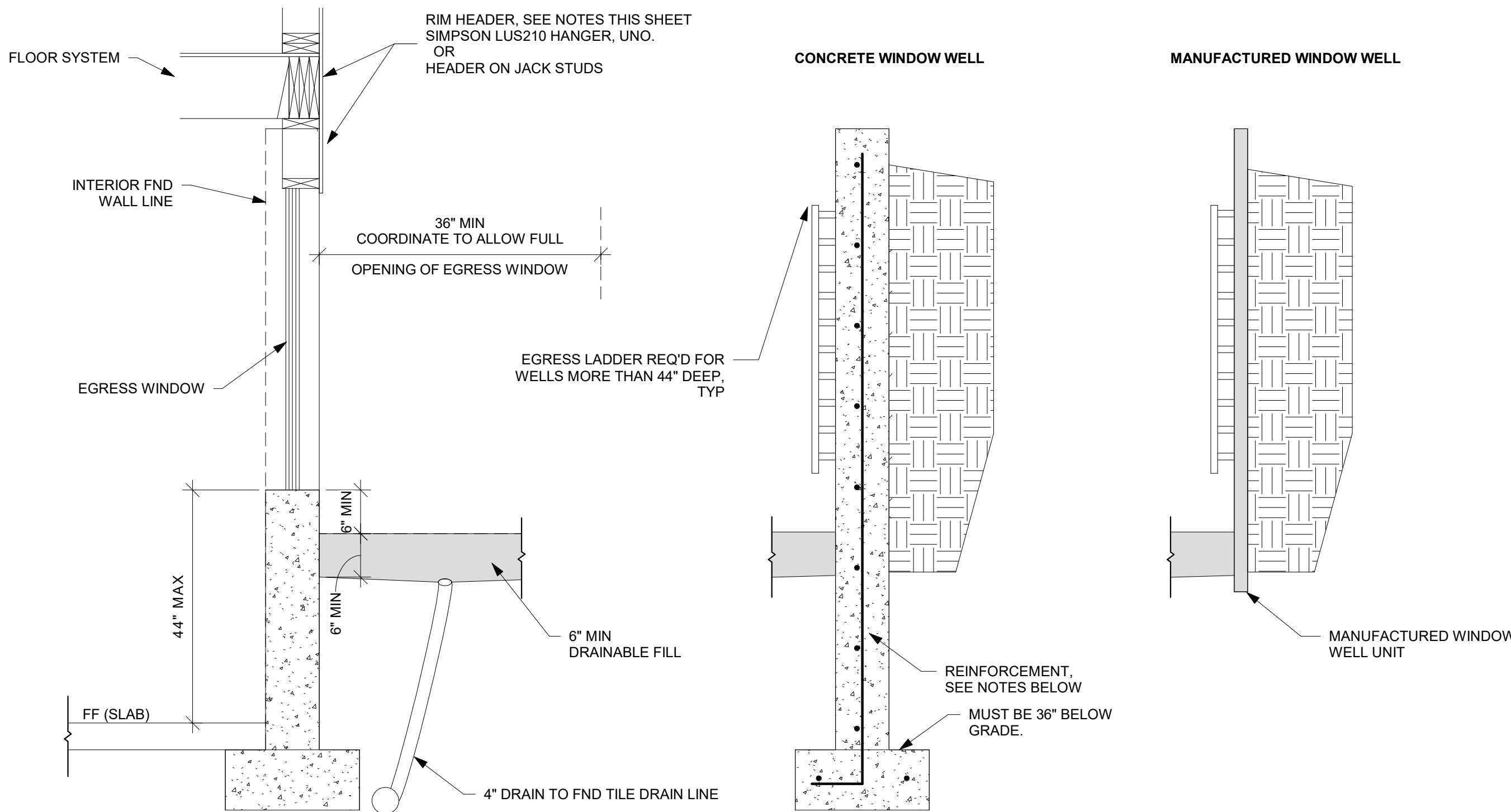
FASTENING SCHEDULE

S550

DATE 8/28/2024 4:30:24 PM
SCALE 1/4" = 1'-0"

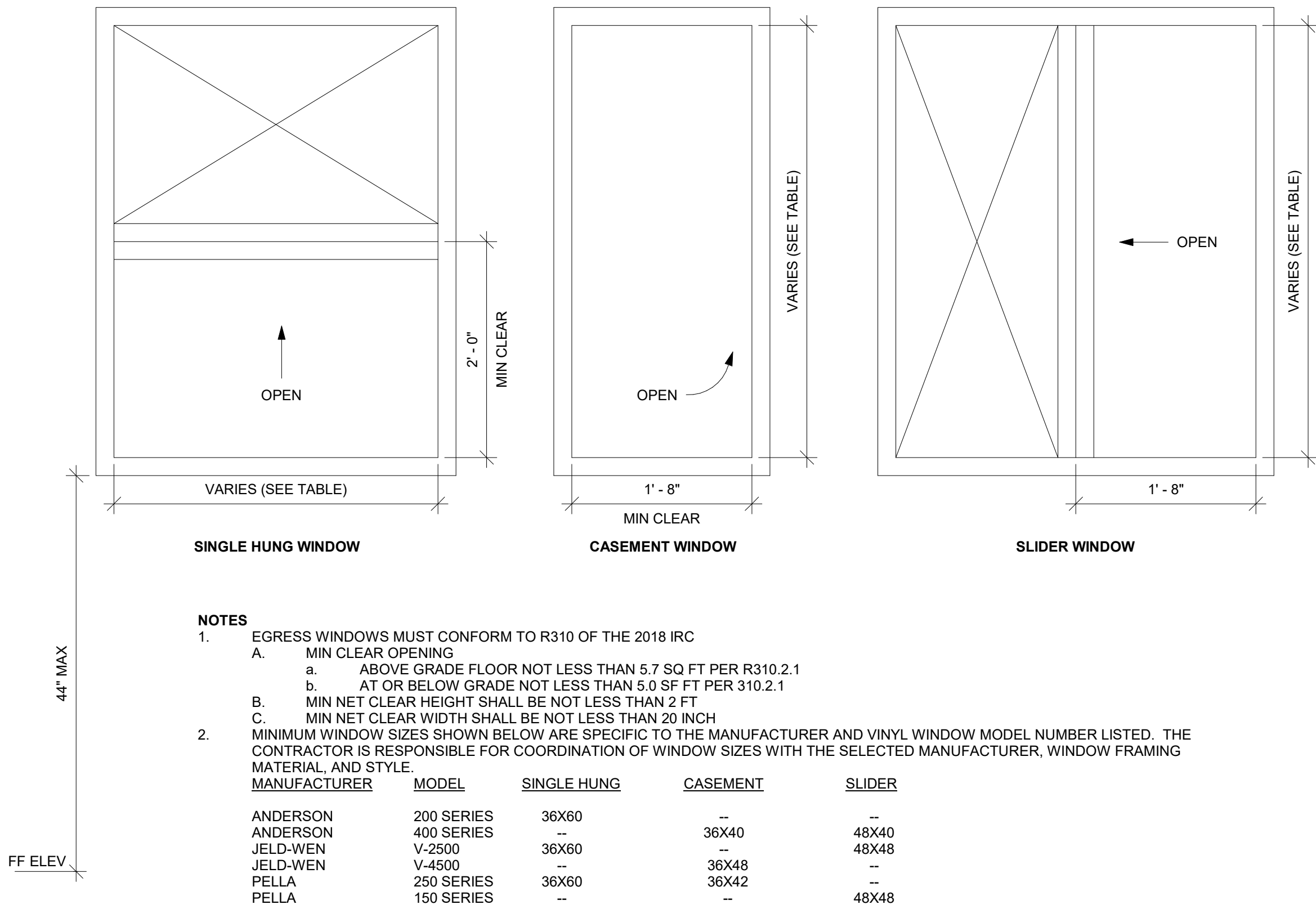
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- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
 - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
 - CONCRETE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

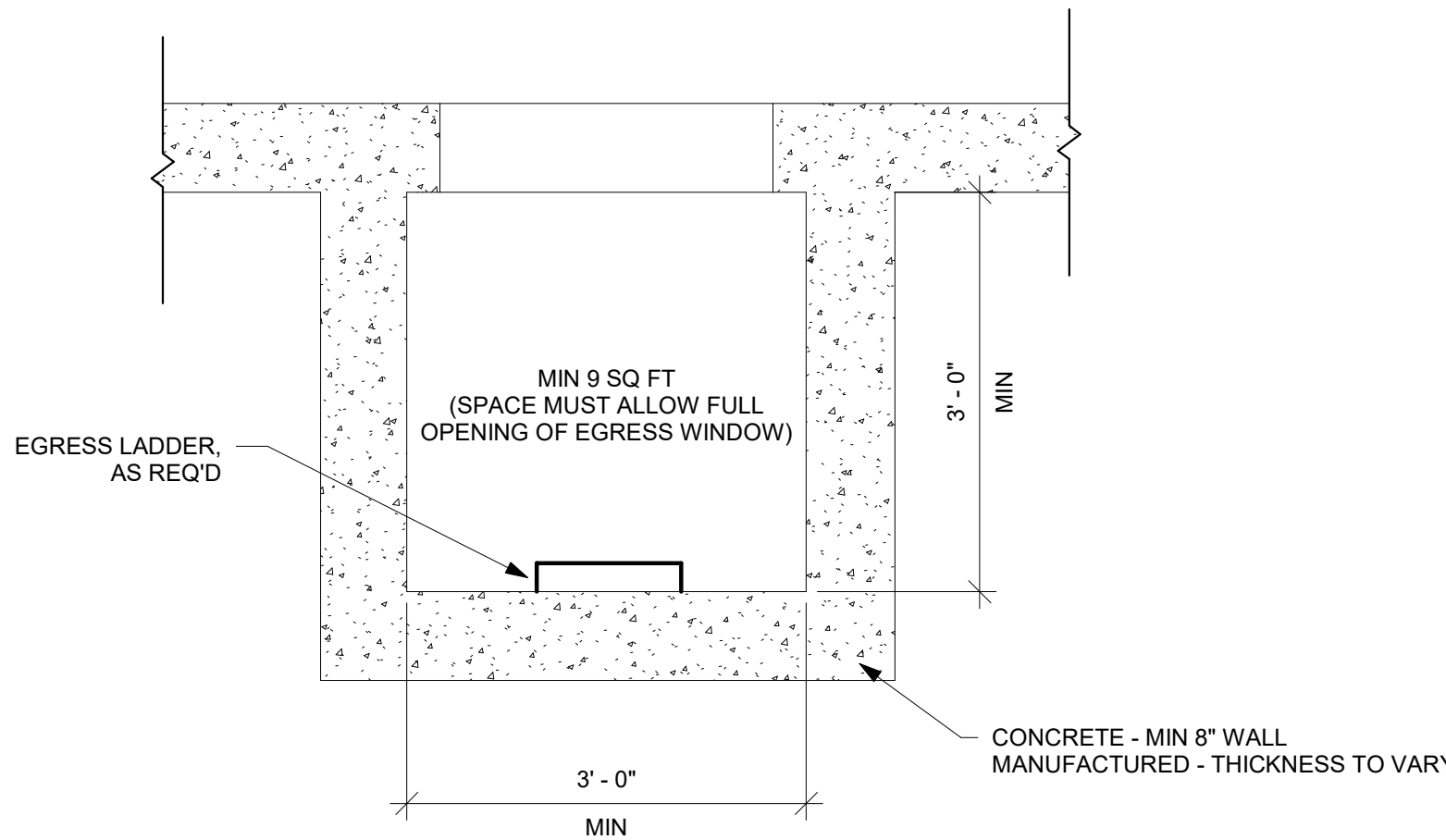


- NOTES:**
- WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE
 - CONCRETE WINDOW WELL
 - INTALLED WITH NEW FOUNDATION
 - POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.
 - REINFORCEMENT
 - MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS
 - INSTALLED TO EXISTING FOUNDATION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

SECTION



WINDOW EGRESS (NTS)



PLAN

WINDOW WELL FOR EGRESS (NTS)



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REVISIONS

**EGRESS
WINDOWS**

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