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ALL RESPONSIBILITY.

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SLABS, RETAINING WALLS, BACKFILL AND REINFORCEMENT, LUMBER FRAMED

1ST FLOOR DECK

FRONT & REAR ELEVATION NOTES

WINDOWS FULL SCHEDULE

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE. CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.61 5/4"X8" LP SMART TRIM.
- 3.11 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. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.17 MANUFACTURED STONE VENEER.
- 3.32 BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN FOR FINISHED SIZE.
- 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.

ADDRESS: 2750 SW 11TH TERR

LEE'S SUMMIT, MO

CPG DBA

A CLAYTON COMPANY

120 SE 30TH ST.

LEE'S SUMMIT, MO 64082

816-246-6700

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AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 10/11/2024

ODBRIDGE
DDERN PRAIRIE
AND MEADOWS #20

PROFESSIONAL SEAL:

HANNAH

NUMBER

PE-2023046346

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> **EVERSTEAD** 3741 NE TROON DR.

LEES SUMMIT, MO 64064 816-399-4901

VERSION:

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

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.

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

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FINISHED	
MAIN FLOOR	1027
UPPER LEVEL	1146
FINISHED STAIRS TO LOWER LEVEL	0
TOTAL	2173
UNFINISHED	
LOWER LEVEL - UNFINISHED	940
PATIO	144

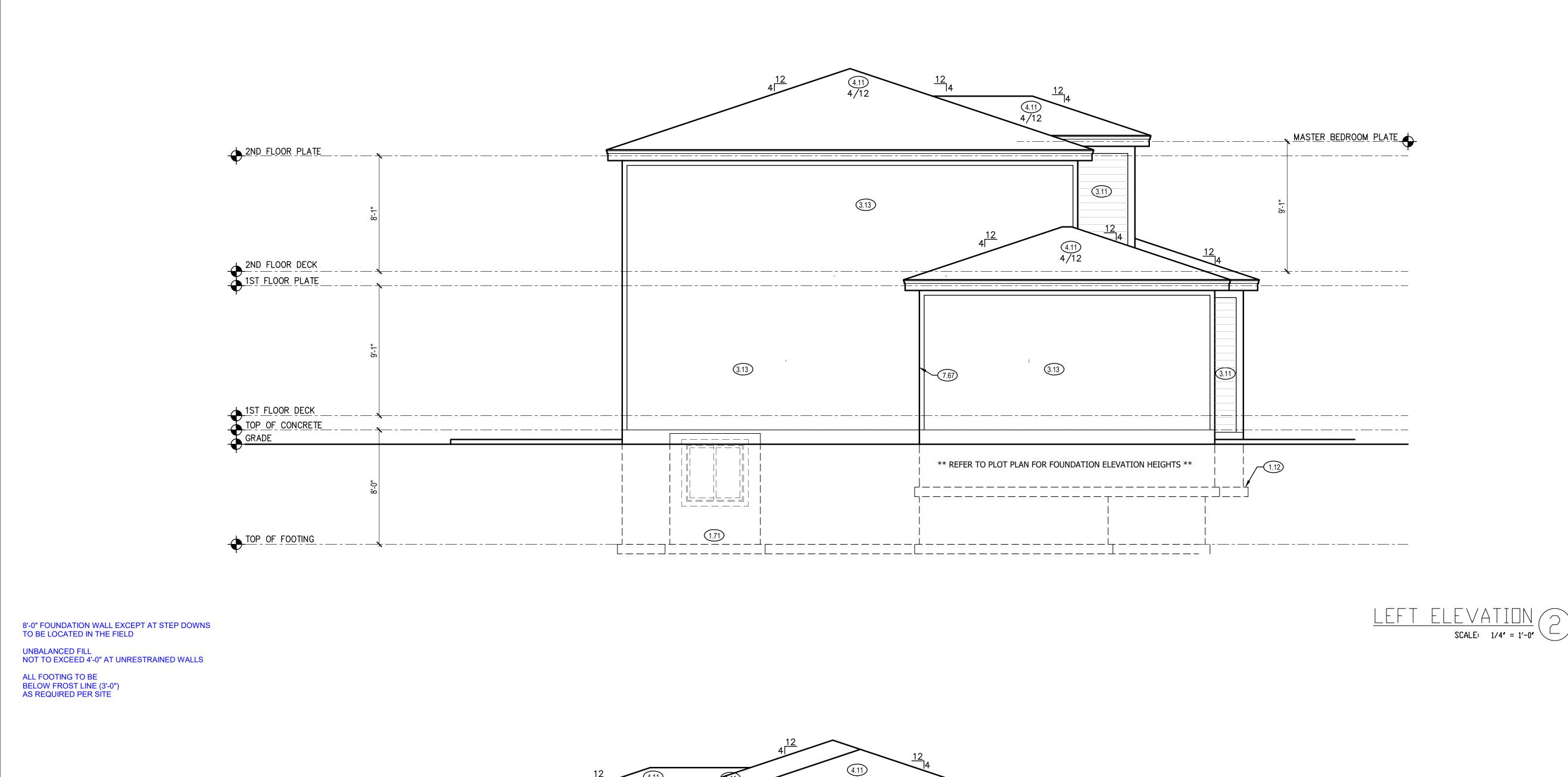
ENGINEER	TRUSS	I-JOIST
EVERSTEAD	PREMIER	NA

ISSUE DATE: 09.30.24

		REVISIONS
NO.	DATE	DESCRIPTION
$\sqrt{1}$		
2		
<u>/3\</u>		
4		

646

SHEET NUMBER:



PRIMARY BEDROOM PLATE

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 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. BOTTOM OF SIDING
- 3.17 MANUFACTURED STONE VENEER.
- 3.32 BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN FOR FINISHED SIZE.

SHALL BE A MINIMUM OF 6" ABOVE GRADE.

- 4.11 MINIMUM ROOFING COMPOSITION— 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 7.67 BACK WALL OF GARAGE.

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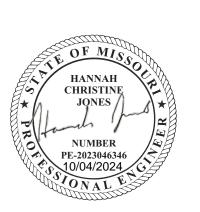


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> EVERSTEAD 3741 NE TROON DR. LEES SUMMIT, MO 64064 816-399-4901

> > **VERSION:**

ISSUE DATE: 09.30.24

SHEET NUMBER:

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.

STRUCTURAL NOTES:

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

ELEVATIONS:

- GARAGE DOORS SHALL MEET DASMA 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 SAPCED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD
- WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC
- 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.

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

AS NOTED FOR PLAN REVIEW

STRUCTURAL NOTES:

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

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF
- SOIL BEARING CAPACITY SHALL BE 1500 PSF.
- COMPRESSSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL. THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE
- 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
- 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

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

ISOLATED FOOTINGS AND COLUMN PADS					
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN MIN FY = 35 KSI	
Â	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER	
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER	
c	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER	
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER	
É	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		
Ĺ	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.

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.		
< 6'-0" WALL		#4 BARS @36" O.C.			
8'-0" WALL	8"	#4 BARS @16" O.C.		16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.	
9'-0" WALL		#4 BARS @12" O.C.	#4 BARS @ 24" O.C.		
10'-0" WALL		#4 BARS @8" O.C.			

50'-0" 40'-0" 10'-0" 12'-0" 16'-6" 11'-6" SEE S503 FOR PEDESTAL 12' X 12' PATIO 8' - 3" 3.5" CONC SLAB W/# 4 @ 12" OC EW - 2.1K / 3.7K _ 1.4K — 3.1K 3.1K 4'-4" - 10"x26" CONC FTG W/ (3) #4 BARS CONT - — — — — 3.5" CONC SLAB W/ #4 @ 12" OC EW BELOW UNFINESHED 2.34 ++++11'-4" 8'-9 3/4" POST 16'-0 1/4" W8X10 CONT _ (2.42) - NOTES THIS SHEET & S501, TYP. 6.61 +8"x22" CONC ∕FT₲ W/ (2) #4 BARS CONT ←UNFINISHED OPEN RA∐ 10' - 0" 4' FND WALL 10' - 3" UNEXCAVATED -1.02 O FTG W/ (2) #4 BARS CONT SEE S503 FOR PEDESTAL 1.11 ** REFER TO PLOT PLAN FOR FOUNDATION ELEVATION HEIGHTS ** 6" CONC. SLAB W/#4 10' - 2" 6" CONC SLAB W/ #4 @ 12" OC EW 4' FND WALL PFH ANCHORS (-0.6K)1'-10" 8'-4" FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" 10'-0" 30'-0" 9'-6" 10'-6" 50'-0"

FOUNDATION PLAN NOTES

- 1.02 HOLD SILL PLATE BACK 2-1/2"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE. 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HYBRID HEAT PUMP WATER HEATER. INSTALL PR
- MANUFACTURER'S RECOMMNDATIONS. 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI
- PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE

AS NEEDED.

- 6.51 FRESH AIR VENTILATOR WITH POWERED DAMPER AND FILTER. SIMILAR TO APRILAIRE MODEL 8145/8145NC OR BETTER.
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
- 7.65 LINE OF FLOOR ABOVE

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GENERAL NOTES

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

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

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

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

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

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

VERSION:

ISSUE DATE: 09.30.24

SHEET NUMBER:

10/11/2024

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
- 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

INTERIOR LOAD BEARING WALL

11. ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

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

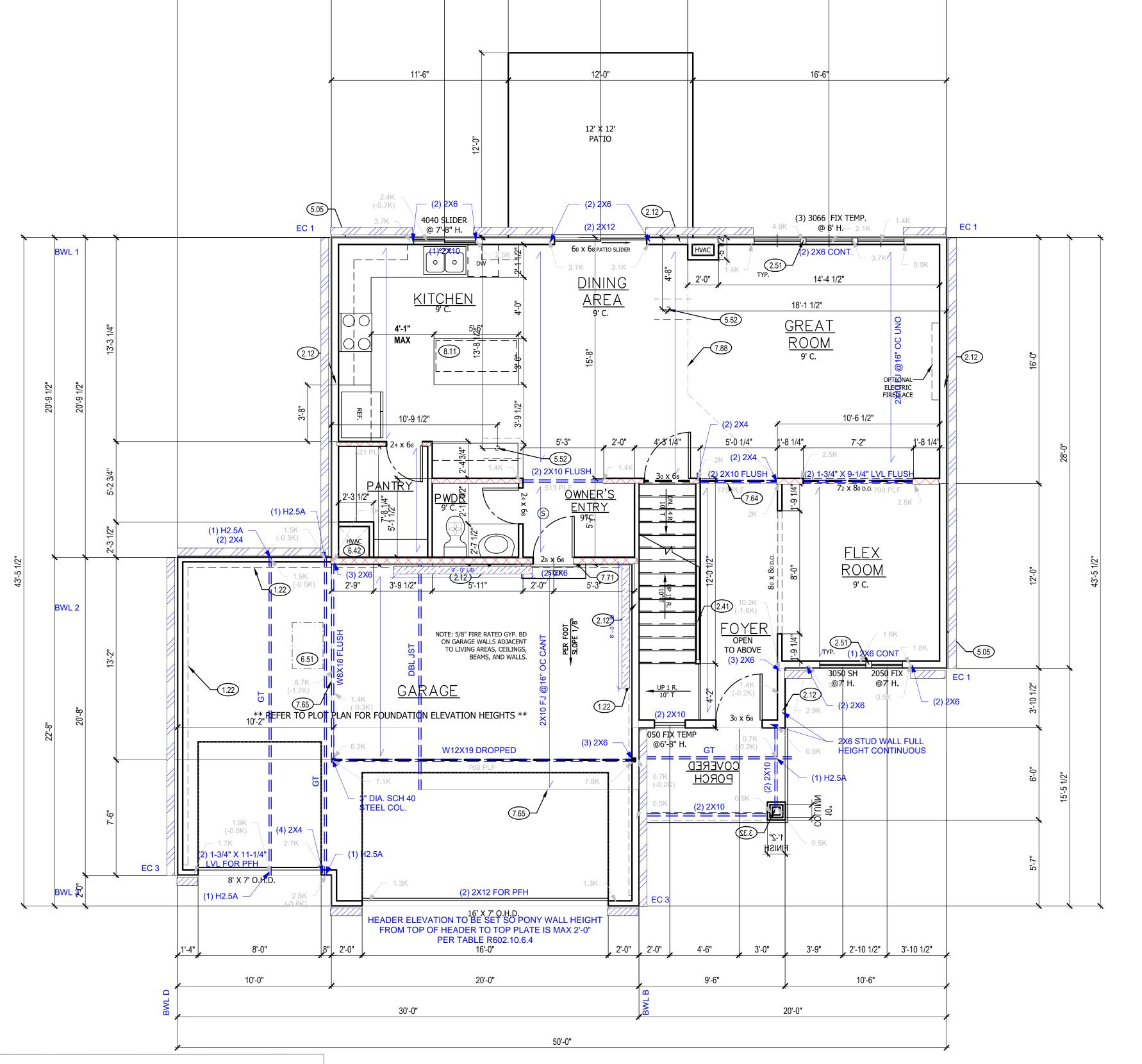
BRACING WSP PER IRC R602.10 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2, NOTED ON PLANS W/

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



50'-0"

6'-0"

5'-8"

16'-10"

7'-7 3/4"

9'-2 1/4"

23'-2"

4'-1 3/4"

7'-4 1/4"

10'-0"

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE FENESTRATION SKYLIGHT GLAZED CEILING AND ATTICS SHGC VAULTS WOOD FRAME FLOOR WALL FLOOR BASEMENT | SLAB R-VALUE | CRAWL SPACE | DUCTWORK ZONE R-VALUE | R-VALUE | WALL R-VALUE | & DEPTH | WALL R-VALUE | R-VALUE SHGC R-VALUE 4 EXCEPT 20 OR 13+5H 19 10/13 10, 2 FT 10/13 MARINE

MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.12 2X6 STUD WALL
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.32 BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN FOR FINISHED SIZE.
- 5.05 HOSE BIBB

CLOSET LENGTHS

PANTRY - 4'-11 ½", 3'-6"

- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS. BACK WITH R-38 BATT AND SEAL WITH GASKET AT PERIMETER.
- 7.64 LINE OF BALCONY ABOVE
- 7.65 LINE OF FLOOR ABOVE

GENERAL NOTES

PROTECTION.

OTHERWISE.

REQUIREMENTS.

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

TRUSSES UNLESS NOTED OTHERWISE.

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

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

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

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 7.88 CHANGE IN FLOORING MATERIAL
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

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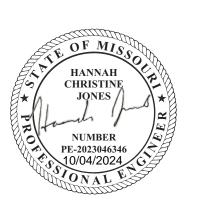
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SCALE: 1/4" = 1'-0"

10/11/2024

GENERAL PLAN NOTES ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE 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 CLOSET LENGTHS 40'-0" INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE W.I.C. - 10'-4" FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING BEDROOM #2 - 5'-7" WALL RESTS DIRECTLY ON A FOOTING. BEDROOM #3 - 4'-4 $\frac{1}{2}$ " SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING 11'-0" 17'-11" 5'-3 1/2" 5'-9 1/2" BEDROOM #4 - 5'-4 ½" ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO LINEN - 3'-11" 5'-6" 5'-9 3/4" 6'-1 1/2" 6'-3 1/2" 5'-2 1/4" 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. - (2) H2.5A (2) H2.5A -(2) 2X63050 SH EGRESS 3050 SH EGRESS **BRACING METHODS** BWL 1 BRACING CS-PF PER IRC R602.10.6.4 (1) 2X12 TUB SHOWER UNIT 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/ <u>CLOSET</u> LENGTH) BEDROOM #4 BRACING LIB PER IRC R602.10 MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5: • 55" - 8' TALL WALL HEIGHT 2.15 62" - 9' TALL WALL HEIGHT 69" - 10' TALL WALL HEIGHT BRACING PFH PER IRC R602.10.6.2 ,3'-9 1/2" 5'-3 1/2" 5'-9 1/<mark>2</mark>'' 4'-7 1/2" 6'-4 1/2" 8.22 7.66 PRIMARY CLOSET 8' C. _EGRESS \ @7 H. (3) 2X6 (2) H2.5A — (✝) H2.5A 🖰 (2) 2X6 (2) H2.5A (2) 2x6 (2) H2.5A **∠3**020 FIX∟ 7.66 BWL 2 @6'-6" H. ABOVE 2ND FLOOR 2X6 STUD WALL FULL HEIGHT CONTINUOUS EGRESS @8' H. 5'-8" 2'-10 1/2" 4'-6" 3'-9" 2'-10 1/2" 3'-10 1/2" 5'-8" 9'-6" 14'-4" 10'-6"

CLIMATE ZONE FENESTRATION U-FACTOR SKYLIGHT U-FACTOR SHGC CEILING AND SHGC VAULTS R-VALUE R-VALUE FLOOR R-VALUE SLAB R-VALUE SLAB R-VALUE SLAB R-VALUE SLAB R-VALUE WALL R-VAL

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE

UPPER FLOOR PLAN NOTES

- 2.15 2X4 STUD WALL
- 0.40
- 2.12 2X6 STUD WALL2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON
 - EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS.
- 2.51 3 STUDS BETWEEN WINDOW UNITS.
- 5.23 FIBERGLASS BASE WITH TILE WALLS.
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS
 AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR
- 6.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4"
 BACKER BOARD AND 2 LATCHES. BUMP TRUSSES
 FOR ATTIC ACCESS. BACK WITH R-38 BATT AND
 SEAL WITH GASKET AT PERIMETER.
- 7.41 OPEN HANDRAILS

HVAC ACCESS.

- 7.66 LINE OF FLOOR BELOW
- 8.22 CONTINUOUS FLAT VANITY

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VERSION: 5.0

ISSUE DATE:

09.30.24

SHEET NUMBER:

RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES

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.

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

TRUSSES UNLESS NOTED OTHERWISE.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

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

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

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

GENERAL NOTES

PROTECTION.

OTHERWISE.

PER VENDOR.

REQUIREMENTS.

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

TRUSS FRAMED ROOF NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- DESIGNED FOR LIGHT ROOF COVERING, UNO. SEE G000 FOR MINIMUM LOADING. ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.
- ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018
- 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.

MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.

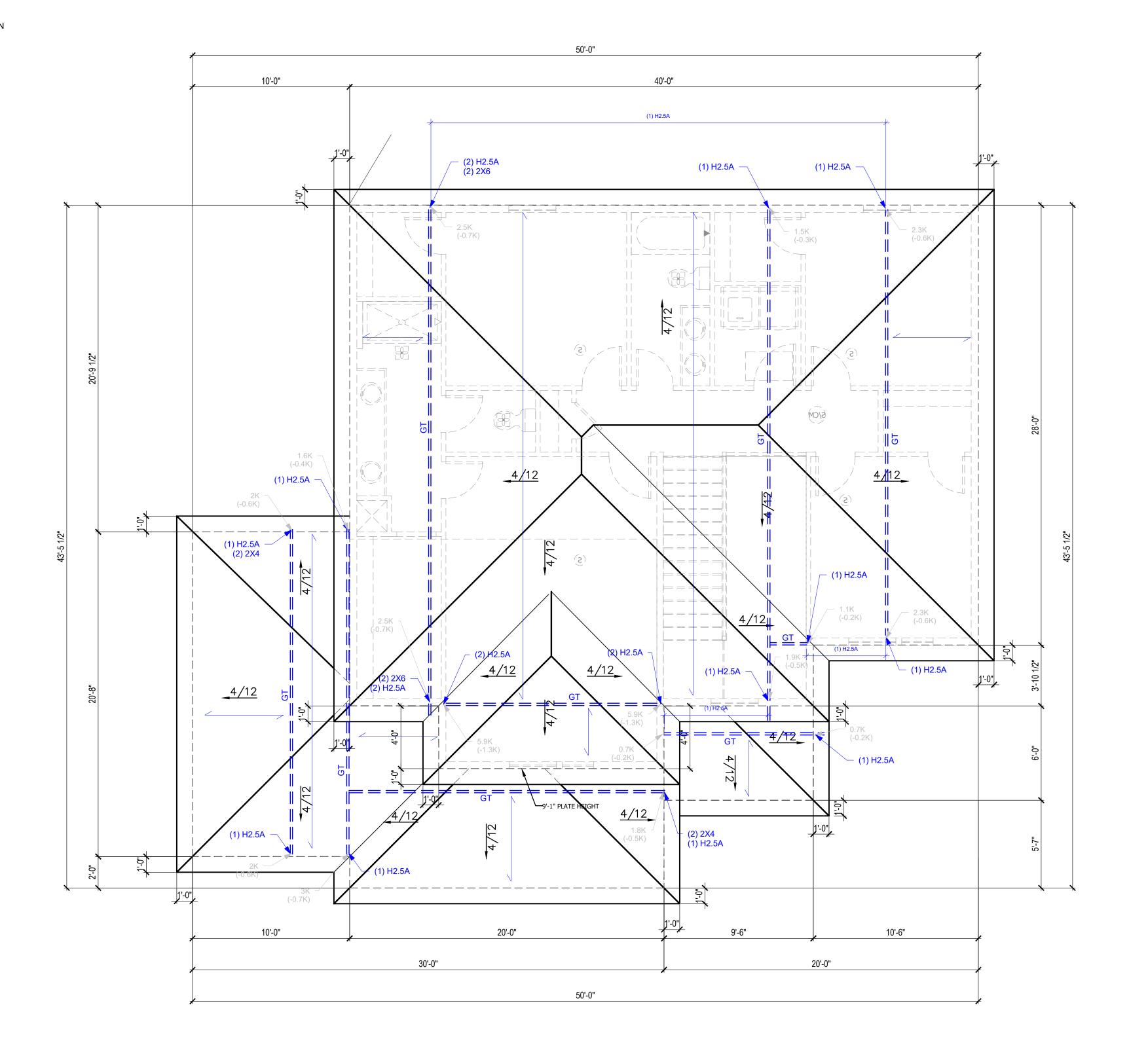
TRUSS DIRECTION GIRDER TRUSS LOCATION

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
- (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 NOTES

- 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.





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GENERAL NOTES

UPPER ROOF

LOWER ROOF

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

VENTILATION AREA

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

VENTILATION:

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

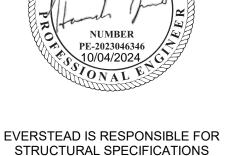
ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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.

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.



STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS. **EVERSTEAD**

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816-399-4901

VERSION:

ISSUE DATE: 09.30.24

SHEET NUMBER:



GENERAL NOTES IRC 2018

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

ROOF + CEILING (NO STORAGE) 15 PSF ROOF + CEILING (STORAGE) 20 PSF 10 PSF CEILING JOISTS (STORAGE) 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

FLOOR LIVE LOAD 40 PSF (HABITABLE) GARAGE 50 PSF WITH 2000 LB POINT LOAD STORAGE 20 PSF (UNINHABITABLE) **GUARDRAIL**

CONTINUOUS LINEAR MAXIMUM POINT 200 LBS

GROUND SNOW LOAD 20 PSF

VELOCITY 115 MPH **EXPOSURE CATEGORY**

SOIL AND SITE ASSUMPTIONS

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

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.

LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED

ACTIVE 60 PSF AT REST 100 PSF

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.

FOUNDATION NOTES

FOUNDATION ANCHORAGE (IRC R403.1.6)

SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM 1/2" 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

WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE.

C.2 CONCRETE SLABS

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:

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:

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.

VAPOR RETARDER / BARRIER (IRC R506.2.3)

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

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

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

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:

BEAMS, COLUMNS

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 3/4 IN CLR SLABS, WALLS, JOISTS

CONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHER

SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.

ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE. (IRC R406.1)

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

HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO

PROVIDE (2) - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.

WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].

TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE

HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK

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

THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65

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.

INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS .

MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING.

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

D. <u>FRAMING/STRUCTURE</u>

D.1 FRAMING NOTES

1.5 IN CLR

ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 UNLESS OTHERWISE NOTED

ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE,

UNLESS OTHERWISE NOTED. ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH (2) 2X10 ON LOAD

BEARING WALLS. ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS

SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5.

DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS.

CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED.

ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.

IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.

ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:

2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2)

EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB., UNLESS BRACING IS SHOWN ON PLANS EXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL

EDGES, 12" O. C. IN THE FIELD. 2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER.

LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICE

FIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTER LOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS. LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF

THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO. INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTER

DOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLS HEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR NON LOAD BEARING WALLS

CRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS.

ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE PRESSURE TREATED (PT).

FIELD APPLIED SILL PLATE: TREATED LUMBER

BOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: TREATED LUMBER

ALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER < 8" ABOVE THE FINISHED GRADE SHALL BE PRESSURE TREATED.

FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1.

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS				
	F _b (PSI)			
LVL	3100	1.9X10 ⁶	285	
DOUGLAS FIR-LARCH	900	1.6X10 ⁶	180	
GLU-LAM	2400	1.8X10 ⁶	230	

D.2 STRUCTURAL STEEL

STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.

STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS: **HOLLOW STRUCTURAL SECTIONS:** CHANNELS, PLATES, ANGLES, AND COLUMNS:

ANCHOR RODS:

STEEL PIPE COLUMN

WIDE FLANGES:

BOLTS SHALL CONFORM TO ASTM A307 WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

ASTM A500 ($F_Y = 46 \text{ KSI}$)

ASTM F1554 ($F_Y = 36 \text{ KSI}$)

ASTM A53 GR.B ($F_Y = 35$ KSI)

ASTM A36 ($F_Y = 36 \text{ KSI}$) ASTM A992 (F_Y = 50 KSI)

WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED

ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED.

<u>GLAZING</u>

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS.

GLASS IN STORM DOORS: INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR.

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF THE STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 IN HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS,

OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS

LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

F. <u>STAIRWAYS</u>

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

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

EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

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

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

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

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

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

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

GARAGES

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

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

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

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

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

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

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

THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM).

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

ROOF IS ENGINEERED TO COMPLY WITH IRC R802.

ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2

SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL."

MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.

ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2: "APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE, END LAPS SHALL BE 4-INCH

(102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT

SAFETY REQUIREMENTS

I.1 EMERGENCY EGRESS AND RESCUE

PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7

SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".

BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310. SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR INCLUDING BASEMENTS.

SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS REQUIRED PER IRC R315.

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

RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.

PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.

AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4.

MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400

ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC

EX

FV

FJ

FTG

FND

HDR

MAX

MIN

OC

PED

PCF

PSI

RAF

SIP

STL

TYP

PT

EXISTING

FOOTING

HEADER

MAXIMUM

MINIMUM

ON CENTER

POUNDS PER CUBIC FOOT

POUNDS PER LINEAR FOOT

POUNDS PER SQURE INCH

PRESSURE TREATED

UNO UNLESS NOTED OTHERWISE

POUNDS PER SQUARE FOOT

STRUCTURAL INSULATED PANEL

PEDESTAL

RAFTER

STEEL

VERT VERTICAL

TYPICAL

NTS NOT TO SCALE

HORZ HORIZONTAL

FIELD VERIFY

FLOOR JOIST

FOUNDATION

FINISHED FLOOR

CFM AS REQUIRED PER IRC M1503.6. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER

ABBREVIATIONS

ABOVE FINISHED FLOOR AΒ ANCHOR BOLT BM BEARING BELOW FINISHED FLOOR BFF BOT BOTTOM

BRACED WALL LINE

CONCRETE MASONRY UNIT

IRC M1601.6 ENERGY CONSERVATION.

CJ CEILING JOIST CLR CLEAR COL COLUMN CONC CONCRETE

CXN CONNECTION CONT CONTINUOUS DOUBLE DIA DIAMETER EW **EACH WAY**

FFF EFFECTIVE FI EVATION END CONDITION EΩ FQUAL

ENGINEER OF RECORD **EQUIV EQUIVALENT** EFP EQUIVALENT FLUID PRESSURE

HANNAH CHRISTINE JONES / NUMBER PE-2023046346 10/04/2024 EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

everstead.com (816)399-490°

LEE'S SUMMIT, MO 64064

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REVISIONS

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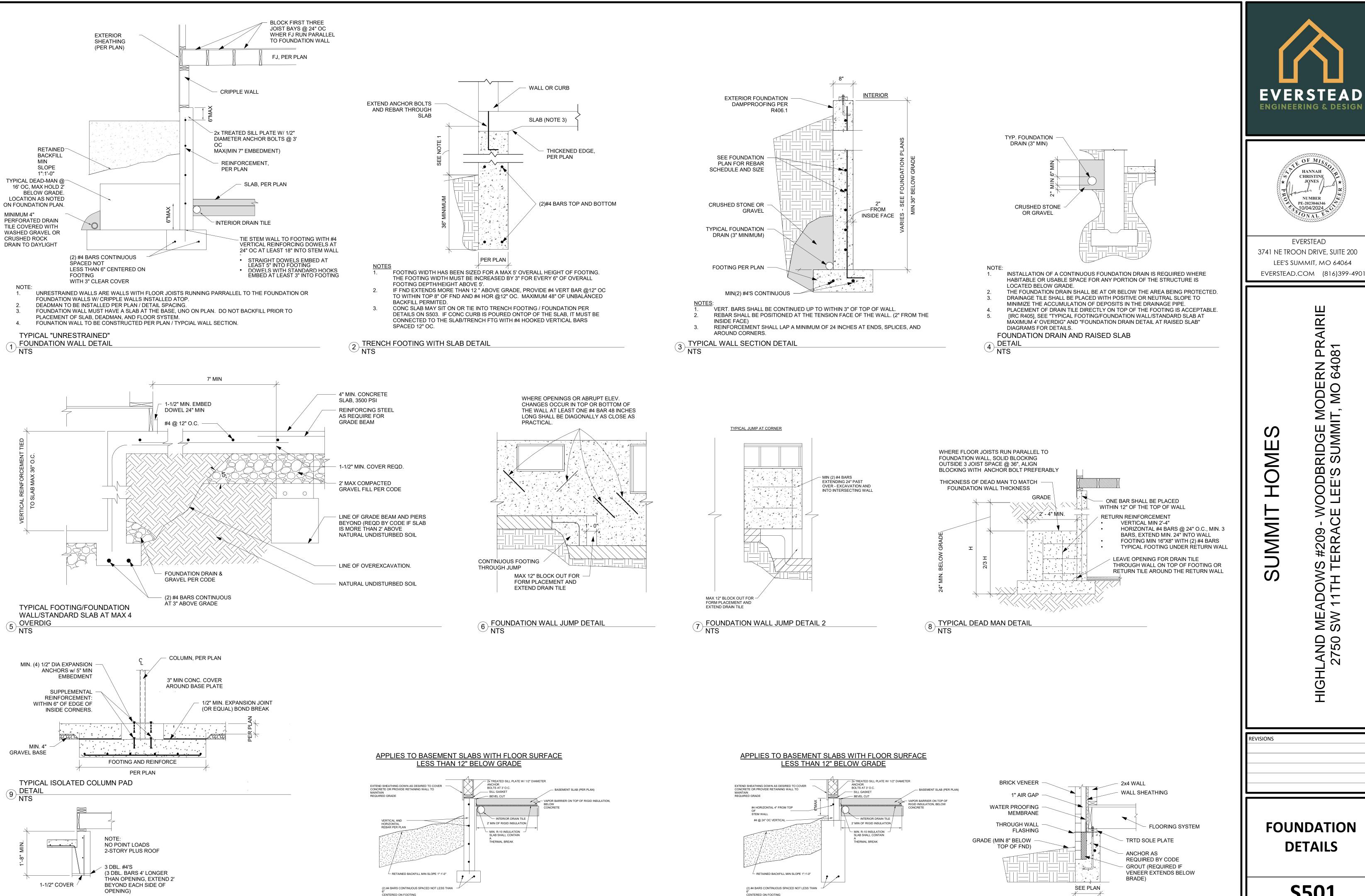
STRUCTURAL

GENERAL NOTES

8/2<mark>\$</mark>/20**24**ndte3@e20nRMe

10/11/2024

As indicated



SLAB INSULATION DETAIL FOR TRENCH

12 FOOTING WITH STEM WALL NTS

13 BRICK VENEER DETAIL NTS

SLAB INSULATION DETAIL FOR STEM

WALL AND FOOTING NTS

6' MAXIMUM OPENING HEADER DETAIL NTS



HANNAH

CHRISTINE

NUMBER

PE-2023046346

20/04/2024

EVERSTEAD

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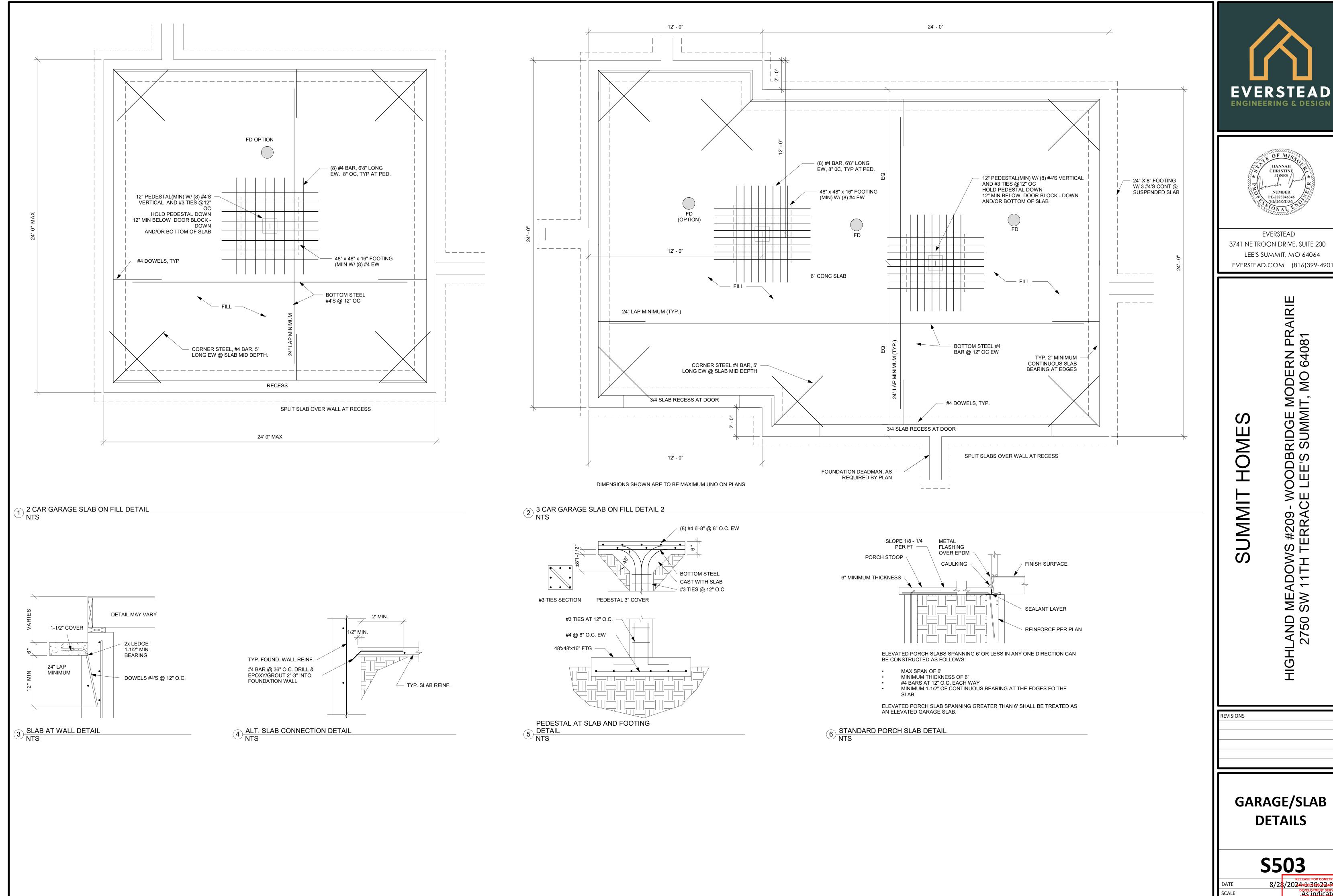


FOUNDATION DETAILS

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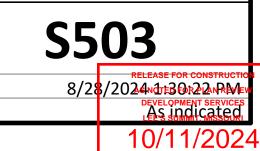
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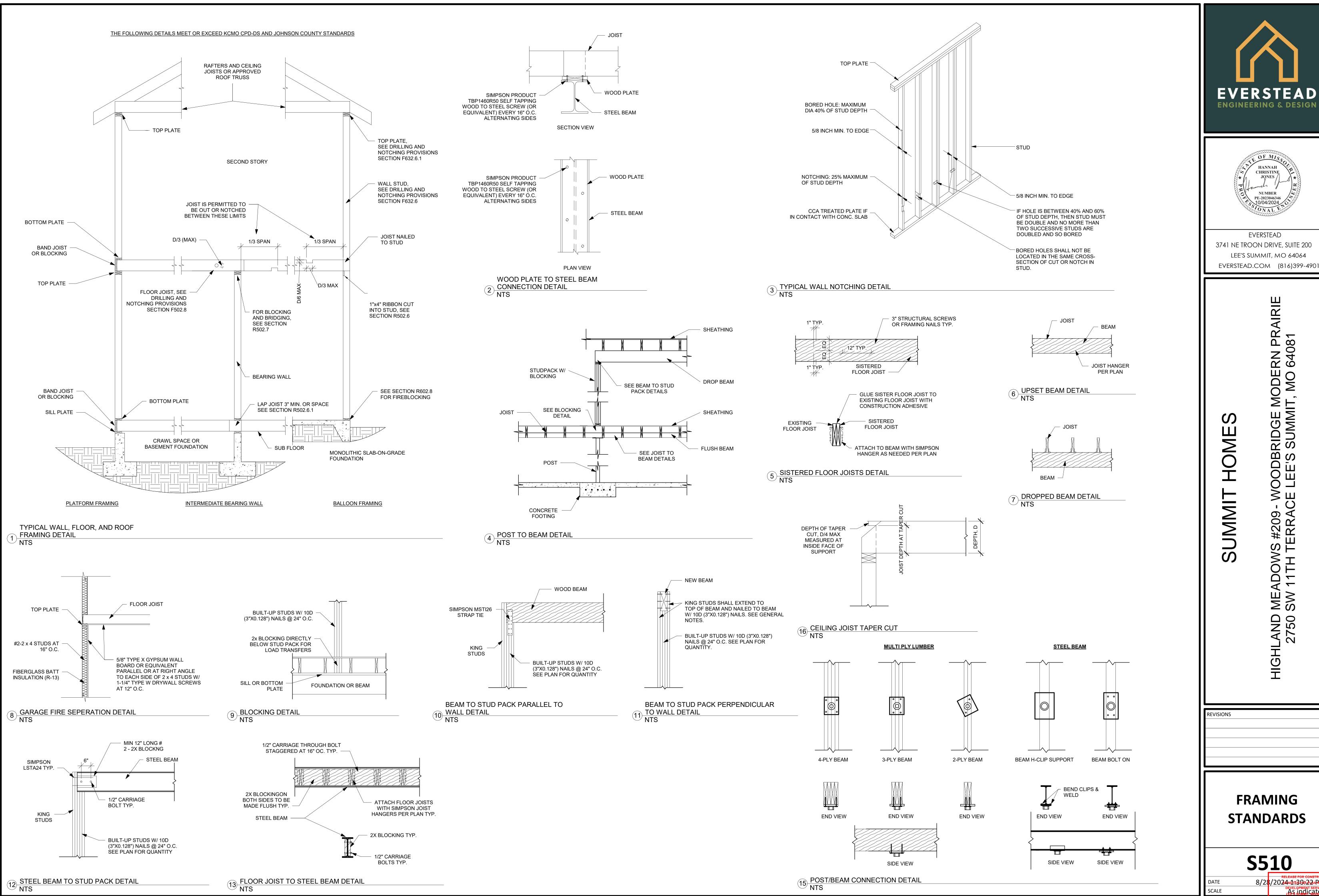
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OODBRIDGE MOTE IN THE STATE OF HIGHLAND 2750 (

EVERSTEAD







HANNAH CHRISTINE

NUMBER

PE-2023046346

EVERSTEAD

LEE'S SUMMIT, MO 64064



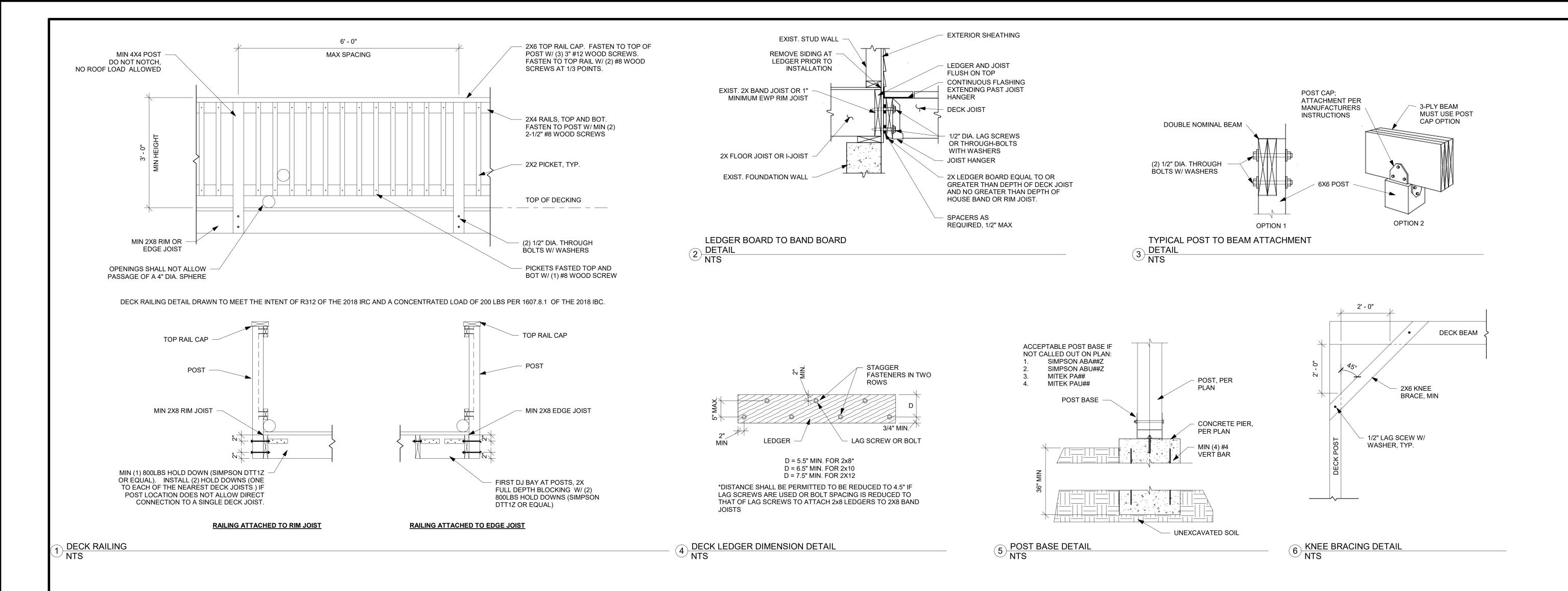
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FRAMING STANDARDS

S510

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As indicated 10/11/2024



	BLE R507.9.1.3(/E LOAD = 40 P					PSF)	
				IOIST SPAN			
CONNECTION DETAILS	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-CE	NTER SPAC	ING OF FASTE	ENERS (INCHI	ES)	
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))
NTS

OME: SUMMIT

REVISIONS

DBRIDGE MES SUMMIT, HIGHLAND 2750

ENGINEERING & DESIGN

HANNAH CHRISTINE

NUMBER PE-2023046346 10/04/2024

EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

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AIRIE

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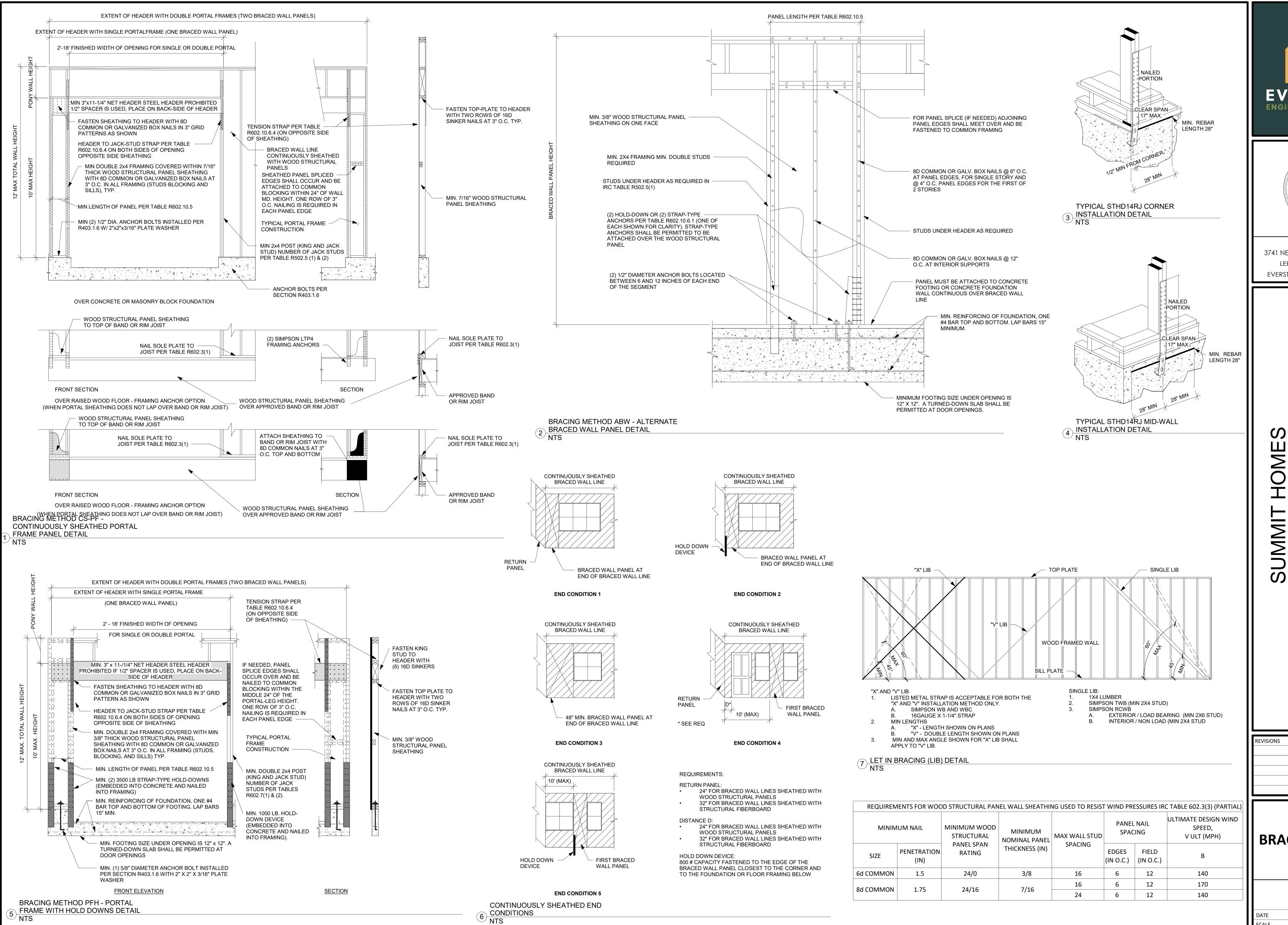
DECK DETAILS

RELEASE FOR CONSTRUCTION

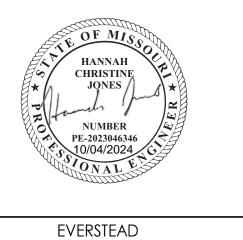
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DEVELOPMENT SERVICES
LAS JUMNICASSED 10/11/2024

DATE SCALE







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BRACING DETAILS

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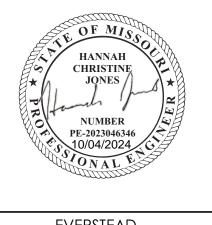
As indicated

	BRACING METHODS TABLE R602.	10.4 (PARTIAL)		
METHODS, MATERIAL	MINIMUM	CONNECTION CRITERIA		
METHODS, MATERIAL	THICKNESS	FASTENERS	SPACING	
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD	
WOOD STRUCTURAL PANEL	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12" FIELD	
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL ON THIS PAGE	
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3	
STRAPS AT 45	1x4 WOOD OR APPROVED METAL	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES	
	STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "V" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER STUD AND TOP AND BOTTOM PLATES	
		1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .086" DIA., 1-5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA. 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACED WALL PANEL	
GB-GYPSUM BOARD	1/2"	EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)	LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD	
		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	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
RIDGE, VALLEY OR HIP RAFTERS	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
	WALL	
STUD TO STUD (NOT	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
AT BRACED WALL PANELS)	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	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
(AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
WITH 1/2" SPACER	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
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
TOP PLATE TO TOP PLATE	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,	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT 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
TOT GREETTOWN EXTENDED	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 SHEATHINGTO	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	
EACH BEARING	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	FACE NAIL

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER		ND LOCATION STENERS
	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	E NAIL
RIM JOIST, BAND JOIST OR	8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL
BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	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	FAC	E 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 ANI	D 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 BEA	RING 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	ENI) NAIL
	20d COMMON (3"x0.128")	O.C AT TOP END	ER AS FOLLOWS: 32 D AND BOTTOM AND GGERED.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3"x0.128") OR 3"x0.131" NAIL	BOTTOM STAGE	NAIL AT TOP AND BERED ON OPPOSIT BIDES
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS		ENDS AND AT EACH PLICE
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, F 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)
F	ELS, SUBFLOOR, ROOF AND INTERIOR WALL SH PARTICLEBOARD WALL SHEATHING TO FRAMIN OOD STRUCTURAL PANEL EXTERIOR WALL SH	IG	
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 UNDERLA	YMENT TO FRAMIN	G
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
			•





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

HIGHLAND MEADOWS #209 - WOODBRIDGE MODERN PRAIRIE 2750 SW 11TH TERRACE LEE'S SUMMIT, MO 64081

OMES

SUMMIT

REVISIONS

FASTENING SCHEDULE

S5<u>50</u>

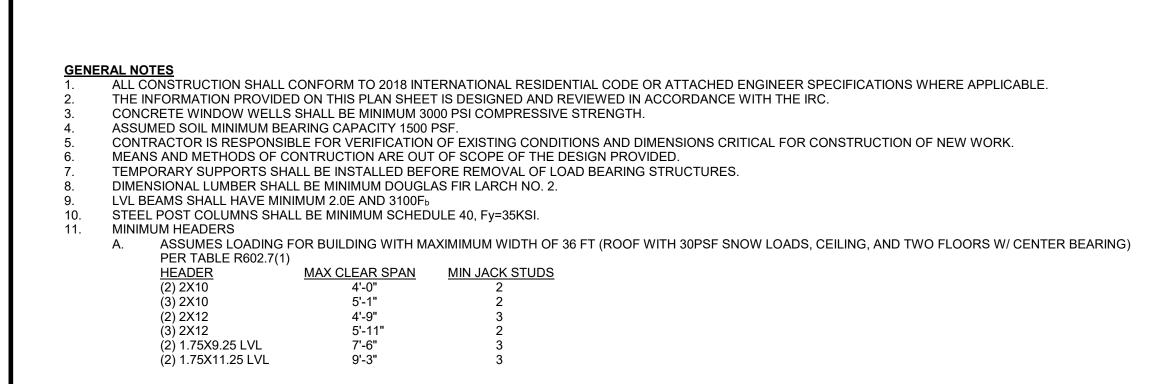
RELEASE FOR CONSTRUCTION

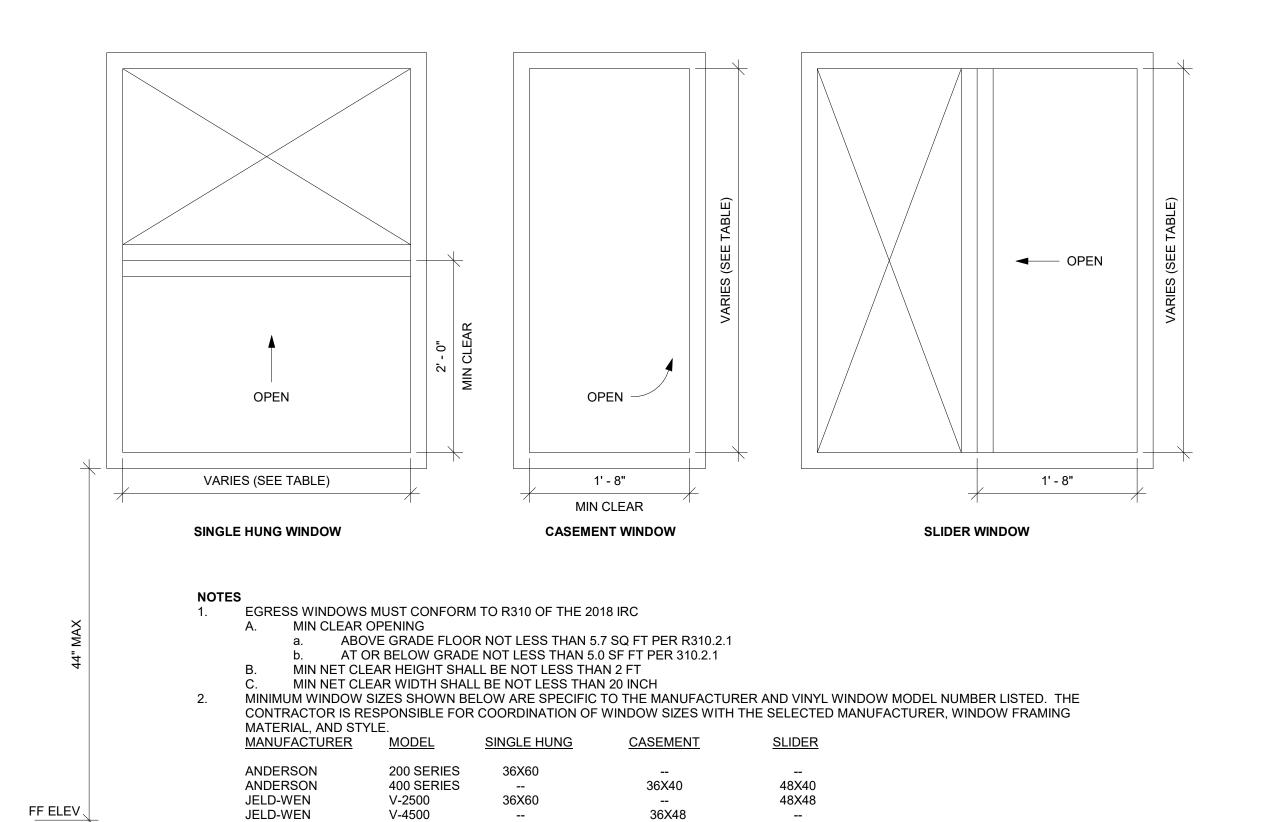
8/28/2024NdrB@r24NRVlev

DEVELOPMENT SERVICES

LEFT SUMMIT, MISSOURI

10/11/2024





36X42

48X48

250 SERIES

150 SERIES

PELLA

PELLA

WINDOW EGRESS (NTS)

36X60

RIM HEADER, SEE NOTES THIS SHEET SIMPSON LUS210 HANGER, UNO. FLOOR SYSTEM -**CONCRETE WINDOW WELL** MANUFACTURED WINDOW WELL HEADER ON JACK STUDS INTERIOR FND -WALL LINE COORDINATE TO ALLOW FULL OPENING OF EGRESS WINDOW EGRESS LADDER REQ'D FOR WELLS MORE THAN 44" DEEP, **EGRESS WINDOW** MANUFACTURED WINDOW DRAINABLE FILL WELL UNIT REINFORCEMENT, SEE NOTES BELOW FF (SLAB) MUST BE 36" BELOW GRADE.

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 B. INSTALLED TO EXISTING FOUNDATION

a. REINFORCEMENT #4 BAR @ 12" OC EW IN WALLS

DRILL AND EXPOY HOR BAR INTO EX FND, MIN 6" EMBEDMENT INTO EX FND WALL.

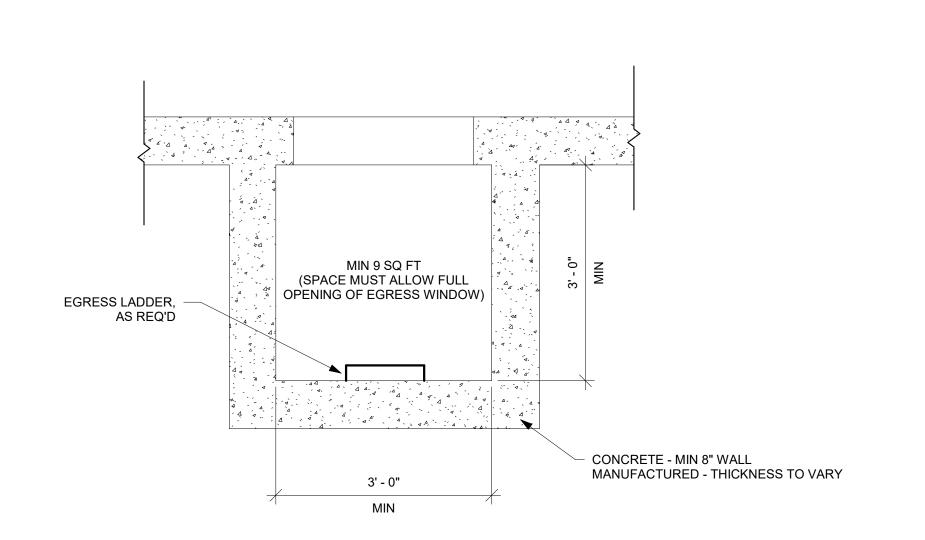
4" DRAIN TO FND TILE DRAIN LINE

(2) #4 BAR CONT IN WALL FTG. b. 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



PLAN

WINDOW WELL FOR EGRESS (NTS)

SUMMIT

ENGINEERING & DESIGN

HANNAH CHRISTINE

NUMBER PE-2023046346

EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

EVERSTEAD.COM (816)399-4901

EGRESS WINDOWS

S560

RELEASE FOR CONSTRUCTIO

8/28/2024 National Construction

BY STATE OF THE PROPERTY OF THE PROP

10/11/2024

SCALE

REVISIONS