03_Abbreviation Schedule	
Abbreviation	Abbreviation Name
+/-	PLUS OR MINUS
ADDNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
B/	BOTTOM OF
B/W	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DBA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SLICE LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
P/C	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE:	REFER TO
REINF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SDS	SELF DRILLING SCREW
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
T/	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

1. LIVE LOADS [UNIFORM (PSF) / POINT LOADS (KIPS)]:
   -- ROOF:..... 20 PSF / 1.0 K
   -- ELEVATED FLOORS:..... 40 PSF / 1.0 K
   -- ELEVATED GARAGE FLOORS:..... 50 PSF / 2.0 K

2. GROUND SNOW LOAD (Pg):..... 20 PSF

3. BASIC WIND SPEED (3 SEC GUST):..... 115 MPH

4. DECK GUARD RAIL LOAD:..... 200# CONCENTRATED LOAD APPLIED IN ANY DIRECTION

5. PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
   -- TOP CHORD DEAD LOAD:.....15 PSF
   -- TOP CHORD ROOF LIVE LOAD:.....20 PSF
   -- BOT CHORD DEAD LOAD:.....10 PSF
   -- BOT CHORD LIVE LOAD:.....20 PSF OVER GARAGES
   10 PSF EVERYWHERE EXCEPT GARAGES
   -- LIVE LOAD DEFLECTION CRITERIA:.....MIN OF L/360
   -- TOTAL LOAD DEFLECTION CRITERIA:.....MIN OF L/240

AREA	MIN DEAD LOAD	MIN LIVE LOAD
BALCONIES (EXTERIOR) AND DECKS	10	40
CEILING JOISTS W/O STORAGE (SCUTTLE ACCESS ONLY)	10	10
CEILING JOISTS - ATTICS W/ STORAGE (DOOR OR PULL DOWN LADDER ACCESS)	10	20
ROOMS - NON SLEEPING	15	40
SLEEPING ROOMS	15	30
ROOF - LIGHT ROOF COVERING	15	20
ROOF - HEAVY ROOF COVERING (CONCRETE/TILE/SLATE)	20	20

STRUCTURAL GENERAL NOTES:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION". CONSULT WITH THE LOCAL JURISDICTION FOR INSPECTION REQUIREMENTS

2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

3. IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

5. FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

6. BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED OTHERWISE).

EARTHWORK AND FOUNDATIONS:

1. PRESUMPTIVE ALLOWABLE BEARING PRESSURE = 1,500 PSF (PER THE IRC). ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL. NOTIFY ENGINEER IF FILL IS ENCOUNTERED BELOW FOOTING BEARING LOCATIONS.

2. ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3'-0" BELOW FINAL ADJACENT GRADE. DEEPEN FOOTINGS AS REQUIRED TO PROVIDE THIS MINIMUM BOTTOM OF FOOTING.

3. SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 5% OR 6" MIN FOR THE FIRST TEN FEET.

4. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.

5. FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A TEMPLATE.

6. FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED, UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL.

7. SOIL CONDITIONS AT THE TIME OF CONSTRUCTION SHOULD BE EVALUATED BY THE CONTRACTOR. SOIL THAT IS TOO DRY OR TOO WET MAY BE SUBJECT TO EXCESSIVE SHRINKING OR SWELLING. IN ADDITION, SOME ON-SITE SOILS MAY BE UNSUITABLE FOR BACK FILL. CONSULT WITH A GEOTECHNICAL ENGINEER AS NEEDED FOR SITE PREP REQUIREMENTS.

PRE-FABRICATED WOOD ROOF TRUSS NOTES:

1. THE WOOD FLOOR TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.

2. THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.

3. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

CONCRETE AND MASONRY REINFORCING STEEL:

1. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.

2. ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.

3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE ¾" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).

4. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT, "WET STICKING" DOWELS WILL NOT BE ALLOWED.

CAST IN PLACE CONCRETE:

1. CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332 - "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)

2. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:

   a. FOOTING AND GRADEBEAM CONCRETE:.....3,500 PSI
   b. FOUNDATION WALL CONCRETE:.....4,000 PSI
   c. INTERIOR SOG .....3,500 PSI
   d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS...4,000 PSI

3. EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.

4. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).

5. NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

6. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.

7. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.

9. CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS.

10. WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO ¼" AMPLITUDE.

11. SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL. REINF SLAB WITH 6 x 6-W2.1xW2.1 WWR, #3 BARS AT 18" OC, OR #4 BARS AT 24" OC (UNLESS NOTED OTHERWISE). ALL REINF SHALL BE PLACED IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, AN 8 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE.

12. SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL.

13. REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.

14. MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED OTHERWISE): (2) #5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE (2) #5 x 4'-0" DIAGONAL BARS AT CORNERS.

15. MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX. IN FOOTING PROVIDE (2) #4 CONTINUOUS W/ #4 TRANSVERSE @ 16" OC MAX.

16. MINIMUM REINFORCING IN ROUND PIERS SHALL BE (5) #3 VERTS W/ #3 TIES AT 16" OC MAX.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):
   a. WIDE FLANGE SHAPES – ASTM A992 (FY = 50 KSI MIN.)
   b. CHANNELS, ANGLES, AND PLATES: - ASTM A36 (FY = 36 KSI MIN)
   c. RECTANGULAR HSS – ASTM A500, GR B (FY = 46 KSI)
   d. ANCHOR RODS – ASTM F1554 (FY = 36 KSI MIN)
   e. ROUND PIPE - ASTM A53, GRB (FY=35 KSI MIN)

2. STRUCTURAL STEEL SHALL BE NEW AND MEET THE 15TH EDITION AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES", AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.4.1.B.

3. WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER.
   a. AWS D1.1 – STRUCTURAL WELDING CODE – STEEL
   b. AWS D1.3 – STRUCTURAL WELDING CODE – SHEET STEEL
   c. AWS D1.6 – STRUCTURAL WELDING CODE – STAINLESS STEEL

4. WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.

5. NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

6. GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI AT 28 DAYS CONFORMING TO ASTM C1107.

7. ALL POST INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY HILTI, INC. OR SIMPSON STRONG TIE AND BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

WOOD:

1. FRAMING MATERIAL:
A. NOMINAL STRUCTURAL LUMBER -- NO.2 OR BETTER, KD D. FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
B. EXPOSED NOMINAL STRUCT LUMBER -- PRESS TREATED NO.2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
C. MICROLLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
E. GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).

2. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.

3. WOOD SHEATHING:
A. ROOF SHEATHING SHALL BE 7/16" WITH AN APA SPAN RATING OF 32/16, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN PER THE CHART ON THIS PAGE. IF ROOF RAFTER SPACING IS 24" OR GREATER THEN USE PLYCLIPS AT MIDSPAN.
B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN, FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
   --WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
   --WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD.

4. ALL WOOD SHEATHING TO BE STAGGERED 4'x8' SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.

5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.

6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.

7. LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE "STRONG – TIE" CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.

8. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC. MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.

9. ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3. PROVIDE UPLIFT CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.

10. STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM PER IRC SECTION 602.3. WALL STUDS SHOULD NOT BE INTERRUPTED AT GABLE WALLS UNLESS BRACED BY A CEILING. WALLS EXTENDING HIGHER THAN TYPICAL SINGLE FLOOR PLATFORM FRAMING, SHALL BE CONTINUOUS (NOT INTERRUPTED) TO NEXT FLOOR ELEVATION OR ROOF.

11. SILL ANCHOR RODS SHALL BE 1/2" DIAMETER EMBEDDED 7" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQ PLATE WASHERS AND NUTS.

12. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSET GIRDERS

13. PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE. BELOW POINT LOADS BLOCKING AREA SHOULD MATCH SIZE OF POST ABOVE.

GARAGE

1. THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.

2. NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-3/8" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.

3. 1/2" GYP BOARD SHALL BE USED ON WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE-X GYP BOARD SHALL BE USED ON THE GARAGE CEILING.

GENERAL NOTES:

1. THE DRAWING SET IS CONSIDERED TO BE "BUILDERS PLANS" WHEREBY SOME ASPECTS OF THE PROJECT'S REQUIREMENTS ARE LEFT TO THE CONTRACTOR TO UNDERSTAND AND IMPLEMENT. AS SUCH, IT IS A REQUIREMENT THAT THE CONTRACTOR (BUILDER) BE COMPETENT IN RESIDENTIAL CONSTRUCTION AND HAVE A THOROUGH UNDERSTANDING OF THE APPLICABLE INTERNATIONAL RESIDENTIAL CODES (IRC). THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE BUILDING CODE WHETHER EXPLICITLY STATED OR NOT. IF ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER, A WRITTEN REQUEST FOR SUCH GUIDANCE MAY BE SUBMITTED TO THE ENGINEER.

2. REFER TO THE IRC FOR ALL REQUIREMENTS NOT SPECIFICALLY STATED IN THE PLANS. THIS INCLUDES FIRE RATINGS, LIGHTING AND VENTILATION, SANITATION, GLAZING, GARAGES, SMOKE ALARMS AND CARBON MONOXIDE ALARMS, MEANS OF EGRESS, AND PROTECTION AGAINST DECAY AND TERMITES.

3. CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.

4. EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.

5. WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.

6. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.

7. PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.

8. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE ENERGY CONSERVATION CODE AS LISTED IN CHAPTER 11 OF THE IRC. THIS INCLUDES:
-- WALLS - INSULATE WITH R-13 MIN
-- ATTICS - INSULATE WITH R-49 MIN (EXCEPTION: R-38 FOR VAULTED CEILINGS); USE 8" OF RIGID INSULATION (R40) IN VAULTED CEILINGS
-- FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
-- CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
-- BASEMENT WALLS - R-13 CAVITY OR R-10 CONTINUOUS
-- SLABS SHALL BE R-10 FOR A DEPTH OF 2'-0"
-- DUCTWORK OUTSIDE OF CONDITIONED SPACES - R-8 MIN
-- WINDOWS SHALL HAVE A "U" VALUE OF 0.35 OR BETTER

9. ALL EXTERIOR DOORS INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY REQUIREMENTS OF THE LOCAL JURISDICTION AS REQUIRED.

10. THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1.

11. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N1103.2.2.

GLAZING

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R308.

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LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER

01/12/24

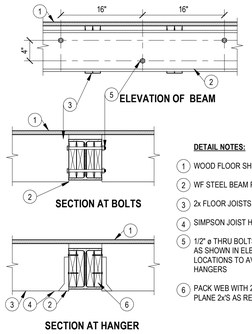
PROFESSIONAL SEAL

S001

ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

STRUCTURAL GENERAL NOTES

1/12/2024 9:06:39 AM

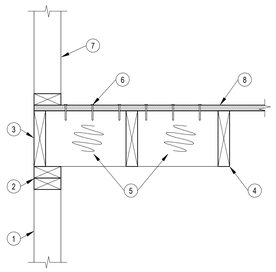


DETAIL NOTES:

1. WOOD FLOOR SHEATHING, RE:GENERAL NOTES
2. WF STEEL BEAM PER PLAN
3. 2x FLOOR JOISTS PER PLAN
4. SIMPSON JOIST HANGERS RE: PLAN
5. 1/2" ø THRU BOLTS @ 16" OC STAGGER AND SPACE AS SHOWN IN ELEVATION. COORDINATE BOLT LOCATIONS TO AVOID INTERFERANCE WITH JOIST HANGERS
6. PACK WEB WITH 2x'S EA SIDE OF BEAM WEB. PLANE 2x'S AS REQD TO FIT INTO BEAM WEB

12 RZ305 - UPSET WF STL BM

1" = 1'-0"

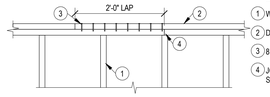


DETAIL NOTES:

1. STUD WALLS, RE: PLAN AND GENERAL NOTES
2. DOUBLE TOP PLATE
3. 2x RIM JOIST
4. FLOOR JOISTS PARALLEL TO WALL, RE: PLAN FOR SIZE AND SPACING
5. PROVIDE BLOCKING IN THE FIRST TWO JOIST SPACES NEXT TO RIM JOIST. MATCH FLOOR JOISTS SIZE & SPACE @ 4'-0" OC MAX
6. NAIL SHEATHING TO BLOCKING
7. STUD WALL ABOVE
8. WOOD FLOOR SHEATHING, RE: GENERAL NOTES

11 EDGE FRAMING DETAIL

1 1/2" = 1'-0"

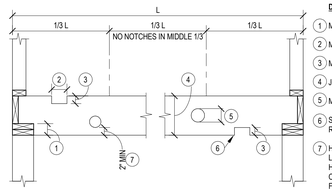


DETAIL NOTES:

1. WALL STUDS
2. DOUBLE TOP PLATE
3. 8 ROWS OF (2)16d NAILS AT SPLICE
4. JOINT IN LOWER PLATE MEMBERS SHALL OCCUR OVER A STUD

10 TOP PLATE SPLICE

3/4" = 1'-0"

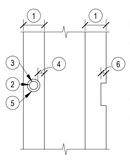


DETAIL NOTES:

1. MAX DIMENSION = JOIST DEPTH / 4
2. MAX DIMENSION = JOIST DEPTH / 3
3. MAX DIMENSION = JOIST DEPTH / 6
4. JOIST DEPTH
5. MAX DIMENSION = JOIST DEPTH / 3
6. SQUARE HOLES AND NOTCHES NOT RECOMMENDED
7. HOLES MAY BE ANYWHERE ALONG THE LENGTH OF THE SPAN MINUS 1'-0" ON EA END. HOLE EDGES SHALL BE 2" FROM TOP OF JOIST OR BOTTOM OF JOIST. THEY SHALL ALSO BE 2" FROM ANY OTHER HOLE OR NOTCH

9 BORED HOLE & NOTCHES - HORIZ FRAMING

3/4" = 1'-0"

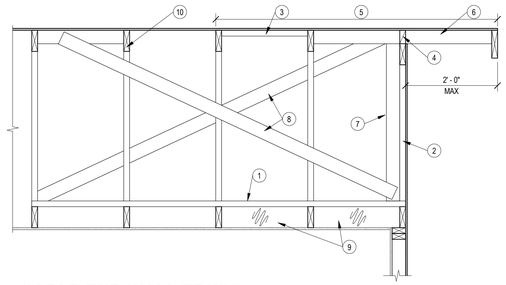


DETAIL NOTES:

1. STUD DEPTH
2. MAX DIAMETER OF BORED HOLE = STUD DEPTH / 2 1/2
3. IF BORED HOLE IS GREATER THAN STUD DEPTH / 21/2 & LESS THAN 3 * STUD DEPTH / 5, THEN STUD MUST BE DOUBLED & NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED & BORED
4. 5/8" MIN TO EDGE
5. BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD
6. MAX NOTCH = STUD DEPTH / 4

8 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"

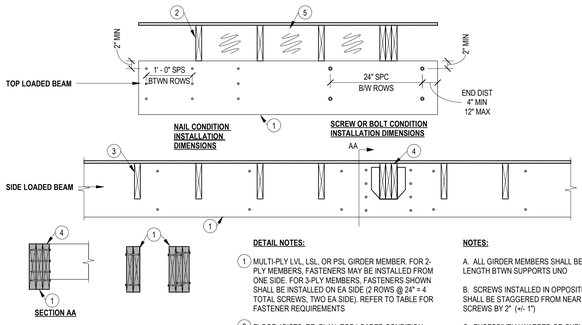


DETAIL NOTES:

1. 2x4 @ 4'-0" OC FASTEN TO EA TRUSS BOT CHORD W/ (2) 16d NAILS.
2. GABLE TRUSS PER TRUSS SUPPLIER
3. BLOCK SHEATHING EDGES WITHIN 4'-0" OF GABLE TRUSS
4. BLOCKING BETWEEN EA OUTRIGGER, FASTEN TO GABLE TOP CHORD W/ 10d TOE-NAILS @ 6" OC
5. FASTEN SHEATHING TO FRAMING @ 3" OC ON EDEGE AND 6" OC IN FIELD W/ 8d NAILS
6. 2x4 OUTRIGGER @ 24" OC
7. L-REINF. ON GABLE VERTS AS SPECIFIED BY TRUSS SUPPLIER
8. 2x6 BRACE AT EA STRONG BACK
9. PROVIDE BLOCKING AT FIRST TWO TRUSS BAYS @ 4'-0" OC
10. TRUSSES RE: PLAN

7 GABLE END WALL TRUSS

3/4" = 1'-0"



FASTENER OPTIONS				
FASTENER	BM DEPTH	2-PLY	3-PLY	4-PLY
10d (0.128"x3") NAILS	7.25" TO 14"	3 @ 12" OC	3 @ 12" OC EA SIDE	NOT ALLOWED
10d (0.128"x3") NAILS	14" OR GREATER	4 @ 12" OC	4 @ 12" OC EA SIDE	NOT ALLOWED
1/2" DIA THRU BOLTS	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC	2 @ 16" OC
STRUCTURAL SCREW	7.25" OR GREATER	2 @ 24" OC	2 @24" OC EA SIDE	2 @ 16" OC EA SIDE

DETAIL NOTES:

1. MULTI-PLY LVL, LSL, OR PSL GIRDER MEMBER. FOR 2-PLY MEMBERS, FASTENERS MAY BE INSTALLED FROM ONE SIDE. FOR 3-PLY MEMBERS, FASTENERS SHOWN SHALL BE INSTALLED ON EA SIDE (2 ROWS @ 24" = 4 TOTAL SCREWS, TWO EA SIDE). REFER TO TABLE FOR FASTENER REQUIREMENTS
2. FLOOR JOISTS, RE: PLAN. TOP LOADED CONDITION
3. FLOOR JOISTS, RE: PLAN. SIDE LOADED CONDITION. PROVIDE FACE MOUNTED OR TOP FLANGE MOUNTED HANGERS ATTACHED TO GIRDER PER MFCR REQUIREMENTS
4. AT HEAVY LOADED BEAM HANGER LOCATIONS, PROVIDE (4) STRUCTURAL SCREWS EA SIDE OF HANGER. SCREWS SHALL PENETRATE ALL PLYS (3.25" MIN FOR 2 PLY, 5" MIN FOR 3 PLY). THIS SHALL BE TYP UNO
5. WHEN BEAM IS DOWNSET PROVIDE 2x FULL HEIGHT BLOCKING BTWN FLOOR JOISTS

NOTES:

A. ALL GIRDER MEMBERS SHALL BE FULL LENGTH BTWN SUPPORTS UNO

B. SCREWS INSTALLED IN OPPOSITE FACE SHALL BE STAGGERED FROM NEAR FACE SCREWS BY 2" (+/- 1")

C. EXCESSIVELY WARPED OR CURVED LVL SHOULD NEVER BE FORCED INTO ALIGNMENT BY USE OF CLAMPS, SCREWS OR BOLTS AS SPLITTING MAY OCCUR

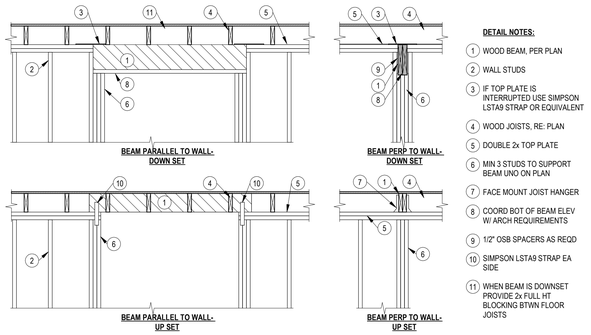
D. IF COUNTERSINKING SCREWS OR BOLTS IS REQUIRED, USE A SPADE BIT TO CREATE THE COUNTERSINK PRIOR TO INSTALLING THE FASTENER

E. BOLTS SHALL MEET OR EXCEED ASTM A307

F. STRUCTURAL SCREWS MAY BE ONE OF THE FOLLOWING PRODUCTS: 1/4"ø SIMPSON STRONG TIE SDS, WS SCREWS BY USP, OR TRUSSLOK SCREWS BY FASTENMASTER

6 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"

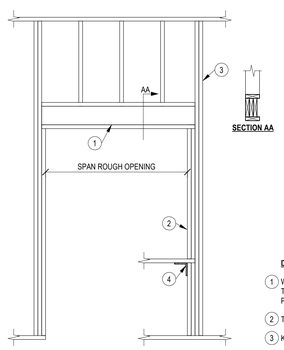


DETAIL NOTES:

1. WOOD BEAM, PER PLAN
2. WALL STUDS
3. IF TOP PLATE IS INTERRUPTED USE SIMPSON LSTA9 STRAP OR EQUIVALENT
4. WOOD JOISTS, RE: PLAN
5. DOUBLE 2x TOP PLATE
6. MIN 3 STUDS TO SUPPORT BEAM UNO ON PLAN
7. FACE MOUNT JOIST HANGER
8. COORD BOT OF BEAM ELEV W/ ARCH REQUIREMENTS
9. 1/2" OSB SPACERS AS REQD
10. SIMPSON LSTA9 STRAP EA SIDE
11. WHEN BEAM IS DOWNSET PROVIDE 2x FULL HT BLOCKING BTWN FLOOR JOISTS

5 BEAM BEARING CONDITIONS

1/2" = 1'-0"



EXTERIOR WALL - WOOD HEADER SCHEDULE*			
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS
H206	(2) 2x6	3'-6"	2x4 1 KING 1 TRIMMER
H208	(2) 2x8	4'-6"	2x4 1 KING 1 TRIMMER
H210	(2) 2x10	5'-9"	2x4 2 KING 2 TRIMMER
H212	(2) 2x12	6'-9"	2x4 2 KING 2 TRIMMER
HLVL	(2) 1.75"x11.875" LVL	13'-0"	2x4 3 KING 2 TRIMMER

INTERIOR WALL - WOOD HEADER SCHEDULE			
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS
H206	(2)2x6 NON LD BRG	4'-0"	2x4 1 KING 1 TRIMMER
H208	(2) 2x8	3'-6"	2x4 1 KING 2 TRIMMER
H210	(2) 2x10	4'-3"	2x4 2 KING 2 TRIMMER
H212	(2) 2x12	5'-0"	2x4 2 KING 2 TRIMMER
HLVL	(2) 1.75"x11.875" LVL	10'-0"	2x4 3 KING 2 TRIMMER

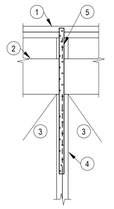
* IF THERE IS A DECK @ THE EXTERIOR WALL USE THE INTERIOR WALL SCHEDULE

DETAIL NOTES:

1. WOOD HEADER, RE: SCHEDULE. FOR EXTERIOR WALLS W/ DECK ON THE OUTSIDE USE THE INTERIOR WALL CHART. ALL HEADERS SHALL BE NAILED TOGETHER AT 16" OC MAX. PROVIDE PLYWOOD FILLER AS REQD TO MATCH STUD THICKNESS
2. TRIMMER STUDS, RE: SCHEDULE
3. KING STUDS, RE: SCHEDULE
4. PROVIDE STUD UNDER SILL END OR SIMPSON A35 CLIP ANGLE

4 HEADER SCHEDULE

1/2" = 1'-0"



DETAIL NOTES:

1. DOUBLE TOP PLATE
2. HEADER, RE: PLAN FOR SIZE. RUN CONT OVER TOP OF CENTER STUDS
3. WINDOW OR DOOR OPENING
4. MIN (2) STUDS BTWN OPENINGS
5. LSTA36 STRAP ON BOTH SIDES OF THE WALL

3 STRAP BETWEEN OPENINGS

3/4" = 1'-0"

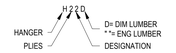
DIM LUMBER - FACE MOUNTED HANGER SCHEDULE				
MARK	HANGER	FACE NAILS	JOIST NAILS	CAPACITY (LB)
H11D	LUS210	(8) 10d x 1 1/2"	(4) 10d x 1 1/2"	1,032
H21D	LUS210-2	(8) 10d	(6) 10d	1,537
H22D	HU210-2	(18) 10d	(10) 10d	2,251
H23D	HHUS210-2	(30) 10d	(10) 10d	4,738
H31D	LUS210-3	(8) 10d	(6) 10d	1,537
H32D	HHUS210-3	(30) 10d	(10) 10d	4,738
H33D	HGUS210-3	(46) 10d	(16) 10d	7,644
H41D	HU210-4	(18) 10d	(8) 10d	2,253
H42D	HHUS210-4	(30) 10d	(10) 10d	4,733
H43D	HGUS210-4	(46) 10d	(16) 10d	7,644

ENG LUMBER - FACE MOUNTED HANGER SCHEDULE				
MARK	HANGER	FACE NAILS	JOIST NAILS	CAPACITY (LB)
H1	HU9	(18) 10d x 1 1/2"	(6) 10d x 1 1/2"	1,715
H21	HUS410	(8) 10d	(8) 10d	1,785
H22	HHUS410	(30) 10d	(10) 10d	4,754
H23	HGUS410	(46) 10d	(16) 10d	7,644
H31	HU610	(18) 10d	(8) 10d	2,251
H32	HHUS5.50/10	(30) 10d	(10) 10d	4,754
H33	HGUS5.50/10	(46) 10d	(16) 10d	7,644
H41	HU410	(18) 10d	(8) 10d	2,251
H42	HHUS7.25/10	(30) 10d	(10) 10d	4,754
H43	HGUS7.25/10	(46) 10d	(16) 10d	7,644

HANGER SCHEDULE NOTES:

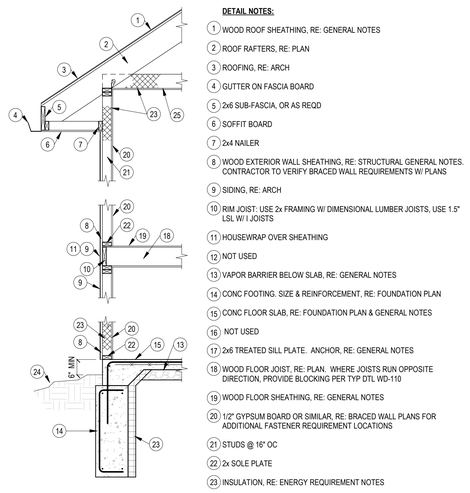
1. ALL HANGER DESIGNATIONS ARE BASED ON SIMPSON STRONG TIE, D. FIR
2. IF HANGER DESIGNATION IS FOLLOWED BY (16d) ON PLANS, USE 16d NAILS IN LIEU OF 10d.
3. NAILS: 10d = 0.148" DIA x 3" LONG, 16d = 0.162" DIA x 3.5" LONG, 10d x 1 1/2" = 0.148" DIA x 1 1/2" LONG

LEGEND



2 HANGER SCHEDULE

3/4" = 1'-0"



DETAIL NOTES:

1. WOOD ROOF SHEATHING, RE: GENERAL NOTES
2. ROOF RAFTERS, RE: PLAN
3. ROOFING, RE: ARCH
4. GUTTER ON FASCIA BOARD
5. 2x6 SUB-FASCIA, OR AS REQD
6. SOFFIT BOARD
7. 2x4 NAILER
8. WOOD EXTERIOR WALL SHEATHING, RE: STRUCTURAL GENERAL NOTES. CONTRACTOR TO VERIFY BRACED WALL REQUIREMENTS W/ PLANS
9. SIDING, RE: ARCH
10. RIM JOIST: USE 2x FRAMING W/ DIMENSIONAL LUMBER JOISTS, USE 1.5" LSL W/ I JOISTS
11. HOUSEWRAP OVER SHEATHING
12. NOT USED
13. VAPOR BARRIER BELOW SLAB, RE: GENERAL NOTES
14. CONC FOOTING. SIZE & REINFORCEMENT, RE: FOUNDATION PLAN
15. CONC FLOOR SLAB, RE: FOUNDATION PLAN & GENERAL NOTES
16. NOT USED
17. 2x6 TREATED SILL PLATE. ANCHOR, RE: GENERAL NOTES
18. WOOD FLOOR JOIST, RE: PLAN. WHERE JOISTS RUN OPPOSITE DIRECTION, PROVIDE BLOCKING PER TYP DTL WD-110
19. WOOD FLOOR SHEATHING, RE: GENERAL NOTES
20. 1/2" GYPSUM BOARD OR SIMILAR, RE: BRACED WALL PLANS FOR ADDITIONAL FASTENER REQUIREMENT LOCATIONS
21. STUDS @ 16" OC
22. 2x SOLE PLATE
23. INSULATION, RE: ENERGY REQUIREMENT NOTES
24. GRADE
25. CEILING JOISTS, RE: PLAN (2x6 MIN)

1 WD-102 TYPICAL WALL SECTION

1/2" = 1'-0"

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REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
01/12/24

PROFESSIONAL SEAL

S010

ISSUE DATE: 01/12/2024

COLLINS WEBB #: 23090

STRUCTURAL TYPICAL DETAILS

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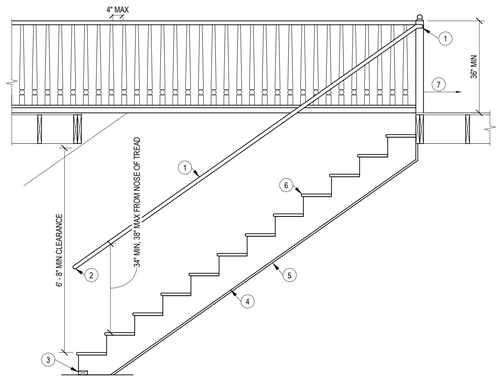


DETAIL NOTES:

1. DIAMETER OF HANDRAIL FROM 1 1/4" TO 2"
2. RETURN HANDRAILS TO POST OR WALL
3. PRESSURE TREATED PLATE
4. 2x12 STRINGERS @ 16" OC MAX
5. MIN 1/2" GYP BOARD UNDER STAIRS
6. IF RISERS ARE SOLID, NOSING IS REQUIRED: 3/4" TO 1 1/4"
7. AT LANDING PROVIDE 36" MIN OF CLEARANCE

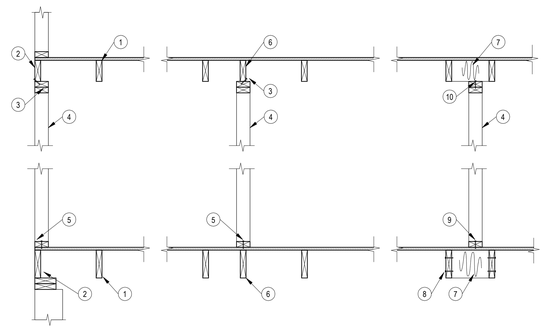
NOTES:

A. MIN STAIR WIDTH IS 36"

B. GUARD RAILS ARE REQD ALONG STAIRS WITH 3 OR MORE RISERS AND FLOOR OPENINGS WHERE ELEV DIFFERENCE IS GREATER THAN 30"

C. ALL STAIR CONSTRUCTION SHALL SATISFY CODE REQUIREMENTS

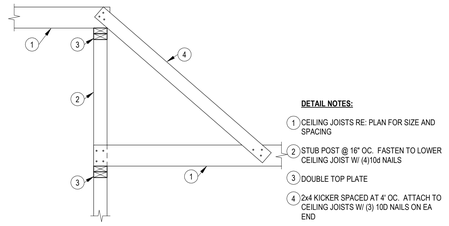
9 WOOD STAIRS
1/2" = 1'-0"



DETAIL NOTES:

1. FRAMING ORIENTED PARALLEL TO BRACED WALL PANEL
2. CONT RIM OR END JOIST
3. 8d @ 6" OC ALONG BRACED WALL PANEL
4. BRACED WALL PANEL
5. (3)16d @ 16" OC ALONG BRACED WALL PANEL
6. ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL
7. FULL HEIGHT BLOCKING @ 16" OC ALONG BRACED WALL
8. (2) 16d NAILS @ EA BLOCKING MEMBER
9. (3)16d NAILS @ EA BLOCKING MEMBER
10. TOE NAIL (3) 8d NAILS @ EA BLOCKING MEMBER

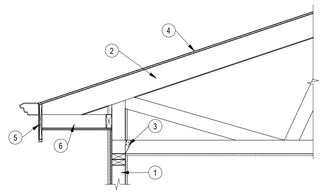
3 BWP CONN PAR TO FRAMING
3/4" = 1'-0"



DETAIL NOTES:

1. CEILING JOISTS RE: PLAN FOR SIZE AND SPACING
2. STUB POST @ 16" OC. FASTEN TO LOWER CEILING JOIST W/ (4)10d NAILS
3. DOUBLE TOP PLATE
4. 2x4 KICKER SPACED AT 4' OC. ATTACH TO CEILING JOISTS W/ (3) 10D NAILS ON EA END

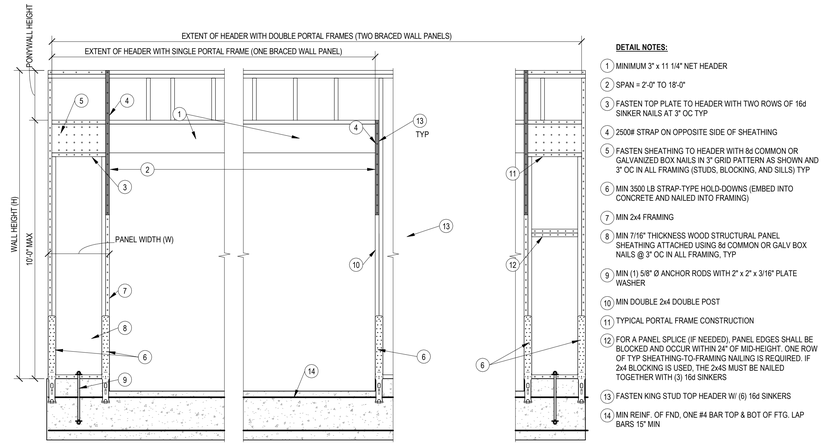
8 RZ210A - CEILING STEP DETAIL
3/4" = 1'-0"



DETAIL NOTES:

1. 2x STUD FRAMED WALLS, RE: PLAN
2. ROOF TRUSSES, RE: PLAN
3. SIMPSON H2.5T TIE @ EA TRUSS
4. ROOF SHEATHING RE: GENERAL NOTES
5. FASCIA BOARD AS REQ
6. 2x SOFFIT FRAMING

10 TYPICAL RAISED HEEL TRUSS BRG
3/4" = 1'-0"

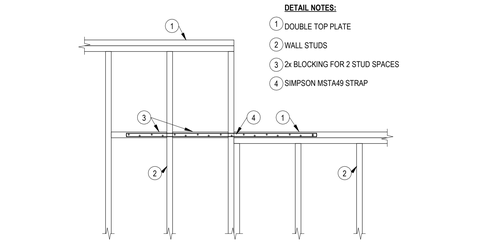


DETAIL NOTES:

1. MINIMUM 3" x 11 1/4" NET HEADER
2. SPAN = 2'-0" TO 18'-0"
3. FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
4. 2500# STRAP ON OPPOSITE SIDE OF SHEATHING
5. FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
6. MIN 3500 LB STRAP-TYPE HOLD-DOWNS (EMBED INTO CONCRETE AND NAILED INTO FRAMING)
7. MIN 2x4 FRAMING
8. MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING ATTACHED USING 8d COMMON OR GALV BOX NAILS @ 3" OC IN ALL FRAMING, TYP
9. MIN (1) 5/8" Ø ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
10. MIN DOUBLE 2x4 DOUBLE POST
11. TYPICAL PORTAL FRAME CONSTRUCTION
12. FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQUIRED. IF 2x4 BLOCKING IS USED, THE 2x4S MUST BE NAILED TOGETHER WITH (3) 16d SINKERS
13. FASTEN KING STUD TOP HEADER W/ (6) 16d SINKERS
14. MIN REINF. OF FND, ONE #4 BAR TOP & BOT OF FTG. LAP BARS 15" MIN

*REFERENCE IRC FIGURE R602.10.6.2

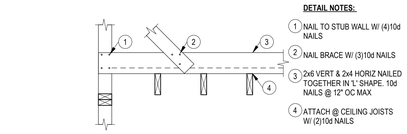
2 RZ206C - PFH DETAIL
1/2" = 1'-0"



DETAIL NOTES:

1. DOUBLE TOP PLATE
2. WALL STUDS
3. 2x BLOCKING FOR 2 STUD SPACES
4. SIMPSON MSTA49 STRAP

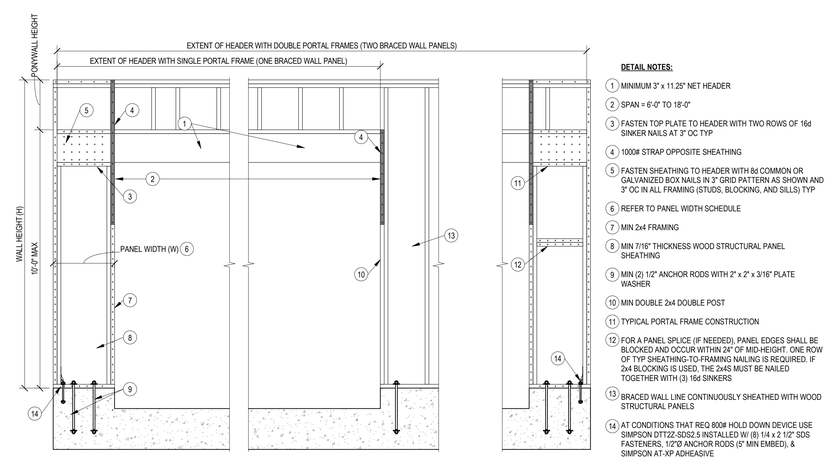
7 RZ203B - STEPPED TOP PLATE
3/4" = 1'-0"



DETAIL NOTES:

1. NAIL TO STUB WALL W/ (4)10d NAILS
2. NAIL BRACE W/ (3)10d NAILS
3. 2x6 VERT & 2x4 HORIZ NAILED TOGETHER IN 'L' SHAPE. 10d NAILS @ 12" OC MAX
4. ATTACH @ CEILING JOISTS W/ (2)10d NAILS

5 RZ210B - CEILING STEP DETAIL
3/4" = 1'-0"

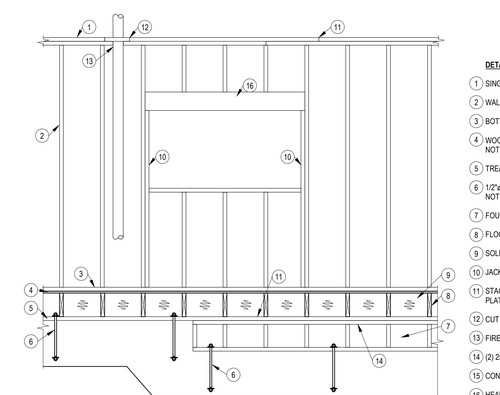


DETAIL NOTES:

1. MINIMUM 3" x 11.25" NET HEADER
2. SPAN = 6'-0" TO 18'-0"
3. FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
4. 1000# STRAP OPPOSITE SHEATHING
5. FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
6. REFER TO PANEL WIDTH SCHEDULE
7. MIN 2x4 FRAMING
8. MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING
9. MIN (2) 1/2" ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
10. MIN DOUBLE 2x4 DOUBLE POST
11. TYPICAL PORTAL FRAME CONSTRUCTION
12. FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQUIRED. IF 2x4 BLOCKING IS USED, THE 2x4S MUST BE NAILED TOGETHER WITH (3) 16d SINKERS
13. BRACED WALL LINE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
14. AT CONDITIONS THAT REQ 9003# HOLD DOWN DEVICE USE SIMPSON DTT2Z-SDS2.5 INSTALLED W/ (6) 1/4 x 2 1/2" SDS FASTENERS, 1/2"Ø ANCHOR RODS (5" MIN EMBED), & SIMPSON AT-XP ADHEASIVE

*REFERENCE IRC FIGURE R602.10.6.4

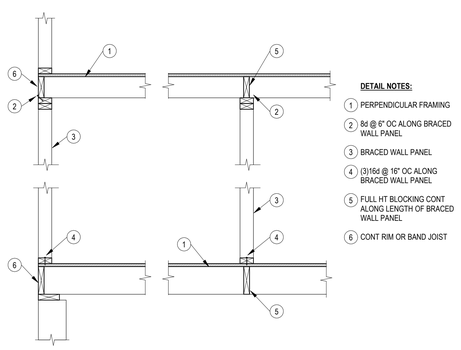
1 RZ206B - CS-PF
1/2" = 1'-0"



DETAIL NOTES:

1. SINGLE OR DOUBLE TOP PLATE
2. WALL STUDS
3. BOTTOM PLATE
4. WOOD FLOOR SHEATHING, RE: GENERAL NOTES
5. TREATED SILL PLATE
6. 1/2"ø ANCHOR RODS, RE: GENERAL NOTES
7. FOUNDATION WALL CRIPPLE STUDS
8. FLOOR JOISTS
9. SOLID BLOCKING OR CONT RIM JOIST
10. JACK STUDS OR TRIMMERS
11. STAGGER JOINTS 24" OC OR USE SPLICE PLATES
12. CUT PLATE TIED WITH 16 GA STEEL STRAP
13. FIREBLOCK AROUND PIPE
14. (2) 2x PLATE
15. CONCRETE STEPPED WALL
16. HEADER, RE: PLAN OR HEADER SCHEDULE

6 STEPPED WALL FRAMING ELEVATION
1/2" = 1'-0"



DETAIL NOTES:

1. PERPENDICULAR FRAMING
2. 8d @ 6" OC ALONG BRACED WALL PANEL
3. BRACED WALL PANEL
4. (3)16d @ 16" OC ALONG BRACED WALL PANEL
5. FULL HT BLOCKING CONT ALONG LENGTH OF BRACED WALL PANEL
6. CONT RIM OR BAND JOIST

4 BWP CONN PERP TO FRAMING
3/4" = 1'-0"

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LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
01/12/24
PROFESSIONAL SEAL

S011

ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

STRUCTURAL TYPICAL DETAILS

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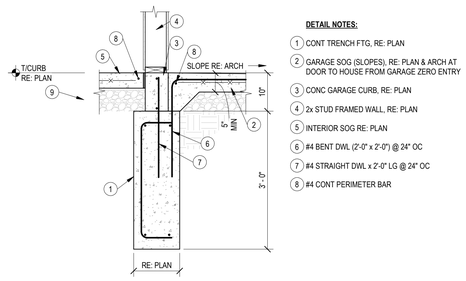
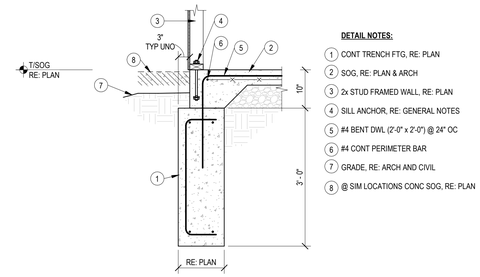


DETAIL NOTES:

1. CONT TRENCH FTG, RE: PLAN
2. GARAGE SOG (SLOPES), RE: PLAN & ARCH AT DOOR TO HOUSE FROM GARAGE ZERO ENTRY
3. CONC GARAGE CURB, RE: PLAN
4. 2x STUD FRAMED WALL, RE: PLAN
5. INTERIOR SOG RE: PLAN
6. #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
7. #4 STRAIGHT DWL x 2'-0" LG @ 24" OC
8. #4 CONT PERIMETER BAR

6 TYPICAL GARAGE HOUSE WALL

3/4" = 1'-0"

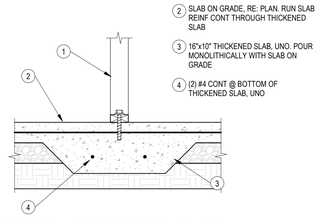


DETAIL NOTES:

1. CONT TRENCH FTG, RE: PLAN
2. SOG, RE: PLAN & ARCH
3. 2x STUD FRAMED WALL, RE: PLAN
4. SILL ANCHOR, RE: GENERAL NOTES
5. #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
6. #4 CONT PERIMETER BAR
7. GRADE, RE: ARCH AND CIVIL
8. @ SIM LOCATIONS CONC SOG, RE: PLAN

4 TYPICAL SLAB FTG

3/4" = 1'-0"

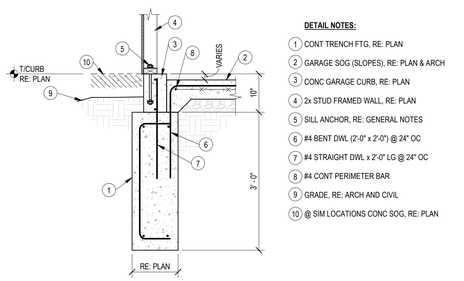


DETAIL NOTES

1. INTERIOR LOAD BEARING WALL, ATTACH TO FLOOR W/ 1/2"x4" SCREW ANCHORS AT 4' OC MAX
2. SLAB ON GRADE, RE: PLAN. RUN SLAB REINF CONT THROUGH THICKENED SLAB
3. 16"x10" THICKENED SLAB, UNO. POUR MONOLITHICALLY WITH SLAB ON GRADE
4. (2) #4 CONT @ BOTTOM OF THICKENED SLAB, UNO

5 RZ108 - THICKENED SLAB

1" = 1'-0"

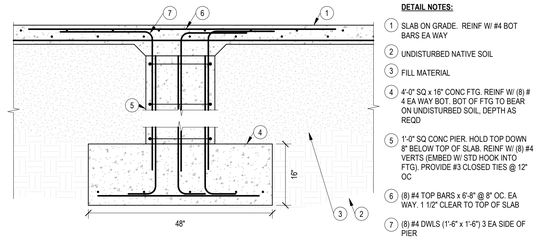


DETAIL NOTES:

1. CONT TRENCH FTG, RE: PLAN
2. GARAGE SOG (SLOPES), RE: PLAN & ARCH
3. CONC GARAGE CURB, RE: PLAN
4. 2x STUD FRAMED WALL, RE: PLAN
5. SILL ANCHOR, RE: GENERAL NOTES
6. #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
7. #4 STRAIGHT DWL x 2'-0" LG @ 24" OC
8. #4 CONT PERIMETER BAR
9. GRADE, RE: ARCH AND CIVIL
10. @ SIM LOCATIONS CONC SOG, RE: PLAN

3 TYPICAL GARAGE FTG

3/4" = 1'-0"



DETAIL NOTES:

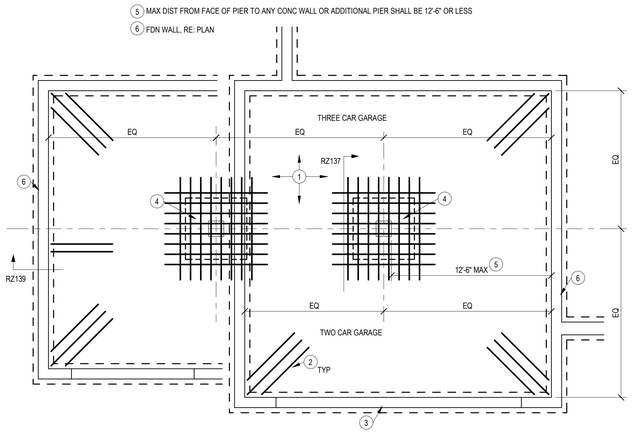
1. SLAB ON GRADE. REINF W/ #4 BOT BARS EA WAY
2. UNDISTURBED NATIVE SOIL
3. FILL MATERIAL
4. 4'-0" SQ x 16" CONC FTG. REINF W/ (8) # 4 EA WAY BOT. BOT OF FTG TO BEAR ON UNDISTURBED SOIL, DEPTH AS REQD
5. 1'-0" SQ CONC PIER. HOLD TOP DOWN 8" BELOW TOP OF SLAB. REINF W/ (8) #4 VERTS (EMBED W/ STD HOOK INTO FTG). PROVIDE #3 CLOSED TIES @ 12" OC
6. (8) #4 TOP BARS x 6'-8" @ 8" OC. EA WAY. 1 1/2" CLEAR TO TOP OF SLAB
7. (8) #4 DWLS (1'-6" x 1'-6") 3 EA SIDE OF PIER

2 RZ137 - GARAGE PIER

3/4" = 1'-0"

DETAIL NOTES:

1. 6" THICK CONC GARAGE SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE HOOKED DWLS INTO WALLS PER TYP DTL RZ139
2. (3) #4 CORNER BARS. SPACED 8" OC MAX
3. HOLD DOWN SLAB AT GARAGE DOORS AND MAN DOORS. PROVIDE HOOKED DWLS INTO FDN WALL
4. CONC PEDESTAL AND FTG PER TYP DTL RZ137. (1) PIER REQD FOR 2 CAR GARAGE, (2) PIERS REQD FOR 3 CAR GARAGE
5. MAX DIST FROM FACE OF PIER TO ANY CONC WALL OR ADDITIONAL PIER SHALL BE 12'-6" OR LESS
6. FDN WALL, RE: PLAN



1 RZ136 - GARAGE SLAB ON FILL

1/4" = 1'-0"

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01/12/24

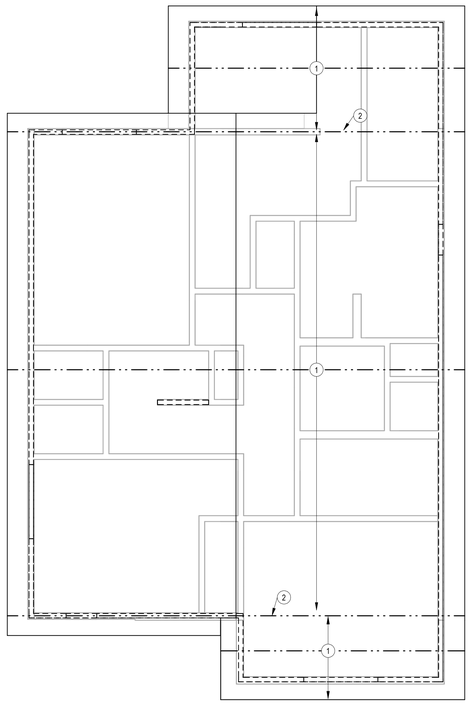
PROFESSIONAL SEAL

S012

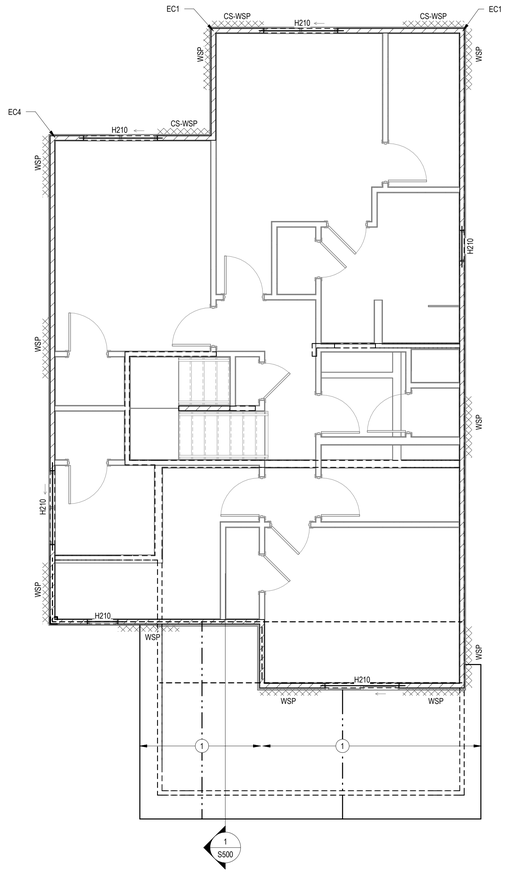
ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

STRUCTURAL TYPICAL DETAILS

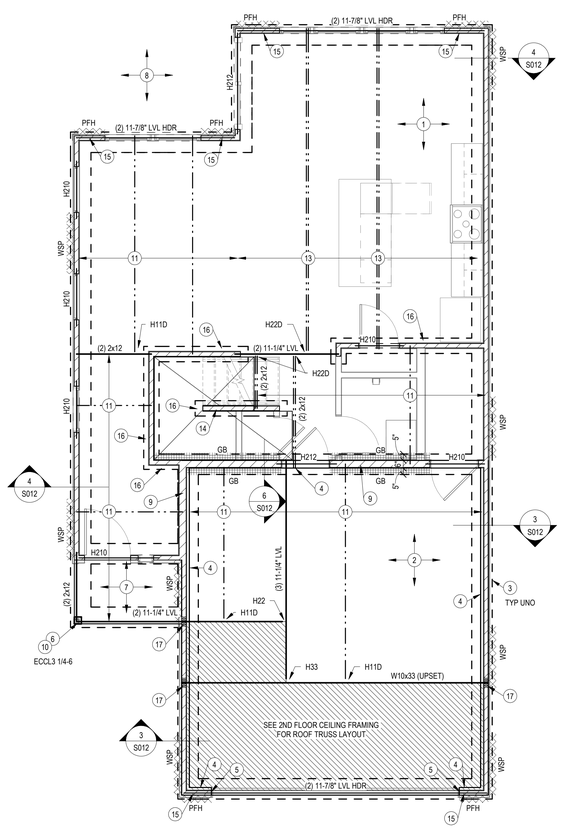
1/12/2024 9:06:45 AM



3 ROOF FRAMING PLAN
1/4" = 1'-0"



2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION AND 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE

SHEET NOTES

A. REFER TO SHEET S001 FOR STRUCTURAL GENERAL NOTES.

B. REFER TO S010-S012 FOR TYPICAL STRUCTURAL DETAILS.

C. ALL WOOD HEADERS IN PERIMETER WALLS AND INTERIOR LOAD BEARING WALLS NOT SPECIFICALLY CALLED OUT SHALL BE SELECTED FROM THE HEADER SCHEDULE ON TYPICAL DETAIL SHEETS.

D. ALL WOOD BEAMS SHALL BEAR ON A MINIMUM OF (3) 2x4 STUDS OR SHALL ATTACH TO INTERSECTING WOOD BEAMS WITH A SIMPSON HUGS410 OR BETTER UNO.

E. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1.75" WIDTH UNLESS NOTED OTHERWISE AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

F. REFER TO ARCHITECTURAL SHEETS FOR ALL DIMENSIONS.

G. ALL STEEL BEAMS IN 1ST FLOOR FRAMING SHALL BE DOWNSET UNLESS NOTED OTHERWISE. ALL OTHER BEAMS IN 1ST FLOOR FRAMING SHALL BE UPSET, UNLESS NOTED OTHERWISE.

H. ALL WALLS SHALL BE 2x4 @ 16" OC, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.

I. REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.

J. BEAM HANGERS ARE DENOTED ON PLANS AS "HXX". REFER TO SCHEDULE ON S010 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USED HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED.

K. SPECIFIC BEAMS CALLED OUT ON PLANS SHALL BE LOCATED UNDER THE LOAD BEARING ELEMENTS ABOVE.

L. PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL W/ JOIST.

M. T/FTG ELEVATION = 99'-2"
T/SOG ELEVATION = 100'-0"
TRUSS BRG = RE: ARCH

N. ANCHOR RODS SHALL BE PLACED IN TO THE TOP OF THE FOUNDATION WALLS PER THE GENERAL NOTES

O. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.

P. BRACED WALL ARE SHOWN ON PLAN RE: BRACED WALL LEGEND ON THIS SHEET AND BRACED WALL DETAILS ON S011

FDN PLAN NOTES:

1. 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REINF, VAPOR BARRIER AND JOINTING REQMNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
2. 5" THICK MIN GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINF, VAPOR BARRIER AND JOINTING REQMNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
3. 16" WIDE TRENCH FTG REINF W/ (2) #5 CONT TOP & BOT BARS & #4 C-SHAPED TIES @ 24" OC
4. 6" WIDE CONC GARAGE CURB REINF W/ A CONT #5 TOP & BOT
5. RECESS GARAGE CURB FOR DOOR OPENING
6. 6x6 WOOD COLUMN, BASE CONNECTION: SIMPSON ABU66Z OR EQUIV
7. 6" THICK PORCH SLAB REINF W/ #4 @ 12" OC EA WAY & #4 BENT DOWELS (2'-0" x 2'-0") INTO TRENCH FTG
8. 4" THICK PATIO SLAB REINF W/ #4 @ 12" OC EA WAY, PROVIDE 12" THICKEND SLAB EDGE REINF W/ (2) #4 CONT BOT BAR, RE: ARCH FOR PATIO EXTENTS
9. 2x6 STUD FRAMED WALL @ 16" OC
10. PROVIDE EITHER A SIMPSON POST CAP PER PLAN OR NOTCH TOP OF COLUMN FOR BEAM BEARING & INSTALL WITH (4) FASTENMASTER LEDGERLOK SCREWS
11. 2x12 @ 16" OC, PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
12. 2x12 @ 12" OC, PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
13. (2) 2X12 @ 16" OC, PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
14. FULL HEIGHT STUD FRAMED WALL FROM SOG TO TRUSS BEARING, PROVIDE STUD BAY BLOCKING @ 4'-0" OC UP ENTIRE WALL
15. EXTEND HEADER TO END OF BRACED WALL PANEL
16. THICKEND SLAB BELOW WALL RE: TYPICAL DETAIL 5/S012
17. (5) 2x4 BRG STUD PACK BELOW BEAM

SECOND FLOOR CEILING FRAMING PLAN

1. ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG, RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
2. 2x STRUCTURAL FASCIA TO MATCH DEPTH OF OTHER FASCIA BOARDS, 2x8 MIN
3. 2x6 LEDGERS (1) TOP & (1) BOT ATTACHED W/ SD WOOD SCREWS @ 16" OC STAGGERED
4. CANTILEVER ROOF TRUSSES BY TRUSS SUPPLER, RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

ROOF FRAMING PLAN

1. ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG, RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
2. TRANSITION GABLE END ROOF TRUSS BY TRUSS SUPPLIER, RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

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REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172399
REGISTERED PROFESSIONAL ENGINEER
01/12/24
PROFESSIONAL SEAL

S106

ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

FOUNDATION & FRAMING PLANS - J

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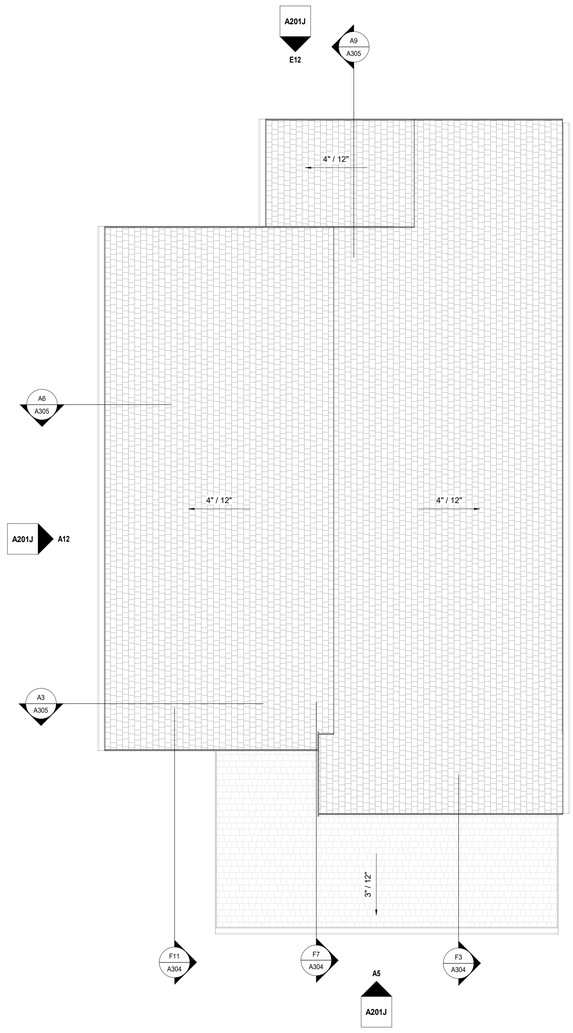
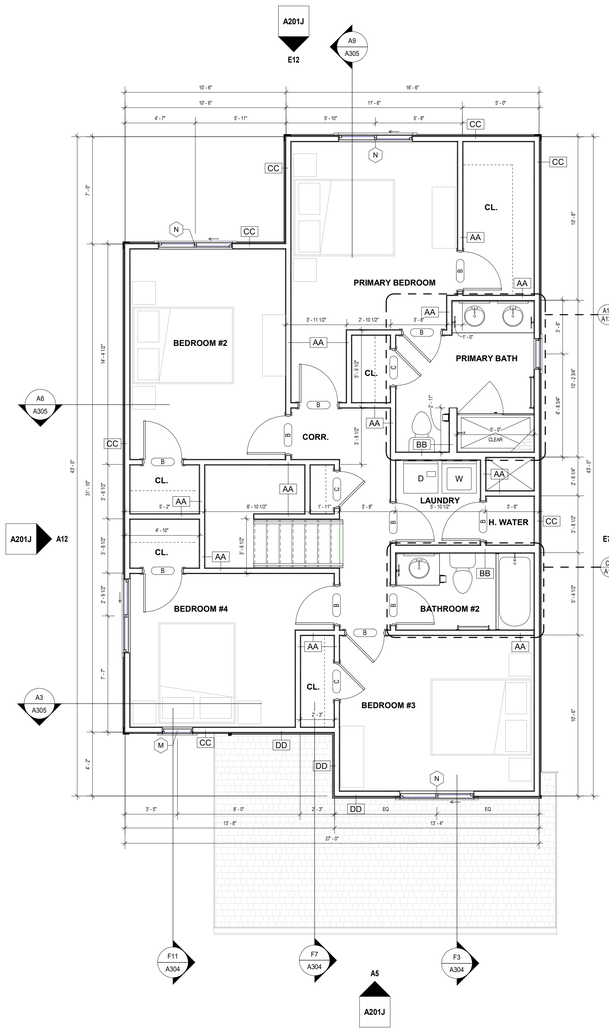
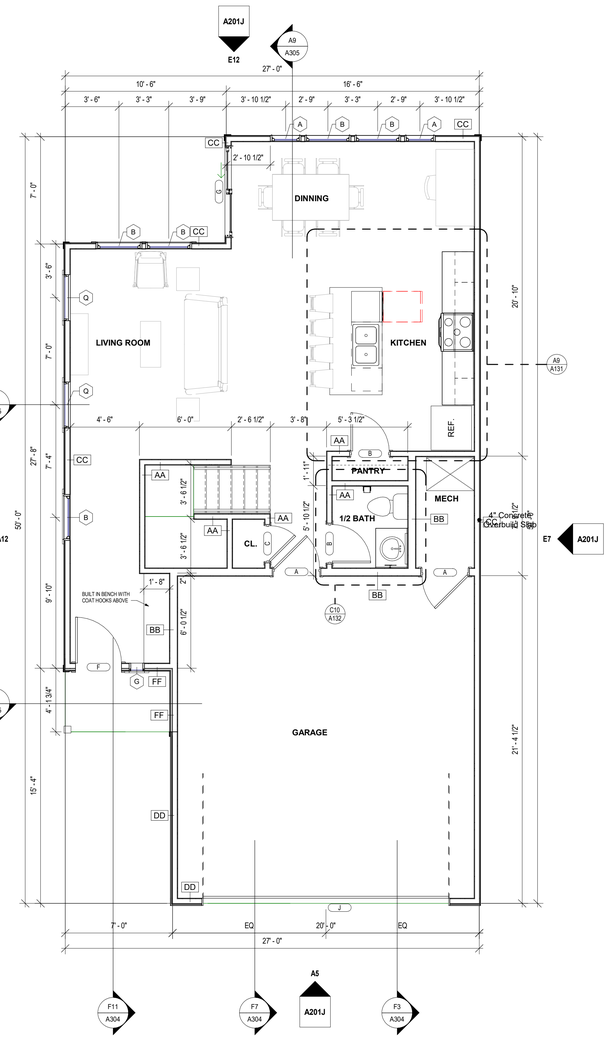


A12 ROOF PLAN - BUILDING J
1/4" = 1'-0"



A8 2ND FLOOR - BUILDING J
1/4" = 1'-0"



A5 1ST FLOOR - BUILDING J
1/4" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0"
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OFSTUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

GENERAL NOTES: ROOF PLANS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" / FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

- SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS.=
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

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LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB II
NUMBER A-2016034095
ARCHITECT
01/17/24

PROFESSIONAL SEAL

A101J

ISSUE DATE: 17 JAN 2024
COLLINS WEBB #: 21075

FLOOR PLANS - BUILDING J

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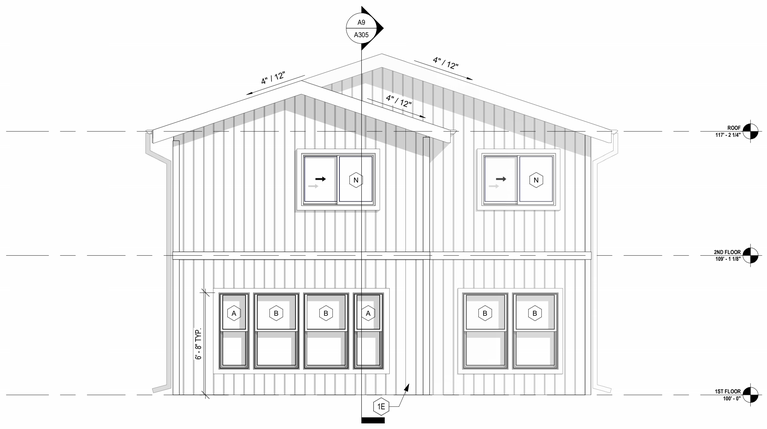
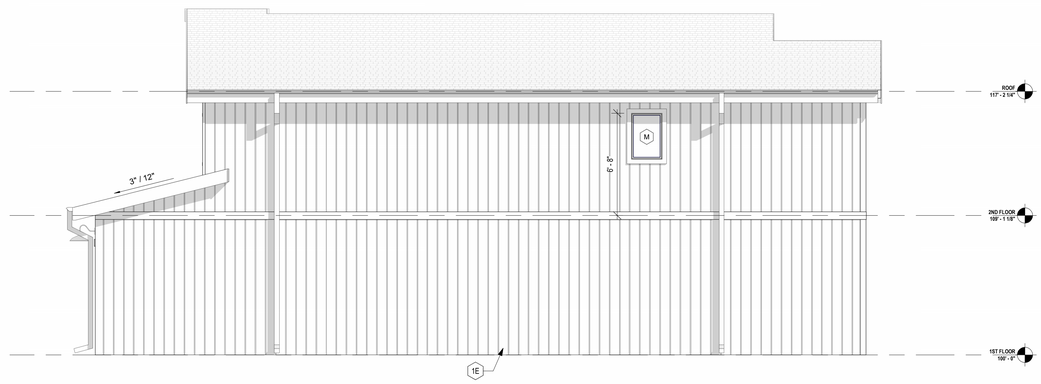
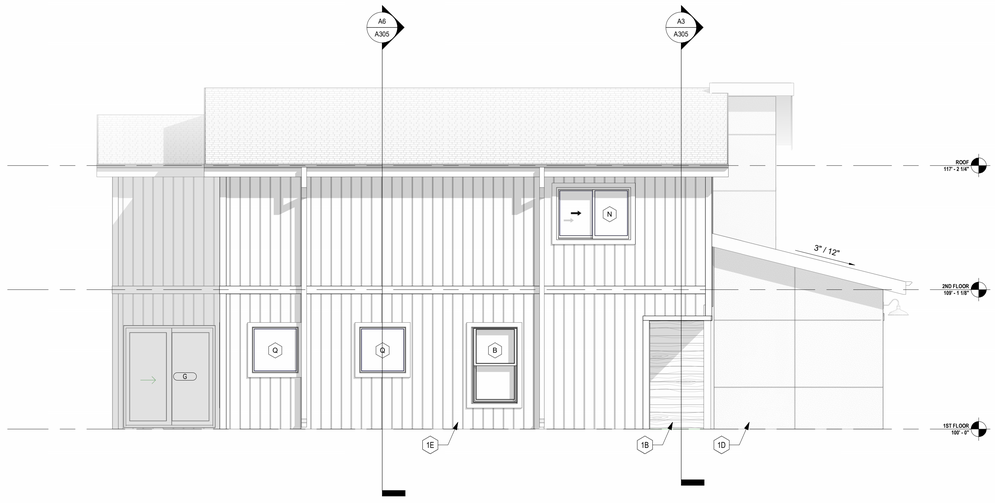


E12 ELEVATION - J - REAR
1/4" = 1'-0"



E7 ELEVATION - J - RIGHT
1/4" = 1'-0"



A12 ELEVATION - J - LEFT
1/4" = 1'-0"

A5 ELEVATION - J - FRONT
1/4" = 1'-0"

GENERAL NOTES EXTERIOR ELEVATIONS:

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

KEY NOTES EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES
8C	VINYL DOOR. RE: DOOR SCHEDULE
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE

EXTERIOR ELEVATION MATERIALS

- STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
- NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
- LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
- EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
- LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL SNOWSCAPE WHITE

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A201J

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EXTERIOR ELEVATIONS - BUILDING J

1/17/2024 3:15:21 PM