

**LEFT & RIGHT SIDE ELEVATION NOTES** 

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 CEDAR POST.
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 3.11 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. 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.
- 7.67 BACK WALL OF GARAGE.

CPG DBA



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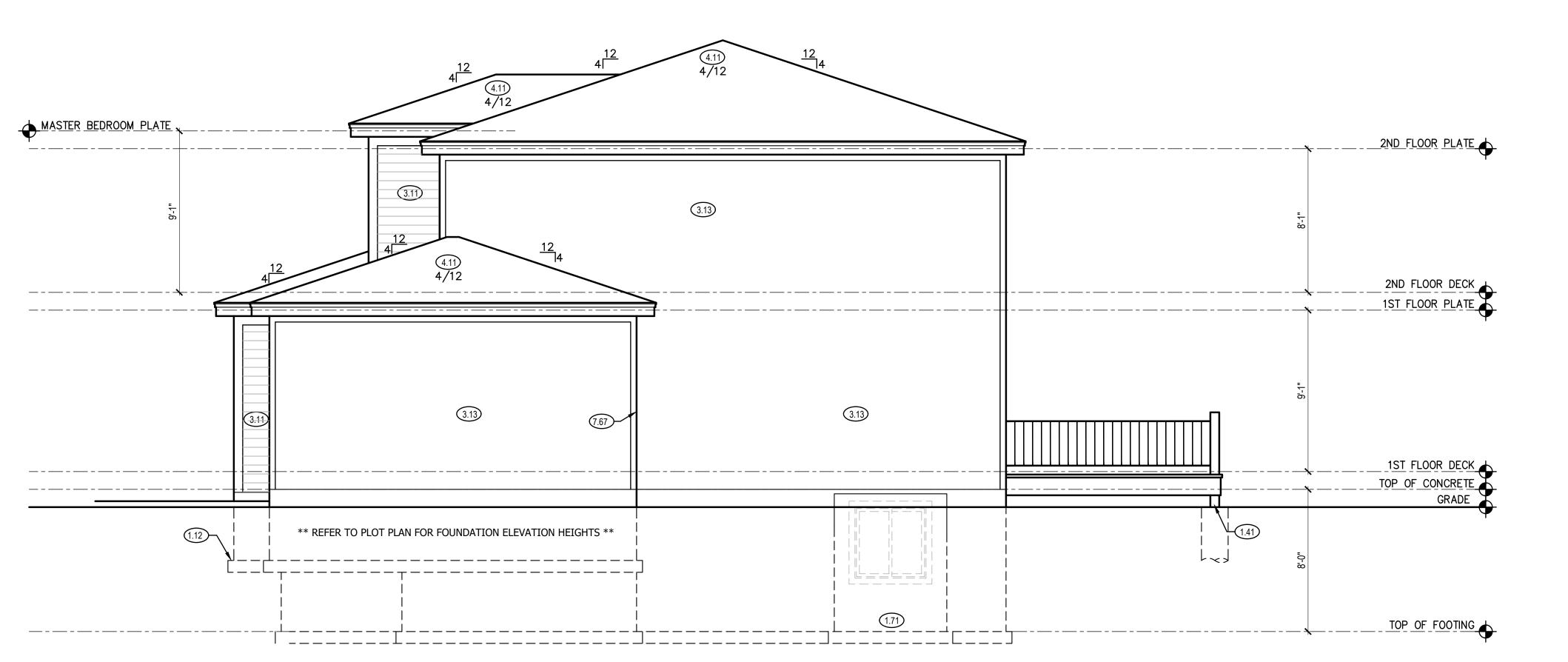
> > **VERSION**:

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SHEET NUMBER:

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")



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

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

ALL CONSTRUCTION SHALL CONFORM TO 2018

INTERNATION RESIDENTIAL CODE OR ATTACHED

ENGINEER SPECIFICATIONS WHERE APPLICABLE.

GARAGE DOORS SHALL MEET DASMA OR ULTIMATE

DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 OR SOUTHERN YELLOW PINE #1 UNLESS OTHERWISE

IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT

CORRESPONDING STUD SIZE.

WITH IRC R602.3.

**GENERAL NOTES** 

PER VENDOR.

MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR

WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL

WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH OR SOUTHERN YELLOW PINE #1

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

FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY

SECTION SHALL COMPLY WITH IRC R703.2.

(2) 2 X 10 ON LOAD BEARING WALLS.

**STRUCTURAL NOTES:** 

**ELEVATIONS:** 

#### **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. 10'-0" 40'-0" FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE 16'-6" 12'-0" 11'-6" 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". **6X6 POST ON BASE** IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT PER S520, TYP $(3)^2 \times 12 = = = (3)^2 \times 12 = = = (4)^2 \times 12 = = = (4)^2 \times 12 = = = (4)^2 \times 12 =$ 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 12' X 12' EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON DECK ABOVE FOUNDATION WALL OR ANOTHER DEAD MAN. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS. 8' - 3" WALL TRANSITIONING FROM ELSS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' 2X10 LEDGER OF STEP DOWN (tRANSITIONING FROM LESS THAN 5' TALL TO PER S520 STEP DOWN-MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR ALL NON TREATED LUMBER SIZES ARE DOUGLAS ALL LOWER LEVEL FRAMED EXTERIOR WALLS TO BE BRACED USING CS-WSP FOR FIR-LARCH #2 OR SOUTHERN YELLOW PINE #1 4'-4" UNLESS OTHERWISE NOTED 14'-2"/ ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, `==== UNLESS OTHERWISE NOTED UNFINISHED 8'-0" FOUNDATION WALL EXCEPT AT STEP DOWNS TO BE LOCATED IN THE FIELD 5.51 UNBALANCED FILL NOT TO EXCEED 4'-0" AT UNRESTRAINED WALLS 3.5" CONC SLAB W/ #4 ALL FOOTING TO BE BARS @ 24" OC EW BELOW FROST LINE (3'-0") SAW CUT @ 10' OC EW AS REQUIRED PER SITE 8'-9 3/4" POST 4'-3 1/4" 16'-0 1/4" ISOLATED FOOTINGS AND COLUMN PADS MINIMUM SCHEDULE 40 19'-10 174 SYM PAD SIZE DEPTH REINFORCEMENT GRADE STEEL COLUMN. MIN FY = 35 KSI 40 KSI STEEL A\ 30"x30" | 1'-0" | (5) #4 BAR E.W. 3" DIAMETER (6) #4 BAR E.W. 3" DIAMETER 36"x36" - 3" STL POST -6.61/<sub>C</sub>\ | 42"x42" | 1'-2" (7) #4 BAR E.W. 3" DIAMETER \*\*GRINDER PUMP 48"x48" (8) #4 BAR E.W. 3" DIAMETER MAY BE NEEDED\*\* STEP DOWN-UNFINISHED OPEN RAIL 54"x54" (9) #4 BAR E.W. 3.5" DIAMETER 4' FND WALL (10) #4 BAR E.W. 3.5" DIAMETER 10' - 3" <u>UNEXCAVATED</u> DENOTES STEEL COLUMN NOT EQUIRED OLUMN AND PAD SIZES ARE FOR A IAXIMUM COLUMN HEIGHT OF 10'. SEE S503 FOR PEDESTAL OLUMNS GREATER THAN 10' REQUIRE ---+---SEPARATE ENGINEERED ESIGN. FOOTINGS A-F SPACING OF \*\* REFER TO PLOT PLAN FOR FOUNDATION ELEVATION HEIGHTS \*\* O.C. WITH 3" CLEAR COVER. 6" CONC. SLAB W/#4

JŇEXCAVATED

L\_\_\_\_\_\_

4' FND WALL

9'-6"

10'-6"

	LATED FO D COLUMI				*D RE CC
SYM	PIER DIAMETE	:R DI	EPT	Ή	MA CC A S
G	12"	;	3'-0'		DE 6"
H	16"	,	3'-0'		
J	18"	;	3'-0'	•	
K	24"	;	3'-0'	•	

9'-0" WALL

10'-0" WALL

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

#4 BARS @8" O.C.

#4 BARS @12" O.C. #4 BARS @ 24" O.C.

FOUNDATION PLAN

10' - 2"

8'-4"

10'-0"

6" CONC SLAB W/ #4 @ 12" OC EW

30'-0"

16'-4"

20'-0"

PFH ANCHOR

#### **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
- 1.32 2X6 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 AS NEEDED.
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HYBRID HEAT PUMP WATER HEATER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.60 FRESH AIR VENTILATOR WITH POWERED DAMPER AND FILTER.
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT
- MANAGER.
- 7.65 LINE OF FLOOR ABOVE

7.61 DASHED LINE REPRESENTS STAIRS ABOVE

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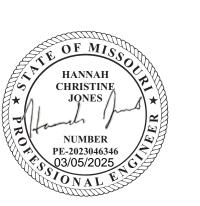


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> > **VERSION:** 5.1

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

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

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

FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE

**GENERAL NOTES** 

PER VENDOR.

REQUIREMENTS.

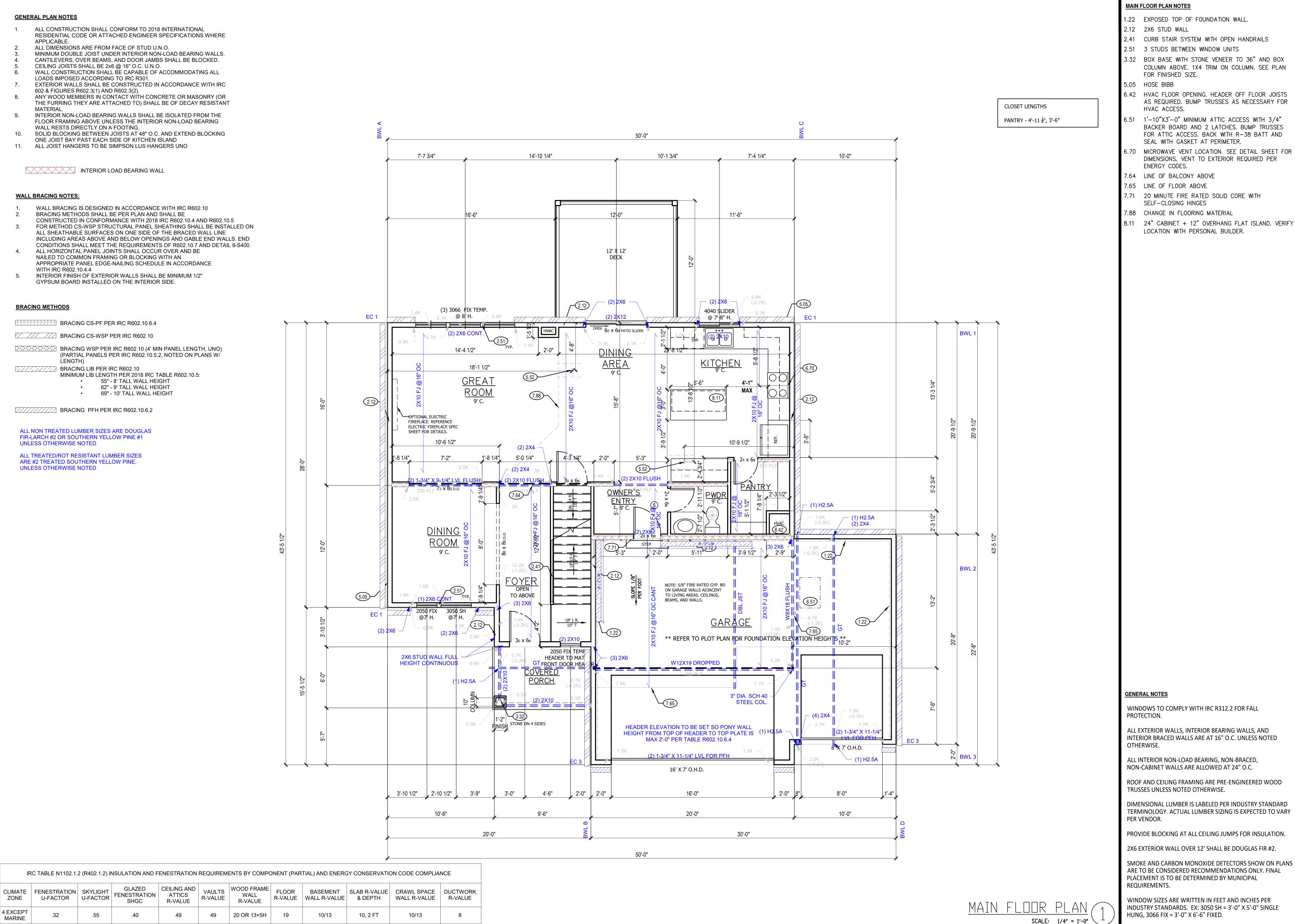
CAUSED BY THERMAL EXPANSION.

SHALL BE OF DECAY-RESISTANT MATERIALS.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

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

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL



- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 3.32 BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN
- 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
- 6.70 MICROWAVE VENT LOCATION. SEE DETAIL SHEET FOR DIMENSIONS. VENT TO EXTERIOR REQUIRED PER
- 7.64 LINE OF BALCONY ABOVE
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH
- 7.88 CHANGE IN FLOORING MATERIAL
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

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# **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 INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO INTERIOR LOAD BEARING WALL **WALL BRACING NOTES:** WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10 BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5 FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4 INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE. **BRACING METHODS** BRACING CS-PF PER IRC R602.10.6.4 BRACING CS-WSP PER IRC R602.10 BRACING WSP PER IRC R602.10 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2, NOTED ON PLANS W/ 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 ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 OR SOUTHERN YELLOW PINE #1 UNLESS OTHERWISE NOTED ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED

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

R-VALUE

SHGC

CLIMATE | FENESTRATION | SKYLIGHT |

ZONE

4 EXCEPT

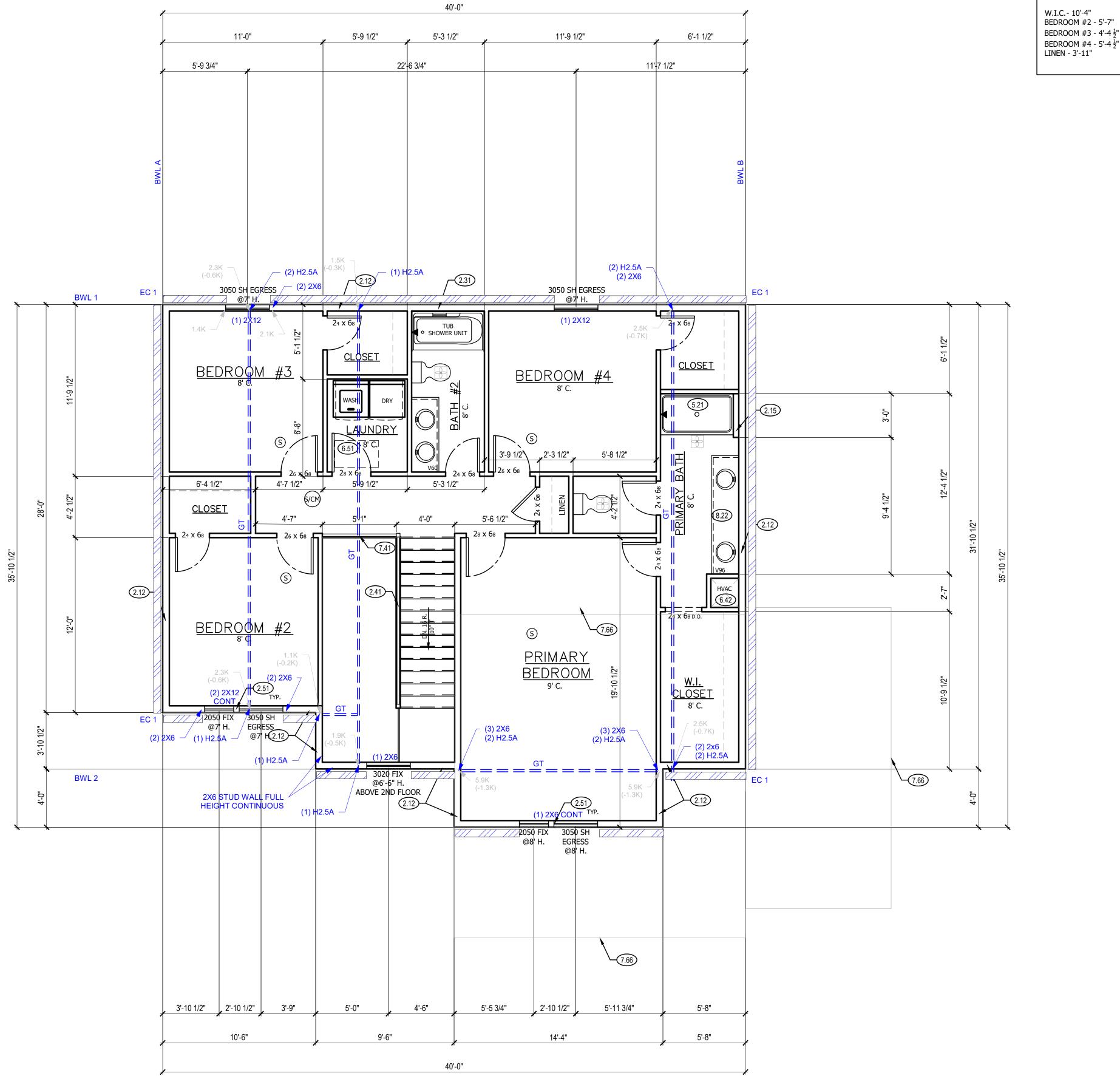
MARINE

FENESTRATION SKYLIGHT U-FACTOR SHGC CEILING AND ATTICS R-VALUE R-VALUE R-VALUE R-VALUE SHGC R-VALUE R-

R-VALUE

20 OR 13+5H

BASEMENT | SLAB R-VALUE | CRAWL SPACE | DUCTWORK



## **UPPER FLOOR PLAN NOTES**

- 2.15 2X4 STUD WALL
- 2.12 2X6 STUD WALL

CLOSET LENGTHS

- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMAL BARRIER 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.
- 5.21 FIBERGLASS BASE WITH TILE WALLS
- 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.
- 7.41 OPEN HANDRAILS
- 7.66 LINE OF FLOOR BELOW
- 8.22 CONTINUOUS FLAT VANITY

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**GENERAL NOTES** 

PROTECTION.

OTHERWISE.

PER VENDOR.

REQUIREMENTS.

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

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

TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY

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

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 SECT. R905.2
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN
- ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2). EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

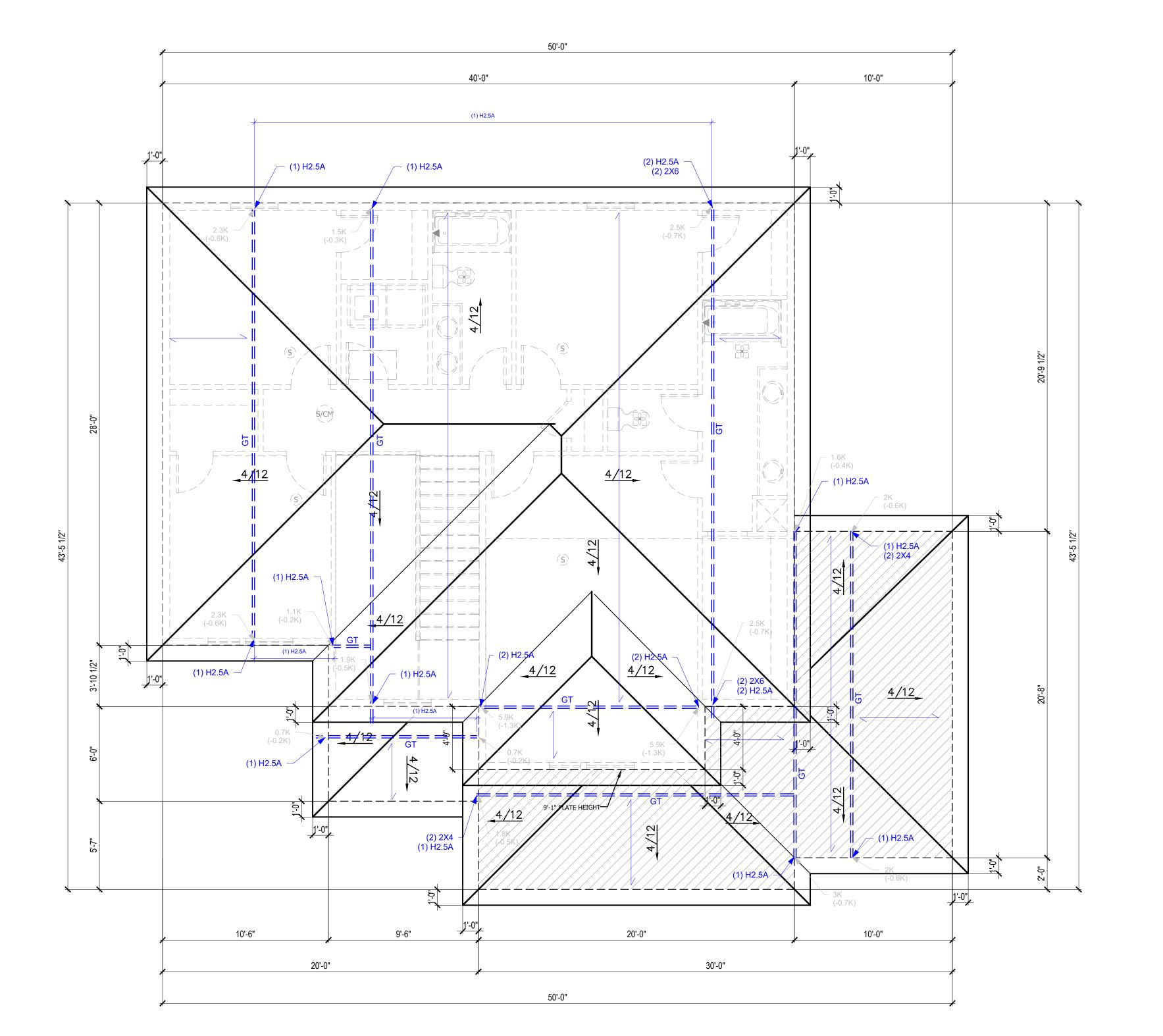
TRUSS DIRECTION

GIRDER TRUSS LOCATION

INTERIOR LOAD BEARING WALL

#### TRUSS SCREWS

- TRUSS SCREWS MAY BE USED INSTEAD OF THE
- FASTENING NOTED IN TABLE R602.3(1) TRUSS SCREWS MUST BE INSTALLED PER
- MANUFACTURER'S INSTRUCTIONS.
- BASIS OF DESIGN SHOWN ON PLANS: SIMPSON STRONG DRIVE SDWC TRUSS SCREW
  - LENGTH: 6"
  - FASTENED THROUGH THE BOTTOM SIDE OF A #
  - 2 DOUGLAS FIR LARCH DOUBLE TOP PLATE
  - INTO THE BEARING END OF A TRUSS
  - a. (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

**GARAGE ROOF** 

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

**VENTILATION AREA** 

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

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

**VENTILATION:** ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" TO 1/4" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS AREA LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED THE REQUIRED AREA MAY BE REDUCED TO 1/300. BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

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.

EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS

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

WERE PROVIDED BY OTHERS.

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#### **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 EVERSTEAD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION EVERSTEAD MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY.

#### A.2 LOADING ASSUMPTIONS

DEAD	
ROOF	10 PSF UN
ROOF + CEILING (NO STORAGE)	15 PSF
ROOF + CEILING (STORAGE)	20 PSF
CEILING JOISTS (STORAGE)	10 PSF
EXTERIOR BALCONY / DECK	10 PSF
INTERIOR FLOOR (MAIN FLOOR)	15 PSF
INTERIOR FLOOR (UPPER FLOORS)	10 PSF
8" THICK MASONRY WALL	96 PSF
6" THICK MASONRY WALL	72 PSF
EXTERIOR LIGHT FRAMED WOOD WALLS	15 PSF
INTERIOR LIGHT FRAMED WOOD WALLS	10 PSF
(INTERIOR WALLS INCLUDED IN 15 PSF DEAD	LOAD)

ROOF LIVE LOAD	20 PSF
FLOOR LIVE LOAD	40 PSF (HABITABLE)
GARAGE	50 PSF WITH 2000 LB POINT LOAD
STORAGE	20 PSF (UNINHABITABLE)
CHARDRAII ·	,

CONTINUOUS LINEAR 50 PLF MAXIMUM POINT 200 LBS GROUND SNOW LOAD 20 PSF

115 MPH VELOCITY **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 EVERSTEAD.

- 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

100 PSF

SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF O.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

AT REST

#### **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
  - 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.

# C.3 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:
  - 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 1.5 IN CLR BEAMS, COLUMNS
- 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
- 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)

MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY

#### C.6 CONCRETE WALLS WITH REINFORCEMENT STEEL

CYLINDERS OR 28 DAYS.

- 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.
- (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.

HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE

- 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

- ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 OR SOUTHERN YELLOW PINE #1 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 OR SOUTHERN YELLOW
- PINE #1 (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.

SOUTHERN YELLOW PINE #1 OR BETTER.

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

ENGINEERED LUMBER MIIMUM DESIGN REQUIREMENTS					
F₀ (PSI)         E (PSI)         F₀ (PSI)					
LVL	3100	1.9X10 <sup>6</sup>	285		
GLU-LAM	2400	1.8X10 <sup>6</sup>	230		

# D.2 STRUCTURAL STEEL

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

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

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

ASTM A53 GR.B ( $F_Y = 35 \text{ KSI}$ )

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

ASTM A36 (F<sub>Y</sub> = 36 KSI)

- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:
- HOLLOW STRUCTURAL SECTIONS: CHANNELS, PLATES, ANGLES, AND COLUMNS: WIDE FLANGES STEEL PIPE COLUMN
- BOLTS SHALL CONFORM TO ASTM A307

ANCHOR RODS:

PRESSURE TREATED.

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

# E. <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.

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

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC R312.2.

#### F. <u>STAIRWAYS</u>

- STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.
- REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
  - EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
  - EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS. THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING
- GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5.
- MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSURE PER IRC

#### **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
- MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
- ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2:

"APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE, END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL."

# SAFETY REQUIREMENTS

# I.1 EMERGENCY EGRESS AND RESCUE

- PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7
- SQ. FT. WITH A MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20". BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC R310.

# I.2 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.

# **ENERGY REQUIREMENTS**

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

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

- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

- HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER IRC N1103.4. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER IRC
- MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER IRC M1503.6.

#### AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER IRC M1601.6 ENERGY CONSERVATION. <u>ABBREVIATIONS</u>

CLR

- ABOVE FINISHED FLOOR AΒ ANCHOR BOLT BM BEARING BRG
- BELOW FINISHED FLOOR BFF BOT BOTTOM BWL BRACED WALL LINE CJ CEILING JOIST
- COL COLUMN CONC CONCRETE CONCRETE MASONRY UNIT CXN CONNECTION

CONT CONTINUOUS

CLEAR

- DOUBLE DIA DIAMETER EW **EACH WAY** EFF EFFECTIVE
- FI EVATION END CONDITION ENGINEER OF RECORD EΩ FQUAL

**EQUIV EQUIVALENT** 

EFP EQUIVALENT FLUID PRESSURE

POUNDS PER LINEAR FOOT POUNDS PER SQUARE FOOT PSI POUNDS PER SQURE INCH PRESSURE TREATED PT RAF RAFTER STRUCTURAL INSULATED PANEL SIP STL STEEL TYP TYPICAL UNO UNLESS NOTED OTHERWISE

EX

FV

FJ

FTG

FND

HDR

MAX

MIN

OC

PED

PCF

**EXISTING** 

FOOTING

HEADER

MAXIMUM

MINIMUM

ON CENTER

POUNDS PER CUBIC FOOT

PEDESTAL

NTS NOT TO SCALE

VERT VERTICAL

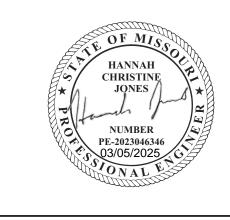
HORZ HORIZONTAL

FIELD VERIFY

FLOOR JOIST

FOUNDATION

FINISHED FLOOR



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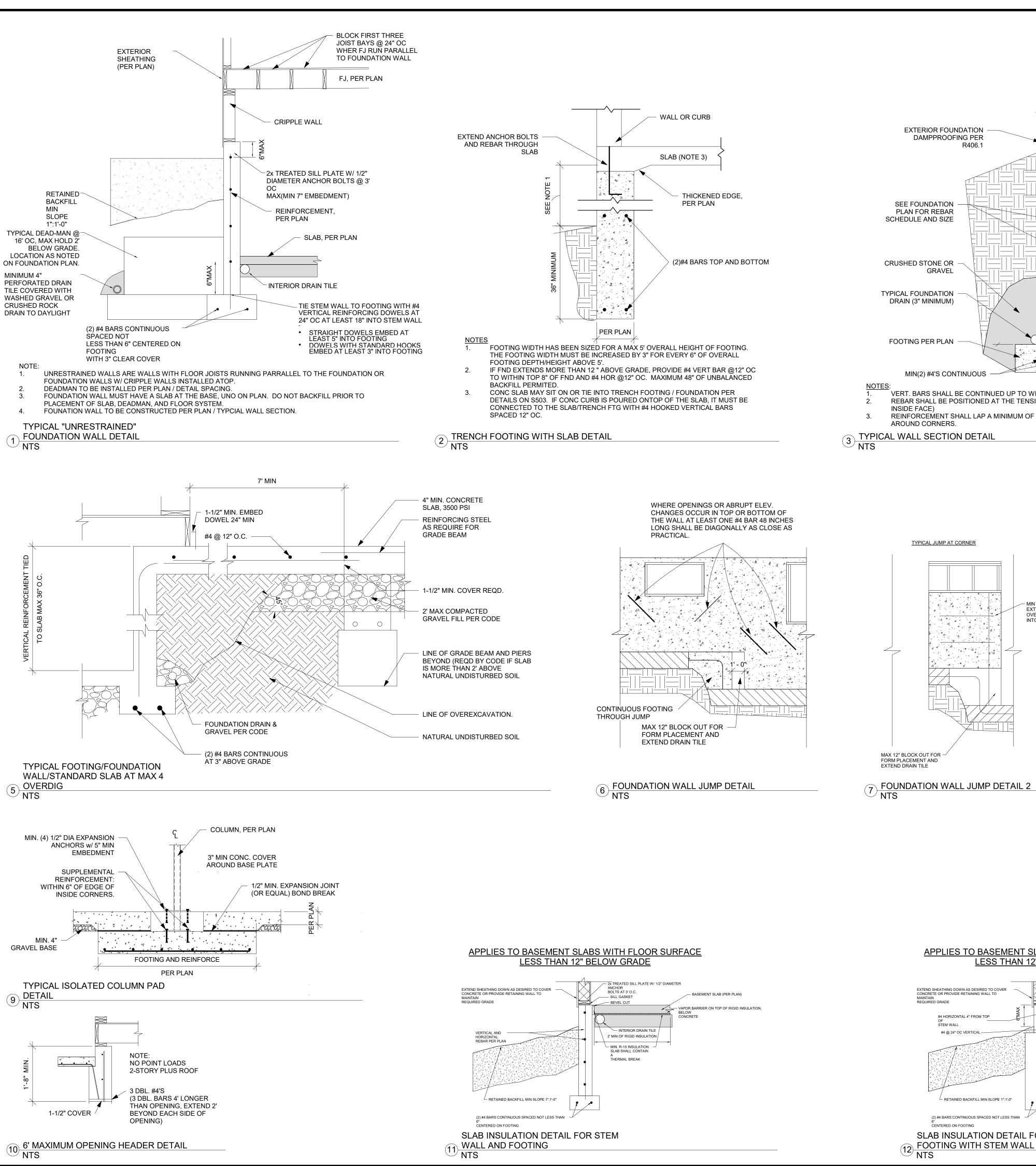
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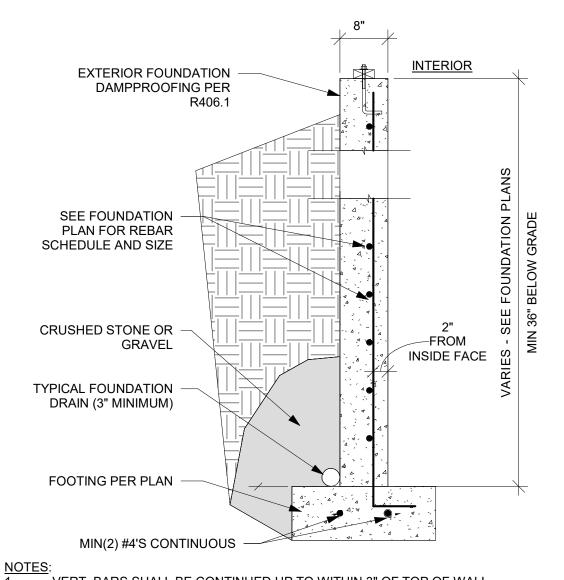
**STRUCTURAL GENERAL NOTES** 

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VERT. BARS SHALL BE CONTINUED UP TO WITHIN 3" OF TOP OF WALL. REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL. (2" FROM THE INSIDE FACE)

REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

3 TYPICAL WALL SECTION DETAIL NTS

TYP. FOUNDATION DRAIN (3" MIN) CRUSHED STONE OR GRAVEL

INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE.

THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE.

PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. [IRC R405], SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4' OVERDIG" AND "FOUNDATION DRAIN DETAIL AT RAISED SLAB" DIAGRAMS FOR DETAILS.

FOUNDATION DRAIN AND RAISED SLAB DETAIL

TYPICAL JUMP AT CORNER - MIN (2) #4 BARS EXTENDING 24" PAST INTO INTERSECTING WALL MAX 12" BLOCK OUT FOR -FORM PLACEMENT AND EXTEND DRAIN TILE

7 FOUNDATION WALL JUMP DETAIL 2

WHERE FLOOR JOISTS RUN PARALLEL TO FOUNDATION WALL, SOLID BLOCKING OUTSIDE 3 JOIST SPACE @ 36", ALIGN BLOCKING WITH ANCHOR BOLT PREFERABLY THICKNESS OF DEAD MAN TO MATCH FOUNDATION WALL THICKNESS GRADE ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF WALL RETURN REINFORCEMENT VERTICAL MIN 2'-4" HORIZONTAL #4 BARS @ 24" O.C., MIN. 3 BARS, EXTEND MIN. 24" INTO WALL FOOTING MIN 16"X8" WITH (2) #4 BARS TYPICAL FOOTING UNDER RETURN WALL LEAVE OPENING FOR DRAIN TILE THROUGH WALL ON TOP OF FOOTING OR RETURN TILE AROUND THE RETURN WALL

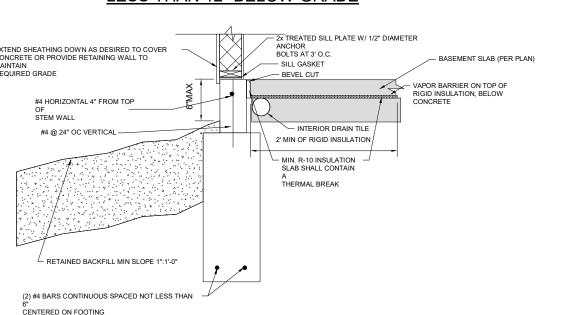
DEAD MAN SPACING: 1. ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN. 2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR 3. WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5'

8 TYPICAL DEAD MAN DETAIL

TALL WALL LOCATION) ON WALL 5' TALL OR MORE.

APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE

SLAB INSULATION DETAIL FOR TRENCH



13 BRICK VENEER DETAIL

**FOUNDATION DETAILS** 

**ENGINEERING & DESIGN** 

HANNAH

CHRISTINE

NUMBER

PE-2023046346

03/05/2025

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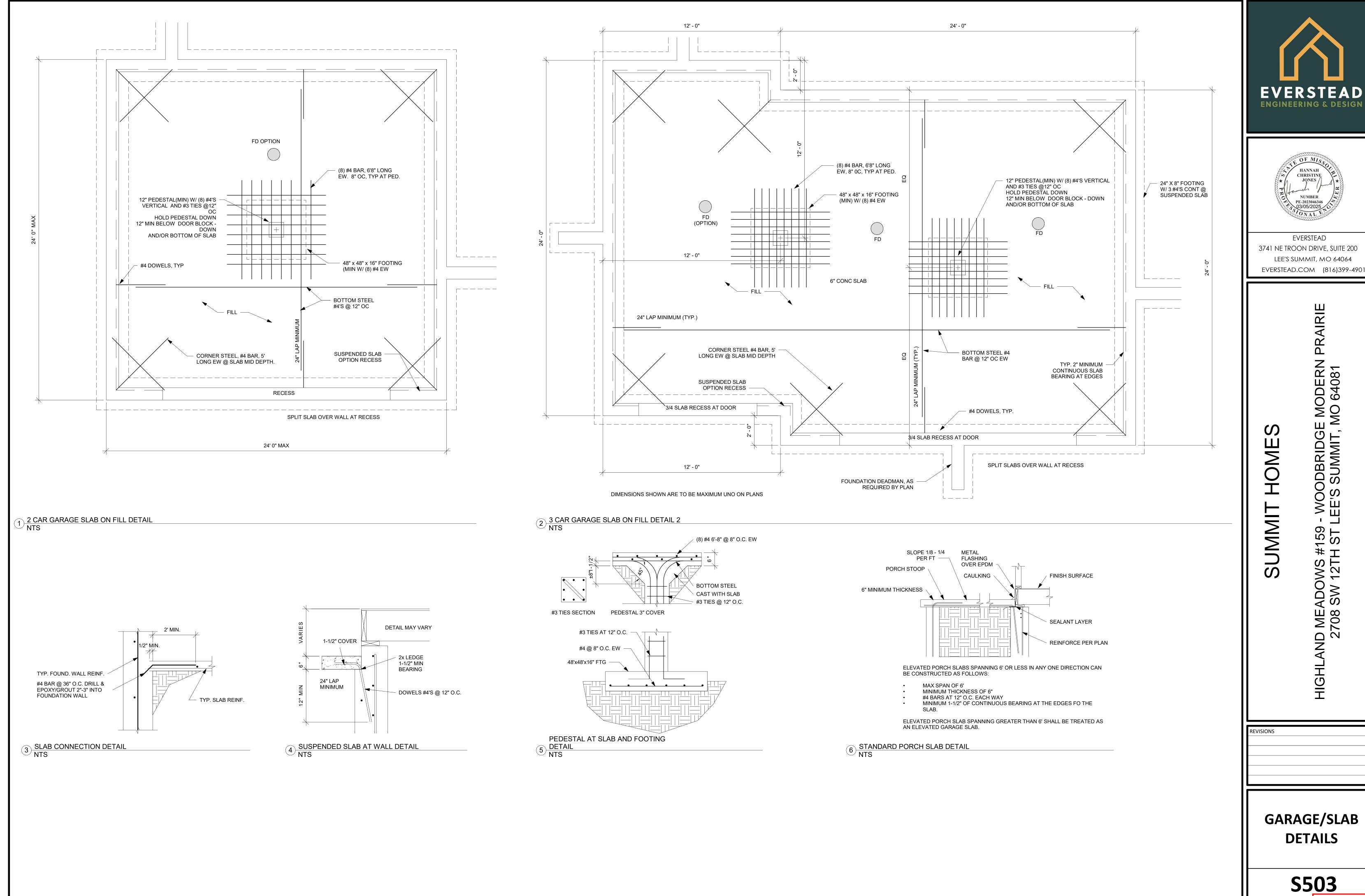
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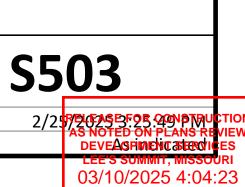
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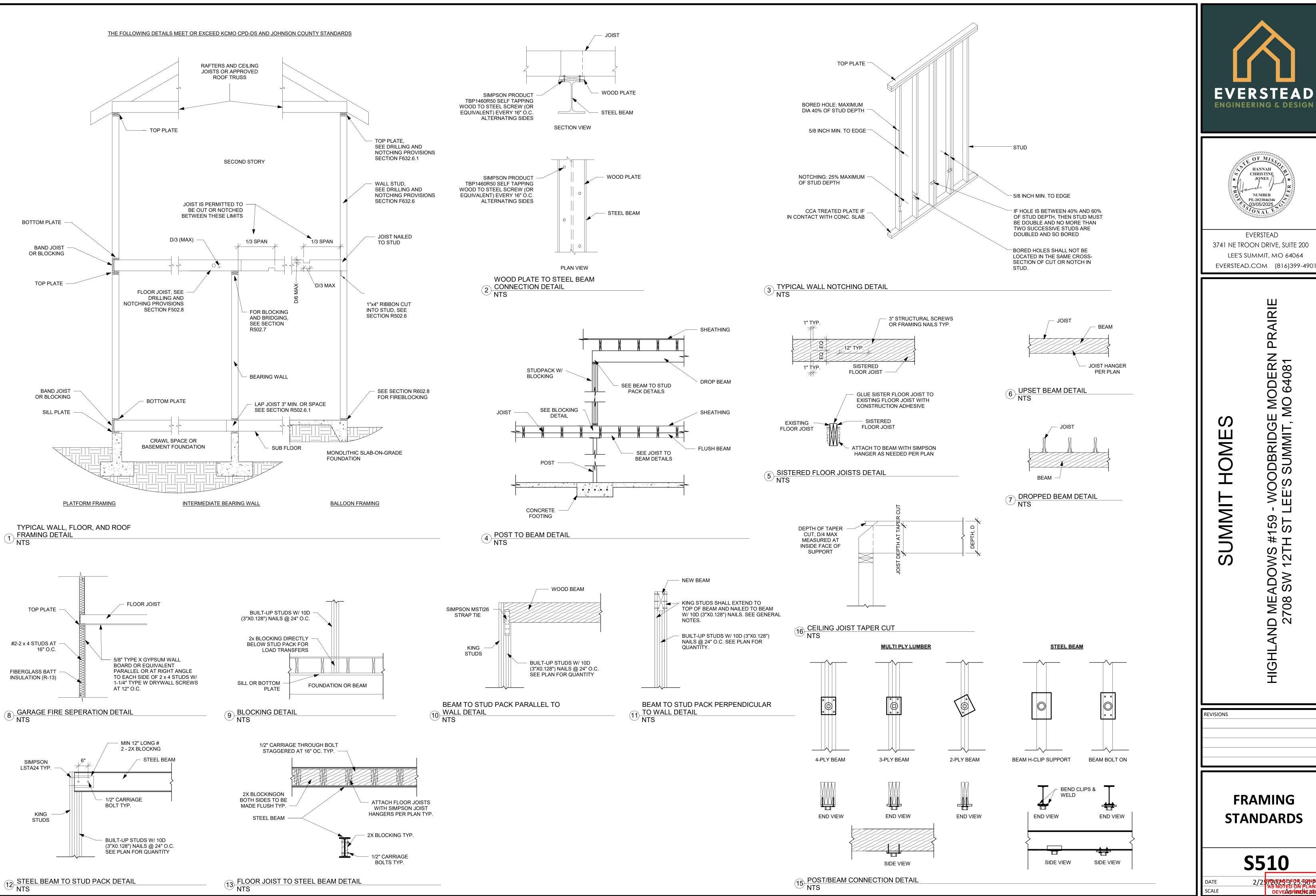
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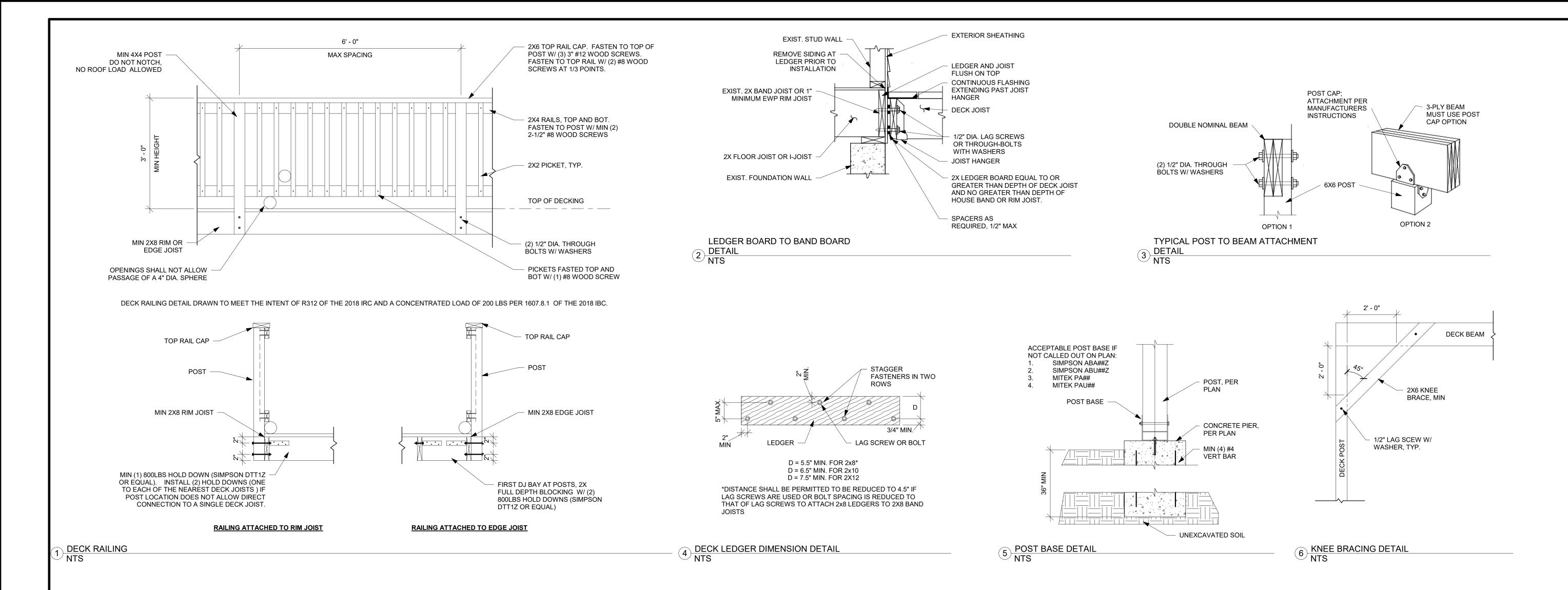


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**FRAMING STANDARDS** 

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	NBLE R507.9.1.3( VE LOAD = 40 P					'SF)	
	JOIST 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 1
		ON-CE	ENTER SPAC	ING OF FASTE	ENERS (INCH	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

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E MODERN F MO 64081 - WOODBRIDGE LEE'S SUMMIT, N AND MEADOWS #159 2708 SW 12TH ST

**ENGINEERING & DESIGN** 

HANNAH CHRISTINE

**EVERSTEAD** 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

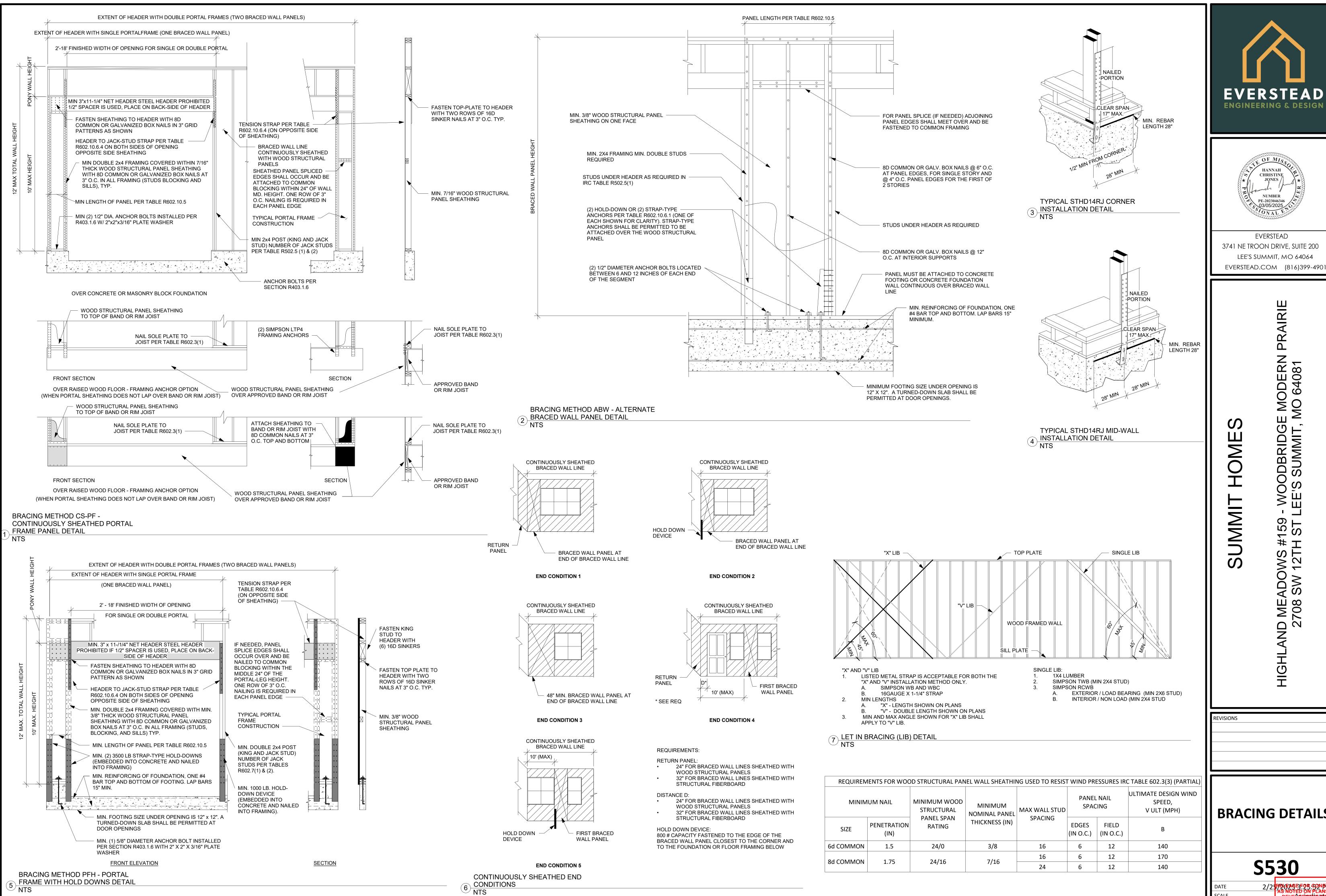
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NUMBER PE-2023046346 03/05/2025

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**DECK DETAILS** 



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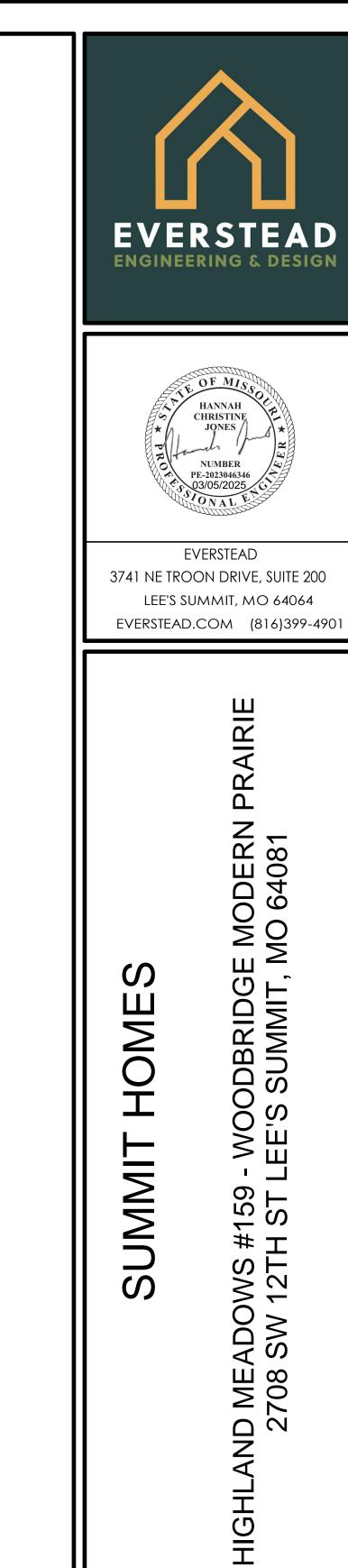
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2/2 PEGASESFOR GONOTOL AS NOTED ON PLANS RI DEVEAS PINENICATES OF SCALE

	BRACING METHODS TABLE R602.	10.4 (PARTIAL)		
METHODS, MATERIAL	MINIMUM	CONNECTION CRI	TERIA	
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	
LIB LET-IN-BRACING 1x4 WOOD OR APPROVED META		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 BRACEI WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOF AND BOTTOM PLATES) 7" FIELD	
GB-GYPSUM BOARD	1/2"	EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)		
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)		

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS
	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	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
INTERSECTION WALL CORNERS (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
TOD OD DOTTOM DI ATE TO OTI ID	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
TOP OR BOTTOM PLATE TO STUD	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	FACE NAIL
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	. A CE TO ME

	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	TOI	E NAIL
	3-3"x0.131" NAILS 8d BOX (2-1/2"x0.113")	4" O.C.	TOE NAIL
RIM JOIST, BAND JOIST OR 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		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 AND FACE NAIL	
2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162")	AT EACH 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	END NAIL	
	20d COMMON (3"x0.128")	O.C AT TOP ENI	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 GERED ON OPPOSITI SIDES
	AND: 2-20d COMMON (4"x0.192") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EA SPLICE	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-16d COMMON (3-1/2"x0.162") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FAC 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
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 UNDERLAY	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	

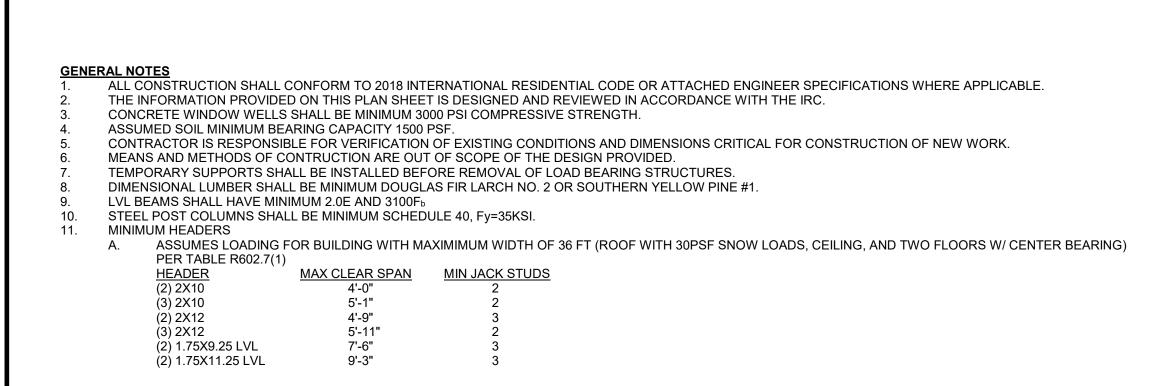


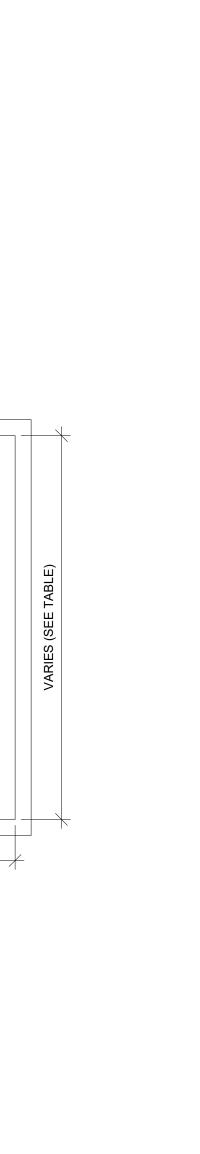
# OMES SUMMIT

REVISIONS

**FASTENING SCHEDULE** 

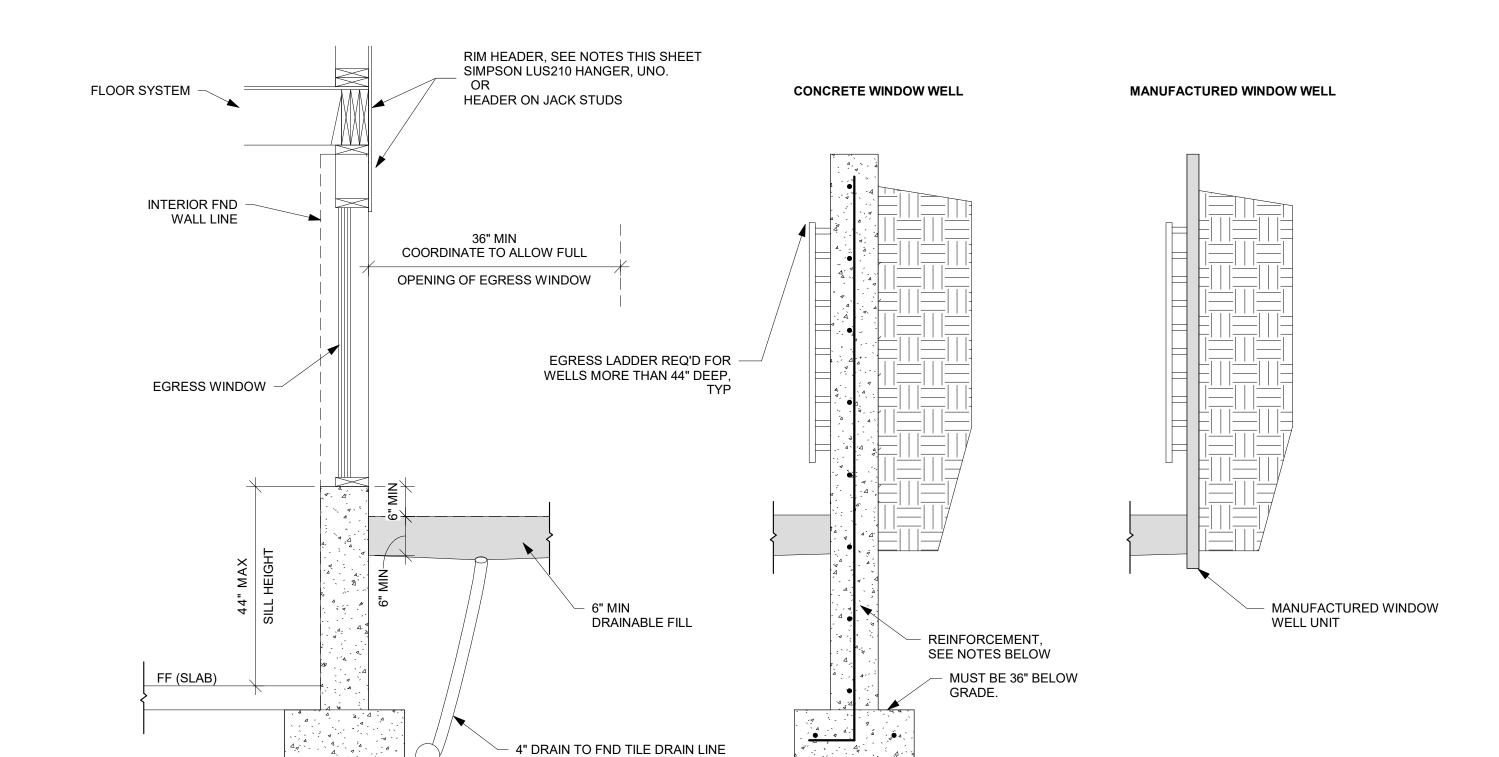
S5<u>50</u>





1' - 8"

**SLIDER WINDOW** 



# COORDINATE DEPTH OF WELL WITH WINDOW AND MANUFACTURER REQUIREMENTS.

SECTION

CONCRETE WINDOW WELL

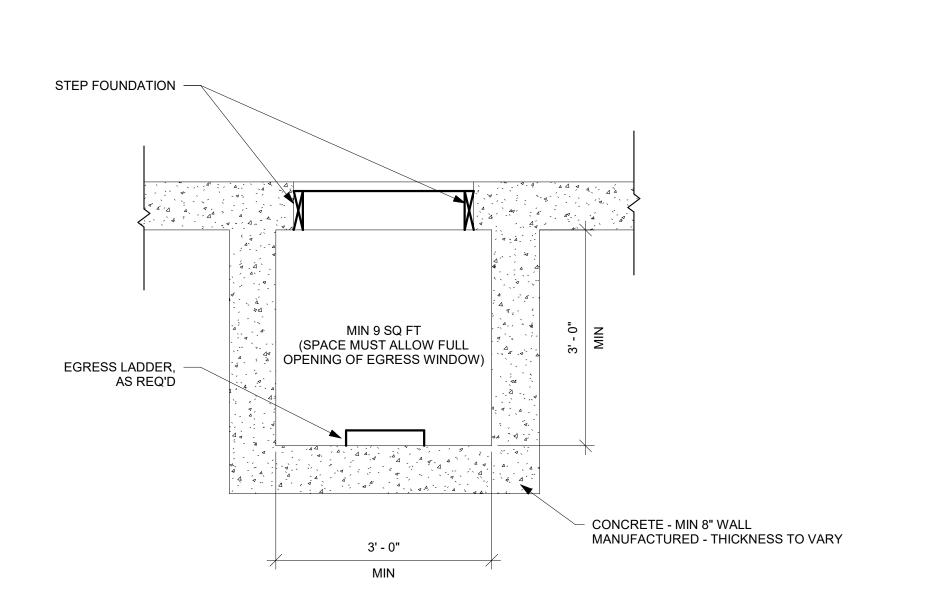
INTALLED WITH NEW FOUNDATION

REINFORCEMENT

a. REINFORCEMENT

MANUFACTURED WINDOW WELL

INSTALLED TO EXISTING FOUNDATION



WINDOW WELL MUST MEET REQUIREMENT IN R310.2.6 OF THE IRC AND LOCALLY ADOPTED CODE

POUR WINDOW WELL MONOLITHICALLY WITH ADJACENT FND WALL.

MATCH ADJACENT WALL REINFORCEMENT, SEE PLANS

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

b. SEAL WHERE NEW CONCRETE IS POURED AGAINST EX FND WITH MASTIC STRIPS OR OTHER WATER STOP MATERIAL.

#4 BAR @ 12" OC EW IN WALLS

(2) #4 BAR CONT IN WALL FTG.

INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS

PLAN

WINDOW WELL FOR EGRESS (NTS)

# SUMMIT

REVISIONS

SCALE

**PRAIRIE** WOOL EE'S S

**ENGINEERING & DESIGN** 

HANNAH CHRISTINE

NUMBER PE-2023046346

EVERSTEAD 3741 NE TROON DRIVE, SUITE 200

LEE'S SUMMIT, MO 64064

EVERSTEAD.COM (816)399-4901

**S560** 

**EGRESS** 

**WINDOWS** 

03/10/2025 4:04:23

WINDOW EGRESS (NTS)

FF ELEV

VARIES (SEE TABLE)

**SINGLE HUNG WINDOW** 

EGRESS WINDOWS MUST CONFORM TO R310 OF THE 2018 IRC

200 SERIES

400 SERIES

250 SERIES

150 SERIES

V-2500

V-4500

MIN NET CLEAR HEIGHT SHALL BE NOT LESS THAN 2 FT MIN NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCH

MIN CLEAR OPENING

MATERIAL, AND STYLE.

**MANUFACTURER** 

ANDERSON

ANDERSON

JELD-WEN

JELD-WEN

PELLA

PELLA

1' - 8"

MIN CLEAR

**CASEMENT WINDOW** 

MINIMUM WINDOW SIZES SHOWN BELOW ARE SPECIFIC TO THE MANUFACTURER AND VINYL WINDOW MODEL NUMBER LISTED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WINDOW SIZES WITH THE SELECTED MANUFACTURER, WINDOW FRAMING

CASEMENT

36X40

36X48

36X42

<u>SLIDER</u>

48X40

48X48

48X48

ABOVE GRADE FLOOR NOT LESS THAN 5.7 SQ FT PER R310.2.1 AT OR BELOW GRADE NOT LESS THAN 5.0 SF FT PER 310.2.1

36X60