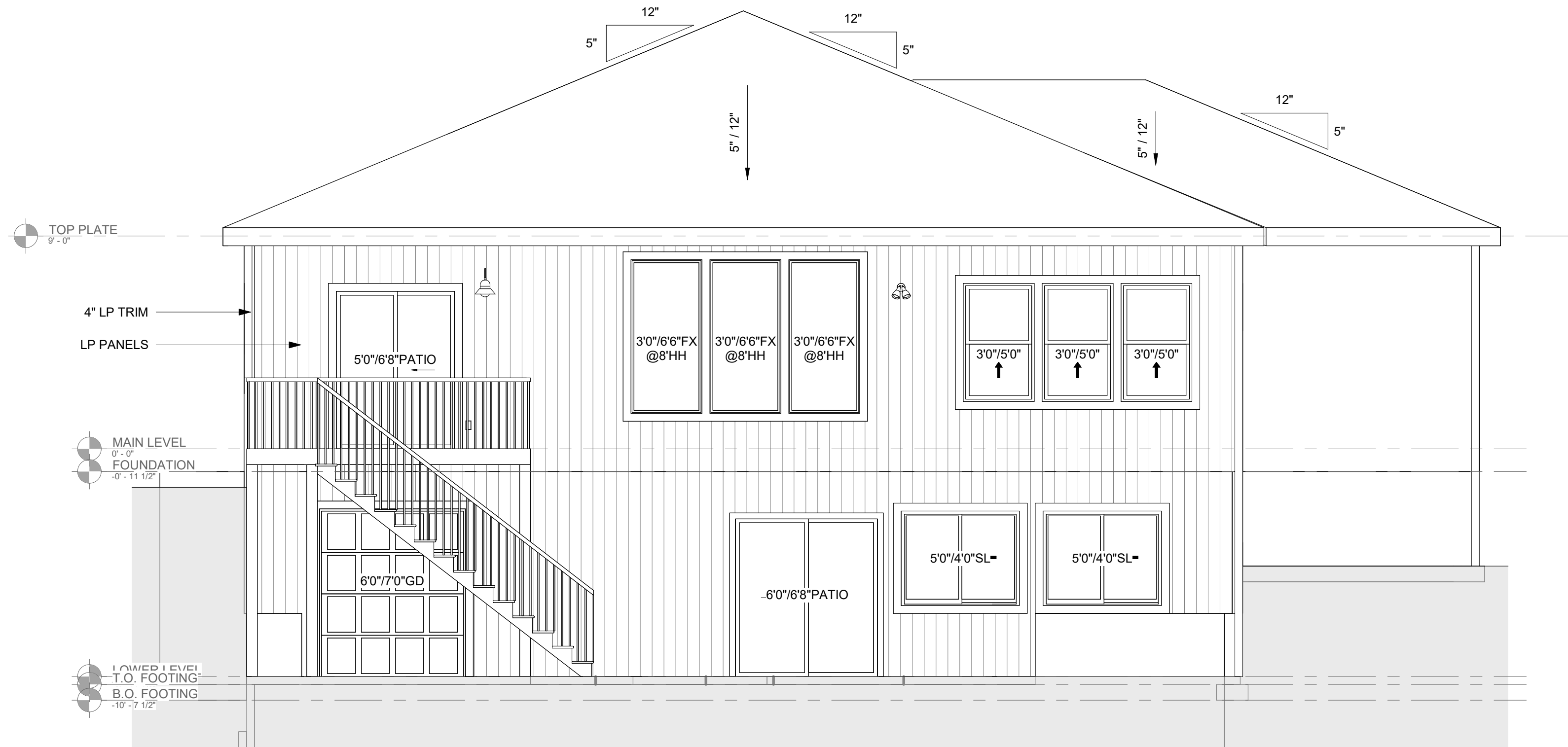


1 FRONT - CONTEMPORARY  
1/4" = 1'-0"



2 BACK - WALKOUT  
1/4" = 1'-0"

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
12/23/2024 2:32:24

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/10/2025

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SHEET NUMBER	SHEET NAME
G000	COVER
G101	LOWER LEVEL / FOUNDATION PLAN
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S000	STRUCTURAL GENERAL NOTES
S501	FOUNDATION DETAILS
S503	GARAGE/SLAB DETAILS
S510	FRAMING STANDARDS
S520	DECK DETAILS
S530	BRACING DETAILS
S550	FASTENING SCHEDULE
S560	EGRESS WINDOWS

BUILDING SQUARE FOOTAGE (SQFT)	
MAIN LEVEL	CONDITIONED SPACE TOTAL
1747	
CONDITIONED SPACE TOTAL (SQ FT)	1747
LOWER LEVEL UNCONDITIONED SPACE TOTAL	1764
GARAGE TOTAL	685
UNCONDITIONED SPACE TOTAL (SQ FT)	2449

EVERSTEAD HAS PRODUCED THIS PLAN SET FOR THE CLIENT LISTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR THE PROJECT AT THE ADDRESS LISTED ON THE PLANS. USE OF ANY PART OF THIS PLAN SET TO DEMOLISH, CONSTRUCT OR BUILD IN ANY MANNER ON PROPERTY OTHER THAN THE LISTED ADDRESS IS PROHIBITED WITHOUT WRITTEN CONSENT FROM EVERSTEAD.

ALL THIRD PARTY INSPECTIONS MUST BE PERFORMED BY THE ENGINEER OF RECORD (EOR). THIRD PARTY INSPECTION INCLUDE BUT ARE NOT LIMITED TO INSPECTIONS OF THE BEARING SOIL, FOOTINGS, PIERS, FOUNDATIONS, STRUCTURAL / SUSPENDED SLABS, RETAINING WALLS BACKFILL AND REINFORCEMENT, LUMBER FRAMED CONTRACTIBILITY ISSUES, AND STRUCTURAL ITEMS IDENTIFIED BY THE LOCAL CODE INSPECTOR.

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



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REVISIONS	
2 - 12/18/24	

COVER

G000

DATE 12/19/2024 9:04:27 AM  
SCALE As indicated



GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

FOUNDATION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
- REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
- FOUNDATION WALLS SHALL BE DAMPROOFED PER IRC R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
- FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFR GROUND).
- SLAB ON GROUND SHALL BE CONTINUOUSLY SUPPORTED ON UNDISTURBED SOIL OR WITH FILL AND BASE AS DESCRIBED:
  - FILL - THE FILL SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT CONTAIN DELETERIOUS QUANTITIES OF ORGANIC OR FOREIGN MATERIAL. FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR SUITABLE SOILS, UNLESS APPROVED BY THE BUILDING OFFICIAL.
  - BASE - A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED SLAG, OR RECYCLED CONCRETE PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE.

FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" FROM INSIDE TENSION FACE)				
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.N.O. ON PLANS
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.	16" x 8" CONC. FTG. W/ (2) #4 BARS CONT.
< 6'-0" WALL	8"	#4 BARS @36" O.C.	#4 BARS @ 24" O.C.	
8'-0" WALL		#4 BARS @16" O.C.		
9'-0" WALL		#4 BARS @12" O.C.		
10'-0" WALL	10"	#4 BARS @8" O.C.		24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.
11'-0" WALL		#4 BARS @9" O.C.		
12'-0" WALL		#4 BARS @6" O.C.		

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

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

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

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

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- NEW DOORS AND WINDOWS ARE TAGGED IN INCHES.
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- STRUCTURAL BEAMS ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR SPECIFICATION.
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION

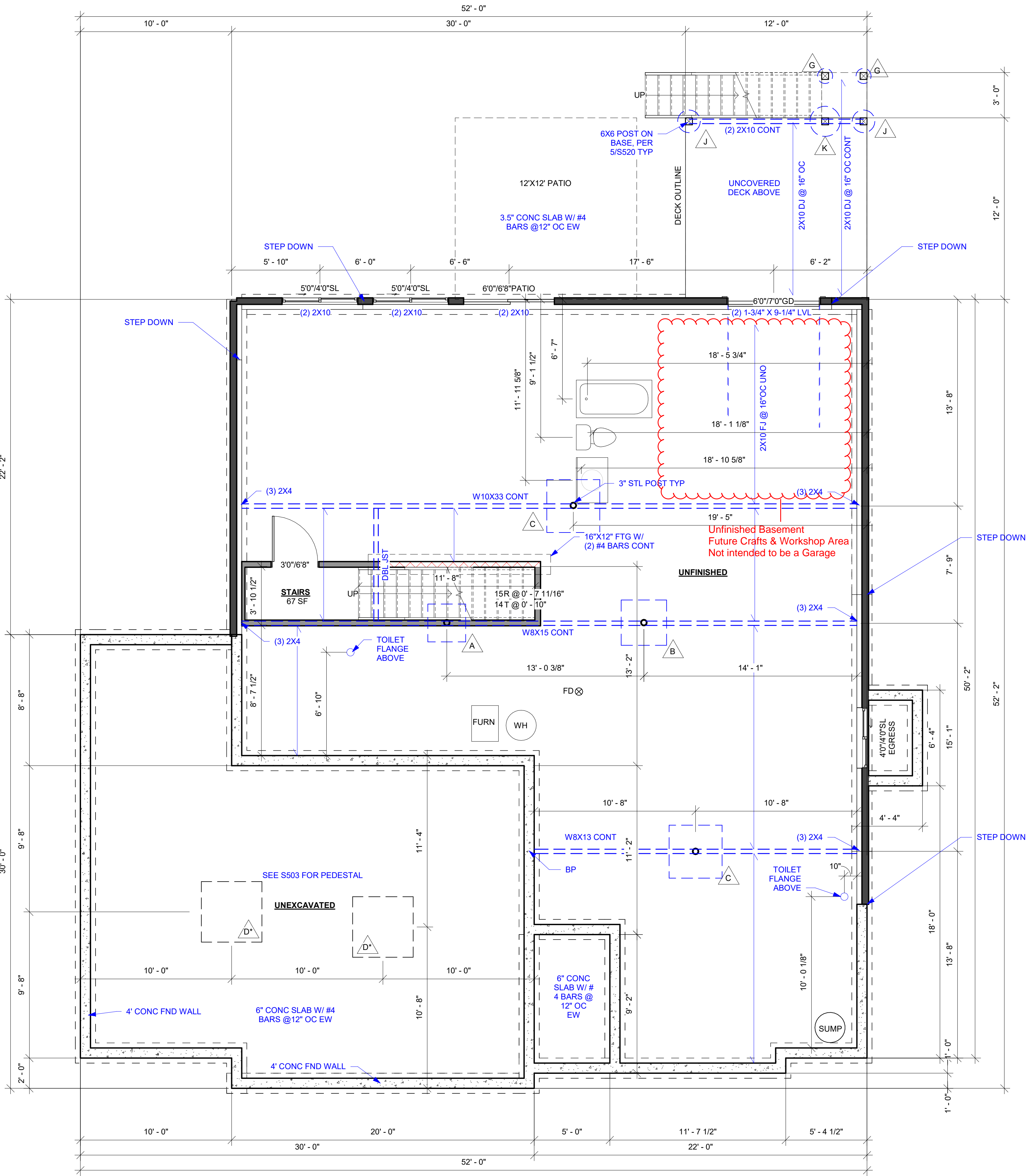
	FOUNDATION WALL
	NEW INTERIOR PARTITION
	NEW EXTERIOR WALL

LOWER LEVEL DOOR SCHEDULE

LEVEL	COUNT	TYPE
LOWER LEVEL	1	3'0"/6'8"

LOWER LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
LOWER LEVEL	2	4'0"/4'0"SL EGRESS	Window-Sliding-Double	7' - 0"

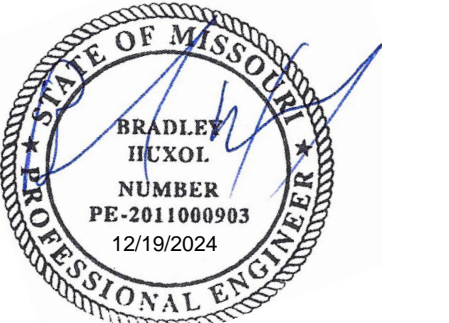


1 PLAN VIEW - LOWER LEVEL WALKOUT  
1/4" = 1'-0"



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REVISIONS

LOWER LEVEL /  
FOUNDATION  
PLAN

G101

DATE 12/19/2024  
SCALE

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS  
DEVELOPMENT  
12/26/2024



GENERAL PLAN NOTES

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- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS
- 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 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)

CONSTRUCTION NOTES - NEW CONSTRUCTION

- ALL WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD U.N.O.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
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- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

WALL LEGEND - NEW CONSTRUCTION

- FOUNDATION WALL
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

MAIN LEVEL DOOR SCHEDULE

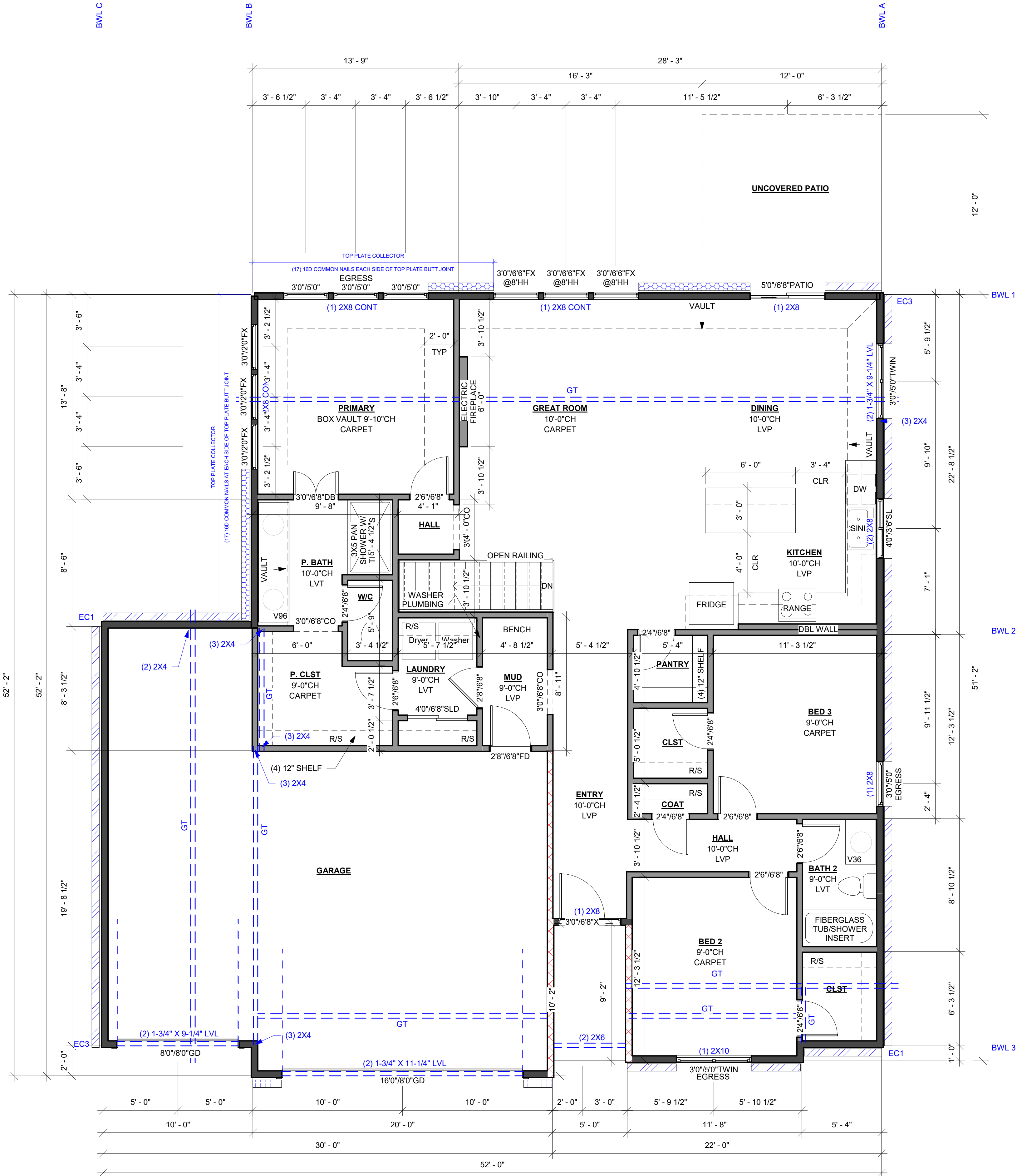
LEVEL	COUNT	TYPE
MAIN LEVEL	5	2'4" / 6'8"
MAIN LEVEL	5	2'6" / 6'8"
MAIN LEVEL	1	2'8" / 6'8"
MAIN LEVEL	1	2'8" / 6'8" FD
MAIN LEVEL	3	3'0" / 6'8" CO
MAIN LEVEL	1	3'0" / 6'8" DB
MAIN LEVEL	1	3'0" / 6'8" X
MAIN LEVEL	1	4'0" / 6'8" SLD
MAIN LEVEL	1	5'0" / 6'8" PATIO

MAIN LEVEL WINDOW SCHEDULE

LEVEL	COUNT	TYPE	FAMILY	HEAD HEIGHT
MAIN LEVEL	1	1'0" / 6'8" FX	Window-Fixed	6' - 9"
MAIN LEVEL	3	3'0" / 2'0" FX	Window-Fixed	7' - 0"
MAIN LEVEL	4	3'0" / 5'0"	Window-Single-Hung	7' - 0"
MAIN LEVEL	2	3'0" / 5'0" TWIN	Window-Single-Hung-Double	7' - 0"
MAIN LEVEL	3	3'0" / 6'6" FX @ 8" HH	Window-Fixed	8' - 0"
MAIN LEVEL	1	4'0" / 3'6" SL	Window-Sliding-Double	7' - 0"
MAIN LEVEL	1	4'6" / 1'0" FX	Window-Fixed	7' - 10 19/32"

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

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H	19	10/13	10, 2 FT	10/13	8



PLAN VIEW - MAIN LEVEL  
CONTEMPORARY  
1/4" = 1'-0"



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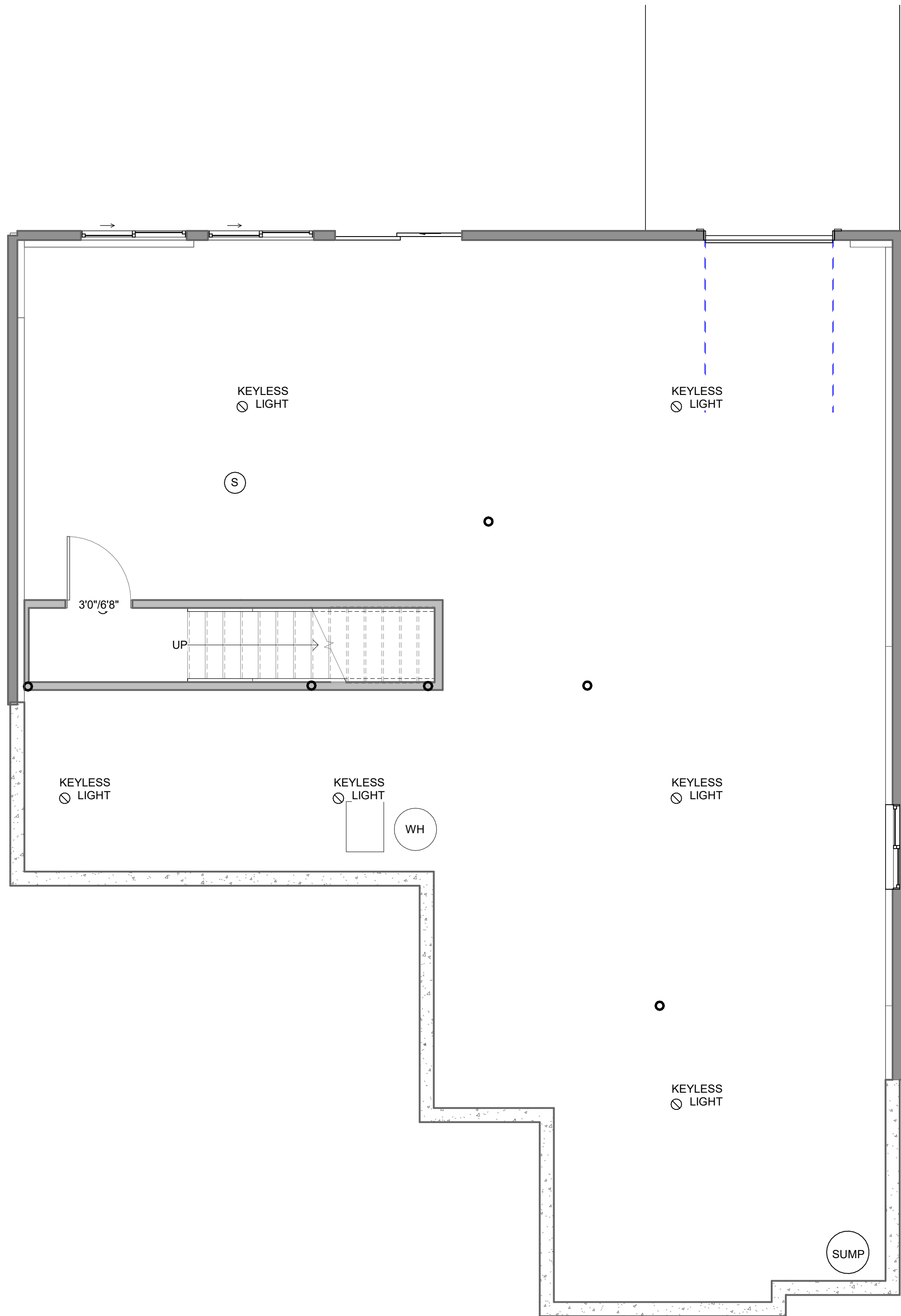
REVISIONS

MAIN LEVEL PLAN

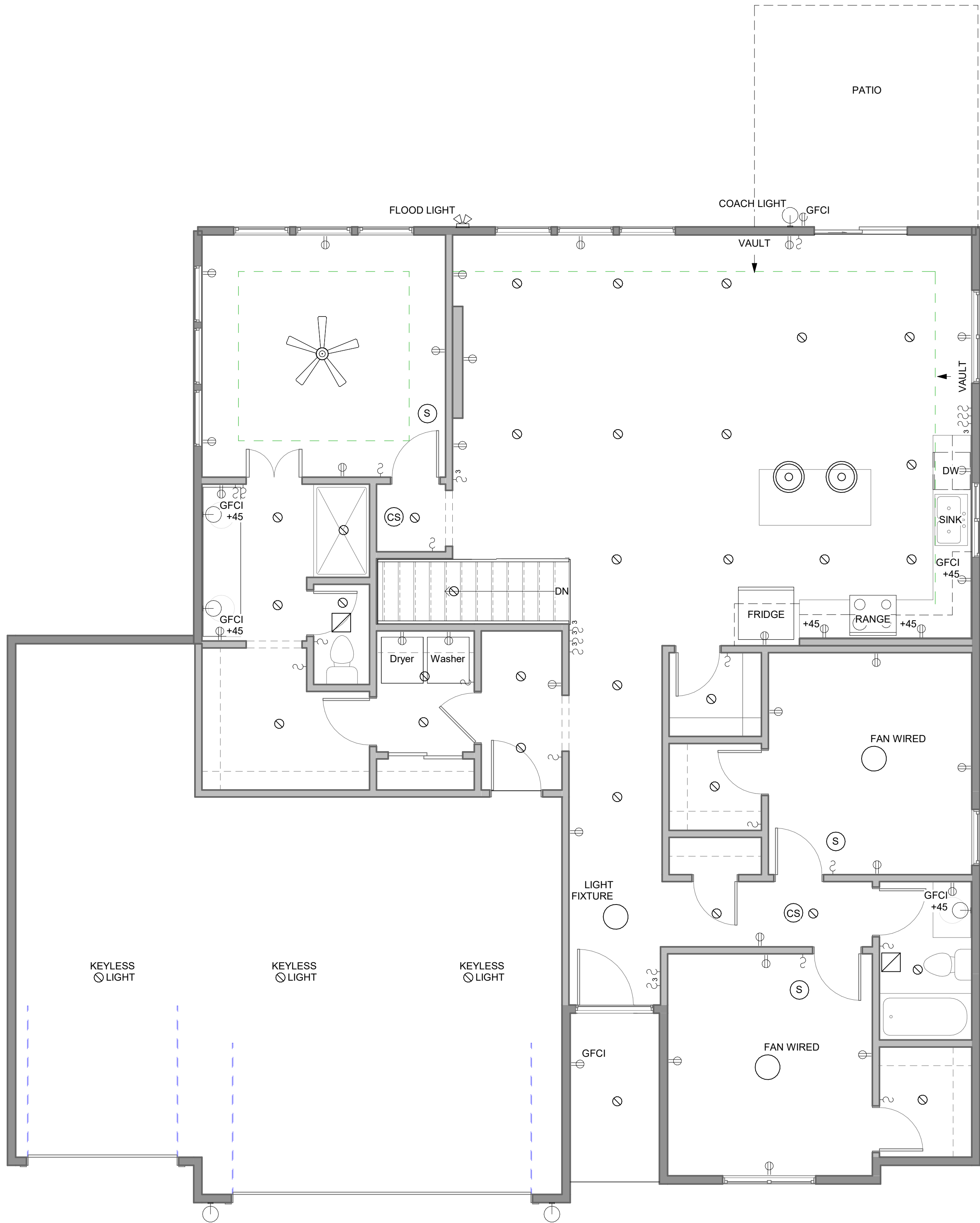
G102

DATE 12/19/2024  
SCALE

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS  
DEVELOPMENT  
12/26/2024



PLAN VIEW - LOWER LEVEL  
UNFINISHED LIGHTING/OUTLET PLAN  
1/4" = 1'-0"



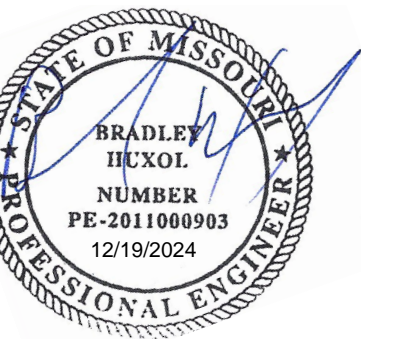
PLAN VIEW - MAIN LEVEL  
LIGHTING/OUTLET PLAN  
1/4" = 1'-0"

LIGHTING + OUTLET:	
RECESSED LIGHT	SMOKE DETECTOR
SURFACE MOUNT LIGHT FIXTURE	CARBON/SMOKE DETECTOR
EXHAUST FAN	DUPLEX RECPTICAL
PENDANT LIGHT	SINGLE WAY SWITCH
VANITY SCONCE	THREE WAY SWITCH
CEILING FAN	



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REVISIONS

LIGHTING/OUTLET  
LOCATIONS



G104

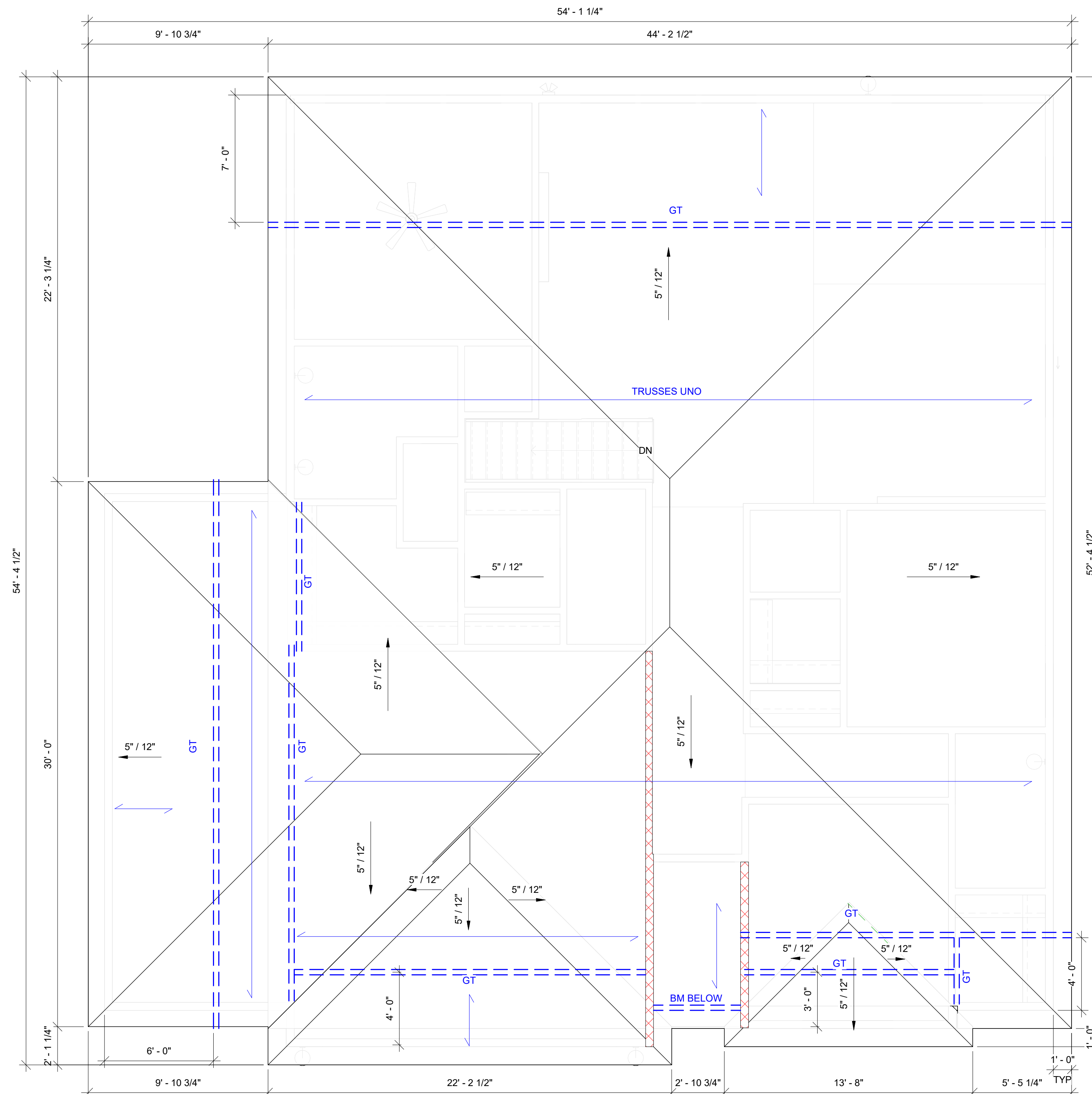
DATE 12/19/2024  
SCALE

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AS NOTED ON PLANS  
DEVELOPER'S REVIEW  
12/26/2024  
MISSOURI  
12/26/2024



1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. DESIGNED FOR LIGHT TO MODERATE WINDS. UNO. SEE G000 FOR MINIMUM LOADING.
3. ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. #2 2X10 UNO. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED POINTS.
4. PROVIDE 2X STUD BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
5. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
6. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
7. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER. STUD PACK / COLUMN SHOWN ON PLANS.
8. ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2.
9. MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
10. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOWNSLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1 (1/2).
11. EVERSTEAD STRUCTURAL SLOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.

 TRUSS DIRECTION  
 GIRDER TRUSS LOCATION  
 INTERIOR LOAD BEARING WALL



1 ROOF PLAN - CONTEMPORARY  
1/4" = 1'-0"



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**EVERSTEAD**  
ENGINEERING & DESIGN



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# AVITAL HOMES

# AVALON

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LEE'S SUMMIT, MISSOURI 64082**

## REVISIONS

## ROOF PLAN

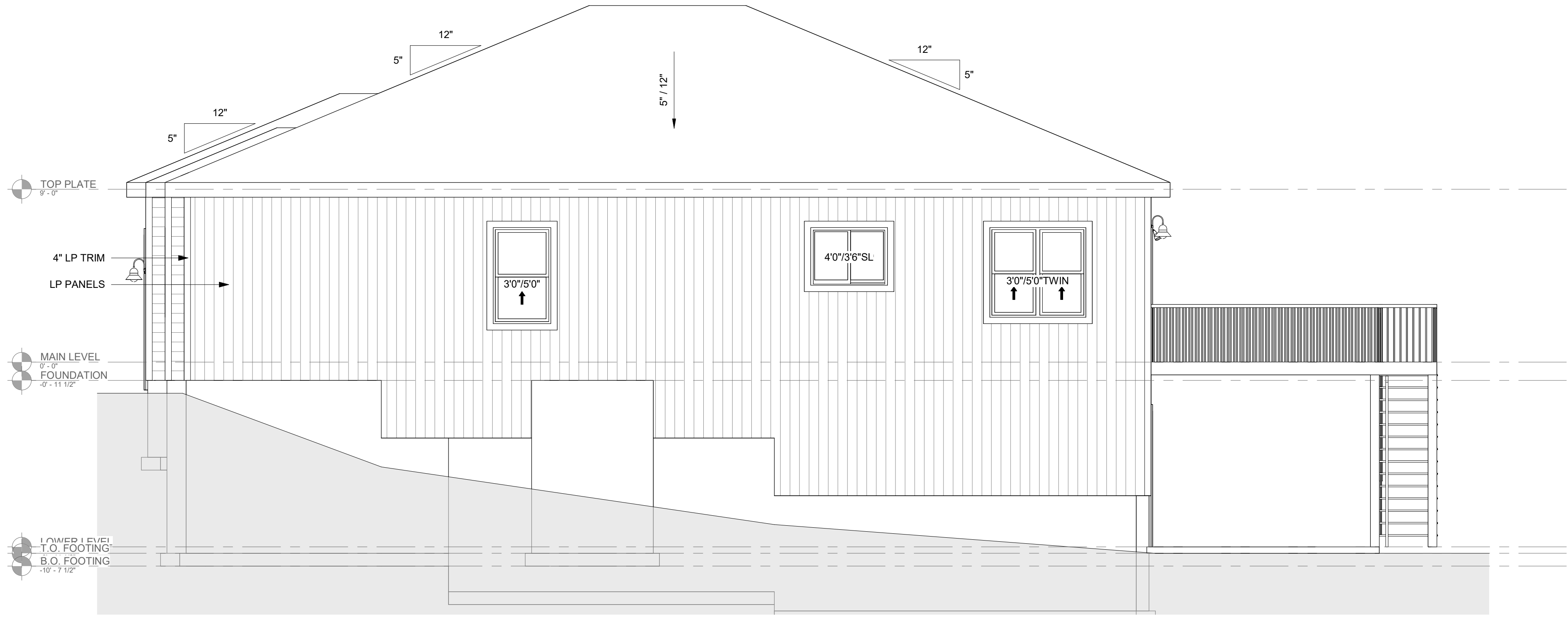
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SCALE	

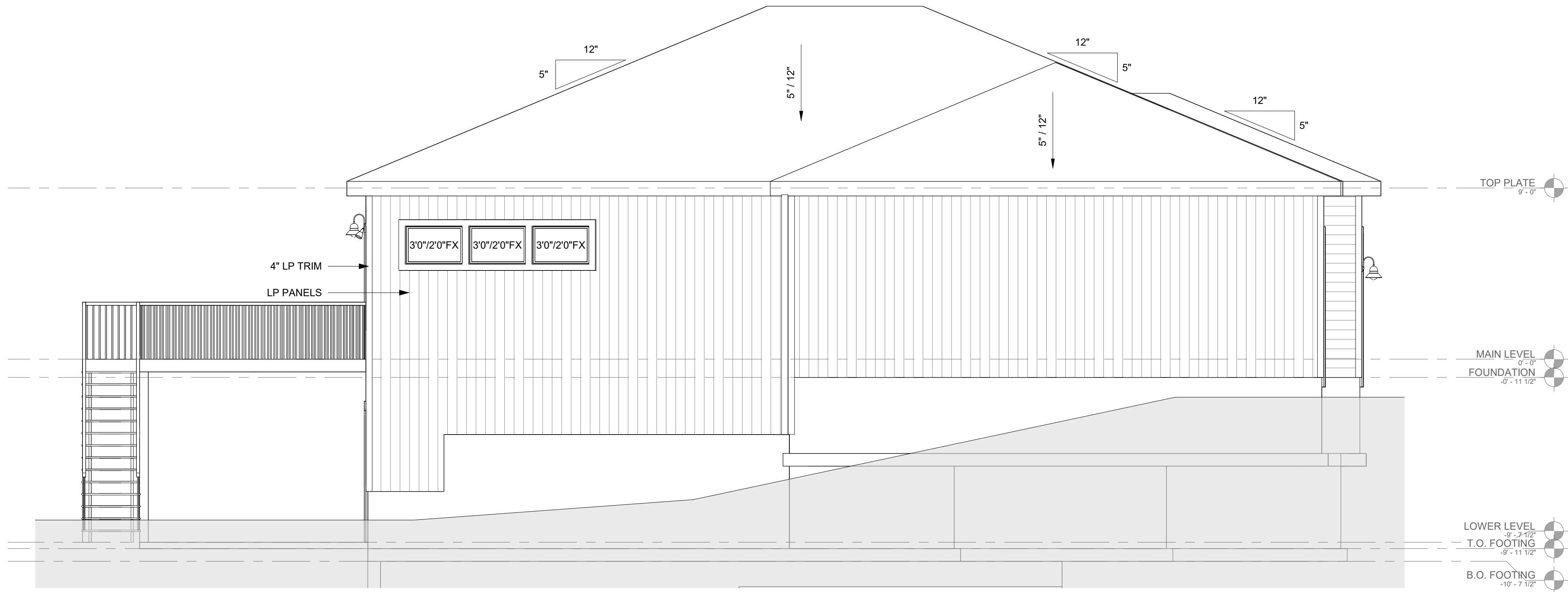
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AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES

ELEVATION NOTES

GRADE IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY.  
CONTRACTOR TO VERIFY SITE CONDITIONS.



① LEFT CONTEMPORARY WALKOUT  
1/4" = 1'-0"



② RIGHT - CONTEMPORARY WALKOUT  
1/4" = 1'-0"



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REVISIONS

DESIGN  
ELEVATIONS

G200

DATE 12/19/2024  
SCALE

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS  
DEVELOPER'S REVIEW  
12/26/2024  
12/26/2024



**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.

## 8 FOOTNOTES

<ul style="list-style-type: none"><li>• 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:<ul style="list-style-type: none"><li>• 8" WALL – MINIMUM 2" FROM TENSION FACE</li><li>• 10" WALL – MINIMUM 6-3/4" FROM THE OUTSIDE FACE</li><li>• EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL</li></ul></li><li>• HORIZONTAL REINFORCEMENT:<ul style="list-style-type: none"><li>• ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL</li><li>• OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.</li><li>• HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE)</li><li>• 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.</li></ul></li><li>• 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.</li><li>• 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).</li></ul>	<p>E.</p>
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MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c) FOR SEVER WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	3,500
SUSPENDED SLABS	4,000

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 MINIMUM DESIGN REQUIREMENTS			
	F <sub>x</sub> (PSI)	E (PSI)	F <sub>y</sub> (PSI)
LVL	3100	1.9X10 <sup>6</sup>	285
DOUGLAS FIR-LARCH	900	1.6X10 <sup>6</sup>	180
GLU-LAM	2400	1.8X10 <sup>6</sup>	230

ENGINEERED LUMBER MINIMUM DESIGN REQUIREMENTS			
	F <sub>b</sub> (PSI)	E (PSI)	F <sub>v</sub> (PSI)
LVL	3100	1.9X10 <sup>6</sup>	285
DOUGLAS FIR-LARCH	900	1.6X10 <sup>6</sup>	180
GLU-LAM	2400	1.8X10 <sup>6</sup>	230

## 2.2 STRUCTURAL STEEL

- STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:
  - HOLLOW STRUCTURAL SECTIONS: ASTM A500 (F<sub>y</sub> = 46 KSI)
  - CHANNELS, PLATES, ANGLES, AND COLUMNS: ASTM A36 (F<sub>y</sub> = 36 KSI)
  - WIDE FLANGES: ASTM A992 (F<sub>y</sub> = 50 KSI)
  - STEEL PIPE COLUMN: ASTM A53 GR.B (F<sub>y</sub> = 35 KSI)
  - ANCHOR RODS: ASTM F1554 (F<sub>y</sub> = 36 KSI)
- BOLTS SHALL CONFORM TO ASTM A307
- WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION, WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.
- 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.

**GLAZING**

- 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.

- **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 "1" 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 FROM (7/16" 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 DASHMA 108 AND ASTM E330-96 (IRC R301.2.1).

**H. ROOF**

- 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.

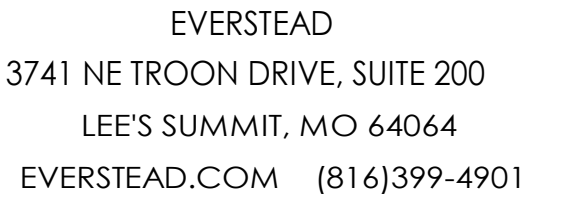
**I.2 SMOKE AND CARBON MONOXIDE SAFETY (PER IRC R314)**

- 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.

**J. ENERGY REQUIREMENTS**

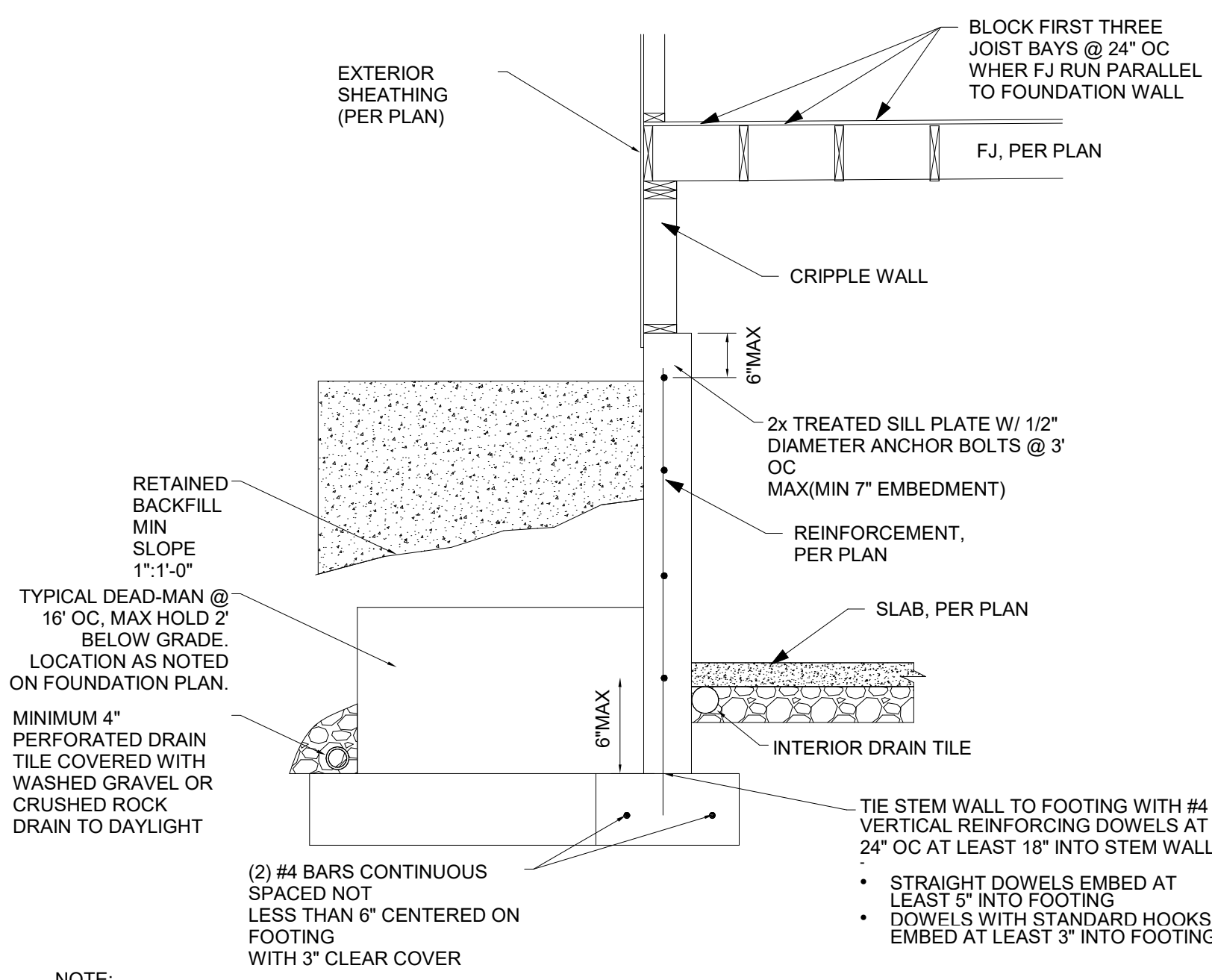
- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER IRC N1102.4.5.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER IRC N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER IRC N1103.3.2.1.
- *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 M1504.3.
- 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.

K. <u>ABBREVIATIONS</u>			
• AFF	ABOVE FINISHED FLOOR	• EX	EXISTING
• AB	ANCHOR BOLT	• EV	FIELD VERIFY
• BM	BEAM	• FF	FINISHED FLOOR
• BRG	BEARING	• FJ	FLOOR JOIST
• BFF	BELOW FINISHED FLOOR	• FTG	FOOTING
• BOT	BOTTOM	• FND	FOUNDATION
• BWL	BRACED WALL LINE	• HDR	HEADER
• CJ	CEILING JOIST	• HORZ	HORIZONTAL
• CLR	CLEAR	• MAX	MAXIMUM
• COL	COLUMN	• MIN	MINIMUM
• CONC	CONCRETE	• NTS	NOT TO SCALE
• CMU	CONCRETE MASONRY UNIT	• OC	ON CENTER
• CXN	CONNECTION	• PED	PEDESTAL
• CONT	CONTINUOUS	• PCF	POUNDS PER CUBIC FOOT
• DBL	DOUBLE	• PLF	POUNDS PER LINEAR FOOT
• DIA	DIAMETER	• PSF	POUNDS PER SQUARE FOOT
• EW	EACH WAY	• PSI	POUNDS PER SQUARE INCH
• EFF	EFFECTIVE	• PT	PRESSURE TREATED
• EL	ELEVATION	• RAF	RAFTER
• EC	END CONDITION	• SIP	STRUCTURAL INSULATED PANEL
• EOR	ENGINEER OF RECORD	• STL	STEEL
• EQ	EQUAL	• TYP	TYPICAL
• EQUIV	EQUIVALENT	• UNO	UNLESS NOTED OTHERWISE
• EFP	EQUIVALENT FLUID PRESSURE	• VERT	VERTICAL



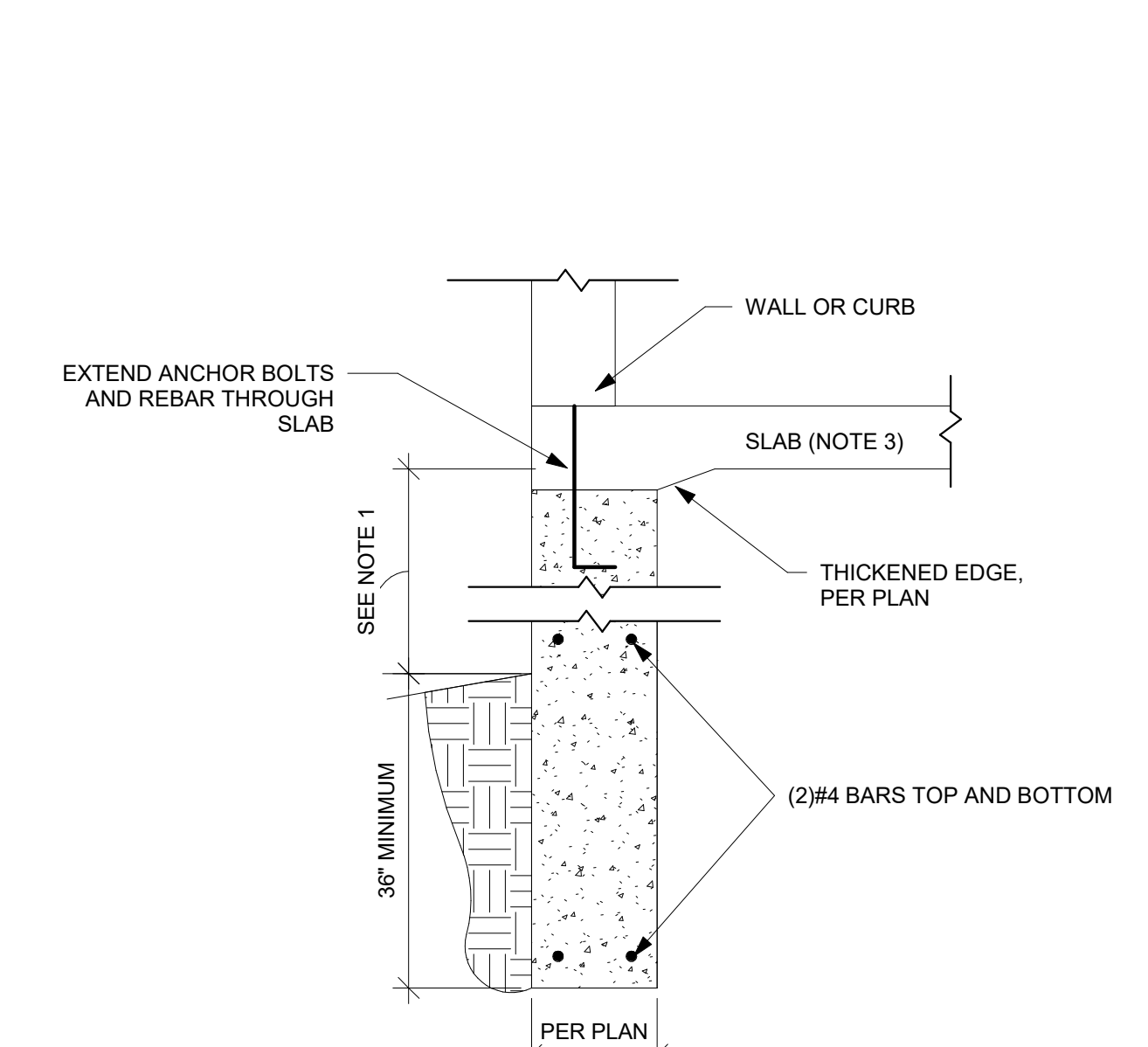
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LEE'S SUMMIT, MISSOURI 64082**





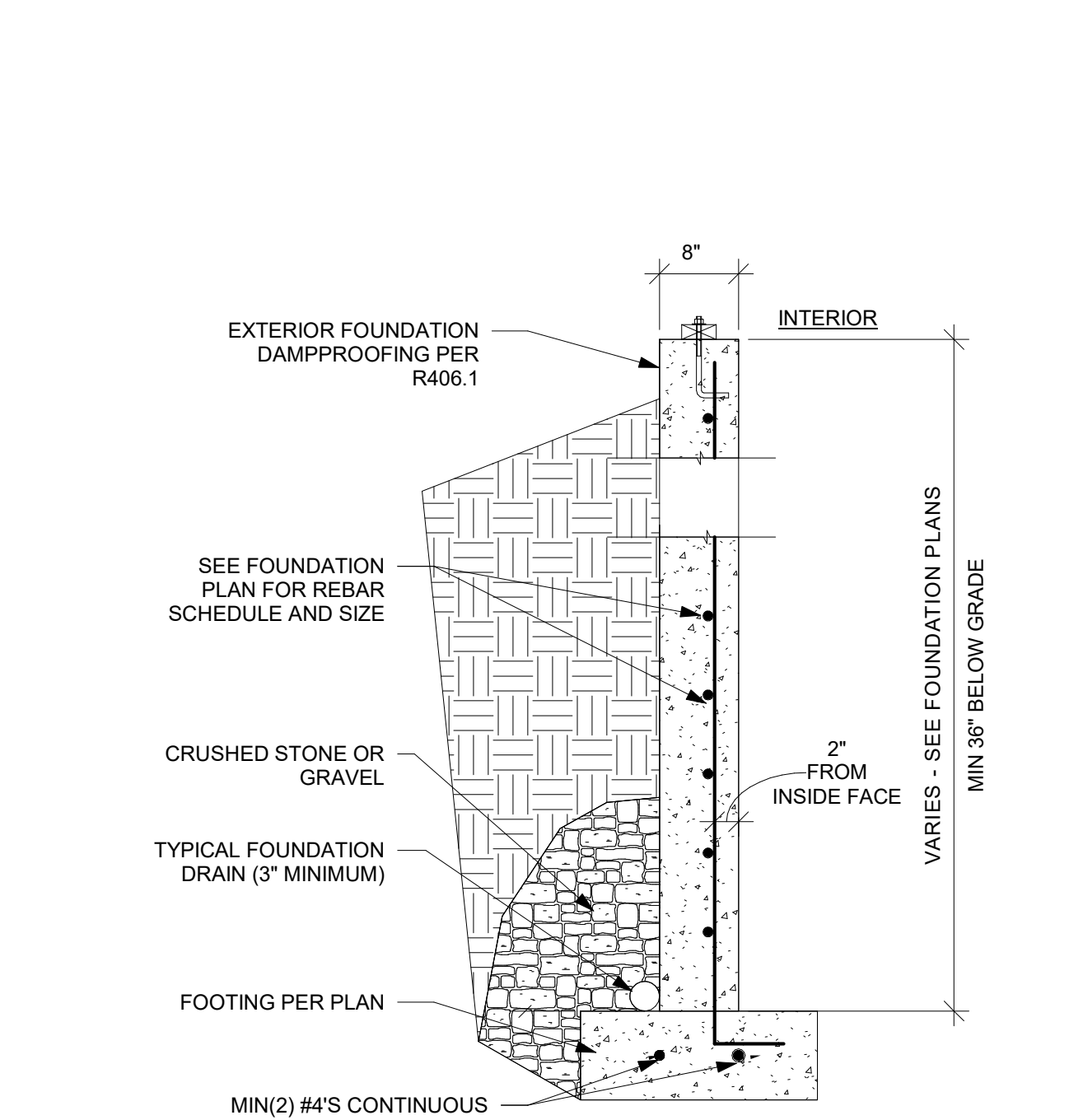
- NOTE:
1. UNRESTRAINED WALLS ARE WALLS WITH FLOOR JOISTS RUNNING PARRALLEL TO THE FOUNDATION OR FOUNDATION WALLS W/ CRIPPLE WALLS INSTALLED ATOP.
  2. DEADMAN TO BE INSTALLED PER PLAN / DETAIL SPACING.
  3. FOUNDATION WALL MUST HAVE A SLAB AT THE BASE, UNO ON PLAN. DO NOT BACKFILL PRIOR TO PLACEMENT OF SLAB, DEADMAN, AND FLOOR SYSTEM.
  4. FOUNDATION WALL TO BE CONSTRUCTED PER PLAN / TYPICAL WALL SECTION.

1 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL NTS



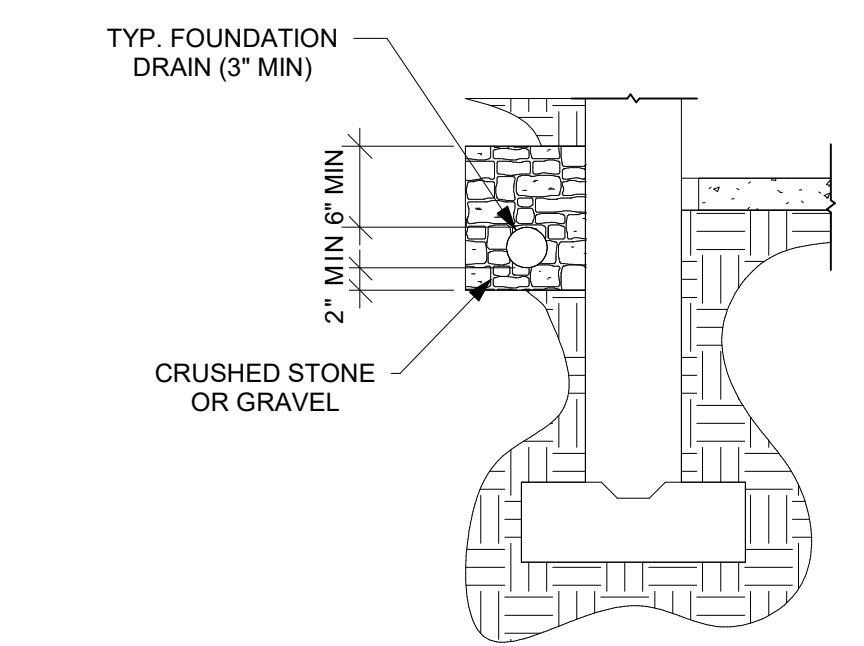
- NOTES
1. FOOTING WIDTH HAS BEEN SIZED FOR A MAX 5' OVERALL HEIGHT OF FOOTING. THE FOOTING WIDTH MUST BE INCREASED BY 3" FOR EVERY 6" OF OVERALL FOOTING DEPTH/HEIGHT ABOVE 5'.
  2. IF FND EXTENDS MORE THAN 12" ABOVE GRADE, PROVIDE #4 VERT BAR @12" OC TO WITHIN TOP 8" OF FND AND #4 HOR @12" OC. MAXIMUM 48" OF UNBALANCED BACKFILL PERMITTED.
  3. CONC SLAB MAY SIT ON OR TIE INTO TRENCH FOOTING / FOUNDATION PER DETAILS ON S503. IF CONC CURB IS POURED ON TOP OF THE SLAB, IT MUST BE CONNECTED TO THE SLAB/TRENCH FTG WITH #4 HOOKED VERTICAL BARS SPACED 12" OC.

2 TRENCH FOOTING WITH SLAB DETAIL NTS



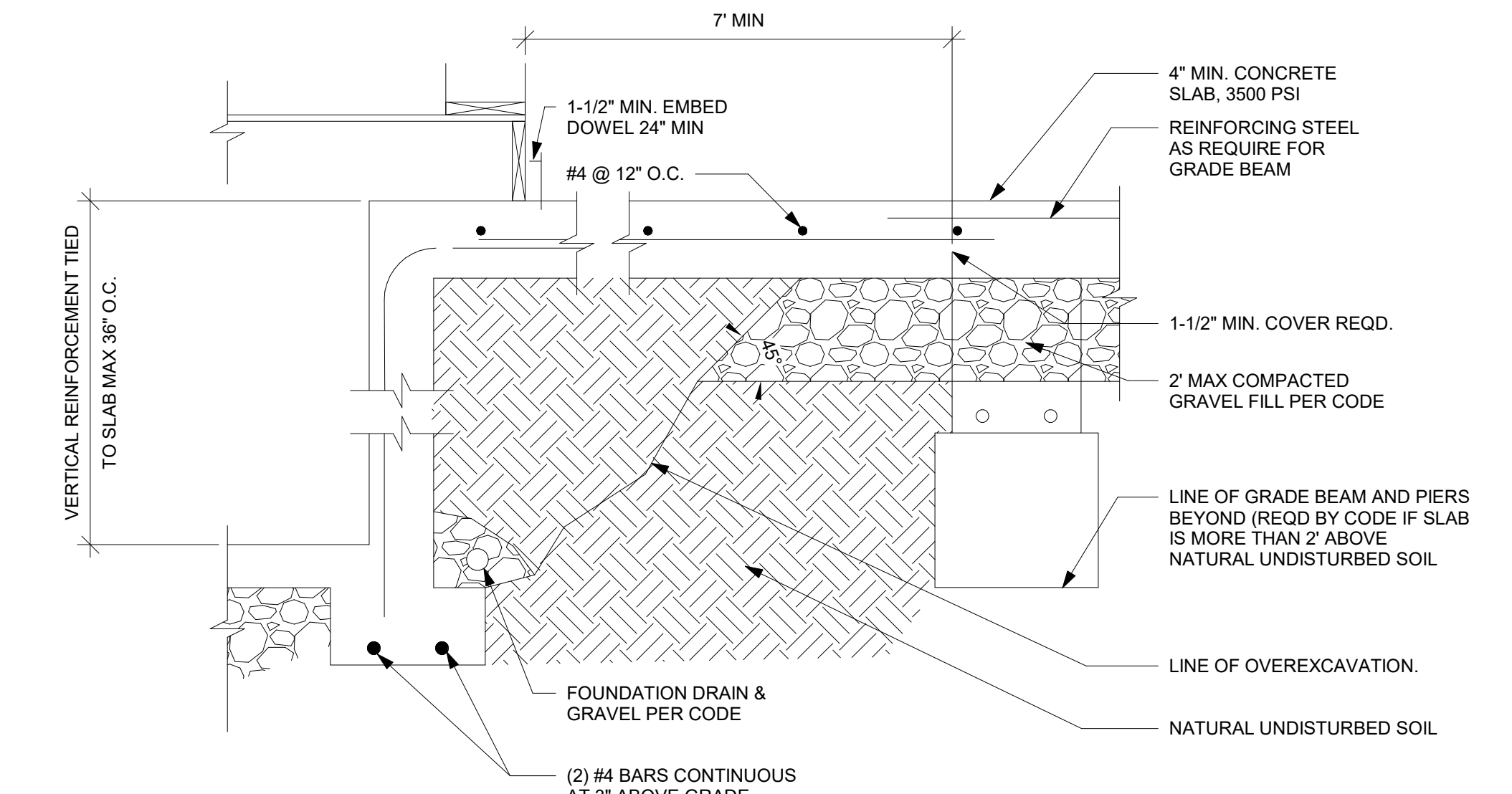
- NOTES:
1. VERT. BARS SHALL BE CONTINUED UP TO WITHIN 3" OF TOP OF WALL.
  2. REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL. (2" FROM THE INSIDE FACE)
  3. REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.

3 TYPICAL WALL SECTION DETAIL NTS

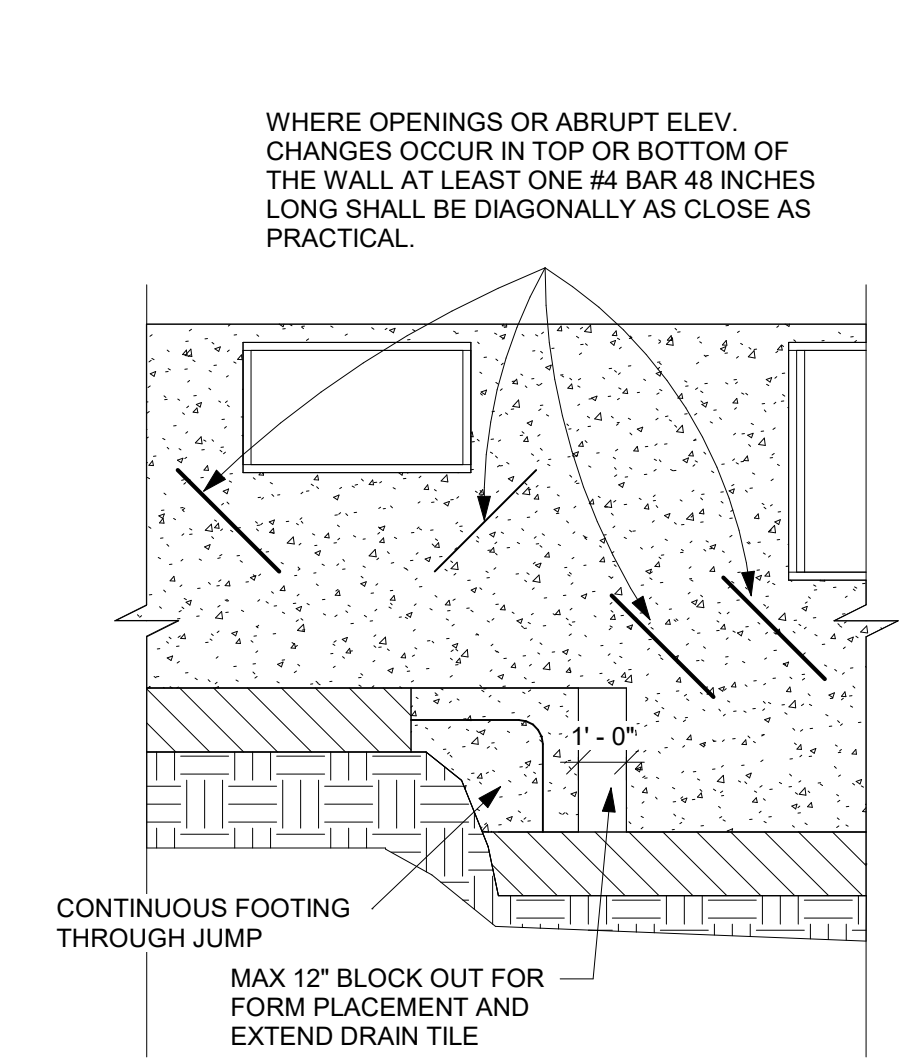


- NOTE:
1. INSTALLATION OF A CONTINUOUS FOUNDATION DRAIN IS REQUIRED WHERE HABITABLE OR USABLE SPACE FOR ANY PORTION OF THE STRUCTURE IS LOCATED BELOW GRADE.
  2. THE FOUNDATION DRAIN SHALL BE AT OR BELOW THE AREA BEING PROTECTED. DRAINAGE TILE SHALL BE PLACED WITH POSITIVE OR NEUTRAL SLOPE TO MINIMIZE THE ACCUMULATION OF DEPOSITS IN THE DRAINAGE PIPE.
  3. PLACEMENT OF DRAIN TILE DIRECTLY ON TOP OF THE FOOTING IS ACCEPTABLE. (IRC R405). SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAXIMUM 4\"/>

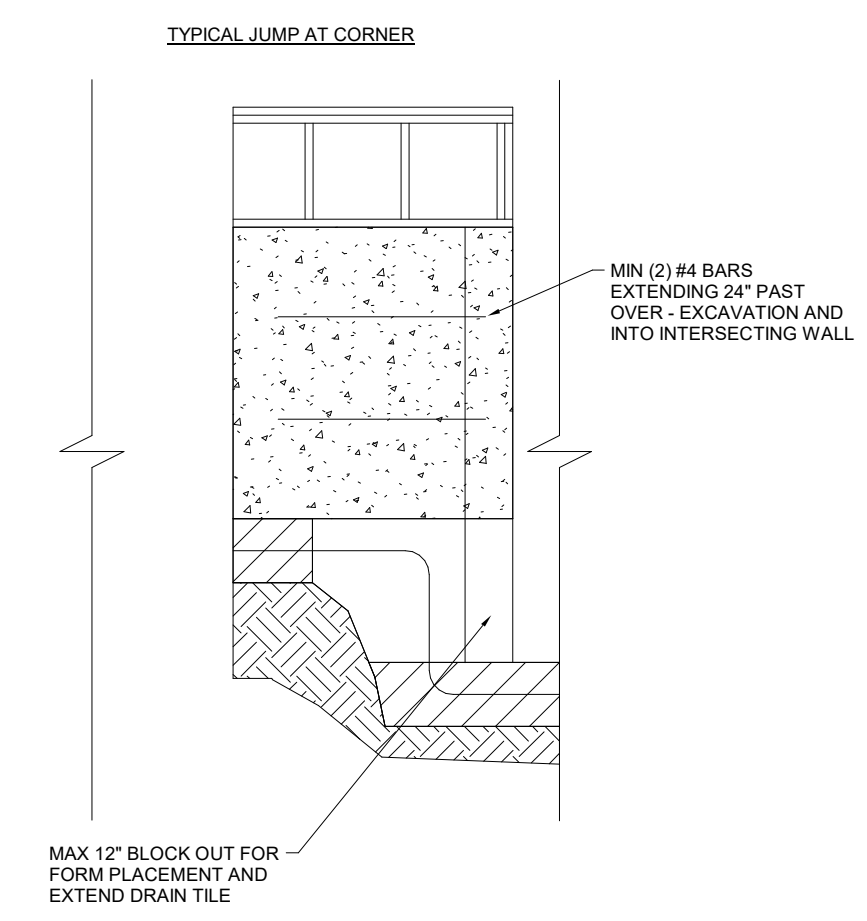
4 FOUNDATION DRAIN AND RAISED SLAB DETAIL NTS



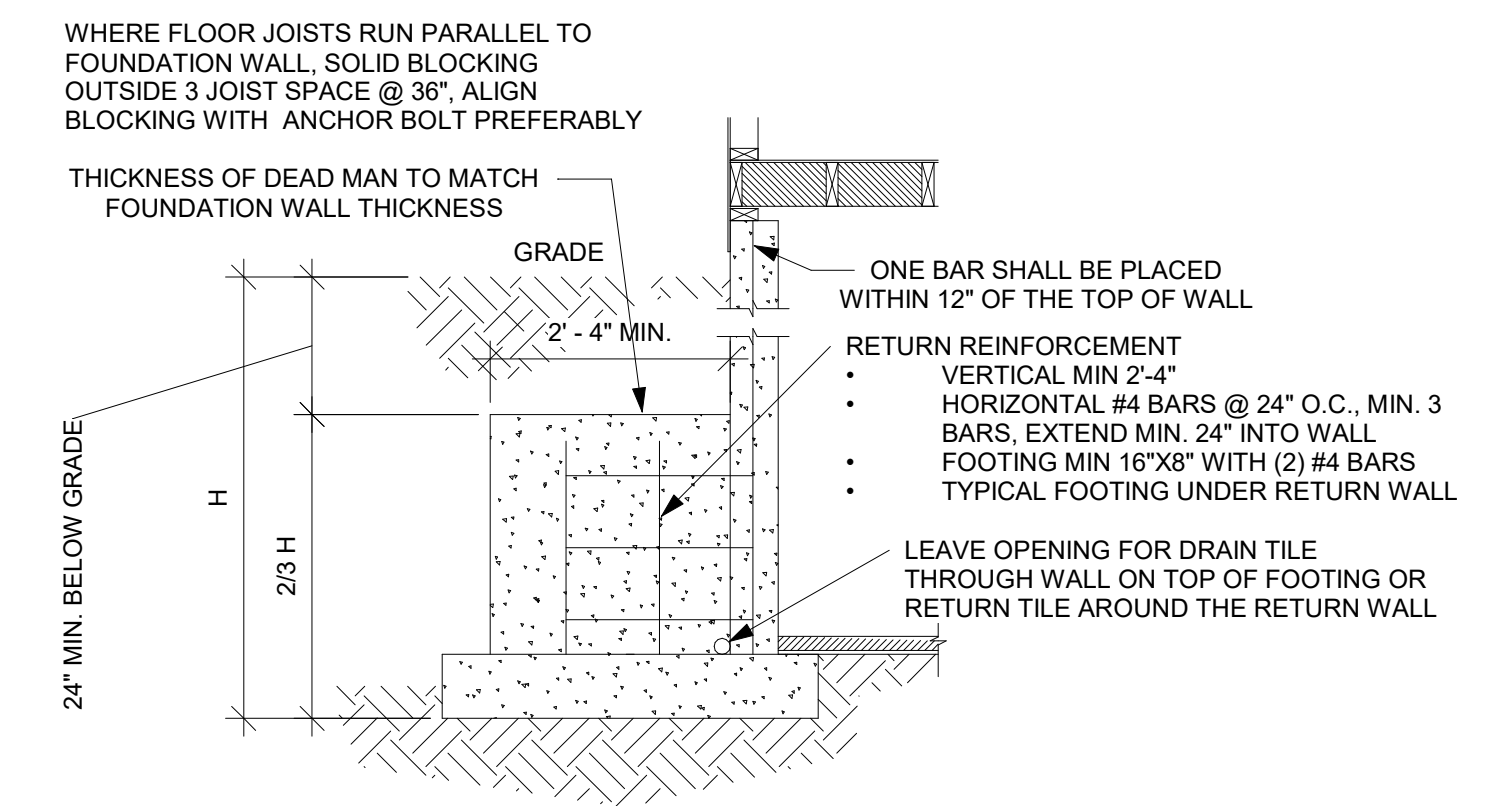
5 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4 OVERDIG NTS



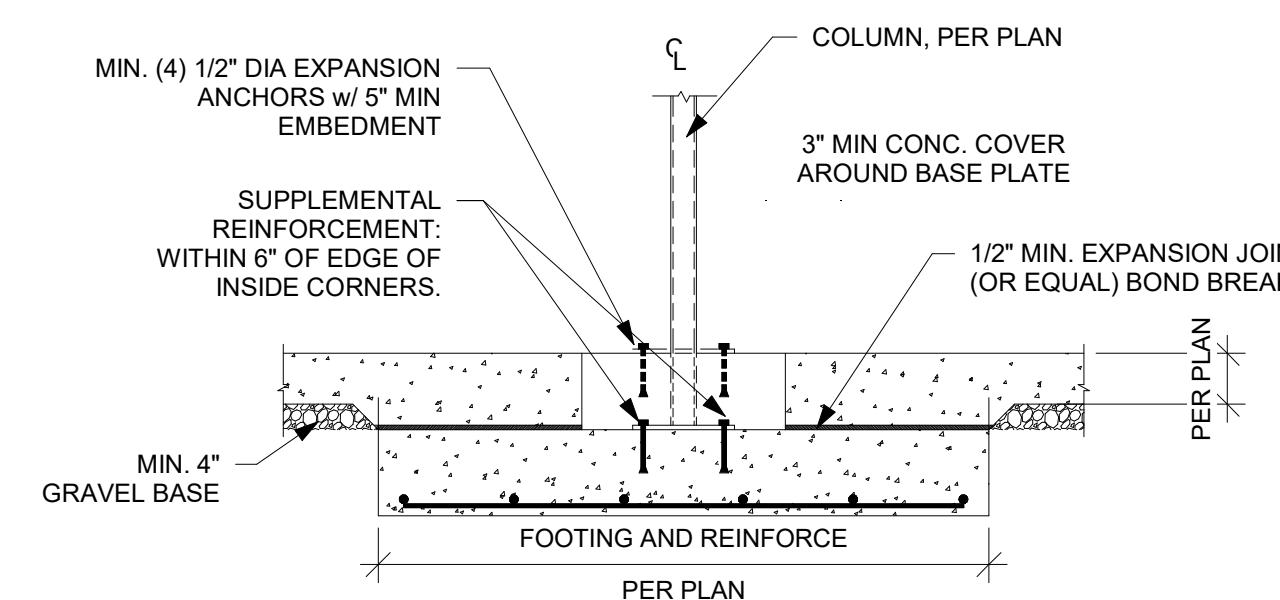
6 FOUNDATION WALL JUMP DETAIL NTS



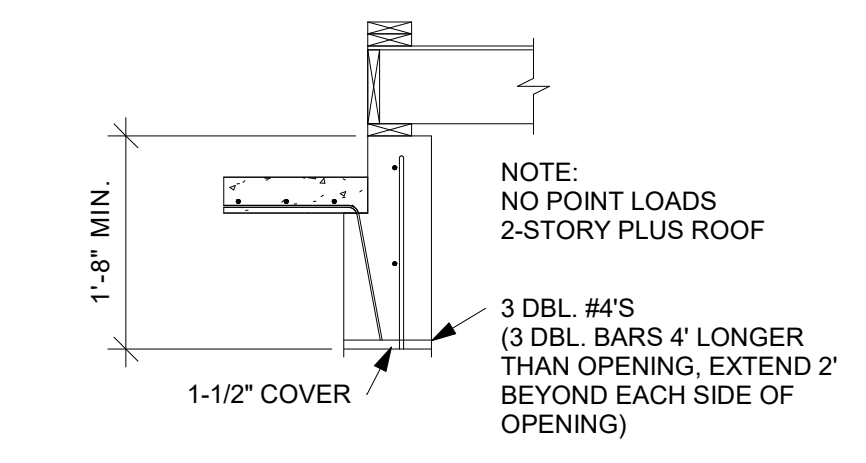
7 FOUNDATION WALL JUMP DETAIL 2 NTS



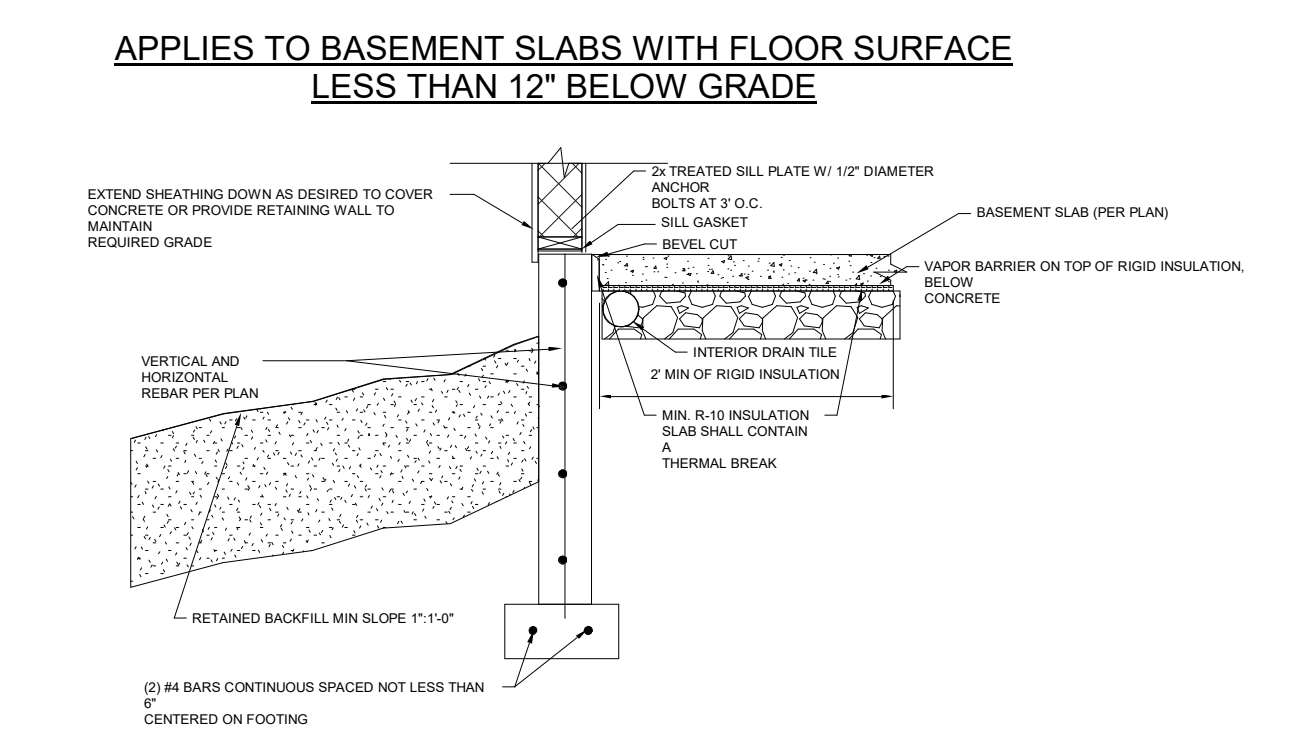
8 TYPICAL DEAD MAN DETAIL NTS



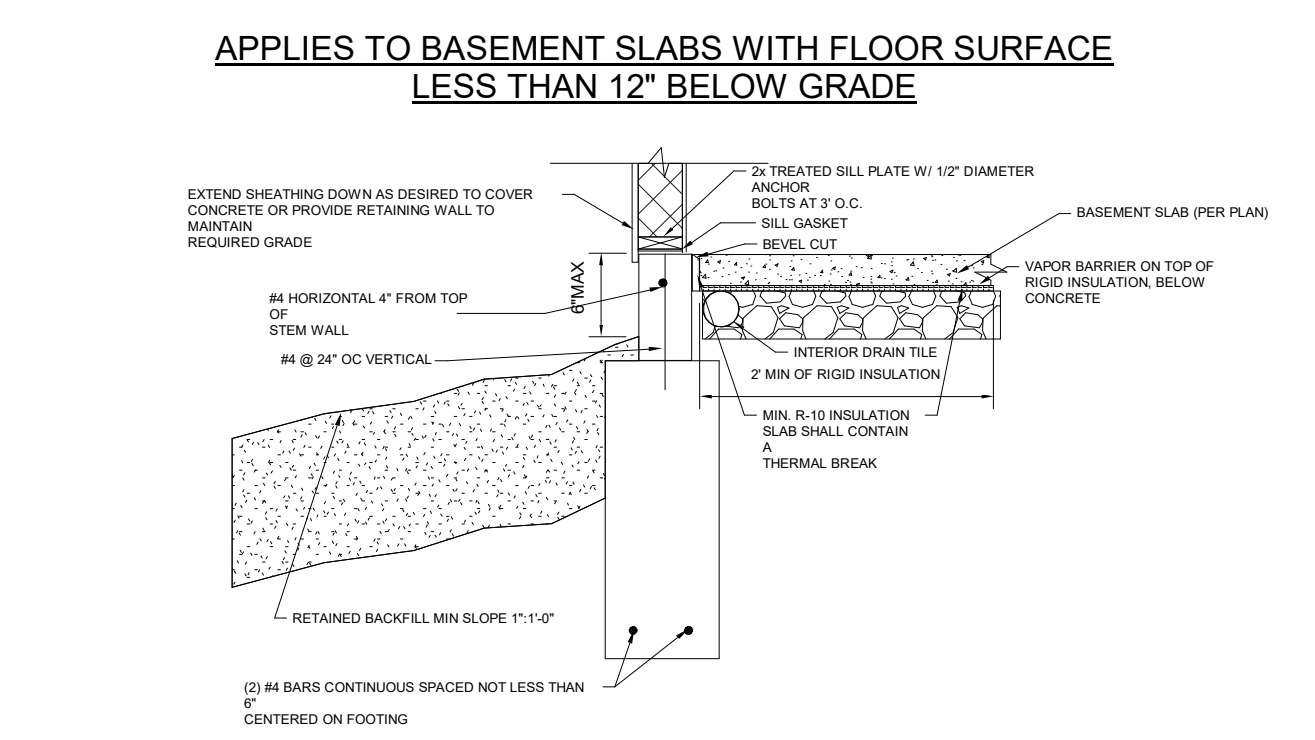
9 TYPICAL COLUMN PAD DETAIL NTS



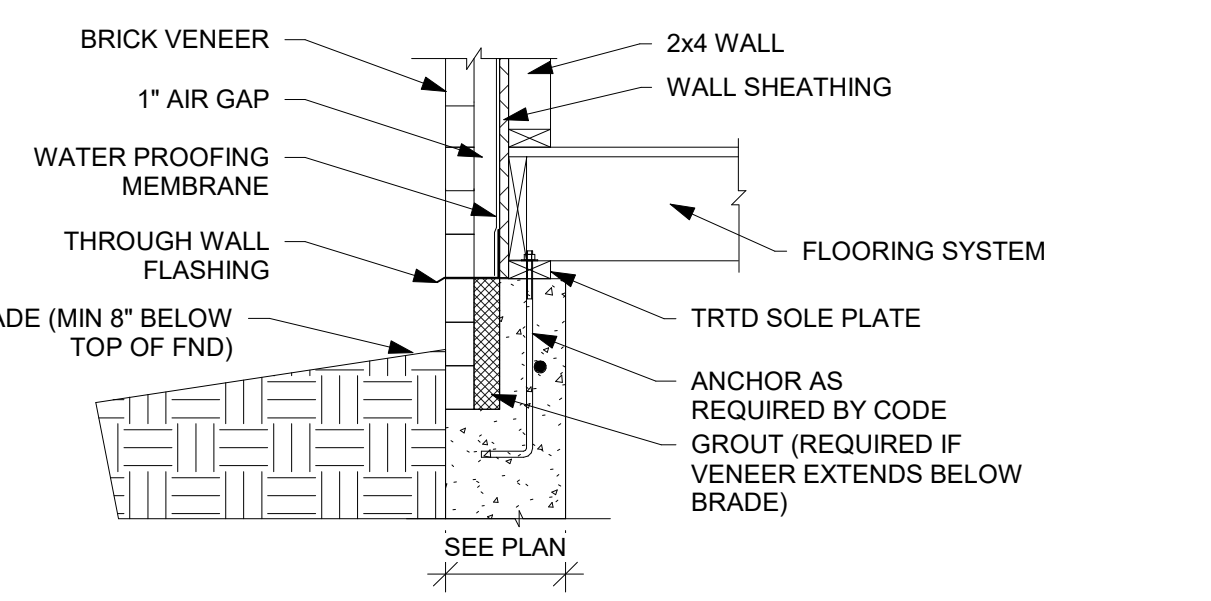
10 6\"/>



11 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING NTS



12 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL NTS



13 BRICK VENEER DETAIL NTS



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

AVITAL HOMES  
AVALON  
1916 SW Hightown Drive  
LEE'S SUMMIT, MISSOURI 64082

REVISIONS

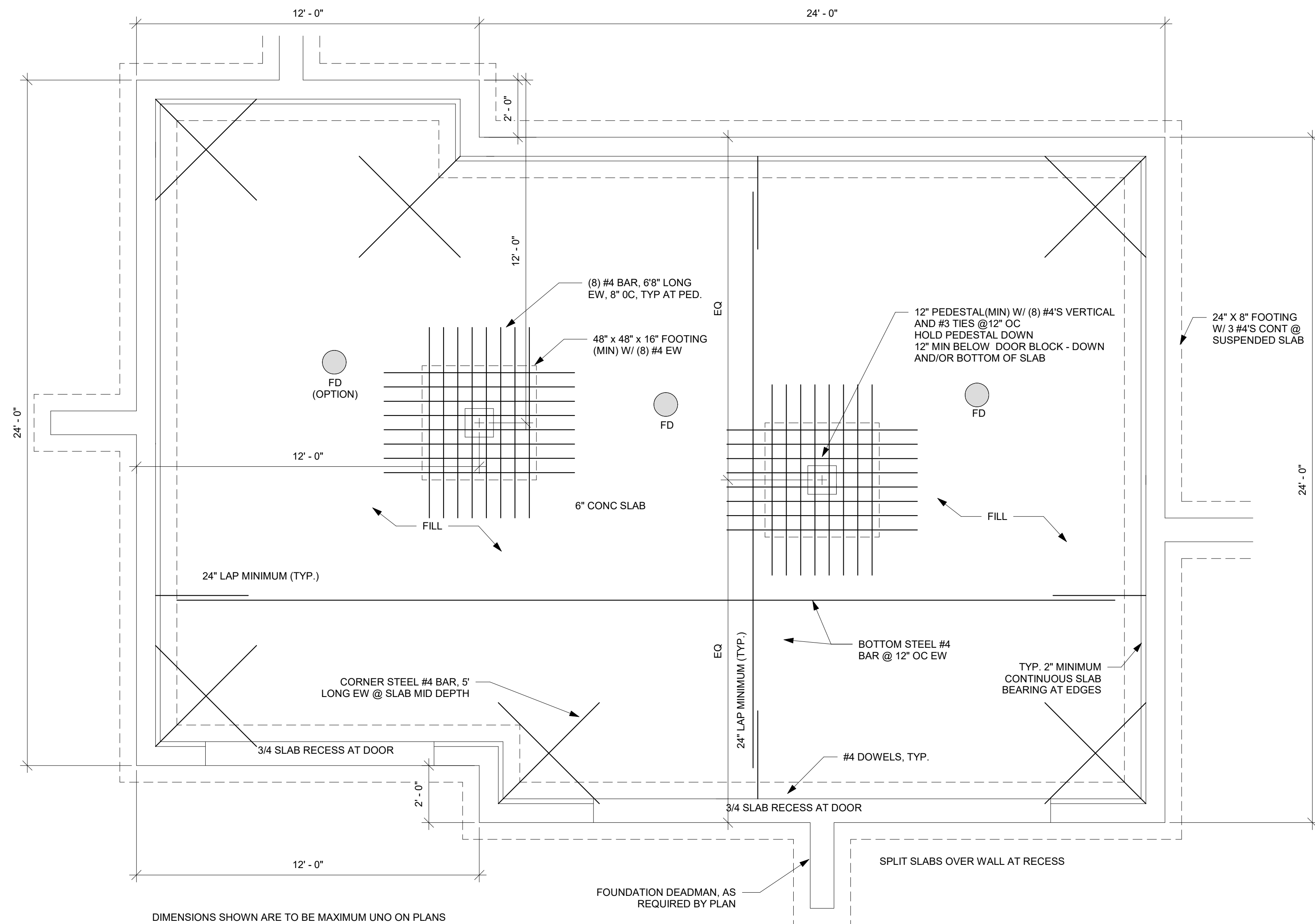
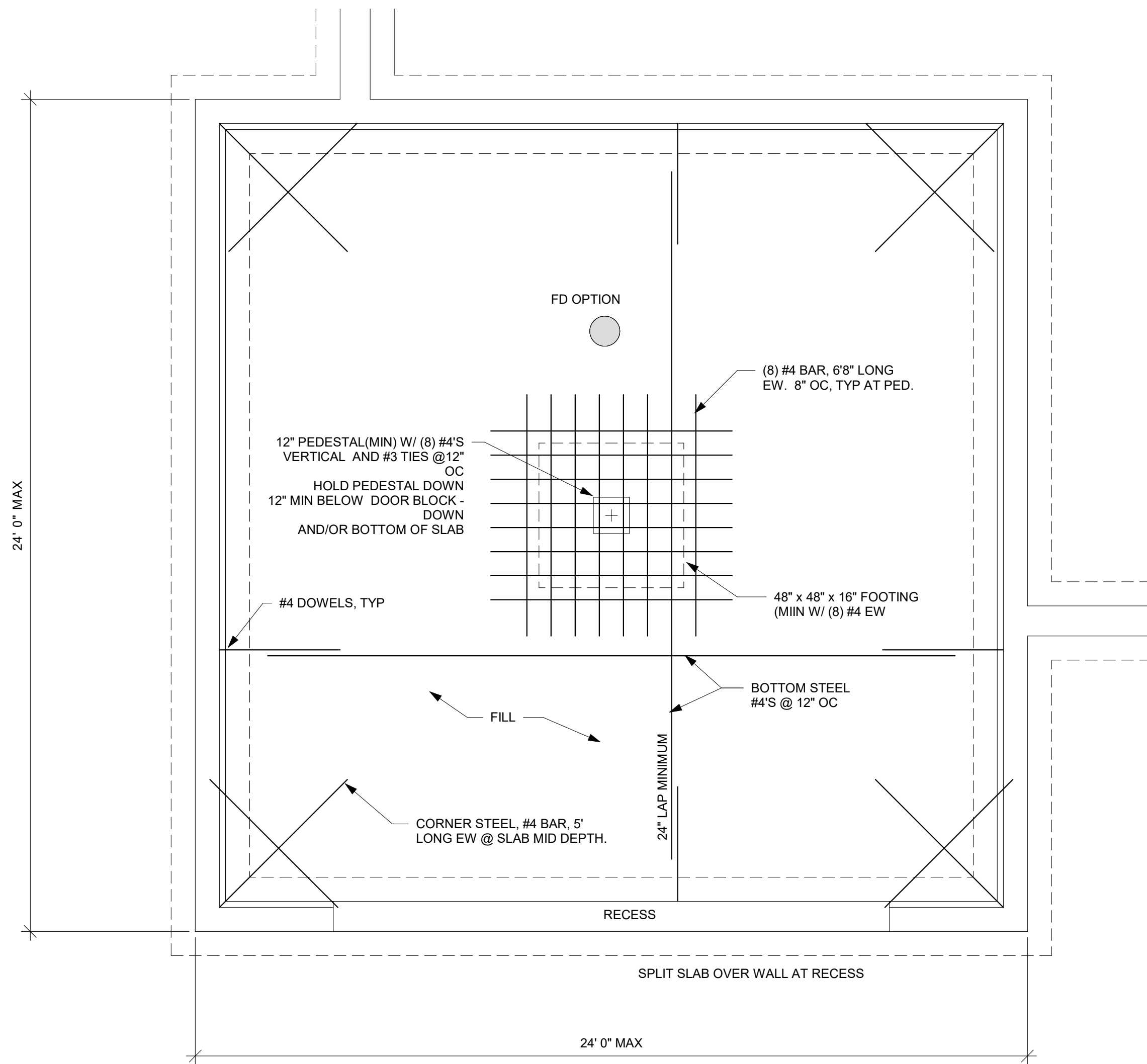
FOUNDATION  
DETAILS

S501

DATE 12/19/2024  
SCALE

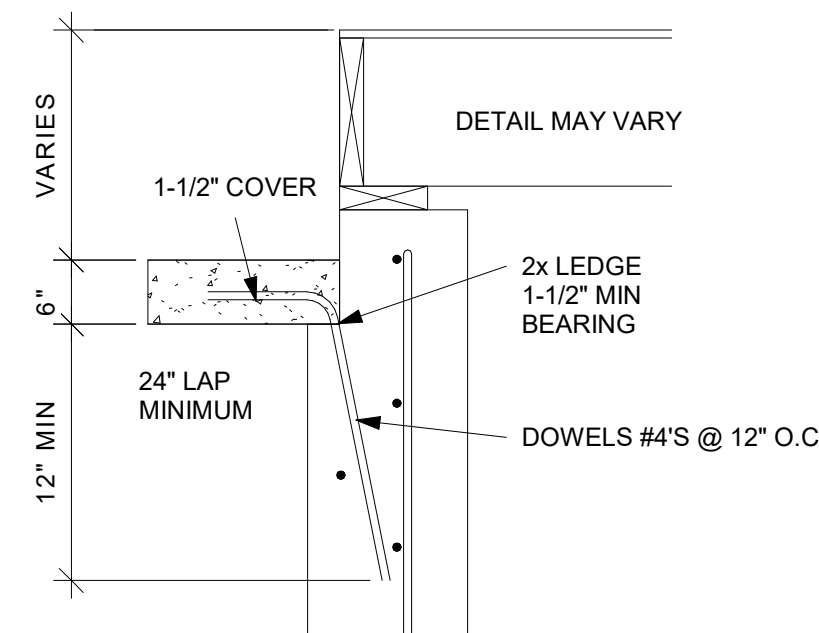
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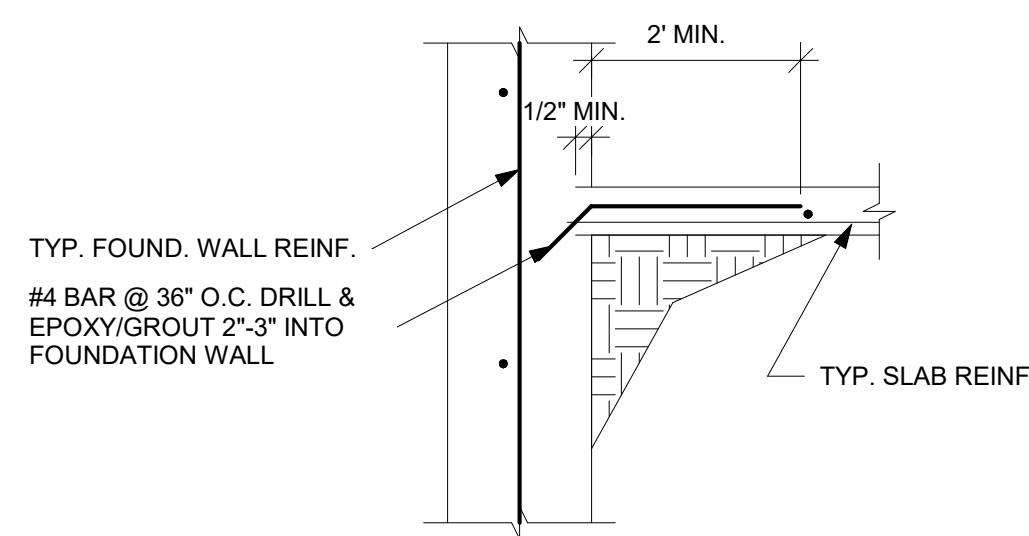


1 2 CAR GARAGE SLAB ON FILL DETAIL  
NTS

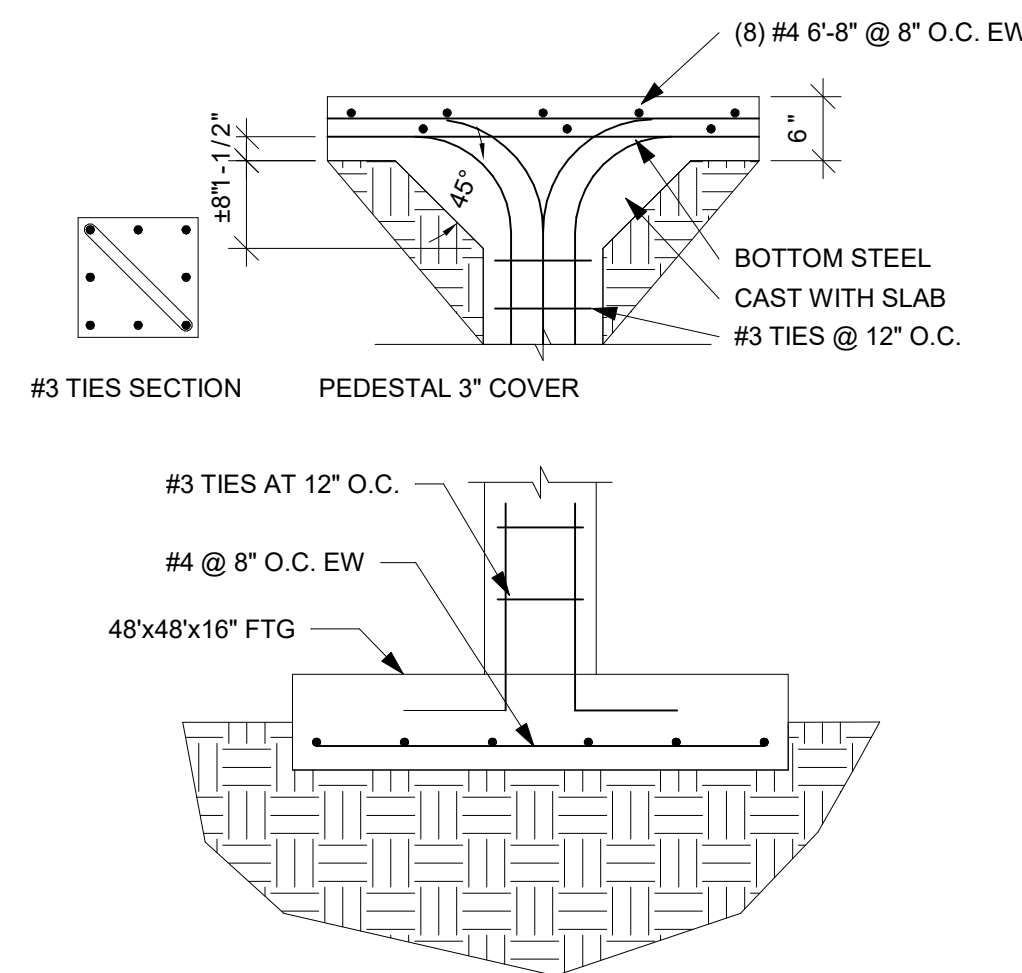
2 3 CAR GARAGE SLAB ON FILL DETAIL 2  
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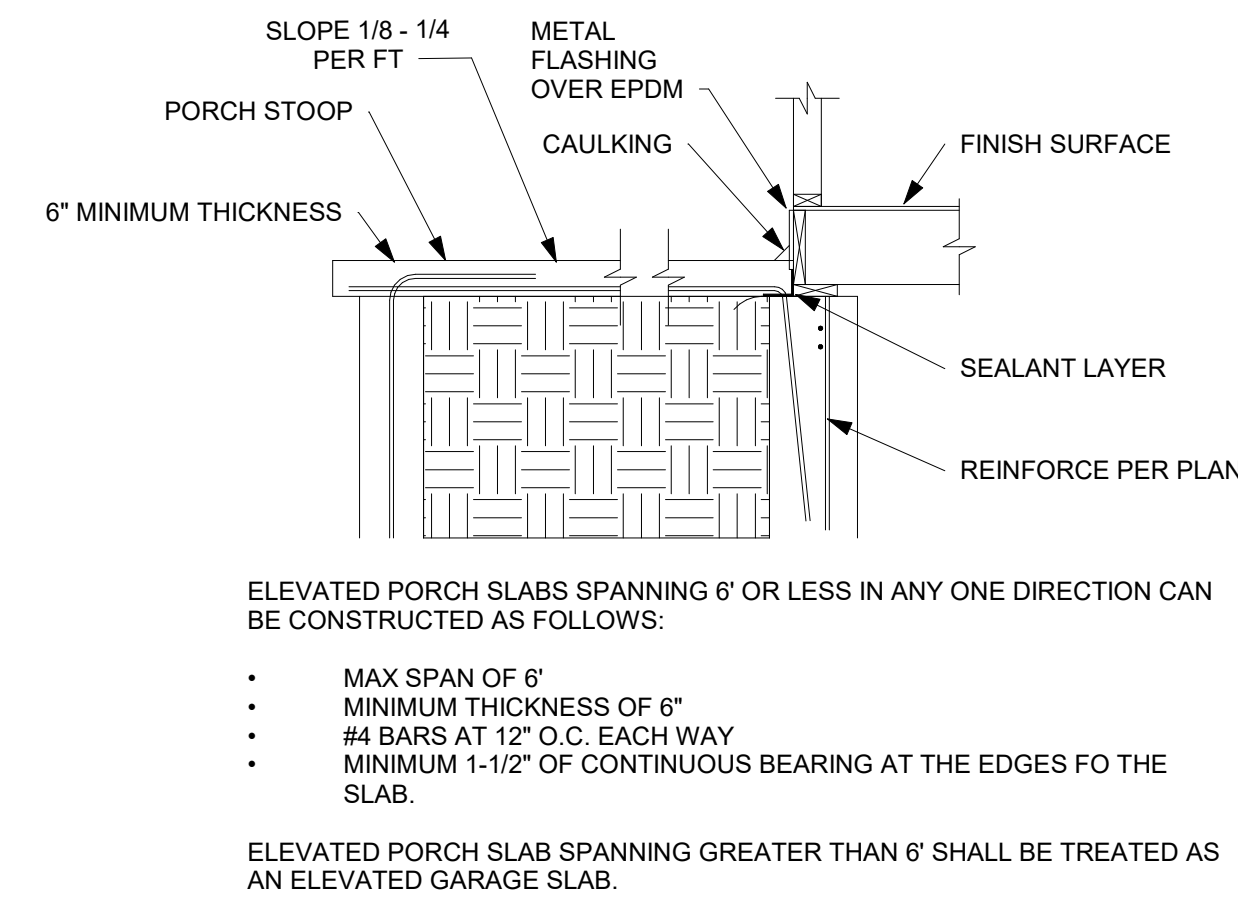
3 SLAB AT WALL DETAIL  
NTS



4 ALT. SLAB CONNECTION DETAIL  
NTS



5 PEDESTAL AT SLAB AND FOOTING  
DETAIL  
NTS



6 STANDARD PORCH SLAB DETAIL  
NTS

REVISIONS

**GARAGE/SLAB  
DETAILS**

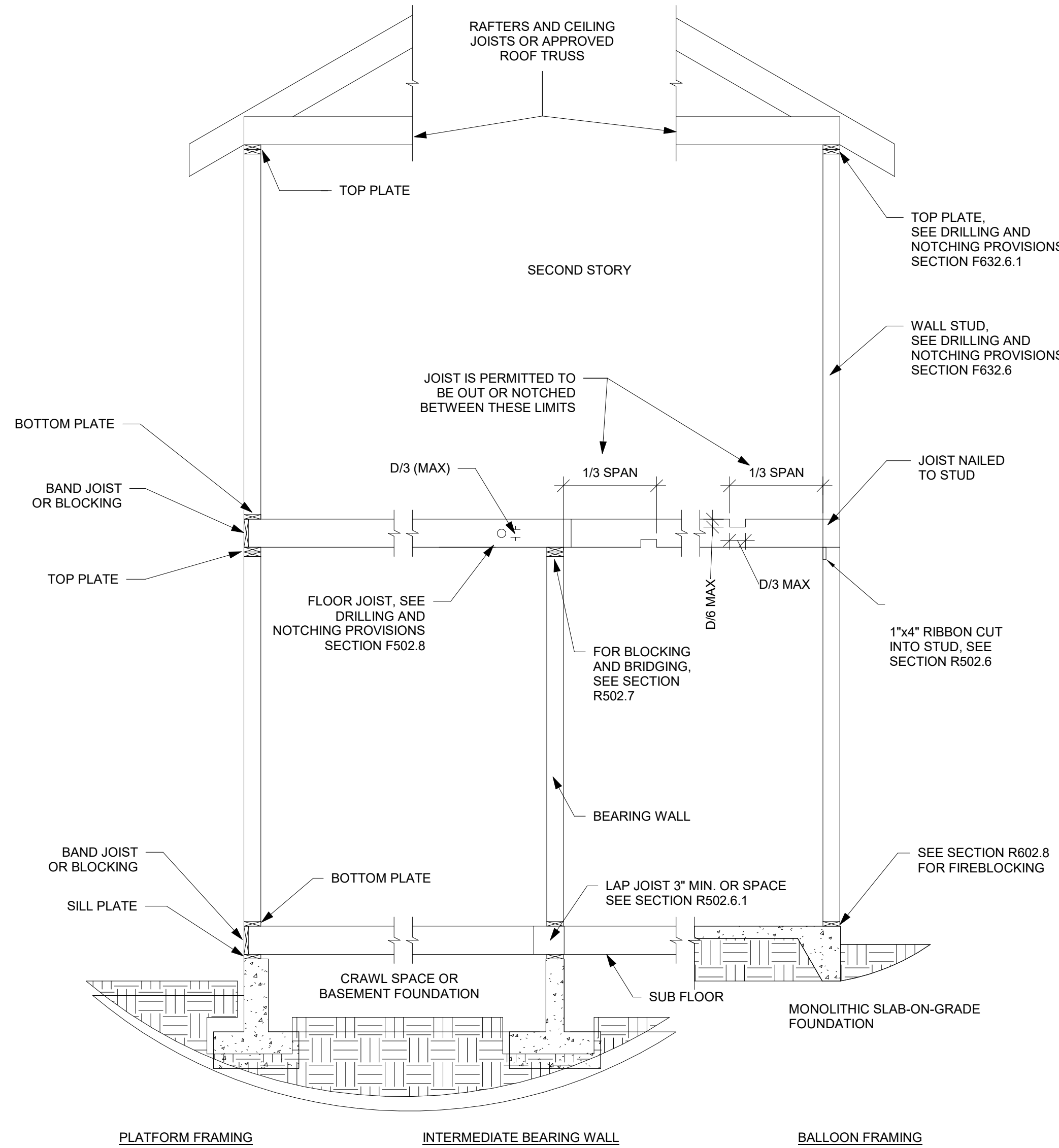
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DATE 12/19/2024  
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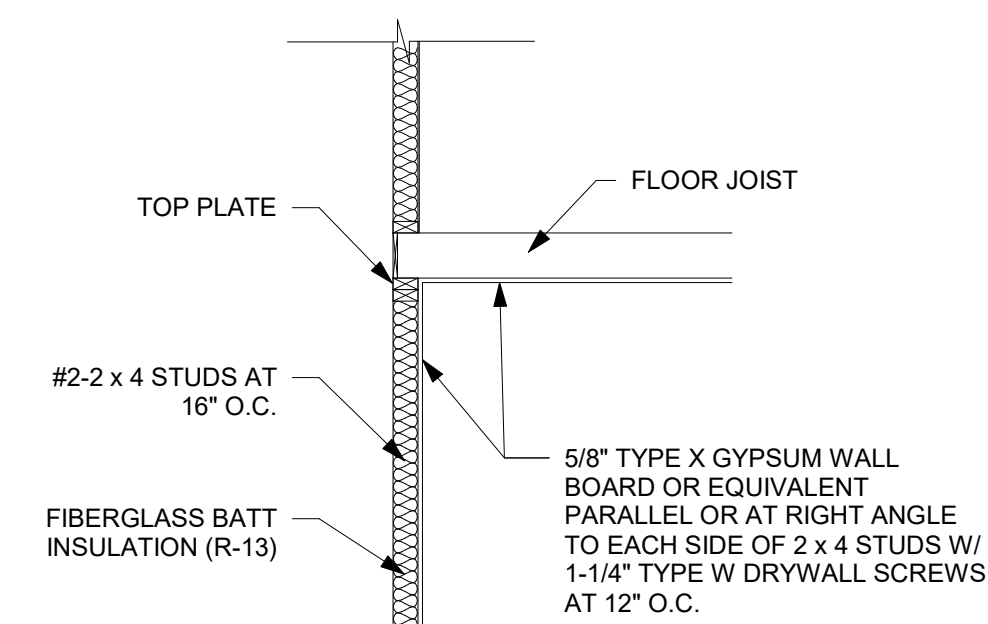
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT  
12/26/2024  
12/26/2024



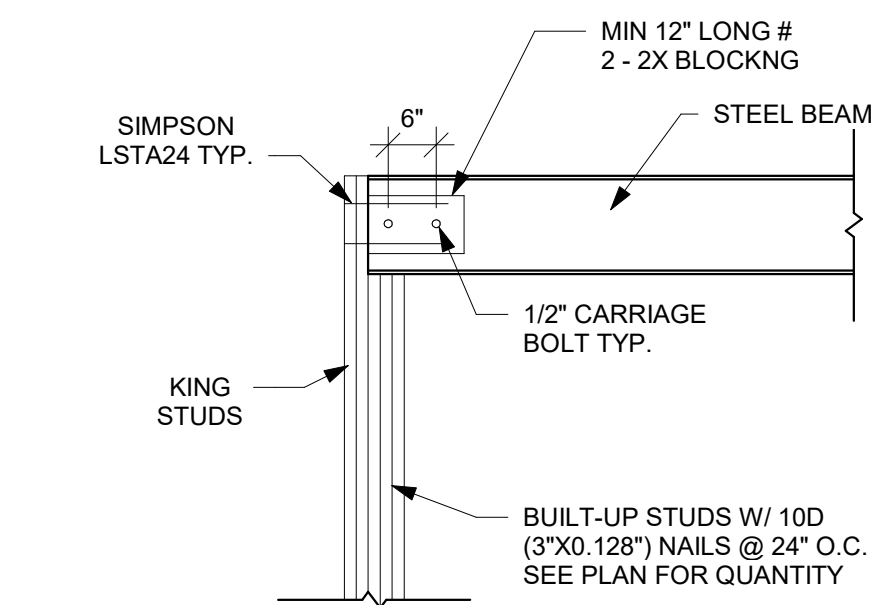
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-DS AND JOHNSON COUNTY STANDARDS



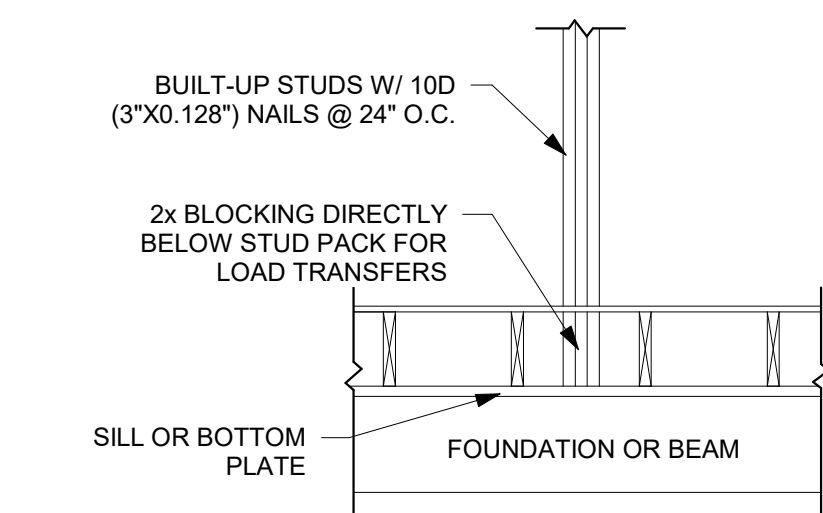
1 TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS



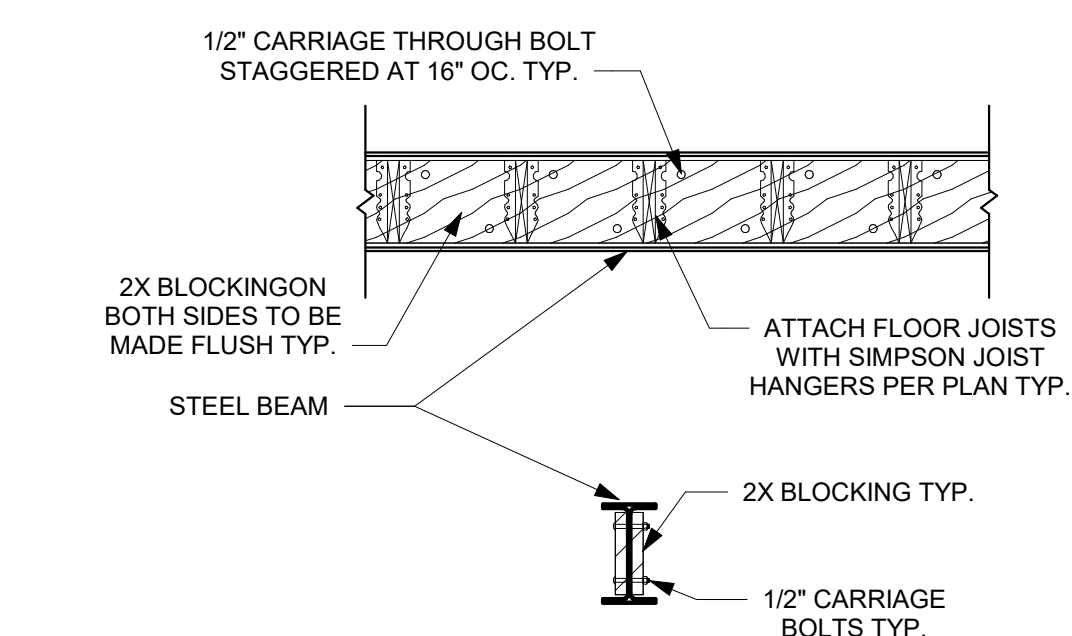
8 GARAGE FIRE SEPERATION DETAIL NTS



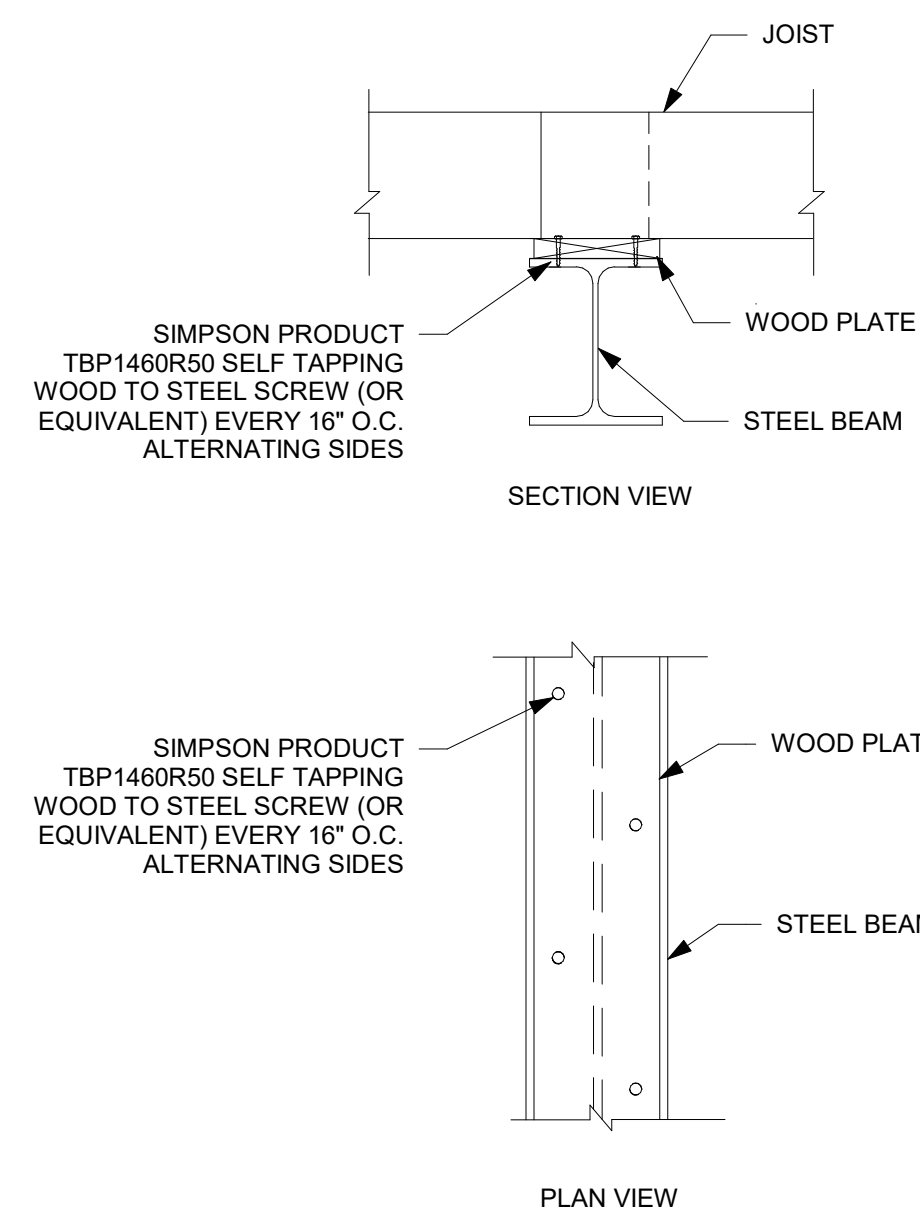
12 STEEL BEAM TO STUD PACK DETAIL NTS



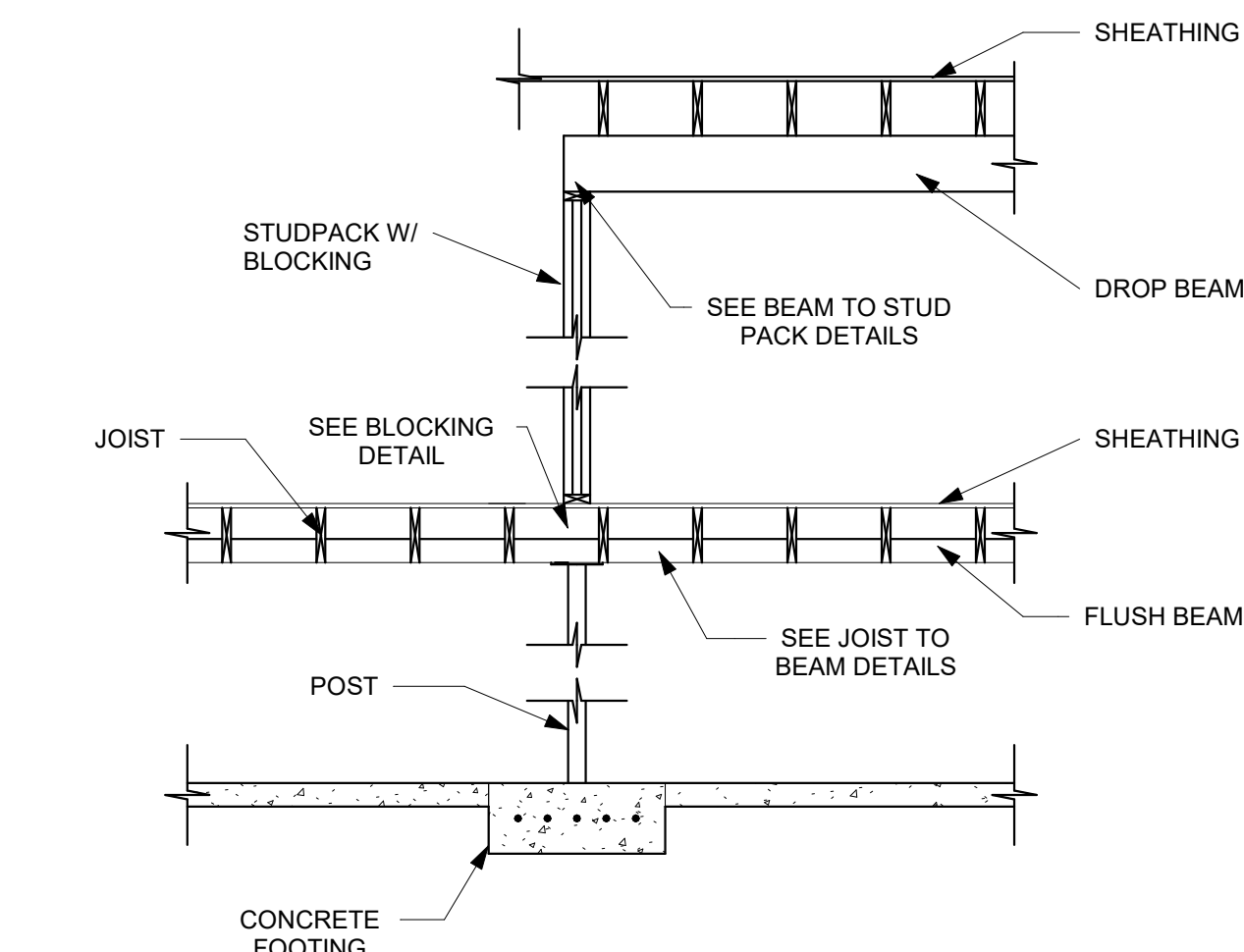
9 BLOCKING DETAIL NTS



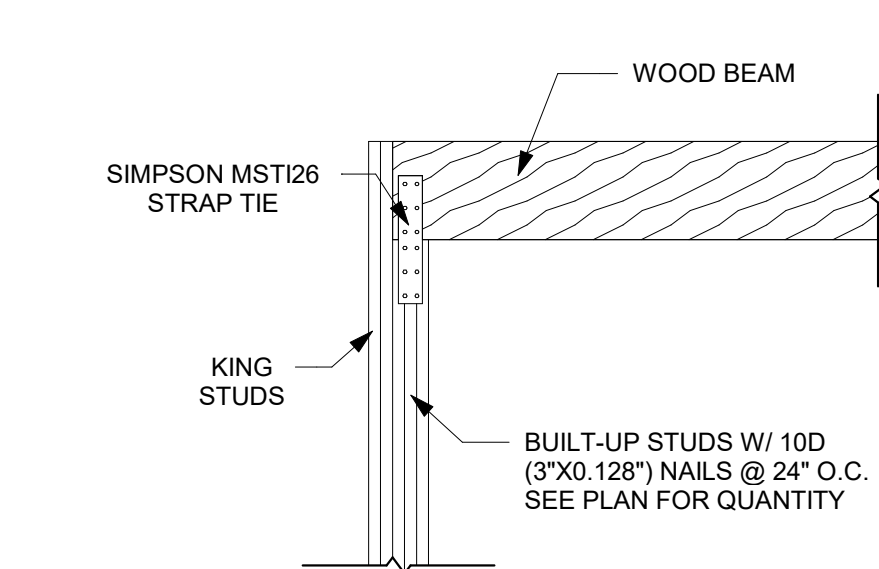
13 FLOOR JOIST TO STEEL BEAM DETAIL NTS



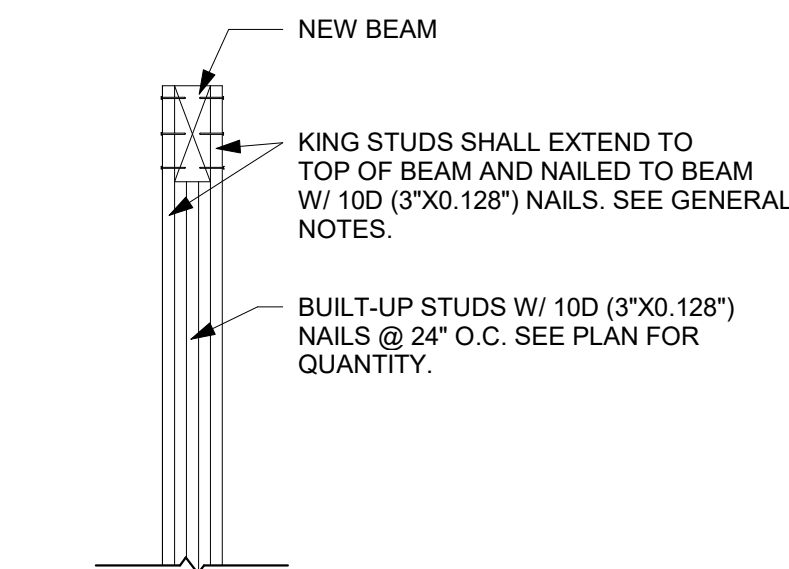
2 WOOD PLATE TO STEEL BEAM CONNECTION DETAIL NTS



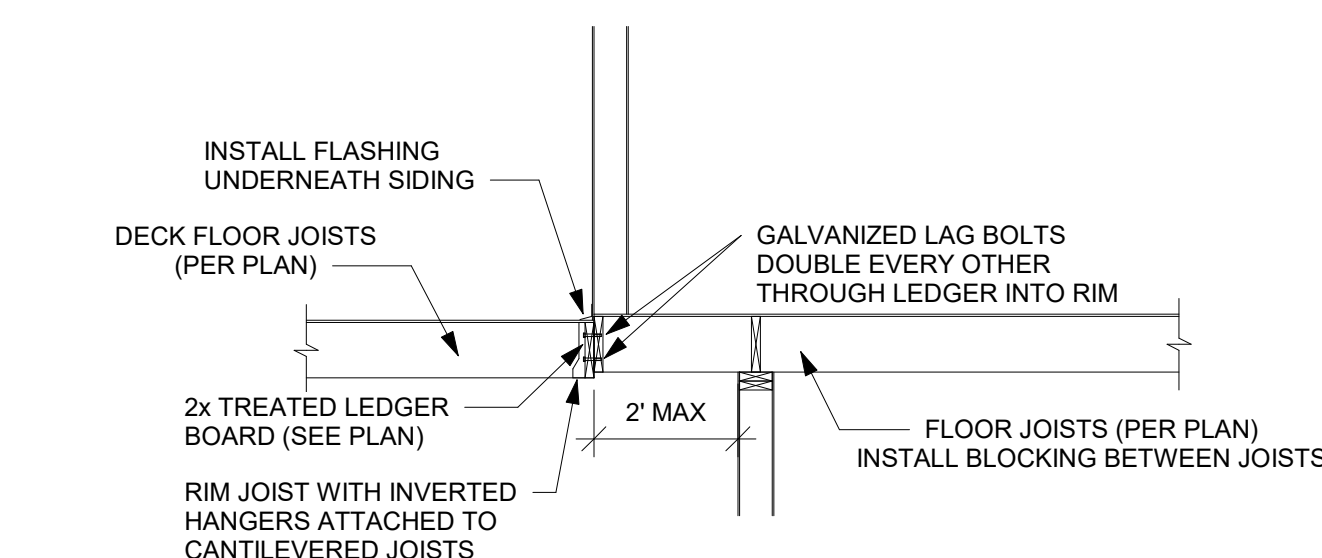
4 POST TO BEAM DETAIL NTS



10 BEAM TO STUD PACK PARALLEL TO WALL DETAIL NTS

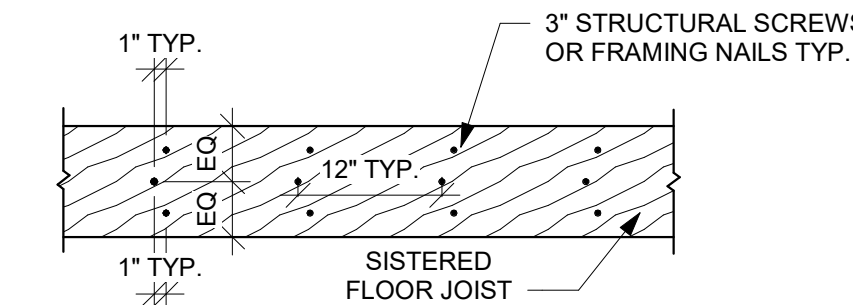


11 BEAM TO STUD PACK PERPENDICULAR TO WALL DETAIL NTS

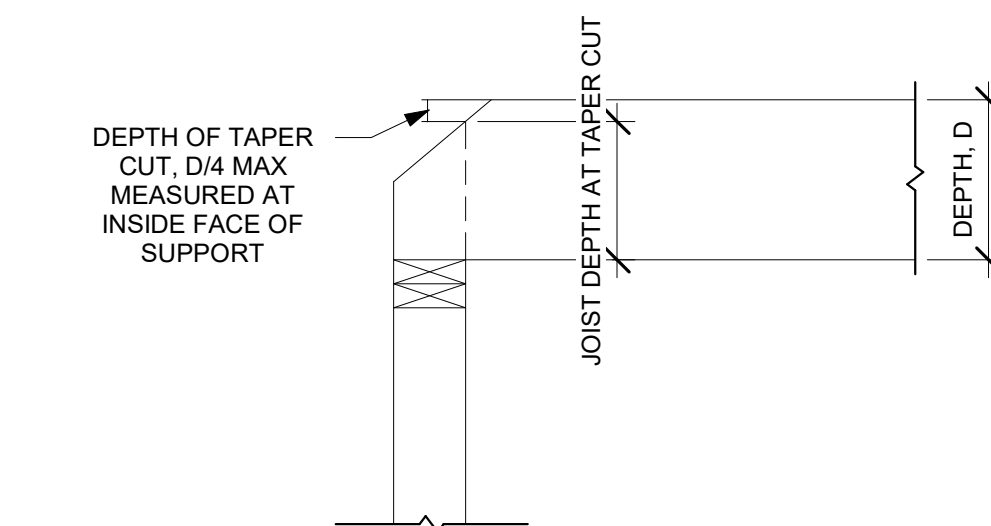


14 CANTILEVERED LEDGER DETAIL NTS

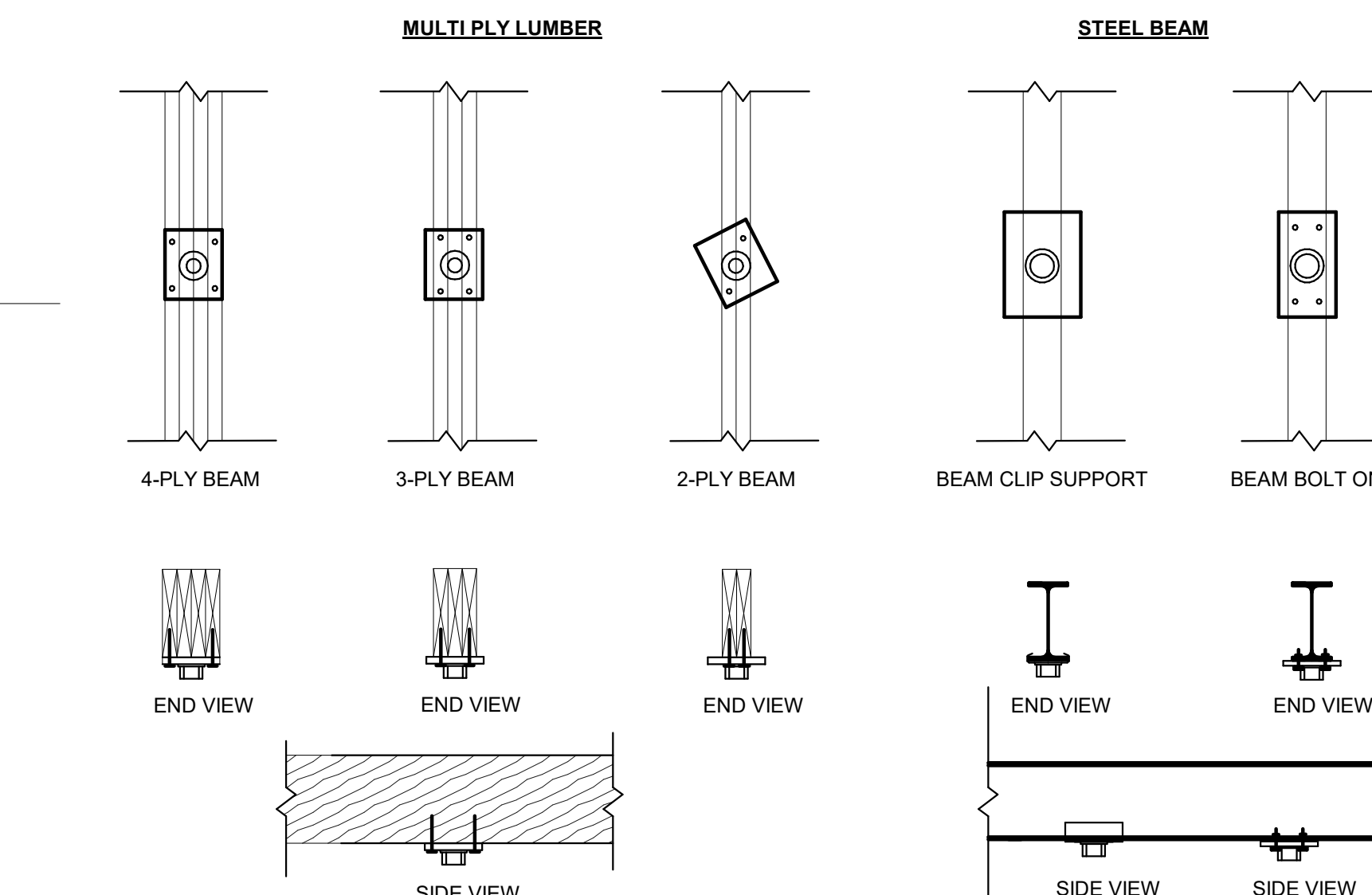
3 TYPICAL WALL NOTCHING DETAIL NTS



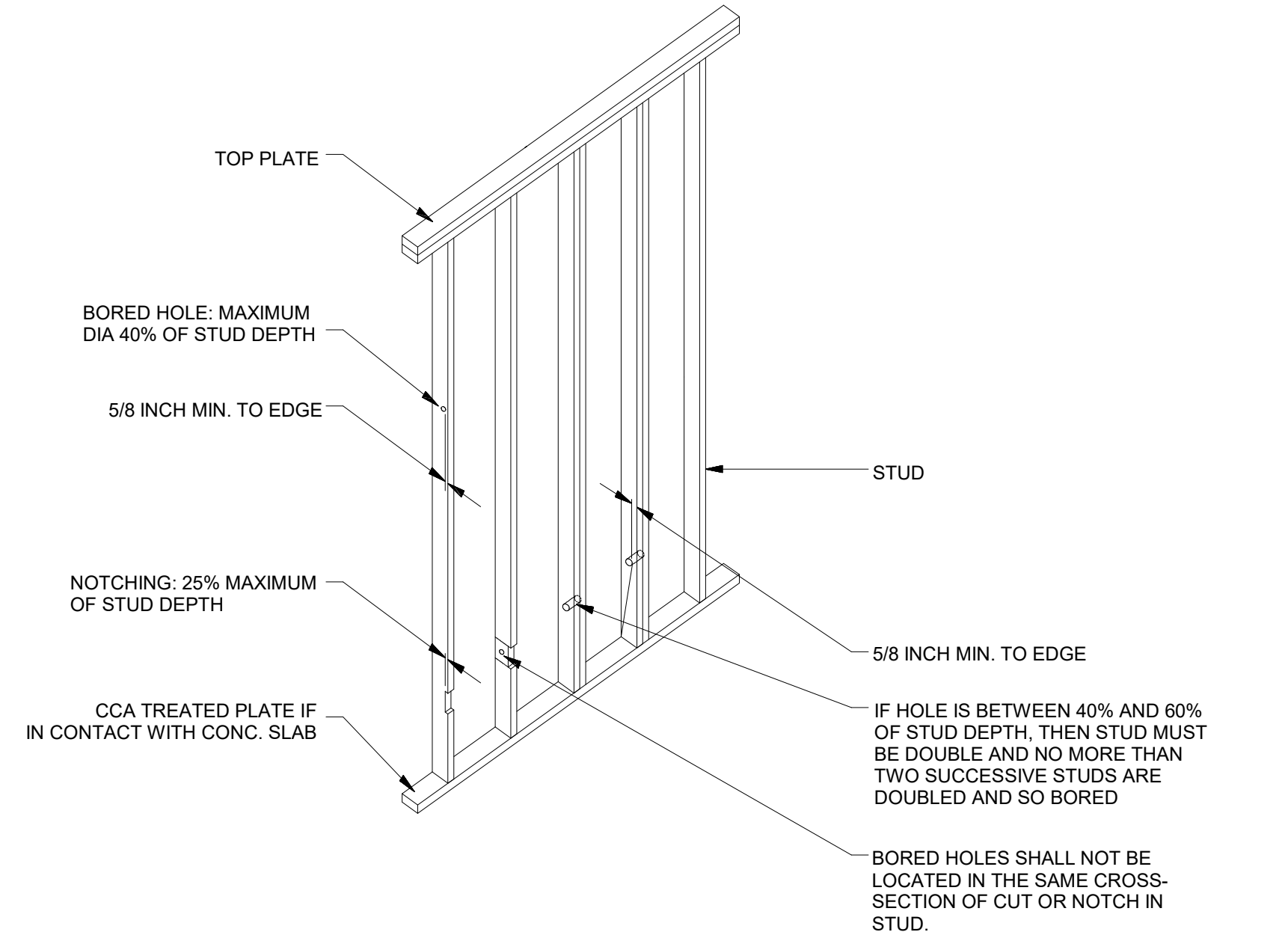
5 SISTERED FLOOR JOISTS DETAIL NTS



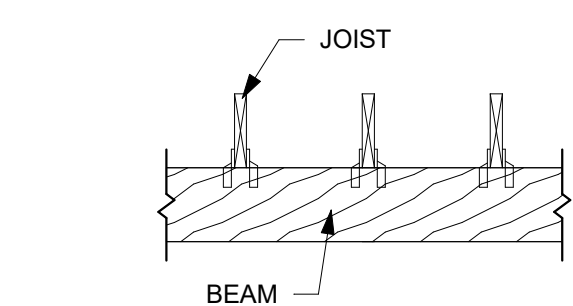
16 CEILING JOIST TAPER CUT NTS



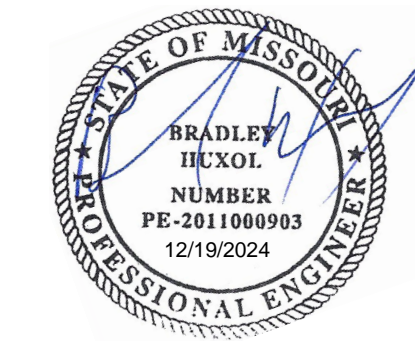
15 POST/BEAM CONNECTION DETAIL NTS



6 UPSET BEAM DETAIL NTS



7 DROPPED BEAM DETAIL NTS



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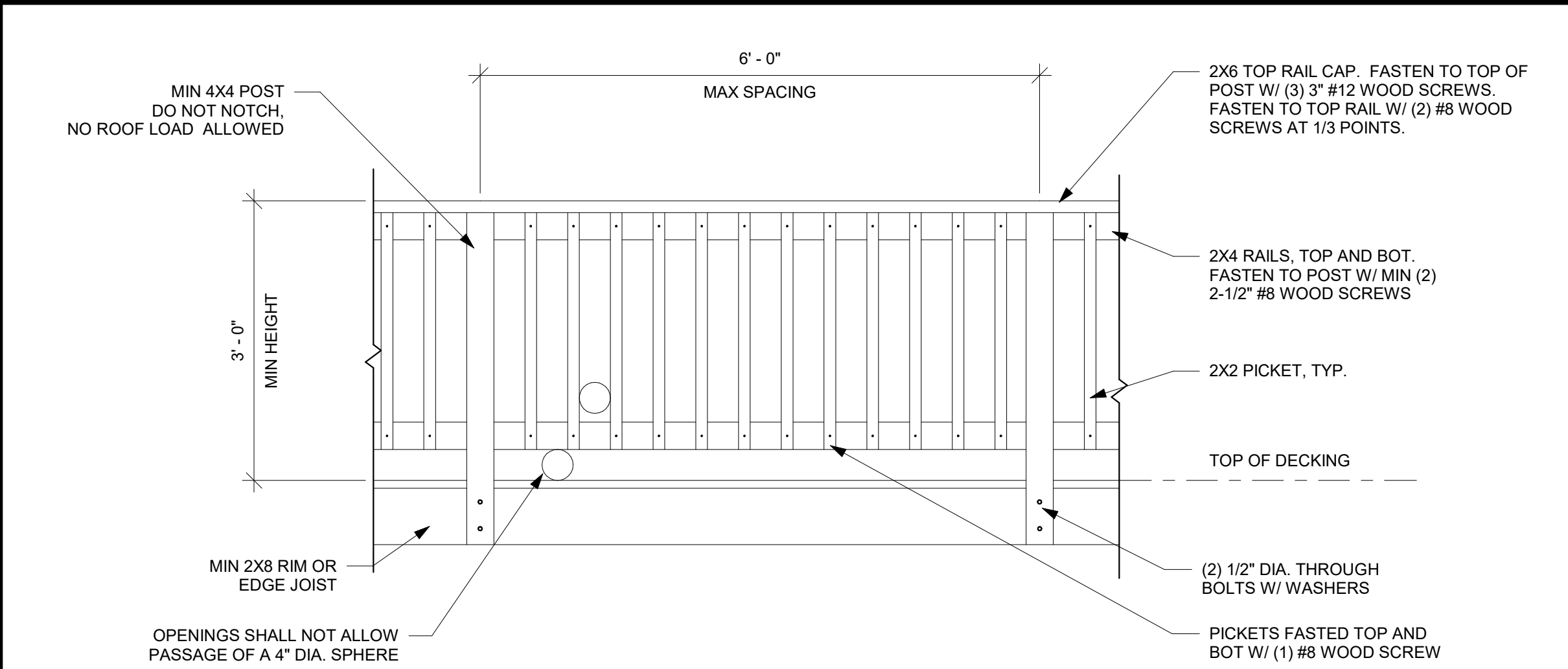

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S510

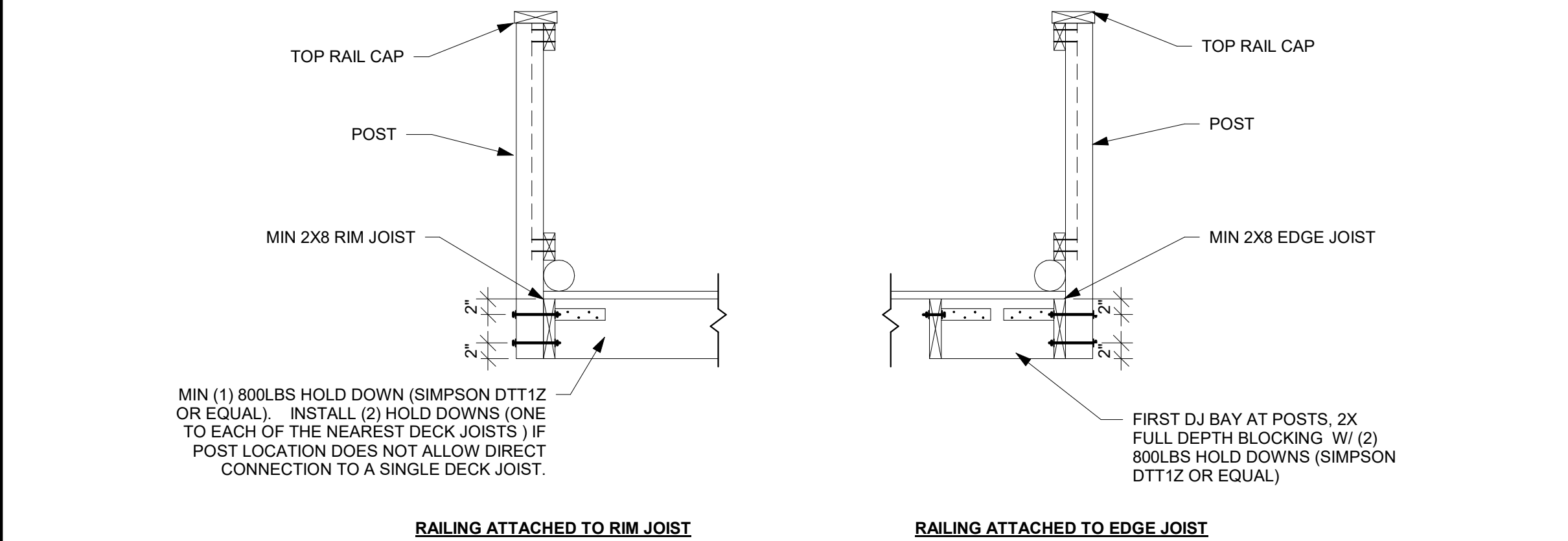
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RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
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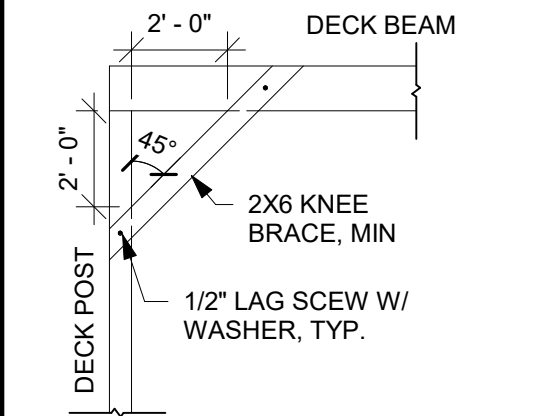




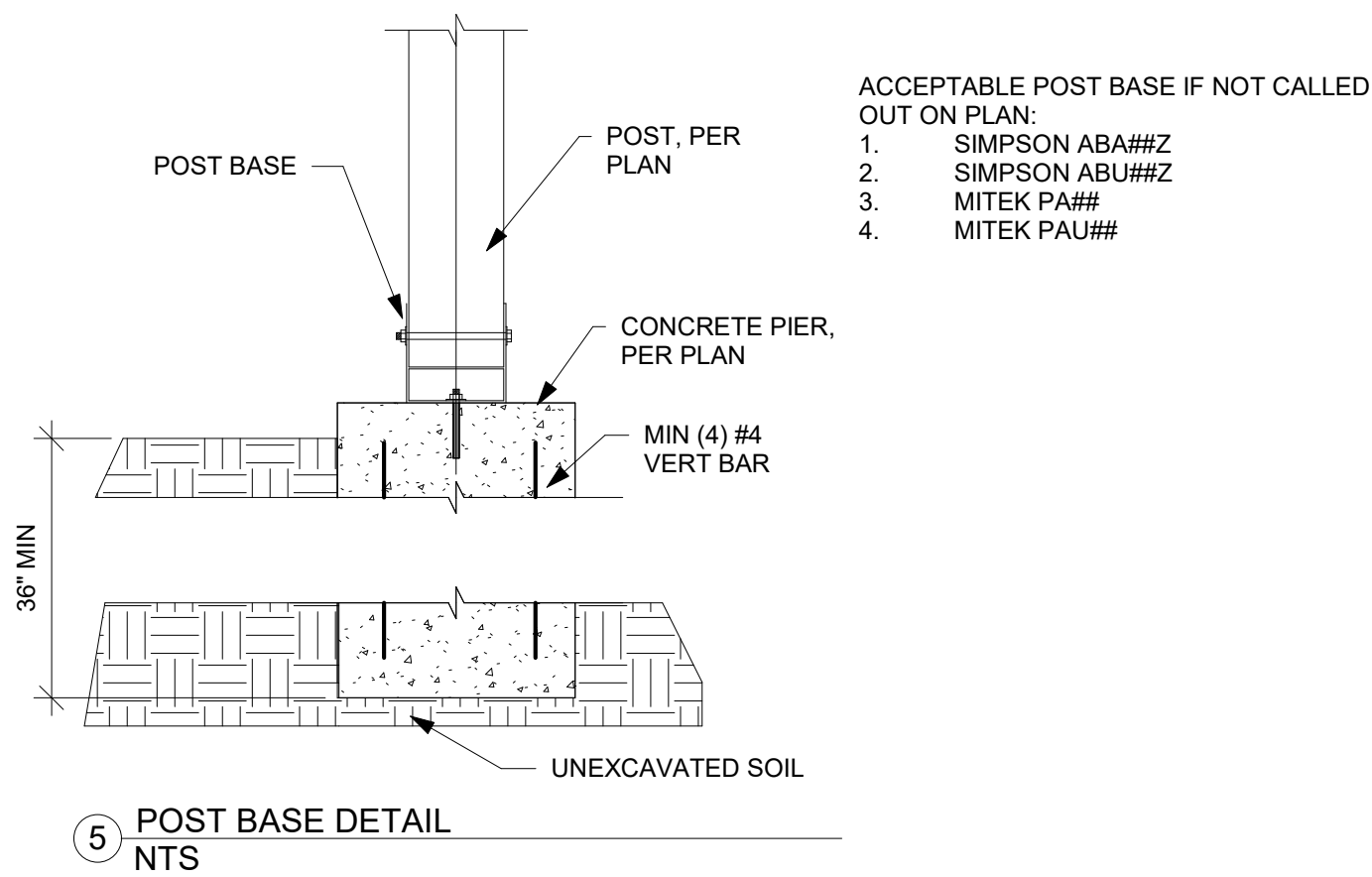
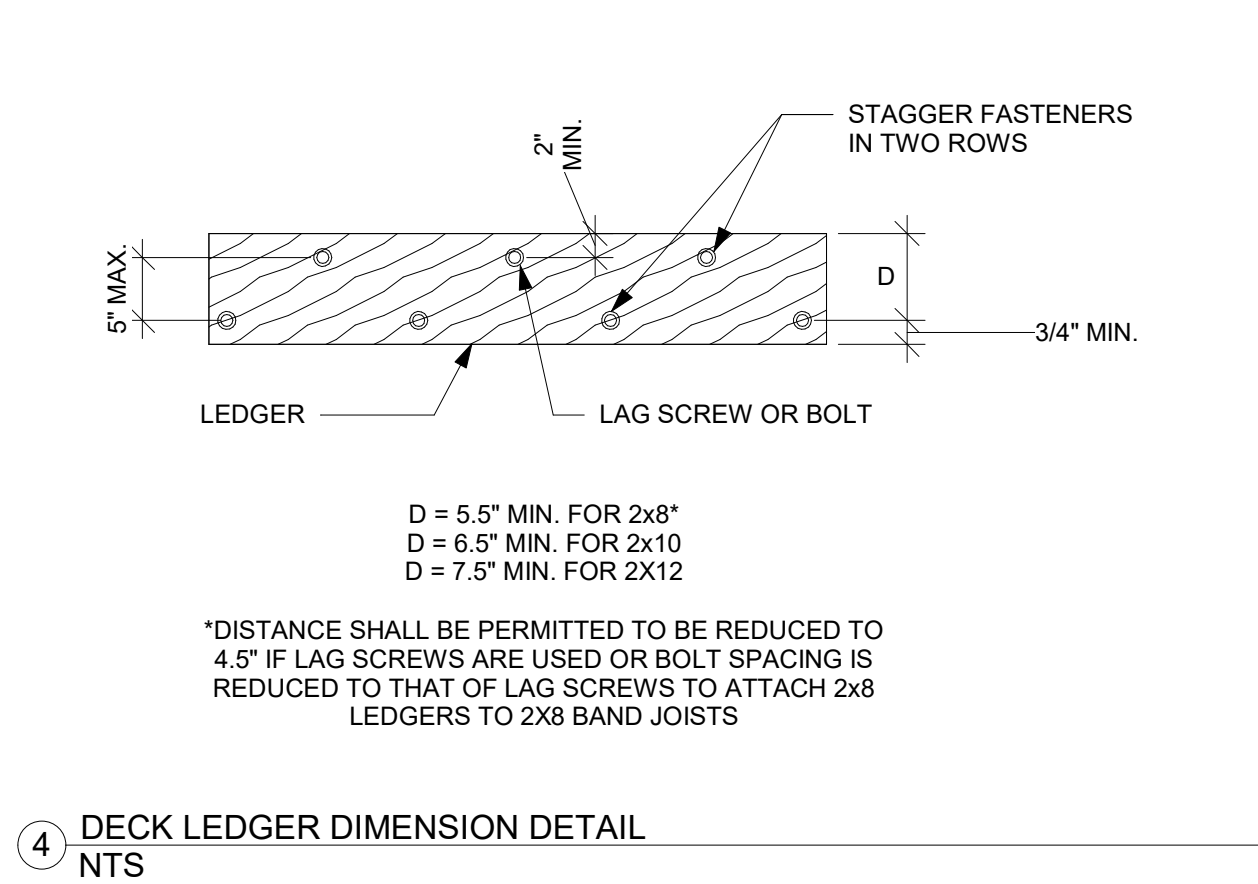
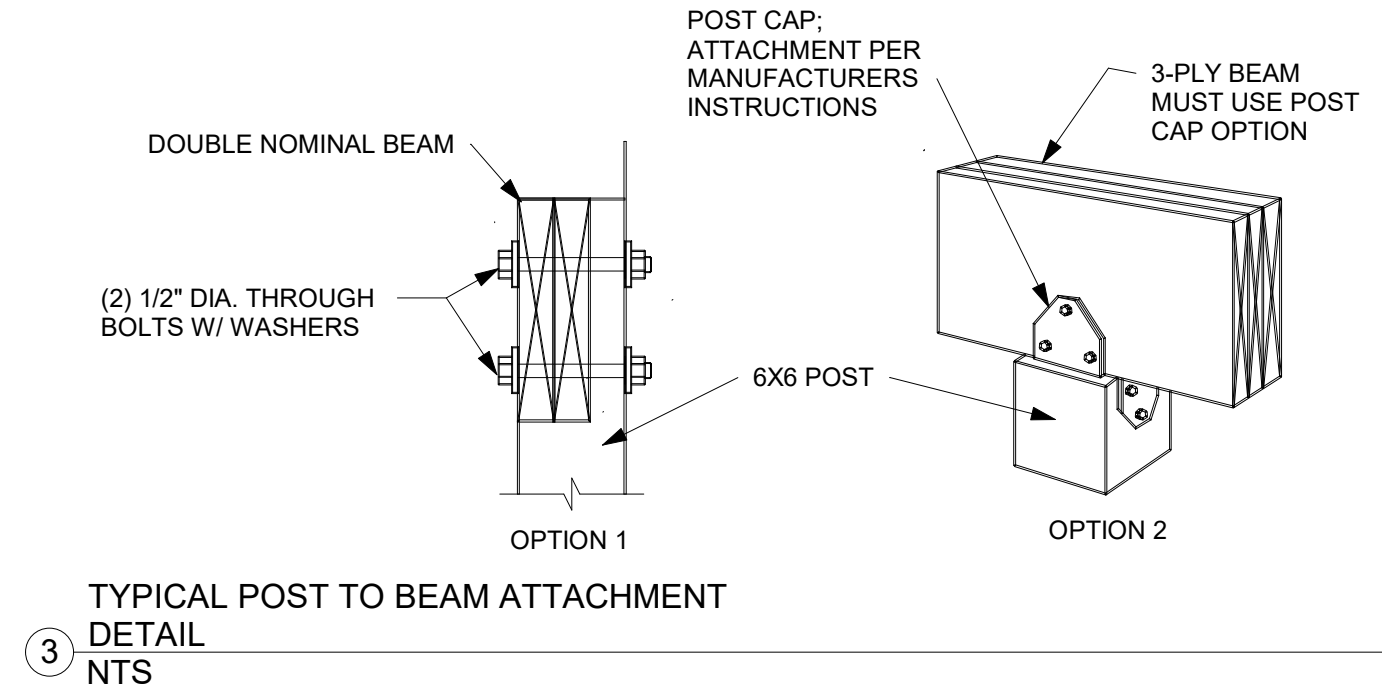
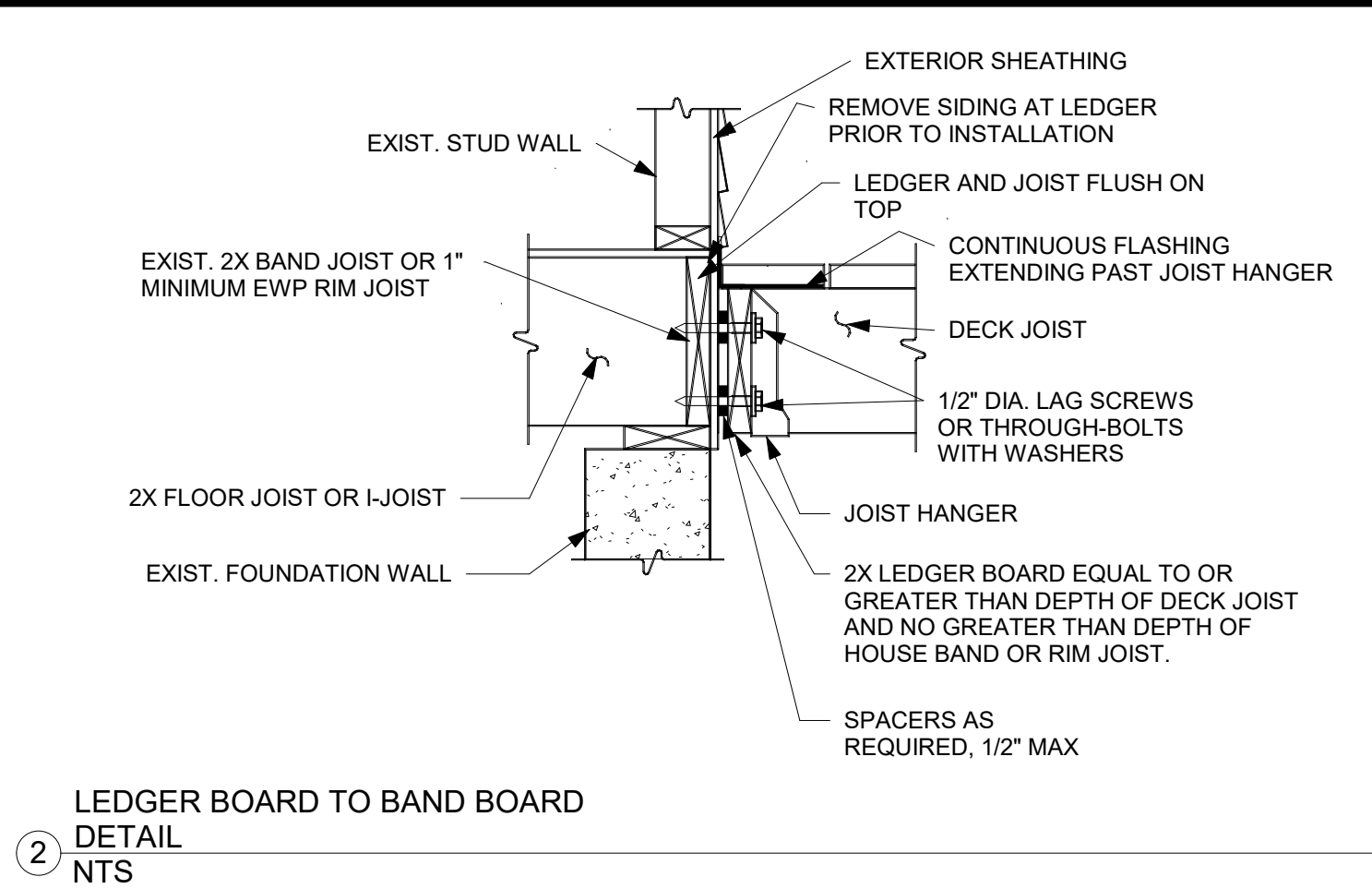
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



1 DECK RAILING  
NTS



6 KNEE BRACING DETAIL  
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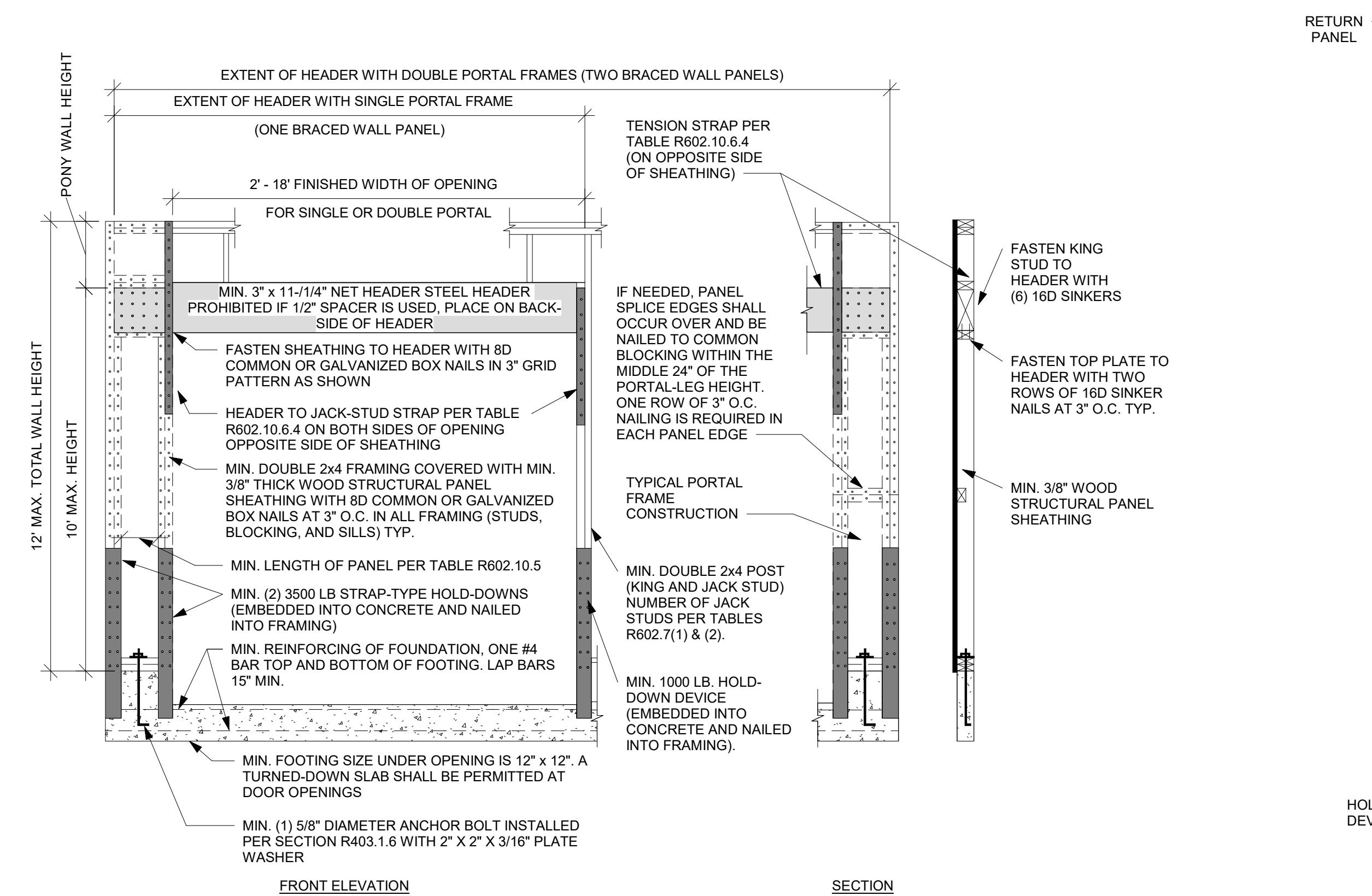
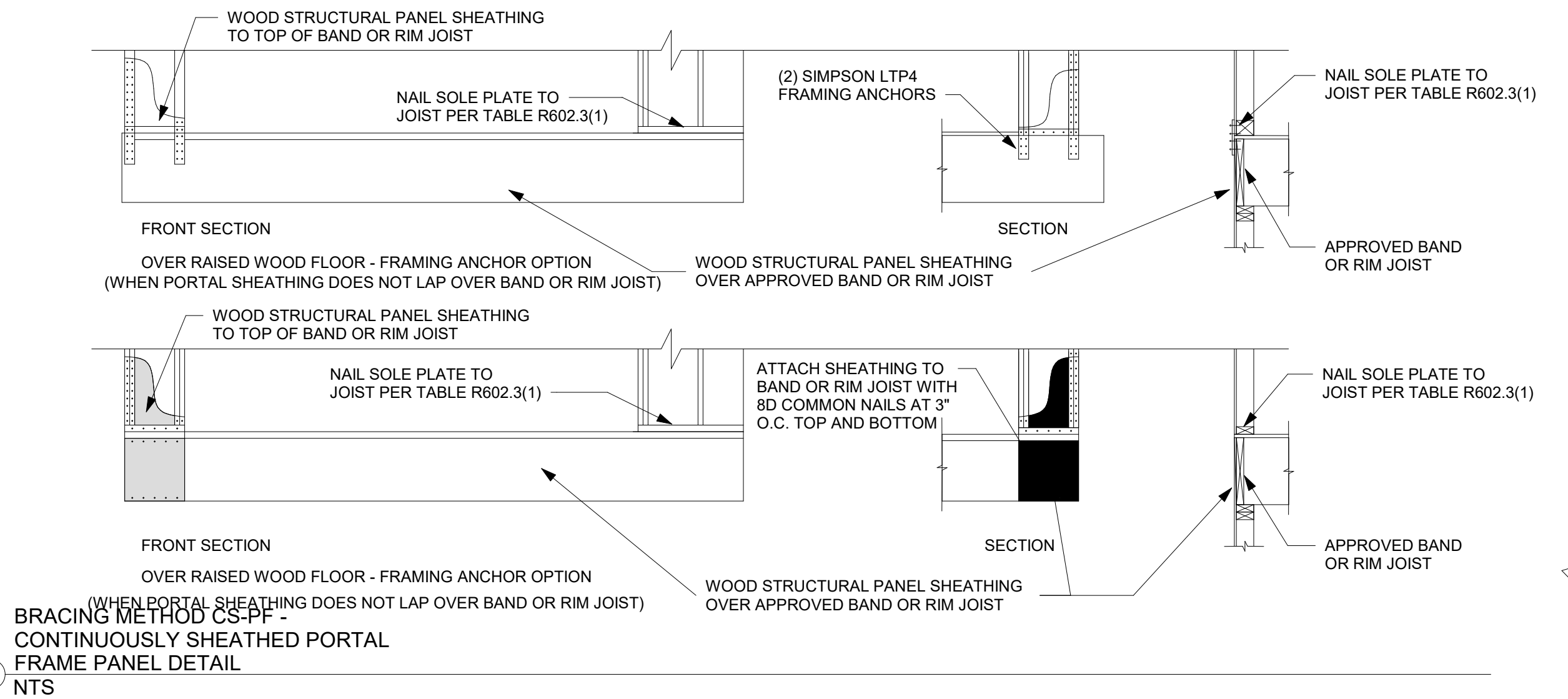
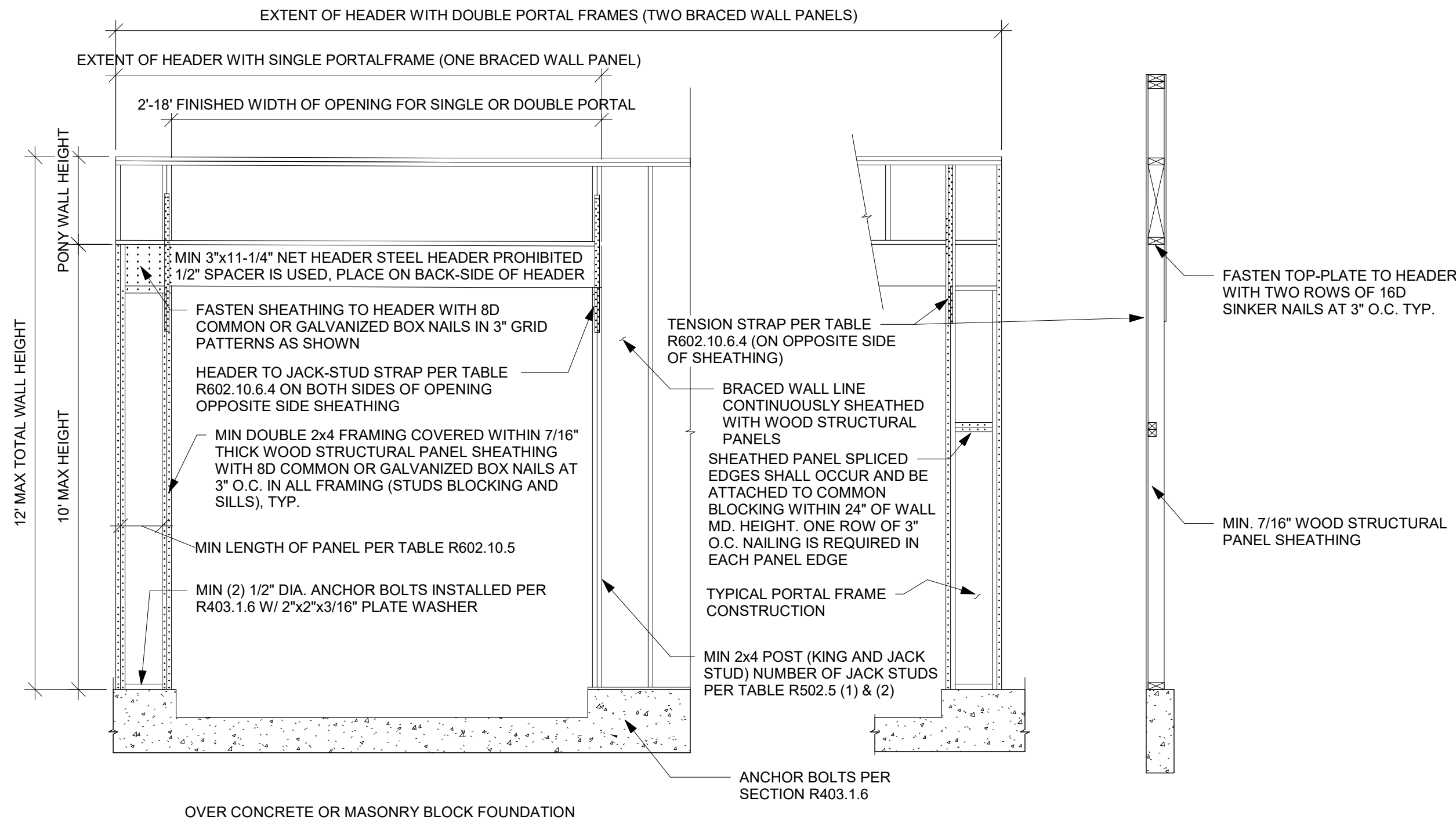
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S520

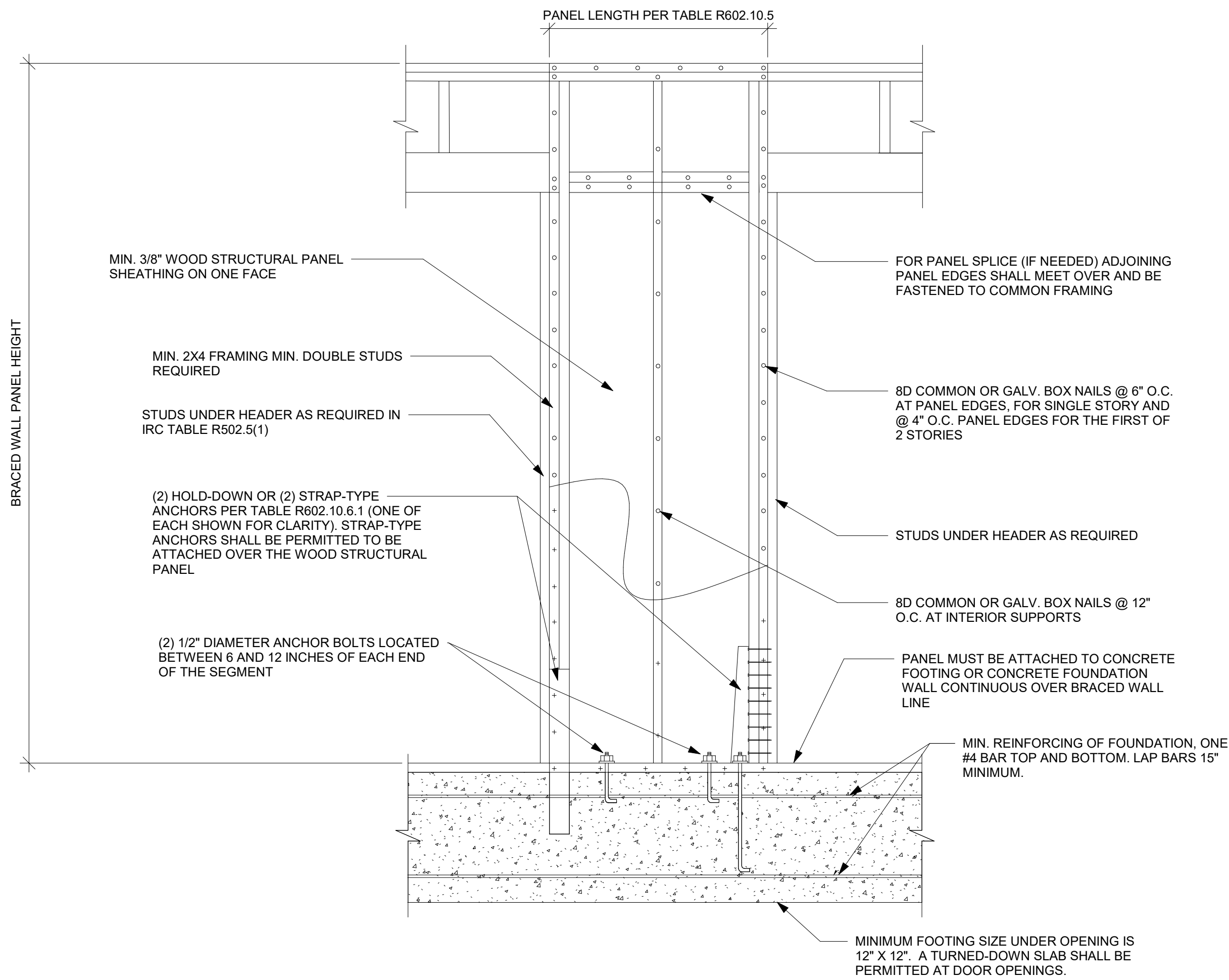
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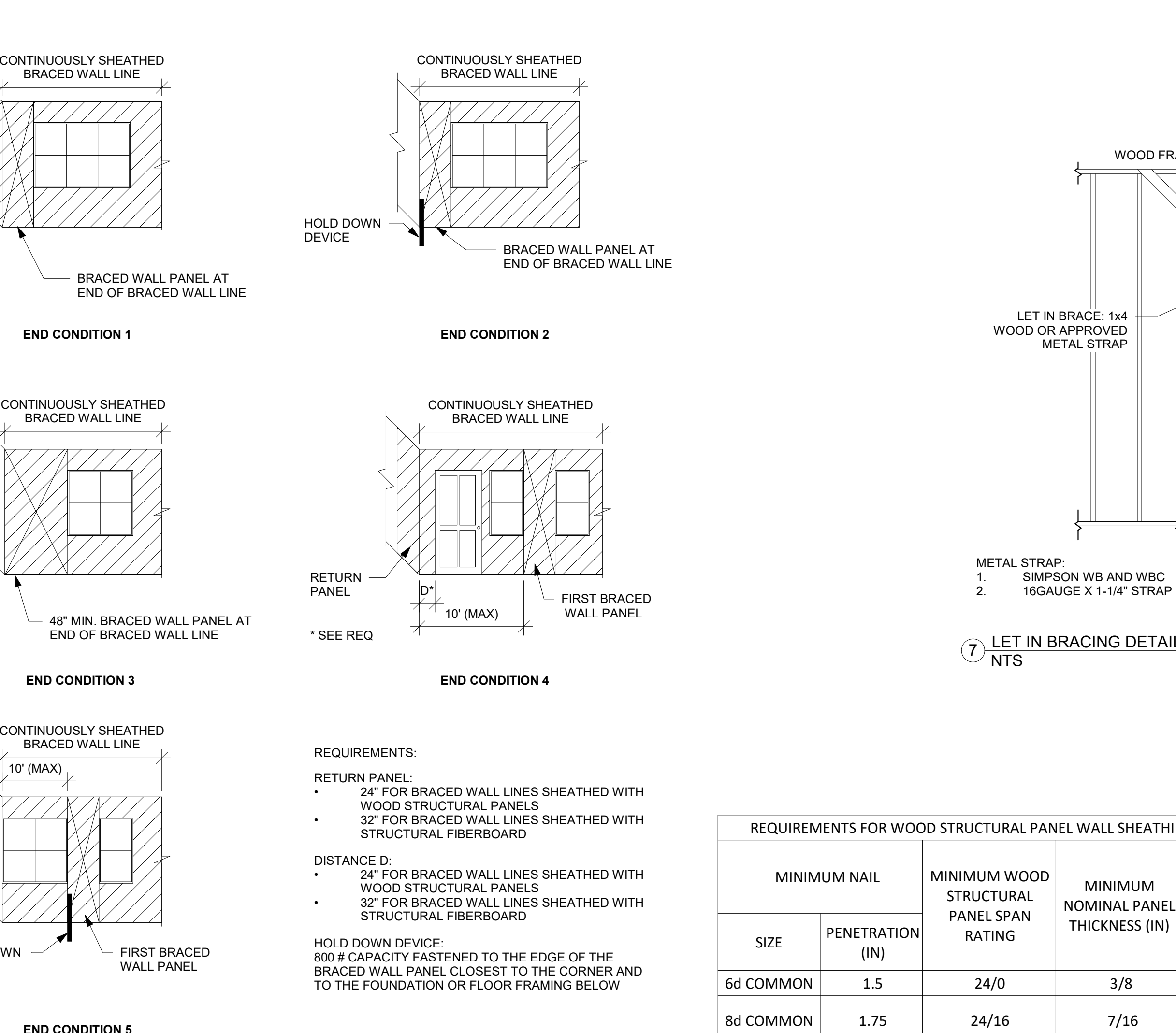




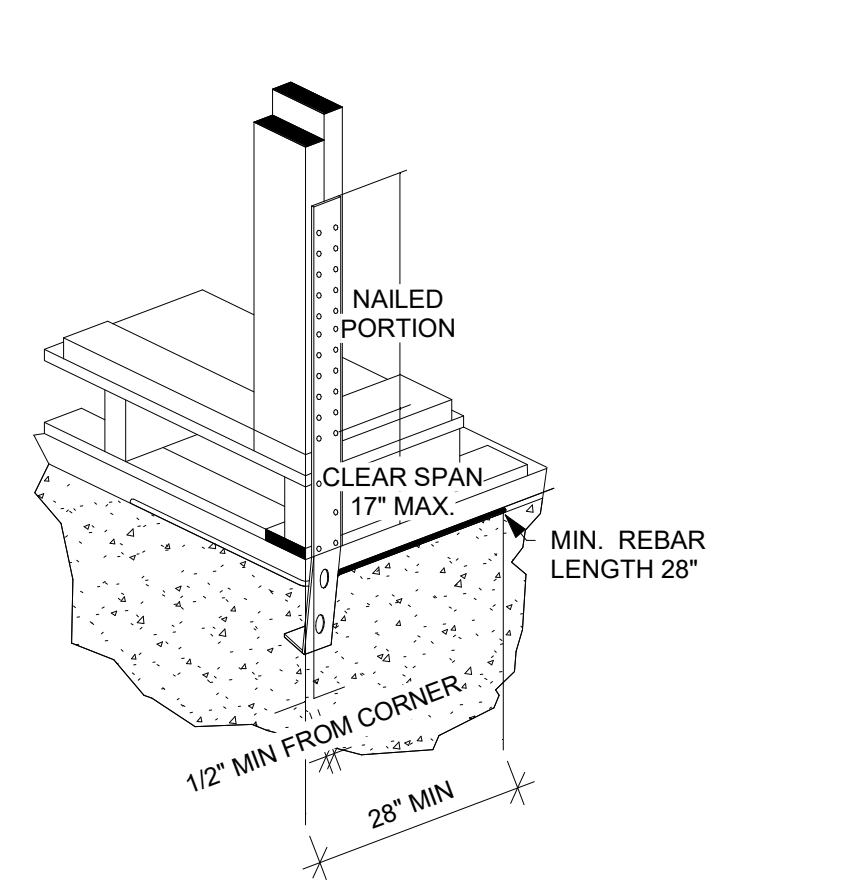
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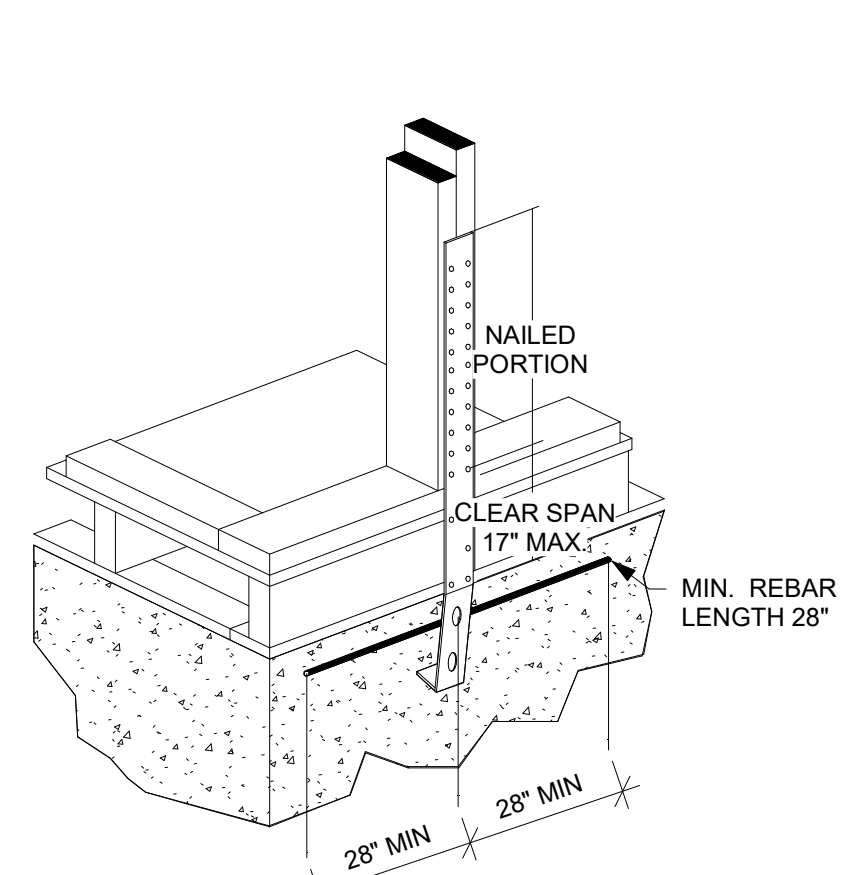
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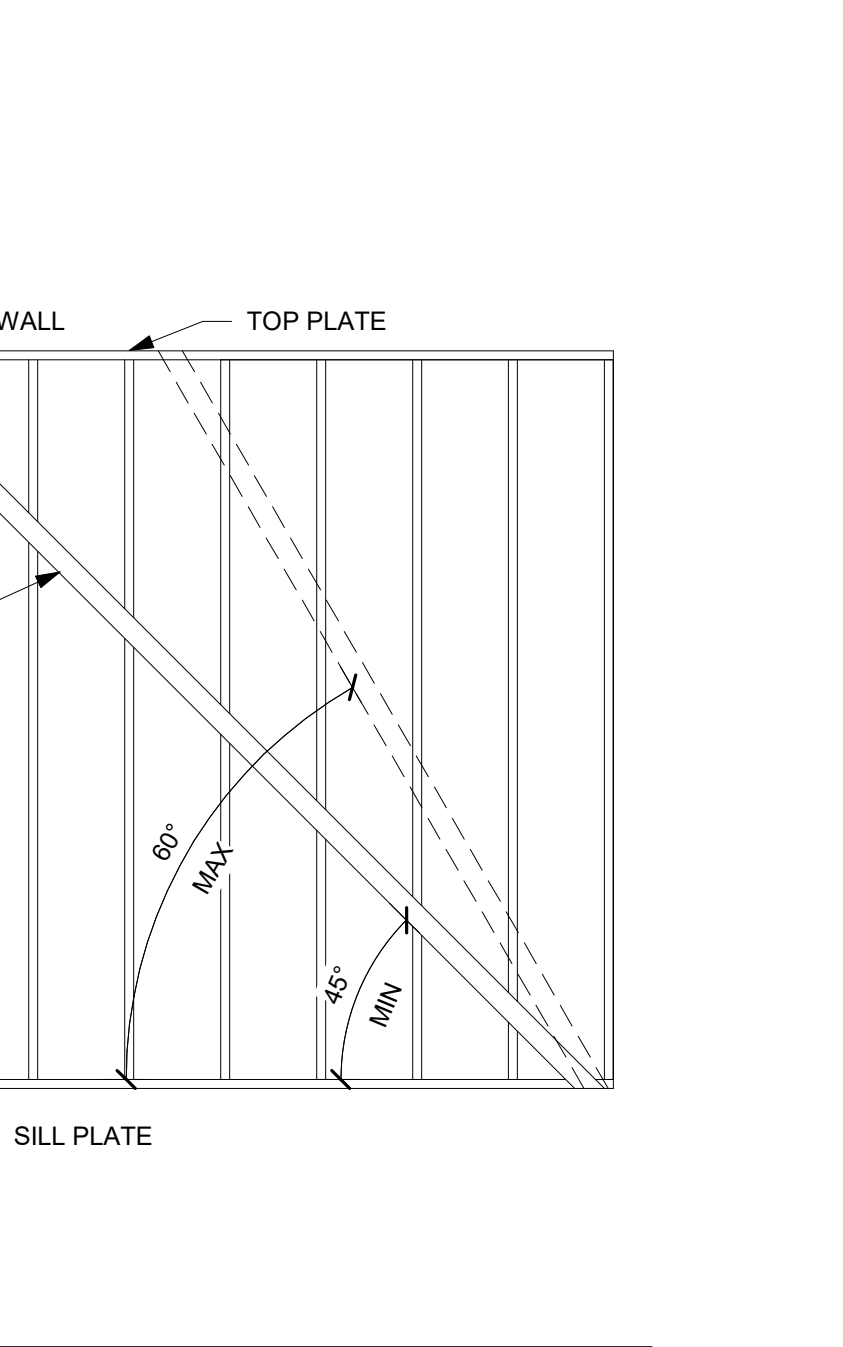
CONTINUOUSLY SHEATHED END CONDITIONS  
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TYPICAL STHD14RJ CORNER INSTALLATION DETAIL  
NTS



TYPICAL STHD14RJ MID-WALL INSTALLATION DETAIL  
NTS



LET IN BRACING DETAIL  
NTS

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES IRC TABLE 602.3(3) (PARTIAL)							
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (IN)	MAX WALL STUD SPACING	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED, V <sub>ULT</sub> (MPH)
					EDGES (IN O.C.)	FIELD (IN O.C.)	
6d COMMON	1.5	24/0	3/8	16	6	12	140
				16	6	12	170
8d COMMON	1.75	24/16	7/16	24	6	12	140

REVISIONS

BRACING DETAILS

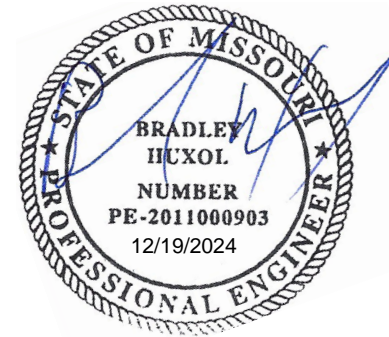
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BRACING METHODS TABLE R602.10.4 (PARTIAL)			
METHODS, MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA	
		FASTENERS	SPACING
WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING	6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION	6" EDGES, 12" FIELD
	7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING	8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION	6" EDGES, 12" FIELD
PFH - PORTAL FRAME WITH HOLD-DOWNS	3/8"	SEE DETAIL ON THIS PAGE	SEE DETAIL ON THIS PAGE
PFG - PORTAL FRAME AT GARAGE	3/8"	SEE IRC SECTION R602.10.6.3	SEE IRC SECTION R602.10.6.3
LIB LET-IN-BRACING	1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING	WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS	WOOD: PER STUD AND TOP AND BOTTOM PLATES
		SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS	METAL: PER STUD AND TOP AND BOTTOM PLATES
GB-GYPSUM BOARD	1/2"	1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .088" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .088" DIA., 1-5/8" LONG; 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA., 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS)	FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD
		EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1)	
		EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1)	

DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION OF FASTENERS
ROOF		
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS TO PLATE	4-8d BOX (2-1/2"x0.131") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10 BOX (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS	4-10d BOX (3"x0.128") OR 3-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"x20 GAGE RIDGE STRAP	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.148") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO TOP PLATE, TOE NAIL	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d BOX (3-1/2"x0.135") OR 3-10d COMMON (3"x0.148") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	24" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d COMMON (3-1/2"x0.162")	16" O.C. EACH EDGE FACE NAIL
	16d BOX (3-1/2"x0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d BOX (2-1/2"x0.113") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	10d BOX (3"x0.128") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3-1/2"x0.162") OR 12-16d BOX (3-1/2"x0.135") OR 12-10d BOX (3"x0.128") OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16" O.C. FACE NAIL
	-16d BOX (3-1/2"x0.135") OR 3"x0.131" NAIL	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2-1/2"x0.113") OR 3-16d BOX (3-1/2"x0.135") OR 4-8d COMMON (2-1/2"x0.131") OR 4-10d BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL
	3-16d BOX (3-1/2"x0.135") OR 2-16d COMMON (3-1/2"x0.162") OR 3-10d BOX (3"x0.128") OR 3-3"x0.131" NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3-1/2"x0.162") OR 3-3"x0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES 1-3/4"	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 2-8d COMMON (2-1/2"x0.131") OR 2-10d BOX (3"x0.128") OR 2 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
	WIDER THAN 1"x8": 4-8d BOX (2-1/2"x0.113") OR 3-8d COMMON (2-1/2"x0.131") OR 3-10d BOX (3"x0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	

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



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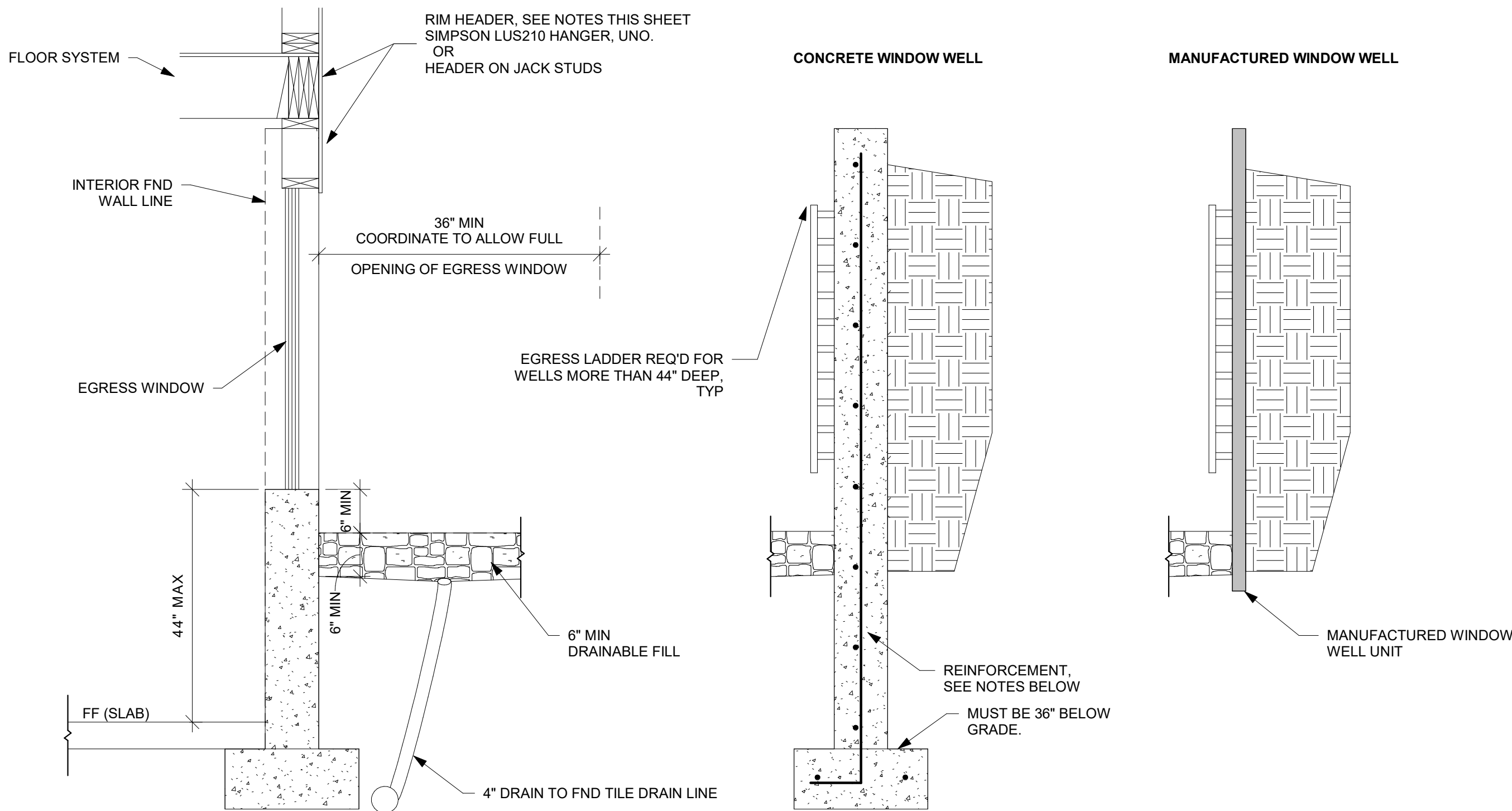
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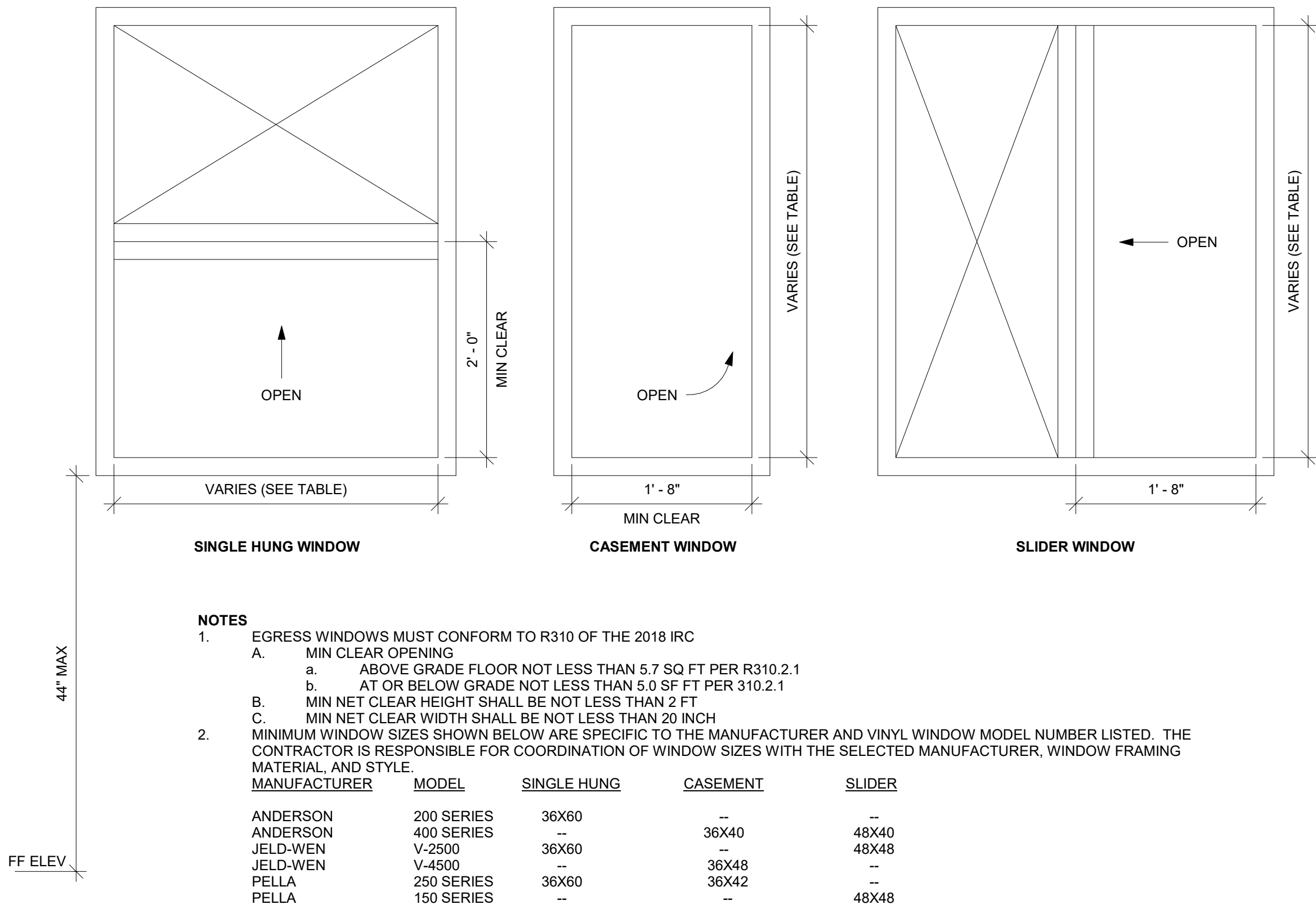


- GENERAL NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
  - THE INFORMATION PROVIDED ON THIS PLAN SHEET IS DESIGNED AND REVIEWED IN ACCORDANCE WITH THE IRC.
  - CONCRETE WINDOW WELLS SHALL BE MINIMUM 3000 PSI COMPRESSIVE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



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

## SECTION



WINDOW EGRESS (NTS)



## PLAN

WINDOW WELL FOR EGRESS (NTS)



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EVERSTEAD  
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LEE'S SUMMIT, MO 64064  
EVERSTEAD.COM (816)399-4901

**AVITAL HOMES**

**AVALON**

1916 SW Hightown Drive  
LEE'S SUMMIT, MISSOURI 64082

## REVISIONS

NO.	DESCRIPTION	DATE

**EGRESS  
WINDOWS**

**S560**

DATE 12/19/2024  
SCALE

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS  
DEVELOPMENT REVIEW  
12/26/2024  
LEE'S SUMMIT, MISSOURI  
64082