NOTE:

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

FOUNDATION NOTES:
ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
SOIL BEARING CAPACITY SHALL BE 1500 PSF.
COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.
BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7" .
ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.
BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

TRUSS ROOF NOTES (BY OTHERS)
1) DESIGNED FOR LIGHT ROOF COVERING
TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 10
BOTTOM CHORD:
DEAD LOAD (PSF): 10
2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
4) ROOF IS ENGINEERED TO COMPLY WITH IRC 802

ROOF TRUSS FRAMING DIRECTION
"G.T." GIRDER TRUSS LOCATION
INTERIOR LOAD BEARING WALL

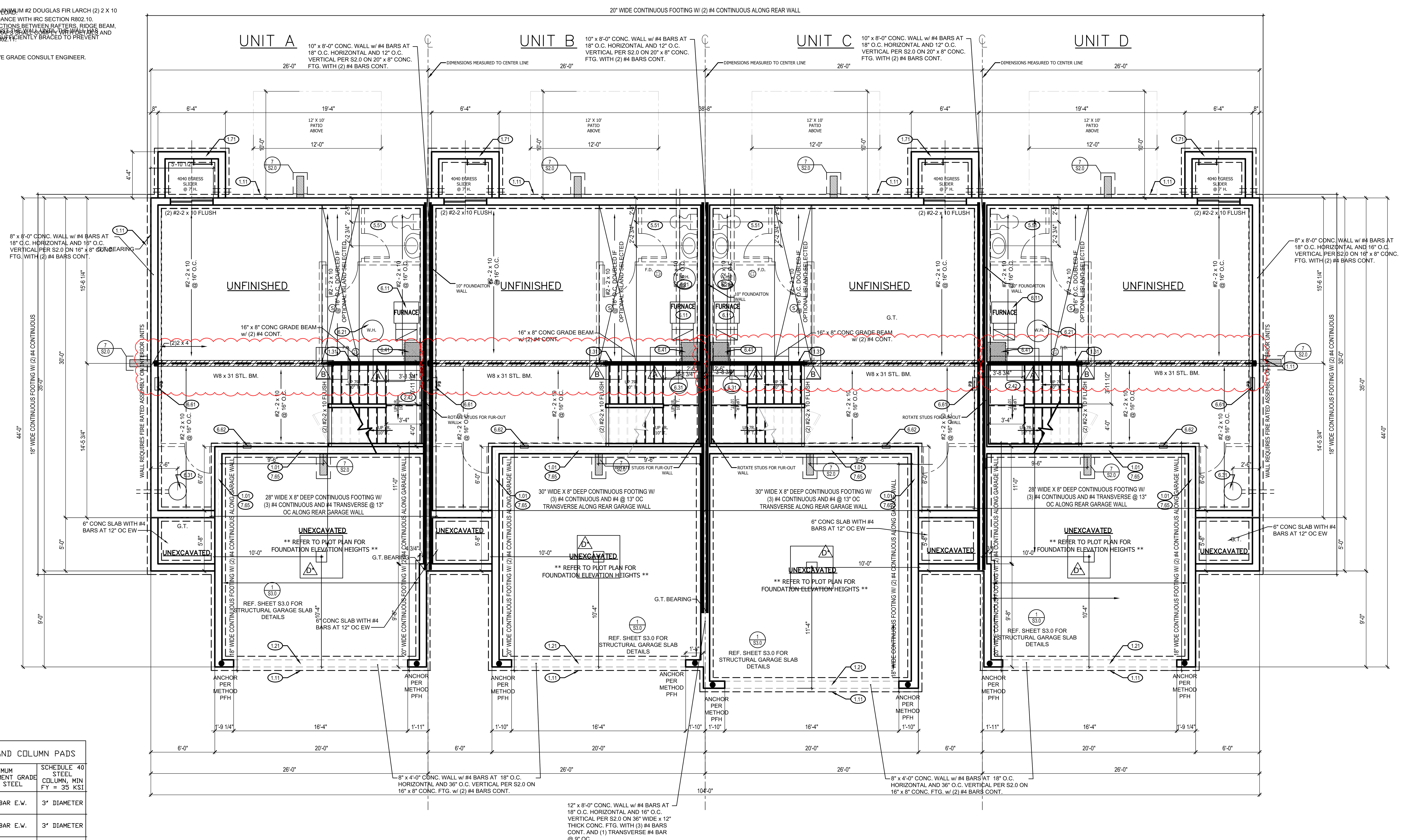
NOTE:
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ROOF:
ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.
WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.
CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.



ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 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
ANY SIZE FOOTING WITH AN (*)				NO COLUMN NEEDED

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

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

FOUNDATION LEVEL PLAN 1
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

1.01 HOLD SILL PLATE BACK 4"
1.11 CONTINUOUS CONCRETE FOOTING
1.21 RECESS TOP OF FOUNDATION WALL
1.31 2X4 STUD WALL WITH TREATED SILL PLATE
1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
2.42 FIRE RATED SHEETROCK UNDER STAIRS
5.51 STUB OUT ONLY FOR FUTURE POWDER BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
6.41 HVAC CHASE ABOVE
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

GENERAL NOTES

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

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

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120 SE 30TH ST.
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ADDRESS:
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UNIT B: 3724 SW WALSH DR
UNIT C: 3722 SQ WALSH DR
UNIT D: 3720 SW WALSH DR

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PROFESSIONAL SEAL:

EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

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LEE'S SUMMIT, MO 64064
816-399-4901

DRAWN BY:
S. SCARBO

ISSUE DATE:
3.8.2023

SHEET NUMBER:
A3.0

NOTE:

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

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7.
THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

FLOOR PLANS:
LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

LVL'S SHALL BE:
BOISE CASCADE
VERSA-LAM 3100 FB

GLU-LAMS SHALL BE:
DF 24F-V4 - WESTERN

STEEL BEAM FLANGE WIDTH:
W10 x 22 - 5.75"
W12 x 26 - 6.49"
W12 x 22 - 4.03"

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS.
UNLESS OTHERWISE NOTED, STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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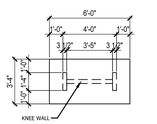
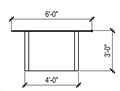




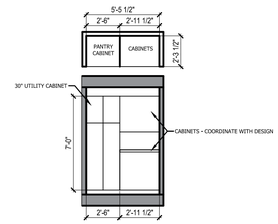
TOWNHOUSE WIND BRACING IS STRUCTURALLY INDEPENDENT PER UNIT PER 2018 IRC R302.2.6

BRACING METHODS

- EXTERIOR BRACING CS-WSP PER IRC R602.10
- EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- INTERIOR 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
- EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
- INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

ISLAND DETAIL 1

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



NOOK DETAIL 1

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

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR[a]	SKYLIGHT[a] U-FACTOR	GLAZED FENESTRATION SHGC[a,b]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

MAIN LEVEL PLAN 1

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

MAIN FLOOR PLAN NOTES

1.22	EXPOSED TOP OF FOUNDATION WALL.
2.32	INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
2.45	STAIRS TO LOWER LEVEL UNFINISHED
2.51	3 STUDS BETWEEN WINDOW UNITS
3.45	4X4 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
6.42	HVAC – BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
7.65	LINE OF FLOOR ABOVE
7.71	20 MINUTE FIRE RATED SOLID CORE WITH SELF–CLOSING HINGES

GENERAL NOTES

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