

N.T.S.

WALL DESIGNED AT L/240 FOR 120-MPH WIND GUST

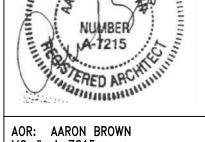
TALL WALL FRAMING DETAIL

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL = 1,200 GSF
UPPER LEVEL = 445 GSF
FRONT ENTRY PORCH = 79 GSF
COVERED DECK = 216 GSF
2-CAR GARAGE = 586 GSF

2018 IRC BUILDING CODE COMPLIANCE
THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC 2017 ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL

EMERGENCY ESCAPE WINDOWS-44" MAX. TO LOWEST PORTION & MIN. 5.7 SQUARE FEET OF WINDOW OPENING



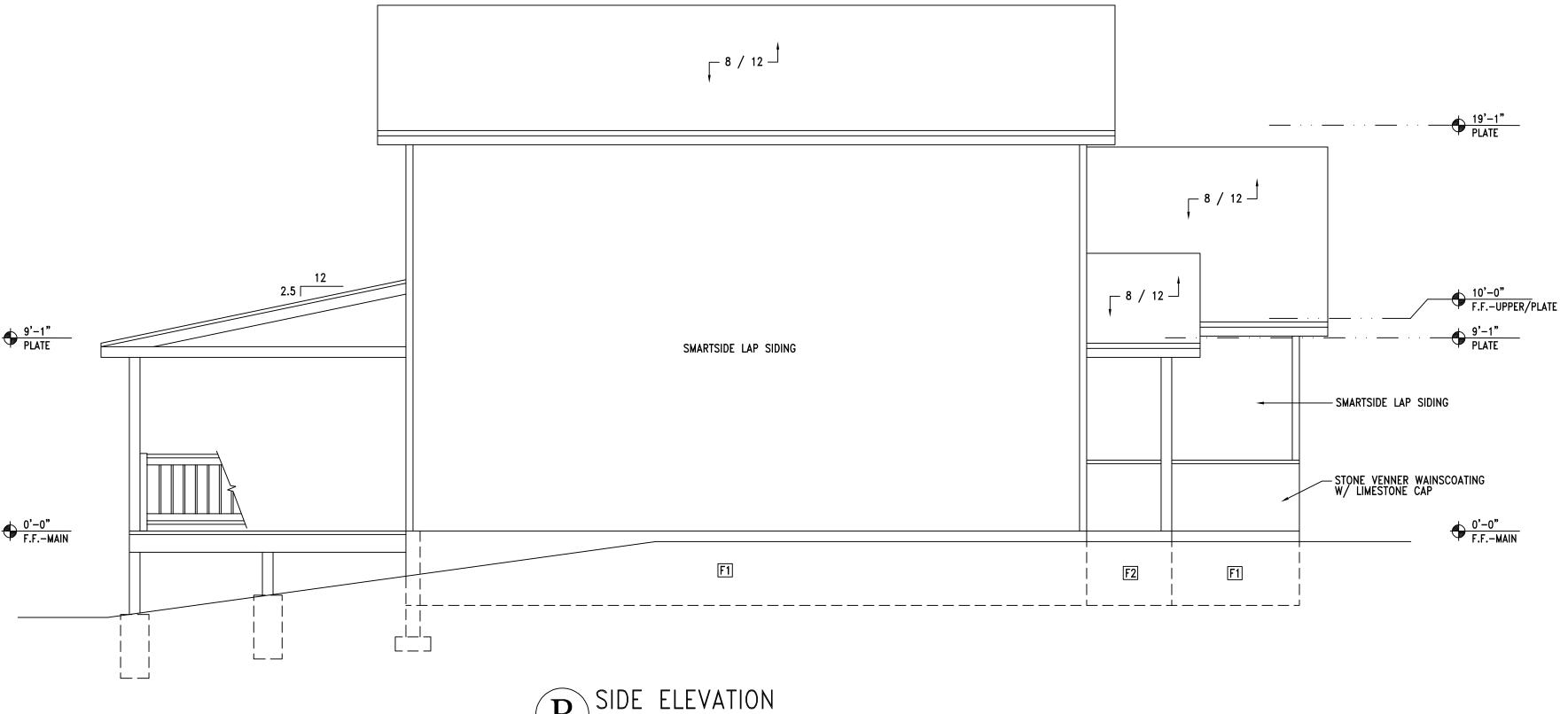
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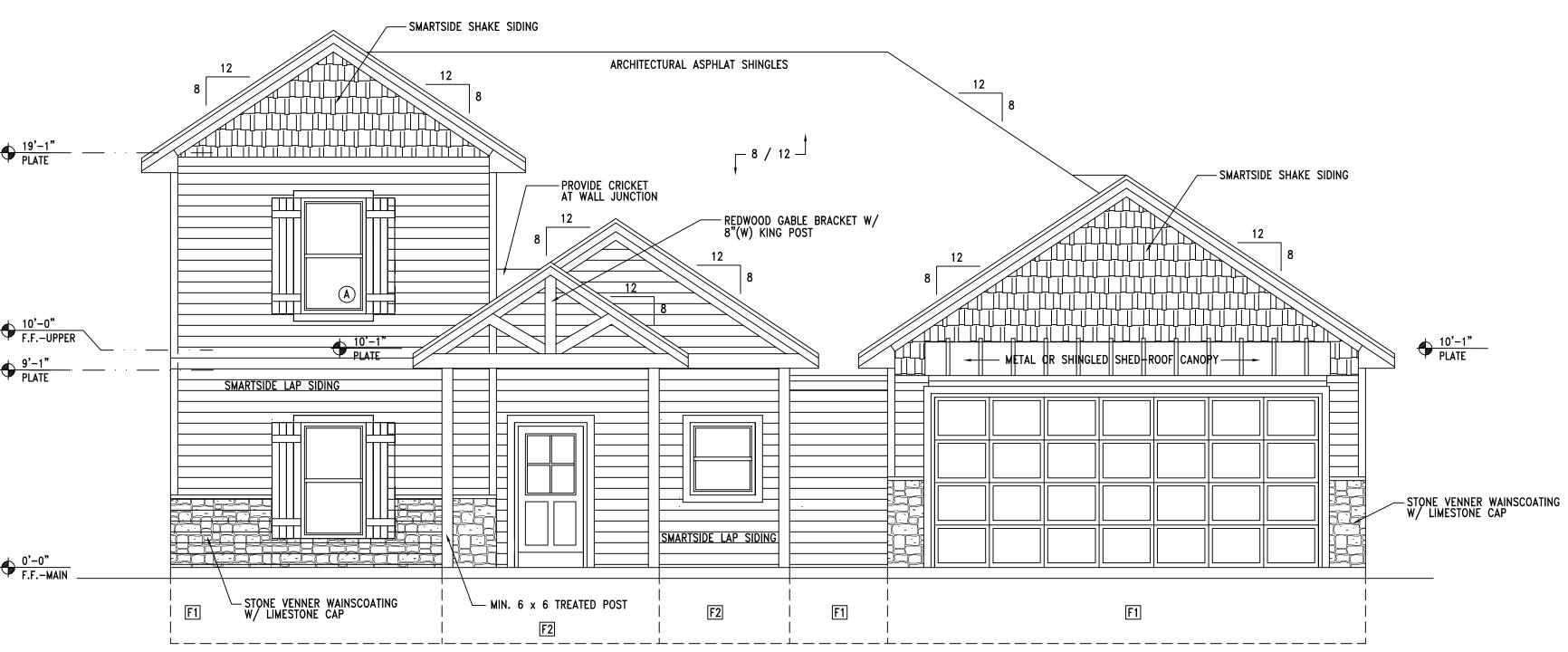
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AOR: AARON BROWN
MO #: A-7215
4334 QUARTER HORSE LANE
BATES CITY, MO 64011
816-588-1178





1/4" = 1'-0"

FRONT ELEVATION (ROADSIDE)

1/4" = 1'-0"

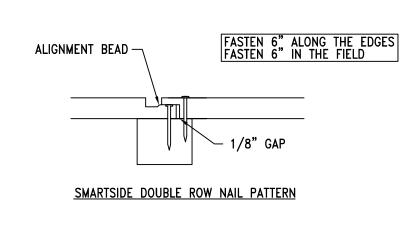
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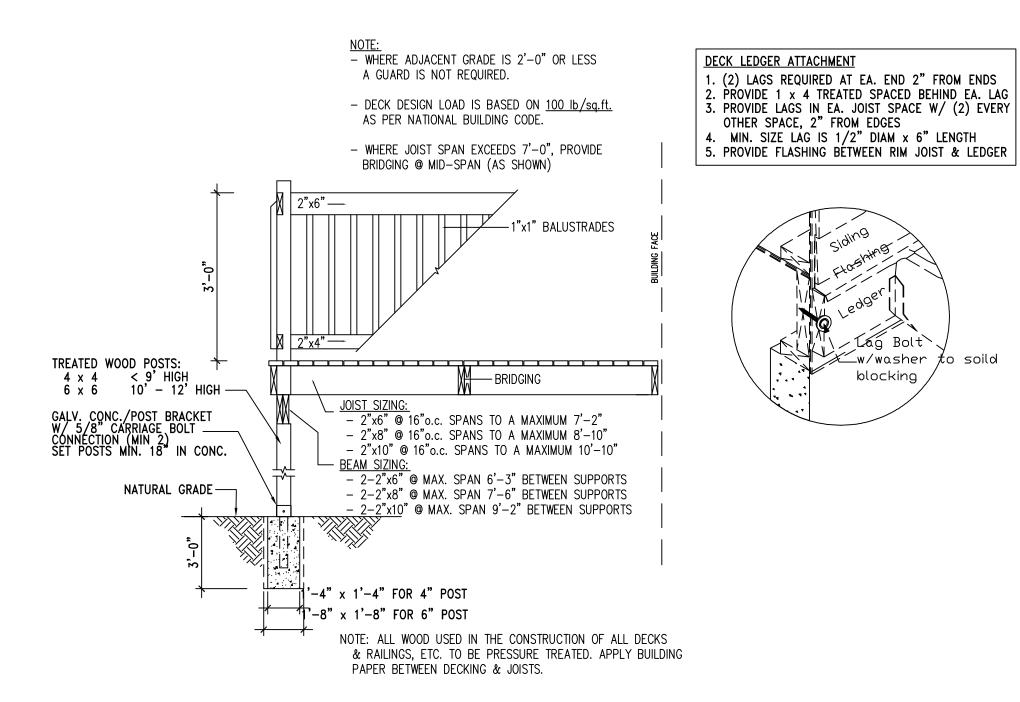
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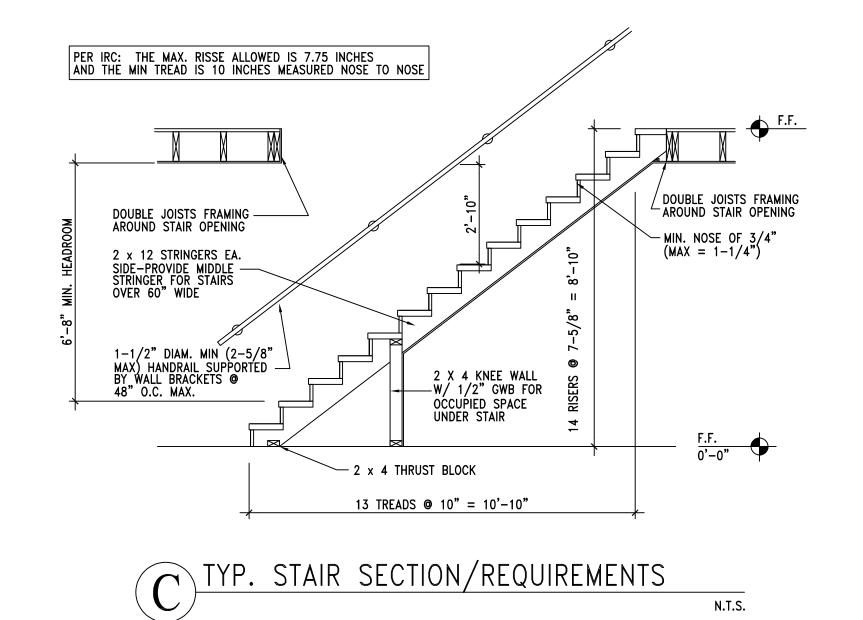


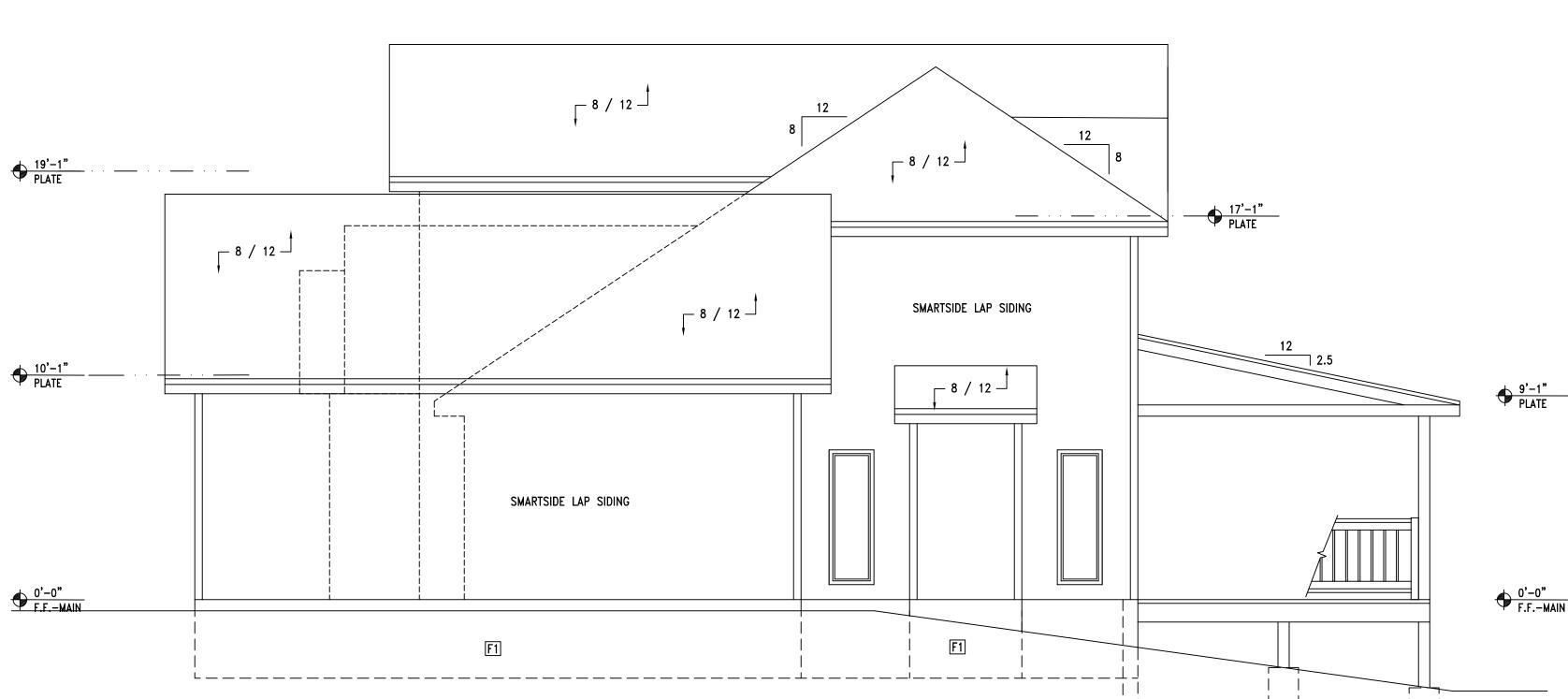
E SMARTSIDE PANEL NAILING PATTERN

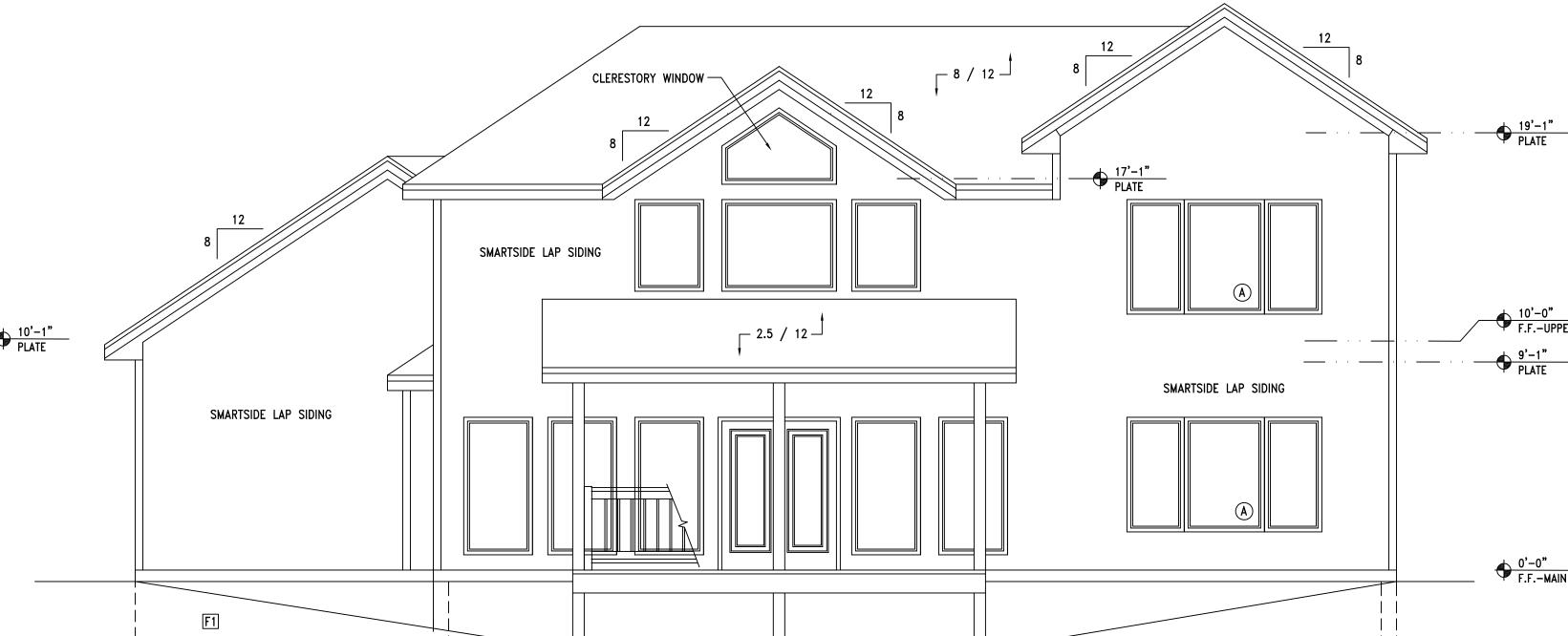
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TYPICAL RAISED WOOD DECK FRAMING

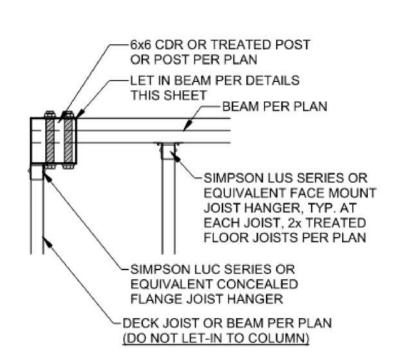


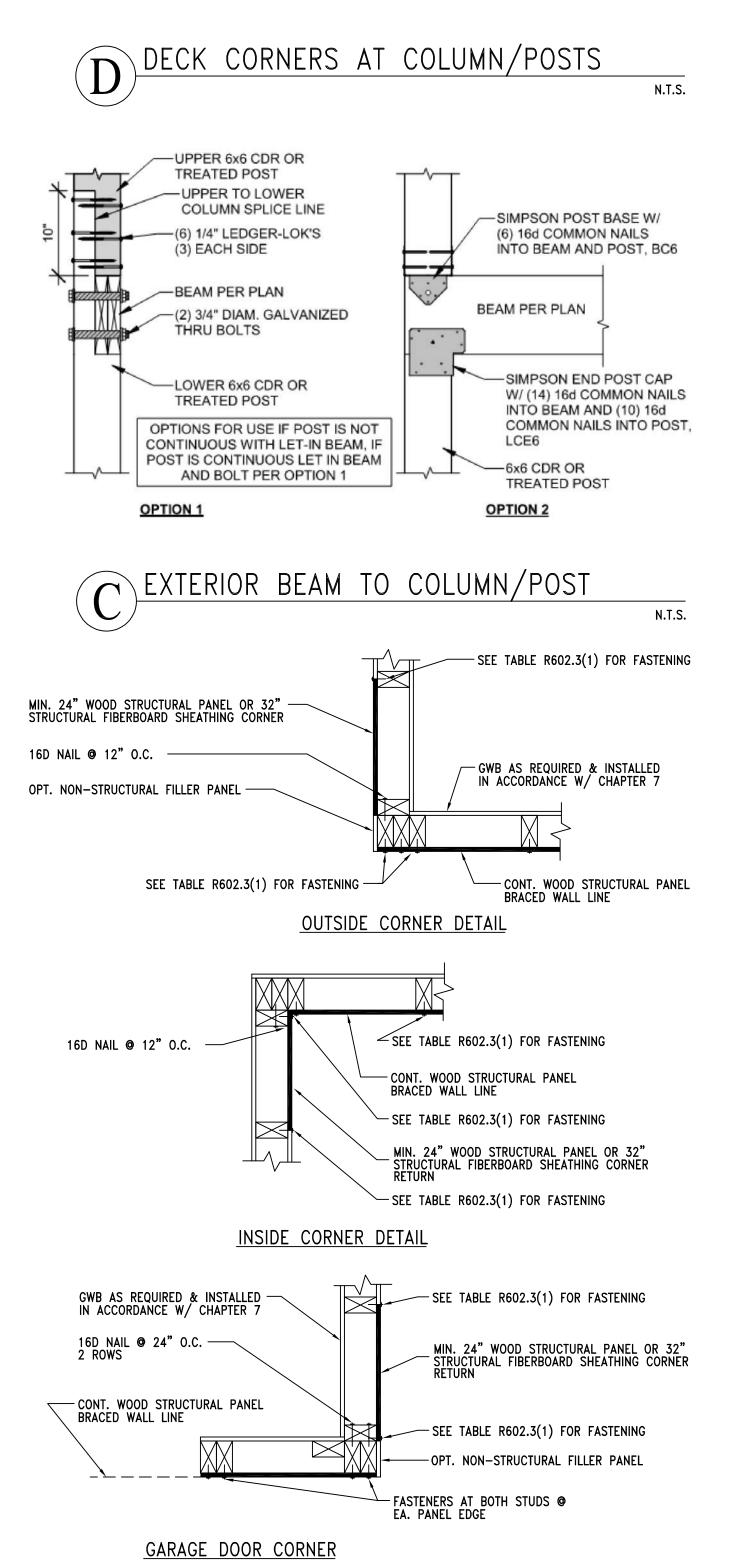


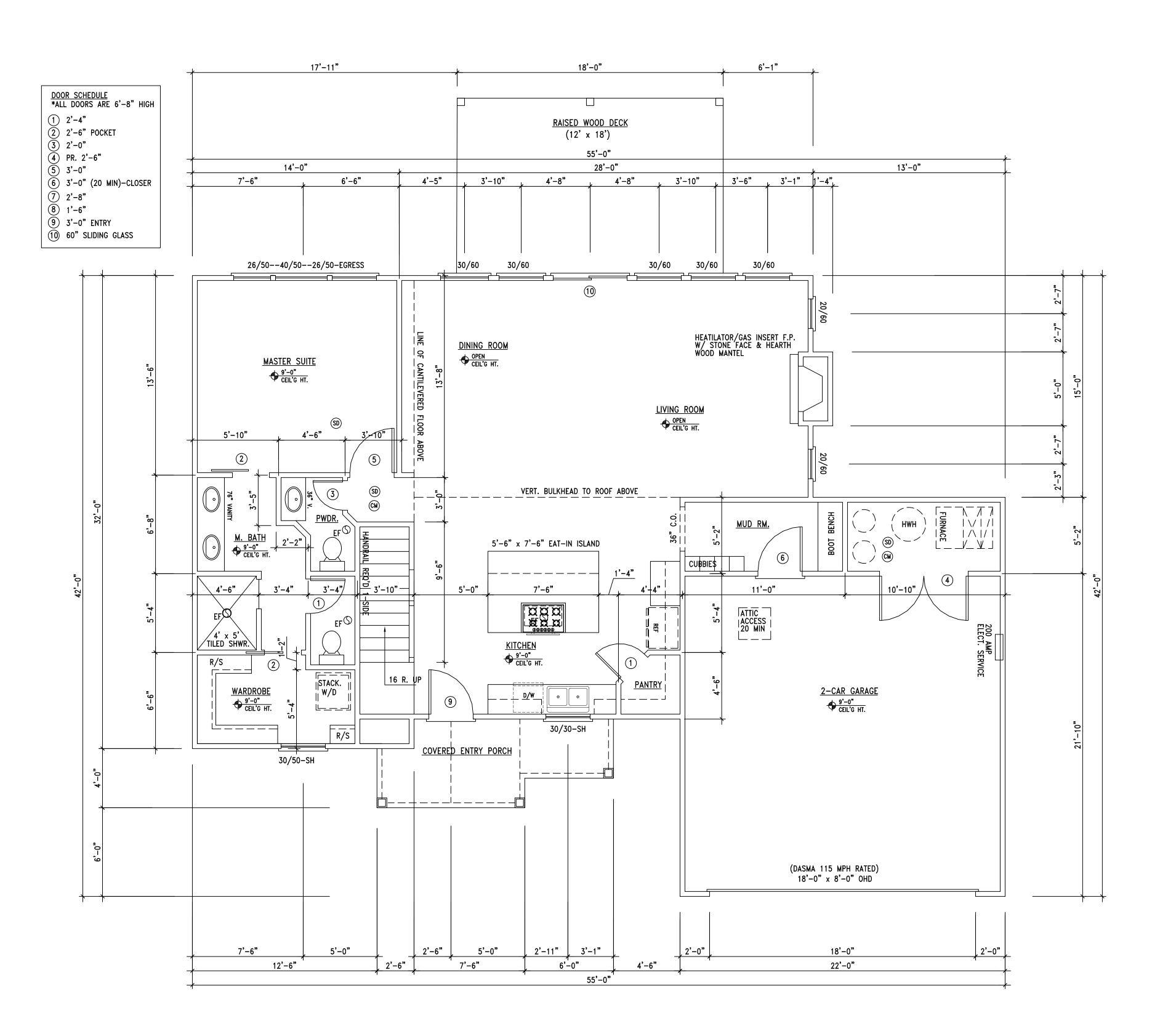


IF THE NATURAL GRADE DROP-OFF ALONG THE REAR WALL OR ANY PARTS OF THE SIDE WALL FOUNDATION LINE CANNOT BEAR ON VIRGIN &

UNDISTURBED SOIL AT A MIN. OF <36", THEN SUBSTITUTE THE PERIMETER FROST FOOTING (TYPE F1) W/ A STANDARD 8" WIDE CONCRETE FOUNDATION WALL ON SPREAD FOOTING AS DESCRIBED ON FOUND. DWGS.







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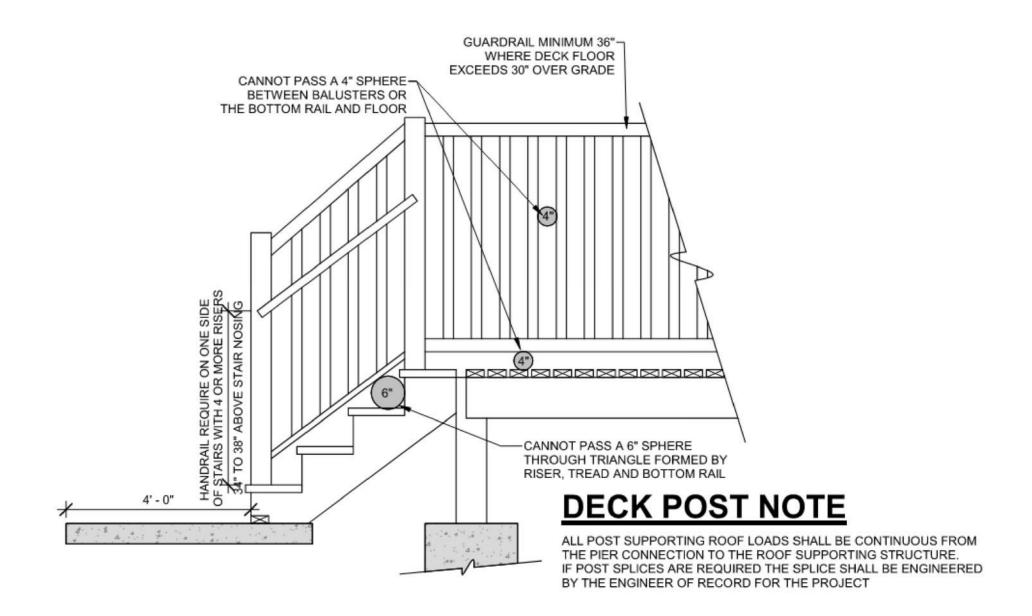
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MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

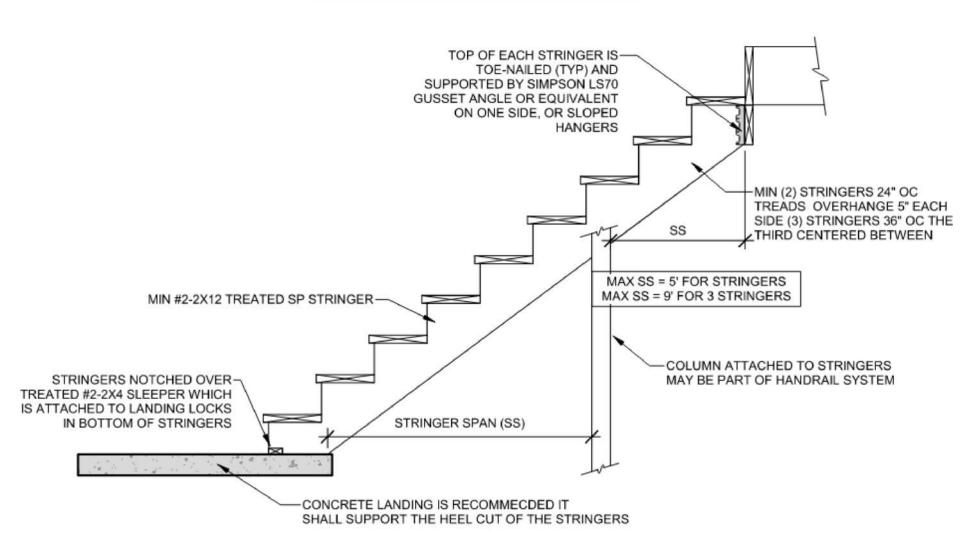
FIGURE R507.8.3 LEDGER BOARD TO HOLLOW MASONR FOUNDATION WALL ATTACHMENT

D LEDGER ATTACHMENT TO CONCRETE N.T.S.



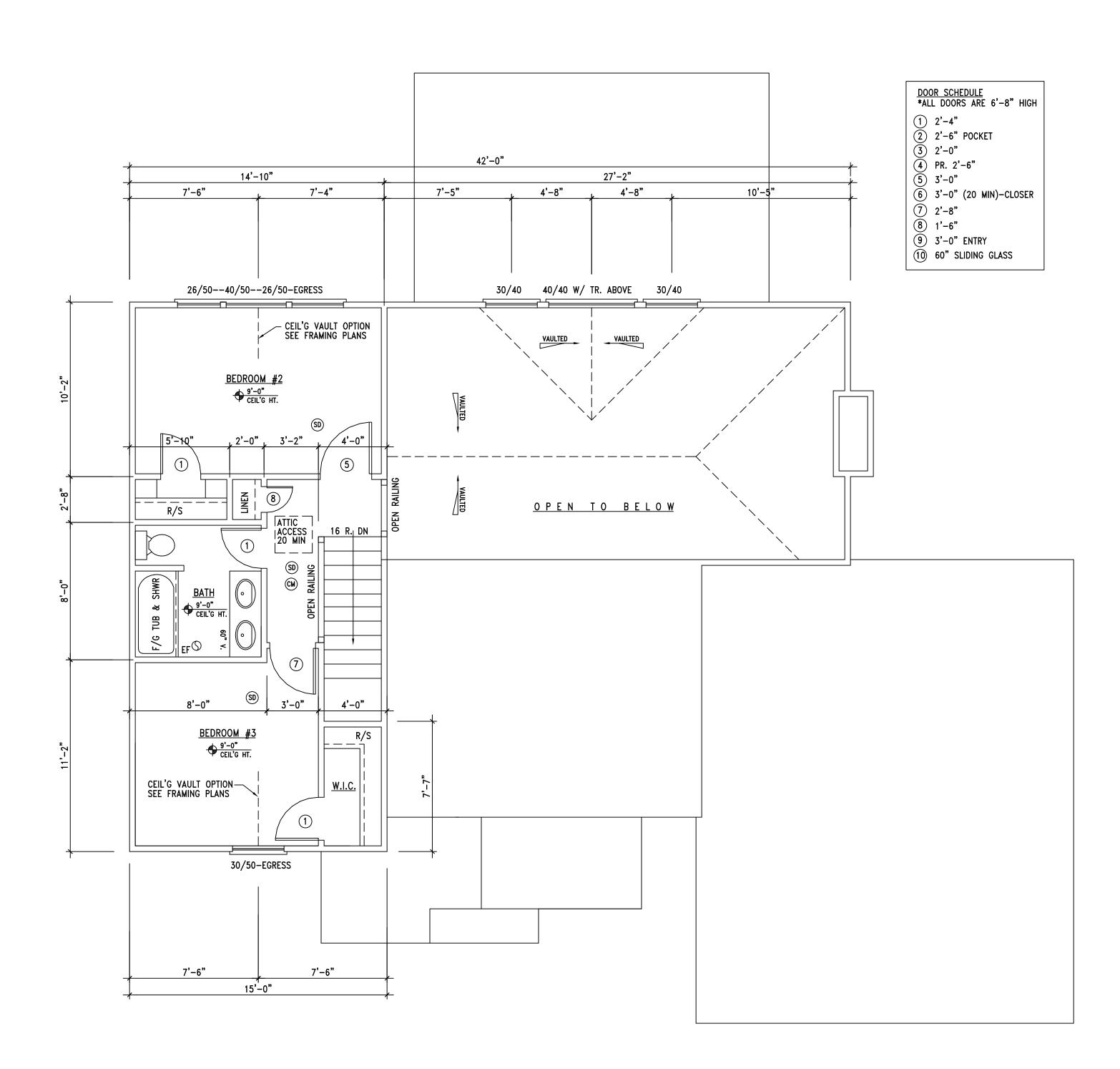
GUARDRAIL/HANDRAIL REQUIREMENTS

N.T.S





N.T.S.



A UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

NUMBER A-T215

REPED ARCHITICAL

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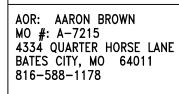
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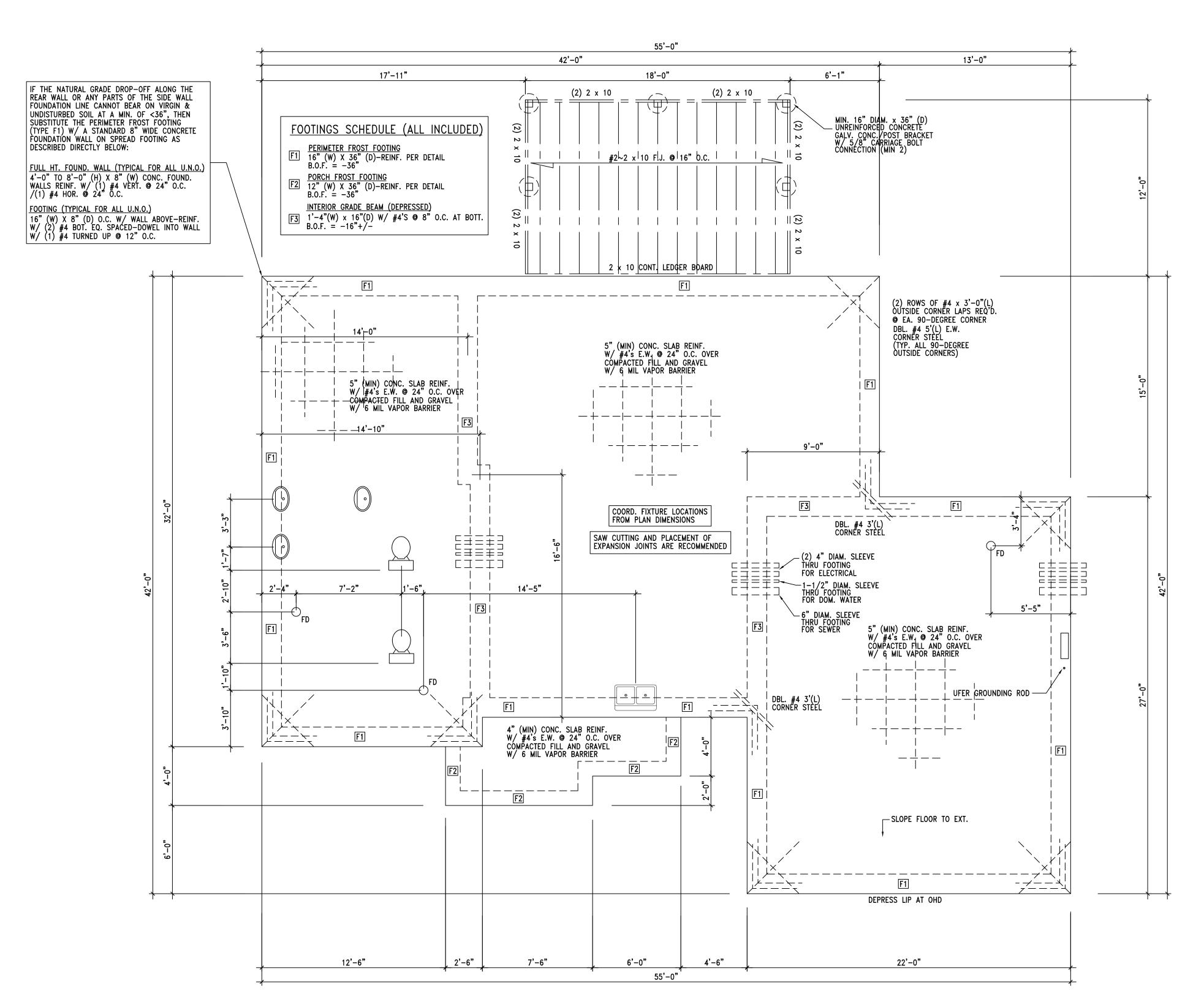
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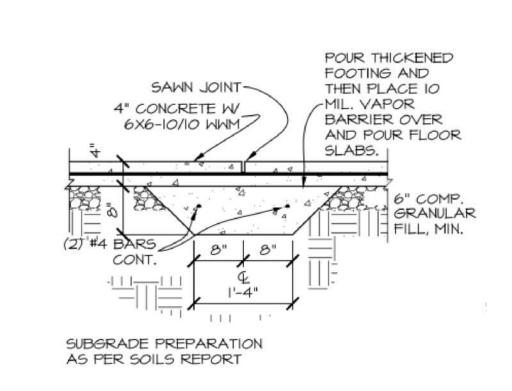
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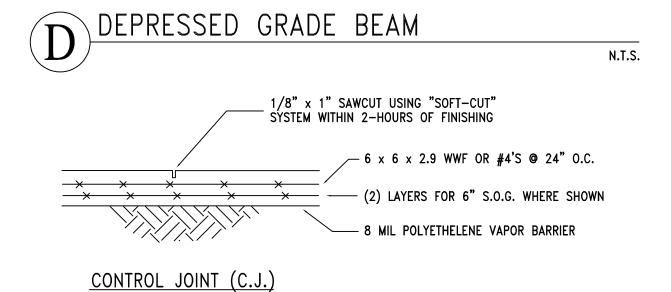
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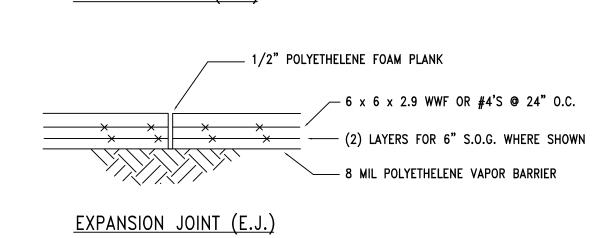
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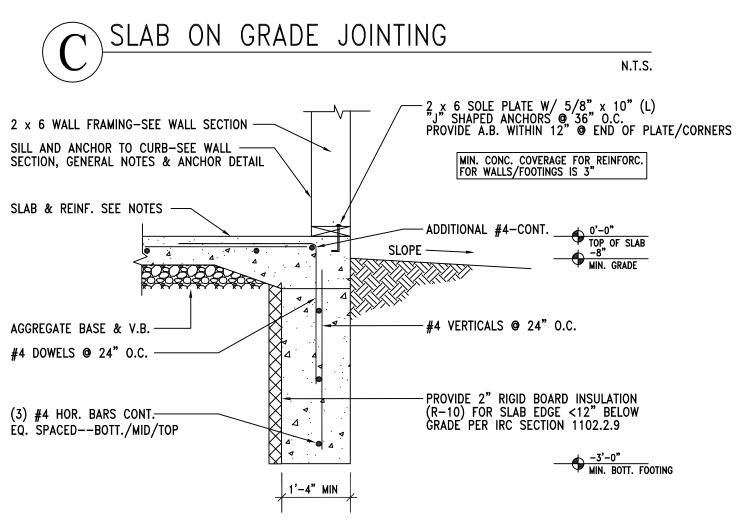
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PERIMETER FROST FOOTING DETAIL

N.T.S.

A FOUNDATIONS/S.O.G. PLAN

1/4" = 1'-0"

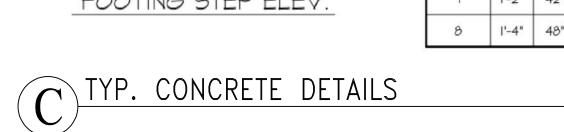
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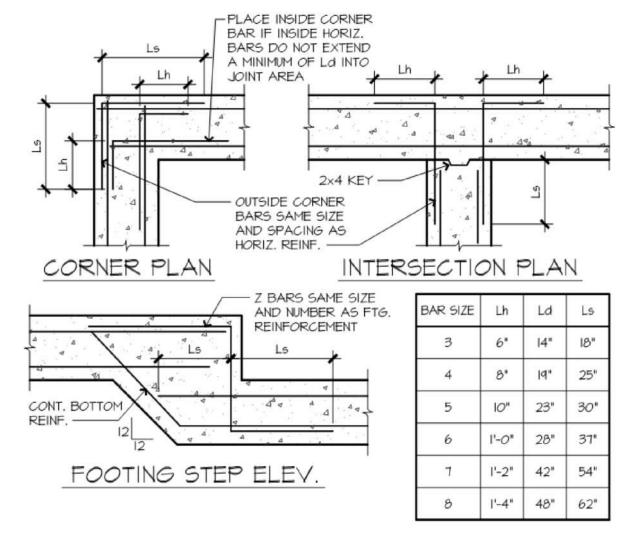
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NOTE: U.N.O. ALL BUILT UP STUDS (NOT WALL STUDS) SHALL BE DF #2.

DISTANCE DISTANCE SPACING SPACING SIZE

I. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES

2. CONTRACTOR MAY SUBSTITUTE ½" DIA BOLTS WITH METAL

3. CONTRACTOR SHALL PRE-DRILL STUDS WITH 1/8" DRILL BIT WHEN USING 30d AND 50d NAILS TO PREVENT

4. CONTRACTOR SHALL PRE-DRILL STUDS WITH 1/8" DRILL BIT WHEN USING 30d AND 50d NAILS TO PREVENT

O --- INDICATES NAILS DRIVEN FROM

+ --- INDICATES NAILS DRIVEN FROM

N.T.S.

PLATE OR WASHER IN PLACE OF 30d OR 50d NAILS

DI D2 D3 5

2 1/2" | 1 1/2" | 2 1/2" | 9"

2 3 1/2" 1 1/2" 2 1/2" 9"

2 4" | 1 1/2" | 2 1/2" | 4"

1 21/2" 1" --- 6"

BC34 (3) 2x4 | | 3 1/2" | 1 1/2" | --- 8" | 30d

BUILT-UP COLUMN DETAIL REQUIREMENTS

OF COLUMN

SPLITTING OF WOOD

SPLITTING OF WOOD

NEAR FACE

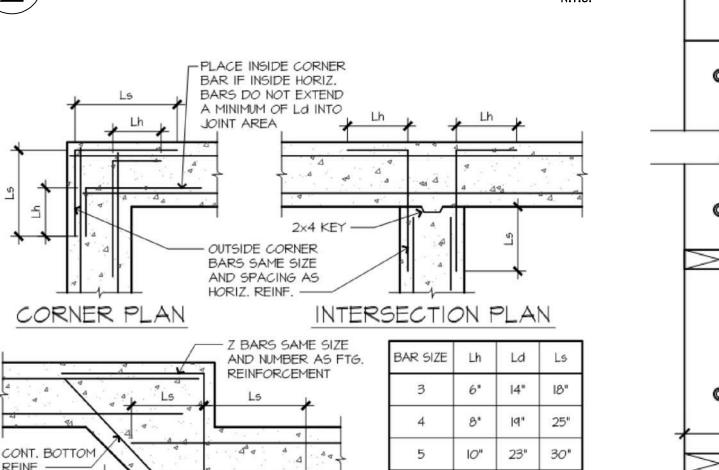
FAR FACE

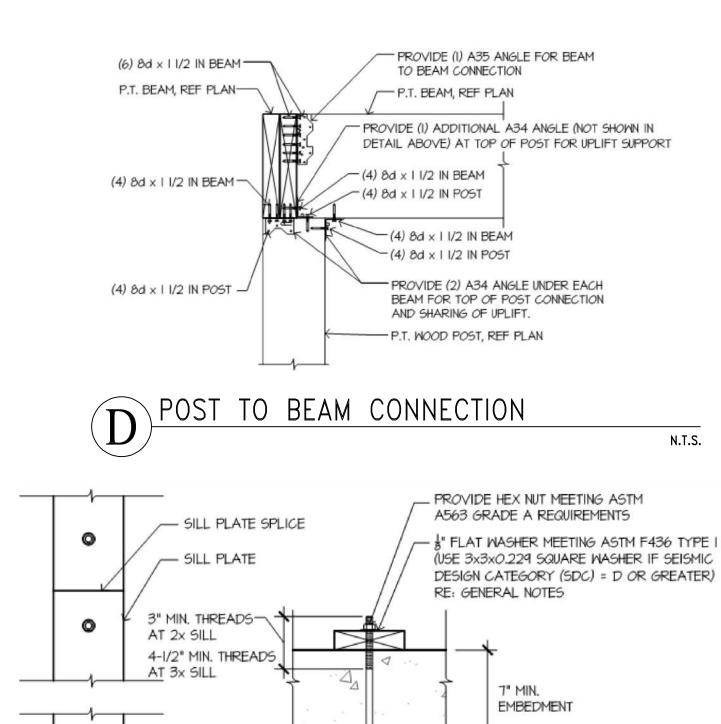
COL. DESIG. SECTION PATTERN

(3) 2×6

(4) 2×6

(2) 2×4





- ANCHOR ROD, TYP.

- 4" MIN. FROM END/CORNER ,- SILL PLATE

B SILL PLATE LAYOUT/DETAILS

0

BEARING WALL HEADERS

EXTERIOR WALL (ROOF ONLY)

0'-0" - 5'-4" (2) 2x8 2

EXTERIOR WALL (ROOF + FLOOR)

EXTERIOR WALL (ROOF + 2 FLOORS

N.T.S.

N.T.S.

- SILL PLATE

SPLICE

N.T.S.

TIDIA. X IO" LG. MIN. FI554 GRADE 36 HEADED

ANCHOR ROD OR ALTERNATE ANCHORAGE

REQUIRES PRIOR APPROVAL FROM ENGINEER.

MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DEVICE. ALTERNATE ANCHORAGE DEVICE

CONTRACTOR SHALL FOLLOW THE

12" MAX FROM EDGE

0'-0" - 4'-6" (2) 2x8 2

4'-7" - 5'-6" (2) 2×10

5'-7" - 6'-5" (2) 2×12

0'-0" - 3'-9" (2) 2x8 3'-10" - 4'-7" (2) 2x10 4'-8" - 5'-3" (2) 2x12

5'-5" - 6'-6" (2) 2×10

6'-7" - 7'-6" (2) 2×12

SPAN SIZE NO. J.S.

INTERIOR WALL (I FLOOR)3

o'-o" - 4'-5" (2) 2×8 2

INTERIOR WALL (2 FLOORS)

0'-0" - 3'-2" (2) 2x8 2

3'-3" - 3'-10" (2) 2×10 3

3'-II" - 4'-5" (2) 2xI2 3

3. HEADERS SUPPORT FLOOR LOADS ONLY. RE; PLANS OR CONTACT ENGINEER IF ROOF

4. FRAMER SHOULD CONSULT IRC TABLE R502.5(I) FOR LOAD BEARING HEADERS USING 30PSF GROUND SNOW LOAD AND THE MAX, BUILDING WIDTH, FRAMER SHALL PROVIDE THE

5. FRAMER SHALL CONTACT ENGINEER IF ENGINEERED LUMBER IS TO BE UTILIZED.

MORE STRINGENT CHOICE BETWEEN THE IRC TABLE AND THIS DETAIL.

BEARING WALL HEADER SCHEDULE

4'-6" - 5'-5" (2) 2×10

SPAN SIZE NO. J.S.

DOUBLE TOP

PLATE

- HEADER

STUDS

I. NOT FOR OPEN WEB FLOOR TRUSS SYSTEMS

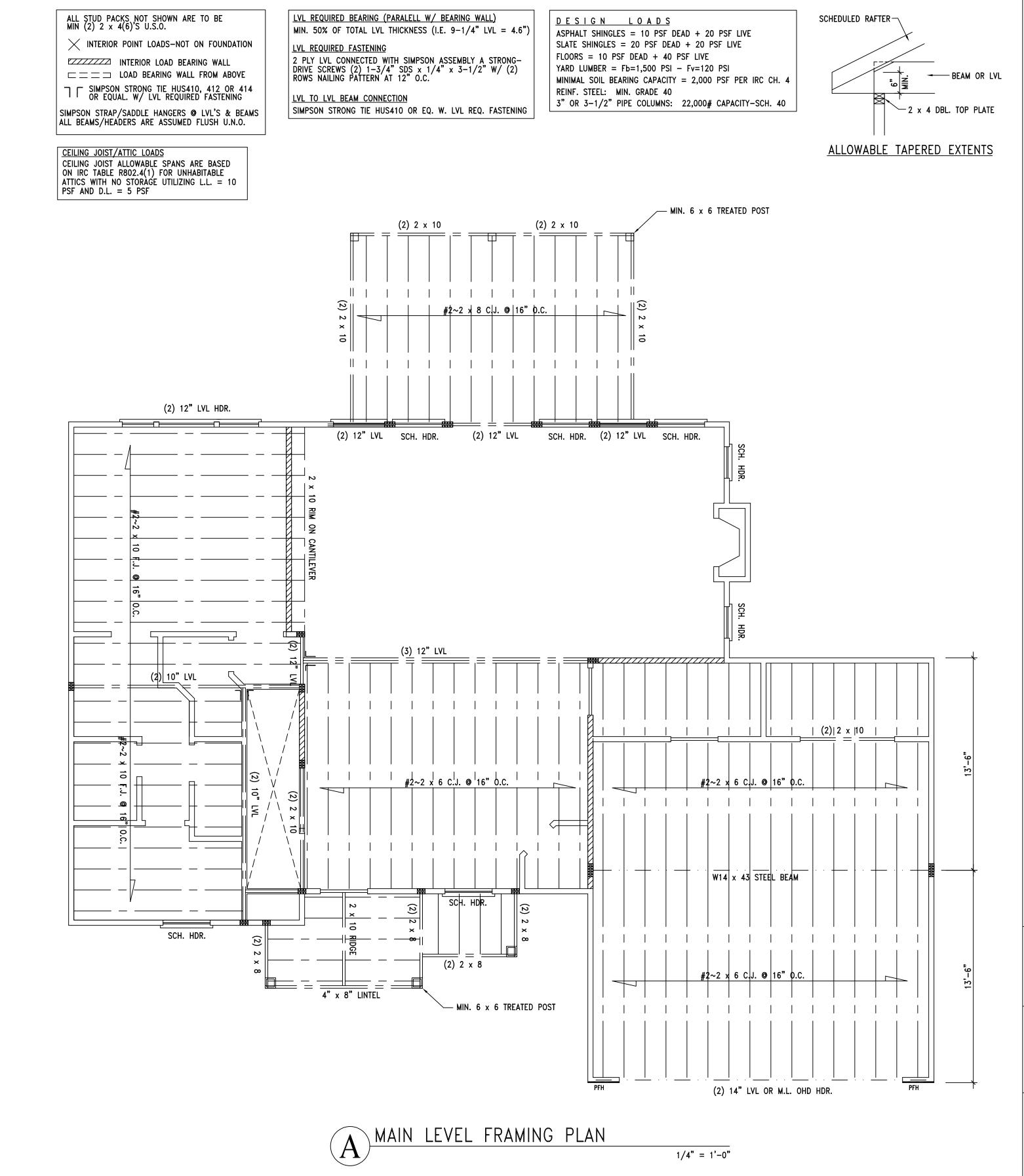
2. BASED ON A MAXIMUM JOIST SPAN OF 18FT

LOADS NEED TO BE SUPPORTED.

← JACK

TYPICAL HEADER

- FULL HIGHT



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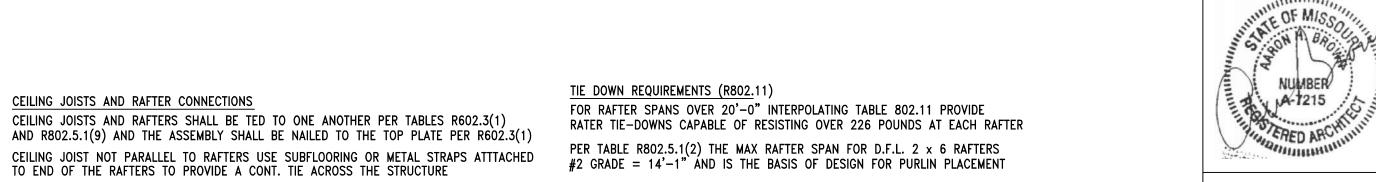
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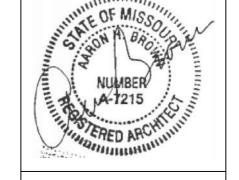
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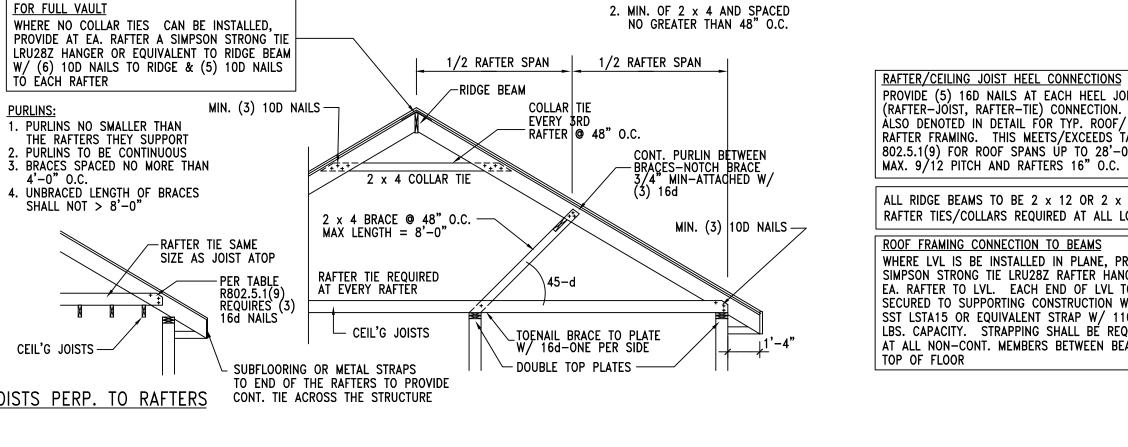
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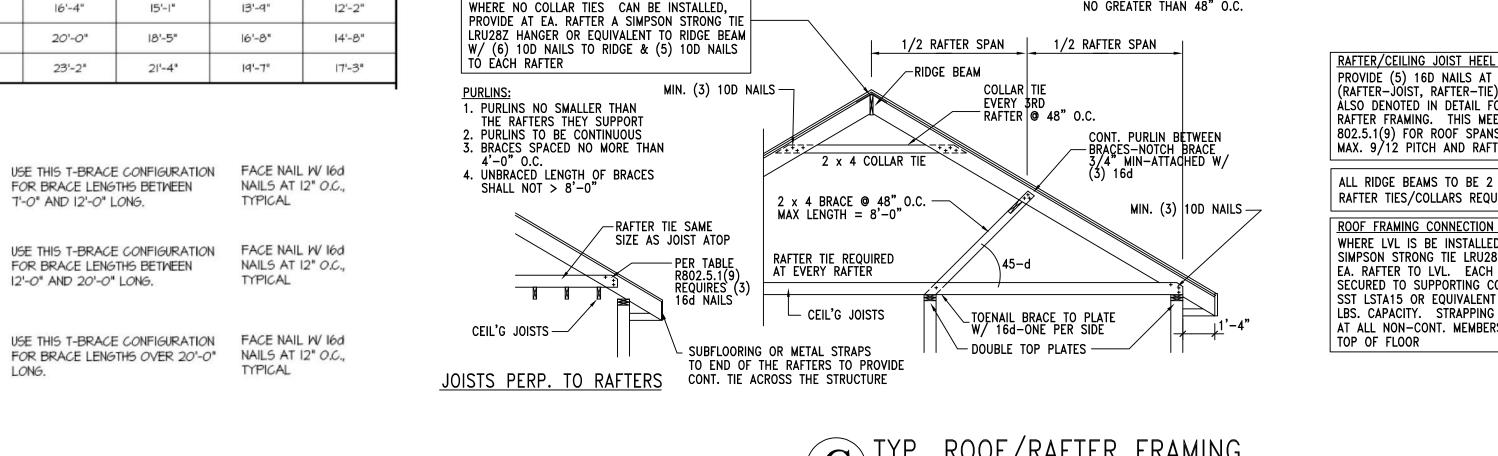
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	1. REQUIRED AT ALL RAFTERS	
IES CAN BE INSTALLED,	2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C.	
TER A SIMPSON STRONG TIE EQUIVALENT TO RIDGE BEAM O RIDGE & (5) 10D NAILS	1/2 RAFTER SPAN 1/2 RAFTER SPAN	
MIN. (3) 10D N	AILS — COLLAR TIE	RAFTER/CEILING JOIST HEEL CONNECTIONS PROVIDE (5) 16D NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION.
ER THAN SUPPORT NTINUOUS MORE THAN	EVERY \$RD RAFTER @ 48" O.C. CONT. PURLIN BETWEEN	ALSO DENOTED IN DETAIL FOR TYP. ROOF/ RAFTER FRAMING. THIS MEETS/EXCEEDS TABLE 802.5.1(9) FOR ROOF SPANS UP TO 28'-0" MAX. 9/12 PITCH AND RAFTERS 16" O.C.
OF BRACES	2 x 4 COLLAR TIE 3/4 MIN-ATTACHED W/ (3) 16d 2 x 4 BRACE @ 48" 0.C.	ALL RIDGE BEAMS TO BE 2 x 12 OR 2 x 10 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS
RAFTER TIE SAME SIZE AS JOIST ATOP	MAX ELITOTI = 0 0	ROOF FRAMING CONNECTION TO BEAMS WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE
PER TABLE R802.5.1(9) REQUIRES (3)	RAFTER TIE REQUIRED 45-d	SIMPSON STRONG TIE LRU28Z RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH
16d NAILS'	CEIL'G JOISTS TOENAIL BRACE TO PLATE W/ 16d-ONE PER SIDE	SST LSTA15 OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. MEMBERS BETWEEN BEAM & TOP OF FLOOR
	IG OR METAL STRAPS DOUBLE TOP PLATES —	TOT OF FLOOR
TO END OF THE RAFTERS TO PROVIDE		

RAFTER TIES:





CEILING JOISTS AND RAFTER CONNECTIONS

ROOF RAFTER SCHEDULE

GRADE MEMBER MAX SPAN MAX MAX

12'-8"

11'-8"

10'-9"

9'-5"

#2 DF/L

#2 DF/L

#2 DF/L

T-BRACE A

T-BRACE B

T-BRACE C

2x6 / 16"oc

2×8 / 16"oc

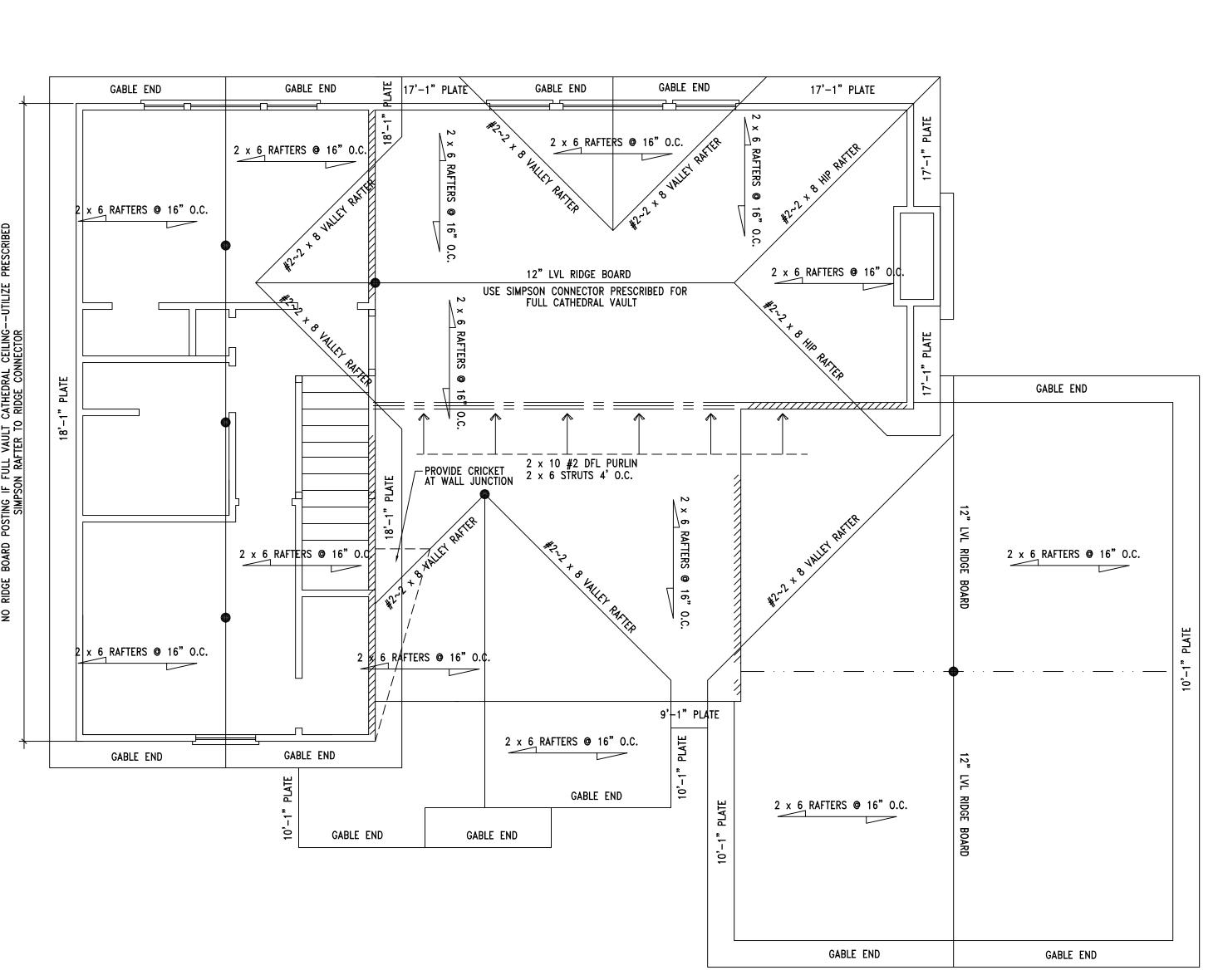
2×10 / 16"0c

#2 DF/L 2x12 / 16"oc

18'-2"

22'-3"

25'-9"



1/4" = 1'-0"

B ROOF FRAMING PLAN

- STRUCTURAL RIDGE PER PLAN

- 2x FURRING

2×6

2×4

NOT REQUIRED

SPACE

2×8

2xIO

1/2" PLYWOOD GUSSET A

36"oc WITH (6) 8d NAILS,

(3) IN EACH MEMBER, TYP-

FURR OUT SCHEDULE

RAFTER SIZE R-30C INSULATION ("X"= $9\frac{1}{4}$ ") R-38C INSULATION ("X"= $11\frac{1}{4}$ ")

2×4

NOT REQUIRED

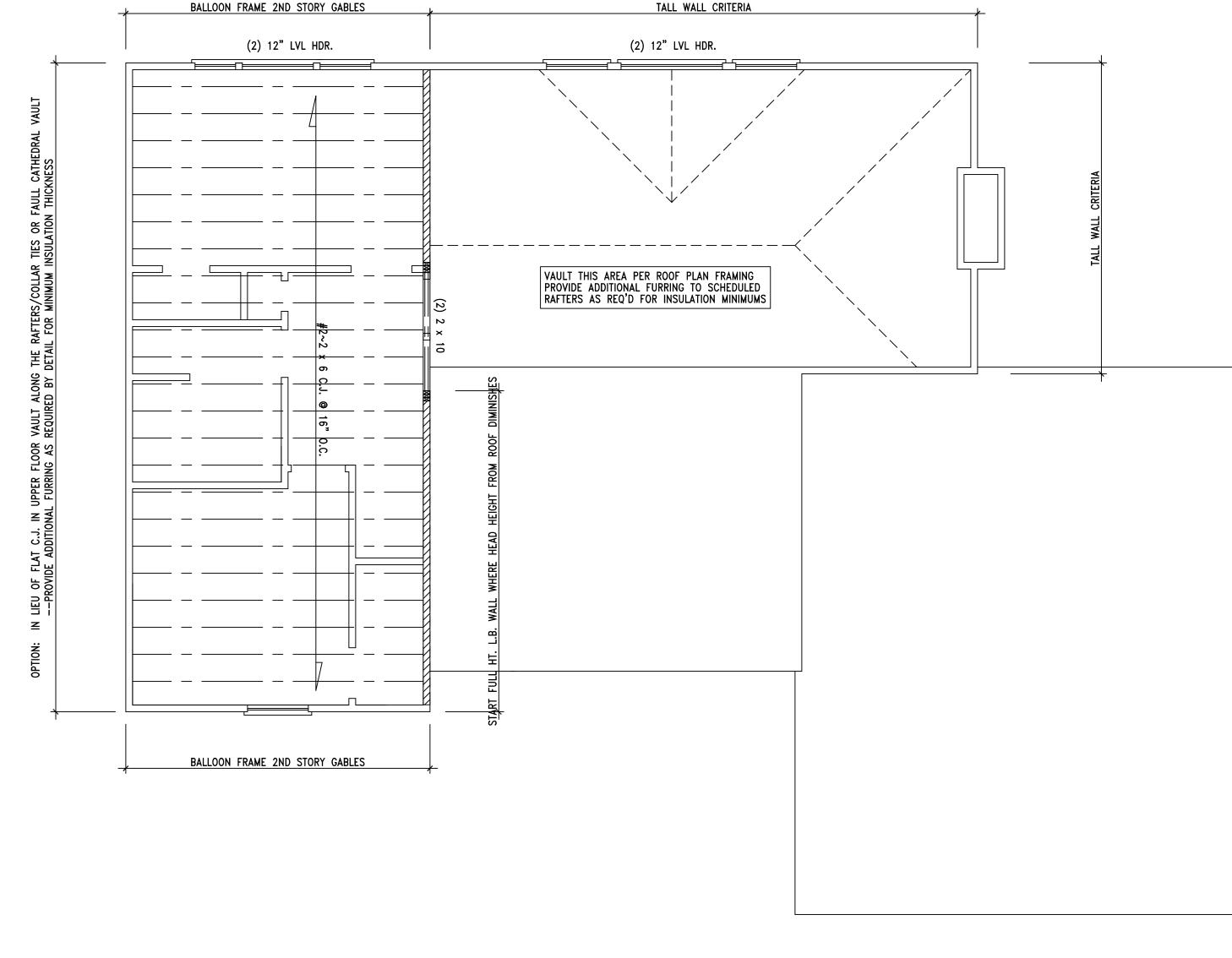
NOT REQUIRED

D FUR DOWN RAFTER REQUIREMENTS

- RAFTERS PER PLAN

(REF SCHEDULE BELOW)

N.T.S.



A UPPER LEVEL FRAMING PLAN

1/4" = 1'-0"

DATE: 05-23-2024

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GENERAL CONTRACTOR RESPONSIBILITIES

- 1. TEMPORARY STABILITY, INCLUDING GROUND SUPPORTS FOR ALL STRUCTRAL FRAMING SHALL BE THE RESPONSIBILITY OF THE FRAMING SUB AND THE GC PER THE KNOWN INDUSTRY BEST PRACTICES AND STANDARDS OF CARE AND/OR PER SPECIFIC INFORMATON ON THE DRAWINGS OR PER MANUFACTURER'S RECOMMENDATIONS.
- 2. ALL WINDOWS & DOORS FLASHED INCLUDING ONES THAT FALL WITHIN STUCCO AREAS
- 3. CAULK ALL WINDOWS AND DOORS WHILE BEING SET 4. TAPE ALL WINDOW PERIMETERS (SILL, JAMB, HEAD)
- 5. ALL EXTERIOR MAIN LEVEL DOORS NOT INLCUDING PATIO DOORS TO BE SET 3/4" OFF THE SUB FLOORING TO ACCOMMODATE FLOOR FINISHES
- 6. ALL EXTERIOR DOORS WITH BRICK MOULD ATTACHED W/ FLUSH CASING NAILS
- 7. ALL NAILS TO BE PULLED FROM STEEL BEAM TOP AND BOTOM PLATES
- 8. USE STEEL SHIMS ONLY WHEN BEAM SHIMMING IS REQUIRED AT FOUNDATION 9. OVER DRIVEN SIDING NAILS WILL BE CAULKED FLUSH BY THE FRAMER
- 10. ALL PLUGS IN FULL VIEW GLASS DOOR MOLDINGS WILL BE INSTALLED BY THE FRAMER 11. WHEN COVERED PORCH ROOFS ARE REQUIRED, THE FRAMER WILL INSTALL POSTS DOWN TO PIERS PROVIDED BY THE BUILDER, DECK RIMS & JOISTS ONLY WILL ALSO
- 12. WHEN A NON-COVERED DECK IS REQUIRED, THE FRAMER WILL INSTALL POSTS THE
- BUILDER PROVIDED PIERS, DECK RIMS AND JOISTS ONLY WILL ALSO BE INSTALLED 13. ALL SUBFLOOR WILL BE SCREWED DOWN BY FRAMER W/ BUILDER PROVIDED SCREWS
- 14. ALL TRASH FROM THE PROCESS FROM FRAMING WILL BE CLEANED UP ON A DAILY BASIS BY FRAMER. COLLECT TRASH IN TWO PILES. AT THE COMPLETION OF
- FRAMING, FLOORS TO BE SWEPT BY FRAMER AND SITE COMPLETELY CLEANED
- 15. ALL PORCH POSTS WILL BE BUILT AND INSTALLED BY THE FRAMER
- 16. ALL SHUTTERS AND BRACKETS TO BE INSTALLED BY THE FRAMER 17. ALL KNEE WALLS IN ATTIC THAT HAVE EXPOSED BATT INSULATION WILL REQUIRE OSB
- TO BE NAILED TO THE ATTIC SIDE. INSULATION MUST BE ENCASED ON ALL SIX SIDES 18. BEHIND WHIRLPOOL TUBS WILL BE REQUIRED TO BE PRE-INSULATED BY THE INSULATION SUBCONTRACTOR AND THEN OSB INSTALLED OVER BY THE FRAMER BEFORE THE TUB
- DECK IS BUILT AND TUB INSTALLED 19. PUNCH LIST WIL BE COMPLETED BY THE FRAMER TO MEET BUILDERS LEVEL OF
- QUALITY AND EXPECTATIONS 20. IF ANY CONFUSION ON MEASUREMENTS OR INFO PROVIDED IN THE PLANS, THE FRAMER WILL CONSULT W/ THE PROJECT SUPERINTENDENT OR ARCHITECT BEFORE WORK IS
- PERFORMED AND ACCEPTED. 21. GC IS RESPONSIBLE FOR COORDINATING THE ROUGH-IN EXTERIOR WINDOW AND DOOR
- OPENINGS PROVIDED BY THE SUPPLIER WITH THE FRAMING SUBCONTRACTOR 22. GC IS RESPONSIBLE THE CONCRETE SUBCONTRACTOR HAS LAID OUT THE FOUNDATION PER THE PLAN DIMENSIONS AND ANGLES AND THAT ALL FOUNDATIONS ARE TRUE IN GEOMETRY WITH RESPECT TO DIMENSIONAL CONTROL, DICTATED ANGLES, AND THAT ALL
- WALLS/FOUNDATIONS ARE TRUE, SQUARE, PERPENDICULAR TO THE DRAWING INFO. 23. GC IS RESPONSIBLE FOR MISC. CAULKING NOT SPECIFICALLY ATTRIBUTED TO SPECIFIC SUBCONTRACTORS SCOPE SUCH AS BUT NOT LIMITED TO SILL PLATES TO SLABS, TUB (SHOWER UNITS & OTHER PLUMBING FIXTURES, EXTERIOR WINDOWS AND DOORS, CEIL'G GYP. BD. AND WALL PLATES. THRESHOLDS. ETC.
- GENERAL CONTRACTOR DESIGN ASSIST RESPONSIBILITIES
- 1. COORDINATE WITH HOMEOWNER ALL MILLWORK AND CASEWORK GOODS TO ENSURE PROPER COORDINATION AND INSTALLATION TO ACCOMMODATE APPLIANCES, SINKS AND OTHER
- 2. GC SHALL EMPLOY A QUALIFIED HVAC CONTRACTOR THAT WILL DESIGN THE MOST EFFICIENT HEATING AND COOLING SYSTEM PER THE OWNER'S DIRECTION. HVAC SUBCONTRACTOR SHALL DEVELOP THE UNIT LOCATIONS, DUCTWORK PATHWAYS, CONTROLS, ACCESS, ETC. OF THE COMPLETE SYSTEM WITH APPROVAL OF THE HOMEOWNER. DUCTWORK SHALL NOT BE EXPOSED UNLESS SPECIFICALLY NOTED BY THE HOMEOWNER. EXPOSED DUCTWORK SHALL UTILIZE
- ROUND SPIRAL DUCT WITH CONTROLLABLE DISCHARGE DAMPERS. 3. GC SHALL EMPLOY A QUALIFIED ELECTRICIAN THAT WILL DESIGN THE ELECTRICAL POWER 8 LIGHTING SYSTEM PER THE OWNER'S DIRECTION. SERVICE ENTRY LOCATION AND LOGISTICS WORKING WITH THE ENERGY SUPPLIER SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB. ELECTRICAL SUB SHALL HOLD A WALK-THROUGH WITH THE HOMEOWNER AFTER FRAMING ROUGH-IN AND PRIOR TO ELECTRICAL ROUGH-IN TO LOCATE ALL RECEPTACLES, LIGHTS, SWITCHES AND OTHER ITEMS.
- 4. GC SHALL COORDINATE EXTERIOR MEP ITEMS WITH THE HOMEOWNER SUCH AS EXTERIOR RECEPTACLES, HOSE BIBS AND HVAC UNIT PLACEMENT. CONCRETE PADS SHALL BE PROVIDED FOR ALL OUTSIDE CONDENSER UNITS THAT EXTENDS MIN. 12" PAST THE EXTENTS OF THE
- 5. GC OR HIS APPOINTED STEEL SUPPLIER SUB SHALL PROVIDE AN ENGINEERING CHECK ON THE STRUCTURAL STEEL MEMBERS (BEAMS, COLUMNS, BASE PLATES, CONNECTIONS, ETC.) THAT ARE ON THE DRAWINGS. THE RESPONSIBILITY OF THE FINAL STRUCTURAL MEMBERS USED IN THE PROJECT IS THE STEEL SUB CONTRACTORS AND GC.

COMPLIANCE WITH NEC SECTION 250.4 (ARTICLE 250)

GENERAL WOOD FRAMING, FLOORS AND ROOF NOTES

- 1. ALL STRUCTURAL LUMBER (RAFTERS, CEILING JOISTS, FLOOR JOISTS, PURLINS, HEADERS AND STUD WALL FRAMING) SHALL BE DOUGLAS FIR #2 GRADE OR BETTER U.N.O. ON DRAWINGS. ALL LOADBEARING STUDS CAN ALSO BE SPRUCE-PINE-FIR STUD GRADE OR #2 EXCEPT FOR
- BUILT-UP COLUMNS OVER 10'-0" HIGH WHICH SHALL UTILIZE STRUCTURAL SELECT GRADE. 2. PROVIDE SEASONED LUMBER WITH 19% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING. RIPPING OF STRUCTURAL NOMINAL LUMBER FOR LOAD BEARING/CARRYING IS NOT ALLOWED. 3. ALL SAWN LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY
- SHALL BE PRESSURE TREATED OR NATURALLY RESISTANT LUMBER SUCH AS WESTERN CEDAR. FASTNERS AND FRAMING ACCESSORIES FOR TREATED LUMBER SHALL BE HOT DIPPED GALV.
- 4. ALL NAILING NOT INDICATED ON DRAWINGS SHALL CONFORM TO THE NAILING SCHEDULE OF THE BUILDING CODE. ALL NAILS SHALL BE BOX NAILS, U.N.O.
- 5. ALL EXTERIOR FASTNERS, NAILS, SCREWS, BOLTS, WASHERS, NUTS AND METAL ACCESSORIES SUCH AS BASE SHOES, POST CAPS, ETC. SHALL BE COATED, PLATED OR OTHERWISE PROTECTED AGAINST CORROSION, RUST AND DETERIORATION.
- PREFABRICATED WOOD I-JOISTS SHALL MEET THE PROVISIONS OF ASTMD5055, AHSI/AWC/ WFCM 2012 AND THE CURRENT BUILDING CODE. I-JOISTS MUST BE INSTALLED PER THE MANUFACTURER'S INSTALLATION GUIDELINES OR PER DRAWING FROM A CERTIFIED ENGINEER
- 7. LAMINATED VENEER LUMBER, STRAND LUMBER PRODUCTS, ETC. SHALL BE OF THE DIMENSION NOTED ON THE DRAWINGS AND HAVE THE FOLLOWING PROPERTIES:
 - Fb = 2,600 psiFc = 2.310 psi (PARALLEL)
 - Fc = 750 psi (PERPINDICULAR)
 - Fv = 285 psi $E = 1.9 \times 10^{6} \text{ psi}$

THE POWER SYSTEM PANEL (WRAP IN CABLE ARMOR)

N.T.S.

NOTCH DEPTH SHALL NOT

OR CEILING JOISTS

NOTCHES NOT PERMITTED IN MIDDLE

THIRD OF JOIST LENGTH AND BORED

HOLES ARE PERMITTED THE ENTIRE

EXCEED D/3 FOR RAFTER

RUN THR FERROUS METAL CONDUIT ABOVE

FINISHED SLAB TO GROUN DING BUS TERMINAL

#5 MIN. 18"(L) PLACED NEAR BOTT. REINF. ÖF COLUMN FOOTING EXTENDED THRU FIN. SLAB

FOOTING ADJACENT TO PANEL LP-1

EQUIP. GROUNDING CONDUCTORS, GROUNDING ELECTRODE CONDUCTORS, & BONDING JUMPERS MUST BE TERMINATED BY EXOTHERMIC WELDING, LISTED PRESSURE CONNECTORS, LISTED CLAMPS OR OTHER LISTED FITTING. IN

NOTCHING AND BORING CEILING AND FLOOR JOISTS

- 8. ALL MULTIPLE LVL MEMBERS SHALL BE NAILED TOGETHER WITH TWO (2) ROWS (T & B) 16d NAILS AT 12" O.C. OVER THE FULL LENGTH OF THE MEMBERS. ENDS OF ALL LYL HEADERS SHALL BE SUPPORTED BY TWO (2) JACK/TRIMMER STUDS MINIMUM PER MANUFACTURERS. FOR CONTINUOUS LVL MEMBERS FIVE (5) STUDS (7-1/2" BEARING) MIN
- SHALL BE REQUIRED UNLESS THE BEARING STUD PACK IS SHOWN OTHER IN DRAWINGS. 9. ALL SHEATHING PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOC. (APA) AND SHALL MEET THE PRODUCTS REQ'D PSI SHEATHING PANELS SHALL BE SET WITH FACE GRAIN PERPENDICULAR TO THE SUPPORTING MEMBERS AND STAGGERED ENDS AT 4'-0".
- 10. SOLID BLOCKING BETWEEN FLOOR JOISTS SHALL BE INSTALLED AT BEAM AND HEADER LOCATIONS. AT WALLS SUPPORTING CANTILEVERS AND BELOW POINT LOADS. ALL SOLID
- BLOCKING AND RIM JOIST MATERIAL SHALL BE 2x OR TIMBERSTRTAND OR APPROVED EQUAL 11. ALL FLOOR AND CEILING JOISTS THAT BUTT INTO THE SIDE OF A HEADER OR BEAM SHALL BE ANCHORED TO THE MEMBER WITH STANDARD JOIST HANGERS, U.N.O.
- 12. ALL RIDGE AND VALLEY POINTS IN A HIP ROOF (IF APPLICABLE) OR VALLEYS IN A GABLE ROOF (IF APPLICABLE) SHALL BE BRACED TO A ROOF BEARING WALL OR HEADER BELOW W/ A 2 x 4 "T BRACE", U.N.O. ON DRAWINGS
- 13. ALL SUPPORTS FOR RAFTERS AND PURLINS, U.N.O. ON DRAWINGS, SHALL BEAR ON LOAD-BEARING WALLS LOCATED IN PROXIMITY DIRECTLY BELOW A BEAM LOAD BEARING LINE OR OR SPECIFIC LOAD BEARING CONDITION. ALL CONCENTRATED LOADS SHALL BE CARRIED THROUGH THE FLOOR SYSTEM THICKNESS WITH SOLID BLOCKING TO TRANSFER THE LOAD. 14. ALL LARGE AND ANTICIPATED HEAVY MILLWORK (INCLUDING STONE COUNTERTOPS) SHALL BE
- OWNER FROM THE DRAWINGS SHALL BE SUBMITTED BACK TO THE ARCHITECT FOR APPROVAL OR REVISIONS TO THE FLOOR JOIST AND/OR OTHER LOAD BEARING ADJUSTMENTS. 14. ALL LARGE AND ANTICIPATED HEAVY MILLWORK (INCLUDING STONE COUNTERTOPS) SHALL BE ACCOUNTED FOR IN THE FRAMING SCHEME. ANY DEVIATIONS OF THE CASEGOODS BY THE OWNER FROM THE DRAWINGS SHALL BE SUBMITTED BACK TO THE ARCHITECT FOR APPROVAL

ACCOUNTED FOR IN THE FRAMING SCHEME. ANY DEVIATIONS OF THE CASEGOODS BY THE

- OR REVISIONS TO THE FLOOR JOIST AND/OR OTHER LOAD BEARING ADJUSTMENTS. 15. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8D @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES. SHEATHING LAID PERPENDICULAR TO EAVE LINE & STAGGERED. SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS WITH 6" ON CENTER NAILING PATTERN AT ROOF EDGÉS
- 16. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CLG. DIAPHRAGM PER IRC 602.3
- 17. HEADERS: PROVIDE SPECIFIED LUMBER (SIZE AND QUANTITY) PER ATTACHED HEADER SCHEDULE, U.N.O.—CONSTRUCT HEADERS W/ 7/16" OSB BETWEEN W/ (2) ROWS OF 16D @ 16" O.C.
- 18. RAFTERS/JOISTS SHALL BEAR ON DOUBLE PLATE IN ALIGNMENT WITH WALL FRAMING STUDS 19. SILL PLATES SHALL BEAR MINIMUM 6" ABOVE FINISHED GRADE

GENERAL CONCRETE & FOUNDATION NOTES

- 1. ALL FOOTINGS AND PIERS SHALL BEAR CONSISTENTLY ON ORIGINAL AND UNDISTURBED SOIL AND SHALL BE CAPABLE OF SUPPORTING 1.500 PSF WITHOUT UNDUE SETTLEMENT OR HEAVING. IF FILL IS UTILIZED IT SHALL BE "STRUCTURAL SOIL" GRADE, COMPACTED AND
- TESTED AND APPROVED BY A LICENSE GEOTECHNICAL/STRUCTURAL ENGINEER. 2. ALL CONCRETE AND REINFORCING SHALL TO CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTES "STANDARD BUILDING CODE REQUIREMENTS OF REINFORCED CONCRETE (ACI 318), "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) AND "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (ACI 302) AND THE
- "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 332) 3. THE CONCRETE FOR THE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3.000 PSI WITH A MAXIMUM SLUMP OF 4". THE CONCRETE FOR THE FLOOR SLABS SHALL HAVE A MINIMUM 29-DAY STRENGTH OF 4,000 PSI WITH A MAXIMUM SLUMP OF 4". ANY CONCRETE EXPOSED TO WEATHER SHALL HAVE A 6% +/-1% AIR ENTRAINMENT.
 - 4. NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE SITE 5. THE USE OF FLY ASH OR ALUMINUM MIXTURE IS FORBIDDEN
 - 6. REINFORCING SHALL COMPLY WITH THE FOLLOWING: A. REINFORCING STEEL #5 OR LARGER, ASTM A615, GRADE 60
 - B. REINFORCING STEEL #3 OR #4, ASTM A615, GRADE 40
 - WELDED WIRE FABRIC, ASTMA185, COLD DRAWN WIRE D. WIRE TIE ALL BARS, NO WELDING OF REINFORCING IS ALLOWED
 - 7. WHERE NOT SPECIFICALLY SCHEDULED, ALL REINFORCING SHALL BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS. WWF SHALL OVERLAP MINIMUM OF 6" 8. STANDARD CONCRETE COVERAGE IS AS FOLLOWS:
 - A. EARTH FORMED = 3"
 - B. WALLS AND SLABS NOT EXPOSED TO EARTH = 3/4"
 - C. WALLS AND SLABS EXPOSED TO EARTH = 2" D. ANY OTHER SITUATION = 2"
 - 9. NO EXTERIOR WALL FOOTING SHALL BE LESS THAN 36" TO THE BOTTOM OF THE FOOTING
- MEASURED FROM THE POINT OF FINAL EXCAVATION OR NATURAL GRADE 10. AT CORNERS OF ALL WALLS AND FOOTINGS, SUPPLY CORNER BARS 4'-0" LONG (2'-0" IN EACH DIRECTION) IN WALL AND/OR FOOTING MATCHING SIZE AND SPACING OF HORIZONTAL
- BARS. WHERE THERE ARE NO VERTICAL BARS IN FACE OF WALL SUPPLY (3) #4 SUPPORT BARS FOR THE CORNER BARS.
- 11. FOOTINGS SHALL BE POURED CONTINUOUS, INCLUDING JUMPS 12. PROVIDE CONTROL AND EXPANSION JOINTS FOR SALBS ON GRADE PER DRAWINGS 13. FOUNDATION WALLS SHALL BE BACKFILLED WITH GRANULAR OR CLEAN LEAN CLAY, LOW VOLUME (LOW EXPANSION) CHANGE MATERIAL. BACKFILLING SHALL NOT OCCUR SOONER THAN 7 DAYS AFTER FOUNDATION WALL CONCRETE HAS BEEN CAST. FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING AND ALL DEADMEN PLACED.
- 14. DURING HOT WEATHER (80 DEGREES AND ABOVE) COMPLY WITH RECOMMENDATIONS OF ACI-305. DURING COLD WEATHER (40 DEGREES AND BELOW) COMPLY WITH THE RECOMMENDATIONS OF ACI-306.
- 15. PROVIDE ANCHOR BOLTS IN ACCORDANCE W/ ASTM A307 AND PER THE DETAIL ON DRAWINGS 16. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" x 4-1/2 HILTI WEDGE BOLTS @ 72" O.C. MAX. 12' FROM ENDS
- 17. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN 18. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS

EROSION CONTROL

1. EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:

SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR

VEHICLES INTO & OUT OF THE SITE STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES

ELECTRICAL SYSTEMS NOTES

- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING IN ACCORDANCE WITH IRC 3608.1
- ALL ELECTRICAL CONDUCTORS SHALL BE COPPER 3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED,
- EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS TO BE
- INSTALLED IN: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT

CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE

- BRANCH CIRCUIT ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT. EXCEPTION IS RECEPTACLES
- IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIERD TAMPER-RESISTANT: 1. RECEPTACLES LOCATED MORE THAN 5.5 FEET AFF
- 2. WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED.
- APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT. RECEPTACLE OUTLETS-SPACINGS-RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT IS MEASURED HOR. ALONG THE FLOOR OF ANY WALL SPACE MORE THAN 6-FEET FROM RECEPT.
- TAMPER RESISTANT RECEPTACLES SHALL BE LOCATED NO MORE THAN 5.5-FEET AFF 8. ARC-FAULT CIRCUIT INTERUPTER PROTECTION: BRANCH CIRCUITS THAT SUPPLY 12-VOLT, SINGLE PHASE. 15 AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS. FAMILY ROOMS.
- DINING ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS/AREAS SHALL BE PROTECTED 9. LOCATION OF GROUND FAULT CIRCUIT INTERUPTERS: GROUND FAULT CIRCUIT PROTECTORS
- SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. BATHROOMS (125-VOLT, 15 & 20-AMPERES) OUTDOOR RECEPTACLES (125-VOLT, 15 & 20-AMPERES)
- UNFINISHED BASEMENT RECEPTACLES (125-VOLT, 15 & 20-AMPERES) KITCHEN (125 VOLT, 15 & 20-AMPERES) SINK (125 VOLT. 15 & 20-AMPERES)

- MECHANICAL SYSTEMS 1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IF PLACED IN A GARAGE OR
- ROOM W/ DIRECT ACCESS TO A GARAGE PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% NON-WEATHERIZED
- PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8 MECHAINCAL VENTILATION. RECIRCULATION OF AIR-EXHAUST AIR FROM BATHROOMS & TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR CIRCULATED TO ANOTHER DWELLING UNIT & SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM
- SPACE OR OTHER AREA INSIDE THE BUILDING. MECHANICAL VENTILATION, LOCAL EXHAUST RATES-BATHROOMS, TOILET ROOMS MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS 20 CFM CONTINUOUS

BATHROOMS, TOILET ROOMS & KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL

LIGHT AND VENTILATION:

EXTENT OF HEADER WITH DOUBLE PORTAL FRAME (TWO BRACED WALL PANELS)

EXTENT OF HEADER WITH SINGLE PORTAL

2'-18' FINISHED WIDTH OF OPENING FOR

FRAME (ONE BRACED WALL PANEL)

SINGLE OR DOUBLE PORTAL

- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
- GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENT.
- FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED BY MECHANICAL CONTRACTOR VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
- 5. PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENELY W/ NO MORE THAN 8'-0" O.C.

GYPSUM BOARD:

- 1. G.B. APPLIED TO CEILING SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8"
- WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD CODE REQUIREMENTS FOR DOORS AND WINDOWS: 1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH & IN COMPLIANCE
- W/ SECTION 308 OF THE IRC 2. SHOWER DOORS SHALL BE SAFETY GLAZING. HINGED SHWR. DRS. SHALL SWING OUTWARD
- **GARAGES:** 1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOTT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" SOLID CORE & EQUIPPED WITH A
- CLOSER & LATCH 2. 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
- 3. TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS
- STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES 1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3-1/2")SCHEDULE 40 GRADE
- PHYSICAL SECURITY ORDINANCE
- 1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

PROJECT SPECIFIC SPECIFICATIONS

- 1. ALL FINISHED FLOOR SLABS SHALL POWER POWER SCREEDED AND HAND TRIMMED WITH A STEEL TROWEL, SMOOTH FINISH
- 2. ALL WINDOWS SHALL BE TRIPLE PANE. WIND BORNE DEBRIS RESISTANT TO 115 MPH GUST THERMALLY BROKEN FRAMES W/ LOW-E GLASS. METAL, VINYL OR WOOD FRAME TYPE SHALL BE A DECISION BY THE HOMEOWNER WITH COST COMPARISONS PROVIDED BY THE GC
- 3. ALL INTERIOR AND EXTERIOR DOOR STYLES, ACCESSORIES, TRIM, ETC. SHALL BE SELECTED SELECTED BY THE HOMEOWNER WITH COST COMPARISON INFORMATION PROVIDED BY THE GC 4. INSULATION VALUES, THICKNESSES AND/OR TYPES SHOWN ON THE DRAWINGS ARE THE CODE
- MINIMUM. THE OWNER MAY ELECT TO EXCEED THESE VALUES AT HIS DISCRETION. COST COMPARISON INFORMATION SHALL BE PROVIDED TO THE OWNER.
- 5. UTILIZE CONTINUOUS RIDGE VENTS IN ALL AREA WHERE FULL VAULTING OF THE INTERIOR
- SPACE BELOW IS NOT USED.
- 6. ALL INTERIOR FINISHES ARE SELECTED BY THE OWNER INCLUDING BUT NOT LIMITED TO: A. PAINTING B. FLOORING
 - BASE . CEILINGS
 - MILLWORK/CASE GOODS INCLUDING COUNTERTOPS APPLIANCES G. DOOR AND WINDOW STYLES INCLUDING ACTION AND TRIM AND HARDWARE
- H. PLUMBING FIXTURES INCLUDING FAUCETS AND ACCESSORIES MISC. TRIMWORK, FIREPLACE MANTELS, HEARTHS, ETC.
- K. LIGHT FIXTURE SELECTIONS
- 7. SMARTSIDE FIBER CEMENT SIDING BASIS OF DESIGN IS 76 SERIES SMART LOCK CEDAR TEXTURE. 7.84-INCH WIDTH x .375-INCH THICKNESS, PRIMED FINISH
- 8. SMARTSIDE CEDAR TEXTURE SHAKE SIDING BASIS OF DESIGN, 11.69-INCH WIDTH x .375-INCH THICKNESS, PRIMED FINISH
- 9. SMARTSIDE TRIMS AND FASCIA BASIS OF DESIGN IS 440 SERIES CEDAR TEXTURED, SPECIFIED WIDTHS PER DRAWINGS x .625-INCH THICKNESS, PRIMED
- 10. SMARTSIDE SOFFIT BOARD BASIS OF DESIGN IS 38 SERIES TEXTURED SURFACE, 23.94
- INCH WIDTH x .315-INCH THICKNESS, PRIMED 11. ASPHALT COMPOSITION SHINGLES BASIS OF DESIGN IS CERTAINTEED, LANDMARK SERIES, COLOR DETERMINED BY OWNER, 228-POUNDS PER SQUARE, MINIMUM 15-YEAR WARRANTY

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SECTION

C OF MISC

NUMBER

NA-1215

ERED AR

AOR: AARON BROWN

4334 QUARTER HORSE LANE

BATES CITY, MO 64011

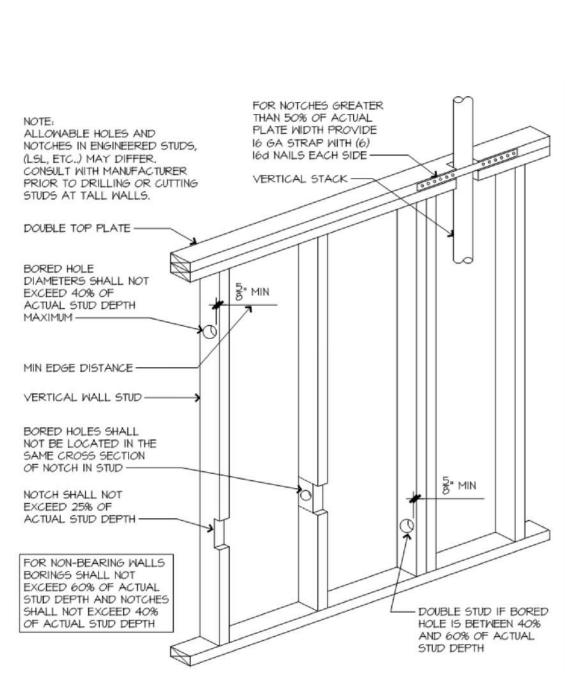
MO #: A-7215

816-588-1178

DATE: 05-23-2024

SUBDIVISION: _____ REVISION DATE

ISSUED: PERMIT/CONSTRUCTION



B PARTITION NOTCHING REQUIREMENTS

TENSION STRAP PER TABLE R602.10.6.4 (ON OPPOSITE SIDE OF SHEATHING) -FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3"OC TYP MIN 3" x II I/4" NET HEADER STEEL HEADER PROHIBITED MIN 3/8" WOOD STRUCTURAL PANEL SHEATHING -- FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN HEADER TO JACK-STUD STRAP PER TYP PORTAL FRAME CONSTRUCTION -· · · · > DETAIL 4/95.2 (TABLE R602.10.6.4) ON BOTH SIDES OF OPENING OPPOSITE - - 7 - -SIDE OF SHEATHING -MIN DOUBLE 2x4 POST (KING AND JACK - MIN DOUBLE 2x4 FRAMING COVERED WITH STUD). NUMBER OF JACK STUDS PER MIN 3/8" THICK WOOD STRUCTURAL PANEL TABLES R502.5(I) AND (2) SHEATHING WITH 8d COMMON OR GALV'D BOX NAILS AT 3"oc IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP. IF NEEDED, PANEL SPLICE EDGES SHALL MIN LENGTH OF PANEL PER TABLE OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN 24" OF THE WALL MID-HEIGHT. ONE ROW OF 3" OC NAILING IS REQUIRED IN EACH PANEL EDGE. -- MIN (I) 5/8" DIA ANCHOR BOLTS INSTALLED PER SECTION R403.16 WITH 2"x2"x3/16" PLATE WASHER. MIN 1000 LB HOLD-DOWN DEVICE (EMBEDDED INTO CONCRETE AND NAILED MIN (2) SIMPSON STHD14 (4200 LBS) NTO FRAMING) STRAP-TYPE HOLD-DOWN OR APPROVED EQUAL (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING) - MIN REINFORCING OF FOUNDATION, ONE #4 BAR TO AND BOTTOM OF FOOTING. LAP BARS 15" MIN

FRONT ELEVATION

MIN FOOTING SIZE UNDER OPENING IS 12" x 12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS)