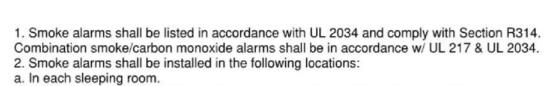


ENERGY CODE COMPLIANCE N.T.S.



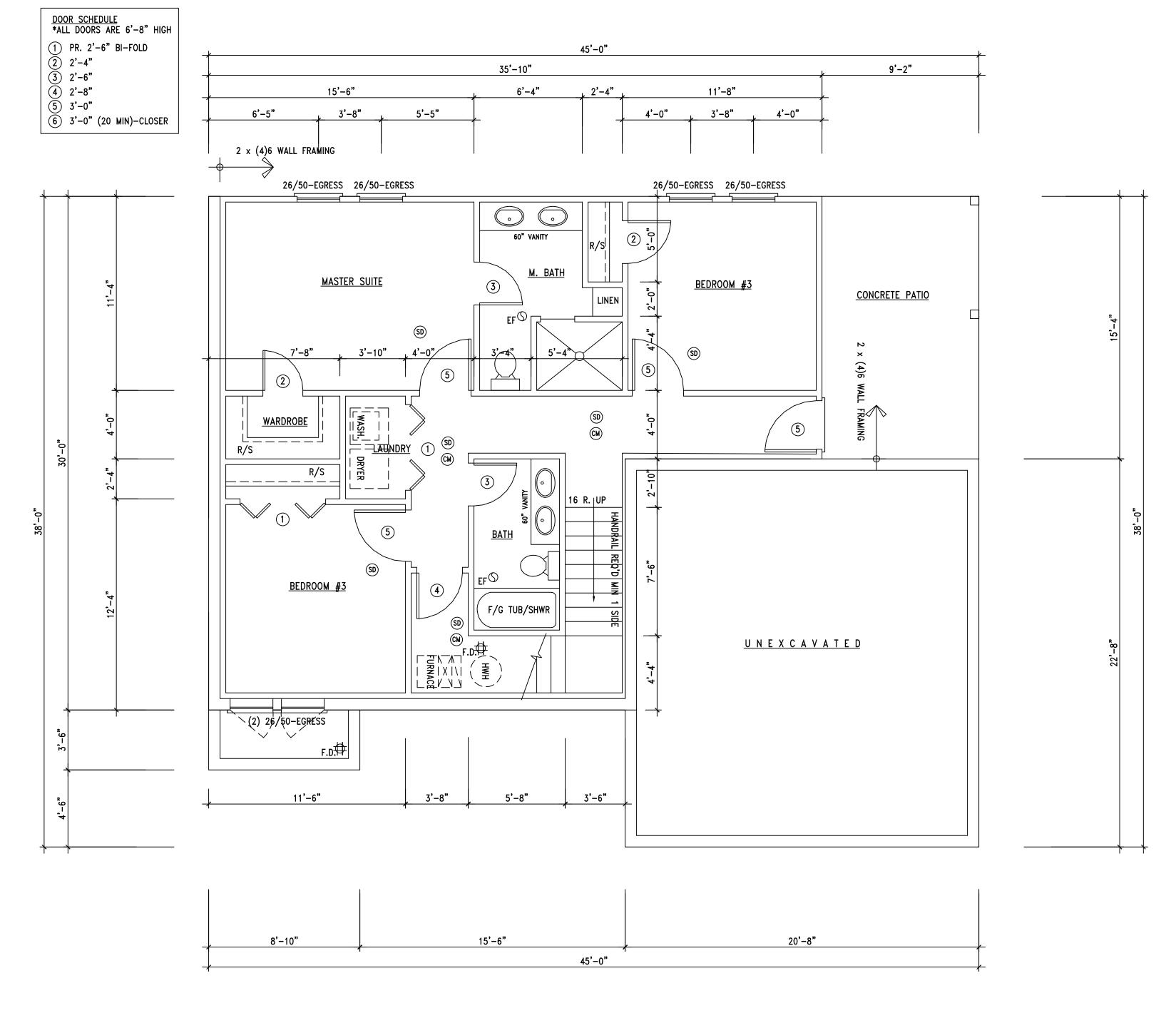
 b. Outside each separate sleeping area in the immediate vicinity of the bedrooms. c. On each additional story of the dwelling, including basements and habitable attics but not

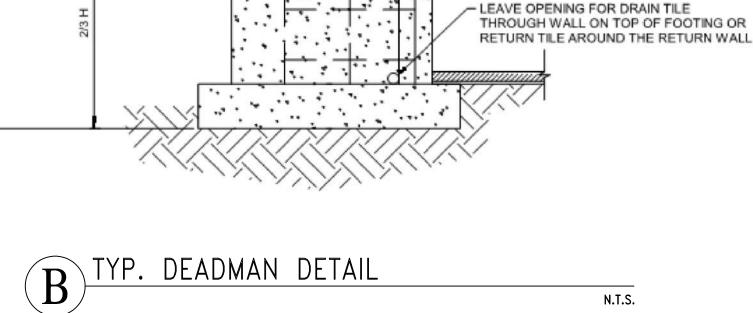
including crawl spaces and uninhabitable attics. 3. Where more than one smoke alarm is required to be installed w/in an individual dwelling

unit in accordance with Section R314.3, the alarm devices shall be interconnected in

such a manner that the actuation of one alarm will activate all alarms in the individual unit.

D SMOKE & CARBON MON. DETECTOR REQ'S.





FOR COLUMNS WITH CONTROL OR

CASES USE SONOTUBE BLOCKOUTS.

STEEL COLUMN REF FOUNDATION PLAN

___ IF ADJUSTABLE COLUMN IS USED, WELD

SCREW POST TO CASING TO ELIMINATE

VERTICAL MOVEMENT AFTER INSTALLATION

MISC INFO

FOUNDATION PLAN

FOOTING REINFORCING REF

- CONCRETE SLAB REF PLAN

FOR REINF, THICKNESS, AND

N.T.S.

ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL

- HORIZONTAL #4 @24" O.C. MIN 3 BARS,

- TYPICAL FOOTING UNDER RETURN WALL

N.T.S.

RETURN REINFORCEMENT VERTICAL MIN 2'-4"

EXTEND MIN 24" INTO WALL

- FOOTING MIN 8x16 W/ (2) #4'S

____ (4) 1/2"Φ EXPANSION ANCHORS

WITH 5" EMBEDMENT

PROVIDE 30# FELT BOND BREAK AROUND

STEEL COLUMN -

BLOCKOUT. STEEL COL TO BEAR DIRECTLY ON

PIER PAD OR STEEL

DIRECTLY ON SLAB

3" CLR, TYP

REF FOUNDATION PLAN FOR FOOTING SIZE AND REINFORCING

GRADE

COLUMN/PAD DETAIL

COL MAY BEAR

FILL BLOCKOUT TO

TOP OF SLAB -

PROVIDE 2'x2'

CONSTRUCTION JOINTS IN 4 DIRECTIONS USE DIAMOND BLOCKOUT, FOR ALL OTHER



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MO #: A-7215
4334 QUARTER HORSE LANE
BATE STY, MO 64011 816-588-1178

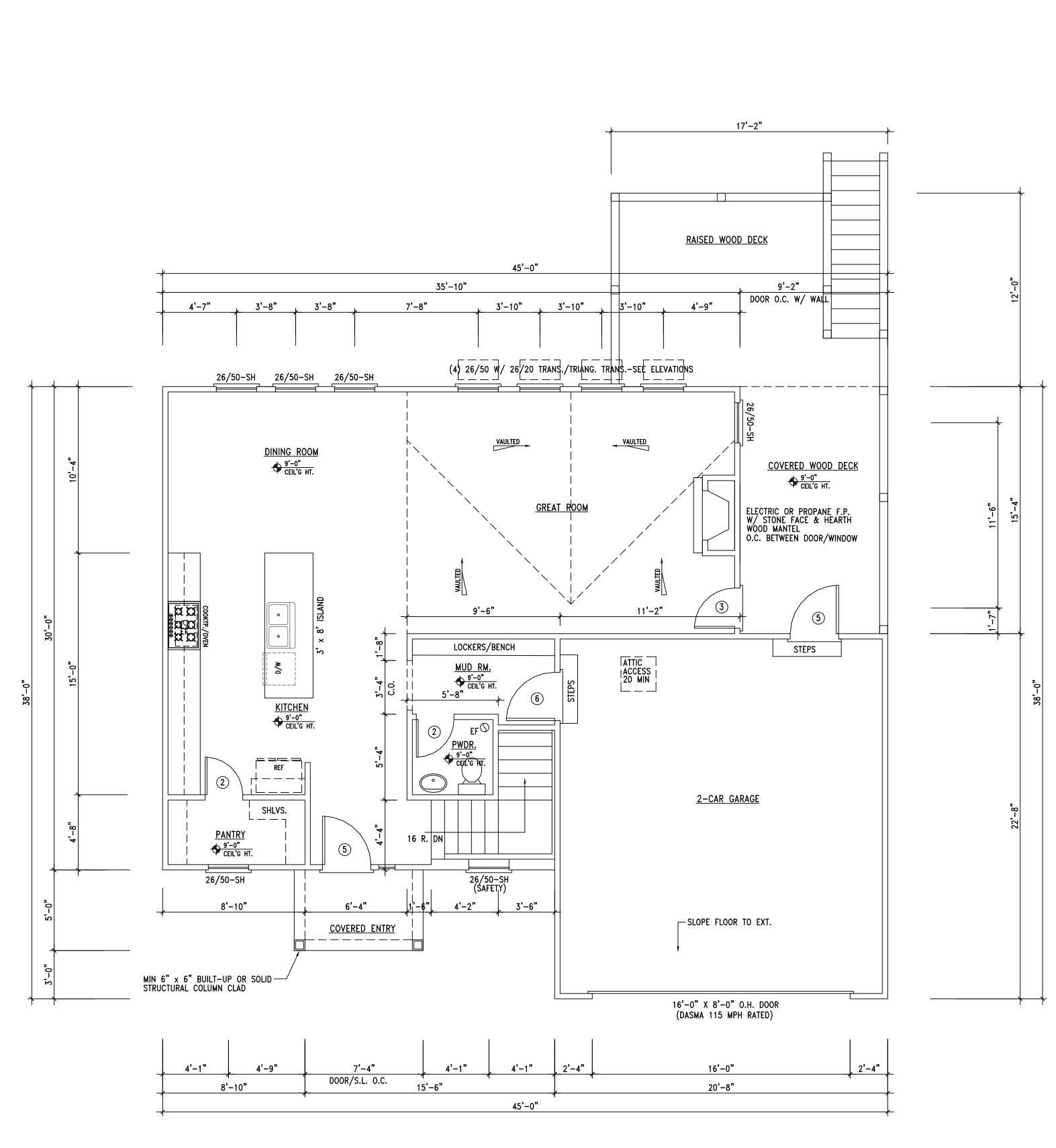
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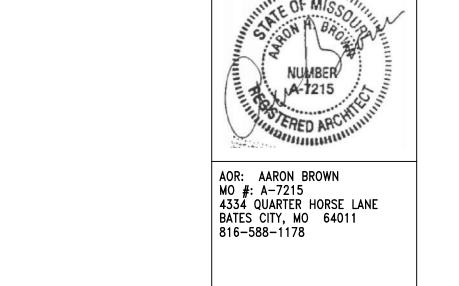
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EAGLE 1 CONSTRUCTION LAKEHOUSE # 3

DATE: 02-10-2022

SUBDIVISION: _____

REVISION

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DATE

B TYP. STAIR SECTION/REQUIREMENTS

- 2 x 4 THRUST BLOCK

13 TREADS @ 10" = 10'-10"

2 X 4 KNEE WALL W/ 1/2" GWB FOR OCCUPIED SPACE UNDER STAIR

NOTE:
- WHERE ADJACENT GRADE IS 2'-0" OR LESS

DECK DESIGN LOAD IS BASED ON 100 lb/sq.ft.

- WHERE JOIST SPAN EXCEEDS 7'-0", PROVIDE

11'-4" x 1'-4" FOR 4" POST

们'-8" x 1'-8" FOR 6" POST

PER IRC: THE MAX. RISSE ALLOWED IS 7.75 INCHES AND THE MIN TREAD IS 10 INCHES MEASURED NOSE TO NOSE

DOUBLE JOISTS FRAMING — AROUND STAIR OPENING

1-1/2" DIAM. MIN (2-5/8" MAX) HANDRAIL SUPPORTED BY WALL BRACKETS @ 48" O.C. MAX.

2 x 12 STRINGERS EA. SIDE—PROVIDE MIDDLE -STRINGER FOR STAIRS OVER 60" WIDE

- 2"x10" @ 16"o.c. SPANS TO A MAXIMUM 10'-10"

— <u>BEAM SIZING:</u>

— 2-2"x6" @ MAX. SPAN 6'-3" BETWEEN SUPPORTS T

— 2-2"x8" @ MAX. SPAN 7'-6" BETWEEN SUPPORTS T

— 2-2"x8" @ MAX. SPAN 7'-6" BETWEEN SUPPORTS

<u>- 2-2"x10</u>" @ MAX. SPAN 9'-2" BETWEEN SUPPORT\$ □

NOTE: ALL WOOD USED IN THE CONSTRUCTION OF ALL DECKS

PAPER BETWEEN DECKING & JOISTS.

& RAILINGS, ETC. TO BE PRESSURE TREATED. APPLY BUILDING

TYPICAL RAISED WOOD DECK FRAMING

XM BRIDGING

—1"x1" BALUSTRADES

A GUARD IS NOT REQUIRED.

TREATED WOOD POSTS: +
4 x 4 < 9' HIGH
6 x 6 10' - 12' HIGH ---

GALV. CONC./POST BRACKET
W/ 5/8" CARRIAGE BOLT _____
CONNECTION (MIN 2)
SET POSTS MIN. 18" IN CONC.

NATURAL GRADE ---

AS PER NATIONAL BUILDING CODE.

BRIDGING @ MID-SPAN (AS SHOWN)

DECK LEDGER ATTACHMENT

1. (2) LAGS REQUIRED AT EA. END 2" FROM ENDS
2. PROVIDE 1 x 4 TREATED SPACED BEHIND EA. LAG
3. PROVIDE LAGS IN EA. JOIST SPACE W/ (2) EVERY
OTHER SPACE, 2" FROM EDGES
4. MIN. SIZE LAG IS 1/2" DIAM x 6" LENGTH

5. PROVIDE FLASHING BÉTWEEN RIM JOIST & LEDGER

//www.washer to soild

blocking

OPTIONAL FOOTING PROVIDE DECK

SUPPORT BLOCK @

EACH POST ON 12"
THICK GRANULAR BASE

EXTENDING A MINIMUM

OF CONCRETE BLOCK

& TAMPED

OF 8" AROUND PERIMETER

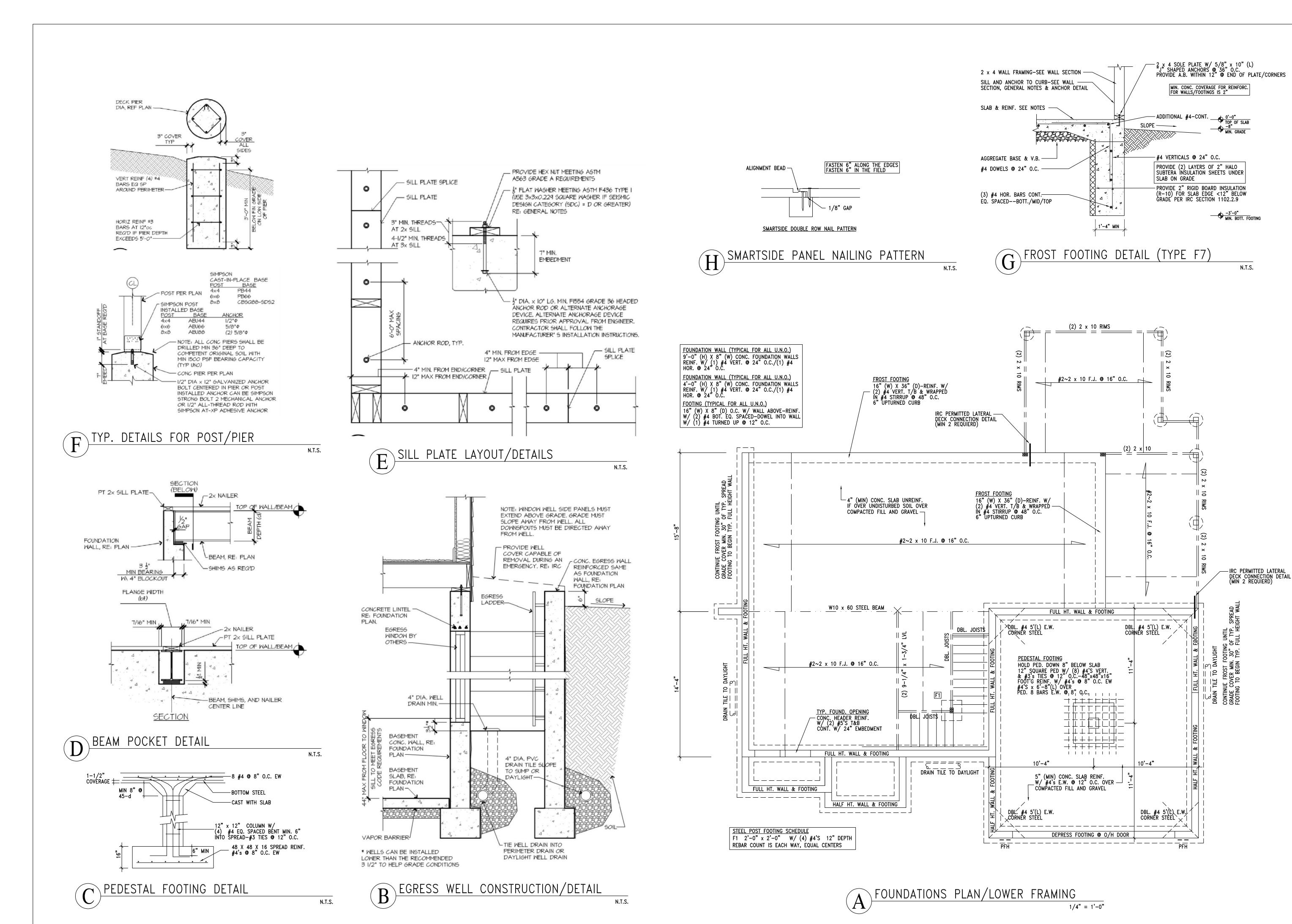
DOUBLE JOISTS FRAMING AROUND STAIR OPENING

F.F. 0'-0"

- MIN. NOSE OF 3/4" (MAX = 1-1/4")

A MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"





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

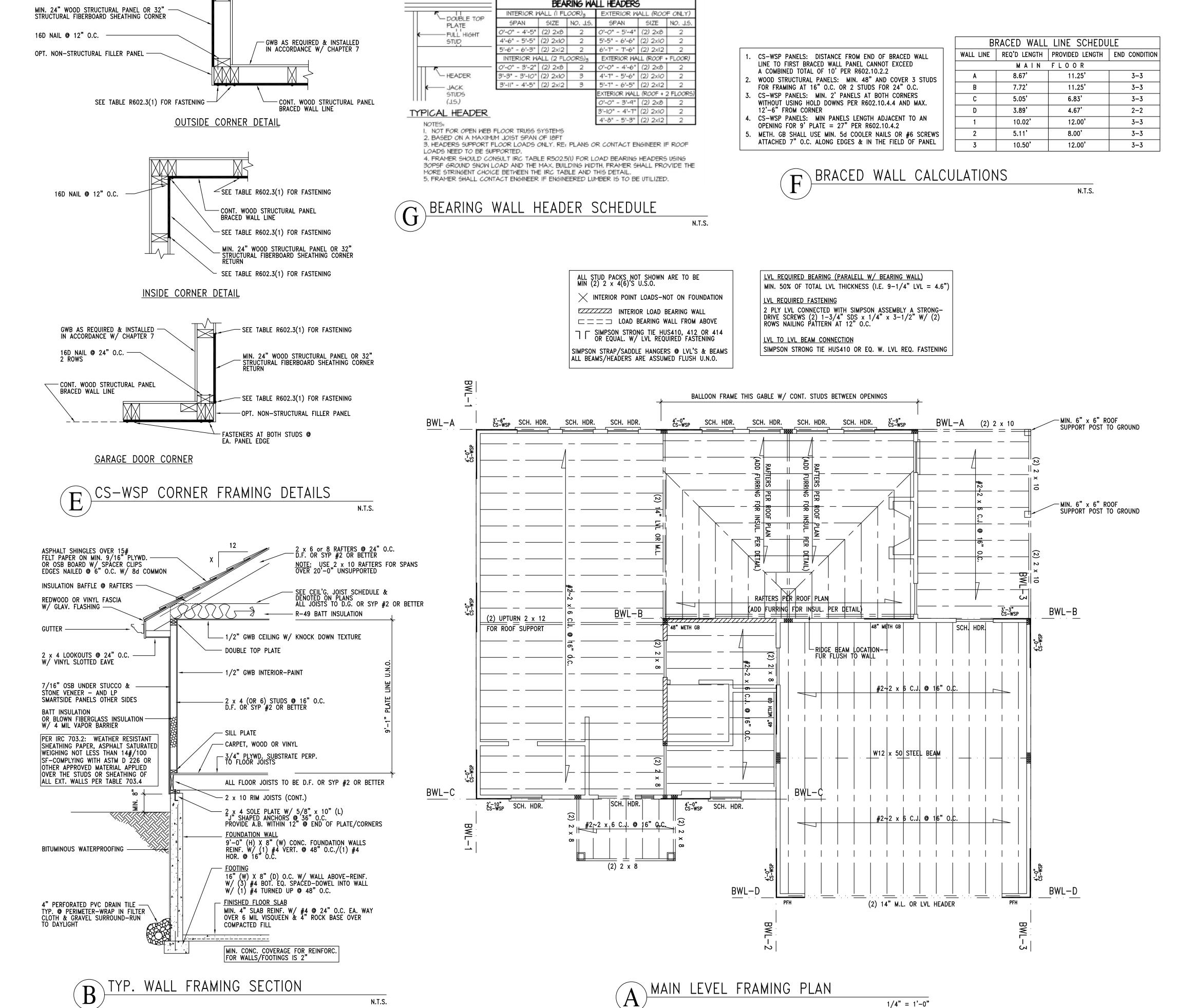
EAGLE 1 CONSTRUCTIO LAKEHOUSE #3

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DATE: 02-10-2022

SUBDIVISION: ______
PLOT #: _____

A 4



— SEE TABLE R602.3(1) FOR FASTENING

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

2 1/2*

3 1/2"

2 1/2*

3 1/2" | 1 1/2"

COL. DESIG. SECTION

BC34 (3) 2x4

(2) 2×6

(3) 2×6

(4) 2x6

PATTERN 2

(2) 2×4

BC26

BC36

BC24

PATTERN I

2 x 4(6) STUDS @ 16" O.C. DFL-STRUCT. SELECT GRADE

MIN. 9/16" OSB OR PLYWD. CONT. SHEATHING-FASTEN — W/ 4d COMMON @ 6" O.C.

SIMPSON LSTA18 OR CS16 SILL CONNECTOR-W/ 8d COMMONS - © 32" O.C. (EVERY OTHER)

2 x 4(6) BLOCKING-CONT. THRU-EA. STUD CAVITY, 36" O.C.

BUILT UP COLUMN NAILING SCHEDULE

UP PATTERN BND EDGE ROW NAIL
ON PATTERN DISTANCE SPACING SPACING

D2

1 1/2"

1 1/2"

1*

SPLITTING OF WOOD

SPLITTING OF WOOD

BUILT-UP COLUMN DETAIL REQUIREMENTS

FLOOR JOIST

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

TALL WALL FRAMING DETAIL

D3

2 1/2"

2 1/2"

. ADJACENT NAILS ARE DRIVEN FROM OPPOSITE SIDES

2. CONTRACTOR MAY SUBSTITUTE ½" DIA BOLTS WITH METAL PLATE OR WASHER IN PLACE OF 30d OR 50d NAILS

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

4. CONTRACTOR SHALL PRE-DRILL STUDS WITH ½" DRILL BIT WHEN USING 30d AND 50d NAILS TO PREVENT

O --- INDICATES NAILS DRIVEN FROM

+ --- INDICATES NAILS DRIVEN FROM

9" | 30d

6" lod

8" 30d

SIMPSON TSP-STUD TO TOP PLATE CONNECTOR -8d COMMONS

N.T.S.

50d

NUMBER A-T215

REPED ARCHITICITY

AT 1215

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

CONSTRUCTION HOUSE #3

 \triangleleft

DATE: 02-10-2022

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SUBDIVISION: ______ PLOT #: _____

REVISION DATE

ISSUED: PERMIT/CONSTRUCTION

BATES CITY, MO 64011 816-588-1178

4334 QUARTER HORSE LANE

RAFTER TIES: 1. REQUIRED AT ALL RAFTERS 2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C. 1/2 RAFTER SPAN - BRACES-NOTCH BRACE 3/4" MIN-ATTACHED W/

MIN. (3) 10D NAILS \rightarrow

 \sim

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1/4" = 1'-0"

RAFTER/CEILING JOIST HEEL CONNECTIONS PROVIDE (5) 16D NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION. 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.

ALL RIDGE BEAMS TO BE 2 x 12 OR 2 x 10

CEILING JOISTS AND RAFTER CONNECTIONS

TIE DOWN REQUIREMENTS (R802.11)

2 x 4 COLLAR TIE

2 x 4 BRACE @ 48" O.C. — MAX LENGTH = 8'-0"

RAFTER TIE REQUIRED AT EVERY RAFTER

CEIL'G JOISTS

SUBFLOORING OR METAL STRAPS TO END OF THE RAFTERS TO PROVIDE

CONT. TIE ACROSS THE STRUCTURE

FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE

PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS

#2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

1/2 RAFTER SPAN

RAFTER @ 48" O.C.

TOENAIL BRACE TO PLATE W/ 16d-ONE PER SIDE

acksim double top plates -

RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS

ROOF FRAMING CONNECTION TO BEAMS WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU28Z RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTA15 OR EQUIVALENT STRAP W/ 1100

LBS. CAPACITY. STRAPPING SHALL BE REQUIRED

AT ALL NON-CONT. MEMBERS BETWEEN BEAM &

WHERE NO COLLAR TIES CAN BE INSTALLED,

PROVIDE AT EA. RAFTER A SIMPSON STRONG TIE

| LRU28Z HANGER OR EQUIVALENT TO RIDGE BEAM |

MIN. (3) 10D NAILS —

-RAFTER TIE SAME

SIZE AS JOIST ATOP

W/ (6) 10D NAILS TO RIDGE & (5) 10D NAILS

TOP OF FLOOR

FOR FULL VAULT

TÓ EACH RAFTER

CEIL'G JOISTS -

1. PURLINS NO SMALLER THAN

THE RAFTERS THEY SUPPORT

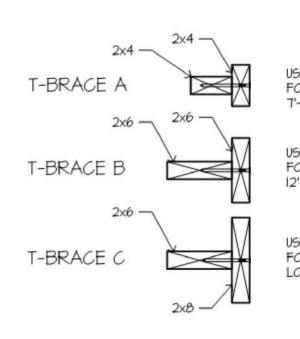
3. BRACES SPACED NO MORE THAN

2. PURLINS TO BE CONTINUOUS

4. UNBRACED LENGTH OF BRACES SHALL NOT > 8'-0"

JOISTS PERP. TO RAFTERS

ROOF RAFTER SCHEDULE GRADE | MEMBER | MAX SPAN MAX SPAN MAX SPAN MAX SPAN MAX SPAN SIZE / SPACING Hc/HR=0.16 HCHR=0.20 HCHR=0.25 HU/HR=0.33 AT TOP PLATE #2 DF/L 4'-1" 12'-8" 11'-8" 10'-9" 9'-5" 2x6 / 16"oc #2 DF/L 2x8 / 16"oc 18'-2" 16'-4" 15'-1" 13'-9" 12'-2" 20'-0" 14"-8" #2 DF/L 22'-3" 18'-5" 16'-8" 2x10 / 16°0c 17'-3" 2x12 / 16"oc 25'-9" 23'-2" 21'-4" 19'-7"



USE THIS T-BRACE CONFIGURATION FACE NAIL W 16d NAILS AT 12" O.C., FOR BRACE LENGTHS BETWEEN TYPICAL 7'-0" AND 12'-0" LONG. USE THIS T-BRACE CONFIGURATION FACE NAIL W 16d FOR BRACE LENGTHS BETWEEN NAILS AT 12" O.C., 12'-0" AND 20'-0" LONG. TYPICAL USE THIS T-BRACE CONFIGURATION FACE NAIL W 16d FOR BRACE LENGTHS OVER 20'-0" NAILS AT 12" O.C., TYPICAL LONG.

FUR DOWN RAFTER REQUIREMENTS N.T.S.

NOT REQUIRED

NOT REQUIRED

2xIO

2xI2

1/2" PLYWOOD GUSSET AT

36"oc WITH (6) 8d NAILS,

(3) IN EACH MEMBER, TYP-

FURR OUT SCHEDULE

RAFTER SIZE R-30C INSULATION ("X"= $q_{\underline{1}}^{\perp}$ ") R-36C INSULATION ("X"= $II_{\underline{1}}^{\perp}$ ")

I" AIR

SPACE

- STRUCTURAL RIDGE PER PLAN

2x FURRING

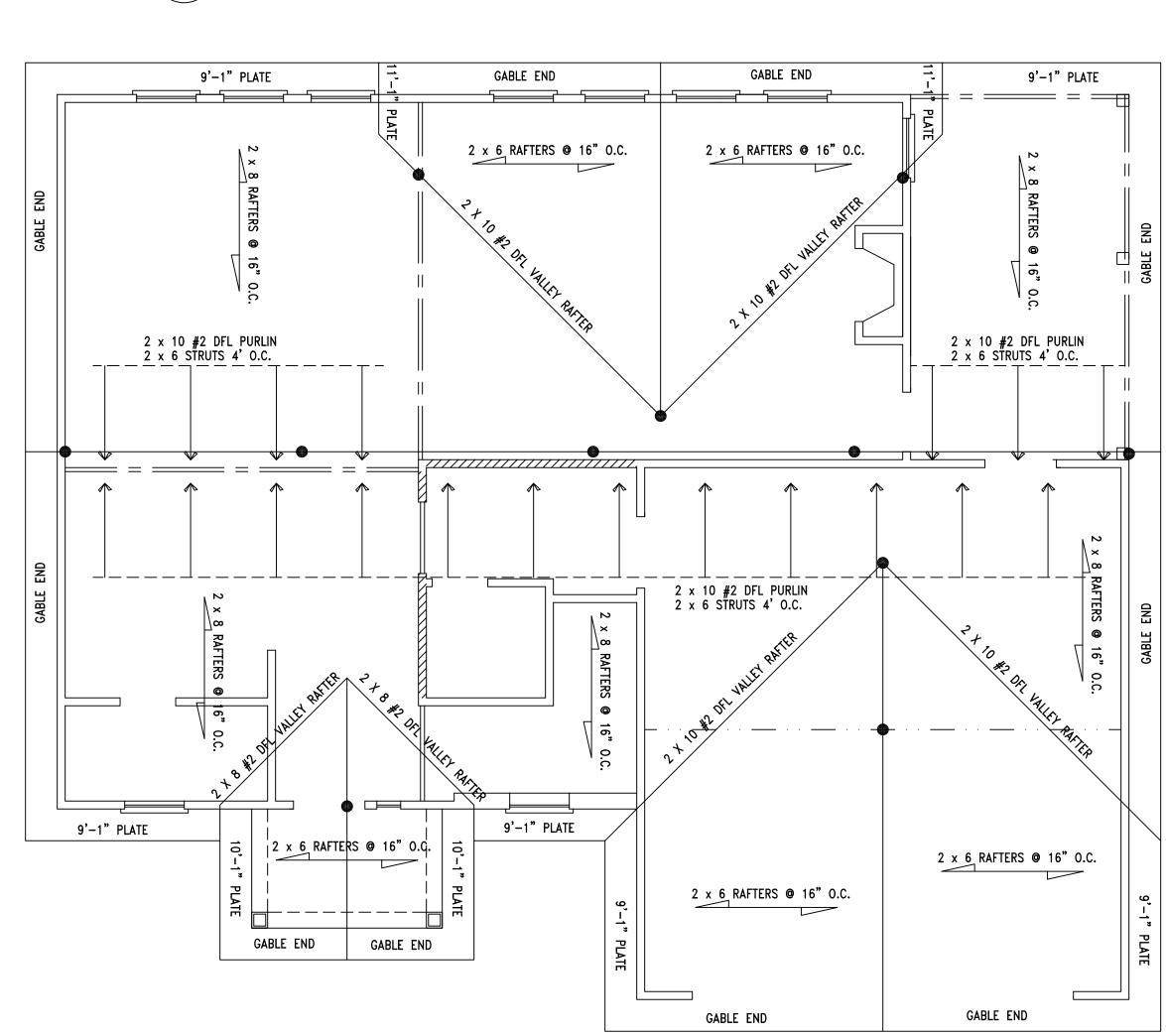
2×4

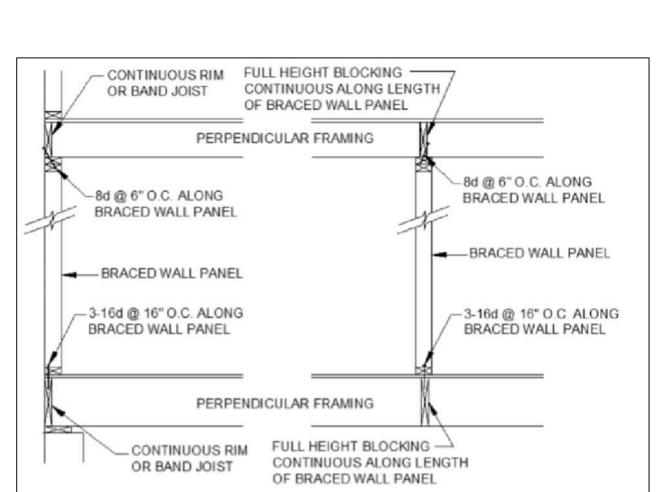
NOT REQUIRED

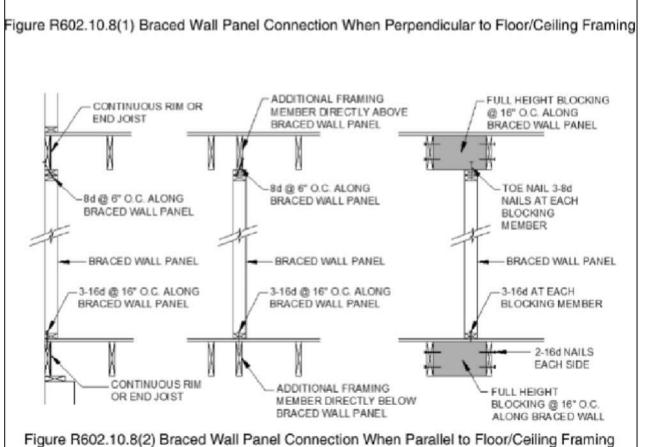
- RAFTERS PER PLAN

(REF SCHEDULE BELOW)

N.T.S.

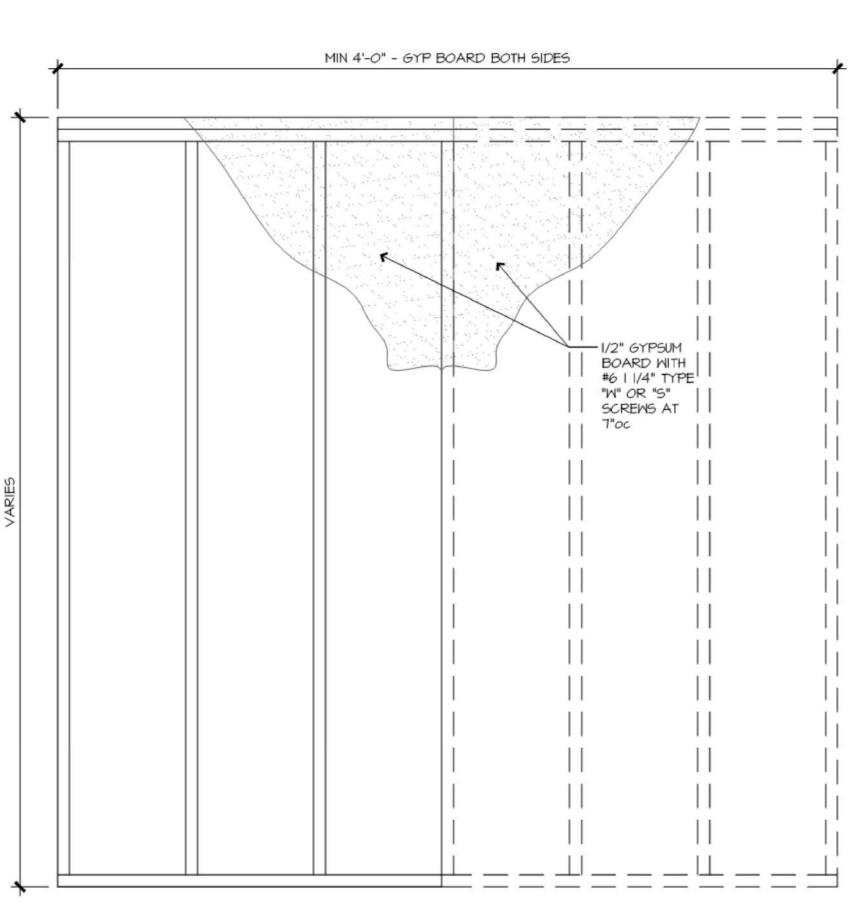




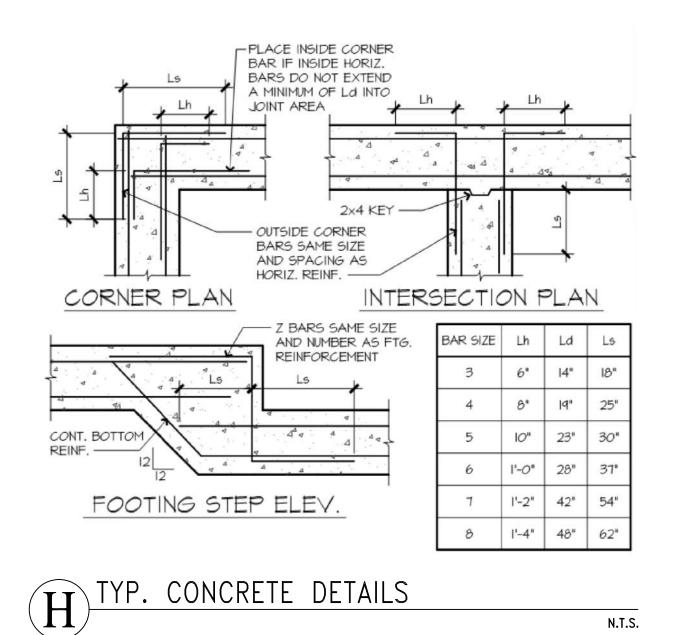


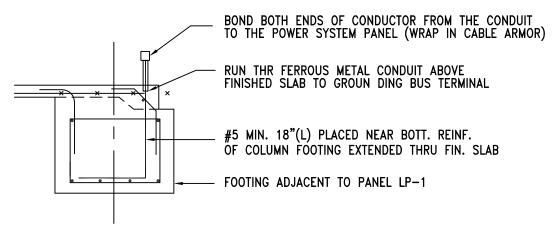
BRACED WALL SEGMENT ATTACHMENT CEILING/FLOOR

2012 IRC SECTION R602.10.8

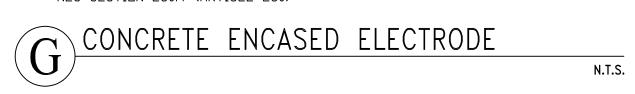


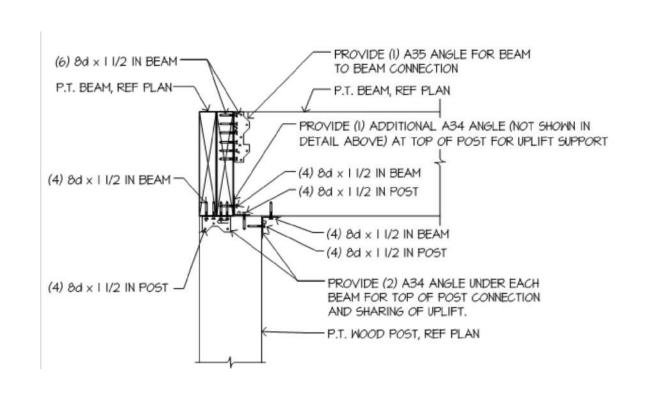


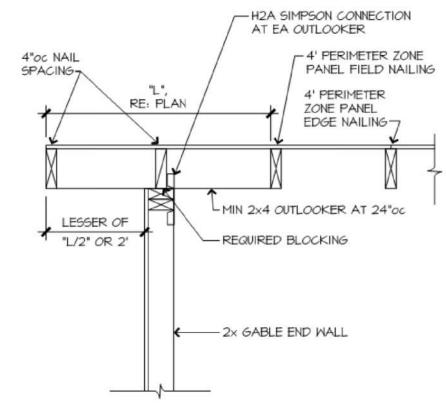












POST TO BEAM CONNECTION

(E) GABLE END FRAMING REQUIREMENTS N.T.S.

NOTCH DEPTH SHALL NOT EXCEED D/3 FOR RAFTER OR CEILING JOISTS	
D/6 MAX NO NOTONES NO NOTONES NO NOTONES NO NOTONES	
D/6 MAX D/4 MAX D/3 MAX D/4 MA	N.
NOTCHES NOT PERMITTED IN MIDDLE THIRD OF JOIST LENGTH AND BORED HOLES ARE PERMITTED THE ENTIRE LENGTH OF JOIST	Ź

NOTCH DEPTH SHALL NOT EXCEED D/3 FOR RAFTER OR CEILING JOISTS NOTCHES NOT PERMITTED IN MIDDLE THIRD OF JOIST LENGTH AND BORED HOLES ARE PERMITTED THE ENTIRE LENGTH OF JOIST
D NOTCHING AND BORING CEILING AND FLOOR JOISTS

N.T.S.

NOTE: ALLOWABLE HOLES AND NOTCHES IN ENGINEERED STUDS, (LSL, ETC) MAY DIFFER. CONSULT WITH MANUFACTURER PRIOR TO DRILLING OR CUTTING STUDS AT TALL WALLS.	FOR NOTCHES GREATER THAN 50% OF ACTUAL PLATE WIDTH PROVIDE 16 GA STRAP WITH (6) 16d NAILS EACH SIDE VERTICAL STACK
DOUBLE TOP PLATE	
BORED HOLE DIAMETERS SHALL NOT EXCEED 40% OF ACTUAL STUD DEPTH MAXIMUM	5- MIN
MIN EDGE DISTANCE	
VERTICAL WALL STUD	
BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF NOTCH IN STUD NOTCH SHALL NOT EXCEED 25% OF ACTUAL STUD DEPTH	\$\frac{5}{8}" MIN
FOR NON-BEARING WALLS BORINGS SHALL NOT EXCEED 60% OF ACTUAL STUD DEPTH AND NOTCHES SHALL NOT EXCEED 40% OF ACTUAL STUD DEPTH	DOUBLE STUD IF BORED HOLE IS BETWEEN 40% AND 60% OF ACTUAL STUD DEPTH

Description of Building Elements	Number & Type of Fastener (alb.c)	Spacing of Fasteners
Joist to sill or girder, toe nail	3 - 8d (2½" × 0.113")	
I" × 6" subfloor or less to each joist, face nail	2 - 8d (2½" × 0.113") 2 staples, 1¾"	
2" subfloor to joist or girder, blind & face nail	2 - 16d (3½" × 0.135")	
Sole plate to joist or blocking, face nail	16d (3½" × 0,135")	16" o.c.
Top or sole plate to end stud, to nail	2 - 16d (3½" × 0.135")	
Stud to sole plate, toe nail	3 - 8d (2½" × 0.113") or 2 - 16d (3½" × 0.135")	
Double studs, face nail	IOd (3" × 0.128")	24" o.c.
Double top plates, face nail	IOd (3" × 0.128")	24" o.c.
Sole plate to josit or blocking at braced wall panels	3 - 16d (3½" × 0.135")	16" o.c.
Double top plates, minimum 24" offset of end joints, face nail in lapped area	2 - 16d (3½" × 0.135")	
Blocking between joists or rafters to top plate, toe nail	3 - 8d (2½" × 0.113")	
Rim joist to top plate, toe nail	3 - 8d (2½" × 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2 - 10d (3" x 0.128")	
Built up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along ea. edge
Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along ea. edge
Ceiling joists to plate, toe nail	3 - 8d (2½" × 0.113")	
Continuous header to stud, toe nail	4 - 8d (2½" × 0.113")	
Ceiling joist, laps over partitions, face nail	3 - IOd (3" × 0.128")	
Ceiling joist to parallel rafters, face nail	3 - IOd (3" x O.128")	
Rafter to plate, toe nail	2 - 16d (3½" × 0.135")	
I" brace to each stud and plate, face nail	2 - 8d (2½" × 0.113") 2 staples, 1¾"	
I" × 6" sheathing to each bearing, face nail	2 - 8d (2½" × 0.113") 2 staples, 1¾"	
$I^{\shortparallel}\times 8^{\shortparallel}$ sheathing to each bearing, face nail	2 - 8d (2½" × 0.113") 3 staples, 1¾"	
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail ea. layer as follows 32" o.c. at top & bott. & staggered. Two nails al ends and at ea. splice
2" planks	2 - 16d (3½" × 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4 - 16d (3½" × 0.135") 3 - 16d (3½" × 0.135")	
Rafter ties to rafters, face nail	3 - 8d (2½" × 0.113")	
Collar tie to rafter, face nail, or 11/4" x 20 gage ridge strap	3 - 10d (3" × 0.128")	

		Spacing	of Fasteners
Description of Building Materials	Description of Fastener (b,c,e)	Edges (i)	Intermediat Supports (c)
Mood Structural Pa	nels, subfloor, roof and wall sheathing to fro sheathing to framing	aming, and partic	leboard wall
5/6" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2½" × 0.131") nail (roof)(f)	6"	12" (g)
¹⁹ / ₃₂ " - "	8d common (2½" × 0.131") nail (roof)(f)	6"	12" (9)
V8" - V4"	10d common (3" × 0148") nail or 8d (2½" × 0.131") deformed nail	6"	12"
	Other wall sheathing (h)		1
½" structural cellulosic fiberboard sheathing	比" galvanized roofing nail 8d common (2½" × 0.131") nail; staple 16 ga., 比" long	3"	6"
²⁵ / ₃₂ " structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail 8d common (2½" × 0.131") nail; staple 16 ga., ½" long	3"	6"
½" gypsum sheathing (d)	以" galvanized roofing nail; 6d common (2" × 0.131") nail; staple galvanized 比" long; 比" screws, Type W or S	4"	8"
%" gypsum sheathing (d)	1¾" galvanized roofing nail; 8d common (2½" × 0.131") nail; staple galvanized 1%" long; 1%" screws, Type W or S	4"	8"
Wood st	cructural panels, combination subfloor underla	ayment to framin	9
3/4" or less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6"	12"
7⁄6" - I"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6"	12"
V8" - V4"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6"	12"
used for framing a as shown: 80 ksi f diameters larger t diameters of 0.142 b. Staples are 16 ga c. Nails shall be space inches or greater. d. Four-foot-by-8-foote. Spacing of fastenet. For regions having shall be used for a minimum 48-inch dis 35 feet maximum. g. For regions having panel roof sheathing basic wind speed intermediate supportinges, eaves and h. Gypsum sheathing s 253. Fiberboard s 1. Spacing of fastenet framing members on roof sheathing required blocking. framing members of the state of the	ge wire and have a minimum 1/6-inch on diame ed at not more than 6" on center at all sup	average bending on nail), 90 ksi for and 100 ksi for attaching a for a	ng yield streng or shank r shank ans are 48 " x 0.120) nail: to framing wit in 25 feet, up wood structur enter. When wood structur enter. When distance from framing to distance from framing. lance with GA supported by cing of fasten members and cular to the

* SHEATHING SHALL BE CONTINUOUS AT FLOOR WITH NO SPLICES WITHIN 2' OF TOP AND BOTTOM PLATES I/2" HDG THREADED ROD WITH NUTS AND WASHERS PROVIDE GALVANIZED (GMAX) STD JOIST HANGERS AT LEDGER, THEN THIS DETAIL LEDGER, THEN THIS DETAIL LEDGER, THEN THIS DETAIL LEDGER, THEN THIS DETAIL RITHER THIS DETAIL PARTITION OF THE PROVIDE AT LEDGER, THEN THIS DETAIL PROVIDE STATE OF THE PROVIDE AT LEDGER, THEN THIS DETAIL PROVIDE AT LEDGER, THEN THIS DETAIL STATE OF THE PROVIDE AT LEDGER, THEN THIS DETAIL LEDGER, THEN THIS DETAIL AT LEDGER, THEN THIS DETAIL STATE OF THE PROVIDE AT LEDGER, THEN TH	ALLED IN JOIST HANGERS AT IS NOT REQUIRED BLOCKING ETERIOR FINISHES AND ATER-RESISTIVE BARRIER CONTRACTOR WISH MATERIALS CONT PLATE 4" TONGUE AND GROOVE PLYWOOD UED AND NAILED TO FLOOR JOISTS REF PLAN FF ELEV M BOARD AT PERIMETER ROVIDE I-I/2" WIDE MEMBER T ALL DECK LEDGERS) WESON DTT2Z CAPABLE OF 1500 UNDS TENSION OR APPROVED WAL ANCHOR HOLDDOWN OOR JOIST REF PLAN	BORED HOLE DIAMETERS SHALL NOT EXCEED 40% OF ACTUAL STUD DEPTH MAXIMUM MIN EDGE DISTANCE VERTICAL WALL STUD BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF NOTCH IN STUD NOTCH SHALL NOT EXCEED 25% OF ACTUAL STUD DEPTH
GALVANIZED (GMAX) STD JOIST HANGERS AT LEDGER (ALL FLUSH CONNECTIONS) 2x BLOCKING SIMPSON I 1 1/2" MAX FLOOR JO REQUIRE /	WAL ANCHOR HOLDDOWN	FOR NON-BEARING WALLS BORINGS SHALL NOT EXCEED 60% OF ACTUAL STUD DEPTH AND NOTCHES SHALL NOT EXCEED 40% OF ACTUAL STUD DEPTH

C LATERAL DECK CONNECTION PER IRC

B PARTITION NOTCHING REQUIREMENTS



N.T.S.

DATE: 02-10-2022

AOR: AARON BROWN

816-588-1178

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N.T.S.

MO #: A-7215
4334 QUARTER HORSE LANE
BATES CITY, MO 64011

SUBDIVISION: _____

REVISION

ISSUED: PERMIT/CONSTRUCTION

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
- 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
- WILL CONSULT W/ THE PROJECT SUPERINTENDENT OR ARCHITECT BEFORE WORK IS PERFORMED AND ACCEPTED.

20. IF ANY CONFUSION ON MEASUREMENTS OR INFO PROVIDED IN THE PLANS, THE FRAMER

- 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 HE 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 SPECIALTY ITEMS.
- 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 & 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

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.
- PER ASTM A153 OR A658. 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 6. 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 $E = 1.9 \times 10^{\circ} psi$
- 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 LVL 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.
- 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)
- 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 C. WELDED WIRE FABRIC, ASTMA185, COLD DRAWN WIRE
- D. WIRE TIE ALL BARS, NO WELDING OF REINFORCING IS ALLOWED 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

- 1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING IN ACCORDANCE WITH IRC 3608.1 2. 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
- 4. 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 5. 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. 6. 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. PROJECT SPECIFIC SPECIFICATIONS 7. 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 2. PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% NON-WEATHERIZED
- PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
- 4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8 5. 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 BATHROOMS, TOILET ROOMS & KITCHENS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL
- 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

LIGHT AND VENTILATION:

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

- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
- GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENT. 3. 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 4. 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:

- 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
- 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

- 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
- 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
 - FLOORING BASE
 - CEILINGS MILLWORK/CASE GOODS INCLUDING COUNTERTOPS
 - APPLIANCES DOOR AND WINDOW STYLES INCLUDING ACTION AND TRIM AND HARDWARE
 - PLUMBING FIXTURES INCLUDING FAUCETS AND ACCESSORIES MISC. TRIMWORK, FIREPLACE MANTELS, HEARTHS, ETC.
- K. LIGHT FIXTURE SELECTIONS
- SMARTSIDE FIBER CEMENT SIDING BASIS OF DESIGN IS 76 SERIES SMART LOCK CEDAR TEXTURE. 7.84-INCH WIDTH x .375-INCH THICKNESS, PRIMED FINISH
- SMARTSIDE CEDAR TEXTURE SHAKE SIDING BASIS OF DESIGN, 11.69-INCH WIDTH >
- .375-INCH THICKNESS, PRIMED FINISH 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

NUMBER

NA-1215

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4334 QUARTER HORSE LANE

BATES CITY, MO 64011

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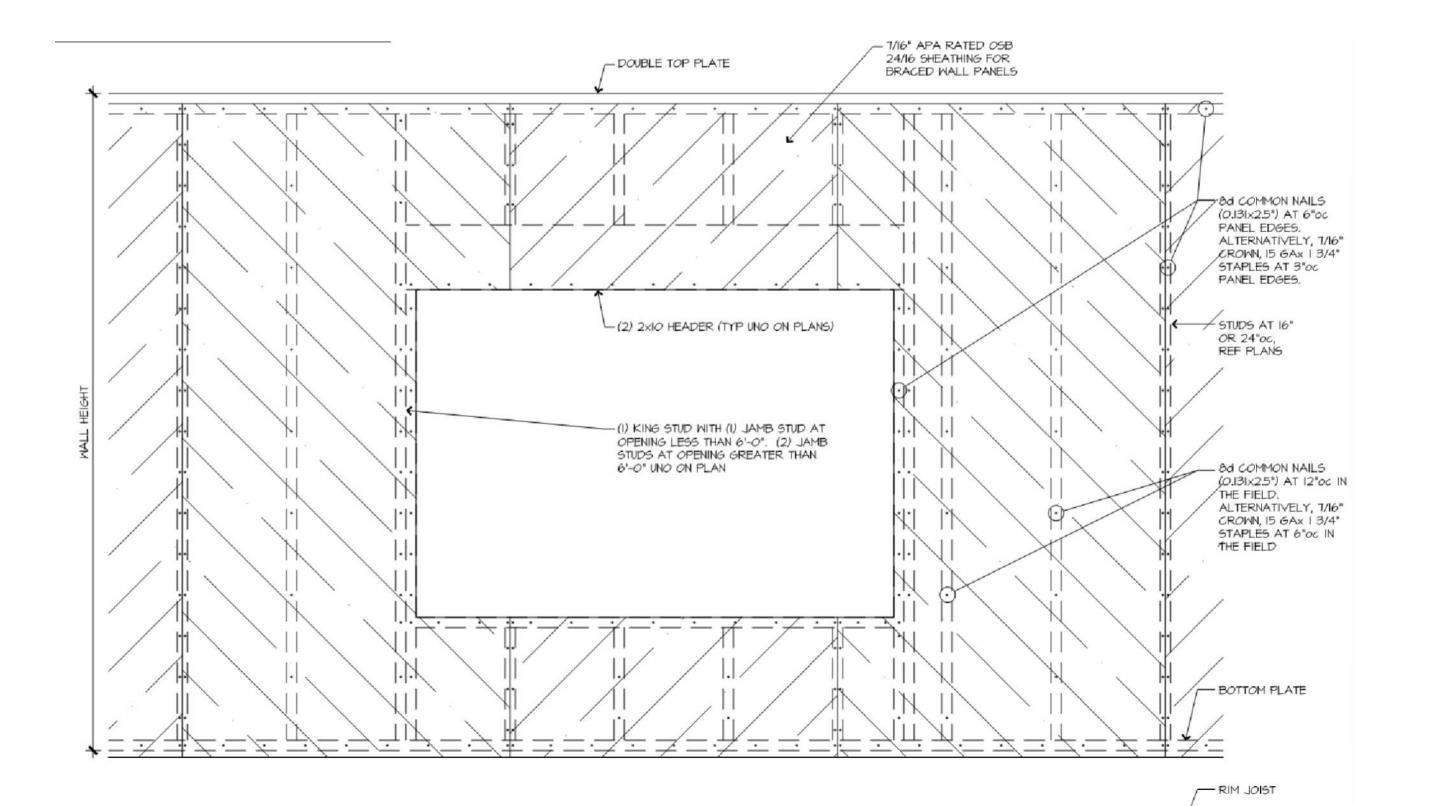
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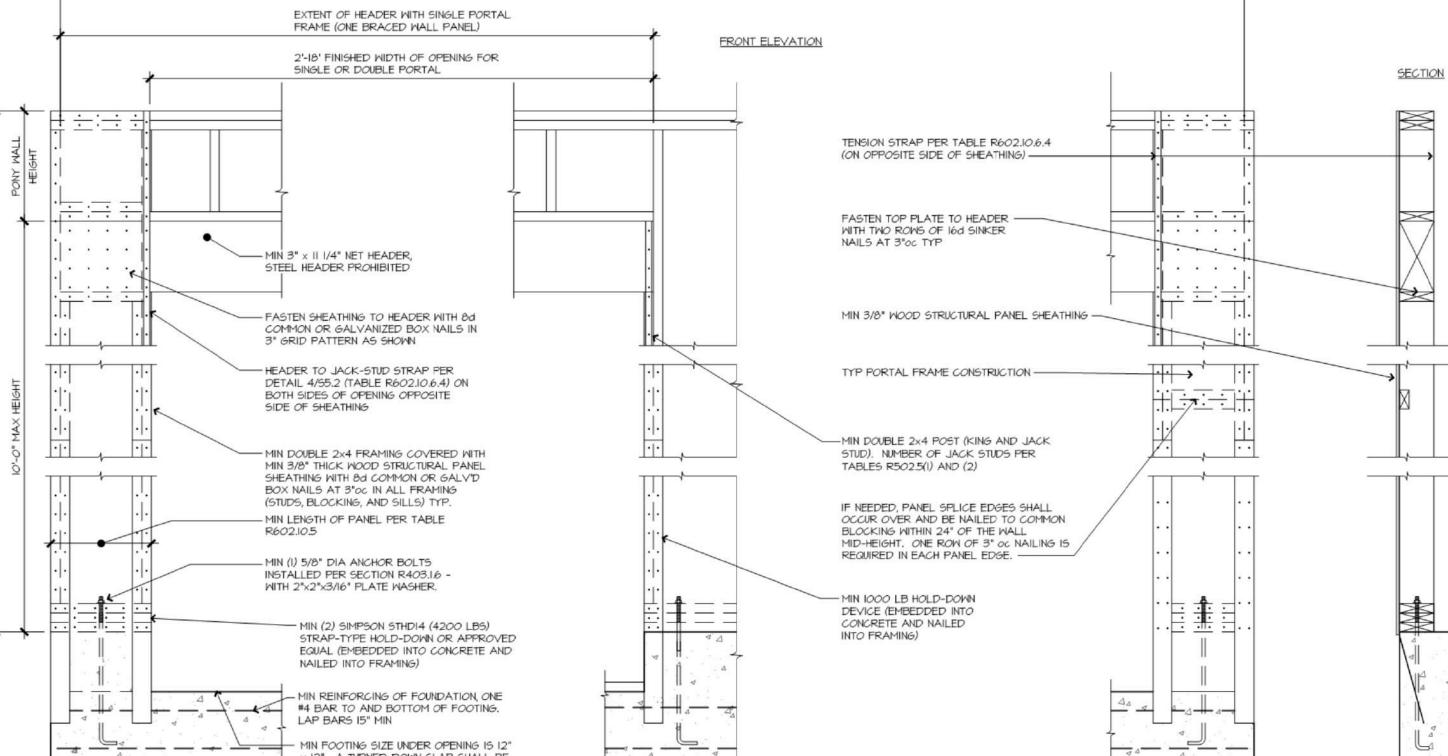
DATE: 02-10-2022

SUBDIVISION: _____ , PLOT #: _____

REVISION DATE

ISSUED: PERMIT/CONSTRUCTION





N.T.S.

x 12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS)