

J PORCH SECTION DETAIL

THE PLANS ARE PREPARED IN ACCORDANCE WITH IRC 2018 AND LOCAL REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTED PROJECT MEETS THE REQUIREMENTS OF THESE DRAWINGS

GENERAL NOTES AND REQUIREMENTS

- DOORS AND WINDOWS:**
1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS $\leq 24"$ AND WITHIN DOORS, ABOVE BATHINGS TO BE SPECIFY THE GLASS AND LABELLED SUCH & IN COMPLIANCE W/
 2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD
- GARAGES:**
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TRIPLE X OSB, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20-MIN FIRE RESISTANT. LABELLED AS SUCH AND HAVE SELF PROTECTING
 2. 1-HR FIRE RESISTANT DOORS SHALL BE 5/8" TRIPLE X OSB
 3. 1-HR FIRE RESISTANT DOORS SHALL BE 5/8" TRIPLE X OSB
- LIGHT AND VENTILATION:**
1. PROVIDE STARWAY ILLUMINATION PER R303.7.9
 2. GABLE TRIM & MICROSPERM TRIMS TO PROVIDE A MIN. OF 10 S.F.
 3. FINANCES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS VENTILATED/EXHAUSTED AND PRESCRIBED PER R303.3
 4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
 5. FINISH W/ NO MORE THAN 5" O.C. SPACING ALONG RAISE SHACKED GYPSUM BOARD.
- Mechanical Systems:**
1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IF PLACED IN UNFINISHED ATTIC AREA. PROVIDE ACCESS THROUGH UNFINISHED ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 2. PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
 3. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-4 ELECTRICAL SYSTEMS
 1. PROVIDE UFERR GROUNDING IN CONCRETE FOOTING
 2. IN ACCORDANCE WITH THE SECTION SBOC999
 3. ALL ELECTRICAL CONDUCTIONS SHALL BE PROTECTED EXTERIOR UNFINISHED BASEMENT & HEATED FLOORS
 4. ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN: KITCHENS, BREAKFAST ROOMS, DINING ROOMS, LIVING ROOMS, TERRACES, DECKS, PATIOS, PORCHES, UNFINISHED ATTIC AREAS, UNFINISHED GARAGE SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAPPER-RESISTANT EXPLOSION RESISTANT RECEPTACLES. FOLLOWING LOCATIONS SHALL NOT BE DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EXIST. MOVED, APPLIANCES TO BE COMB-N-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING:**
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
 2. SILL PLATES SHALL BE EXTENDED MIN. 6-INCHES ABOVE GRADE
 3. TOP PLATES W/ (2) 5/8" DIA. ANCHOR BOLTS PER SECTION
 4. ALL EXTERIOR JOISTS TO BE BRACKETED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 6d COMMON @ 6" O.C. ALONG EDGES & 8d COMMONS @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING:**
1. RAFTERS OVER/UNDERHEADS TO BE 18" - UNFD
 2. ALL JOISTS & PARTERS TO BE ALIGNED OVER STUDS
 3. PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8d COMMON NAILS TO PARTERS AT 8" O.C. ALL EDGES
 4. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 5. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 6. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 7. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 8. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 9. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 10. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 11. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 12. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
 13. UNFINISHED BASEMENT REQUIREMENTS TO BE 18" - UNFD
- WOOD FRAMING, FLOORS AND ROOF NOTES**
1. EXT. WALL FRAMING TO BE 2 X 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
 2. ROOF SHEDDING TO BE 7/16" OSB NAILING W/ 8d @ 6" O.C.
 3. FLOOR FRAMING OVER UNFINISHED ATTIC/UNFINISHED PATIO/FLOORS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 4. CONSTRUCT HEADERS W/ 2 X 8 (SYP OR DFL #2 OR BETTER) UNFD. @ 160 @ 16" O.C.
 5. BLOTTING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS ONLY. OTHER END BLOCKING NOT ≤ 2 INCHES MIN. BLOTTING TO BE 2" X 8" UNFD LUMBER. PROVIDE MIN. 2 INCHES OVERHANG AT ENDS WITH 4" DIA. BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAXIMUM 4'-FT OVERHANG.
 4. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB
 6. FLOOR FRAMING SHALL BE INSTALLED TO THE FOUNDATION WALL. THE WALL SHALL BE SUPPORTED LATERALLY AT JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.
- STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES**
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 4"-1/2" SCHEDULE 40 GRADE 50) PER THE BASEMENT FLOOR SLAB
 2. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
 3. AT WALKOUT FOUNDATION AREAS REINFORCE THE SLAB OVERING 4'-FEET WITH 4" DIA. BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAXIMUM 4'-FT OVERHANG.
 4. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB
 6. FLOOR FRAMING SHALL BE INSTALLED TO THE FOUNDATION WALL. THE WALL SHALL BE SUPPORTED LATERALLY AT JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.
- PHYSICAL SECURITY ORDINANCE**
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

H SIDE ELEVATION

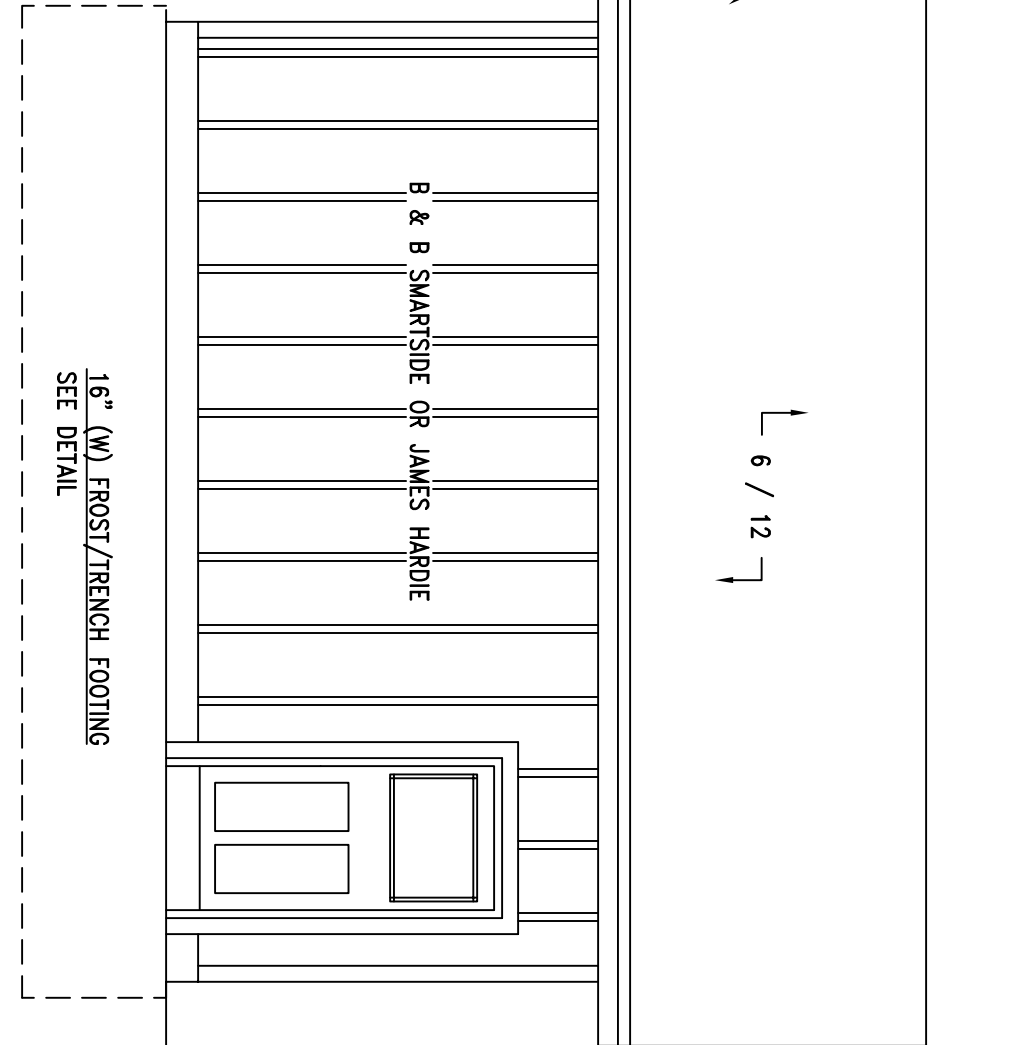
1/8" = 1'-0"

G REAR ELEVATION

1/8" = 1'-0"

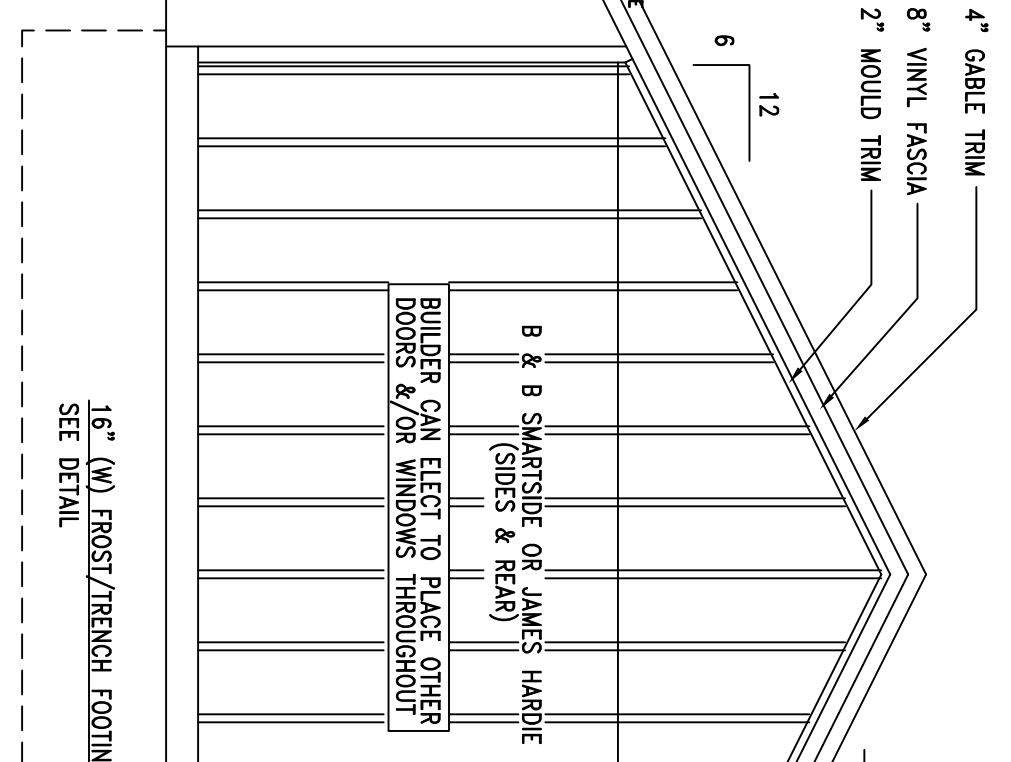
F SIDE ELEVATION

1/8" = 1'-0"



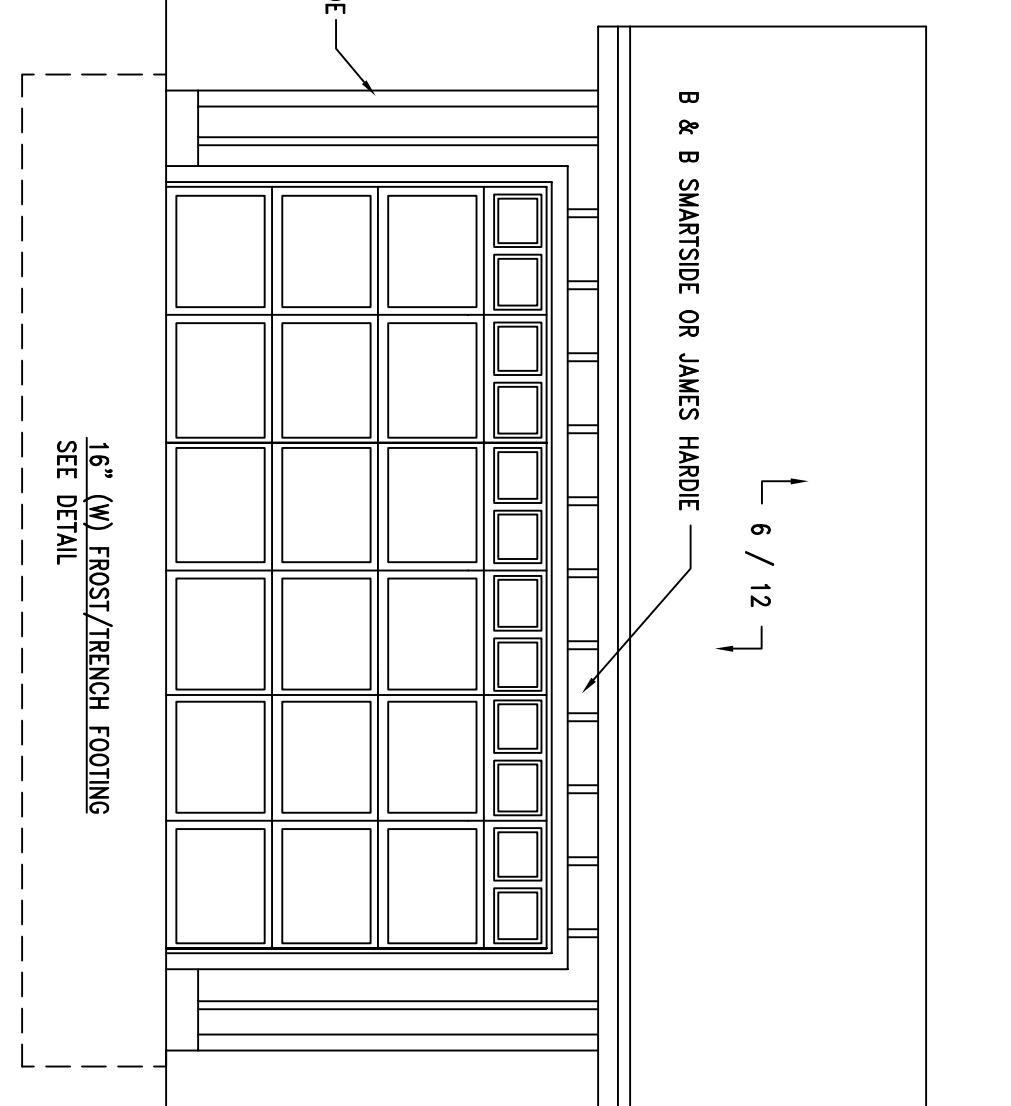
D DETACHED GARAGE FRONT ELEVATION

1/4" = 1'-0"



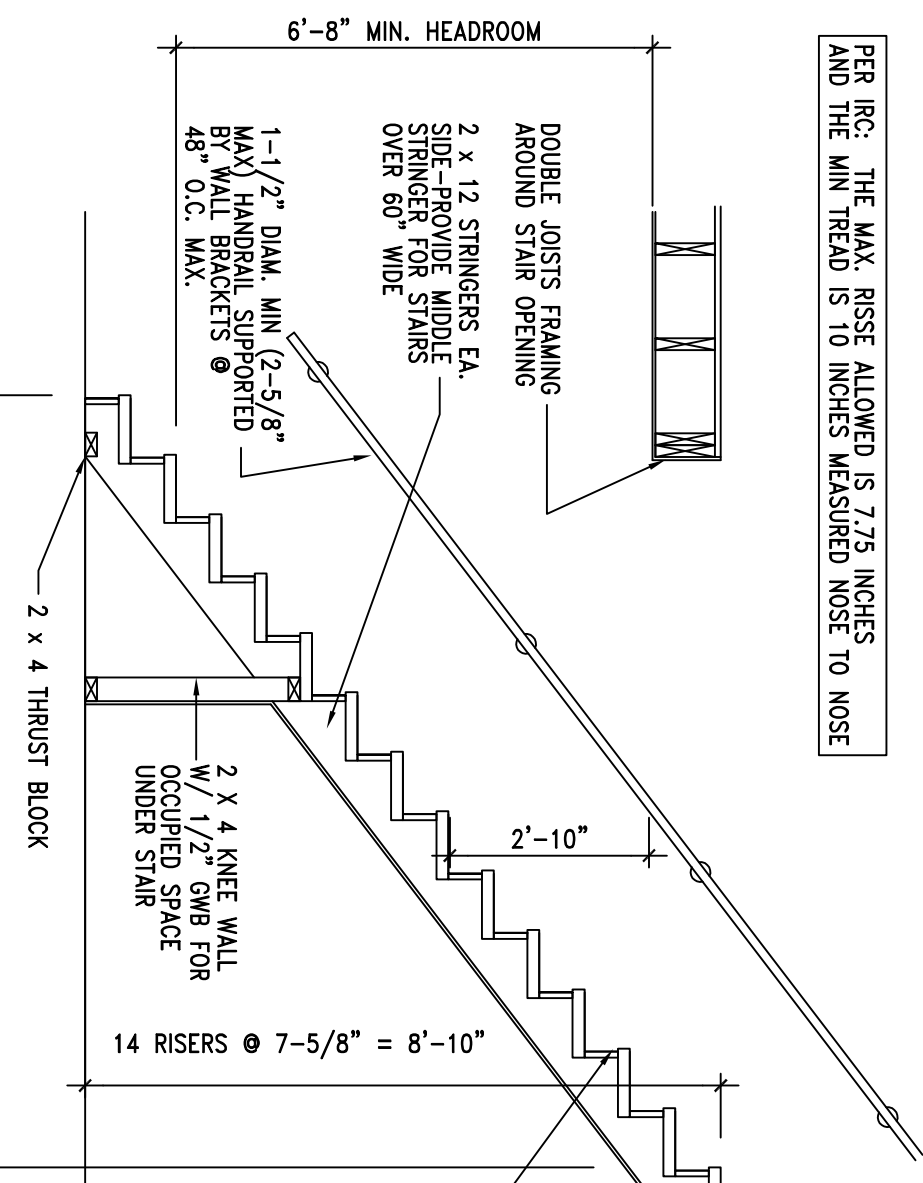
E DETACHED GARAGE SIDE ELEVATION

1/4" = 1'-0"



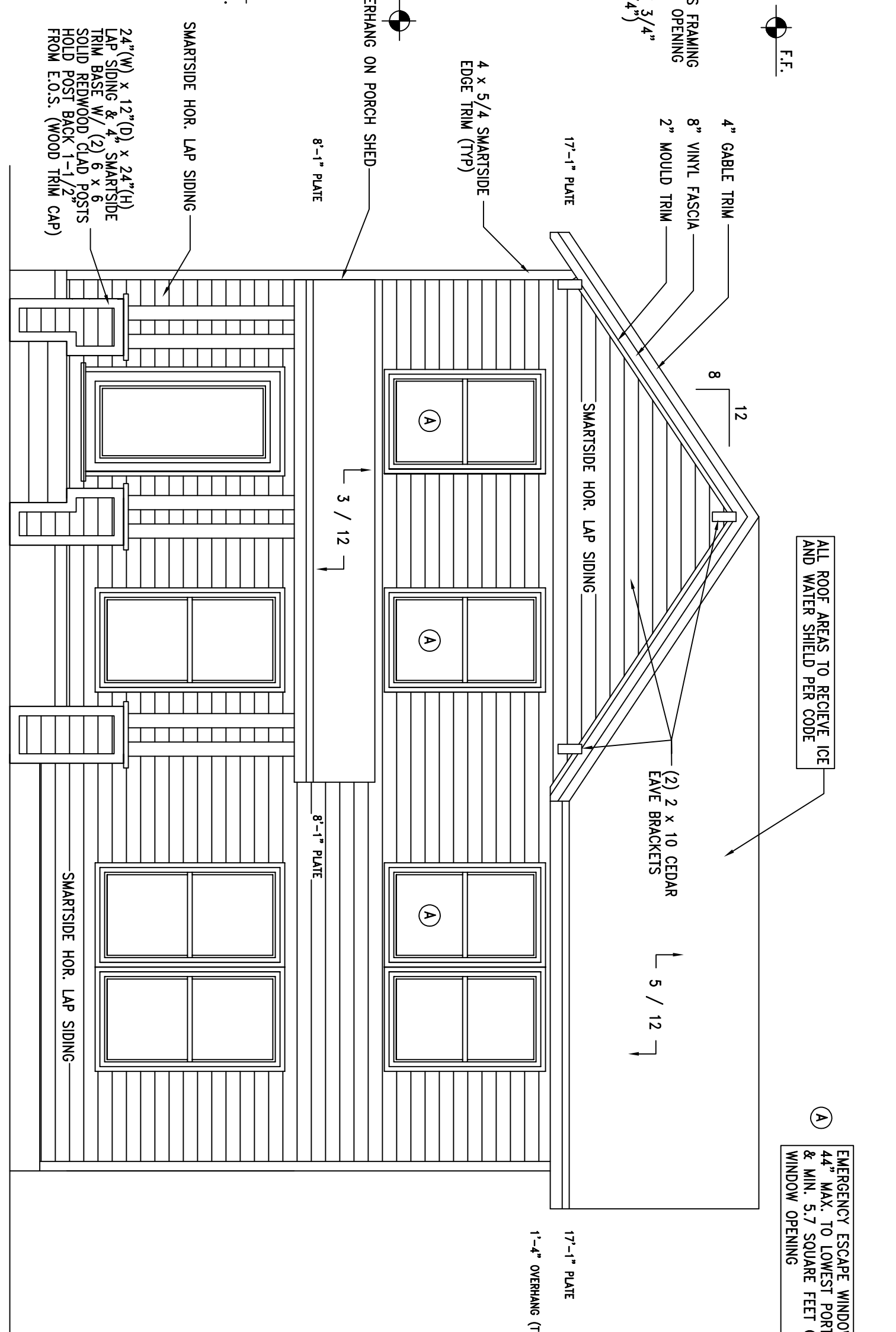
D DETACHED GARAGE FRONT ELEVATION

1/4" = 1'-0"



C TYP. STAIR SECTION/REQUIREMENTS

N.T.S.



A FRONT ELEVATION

1/4" = 1'-0"

B SMARTSIDE PANEL NAILING PATTERN

N.T.S.

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL = 1,090 GSF
UPPER LEVEL = 855 GSF
DETACHED GARAGE = 440 GSF
LOWER LEVEL (UNFIN) = 1,090 GSF
ENTRY PORCH = 200 GSF
REAR COVERED PORCH = 188 GSF

REVISION	DATE

ISSUED: PERM/CONSTRUCTION



FRAMING REQUIREMENTS

1. ALL WINDOWS & DOORS FLASHED INCLUSIVE UNITS WITHIN STUCCO AREAS
2. GUTIX ALL WINDOWS AND DOORS WHILE BEING SET
3. TAPE ALL WINDOW PERIMETERS (SILL, JAMB, HEAD)
4. EXT. MAIN LEVEL DOORS NOT INCLUDING PATIO DOORS SET 3/4" OFF
5. EXT. DOORS WITH BRICK MOUNTED AT HEAD W/ FLASH CASING WALLS
6. FLASHING DEFLECTION AND ADJUST 1" SHORT UNDER BEAMS & JOISTS TO
7. ALL BEAM POSTS ANCHORED INTO THE SLAB
8. ALL NAILS TO BE FILLED FROM STEEL BEAM TOP AND BOTTOM PLATES
9. USE STEEL SHIMS ONLY WHEN BEAM SHIMMING IS REQ'D AT FOUNDATION
10. OVER OPENED SIDING WALLS WILL BE CAULKED FLUSH BY THE FRAMER
11. PLUS IN FULL VIEW GLASS DOOR MOUNTINGS INSTALLED BY THE FRAMER
12. WHEN COVERED PORCH ROOFS ARE REQ'D, FRAMER WILL INSTALL POSTS DOWN TO PIERE PROVIDED BY BUILDER, BEAM RIMS & JOISTS ONLY WILL ALSO BE INSTALLED
13. WHEN A NON-COVERED BEAM IS REQUIRED, FRAMER WILL INSTALL POSTS, BRACKET, AND BRACKETS TO BE INSTALLED BY THE FRAMER
14. SHROGGS WILL BE SECURED DOWN BY FRAMER W/ BUILDER PROVIDED SCREWS
15. ALL TOUGH FROM THE PROCESS OF FRAMING WILL BE CLEANED UP ON A DAILY BASIS BY FRAMER. COLLECT TRASH IN TWO PILES AT THE COMPLETION OF FRAMING, FLOORS TO BE SWEEP BY FRAMER AND SITE COMPLETELY CLEANED
16. ALL PORCH POSTS AND BRACKETS TO BE INSTALLED BY THE FRAMER
17. ALL SHUTTERS AND BRACKETS TO BE INSTALLED BY THE FRAMER
18. AS REQUIRED PER APPLICABLE CITY CODE, UNFINISHED BASEMENT WALLS TO BE INSTALLED BY FRAMER. ALL UNFINISHED BASEMENT WALLS TO BE INSTALLED BY FRAMER. ALL UNFINISHED BASEMENT WALLS TO BE INSTALLED BY FRAMER. ALL UNFINISHED BASEMENT WALLS TO BE INSTALLED BY FRAMER.
19. KNEE WALLS IN ATTIC THAT HAVE EXPOSED BATT INSUL. WILL REQUIRE GSB TO BE MAILED TO ATTIC SIDE. INSUL. MUST BE PRE-INSULATED BY INSULATION CONTRACTOR.
20. BEHIND WHIRLPOOL TUBS WILL BE REQ'D TO BE PRE-INSULATED BY INSULATION CONTRACTOR.
21. QUALITY AND EXPECTATIONS
22. CONFIRMATION ON MEASUREMENTS OR INFO PROVIDED IN THE PLANS, THE FRAMER WILL BE RESPONSIBLE FOR THE PROJECT SUPERINTENDENT OR ARCHITECT BEFORE WORK BEGINS.
23. LEAVE WALLS 1" SHORT UNDER BEAMS AT STAIRS
24. NO PURLIN STRIPS SHALL LAND ATOP OR OVER DOOR/OPENING HEADERS

E SMOKE & CARBON MON. DETECTOR REQ'S.

DEADMAN (TYP. UNL.)
8" X 6" X 2'-4" LENGTH ON TYPICAL WALL
FOOTING-BED/BASE FULL HT WALL HOR.
3" X 6" X 8" O.C. FULL HEIGHT & PLACE
LOCATE WITHIN 4'-0" OF CENTER OF WALL
ON WALLS OVER 18'-0" W/O UT BREAK

1. Smoke alarms shall be listed in accordance with UL 2034 and comply with Section R314.
2. Smoke alarms shall be installed in the following locations:
 - a. In each sleeping room.
 - b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - c. In each hallway.
 - d. In living areas, including basements and unfinished attics.
3. Where more than one smoke alarm is required to be installed with an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all alarms in the individual unit.

N.T.S.

2012 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE R402.1.1)

DOORS & WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILING:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
WOOD (OVER UNHEATED):	2-19 MIN 24" IN
STEEL (OVER UNHEATED):	NO MINIMUM
FUEL FIRED FURNACE:	90% AFUE MIN.
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER:	0.67 EF MIN
STORAGE:	0.82 EF MIN
ELECTRIC STORAGE:	0.97 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

BRACED WALL LINE SCHEDULE

WALL LINE	RETD LENGTH	PROVIDED LENGTH	END CONDITION
A	3.03'	8.00'	3-3
B	7.95'	10.33'	3-4
C	6.33'	11.75'	3-3
1	8.02'	12.00'	3-3
2	6.88'	10.33'	4-3
U P P E R			
B	6.45'	8.00'	3-3
C	6.45'	12.00'	3-3
1	5.99'	8.00'	3-3
2	5.99'	8.00'	3-3

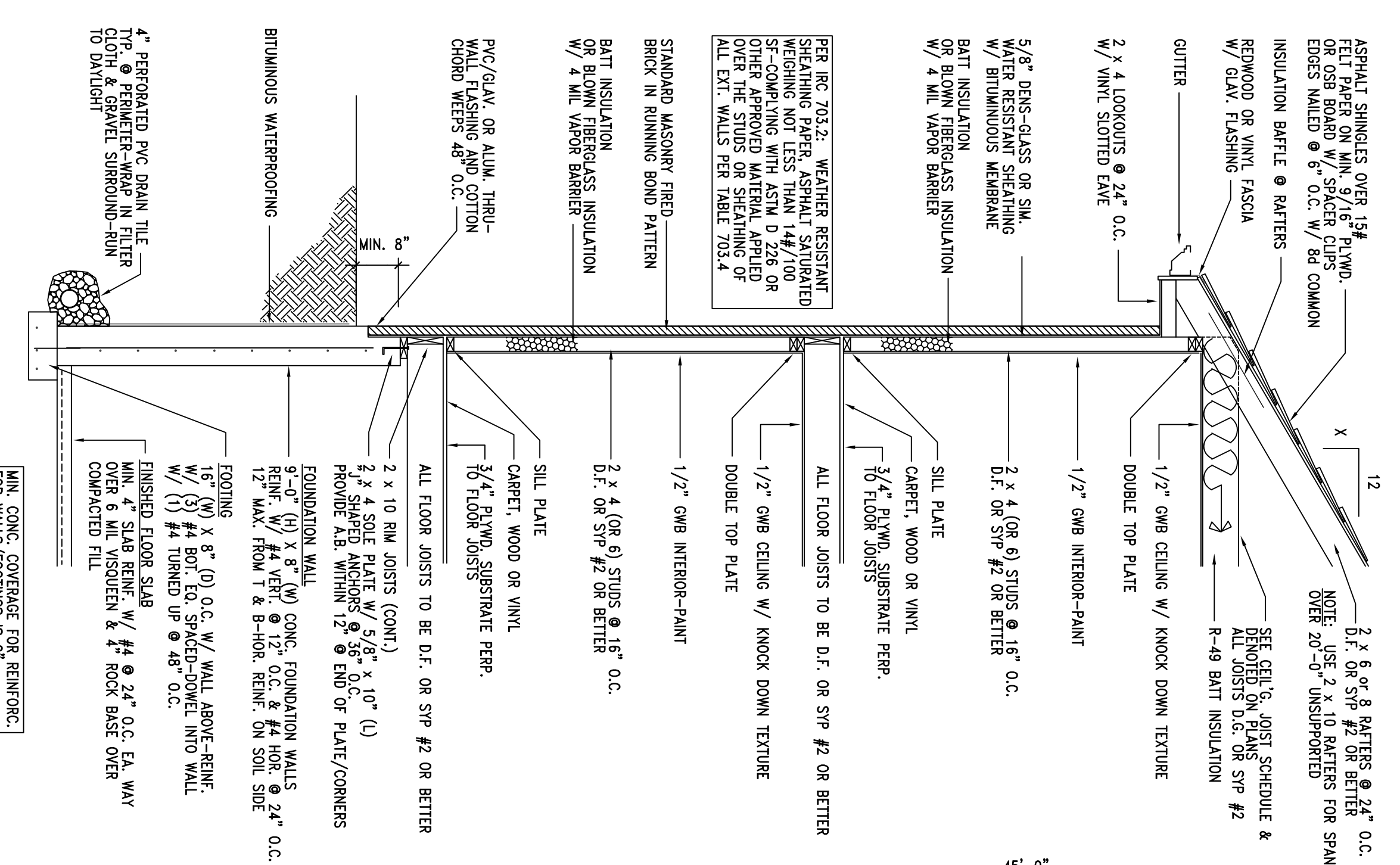
1. WIND SPEED = 90 MPH, PRESSURE B
2. ALL BWP METS C20-70 APART CENTERA
1. GS-959 PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED A COMBINED TOTAL OF 10' PER R402.10.2.2
2. WOOD STRUCTURAL PANELS: MIN. 48" AND COVER 3 STUDS
3. GS-959 PANELS: MIN. 2 PANELS AT BOTH CORNERS
4. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
5. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
6. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
7. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
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20. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
21. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
22. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
23. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER
24. GS-959 PANELS: MIN. PANELS LENGTH ADJACENT TO ANY CORNER

D BRACED WALL CALCULATION TABLE

N.T.S.

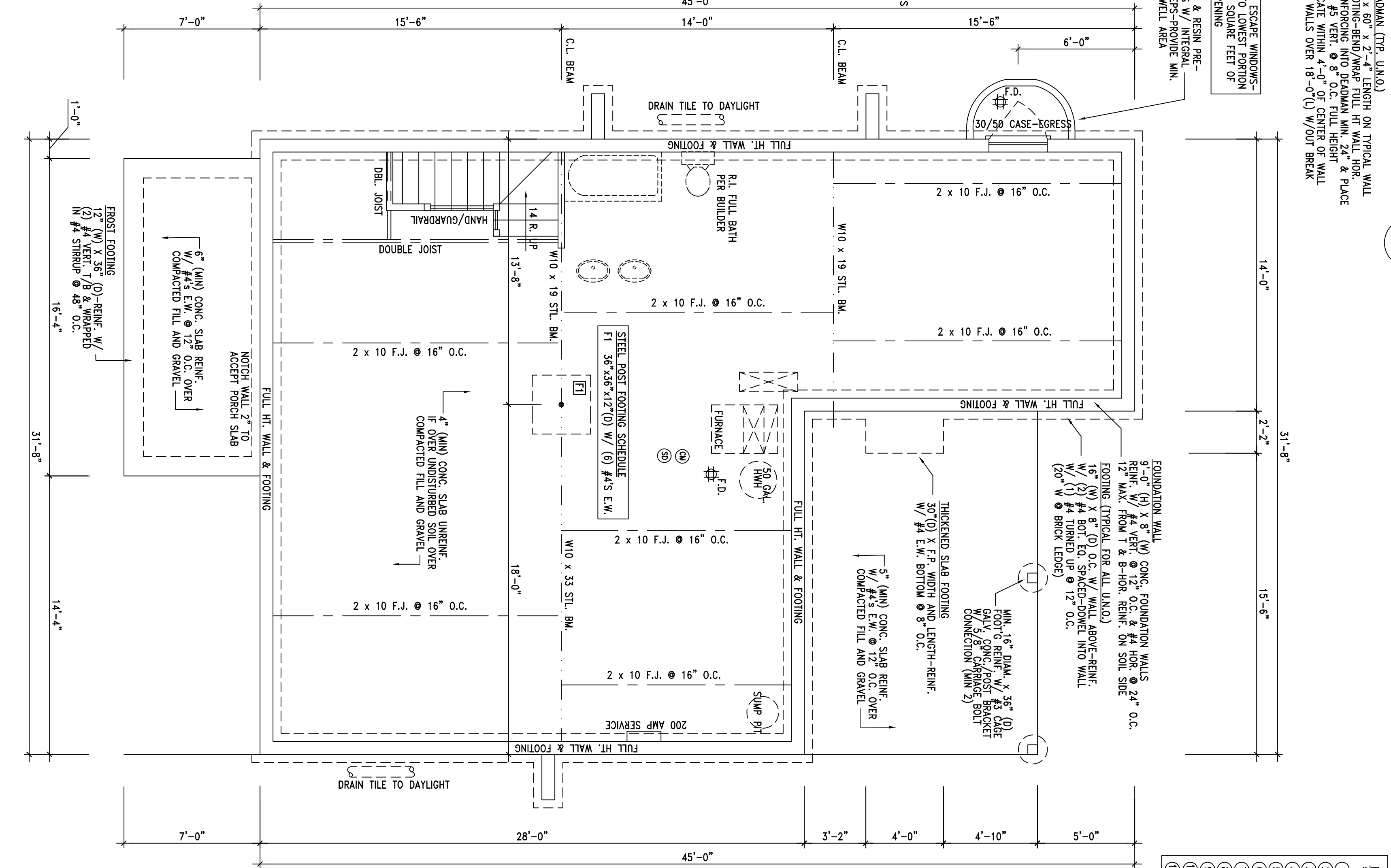
DOOR SCHEDULE

1	3'-0" POCKET	ALL DOORS ARE 6'-8" HIGH
2	2'-6"	
3	2'-6"	
4	2'-8"	
5	2'-8"	
6	2'-8"	
7	2'-8"	
8	2'-8"	
9	2'-8"	
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23	2'-8"	
24	2'-8"	



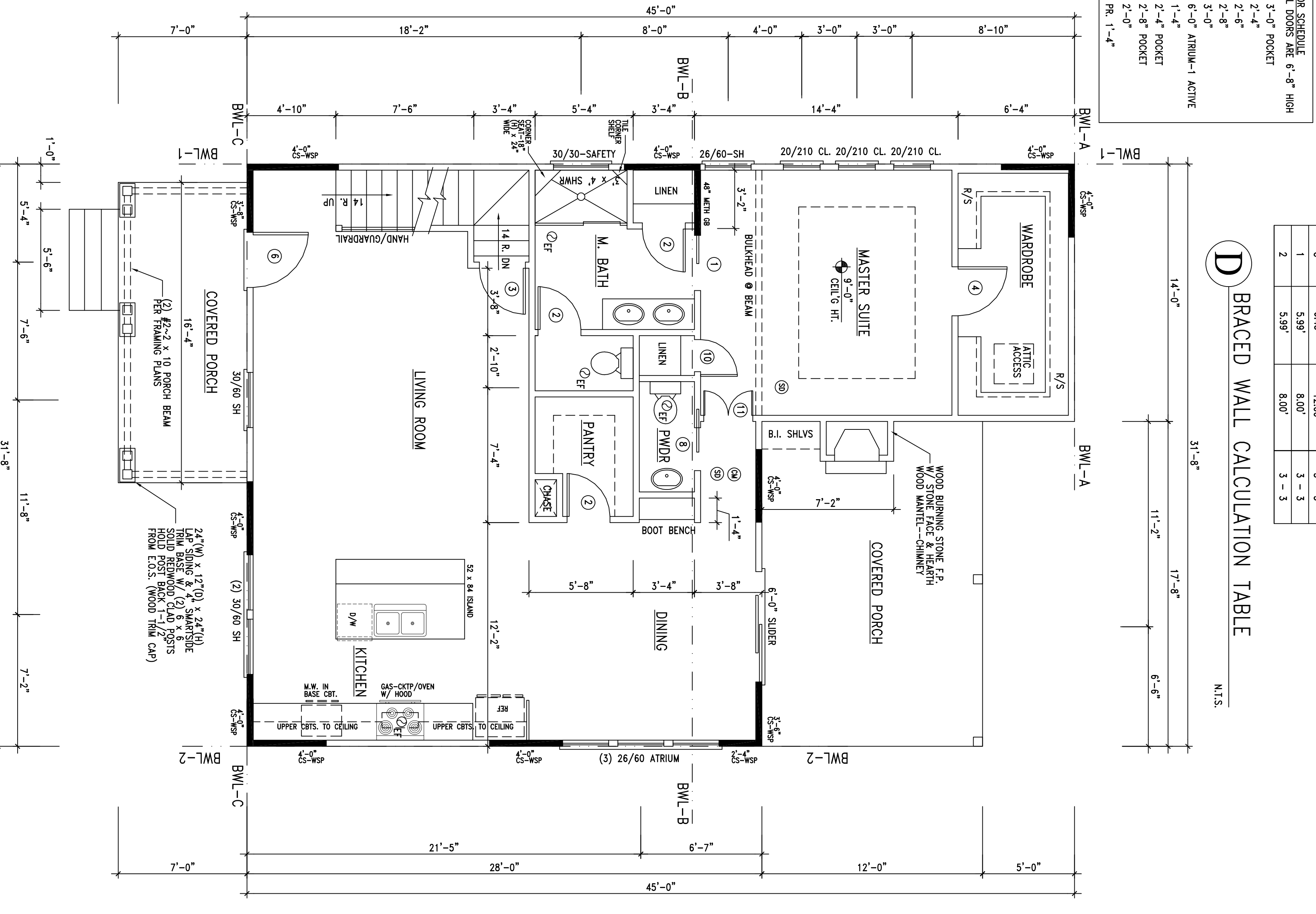
B TYP. WALL FRAMING SECTION

N.T.S.



B FOUNDATION/BASEMENT PLAN

1/4\"/>



A MAIN LEVEL FLOOR PLAN

1/4\"/>

DWELLINGS BY KC
1040 LUTTRELL, SUITE E1
BLUE SPRINGS, MISSOURI



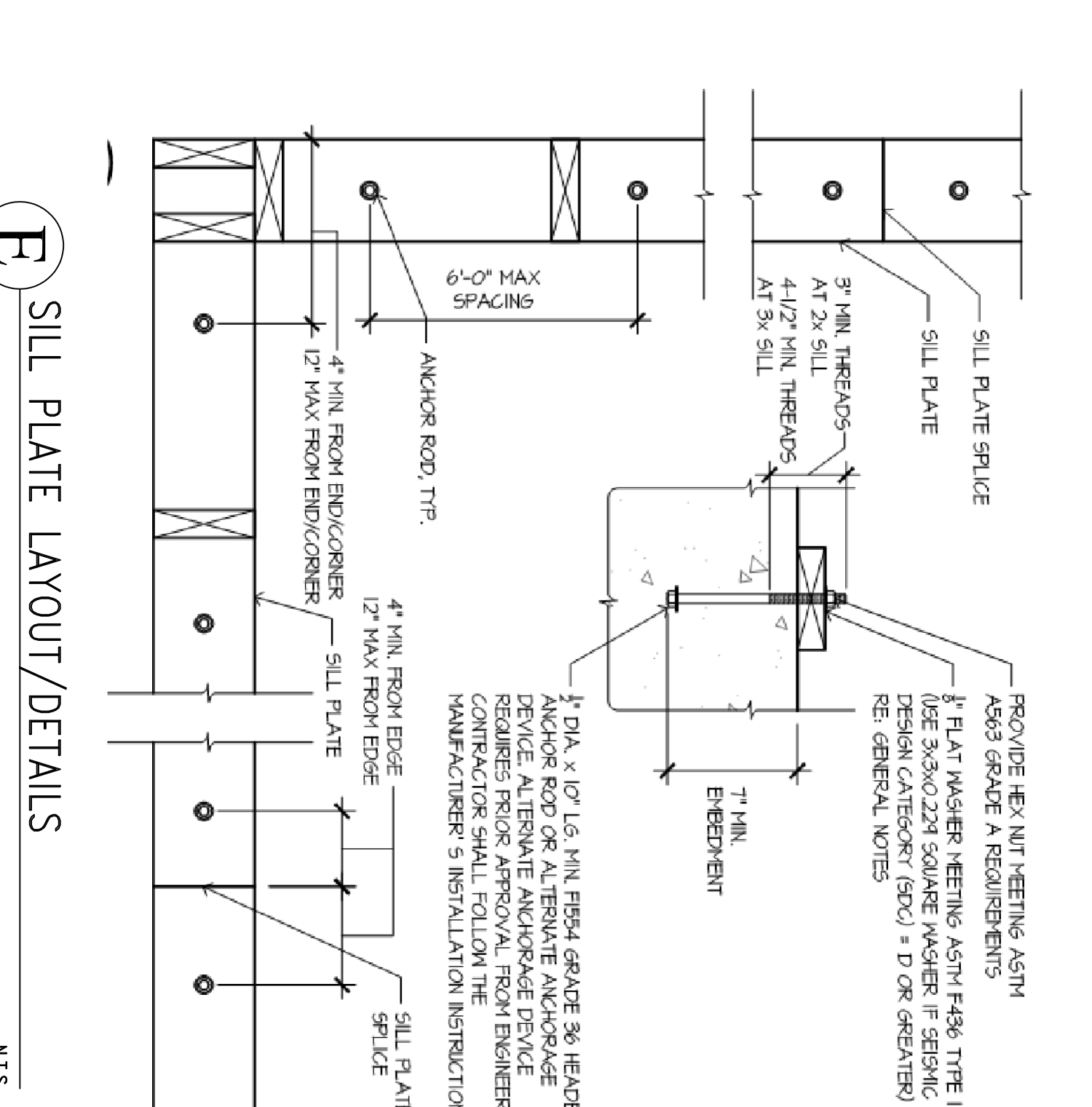
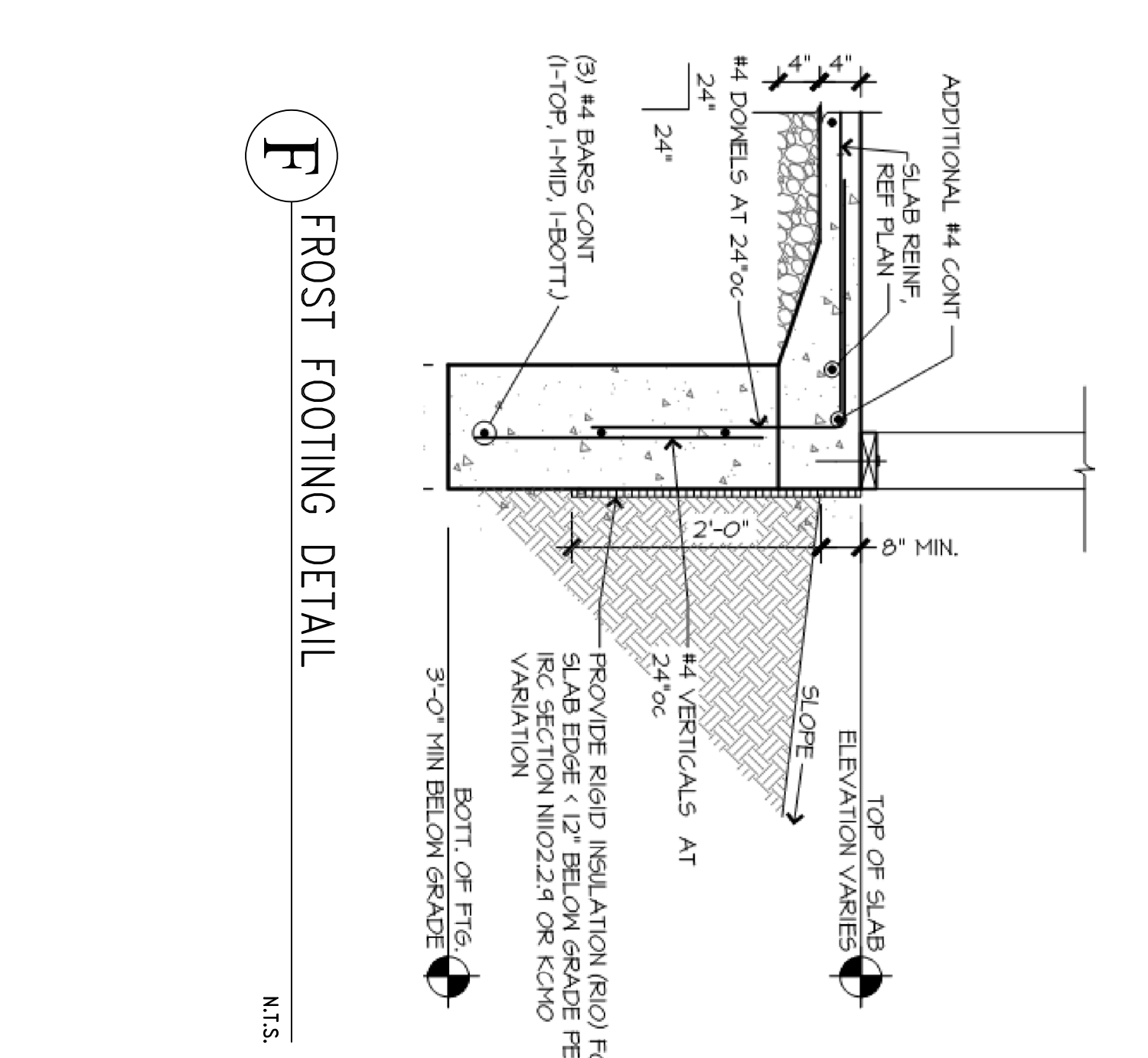
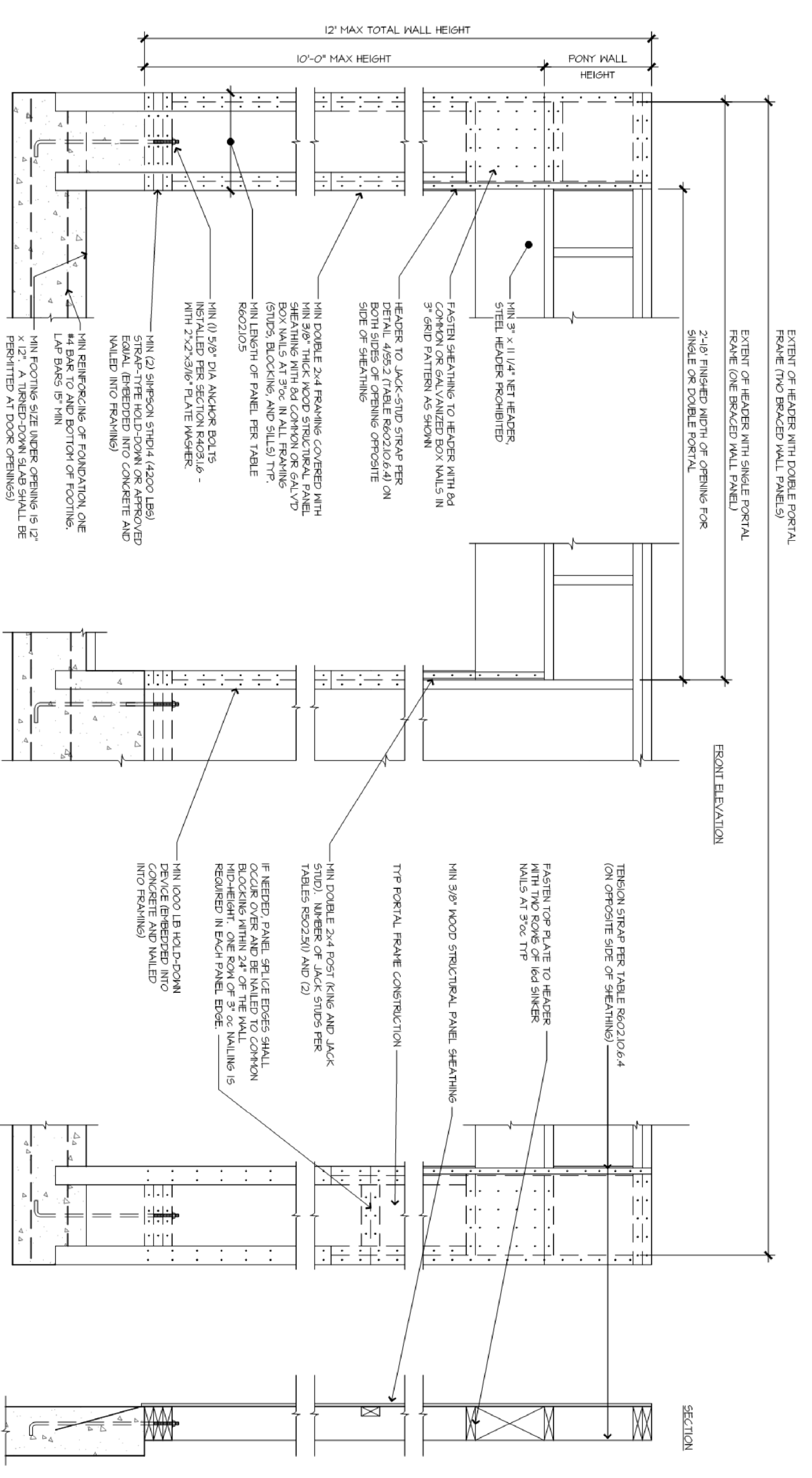
CLOE RESIDENCE

A2

REVISION	DATE

DATE: 02-04-2020
PROJECT #: _____
CLIENT: _____
SUBDIVISION: _____
FLOOR #: _____

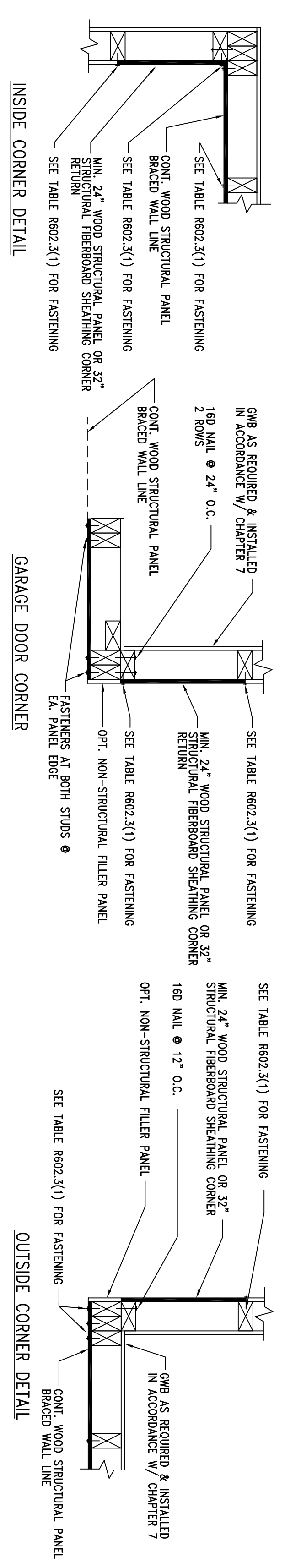
ISSUED PERM/CONSTRUCTION



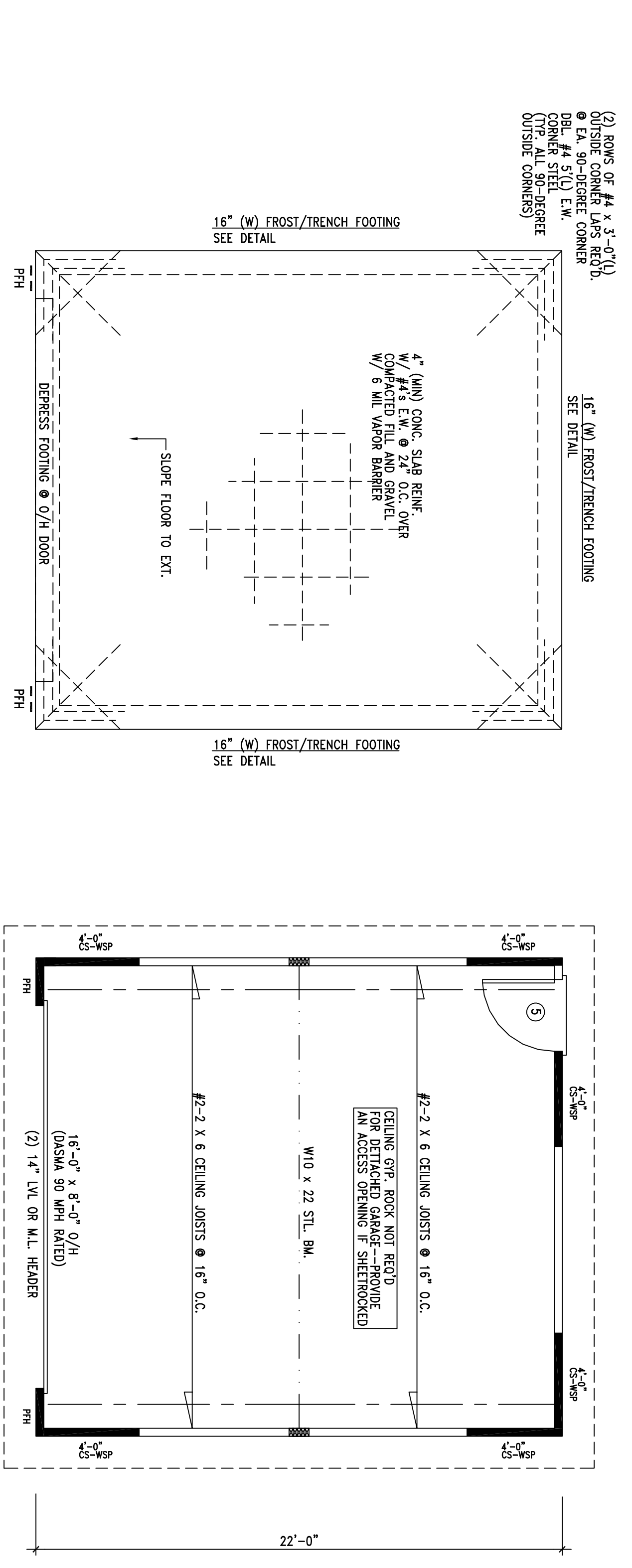
G PORTAL FRAME W/ HOLD-DOWN (PFH)
PER 2012 IRC R602.10

F FROST FOOTING DETAIL
N.T.S.

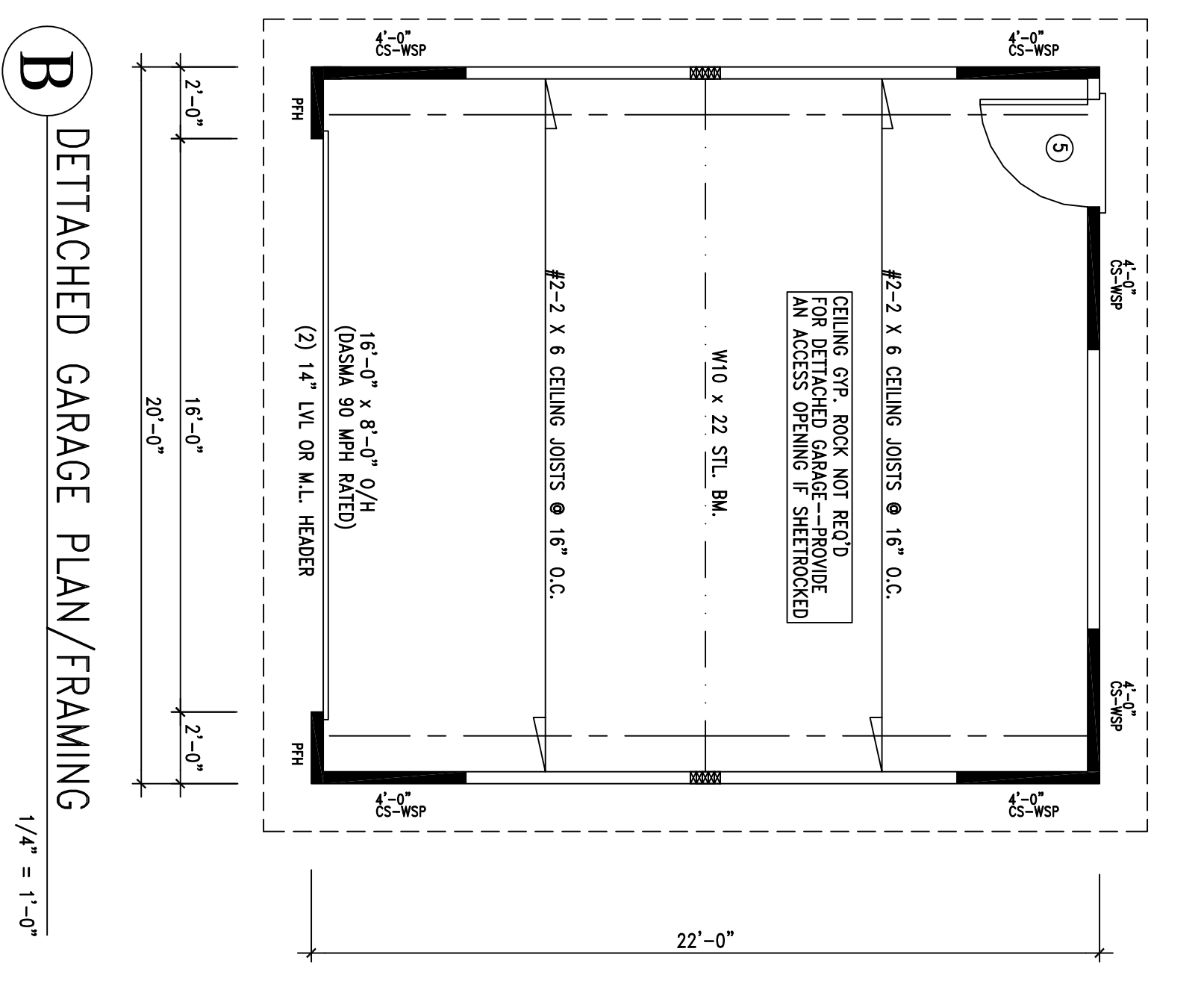
E SILL PLATE LAYOUT/DETAILS
N.T.S.



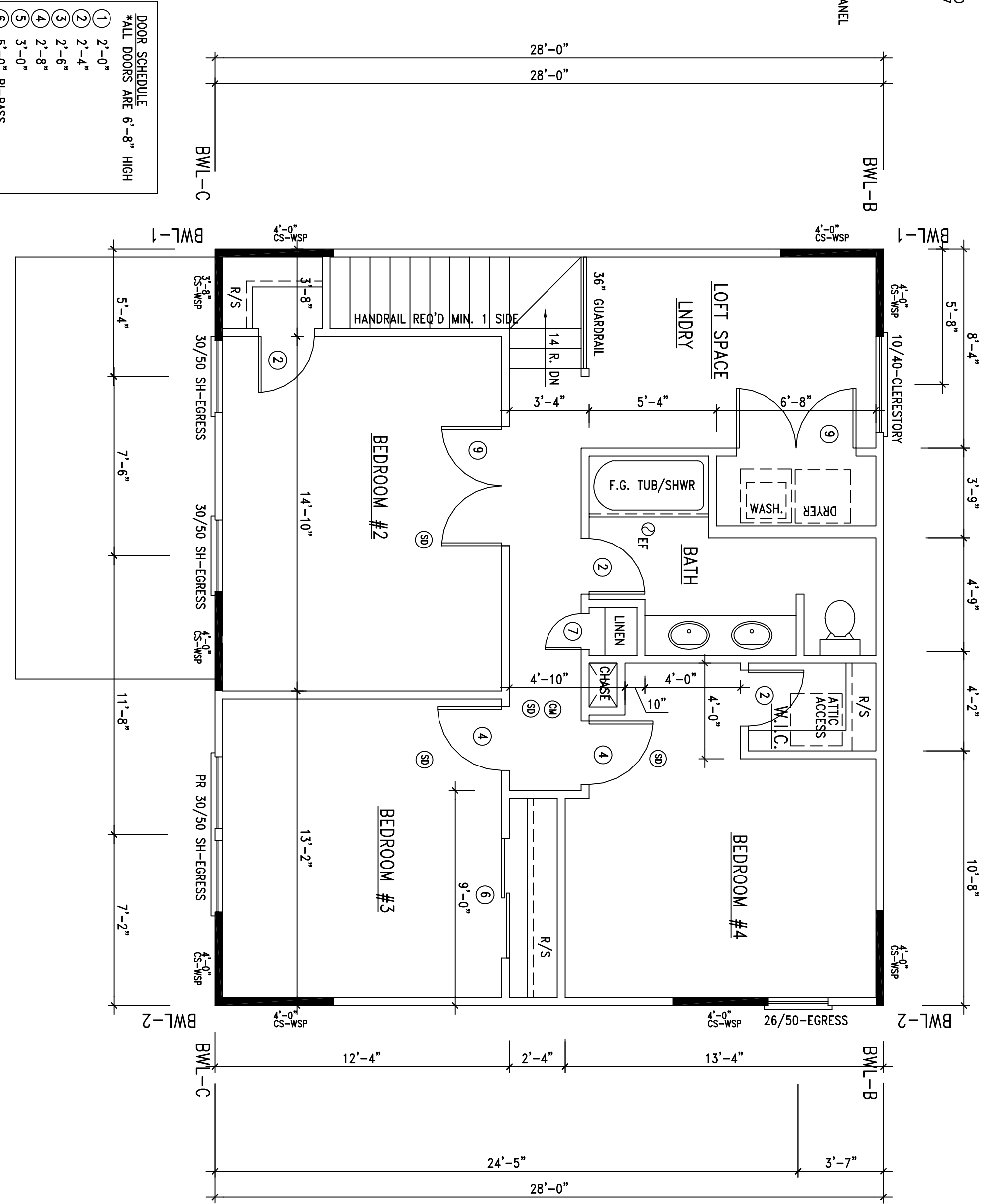
D CS-WSP CORNER FRAMING DETAILS
N.T.S.



C DETACHED GARAGE FOUNDATION PLAN
1/4\"/>



B DETACHED GARAGE PLAN/FRAMING
1/4\"/>



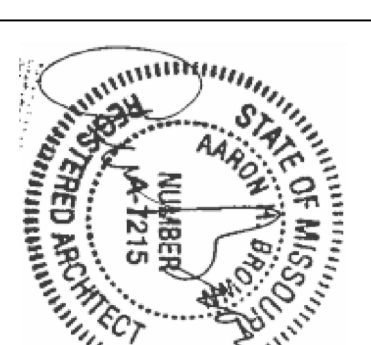
A UPPER LEVEL FLOOR PLAN
1/4\"/>

DOOR SCHEDULE
ALL DOORS ARE 6'-8\"/>

1	2'-0"
2	2'-4"
3	2'-6"
4	2'-8"
5	3'-0"
6	5'-0" B-PASS
7	1'-4"
8	PR. 2'-0"
9	PR. 2'-6"

CLOE RESIDENCE

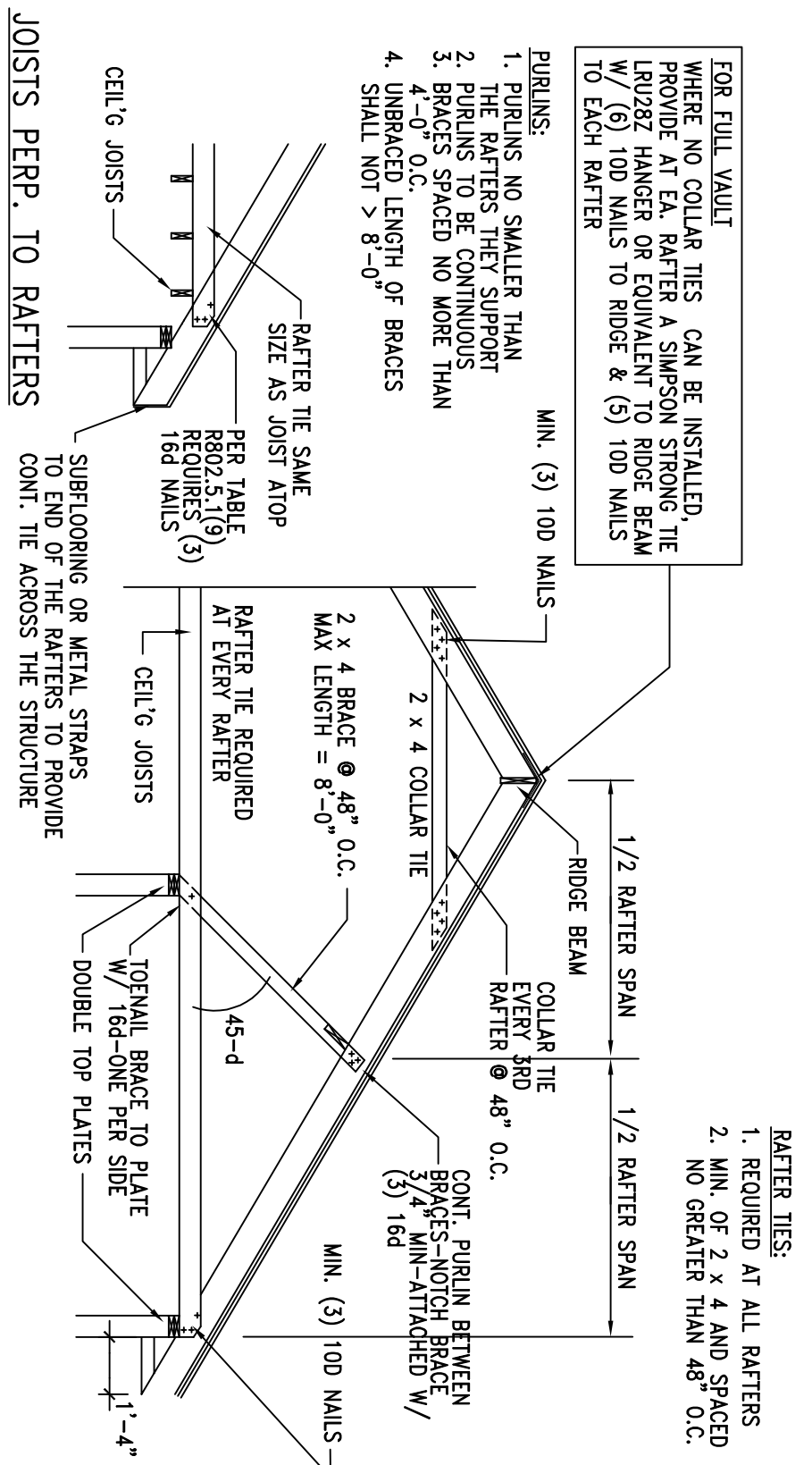
DWELLINGS BY KC
1040 LUTTRELL, SUITE E1
BLUE SPRINGS, MISSOURI



DATE: 02-04-2020
PROJECT #:
CLIENT:
SUBDIVISION:
FLOOR #:
REVISION: DATE

ISSUED PERMIT/CONSTRUCTION

A3

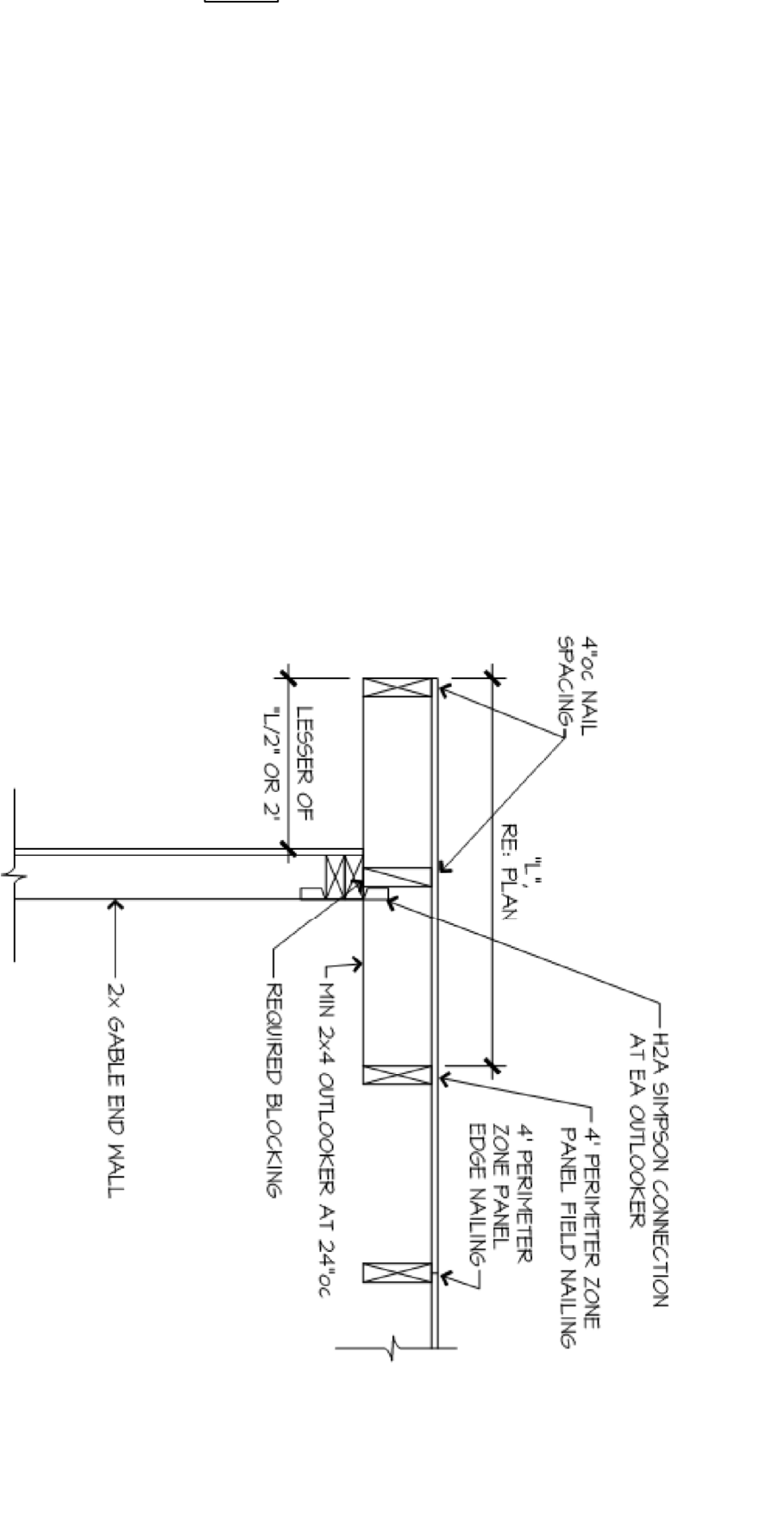


RAFTER TIES:
 1. RAFTERS AT ALL RAFTERS
 2. MIN. OF 2x4 AND SPACED NO GREATER THAN 48" O.C.

ROOF FRAMING CONNECTION TO BEAMS:
 WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE EMPLOYER FROM THE ENDZ AND PERMANENTLY SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTA1S OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPS SHALL BE REQUIRED TOP OF FLOOR.

RAFTER/CEILING JOIST HEEL CONNECTIONS:
 PROVIDE (3) 16D NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION. RAFTER FRAMING. THIS MEETS/FULFILLS TABLE 802.5.(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 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS



E.A.S.I.N.E.R. - SCHEDULE
 TOP PLATE TO STUD = (2) 16d
 STUD TO SOLE PLATE = (3) 8d
 HEADR = 16d @ 8"
 JOIST TO PARALLEL RAFTER = (3) 16d
 RAFTER TO PLATE = (2) 16d
 RAFTER CONNERS = 100 16d FOR NAIL
 RAFTER TO RIDGE = (3) 16d FACE NAIL
 ROOF RAILS = (3) 8d
 ROOF SHEATHING = 5/8" SMOOTH
 WALL SHEATHING = 6d COMMON
 SUBFLOOR = 6d DERIVED

ALL BEAMS/HEADERS ARE ASSUMED FLUSH UN.D.

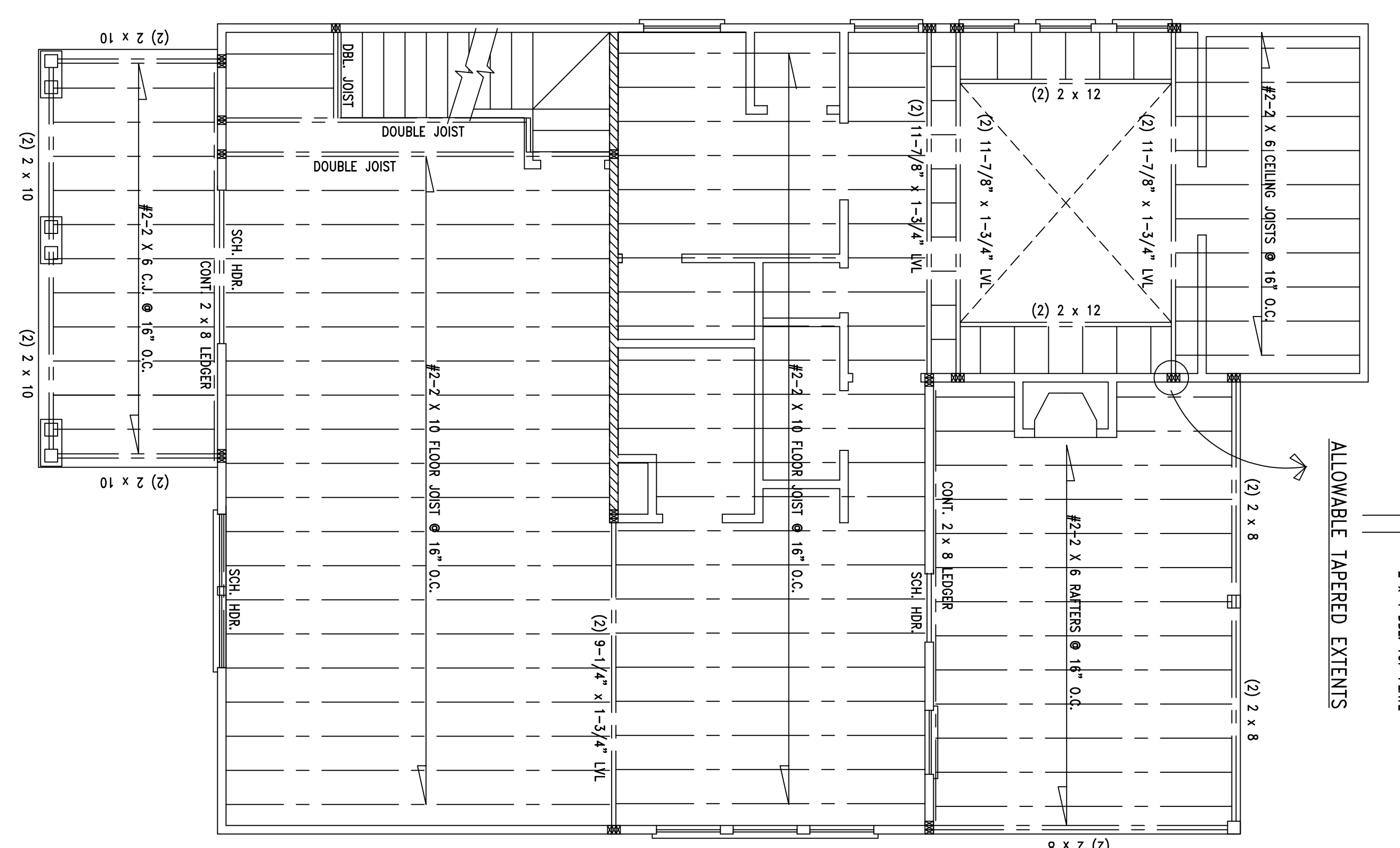
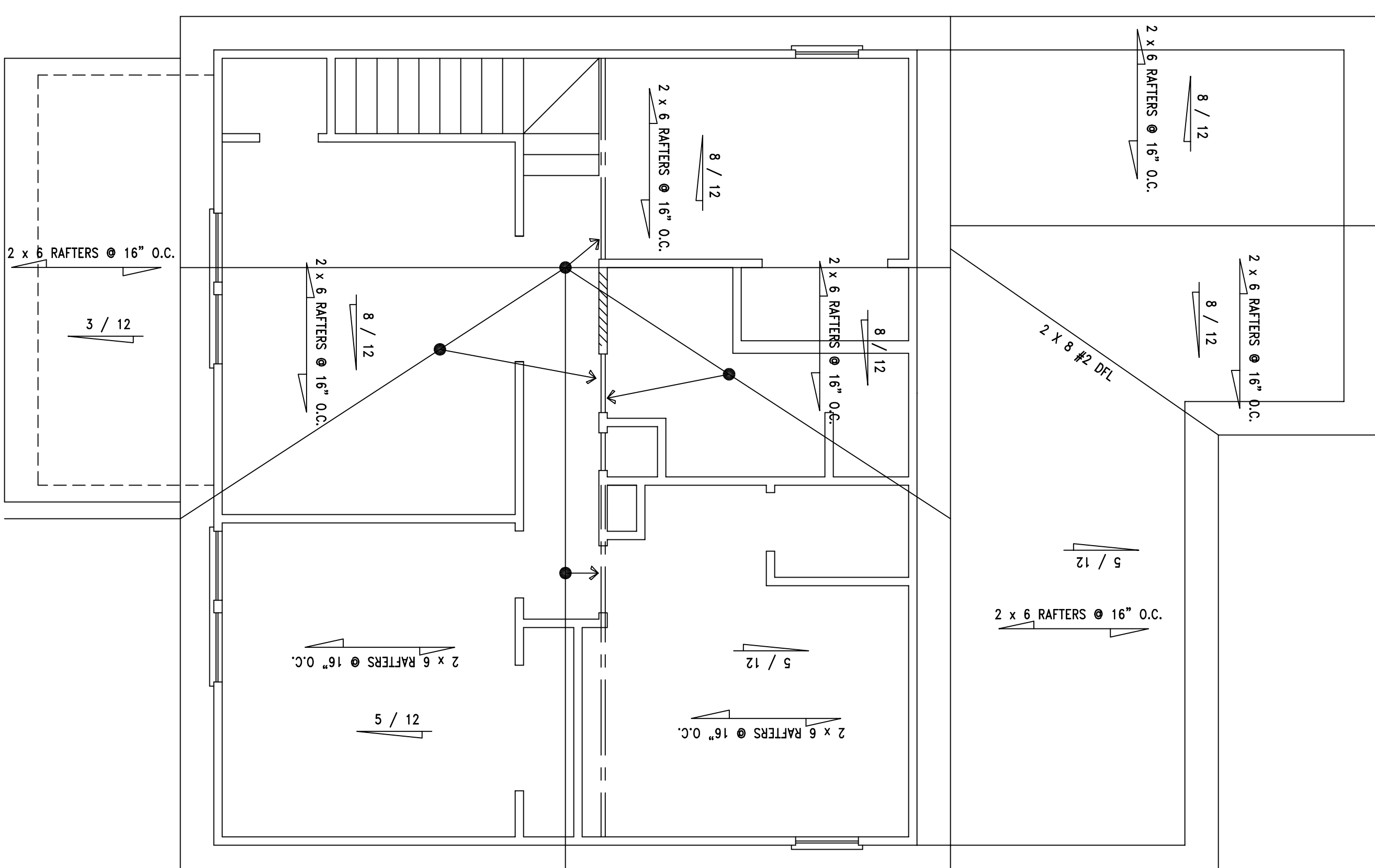
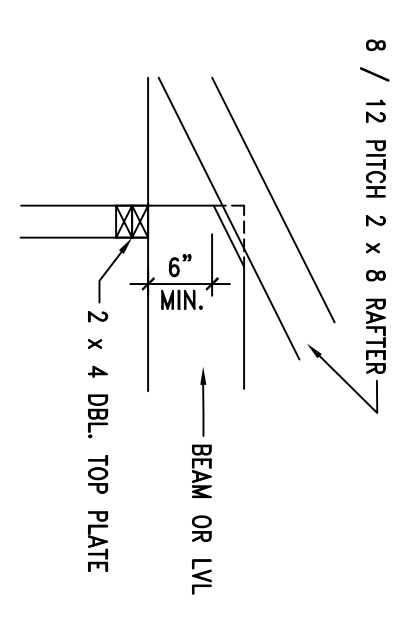
ALL STUD PAGES NOT SHOWN ARE TO BE MIN (2) 2 X 4 S U.S.O.

INTERIOR POINT LOADS
 X INTERIOR POINT LOADS
 1 1/2 SIMPSON STRONG TIE HUS410, 412 OR 414 OR EQUAL W/ LVL REQUIRED SYSTEMS
 SIMPSON JOIST HANGER-SIZED PER MEMBER

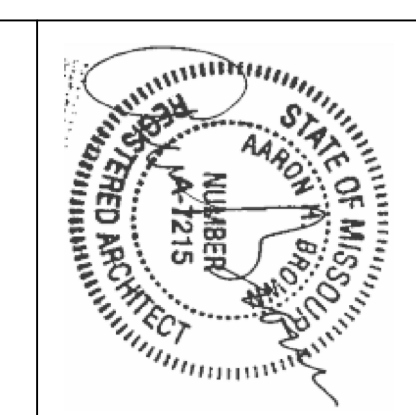
CEILING JOIST/ATTIC LOADS
 CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE 802.4(1) FOR UNHABITABLE SPACES AND UNDEVELOPED ATTIC. LL = 10 PSF AND DL = 5 PSF

D.E.S.I.G.N. L.O.A.D.S
 ASPHALT SHINGLES = 10 PSF DEAD + 20 PSF LIVE
 SLATE SHINGLES = 20 PSF DEAD + 20 PSF LIVE
 FLOORS = 10 PSF DEAD + 40 PSF LIVE
 YARD LUMBER = Fb=1500 PSI - Fv=120 PSI
 MINIMAL SOIL BEARING CAPACITY = 2,000 PSF PER IRC CH. 4
 REINFC. STEEL: MIN. GRADE 40 22,000LB CAPACITY-SCH. 40 3" OR 3-1/2" PIPE COLUMNS

LVL REQUIRED BEARING (PARALLEL W/ BEARING WALL)
 MIN. 50% OF TOTAL LVL THICKNESS (I.E. 9'-1/4" LVL = 4.6")
 LVL REQUIRED EXTENDING
 2 PLT LVL CONNECTED WITH SIMPSON ASSEMBLY A STRONG-DRIVE SCREWS (2) 1-3/4" S95 X 1/4" X 3-1/2" W/ (2) ROUS NAILING PATTERN AT 12" O.C.
 LVL TO LVL BEAM CONNECTION
 SIMPSON STRONG TIE HUS410 OR EQ. W. LVL REQ. FASTENING



DWELLINGS BY KC
 1040 LUTTRELL, SUITE E1
 BLUE SPRINGS, MISSOURI



CLOE RESIDENCE

DATE:	02-04-2020
PROJECT #:	
CLIENT:	
SUBDIVISION:	
FLOR #:	
REVISION:	DATE

ISSUED PERMIT/CONSTRUCTION
 A4