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1 3D REAR



2 3D REAR 1

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

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

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



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| REVISIONS |
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COVER

G000

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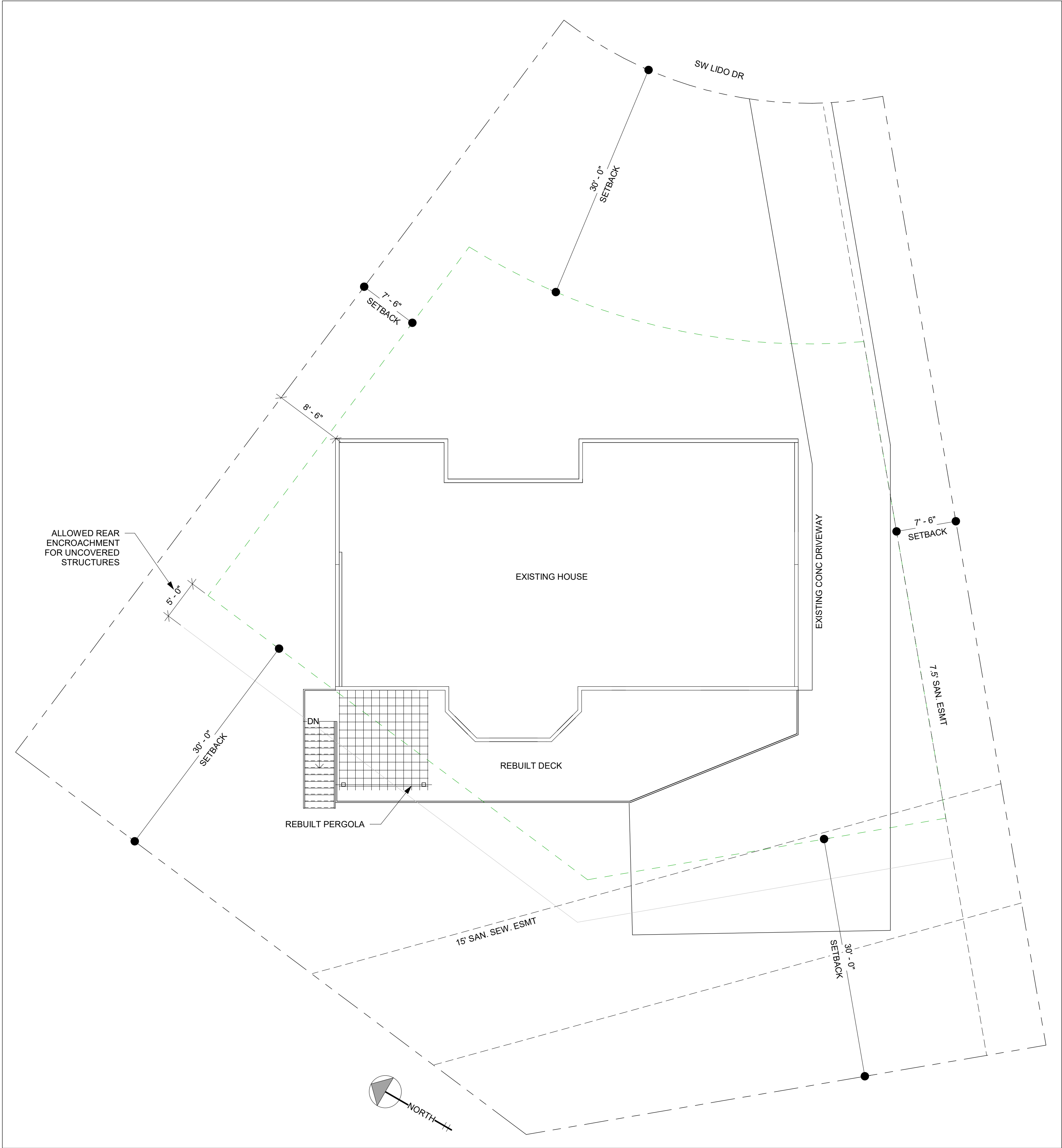
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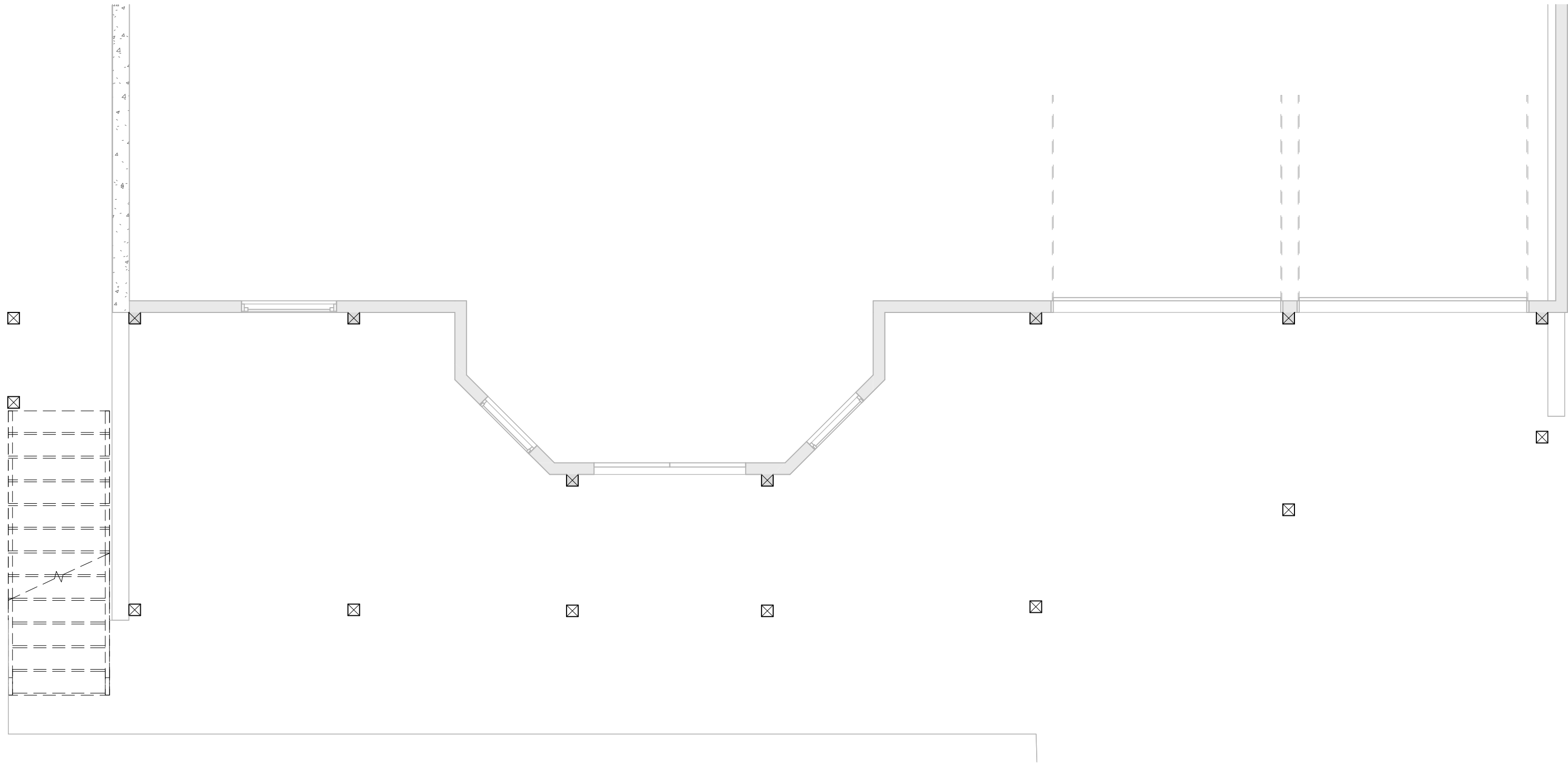
LOCATION PLAN

G100

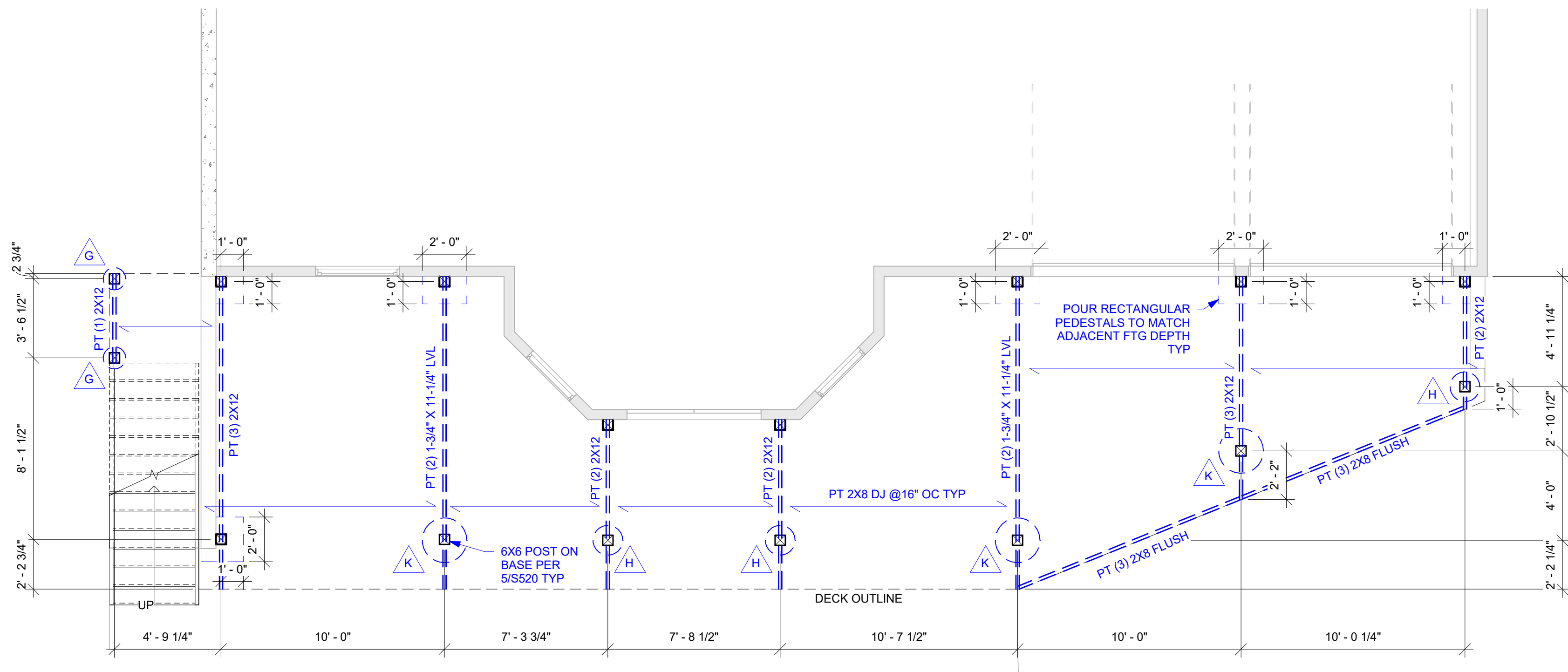
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SCALE 1/8" = 1'-0"



1 LOCATION PLAN
1/8" = 1'-0"



1 DEMO LOWER LEVEL
1/4" = 1'-0"



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

FOUNDATION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
- FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36" UNLESS OTHERWISE PROTECTED FROM FROST PER IRC 403.1.4.
- SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
- REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED PER IRC R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
- FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
- INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- SLAB ON GROUND SHALL BE CONTINUOUSLY SUPPORTED ON UNDISTURBED SOIL OR WITH FILL AND BASE AS DESCRIBED:
 - FILL - THE FILL SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT CONTAIN DELETERIOUS QUANTITIES OF ORGANIC OR FOREIGN MATERIAL. FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR SUITABLE SOILS, UNLESS APPROVED BY THE BUILDING OFFICIAL.
 - BASE - A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED SLAG, OR RECYCLED CONCRETE PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE.

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

| ISOLATED FOOTINGS AND COLUMN PADS | | |
|-----------------------------------|---------------|-------|
| SYM | PIER DIAMETER | DEPTH |
| G | 12" | 3'-0" |
| H | 16" | 3'-0" |
| J | 18" | 3'-0" |
| K | 24" | 3'-0" |
| L | 28" | 3'-0" |

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

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ENGINEERING SPECIFICATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
- ALL WINDOW HEADERS TO BE (2) 2X10 UNO.
- ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS SHALL BE @ 16" OC UNO.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED @ 24" OC.

INTERIOR LOAD BEARING WALL

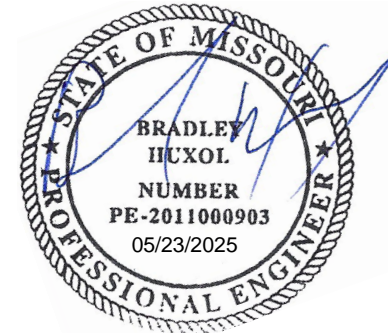
CONSTRUCTION NOTES - ADDITIONS

- ALL NEW WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD UNO.
- ALL EXISTING WALLS ARE MEASURED TO THE PRESUMED FINISHED FACE OF WALL UNO.
- ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
- ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
- NEW DOORS AND WINDOWS ARE TAGGED IN FEET AND INCHES.
- ALL VANITIES, SHOWERS, AND TUBS ARE TAGGED IN INCHES UNO.
- ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
- ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
- ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
- ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

CEILING TRANSITION

WALL LEGEND

| | |
|--|--------------------------------|
| | DEMO WALL |
| | FOUNDATION WALL - EXISTING |
| | FOUNDATION WALL - NEW |
| | EXISTING WALL TYPE |
| | EXISTING LOAD BEARING WALL |
| | NEW 4" WALL TYPE |
| | NEW 6" WALL TYPE |
| | NEW 4" LOAD BEARING WALL |
| | NEW 6" LOAD BEARING WALL |
| | NEW WALL INFILL OF EX. OPENING |



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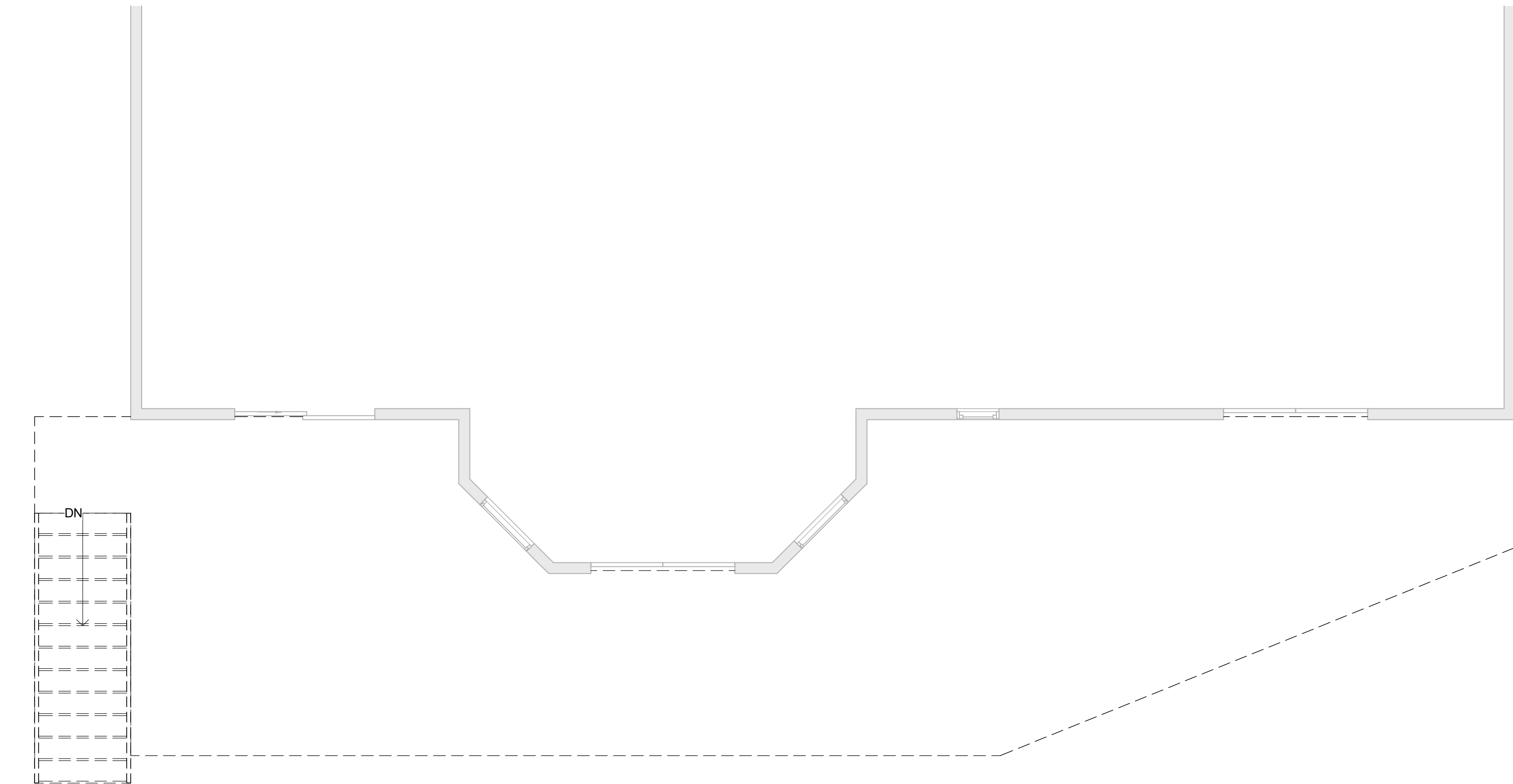
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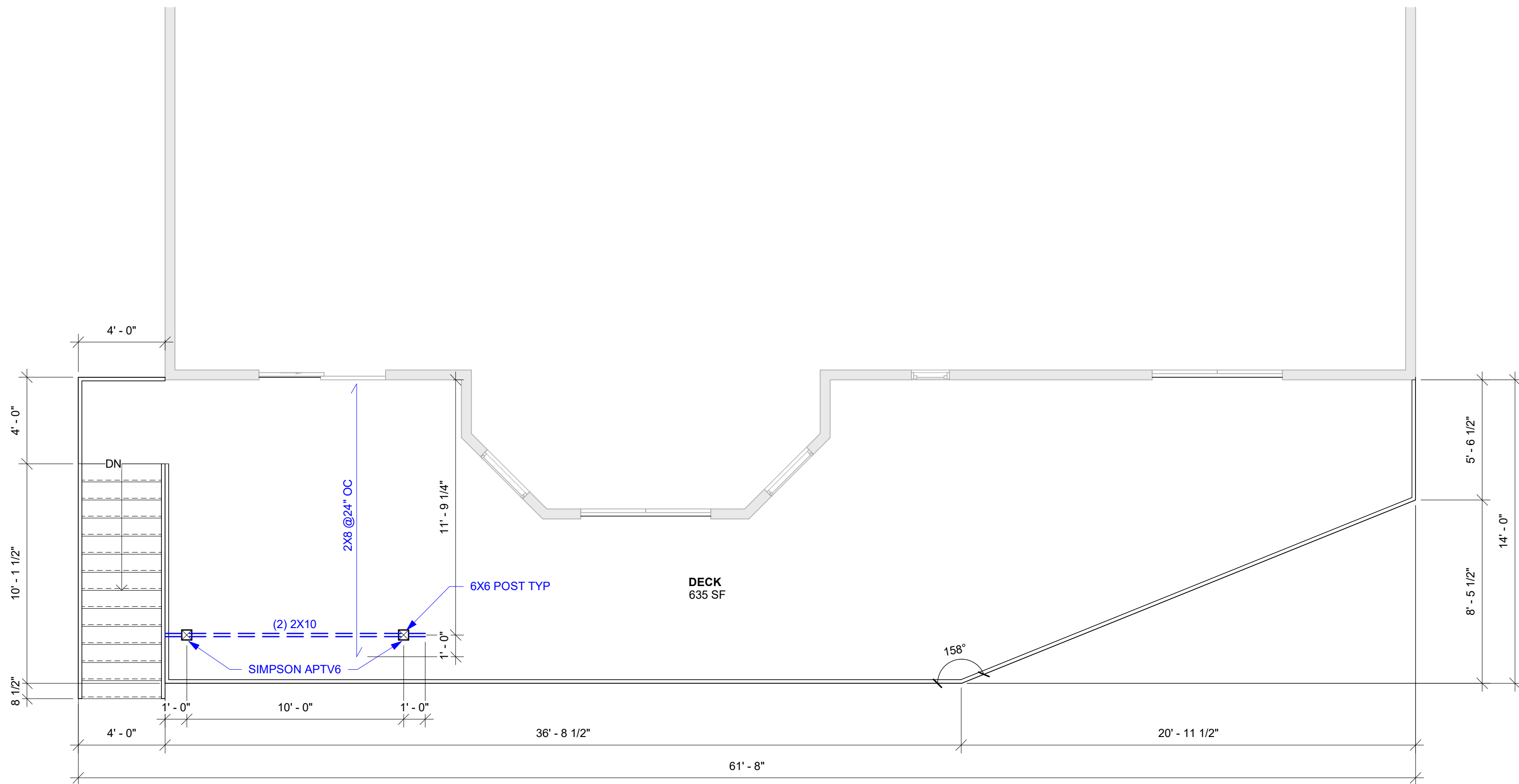
LOWER LEVEL /
FOUNDATION
PLAN

G101

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SCALE As indicated



1 DEMO MAIN LEVEL
1/4" = 1'-0"



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

GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ENGINEERING SPECIFICATIONS WHERE APPLICABLE.
2. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
3. MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
4. CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
5. CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
6. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
7. EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
8. ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
9. INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
10. DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
11. ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO.
12. ALL WINDOW HEADERS TO BE (2) 2X10 UNO.
13. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS SHALL BE @ 16" OC UNO.
14. ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED @ 24" OC.

INTERIOR LOAD BEARING WALL

WALL BRACING NOTES:

1. WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10
2. BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5
3. FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
4. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4
5. INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

BRACING CS-PF PER IRC R602.10.6.4

BRACING CS-WSP PER IRC R602.10

BRACING WSP PER IRC R602.10 (4' MIN PANEL LENGTH, UNO) (PARTIAL PANELS PER IRC R602.10.5.2, NOTED ON PLANS W/ LENGTH)

BRACING LIB PER IRC R602.10
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
• 55' - 8' TALL WALL HEIGHT
• 62' - 9' TALL WALL HEIGHT
• 69' - 10' TALL WALL HEIGHT

BRACING PFH PER IRC R602.10.6.2

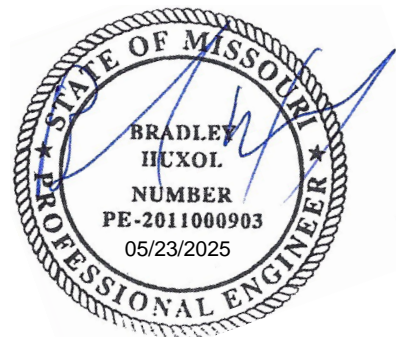
CONSTRUCTION NOTES - ADDITIONS

1. ALL NEW WALL DIMENSIONS ARE MEASURED TO THE FACE OF STUD UNO.
2. ALL EXISTING WALLS ARE MEASURED TO THE PRESUMED FINISHED FACE OF WALL UNO.
3. ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
4. ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
5. NEW DOORS AND WINDOWS ARE TAGGED IN FEET AND INCHES.
6. ALL VANITIES, SHOWERS, AND TUBS ARE TAGGED IN INCHES UNO.
7. ALL TOILETS TO BE INSTALLED WITH A MINIMUM OF 15" O.C. CLEARANCE ON EACH SIDE OF TOILET.
8. ALL TOILETS TO HAVE 21" CLEARANCE AT FRONT OF TOILET.
9. ALL SINKS TO HAVE 21" CLEARANCE AT FRONT OF SINK.
10. ALL SHOWERS TO HAVE 24" CLEARANCE AT OPENING.

CEILING TRANSITION

WALL LEGEND

| | |
|--|--------------------------------|
| | DEMO WALL |
| | FOUNDATION WALL - EXISTING |
| | FOUNDATION WALL - NEW |
| | EXISTING WALL TYPE |
| | EXISTING LOAD BEARING WALL |
| | NEW 4" WALL TYPE |
| | NEW 6" WALL TYPE |
| | NEW 4" LOAD BEARING WALL |
| | NEW 6" LOAD BEARING WALL |
| | NEW WALL INFILL OF EX. OPENING |



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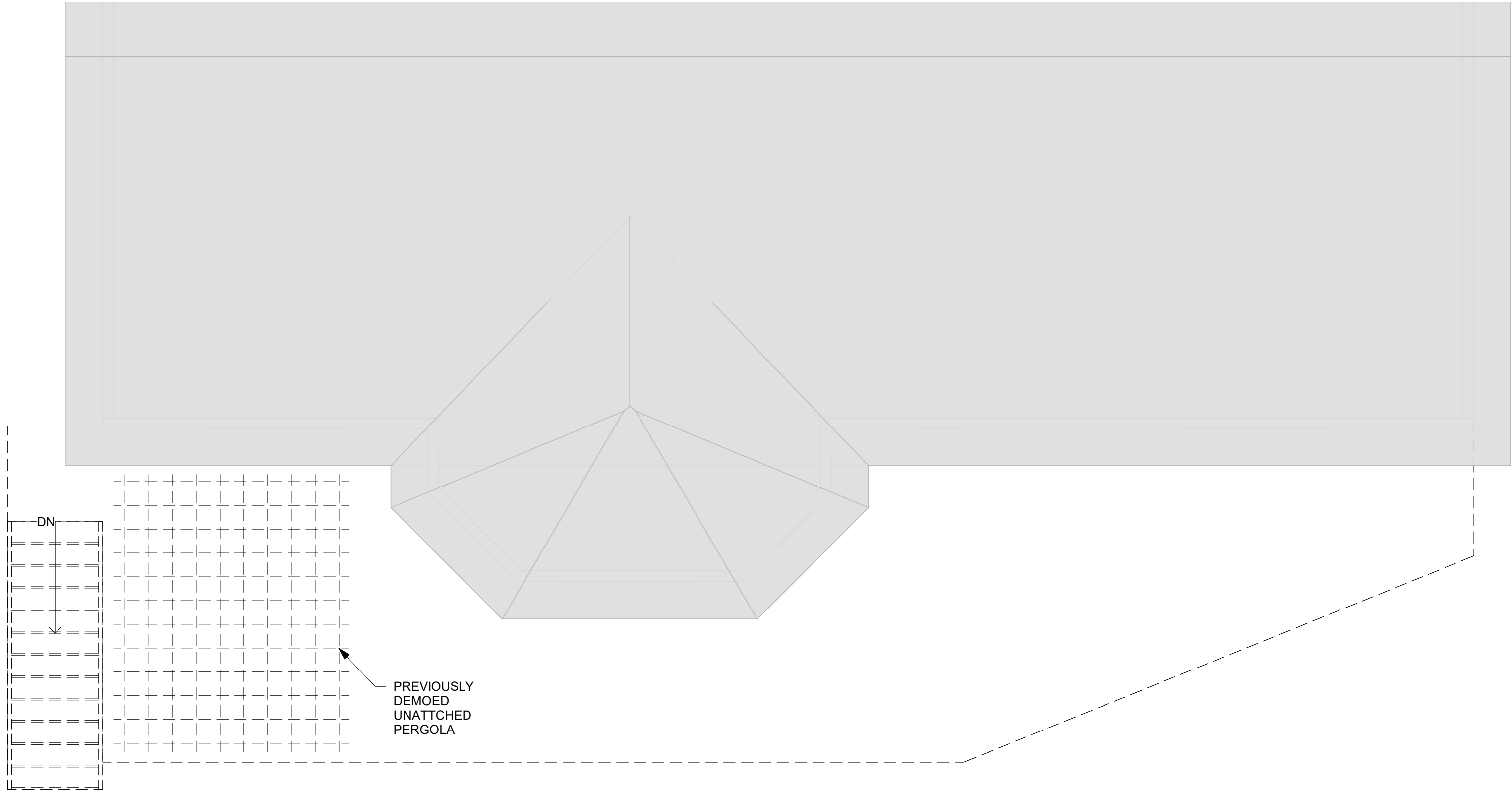
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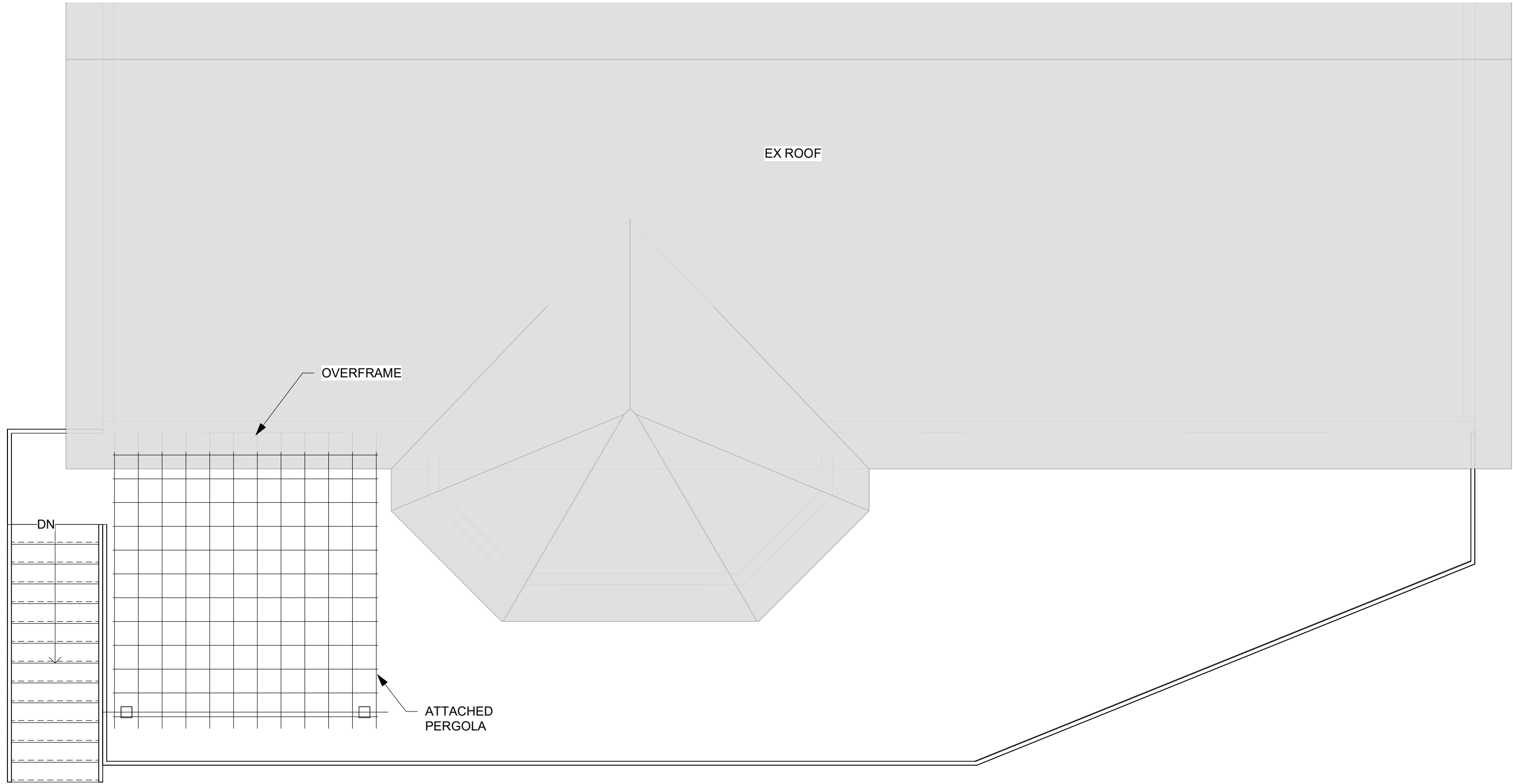
MAIN LEVEL PLAN

G102

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SCALE As indicated



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

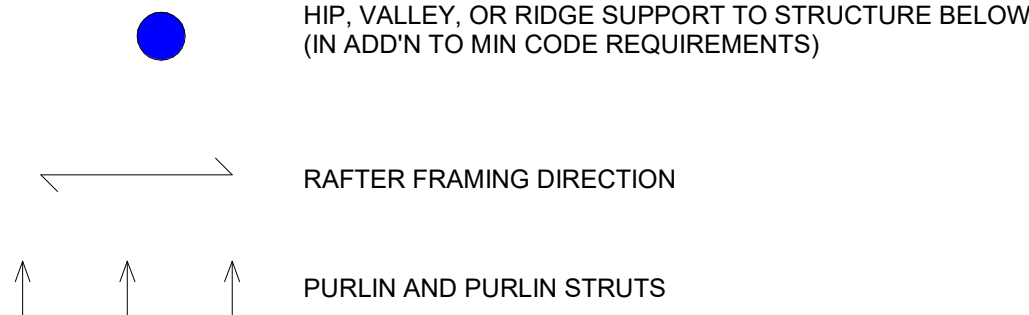


2 ROOF PLAN
1/4" = 1'-0"

STICK FRAMED ROOF NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ENGINEERING SPECIFICATIONS WHERE APPLICABLE.
2. PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
3. ROOF IS ENGINEERED TO COMPLY WITH IRC 802.
4. ALL RAFTERS SHALL BE 2x6 @ 16" O.C. U.N.O.
5. RIDGE BOARDS, HIPs, AND VALLEYS SHALL BE A DEPTH NOT LESS THAN THE CUT END OF RAFTERS BEING SUPPORTED.
6. STRUCTURAL RIDGE, HIP, VALLEY BEAMS PER PLAN, IF REQUIRED.
7. PURLINS AND PURLIN STRUTS SHALL BE PER IRC SECT. R802.4.5 w/ MODIFICATIONS AS FOLLOWS: PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE CHART BELOW.

| PURLIN STRUT | MAX PURLIN STRUT LENGTH |
|--------------|-------------------------|
| (2) 2x4 | 8'-0" |
| 2x4 AND 2x6 | 12'-0" |



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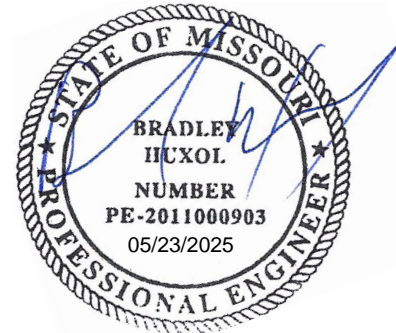
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ROOF PLAN

G104

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DESIGN
ELEVATIONS

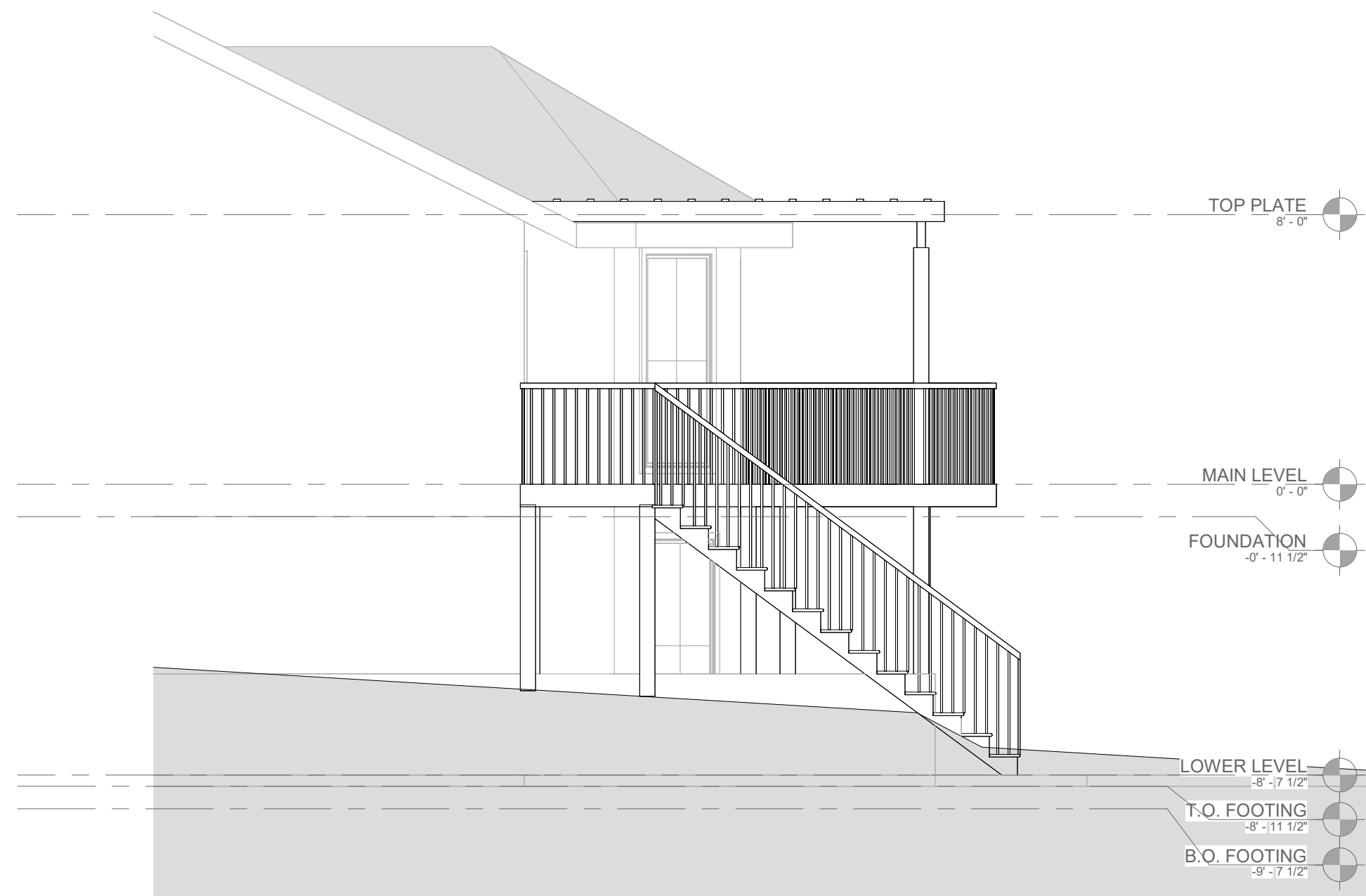
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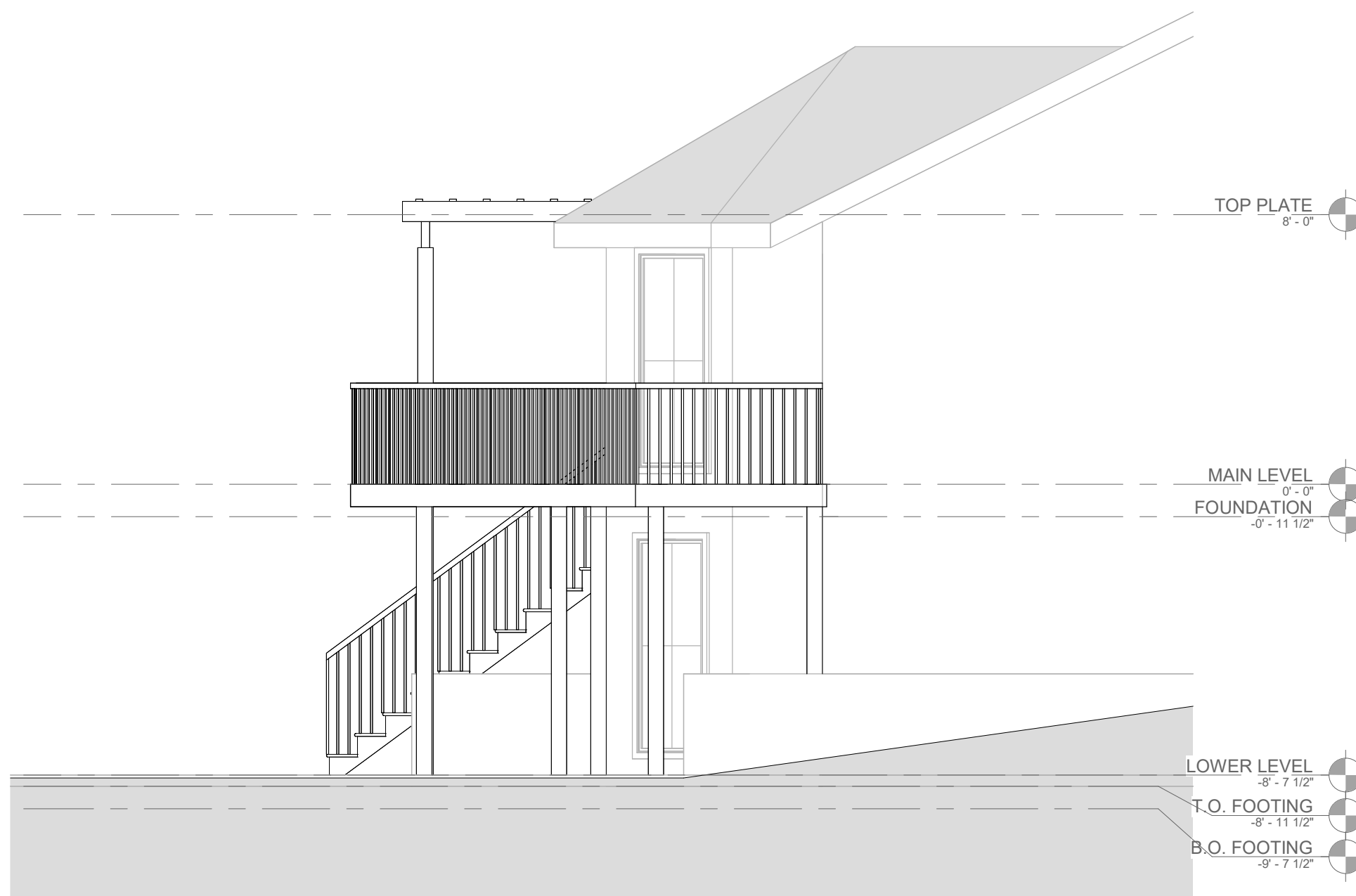
- ELEVATION NOTES
- GRADE IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY SITE CONDITIONS.
 - UNBALANCED FILL NOT TO EXCEED 4'-0" AT UNRESTRAINED WALLS.
 - ALL FOOTINGS TO BE BELOW FROST LINE (3'-0") AS REQUIRED PER SITE.



① FRONT ELEVATION
1/4" = 1'-0"



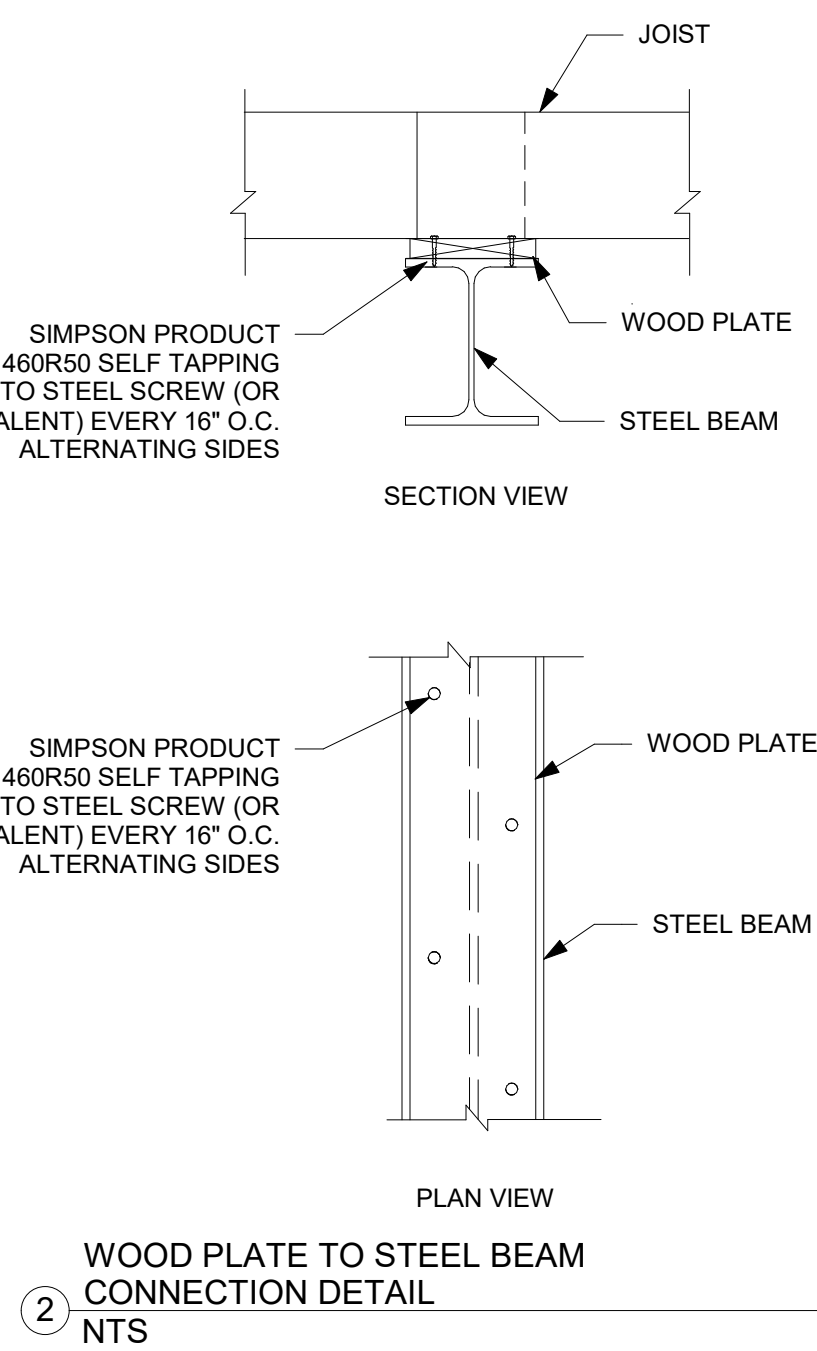
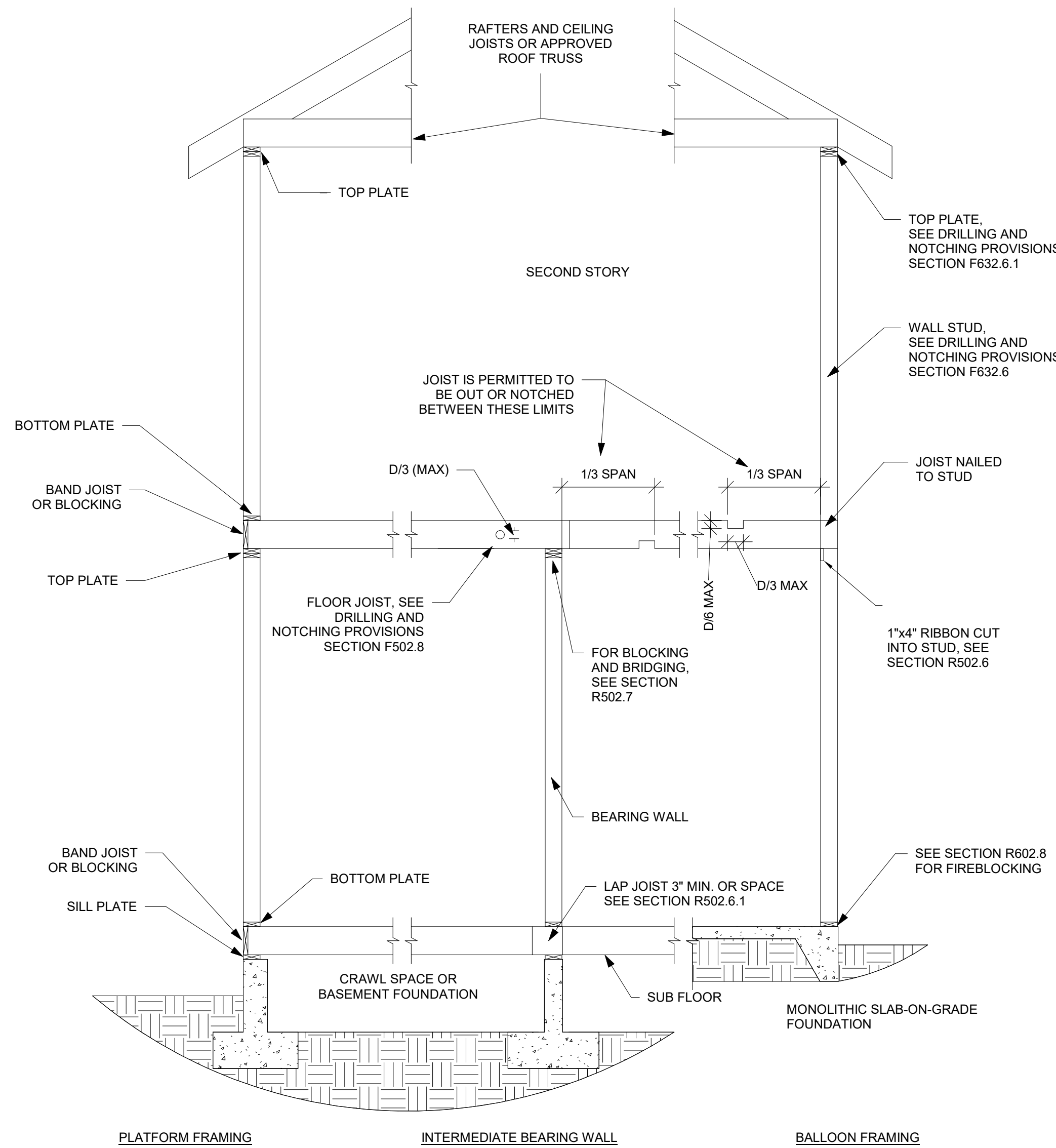
② LEFT ELEVATION
1/4" = 1'-0"



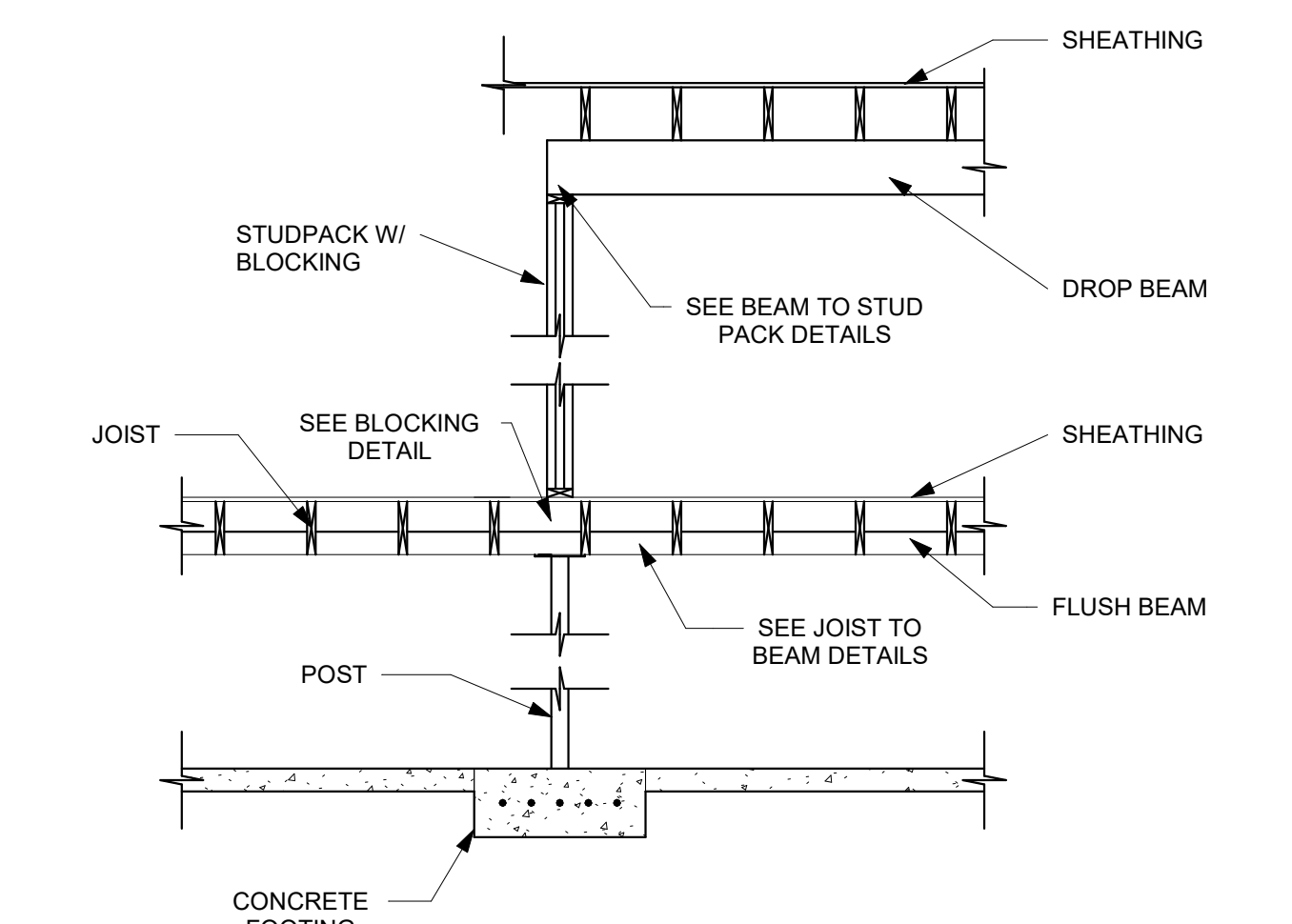
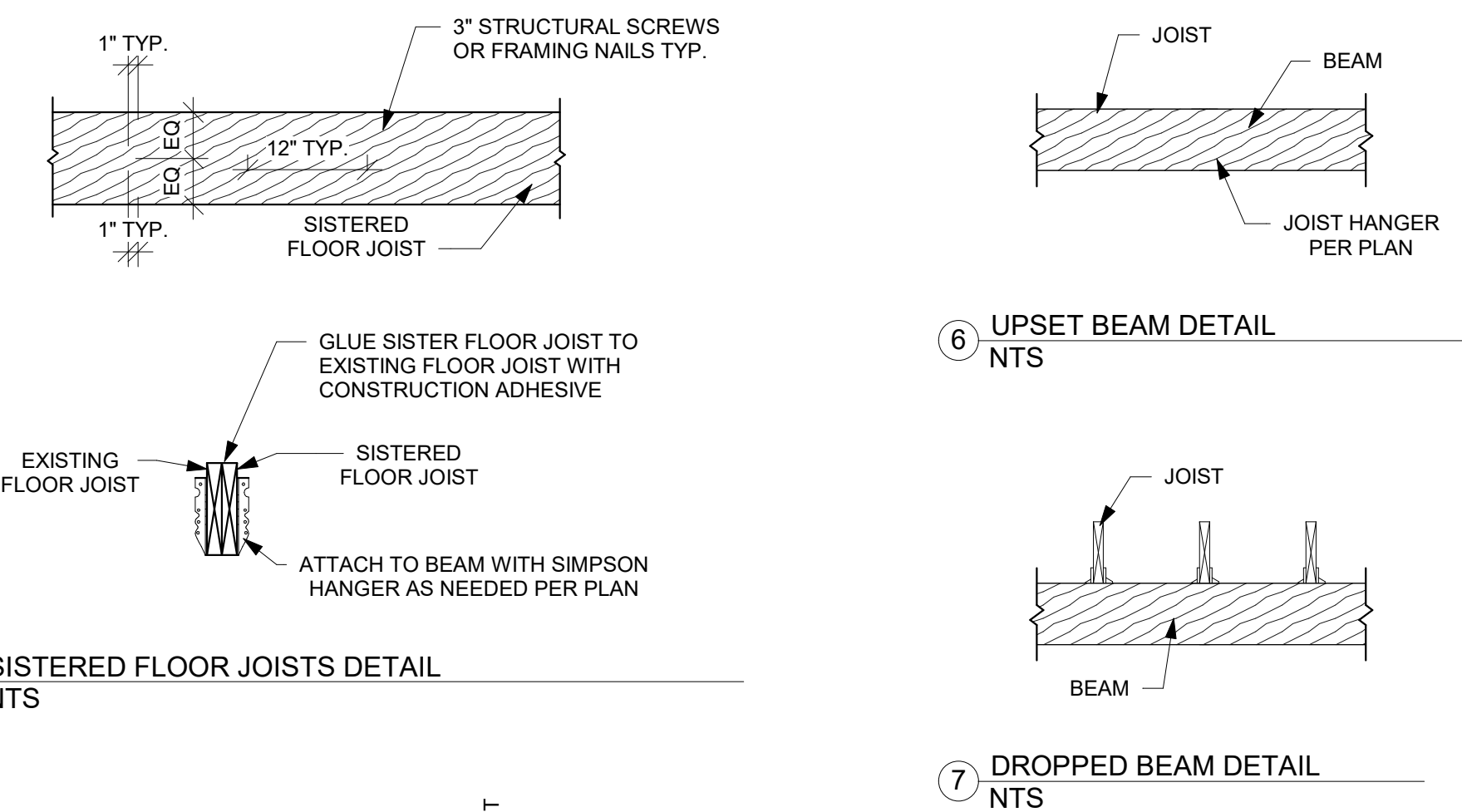
③ RIGHT ELEVATION
1/4" = 1'-0"

| A. GENERAL NOTES IRC 2018 | | C.5 CONCRETE (CONT.) | D. FRAMING/STRUCTURE | F. STAIRWAYS | | | | | | | | | | | | | | | |
|--|---|--|---|--|---|---|---|-------|---|-------|--|-------|--|-------|-----------------|-------|--|--|--|
| A.1 | PLANS SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AS ADOPTED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE EVERSTEAD IF ANY CHANGES OR DEVIATIONS FROM THE PLAN ARE MADE DURING CONSTRUCTION. EVERSTEAD MAY REQUEST REVISIONS OR CALCULATIONS AT ITS DISCRETION. IF DISCREPANCIES ARE IDENTIFIED THE MOST CONSERVATIVE SPECIFICATION SHALL APPLY. | <ul style="list-style-type: none">CONCRETE MIX TO UTILIZE A MAXIMUM WATER-CEMENT MATERIALS RATIO OF 0.45 FOR ALL APPLICATIONS. ADMIXTURES SHALL NOT CONTAIN ANY CHLORIDES.CONCRETE POURED AGAINST AN EXISTING SURFACE SHOULD BE ROUGHENED TO A MINIMUM OF 1/4 INCH AMPLITUDE.REBAR PLACEMENT SHALL BE AS FOLLOWS:<ul style="list-style-type: none">CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3/0 IN CLRCONCRETE EXPOSED TO EARTH OR WEATHER 1.5 IN CLRNOT EXPOSED TO WEATHER OR GROUND<ul style="list-style-type: none">1) SLABS, WALLS, JOISTS 3/4 IN CLR2) BEAMS, COLUMNS 1.5 IN CLRCONCRETE MIX DESIGN SHALL BE 6% (±1%) AIR-ENTRAINED FOR GARAGE SLABS, FOOTINGS, WALLS, OR FLATWORK EXPOSED TO WEATHERSHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH REACHES 70% OF STRENGTH DETERMINED BY CYLINDERS OR 28 DAYS.ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. THE DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE. (IRC R406.1) | D.1 FRAMING NOTES <ul style="list-style-type: none">ALL NON TREATED LUMBER SIZES ARE DOUGLAS FIR-LARCH #2 OR SOUTHERN YELLOW PINE #1 UNLESS OTHERWISE NOTED.ALL TREATED/ROT RESISTANT LUMBER SIZES ARE #2 TREATED SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED.ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE #1 (2) 2X10 ON LOAD BEARING WALLS.ALL HEADERS/BEAMS TO BEAR ON A MINIMUM OF (2) 2X4 JACK STUDS UNO. KING STUDS SHALL BE PROVIDED AT ALL HEADERS IN ACCORDANCE WITH IRC TABLE R602.7.5.DOUBLE JOIST UNDER PARALLEL INTERIOR NON-LOAD BEARING WALLS.CANTILEVERS, OVER BEAMS AND DOOR JAMBS SHALL BE BLOCKED.ANY WOOD MEMBER IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN 10'-0" FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED IN IRC TABLE R602.3(5) FOR THE CORRESPONDING STUD SIZE. THOSE STUDS GREATER THAN 10'-0" FEET IN LENGTH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.ALL WOOD STRUCTUAL PANELS SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATION AND SUPPLEMENTS OF THE APA OR EQUIVALENT. ALL PANEL END JOINTS SHALL OCCUR OVER SUPPORTS AND SHALL BE STAGGERED ONE HALF PANEL LENGTH FROM ADJACENT PANELS. PROVIDE 1/8" INCH SPACE AT PANEL ENDS. WOOD STRUCTURAL PANEL MOISTURE CONTENT SHALL BE LESS THEN OR EQUAL TO 16%.ALL STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS UNO:<ul style="list-style-type: none">2X4 OR 2X6 EXTERIOR WALLS AS PERMITTED BY CODE: DOUGLAS FIR-LARCH #2 (DF-L #2), SOUTHERN YELLOW PINE #1 OR BETTEREXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB., UNLESS BRACING IS SHOWN ON PLANSEXTERIOR OSB SHEATHING TO BE FASTENED WITH 8D COMMON NAILS; 6" O. C. AT PANEL EDGES, 12" O. C. IN THE FIELD.2X4 OR 2X6 INTERIOR LOAD BEARING WALLS DF-L #2 OR BETTER.LOAD BEARING, BRACED, AND SHEAR WALLS, REQUIRE A DOUBLE TOP PLATE. THE TOP PLY BEING FIELD APPLIED WITH A MIN. 24" LAP SPLICEFIELD APPLIED LAP SPLICED TOP PLATE: DF-L #2 OR BETTERLOAD BEARING HEADERS PER HEADER SCHEDULE OR AS SHOWN ON FRAMING PLANS.LOAD BEARING HEADERS TO BE FABRICATED WITH THE HEADER AT THE UNDER SIDE OF THE TOP PLATE WITH CRIPPLE FRAMING BELOW AS NEEDED UNO.INTERIOR NON LOAD BEARING WALLS: DF-L #2 STUD GRADE OR BETTERDOUBLE TOP PLATE IS NOT REQUIRED FOR INTERIOR NON LOAD BEARING WALLSHEADER CRIPPLE SPACING CAN BE 24" O. C. REGARDLESS OF WALL STUD SPACING FOR NON-LOAD BEARING WALLSCRIPPLE FRAMING NOT REQUIRED ABOVE OR BELOW OPENINGS WHERE THE VERTICAL CLEAR HEIGHT IS 22" OR LESS FOR NON-LOAD BEARING WALLS.ALL LUMBER IN CONTACT WITH MASONRY OR OTHERWISE EXPOSED TO WEATHERING TO BE PRESSURE TREATED (PT)<ul style="list-style-type: none">FIELD APPLIED SILL PLATE: TREATED LUMBERBOTTOM (SOLE) PLATE IN CONTACT WITH MASONRY: TREATED LUMBERALL PRESSURE TREATED WOOD SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESERVE TREATMENT SHALL COMPLY WITH THE REQUIREMENTS OF AWPB, C2, LP-22, AND IRC SECTION R317. ALL LUMBER 4" ABOVE THE FINISHED GRADE SHALL BE PRESSURE TREATED.FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESSURE TREATED WOOD SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MIN. OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. FOR EXCEPTIONS, REFER TO R317.3.1. | <ul style="list-style-type: none">STAIRWAYS SHALL PROVIDE A MAXIMUM 7-3/4" RISE AND A MINIMUM 10" RUN.REQUIRED GUARD RAILS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.<ul style="list-style-type: none">EXCEPTION (1): GUARD RAILS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.EXCEPTION (2): WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.GUARD RAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OF ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE NOSING OF THE TREADS.HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1-1/4" TO 2" OR OTHER APPROVED GRASPABLE SHAPE PER IRC R311.7.8.5.MINIMUM 6'-8" OF HEADROOM CLEARANCE IS REQUIRED IN STAIRWAYS.ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH ½" GYPSUM BOARD ON ENCLOSURE PER IRC R302.7. | | | | | | | | | | | | | | | |
| A.2 | LOADING ASSUMPTIONS DEAD ROOF 10 PSF UNO ROOF + CEILING (NO STORAGE) 15 PSF ROOF + CEILING (STORAGE) 20 PSF CEILING JOISTS (STORAGE) 10 PSF EXTERIOR BALCONY / DECK 10 PSF INTERIOR FLOOR (MAIN FLOOR) 15 PSF INTERIOR FLOOR (UPPER FLOORS) 10 PSF 8" THICK MASONRY WALL 96 PSF 6" THICK MASONRY WALL 72 PSF EXTERIOR LIGHT FRAMED WOOD WALLS 15 PSF INTERIOR LIGHT FRAMED WOOD WALLS 10 PSF (INTERIOR WALLS INCLUDED IN 15 PSF DEAD LOAD) LIVE ROOF LIVE LOAD 20 PSF FLOOR LIVE LOAD 40 PSF (HABITABLE) GARAGE 50 PSF WITH 2000 LB POINT LOAD STORAGE 20 PSF (UNINHABITABLE) GUARDRAIL: 60 PSF CONTINUOUS LINEAR 50 PLF MAXIMUM POINT 200 LBS SNOW GROUND SNOW LOAD 20 PSF WIND VELOCITY 115 MPH EXPOSURE CATEGORY B | C.6 CONCRETE WALLS WITH REINFORCEMENT STEEL <ul style="list-style-type: none">REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40.SMOOTH BARS OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185.90 DEG. HOOK SHOWN IN DRAWINGS SHALL BE STANDARD PER ACI 318-14.<ul style="list-style-type: none">STRAIGHT EXTENSION LENGTH = 12X BAR DIA.BEND DIAMETER = 12X BAR DIA.HOOKED DOWELS:<ul style="list-style-type: none">HOOKED DOWELS FROM FOUNDATIONS TO WALL SHALL BE PROVIDED TO MATCH VERTICAL WALL REINFORCING AND EXTENDED TO 3" CLEAR FROM BOTTOM OF FOUNDATION.HOOKED DOWELS MATCH SLAB REINFORCING FROM SLAB TO WALLS OR SLAB TO FOUNDATION.PROVIDE (2) - #5 BARS AROUND PERIMETER OF ALL SUSPENDED SLABS.WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE IN ACCORDANCE WITH TABLE R608.5.4(1) AND FIGURE R608.5.4(1). THE MAXIMUM GAP BETWEEN ADJACENT SPLICES AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES (152MM) [SEE FIGURE R608.5.4.(1)].TOP HORIZONTAL REINFORCEMENT SHALL BE PLACED WITHIN 12" FROM THE TOP OF THE WALL.HORIZONTAL WALL REINFORCEMENT SHALL TERMINATE AT THE END OF THE WALL WITH A STANDARD HOOK | | | | | | | | | | | | | | | | | |
| B. | SOIL AND SITE ASSUMPTIONS | C.7 COLD WEATHER CONCRETE | D.2 STRUCTURAL STEEL | H. ROOF | | | | | | | | | | | | | | | |
| B.1 | FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING FOR THE SITE OF 1,500 PSF (2,000 PSF FOR KANSAS CITY, MO) UNLESS OTHERWISE NOTED. CONTRACTOR TO VISUALLY INSPECT THE SITE OR PROVIDE GEOTECHNICAL INVESTIGATION TO VERIFY MINIMUM ACCEPTABLE SOIL CONDITIONS FOR CL (SILTY CLAY) AS DEFINED BY 2018 IRC. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL CONDITION THAT DOES NOT MEET THE MINIMUM REQUIREMENTS AND FOR CONTACTING EVERSTEAD. | <ul style="list-style-type: none">COLD WEATHER IS DEFINED AS THREE CONSECUTIVE DAYS WHERE THE AVERAGE DAILY TEMPERATURE DROPS BELOW 40 DEGREES FAHRENHEIT AND NOT ABOVE 50 DEGREES FAHRENHEIT FOR MORE THAN HALF OF ANY ONE OF THOSE THREE DAYS.COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.ALL MATERIALS AND EQUIPMENT REQUIRED FOR PROTECTION SHALL BE AVAILABLE AT THE PROJECT SITE BEFORE COLD WEATHER CONCRETING BEGINS.THE CONCRETE MIX DESIGN PROVIDED BY THE SUPPLIER SHALL AT A MINIMUM REACH THE AVERAGE 28 DAY MIX DESIGN COMPRESSIVE STRENGTH IN MINIMUM 72 HOURS OR 2000 PSI – WHICHEVER IS GREATER.THE TEMPERATURE OF CONCRETE AT PLACEMENT SHALL BE A MINIMUM OF 55 DEGREES FAHRENHEIT.THE MINIMUM CONCRETE TEMPERATURE AT THE TIME OF MIXING SHALL NOT BE BELOW 65 DEGREES FAHRENHEIT.ALL SNOW, ICE AND FROST MUST BE REMOVED PRIOR TO PLACING CONCRETE.THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR CONCRETE AGAINST FREEZING AND MAINTAIN A CONCRETE TEMPERATURE OF 55 DEGREES FAHRENHEIT FOR A 72 HOUR PERIOD AFTER CONCRETE PLACEMENT. THIS MAY BE ACHIEVED WITH THE USE OF INSULATING BLANKETS AND/OR THE USE OF TEMPORARY HEATERS.GROUND TEMPERATURE AT THE TIME OF PLACEMENT OF SLAB OR FOOTINGS SHALL NOT BE LESS THAN 35 DEGREES FAHRENHEIT.INSULATION, FORMS AND HEATERS MAY BE REMOVED AFTER 72 HOURS.MAINTAIN ADEQUATE PROTECTION OF SUB GRADE AND ADEQUATE DRAINAGE AWAY FROM EXPOSED CONCRETE ELEMENT TO PREVENT FREEZING. | <ul style="list-style-type: none">STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION.STEEL PIPE COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.STEEL GRADE AND SPECIFICATION SHALL BE AS FOLLOWS:<ul style="list-style-type: none">HOLLOW STRUCTURAL SECTIONS: ASTM A500 (F_y = 46 KSI)CHANNELS, PLATES, ANGLES, AND COLUMNS: ASTM A36 (F_y = 36 KSI)WIDE FLANGES: ASTM A992 (F_y = 50 KSI)STEEL PIPE COLUMN: ASTM A53 GR.B (F_y = 35 KSI)ANCHOR RODS: ASTM F1554 (F_y = 36 KSI)BOLTS SHALL CONFORM TO ASTM A307WELDING SHALL CONFORM TO THE AWS CODES FOR BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE TO WELDING PROCEDURE SPECIFICATIONS (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.WELDS SHALL USE E70XX ELECTRODES AND A MINIMUM OF 3/16" SIZE UNLESS NOTED OTHERWISE.ALL WELDS SPECIFIED AS FIELD WELDS MAY BE SHOP WELDED AT THE CONTRACTOR'S OPTION IF ERECTION CAN STILL BE EXECUTED. | <ul style="list-style-type: none">THE ROOF IS DESIGNED FOR 20 PSF GROUND SNOW LOAD (MINIMUM).PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.ROOF IS ENGINEERED TO COMPLY WITH IRC R802.ROOF TO BE ASPHALT SHINGLES UNO AND SHALL COMPLY WITH IRC 2018 SECT. R905.2MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.ROOF SLOPES IN BETWEEN 2:12 AND 4:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 SECTION R905.2.2: "APPLY A 19-INCH (483MM) STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483MM), AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE 4-INCH (102MM) AND SHALL BE OFFSET BY 6 FEET (1829 MM). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL." | | | | | | | | | | | | | | | |
| B.2 | ACCESSORY STRUCTURES WITH AN EAVE HEIGHT LESS THAN 10'-0" AND AN AREA LESS THAN 600 FT MAT PROVIDE A MINIMUM SOIL COVER OF 12 INCHES MEASURED FROM THE BOTTOM OF CONCRETE. | | | | | | | | | | | | | | | | | | |
| B.3 | LATERAL SOIL PRESSURES UNLESS OTHERWISE NOTED ACTIVE 60 PSF AT REST 100 PSF | | | | | | | | | | | | | | | | | | |
| B.4 | SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AT A MINIMUM OF 0.5% (6" IN THE FIRST 10'-0"). ALTERNATE APPROACHES MAY BE APPROVED IF THE ALTERNATE DESIGN IS EQUIVALENT IN EFFECTIVENESS AND PERFORMANCE, AND PROVIDES FOR POSITIVE SITE DRAINAGE. | C.8 FOOTNOTES <ul style="list-style-type: none">VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT AND FOR REINFORCEMENT SPACED 24" O.C. MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT PLACED AS FOLLOWS:<ul style="list-style-type: none">8" WALL – MINIMUM 2" FROM TENSION FACE10" WALL – MINIMUM 6-3/4" FROM THE OUTSIDE FACEEXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALLHORIZONTAL REINFORCEMENT:<ul style="list-style-type: none">ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALLOTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" O.C.HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR); AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" FROM INSIDE FACE)SUPPLEMENTAL REINFORCEMENT AT CORNERS – PLACE 1 #4 REBAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3-1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL FOR WALL THICKNESS LESS THAN 4". PROVIDE #4 BARS AT MAXIMUM 24" O.C. TO WITHIN 8" OF THE TOP OF THE WALL.STRAIGHT WALLS MORE THAN 5'-0" TALL AND MORE THAN 16'-0" LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS (SEE TYPICAL DEAD MAN SECTION). | | | | | | | | | | | | | | | | | |
| C. | FOUNDATION NOTES | | | | | | | | | | | | | | | | | | |
| C.1 | FOUNDATION ANCHORAGE (IRC R403.1.6) <ul style="list-style-type: none">SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WALL WITH A MINIMUM ½" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE.BOLTS SHALL BE SPACED NO GREATER THAN 6'-0" O.C.THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION, WITH A BOLT PLACED WITHIN 12" AND NOT CLOSER THAN 7 BOLT DIAMETERS OF THE END OF EACH PLATE SECTION.A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. (NOTE: 7" EMBEDMENT + 1-1/2" SILL PLATE + 3/4" FOR NUT AND WASHER EQUALS A 9-1/4" LONG BOLT).WALL BRACING METHODS (IRC R602) MAY REQUIRE ADDITIONAL ANCHORAGE. | | | | | | | | | | | | | | | | | | |
| C.2 | CONCRETE SLABS <ul style="list-style-type: none">CONCRETE SLABS PLACED ON FILL MATERIAL WHICH SHALL BE COMPARED TO ENSURE UNIFORM SUPPORT OF THE SLAB AND SHALL NOT EXCEED 24" OF COMPACTED GRANULATED MATERIAL (SAND OR GRAVEL) OR 8" OF EARTH:<ul style="list-style-type: none">THIS MAY OCCUR AT GARAGE FLOOR FILLS, OR OVER EXCAVATED AREAS UNDER FLOOR SLABS.THE DESIGN AND INSTALLATION DETAILS IN THIS DOCUMENT (WHERE APPLICABLE BASED ON SIZE AND SPACING LIMITATIONS) MAY BE USED IN LIEU OF PROVIDING A SEPARATE DESIGN.STRUCTURAL SLABS EXCEEDING THE SPANS AND CONDITIONS OF THE APPROVED DETAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.SLABS AT MAX 4'-0" OVER-DIG ADJACENT TO FOUNDATION WALL:<ul style="list-style-type: none">WHERE SOIL IS EXCAVATED FOR A MAXIMUM DIMENSION OF 4'-0" HORIZONTALLY ADJACENT TO A FOUNDATION WALL, THE STANDARD OVER-DIG DETAIL MAY BE USED IN LIEU OF A COMPLETE STRUCTURAL SLAB.SEE "TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4'-0" OVER-DIG" DETAIL. | | | | | | | | | | | | | | | | | | |
| C.3 | VAPOR RETARDER / BARRIER (IRC R506.2.3) <ul style="list-style-type: none">A 6 MILLIMETER POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED A MINIMUM OF 6" IS REQUIRED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE, (NOT REQUIRED FOR GARAGE SLABS OR DETACHED UNHEATED ACCESSORY BUILDINGS). | | | | | | | | | | | | | | | | | | |
| C.4 | FOOTINGS <ul style="list-style-type: none">THE BOTTOM OF ALL FOOTINGS SHALL EXTEND NOT LESS THAN 36" BELOW GRADE FOR FROST PROTECTION (IRC R403.1.4).FOOTINGS FOR FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0" OR LESS SHALL EXTEND BELOW GRADE A MINIMUM OF 12".EXTERIOR WALLS, BEARING WALLS, COLUMNS AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS, OR APPROVED STRUCTURAL SYSTEM TO SURELY SUPPORT THE IMPOSED LOADS AND SHALL BE SIZED AND REINFORCED IN ACCORDANCE WITH THIS STANDARD OR SHALL BE ENGINEERED DESIGN.FOOTINGS UNDER FOUNDATION WALLS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT.THE CONTINUOUS TRANSITIONS BETWEEN FOOTINGS AT DIFFERENT LEVELS ENCLOSING USABLE SPACE SHALL BE MADE BY APPROVED SOLID JUMPS OR SUPPORT SYSTEMS TO PROVIDE SAFE SUPPORT OF THE STRUCTURE.SEE "TYPICAL FOOTING/FOUNDATION WALLS/STANDARD SLAB AT MAXIMUM 4" OVER-DIG" AND "FOOTING JUMP" DETAILS. | | | | | | | | | | | | | | | | | | |
| C.5 | CONCRETE <ul style="list-style-type: none">ALL CONCRETE CONSTRUCTION SHOULD CONFORM TO ACI 318-14 (OR ACI 332) OR 2018 IRC.THE MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. | <table><thead><tr><th colspan="2">MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2</th></tr><tr><th>TYPE OR LOCATION OF CONCRETE CONSTRUCTION</th><th>MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL</th></tr></thead><tbody><tr><td>BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER</td><td>2,500</td></tr><tr><td>BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS</td><td>2,500</td></tr><tr><td>BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER</td><td>3,000</td></tr><tr><td>PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER,AND GARAGE FLOOR SLABS</td><td>3,500</td></tr><tr><td>SUSPENDED SLABS</td><td>4,000</td></tr></tbody></table> | MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE PER TABLE R402.2 | | TYPE OR LOCATION OF CONCRETE CONSTRUCTION | MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'c) FOR SEVER WEATHERING POTENTIAL | BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER | 2,500 | BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS | 2,500 | BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER | 3,000 | PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER,AND GARAGE FLOOR SLABS | 3,500 | SUSPENDED SLABS | 4,000 | | | |
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| PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER,AND GARAGE FLOOR SLABS | 3,500 | | | | | | | | | | | | | | | | | | |
| SUSPENDED SLABS | 4,000 | | | | | | | | | | | | | | | | | | |

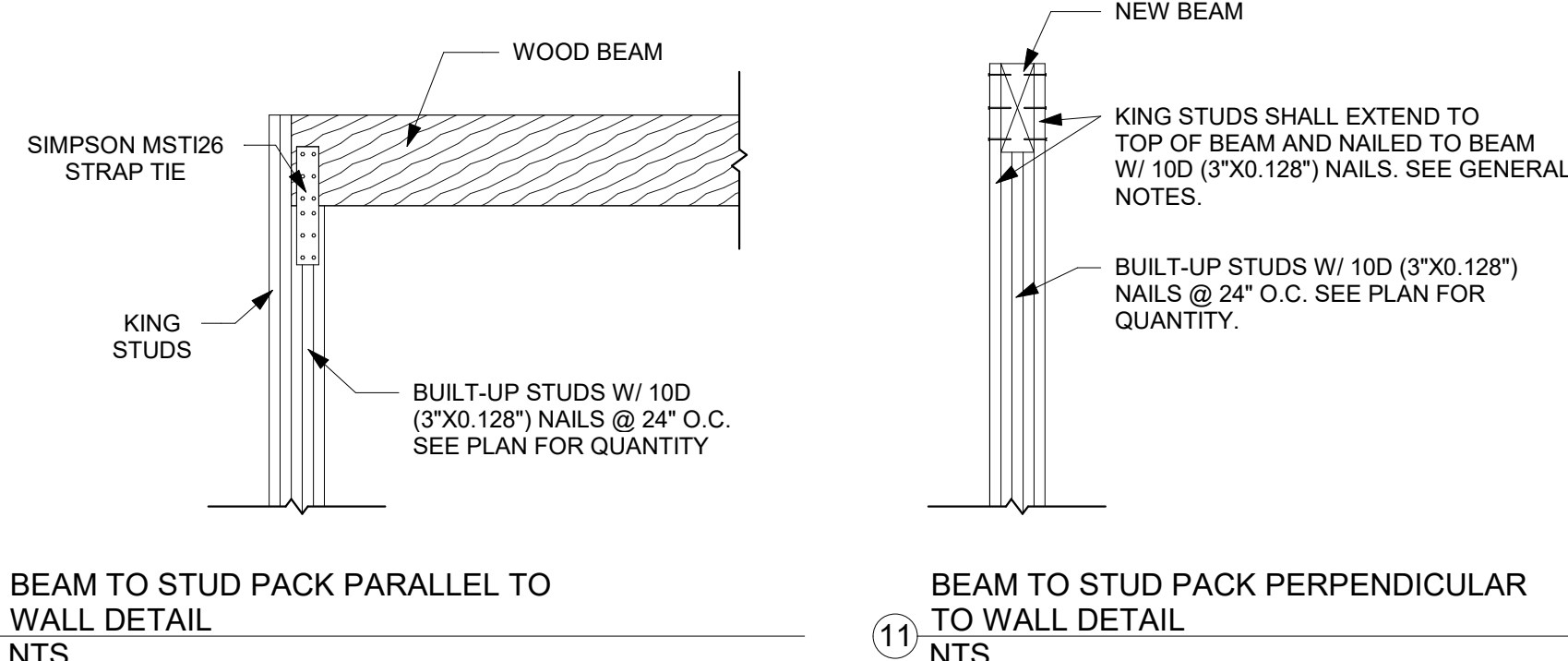
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-DS AND JOHNSON COUNTY STANDARDS



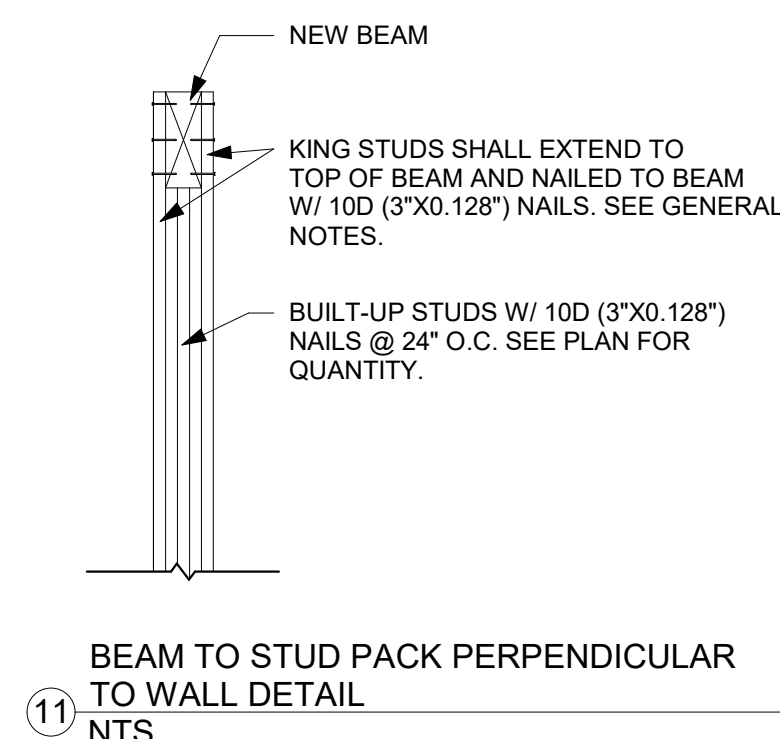
3 TYPICAL WALL NOTCHING DETAIL NTS



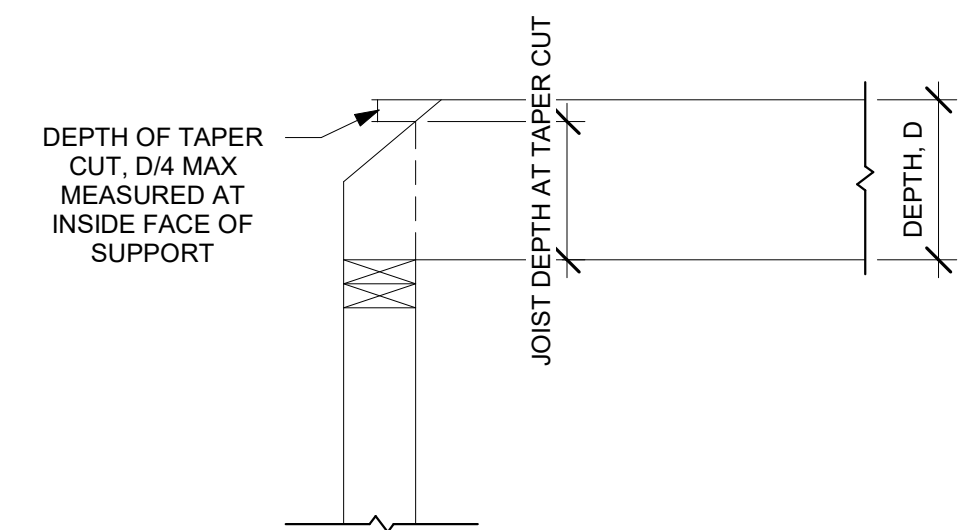
4 POST TO BEAM DETAIL NTS



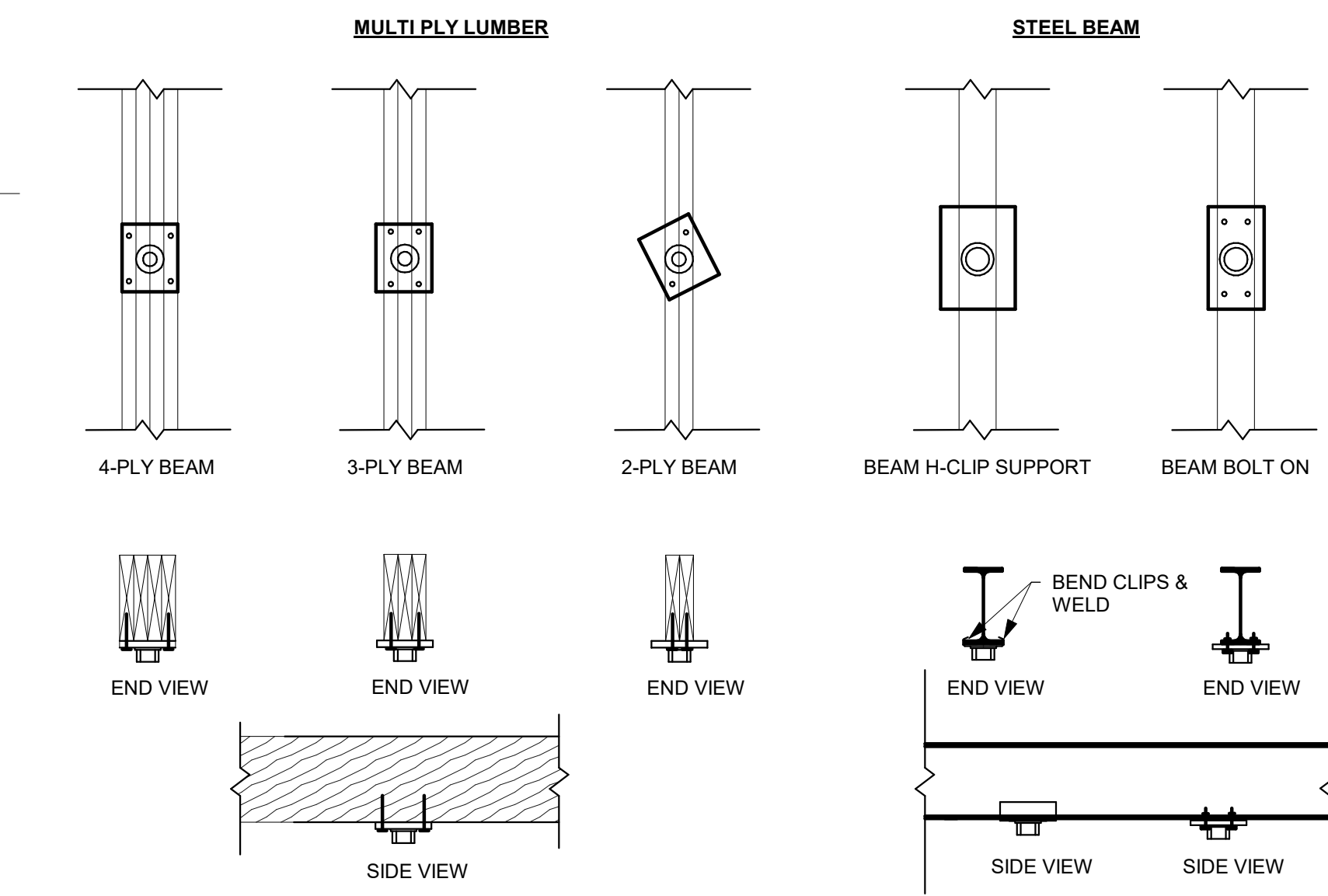
10 BEAM TO STUD PACK PARALLEL TO WALL DETAIL NTS



11 BEAM TO STUD PACK PERPENDICULAR TO WALL DETAIL NTS

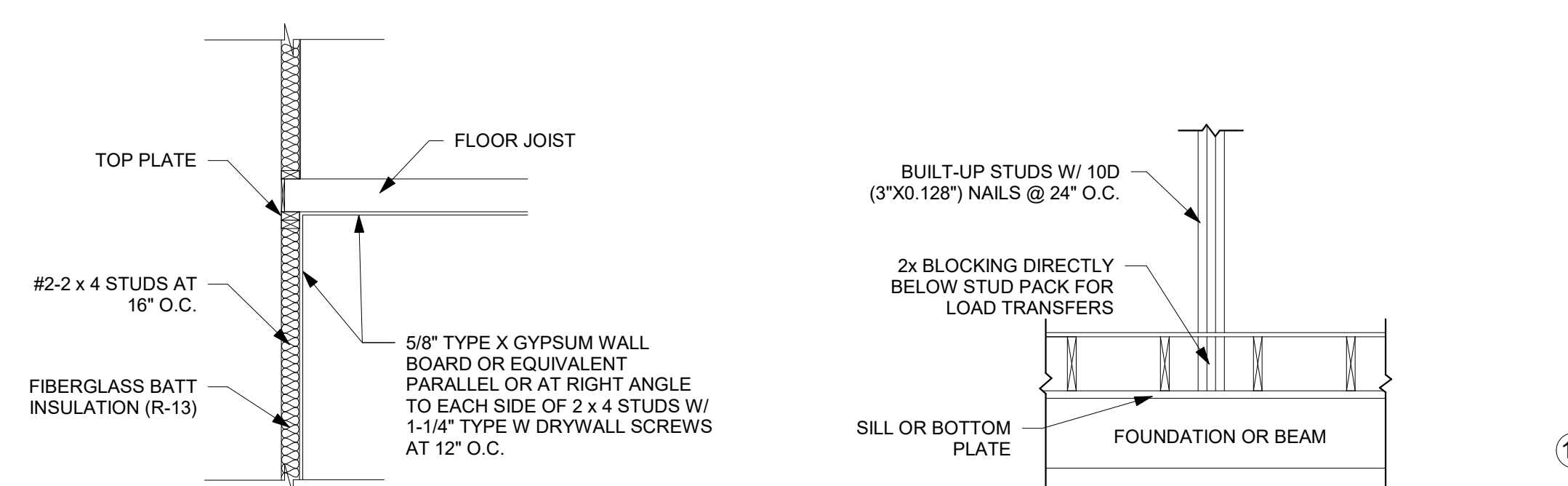


16 CEILING JOIST TAPER CUT NTS

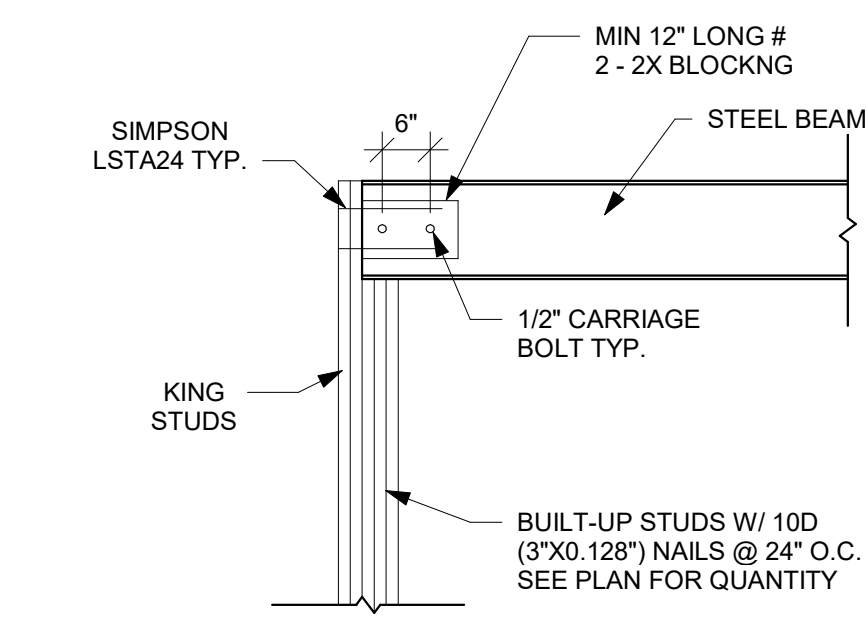


15 POST/BEAM CONNECTION DETAIL NTS

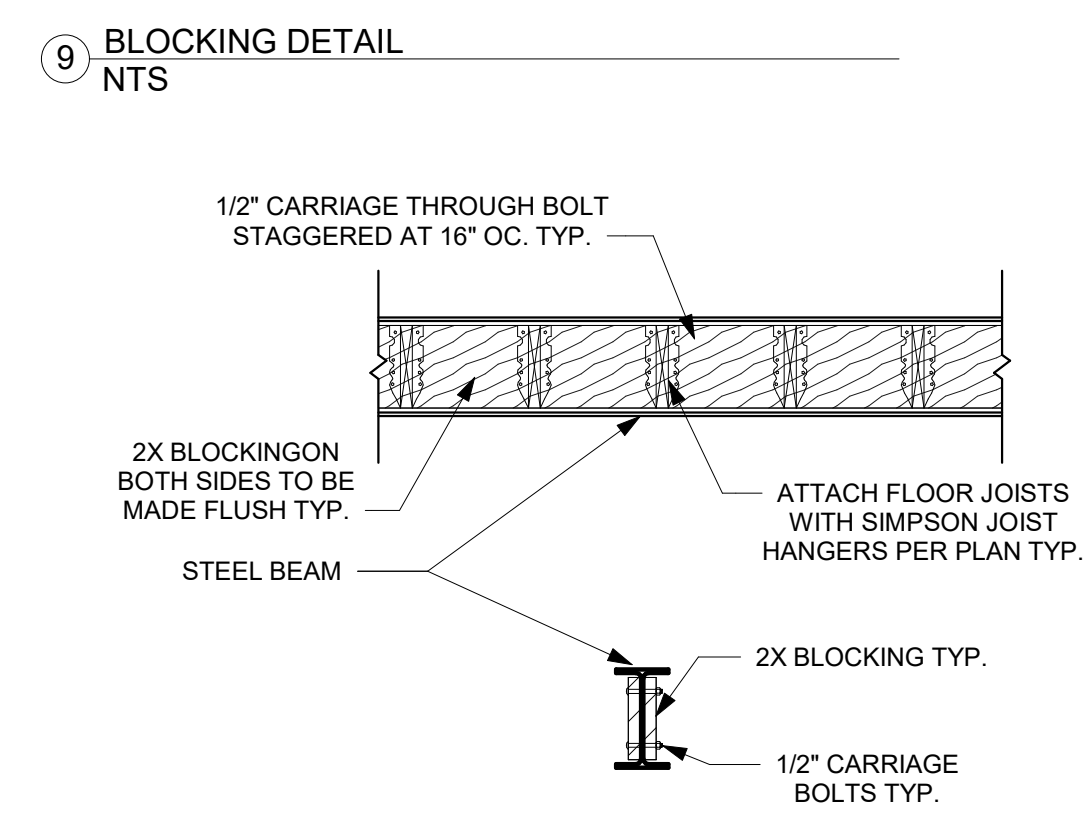
1 TYPICAL WALL, FLOOR, AND ROOF FRAMING DETAIL NTS



8 GARAGE FIRE SEPERATION DETAIL NTS

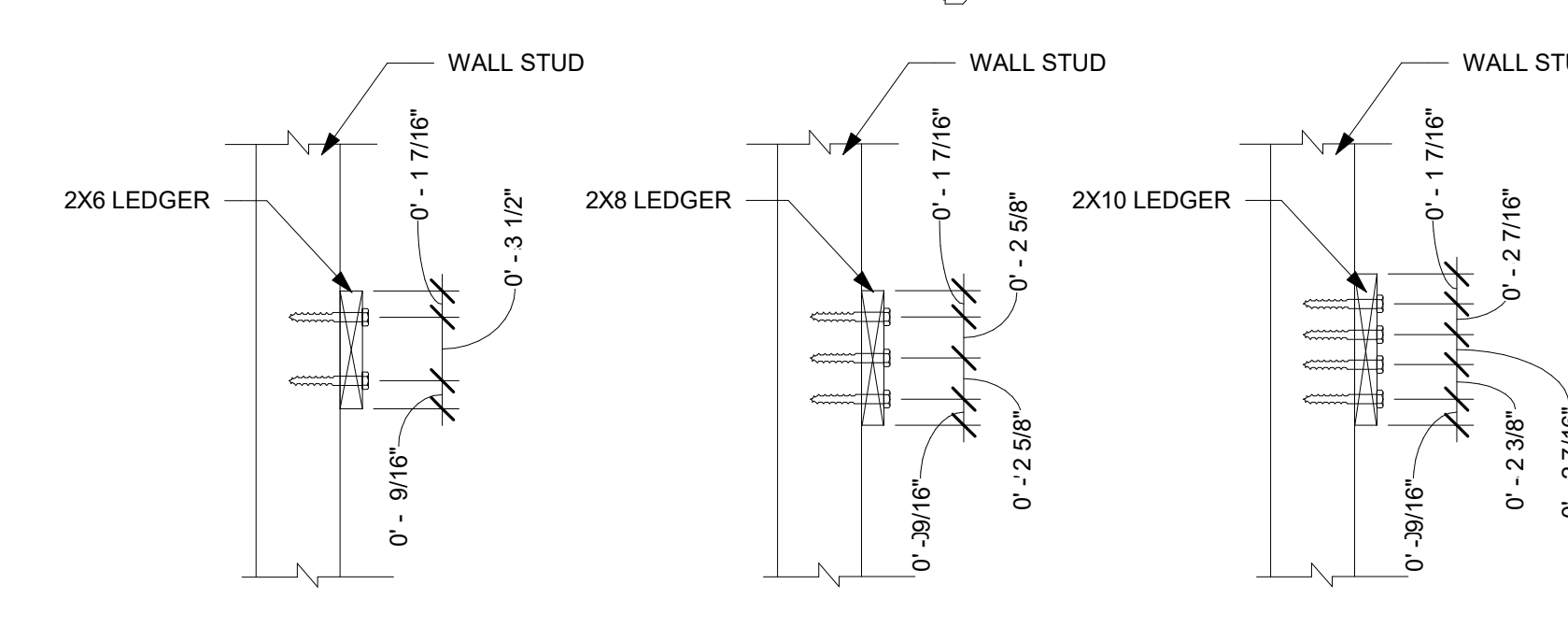


12 STEEL BEAM TO STUD PACK DETAIL NTS

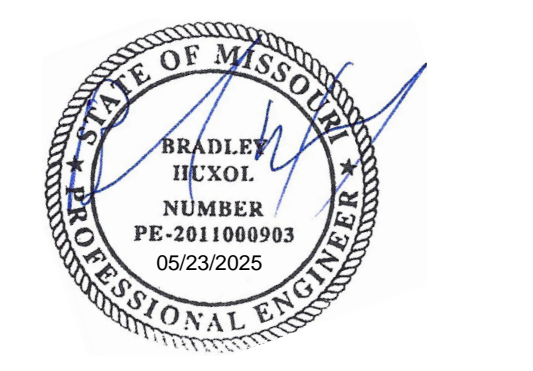


9 BLOCKING DETAIL NTS

13 FLOOR JOIST TO STEEL BEAM DETAIL NTS



14 WALL LEDGER DETAIL NTS

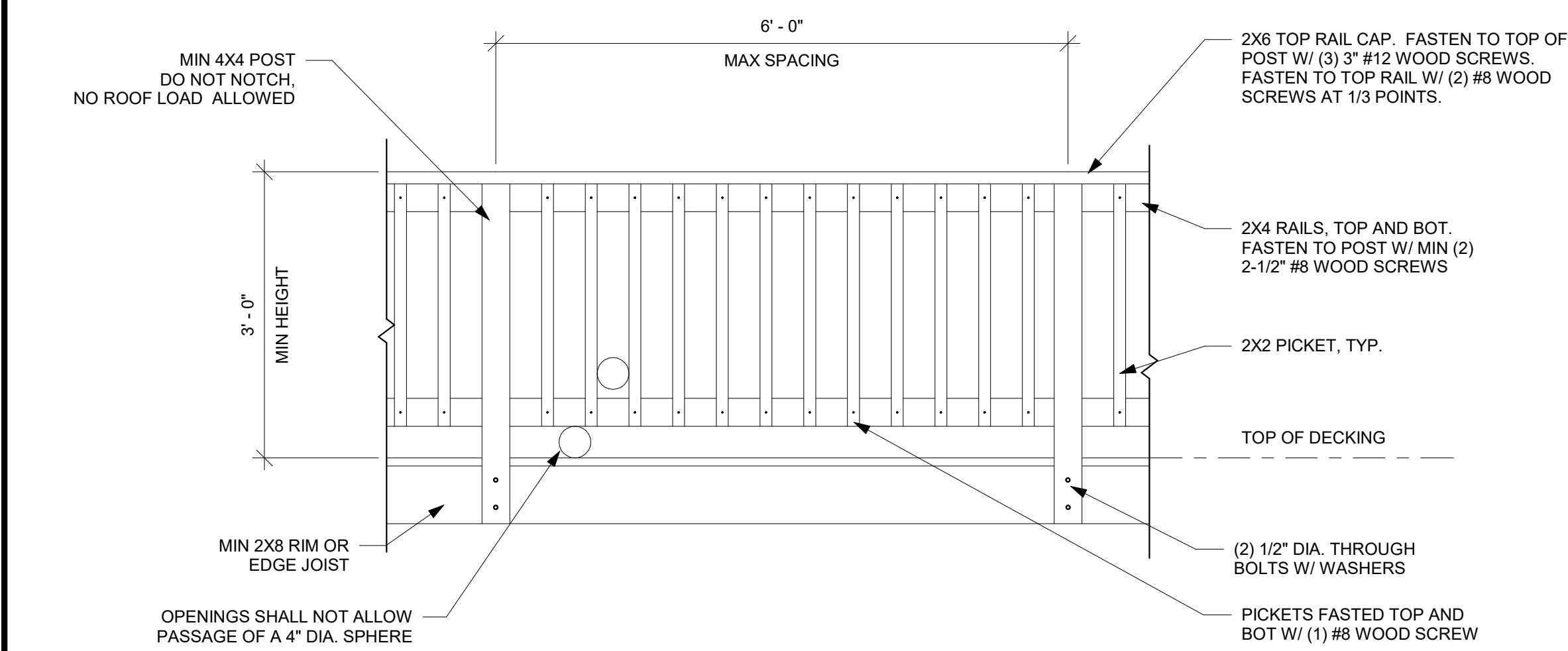


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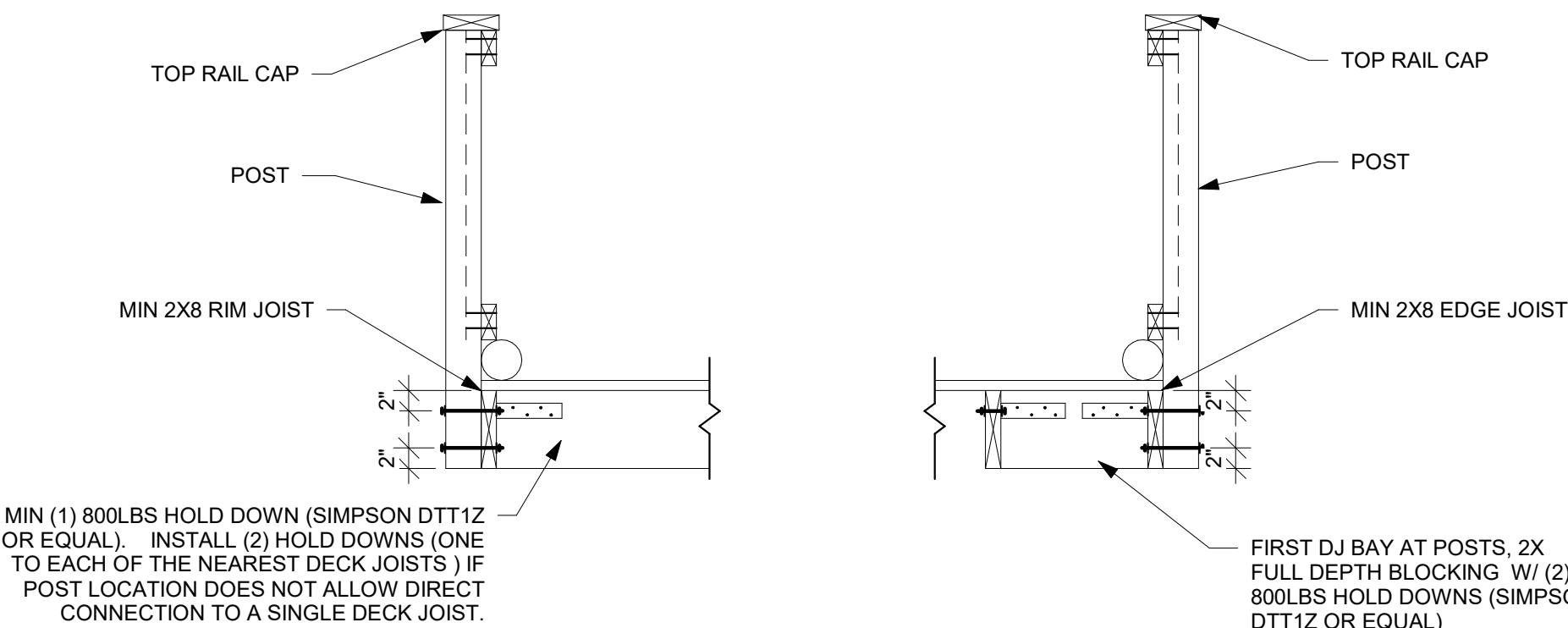
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LEES SUMMIT, MO 64082

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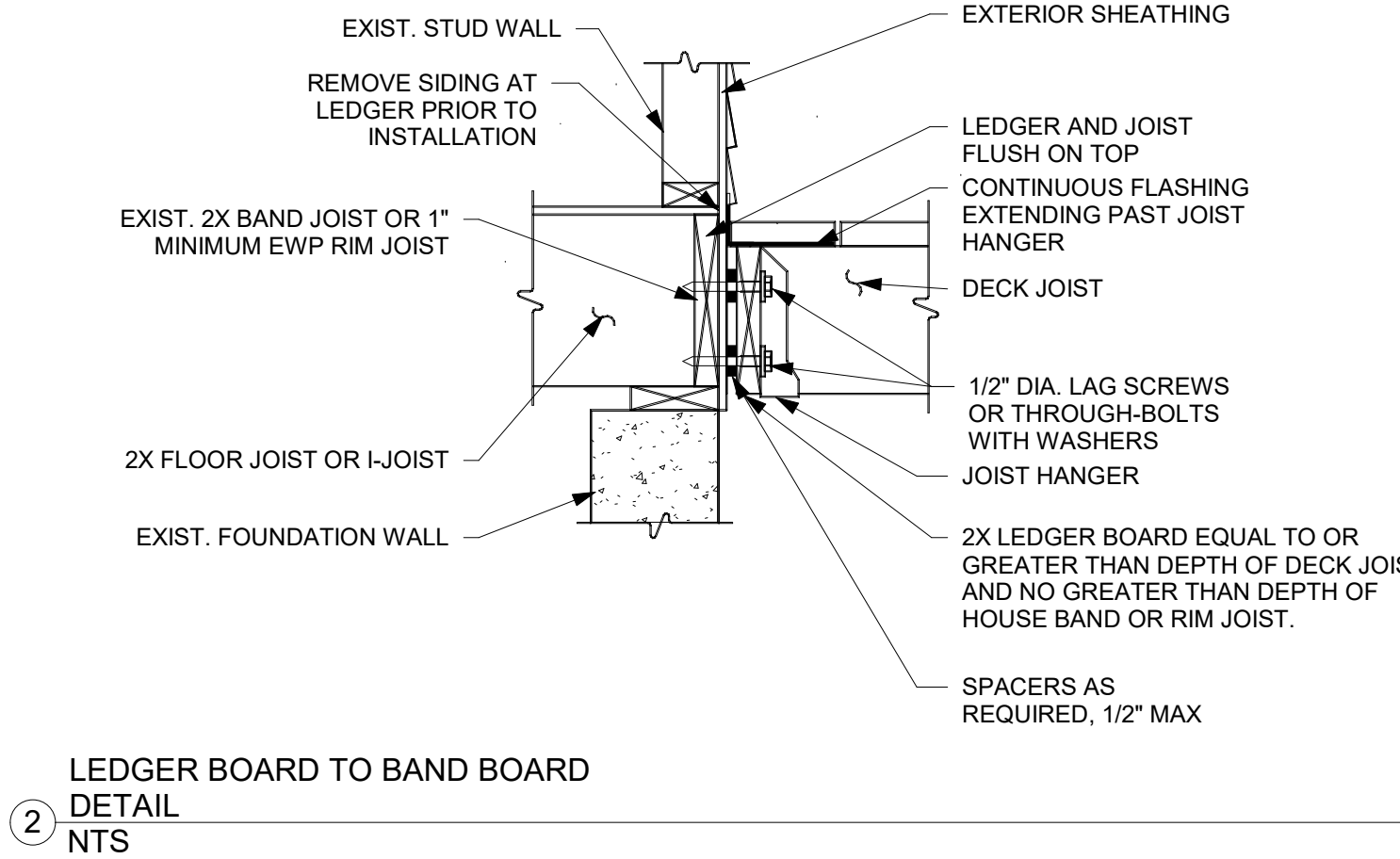
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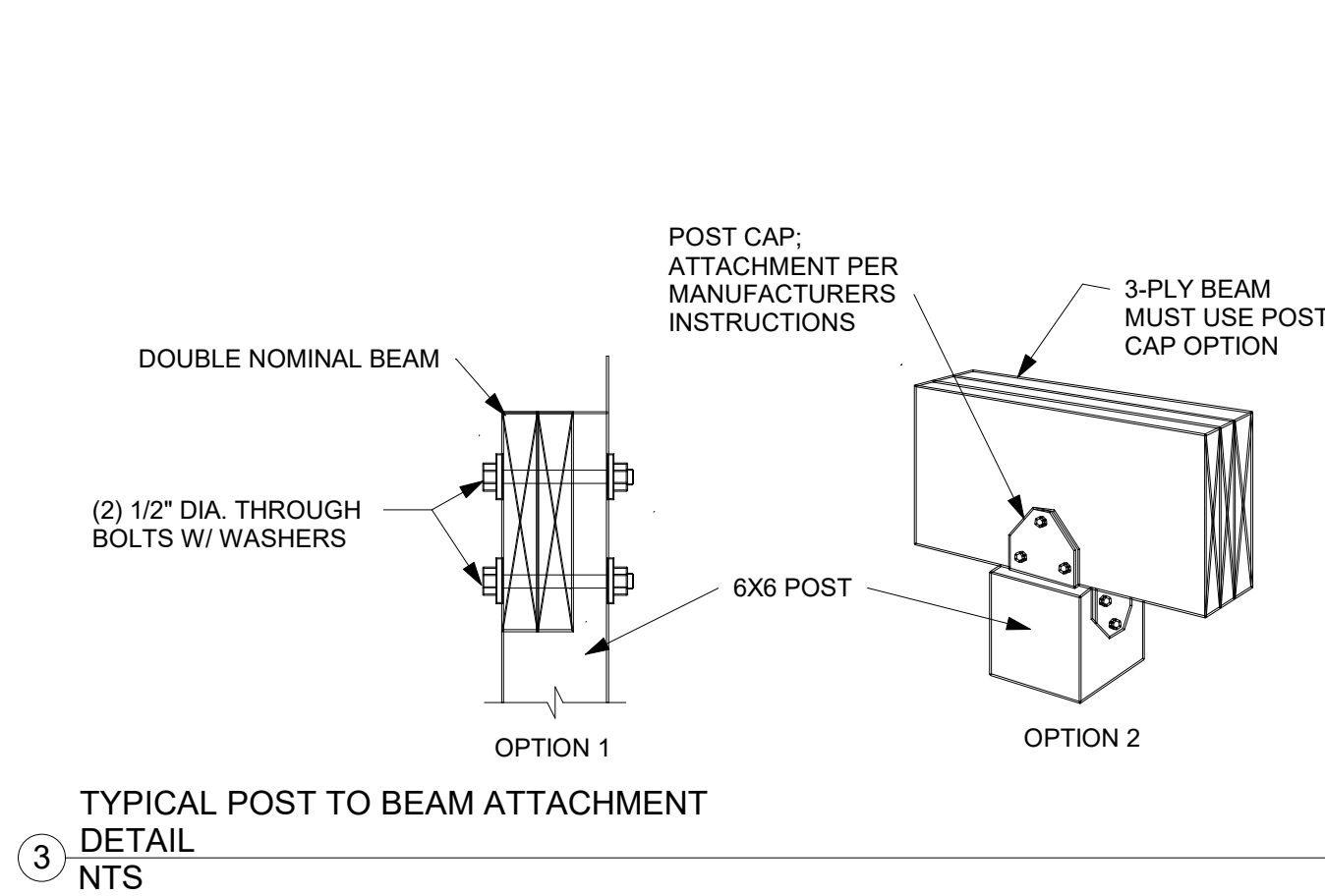
DECK RAILING DETAIL DRAWN TO MEET THE INTENT OF R312 OF THE 2018 IRC AND A CONCENTRATED LOAD OF 200 LBS PER 1607.8.1 OF THE 2018 IBC.



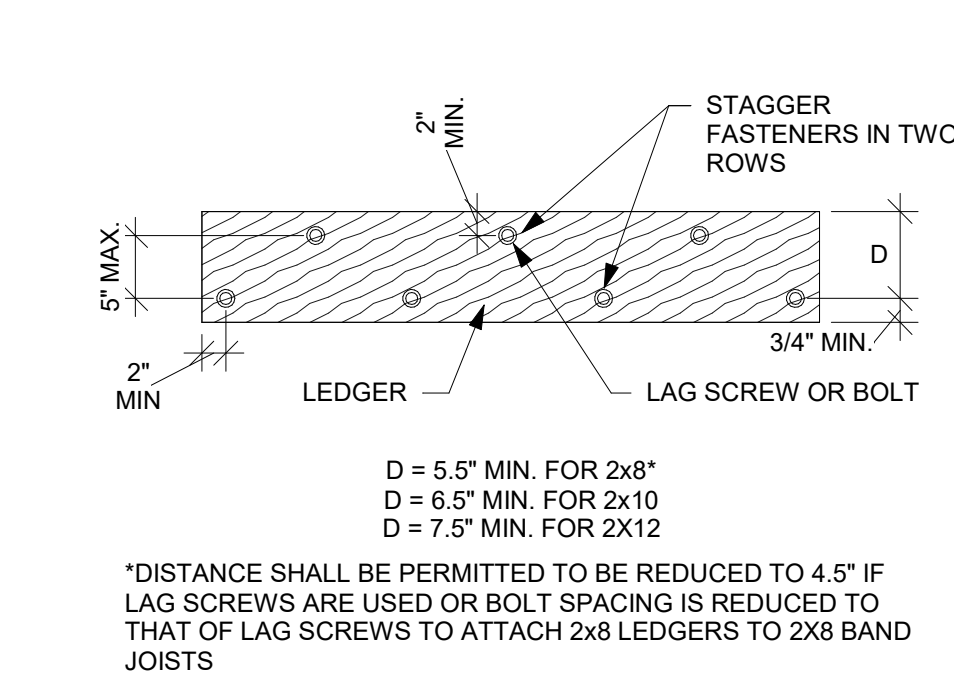
1 DECK RAILING
NTS



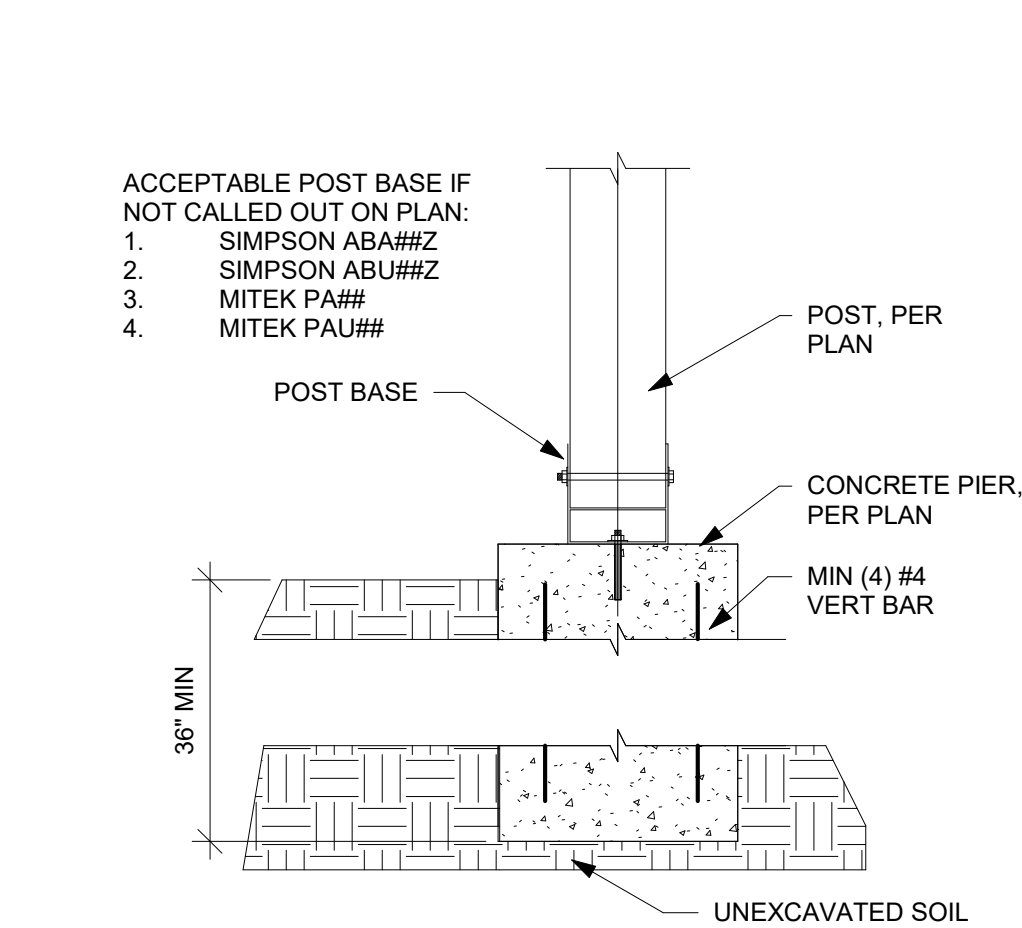
2 LEDGER BOARD TO BAND BOARD
DETAIL
NTS



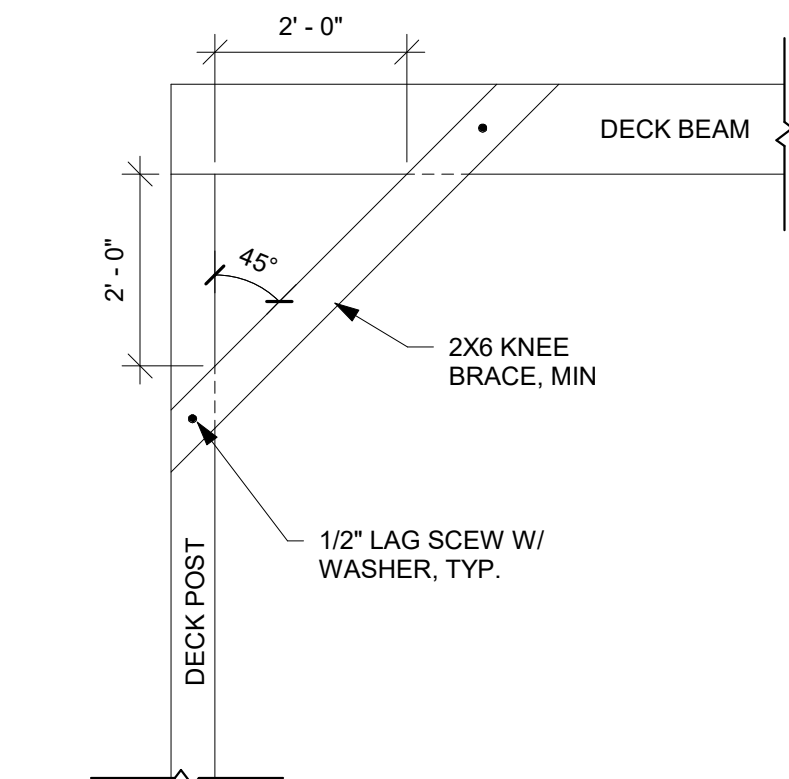
3 TYPICAL POST TO BEAM ATTACHMENT
DETAIL
NTS



4 DECK LEDGER DIMENSION DETAIL
NTS



5 POST BASE DETAIL
NTS



6 KNEE BRACING DETAIL
NTS

| TABLE R507.9.1.3(1) DECK LEDGER CONNECTION TO BAND JOIST (DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF) | | | | | | | |
|--|---|------------|-------------|--------------|--------------|--------------|--------------|
| CONNECTION DETAILS | JOIST SPAN | | | | | | |
| | 6' AND LESS | 6'1" TO 8' | 8'1" TO 10' | 10'1" TO 12' | 12'1" TO 14' | 14'1" TO 16' | 16'1" TO 18' |
| | ON-CENTER SPACING OF FASTENERS (INCHES) | | | | | | |
| 1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING | 30 | 23 | 18 | 15 | 13 | 11 | 10 |
| 1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING | 36 | 36 | 34 | 29 | 24 | 21 | 19 |
| 1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING | 36 | 36 | 29 | 24 | 21 | 18 | 16 |

7 DECK LEDGER CONNECTION TO BAND
JOIST (R507.9.1.3(1))
NTS



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DECK DETAILS

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| BRACING METHODS TABLE R602.10.4 (PARTIAL) | | | |
|--|--|--|--|
| METHODS, MATERIAL | MINIMUM THICKNESS | CONNECTION CRITERIA | |
| | | FASTENERS | SPACING |
| WSP - WOOD STRUCTURAL PANEL AND CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL | 3/8" PANEL W/ MINIMUM 24/0 STRUCTURAL PANEL SPAN RATING | 6d COMMON NAILS (2.0" x .113") W/ MINIMUM 1.5" PENETRATION | 6" EDGES, 12" FIELD |
| | 7/16" PANEL W/ MINIMUM 24/16 STRUCTURAL PANEL SPAN RATING | 8d COMMON NAILS (2.5" x .131") W/ MINIMUM 1.75" PENETRATION | 6" EDGES, 12" FIELD |
| PFH - PORTAL FRAME WITH HOLD-DOWNS | 3/8" | SEE DETAIL ON THIS PAGE | SEE DETAIL ON THIS PAGE |
| PFG - PORTAL FRAME AT GARAGE | 3/8" | SEE IRC SECTION R602.10.6.3 | SEE IRC SECTION R602.10.6.3 |
| LIB LET-IN-BRACING | 1x4 WOOD OR APPROVED METAL STRAPS AT 45 TO 60 DEGREE ANGLES FOR MAX 16" STUD SPACING | WOOD: 2-8d COMMON NAILS OR 3-8d (2-1/2" LONG x .113" DIA.) NAILS | WOOD: PER STUD AND TOP AND BOTTOM PLATES |
| | | SIMPSON WB/WBC INSTALLED IN "X" PAIRS OR IN OPPOSING "Y" FASHION AND FASTENED W/ (2) 16d COMMON NAILS FOR PLATE AND (1) 8d COMMON NAIL FOR STUDS | METAL PER STUD AND TOP AND BOTTOM PLATES |
| GB-GYPSUM BOARD | 1/2" | 1/2" INTERIOR SHEATHING W/ STUDS AT 16" O.C.: 13 GAGE, 1-3/8" LONG, 19/64" HEAD; .098" DIA., 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, .098" DIA., 1-5/8" LONG; 15/64" HEAD; OR GYPSUM BOARD NAIL, .086" DIA., 1-5/8" LONG, 9/32" HEAD PER TABLE R702.3.5 (SEE TABLE FOR OTHER PANEL THICKNESS OPTIONS) | FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" FIELD |
| | | EXTERIOR 1/2" SHEATHING: 1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S PER TABLE R602.3(1) | |
| | | EXTERIOR 5/8" SHEATHING: 1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S PER TABLE R602.3(1) | |
| | | | |

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

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



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FASTENING SCHEDULE

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