

NUMBER
— 2411 —
ISSUE DATE
— 05.07.24 —
REVISION
— 01 —

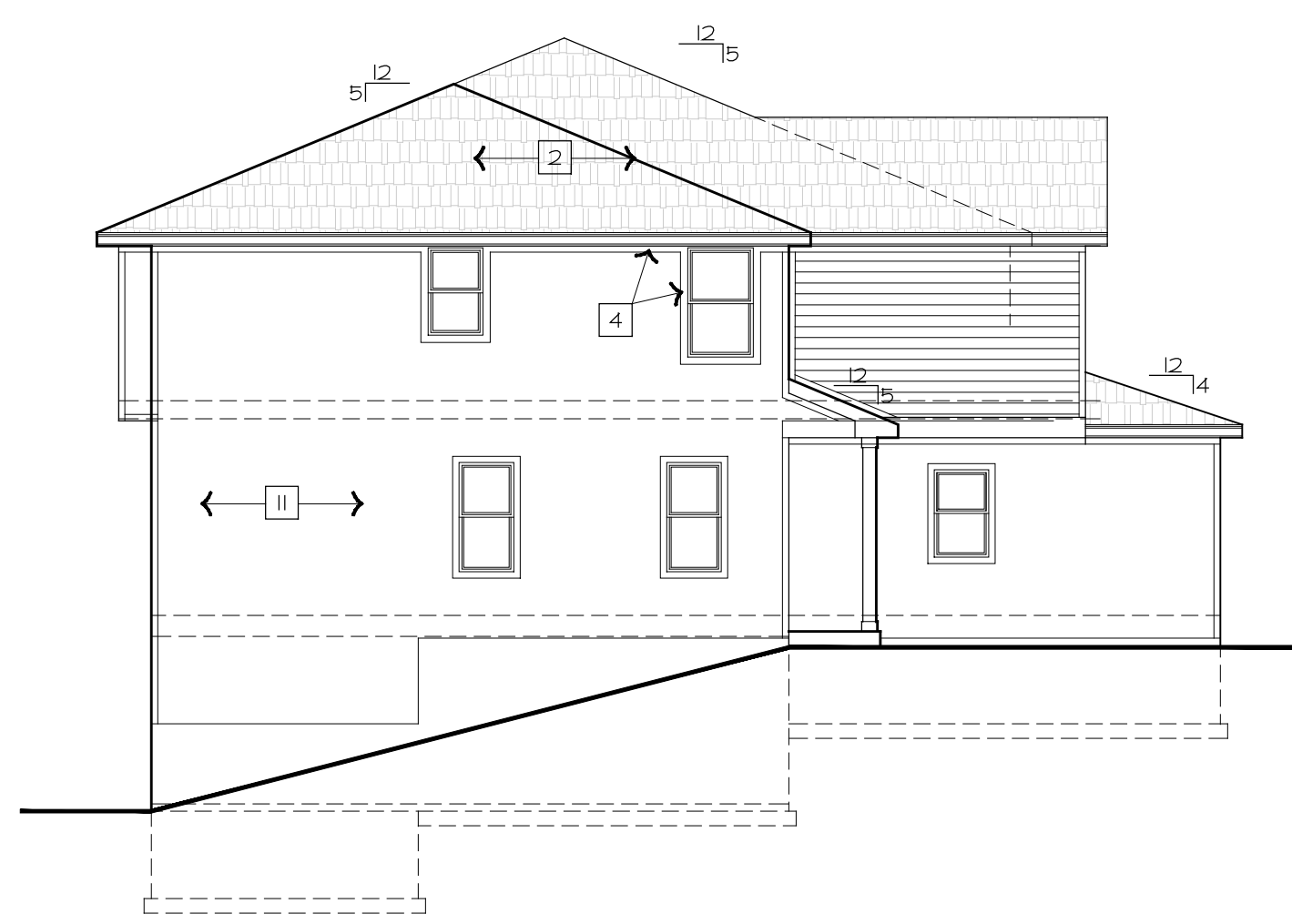


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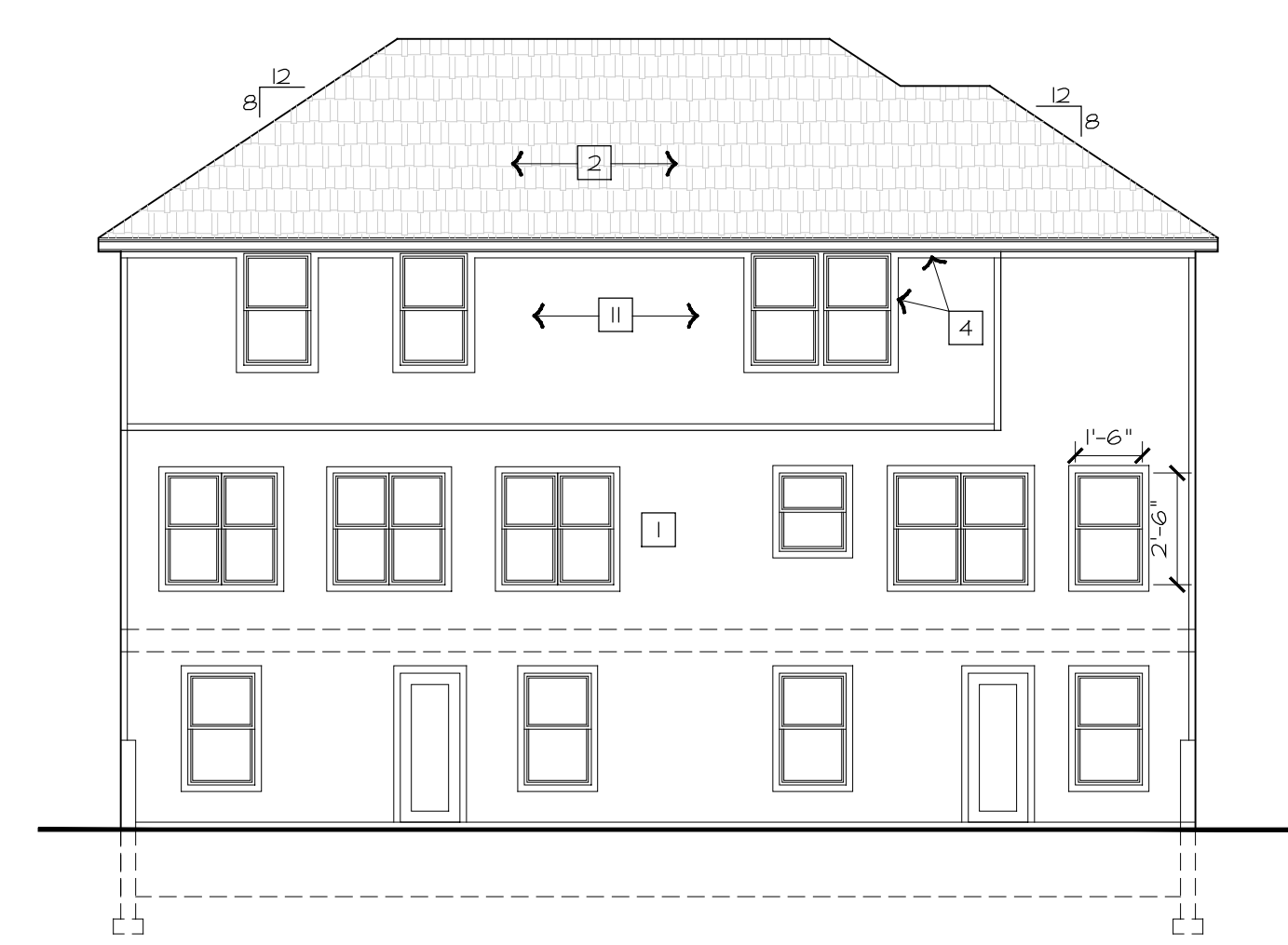
ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT __ ARBOR RIDGE
SITE ADDRESS

EXTERIOR
ELEVATIONS

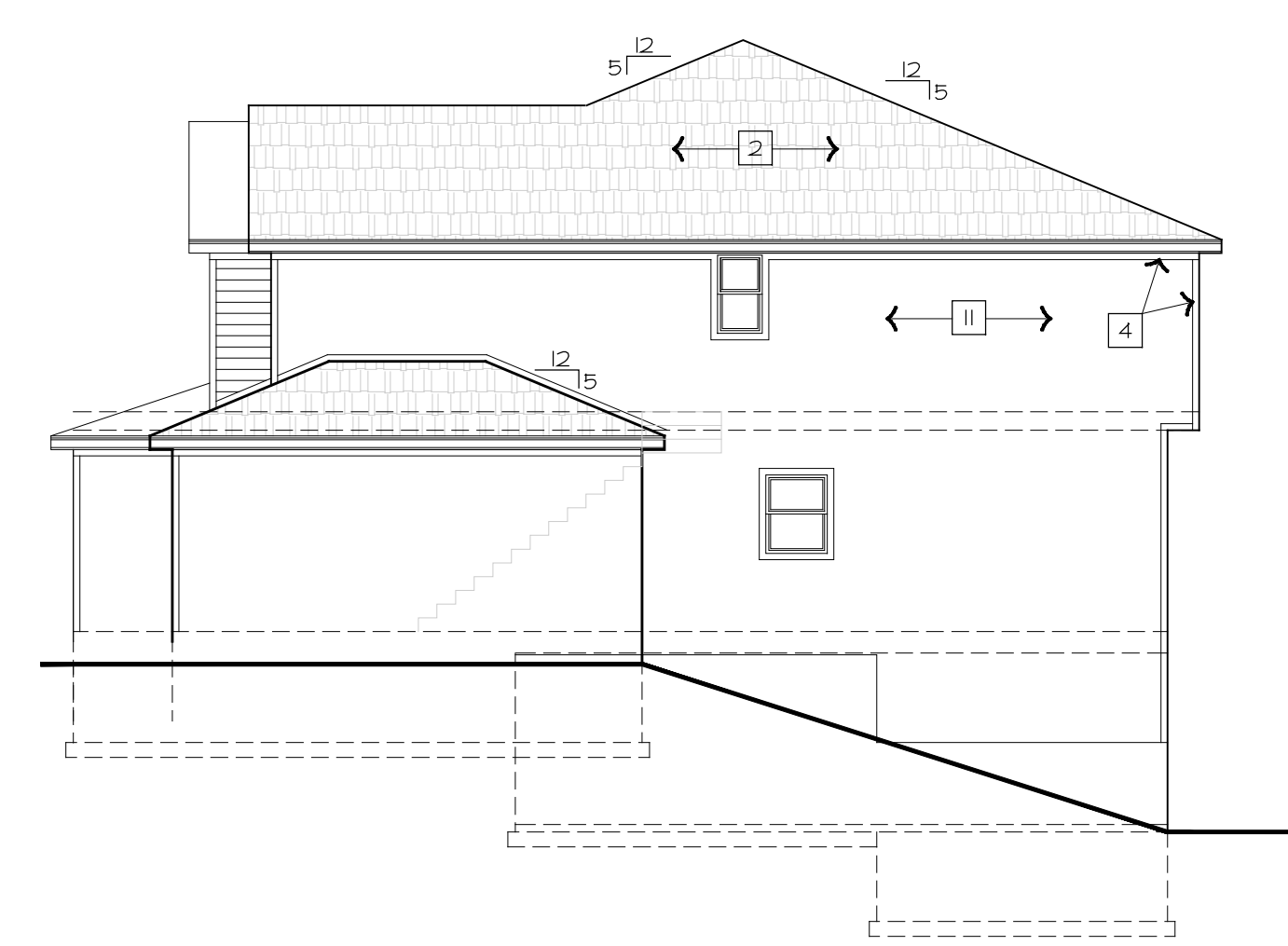
DRAWING SHEET
— A1 —



4 LEFT ELEVATION
1/8" = 1'-0"



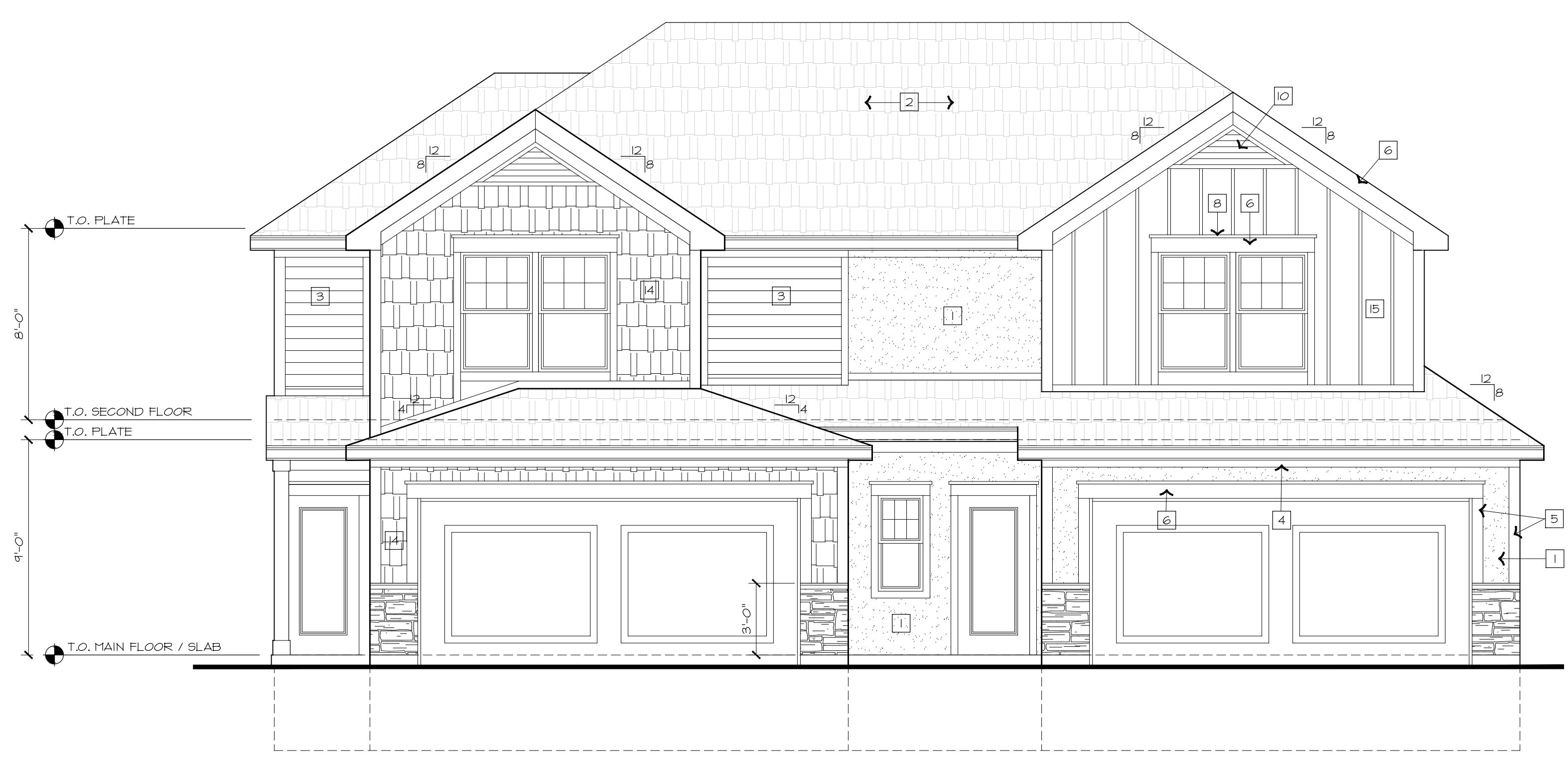
3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

TYP. ELEVATION NOTES

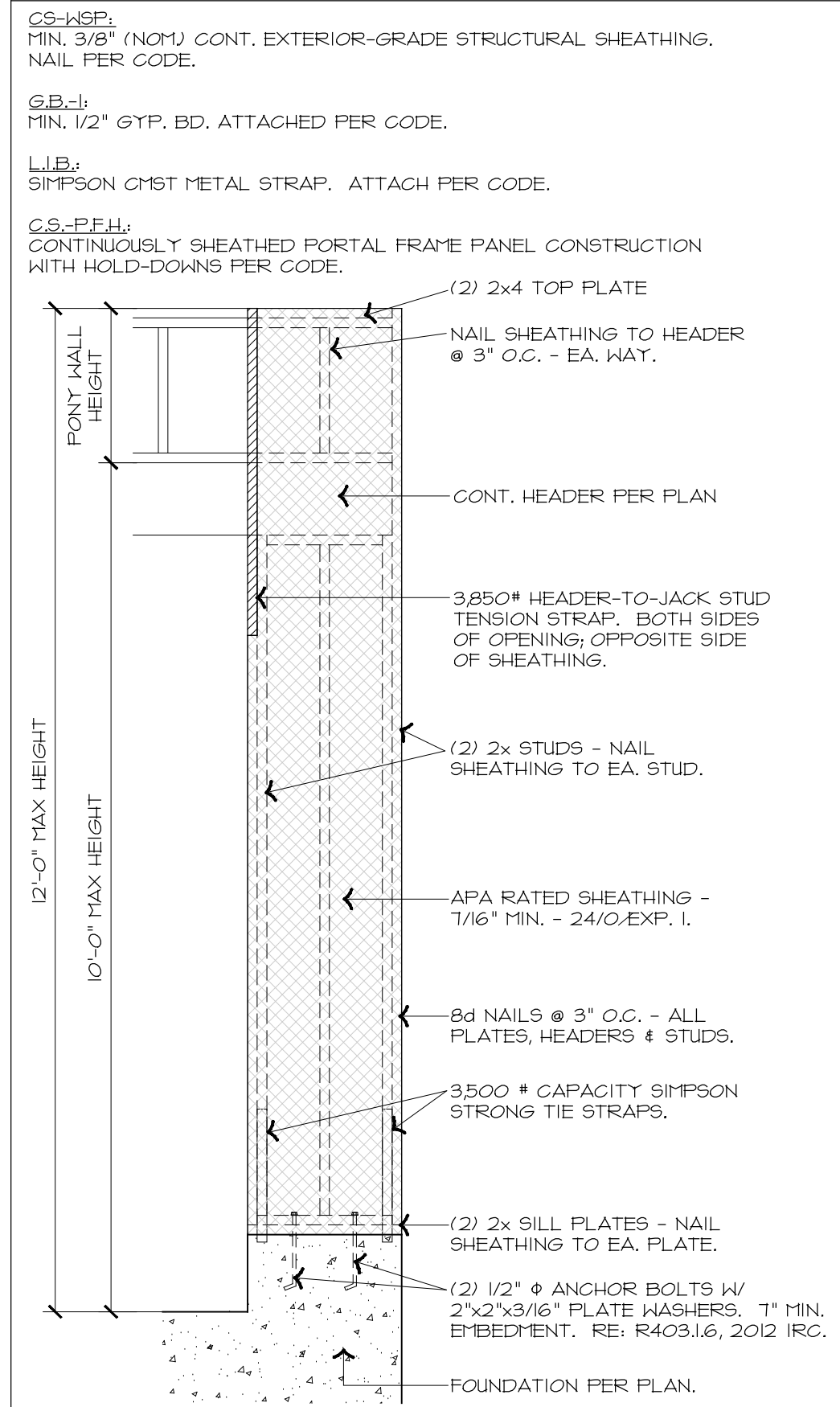
- 1 NOT USED.
- 2 COMPOSITE SHINGLES; TANKO, HERITAGE 50 YR. WARRANTY, WEATHERED WOOD, OR APPROVED EQUAL.
- 3 LAP SIDING W/ 6" EXPOSURE.
- 4 4" SMART TRIM.
- 5 6" SMART TRIM.
- 6 8" SMART TRIM.
- 7 10" SMART TRIM.
- 8 1x SMART TRIM BAND BOARD
- 9 MANUF. STONE VENEER.
- 10 DECORATIVE GABLE VENT.
- 11 MIN. 3/8" APA-RATED SMART SIDE PANELS W/ 8" VERTICAL GROOVES OVER BUILDING WRAP.
- 12 WRAP HEADER / COLUMN W/ SMART TRIM.
- 13 6" SQ. POST
- 14 MANUF. SHAKE SIDING OVER BUILDING WRAP.
- 15 MANUF. BOARD & BATTEN SIDING OVER BUILDING WRAP.



1 FRONT ELEVATION
1/4" = 1'-0"

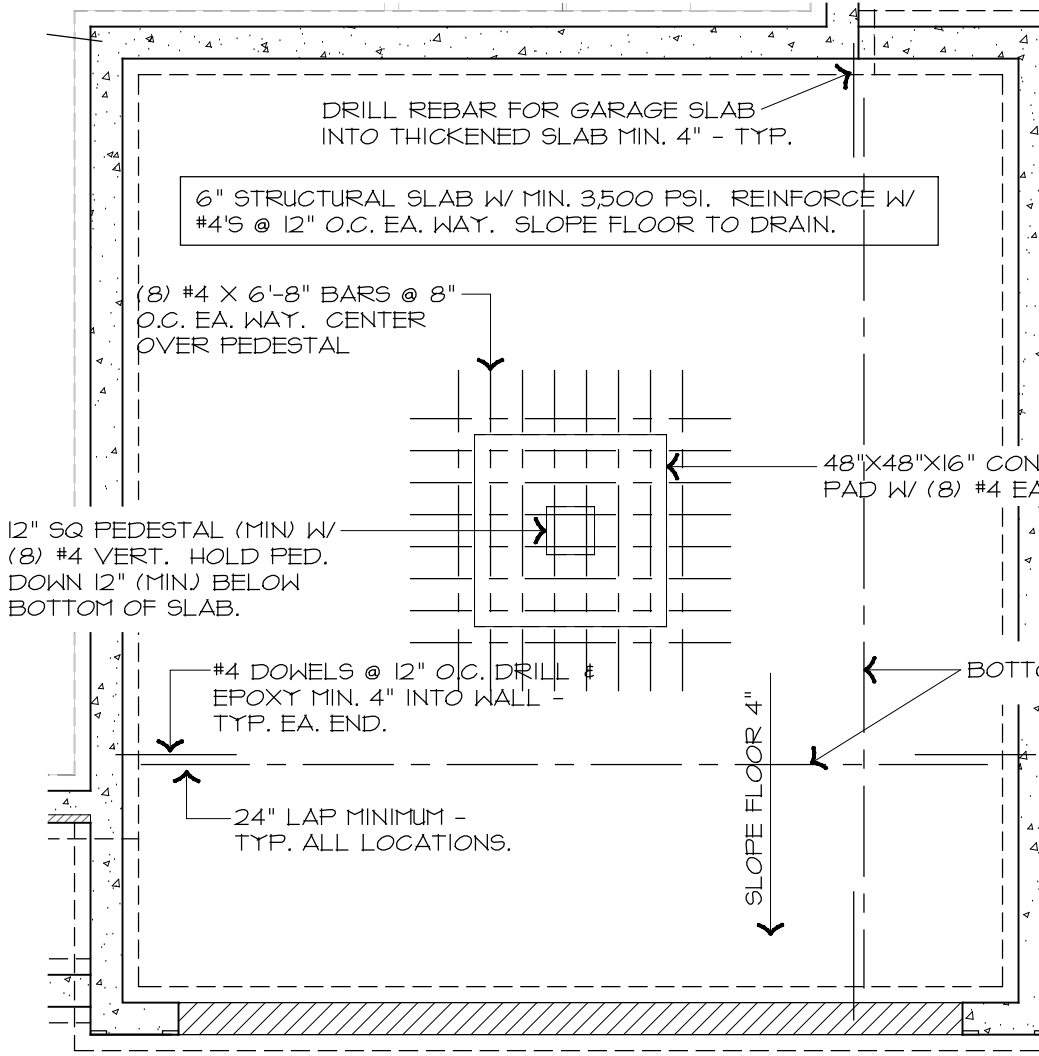
COST ESTIMATE

BRACED WALL PANEL SCHEDULE:

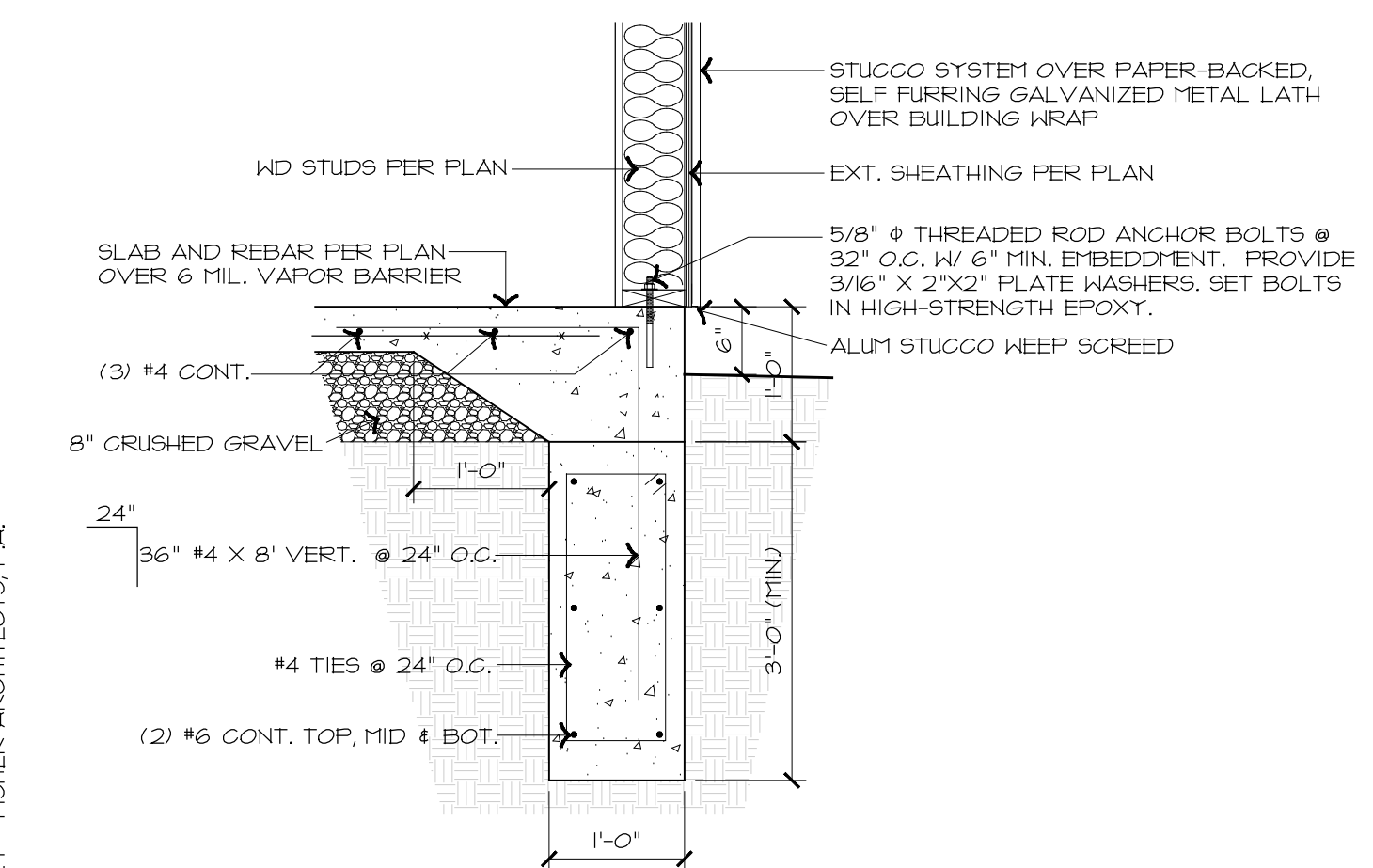


GENERAL NOTES:

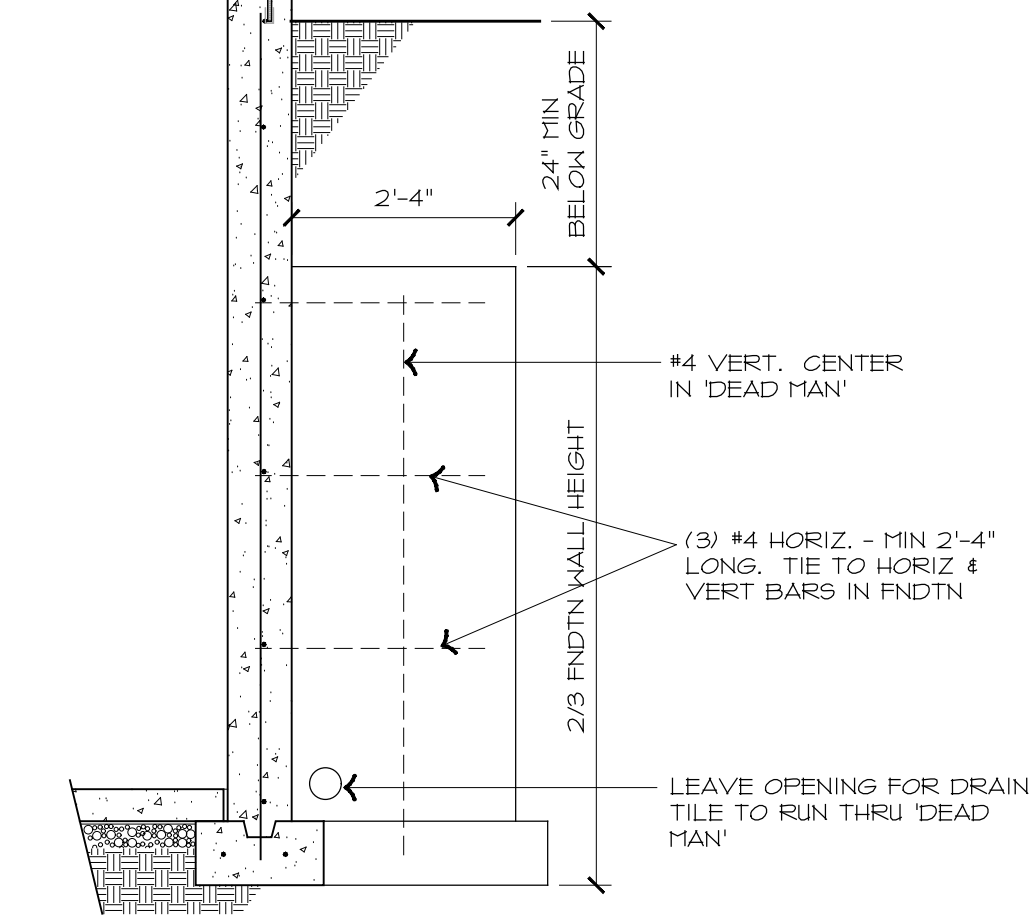
- U.N.O. ON PLANS, PROVIDE (2) 2x10'S - D.F. #2 OVER ALL INT. / EXT. WALL OPENINGS. AT FRAMER'S OPTION, PROVIDE (2) 2x8'S (D.F. #2) OVER ALL OPENINGS IN LIEU OF (2) 2x10'S WHERE ALLOWED PER CODE.
- FIRST & SECOND FLOOR: 2x4 / 2x6 WD. STUDS @ 16\"/>



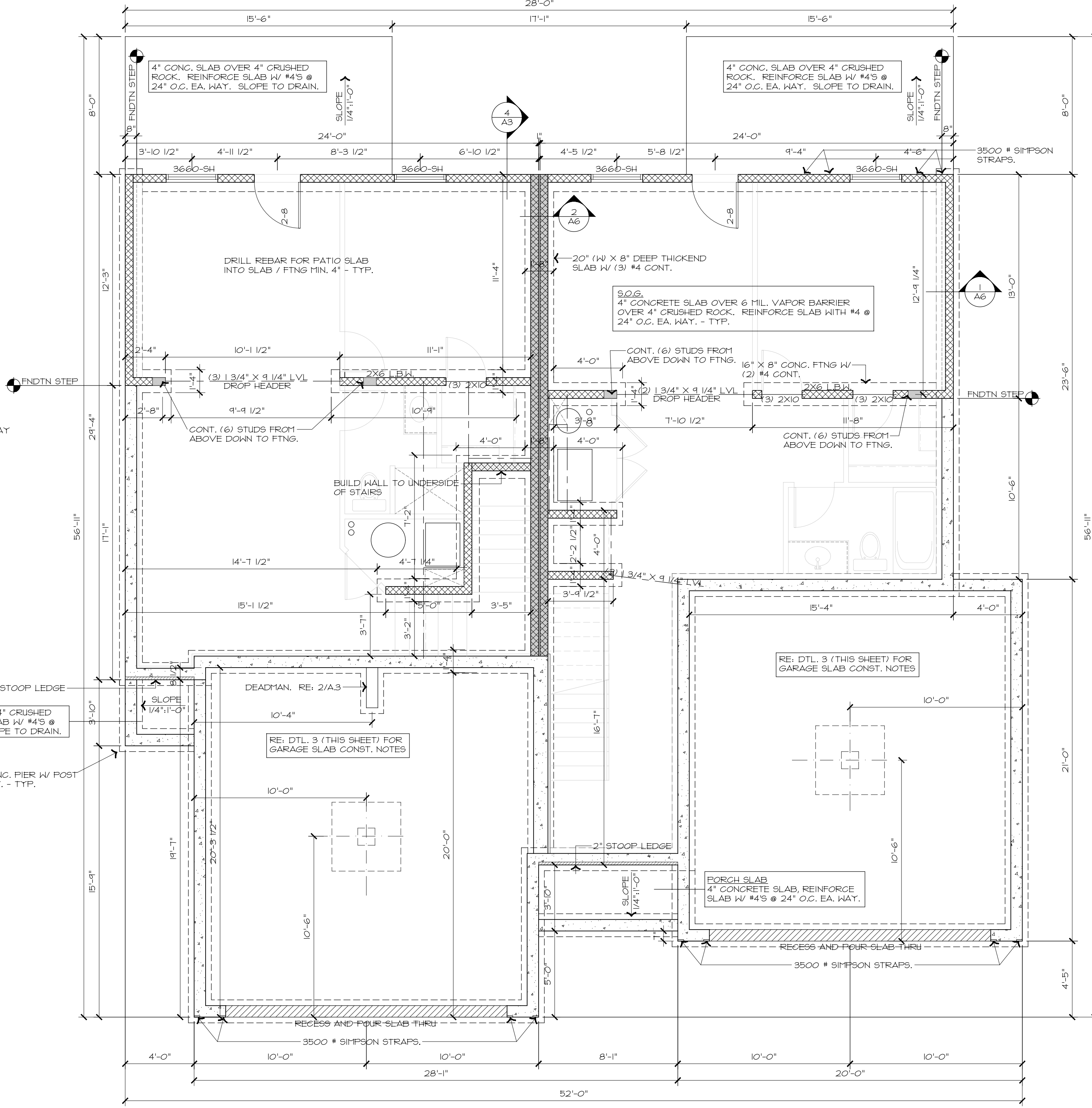
3 GARAGE SLAB
1/4\"/>



4 FTNG DEAL @ WALKOUT
3/4\"/>



2 DEADMAN DETAIL
1/2\"/>



1 FOUNDATION PLAN
1/4\"/>

NOTE:
DENOTES 2X6 L.B.M. W/ STUDS @ 16\"/>

NOTE:
1. FINAL FOUNDATION WALL STEPS AND HEIGHTS T.B.D. BY CIVIL ENGINEER / BUILDER AND ARE SITE SPECIFIC.

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ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT __ ARBOR RIDGE
SITE ADDRESS

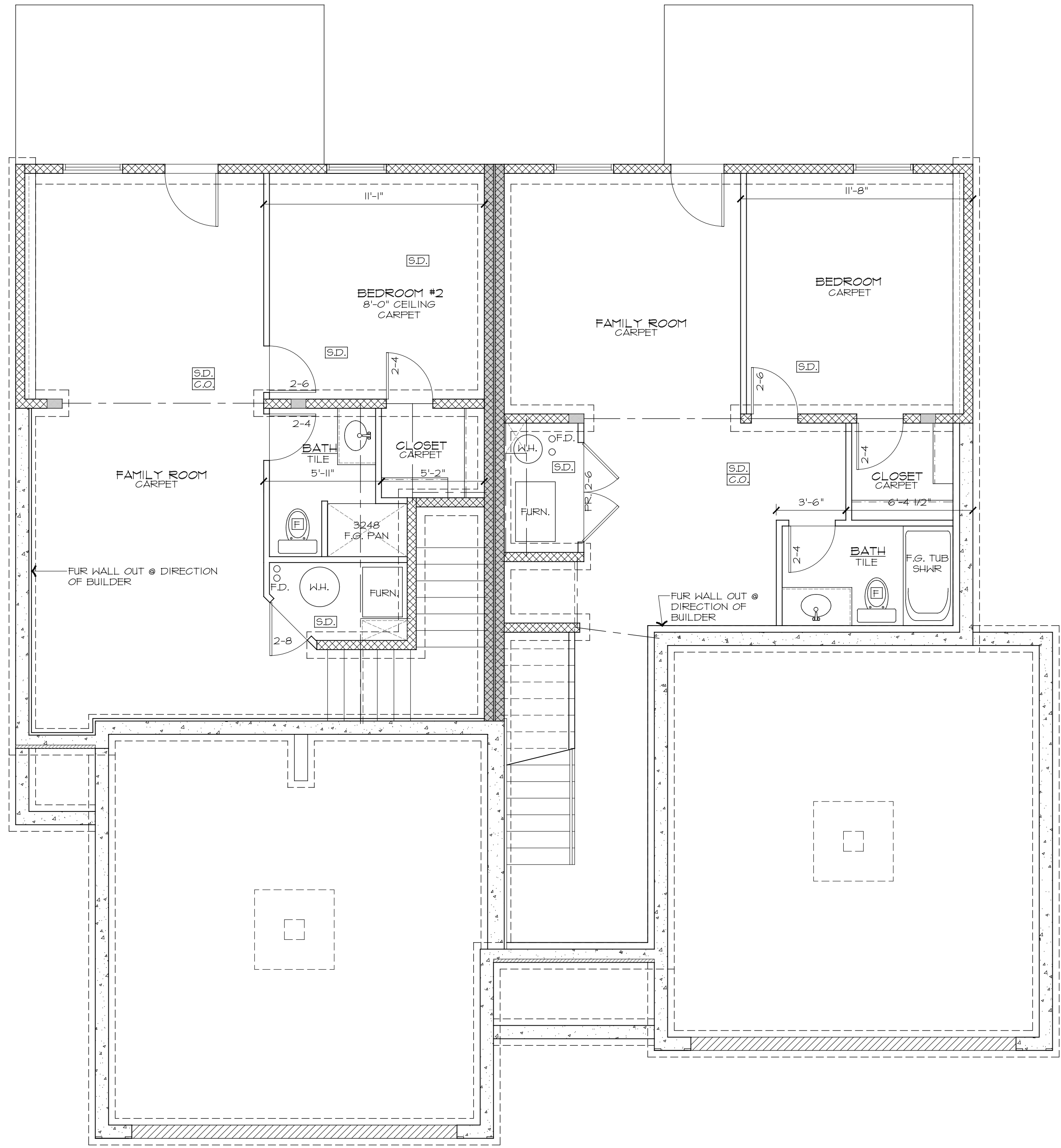
FOUNDATION PLAN

DRAWING SHEET
— A2 —

COST ESTIMATE

GENERAL FOUNDATION PLAN NOTES:

1. UNO. ON PLANS, PROVIDE (3) 2x10'S - D.F. #2 OVER ALL EXT. WALL OPENINGS. AT FRAMER'S OPTION, PROVIDE (3) 2x8'S (D.F. #2) OVER ALL OPENINGS IN LIEU OF (3) 2x10'S WHERE ALLOWED PER CODE.
2. TYP. EXTERIOR WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. D.F. #2 W/ 5/8" #3 PLATES (TOP & BOTTOM).
3. PROVIDE SOLID BLOCKING @ ALL HEADER AND BEARING LOCATIONS.
4. FINAL EXTERIOR / FOUNDATION WALL STEPS TO BE DETERMINED BY BUILDER AND ARE SITE SPECIFIC.
5. BUILDER TO DETERMINE FINAL LOCATION OF SUMP PIT.

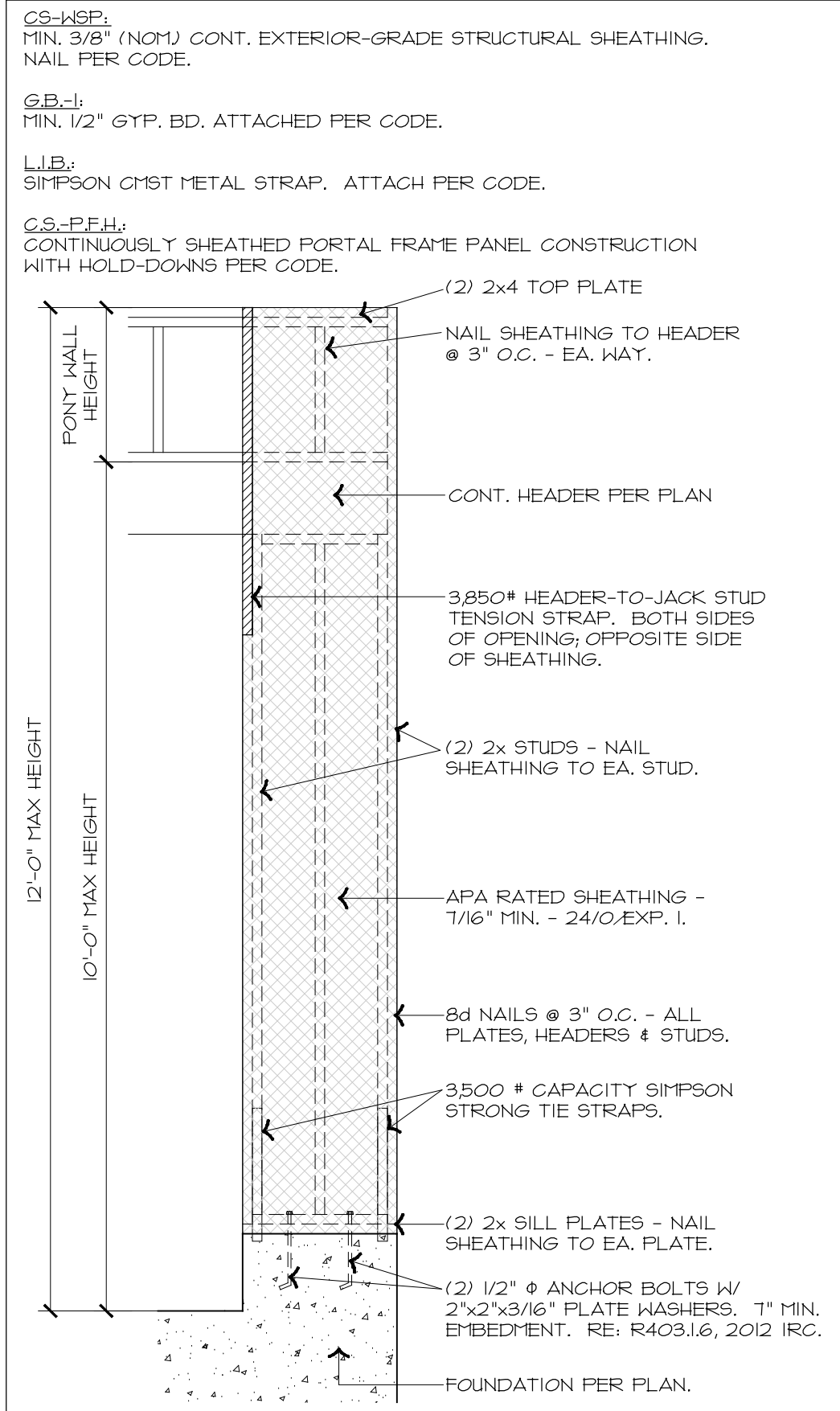


1 LOWER LEVEL PLAN
1/4" = 1'-0"

COST ESTIMATE

ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT __ ARBOR RIDGE
SITE ADDRESS

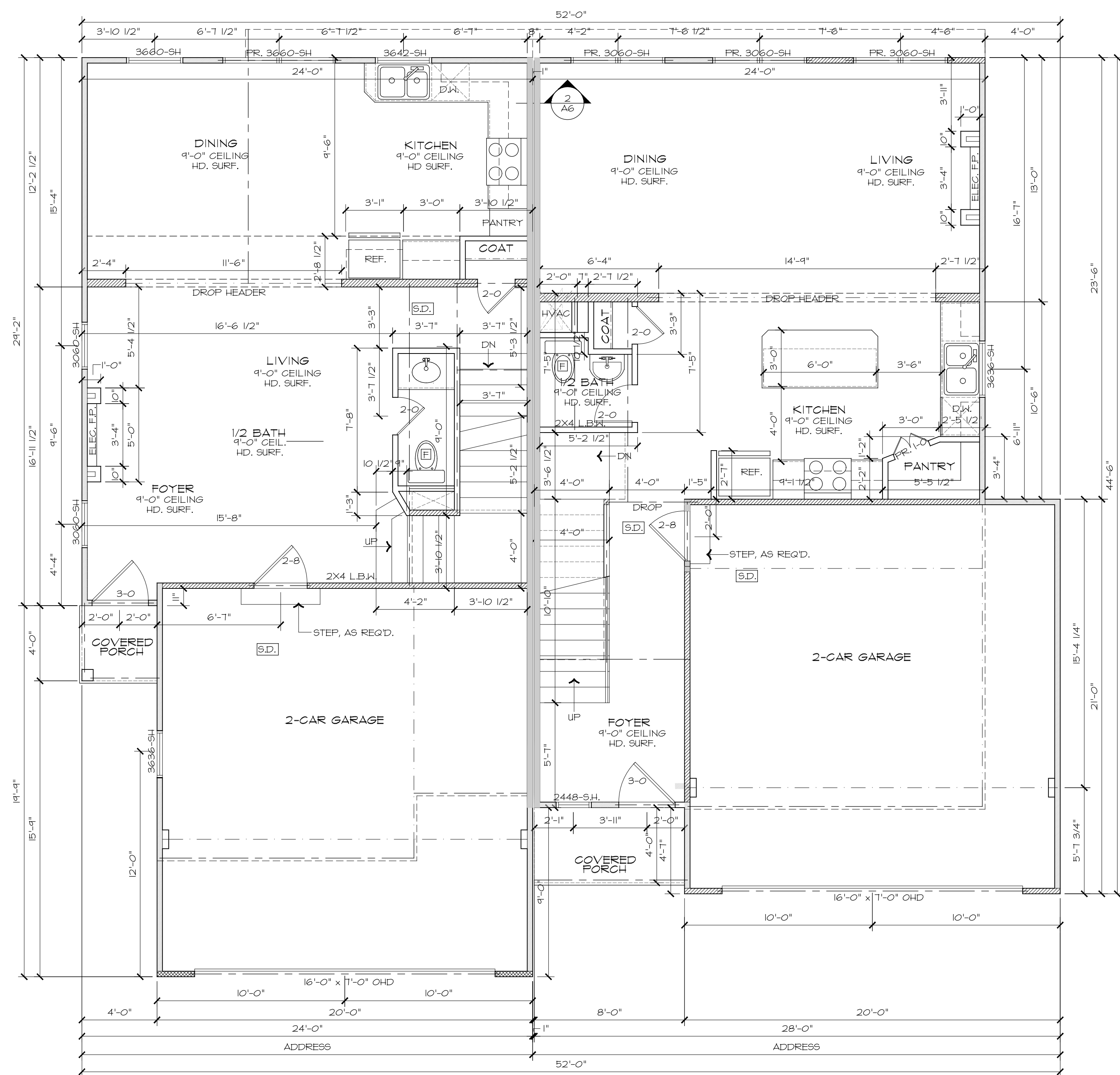
BRACED WALL PANEL SCHEDULE:



GENERAL NOTES:

1. UNO, ON PLANS, PROVIDE (2) 2x10'S - D.F. #2 OVER ALL INT. / EXT. WALL OPENINGS. AT FRAMER'S OPTION, PROVIDE (2) 2x8'S (D.F. #2) OVER ALL OPENINGS IN LIEU OF (2) 2x10'S WHERE ALLOWED PER CODE.
2. FIRST & SECOND FLOOR: 2x4 / 2x6 HD. STUDS @ 16\"/>

SQUARE FOOTAGES		
	LEFT	RIGHT
1ST FLOOR FINISHED	682	696
2ND FLOOR FINISHED	921	938
UNIT TOTAL	1,603	1,624
GARAGE	413	411
PORCH	58	32
PATIO	126	126
LOWER LEVEL	556	551



1 MAIN FLOOR PLAN
1/4" = 1'-0"

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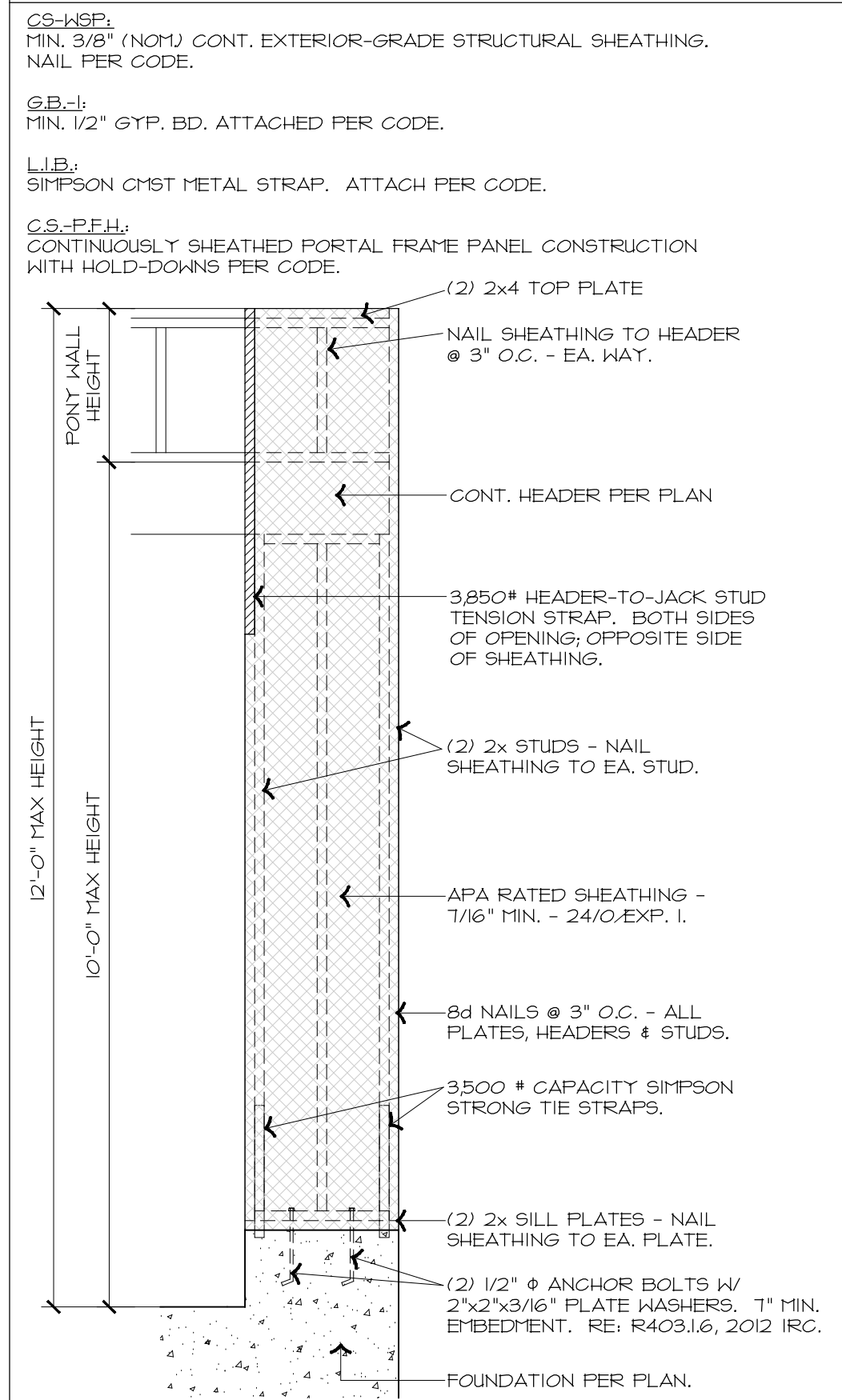


ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT __ ARBOR RIDGE
SITE ADDRESS

MAIN FLOOR PLAN

DRAWING SHEET
— A3 —

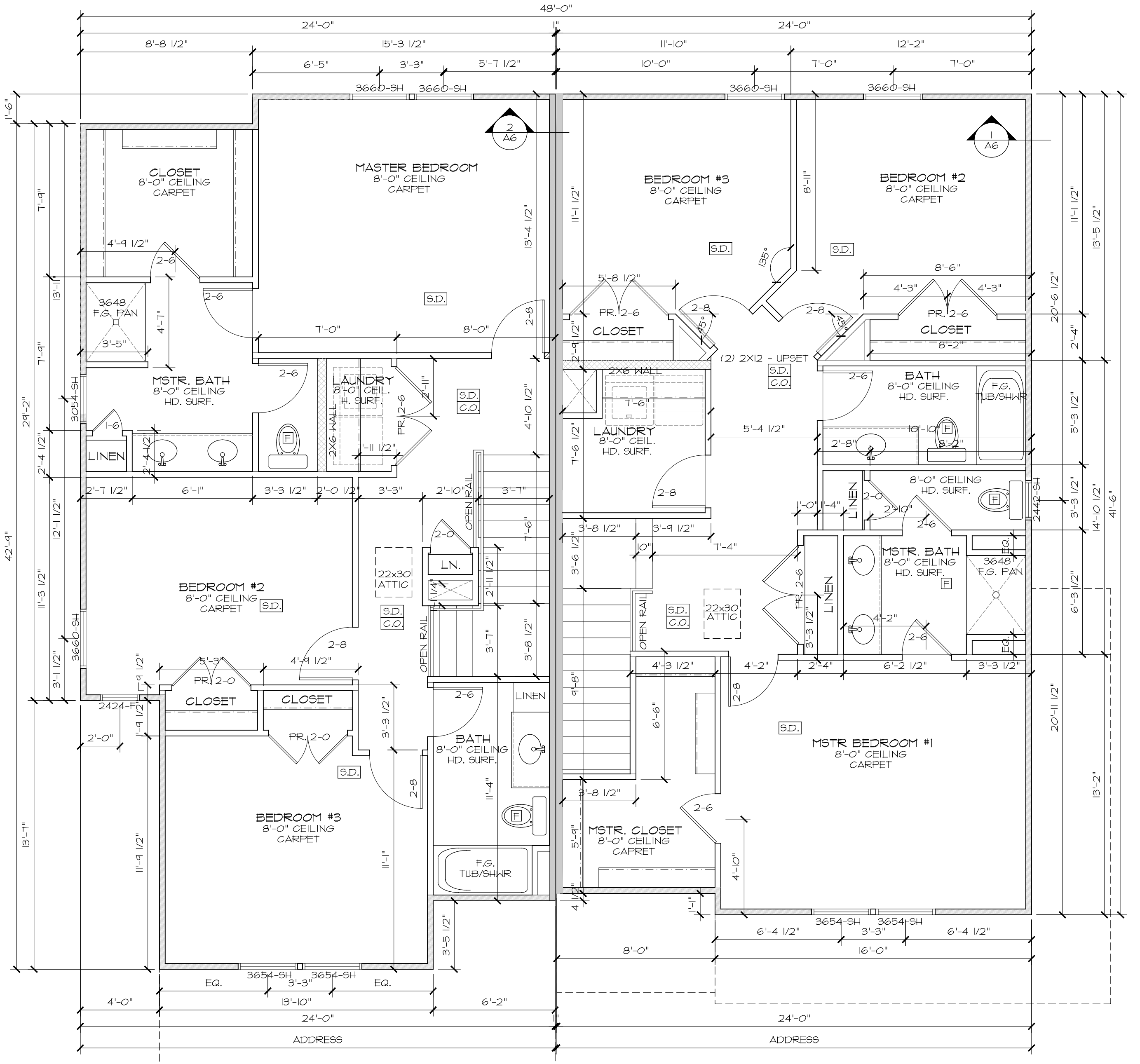
BRACED WALL PANEL SCHEDULE:



GENERAL NOTES:

- UNO. ON PLANS, PROVIDE (2) 2x10'S - D.F. #2 OVER ALL INT. / EXT. WALL OPENINGS. AT FRAHER'S OPTION, PROVIDE (2) 2x8'S (D.F. #2) OVER ALL OPENINGS IN LIEU OF (2) 2x10'S WHERE ALLOWED PER CODE.
- FIRST & SECOND FLOOR, 2X4 / 2X6 HD. STUDS @ 16" O.C. D.F. #2 W/ S.P.F. #3 PLATES (TOP & BOTTOM).
- LOWER LEVEL LOAD-BEARING WALLS: DOUBLE 2X6 STUDS @ 16" O.C. D.F. #2 W/ S.P.F. #3 PLATES (TOP & BOTTOM).
- PROVIDE SOLID BLOCKING @ ALL HEADER AND BEARING LOCATIONS MIN. (4) STUDS.
- UNO. ON DRAWINGS, E.O. ALL EXT. WINDOW HEADS AS FOLLOWS: FIRST FLOOR: 1'-6" A.F.F.; SECOND FLOOR: 1'-0" A.F.F.
- PROVIDE FLOOR DRAIN IN UTILITY ROOM(S). COORDINATE FINAL LOCATION W/ OWNER PRIOR TO INSTALL.
- UNO. ALL DOOR JAMBS ARE 3" FROM ADJACENT WALL - HINGE SIDE.
- UNO. PROVIDE MIN. 2x8 D.F.L. #2 FRAMING @ ALL STAIR LANDINGS.
- PROVIDE CONT. SUPPORT UNDER BEARING POINTS TO FOUNDATION.
- DOWEL ALL REBAR FOR SLABS INTO CONC. WALLS. MIN 4".
- ALL HALLWAY SMOKE DETECTORS TO BE COMBO SMOKE AND CO. PER CODE.
- PROVIDE 5/8" TYPE 'X' GYP. BD. ON GARAGE WALLS AND CEILING PER CODE.
- UNO. PROVIDE MIN (6) STUDS UNDER LVL HEADERS GREATER THAN 4 1/4" DEEP. PROVIDE CONTINUOUS BLOCKING DOWN TO FOUNDATION.
- UNDER ALL STUDS SUPPORTING PT. LOADS, PROVIDE SOLID BLOCKING THRU FLOOR SYSTEM DOWN TO FOUNDATION.
- ALL STUDS SUPPORTING PT. LOADS, HEADERS AND BEAMS SHALL BE BRACED AT MID-SPAN.

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1 SECOND FLOOR PLAN
1/4" = 1'-0"
NOTE: DENOTES 3/8" EXT. SHEATHING (CS-KSP) PER BRACED WALL SCHEDULE.

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ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT ___ ARBOR RIDGE
SITE ADDRESS

COST ESTIMATE

SECOND FLOOR PLAN
DRAWING SHEET
— A4 —

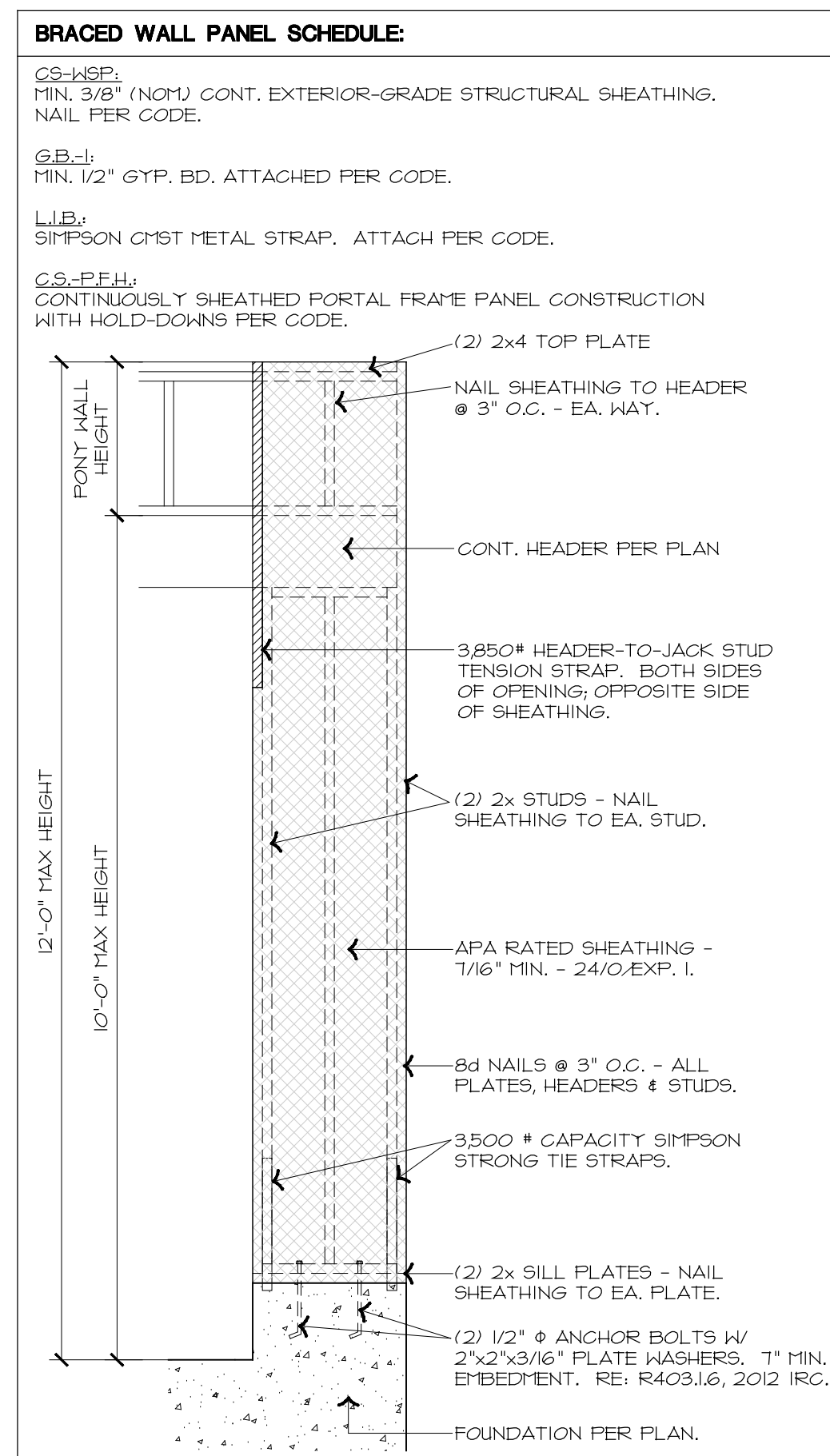
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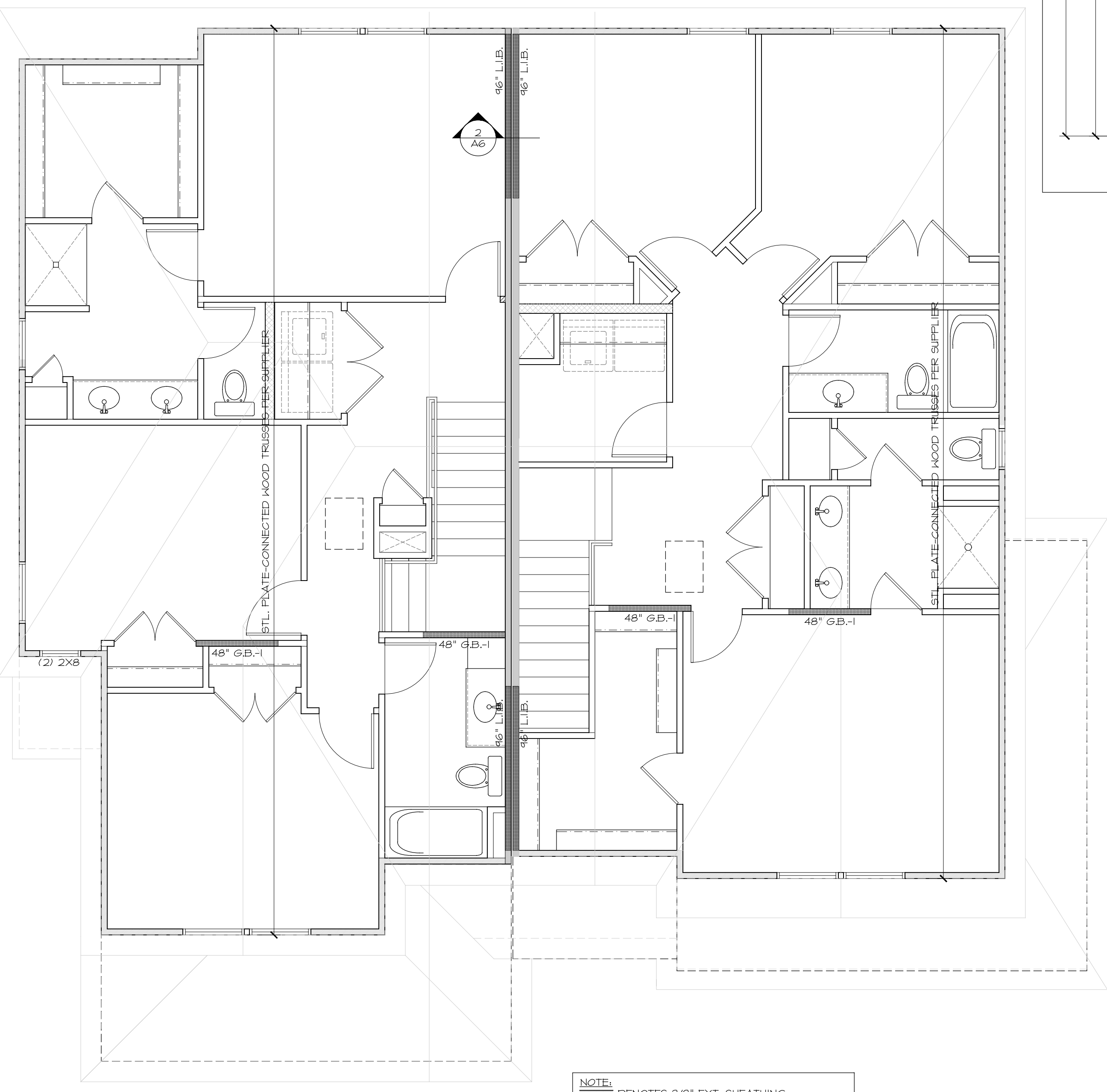
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ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT 1 ARBOR RIDGE
SITE ADDRESS

MAIN & SECOND
FLOOR
STRUCTURAL
PLANS
DRAWING SHEET
— A4.1 —

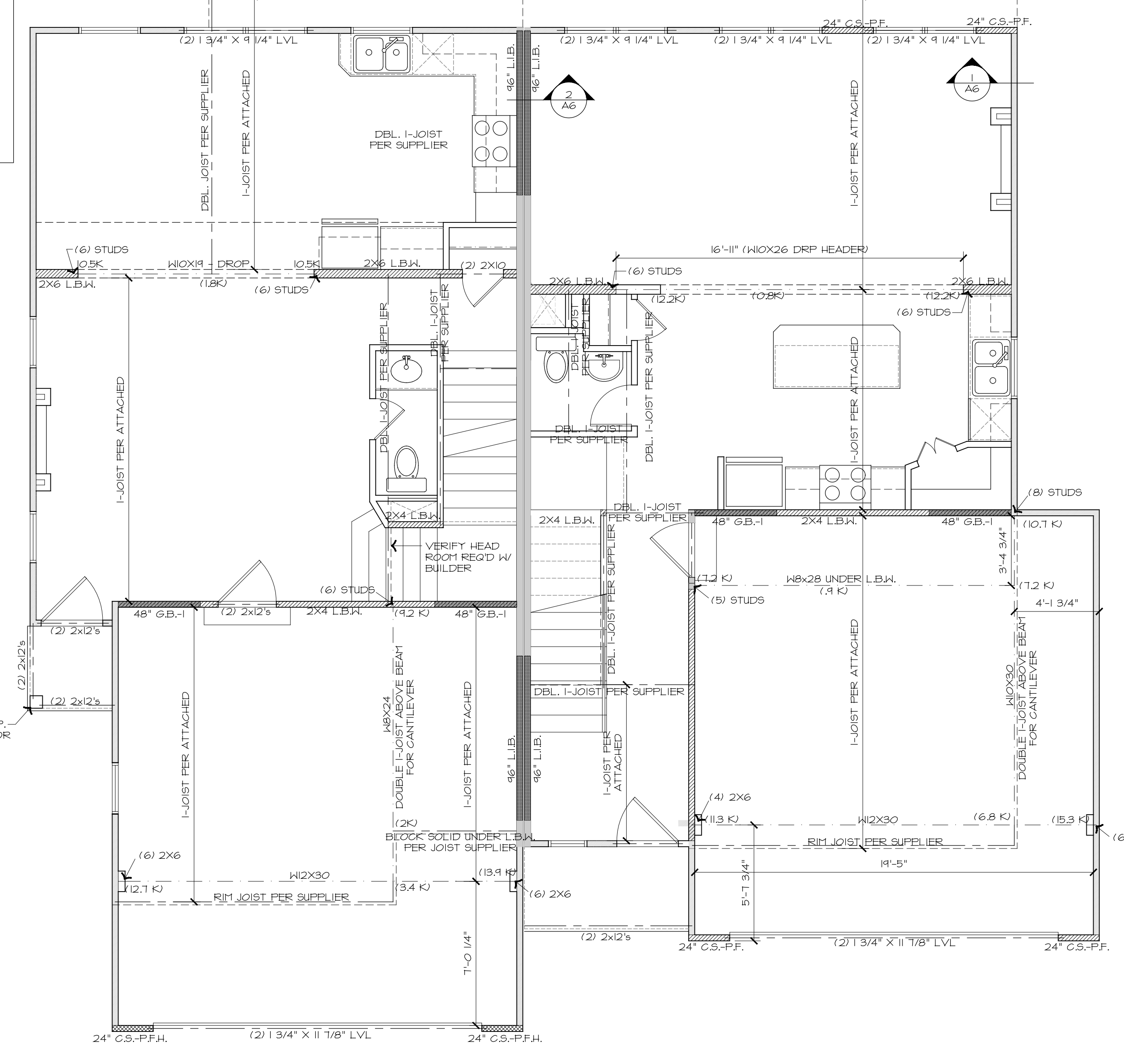


- GENERAL NOTES:**
- U.N.O. ON PLANS, PROVIDE (2) 2x10'S - D.F. #2 OVER ALL INT. / EXT. WALL OPENINGS. AT FRAMER'S OPTION, PROVIDE (2) 2x8'S (D.F. #2) OVER ALL OPENINGS IN LIEU OF (2) 2x10'S WHERE ALLOWED PER CODE.
 - FIRST & SECOND FLOOR, 2x4 / 2x6 HD. STUDS @ 16" O.C. D.F. #2 W/ S.P.F. #3 PLATES (TOP & BOTTOM).
 - LOWER LEVEL LOAD-BEARING WALLS: DOUBLE 2x6 STUDS @ 16" O.C. D.F.#2 W/ S.P.F. #3 PLATES (TOP & BOTTOM).
 - PROVIDE SOLID BLOCKING @ ALL HEADER AND BEARING LOCATIONS MIN. (4) STUDS.
 - U.N.O. ON DRAWINGS, B.O. ALL EXT. WINDOW HEADS AS FOLLOWS:
FIRST FLOOR: 1'-6" A.F.F.; SECOND FLOOR: 1'-0" A.F.F.
 - PROVIDE FLOOR DRAIN IN UTILITY ROOM(S). COORDINATE FINAL LOCATION W/ OWNER PRIOR TO INSTALL.
 - U.N.O. ALL DOOR JAMBS ARE 3" FROM ADJACENT HALL - HINGE SIDE.
 - U.N.O. PROVIDE MIN. 2x8 D.F.L. #2 FRAMING @ ALL STAIR LANDINGS.
 - PROVIDE CONT. SUPPORT UNDER BEARING POINTS TO FOUNDATION.
 - DOWEL ALL REBAR FOR SLABS INTO CONC. WALLS. MIN 4".
 - ALL HALLWAY SMOKE DETECTORS TO BE COMBO SMOKE AND CO. PER CODE.
 - PROVIDE 5/8" TYPE 'X' GYP BD. ON GARAGE WALLS AND CEILING PER CODE.
 - U.N.O. PROVIDE MIN (6) STUDS UNDER LVL HEADERS GREATER THAN 1/4" DEEP. PROVIDE CONTINUOUS BLOCKING DOWN TO FOUNDATION.
 - UNDER ALL STUDS SUPPORTING PT. LOADS, PROVIDE SOLID BLOCKING THRU FLOOR SYSTEM DOWN TO FOUNDATION.
 - ALL STUDS SUPPORTING PT. LOADS, HEADERS AND BEAMS SHALL BE BRACED AT MID-SPAN.



2 SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE: DENOTES 3/8" EXT. SHEATHING (CS-HSP) PER BRACED WALL SCHEDULE.



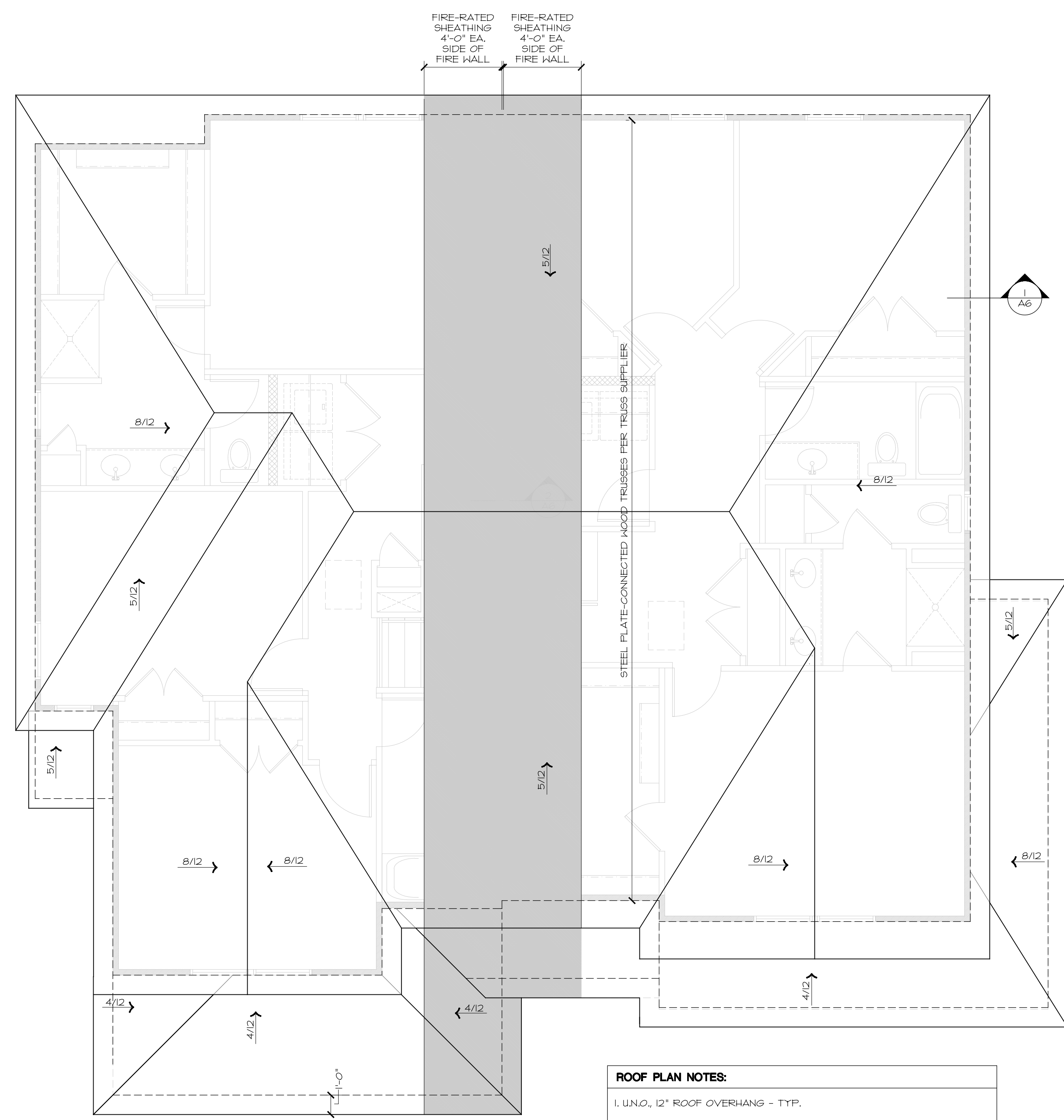
1 MAIN FLOOR PLAN
1/4" = 1'-0"

NOTE: DENOTES 3/8" EXT. SHEATHING (CS-HSP) PER BRACED WALL SCHEDULE.

COST ESTIMATE

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

ROOF PLAN NOTES:
1. UNO, 12" ROOF OVERHANG - TYP.
2. RE, EXTERIOR ELEVATIONS FOR T.O. PLATE ELEVATIONS.
3. G.C. TO VERIFY FINAL BEARING LOCATIONS W/ TRUSS SUPPLIER. NOTIFY ARCHITECT OF ANY INTERIOR LOAD BEARING WALL CONDITIONS.

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ARBOR RIDGE TOWNHOMES W/ BASEMENT
LOT __ ARBOR RIDGE
SITE ADDRESS

COST ESTIMATE

ROOF PLAN
DRAWING SHEET
— A5 —

TYP. FOUNDATION NOTES:

- CONCRETE:
 - ALL CONCRETE SHALL BE AIR-ENTRAINED W/ A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF:
 - BASEMENT AND INTERIOR FLOOR SLABS - 2500 PSI
 - FOUNDATION WALLS & FOOTINGS - 3000 PSI
 - PORCHES AND GARAGE FLOOR SLABS - 3500 PSI
 - NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE. CHLORIDES IN ANY FORT OR CONCENTRATION SHALL NOT BE ADDED TO ANY CONCRETE.
 - ALL CONCRETE OPERATIONS, INCLUDING BUT NOT LIMITED TO MIX DESIGN, MIXING, TRANSPORTING, PLACING, REINFORCING, DETAILING AND FINISHING, CURING AND TESTING SHALL BE DONE IN ACCORDANCE W/ THE PROVISIONS OF THE LATEST APPLICABLE RECOMMENDATIONS OF THE ACI MANUAL OF CONCRETE PRACTICE.
- REINFORCING STEEL:
 - ALL REINFORCING STEEL SHALL BE A-615 GRADE 40 STEEL.
 - WELDED WIRE FABRIC SHALL BE ASTM A185.
 - BARS MARKED CONTINUOUS AND ALL VERTICAL STEEL SHALL BE LAPPED OR EMBEDDED TO DEVELOP THE FULL CAPACITY OF THE BAR. LAPS SHALL BE CLASS 'B'. UNO, SPLICE BARS NEAR MIDSPAN AND SPLICE BOTTOM BARS OVER SUPPORTS.
 - AT CORNERS OF ALL WALLS AND GRADE BEAMS SUPPLY CORNER BARS 4'-0" LONG - MIN. (2'-0" EA. DIRECTION OR 30 BAR DIAMETERS) IN OUTSIDE F.O. WALL MATCHING SIZE AND SPACING OF HORIZONTAL BARS. PROVIDE (3) #4 VERTICAL BARS @ CORNERS FOR SUPPORT.
- MINIMUM ASSUMED SOIL BEARING CAPACITY IS 1500 PSF.
- ALL FOUNDATION WALLS SHALL BE DWP-PROOFED PER IRC SECTION R406. WHERE HIGH WATER TABLE OR OTHER SEVERE WATER CONDITIONS EXIST, WALLS SHALL BE WATERPROOFED.
- PROVIDE MINIMUM 4-INCH PERFORATED DRAIN, OR OTHER APPROVED MATERIALS, AROUND USABLE SPACE BELOW GRADE PER IRC SECTION 405.1. THE PIPE SHALL BE COVERED W/ 6" (MIN) OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A 20-GALLON (MIN) SUMP PIT. FINAL LOCATION OF SUMP PUMP AND RECEPTACLE T.B.D. BY BUILDER.
- ALL FOOTINGS SHALL EXTEND MIN. 36" BELOW GRADE.
- FOOTINGS SHALL BE A MINIMUM OF 16" W x 8" D W/ (2) #4 BARS CONTINUOUS.
- UNO, FOUNDATION WALLS SHALL BE A MINIMUM 8" THICK W/ MINIMUM #4 BARS @ 24" O.C. - HORIZONTAL & VERTICAL. EXTEND TOP BAR WITHIN 8" OF THE T.O. WALL PER CODE. PLACE REINFORCEMENT 3" FROM INSIDE F.O. WALL.
- ALL REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS AND AROUND CORNERS.
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB PER CODE.
- INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE PER CODE.
- UNO, CONCRETE FLOOR SLABS SHALL BE 4" THICK (MIN) OVER 6-MIL VAPOR BARRIER OVER 4" GRAVEL BASE. PROVIDE MIN. 3/4" COVERAGE FOR REINFORCING STEEL.
- PROVIDE MIN. 1/2" Ø ANCHOR BOLTS, 10" LONG W/ 1" EMBEDMENT AT 3'-0" O.C. (MAX) AND WITHIN 12" OF THE END OF EA. SILL PLATE.
- FLOOR SLABS SUPPORTED BY FILL, CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED PER A SEPARATE ENGINEERED DESIGN.
- FOUNDATION WINDOW WELLS FOR SECONDARY MEANS OF EGRESS SHALL PROVIDE A MIN. 3'-0"x3'-0" HORIZONTAL AREA. RE: PLANS.
- UNO, ALL STRUCTURAL STEEL COLUMNS & PADS: 3" Ø STANDARD STEEL PIPE COLUMN (SCHD. 40) ON 36"x36"x12" CONC. FOOTING W/ (3) #4 BARS EA. WAY - TYP. UNO.
- PROVIDE SAH CUT CONTROL JOINTS IN CONCRETE SLAB(S) AS INDICATED ON PLANS.
- TYP. STOOP SUPPORT: PROVIDE 8" x 4'-0" D CONCRETE KING WALL W/ #4 BARS @ 16" O.C. VERT. AND 12" O.C. HORIZ. THE BARS INTO FOUNDATION MIN. 24".
- ALL SILLS AND SLEEPERS & FURRING SUPPORTED ON OR ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.

M.E.P. GENERAL NOTES:

- PROVIDE THERMAL EXPANSION DEVICE AT WATER HEATER.
- PROVIDE MECHANICAL VENTILATION IN ROOFS CONTAINING A WATER CLOSET, SHOWER OR BATHTUB IF THERE IS NO OPERABLE WINDOW. RE: PLANS FOR LOCATIONS.
- ALL RECEPTACLES ON EITHER 15 AMP OR 20 AMP BRANCH CIRCUITS TO BE G.F.C.I. IN THE FOLLOWING LOCATIONS:
 - KITCHEN COUNTERTOPS AND BATHROOMS: WITHIN 12" OF SINK;
 - UNFINISHED PORTIONS OF BASEMENT, EXTERIOR PERIMETER AND GARAGE LOCATIONS: WITHIN 18" A.F.F.
- PROVIDE MIN. 20 GALLON SUMP PUMP WHERE INDICATED ON PLANS AND A RECEPTACLE TO SERVE PUMP.

FIRE PROTECTION:

- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- PROVIDE 1 3/8" SOLID CORE OR 20 MIN. FIRE DOOR BETWEEN GARAGE AND DWELLING.
- SEPARATE GARAGE FROM DWELLING AND ATTIC AREAS BY MINIMUM 1/2" TYPE 'X' GYP. BD. APPLIED TO GARAGE SIDE. WHERE A FLOOR / CEILING SPACE IS PROVIDED ABOVE THE GARAGE, COLUMNS AND BEAMS SHALL ALSO BE PROTECTED.
- PROVIDE 1/2" FIRE-RATED GYP. BD. IN THE FOLLOWING LOCATIONS: IN USABLE, ENCLOSED SPACES UNDER STAIRS; BETWEEN LIVING AREAS AND GARAGE.
- NON-COMBUSTIBLE FIREPLACE HEARTH SHALL BE A MIN. OF 20" DEEP.

EMERGENCY EGRESS AND RESCUE:

- ALL DESIGNATED EGRESS WINDOWS SHALL HAVE A MIN. OPENABLE AREA OF 5.7 SF, 24" MIN. OPENABLE CLEAR HEIGHT, 21" MIN. CLEAR (OPENABLE) WIDTH, 44" MAX. SILL HEIGHT OFF FLOOR.

DOOR SECURITY

- ALL EGRESS DOORS AND DOOR(S) FROM GARAGE TO DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF DE SOTO, KANSAS.

TYP. FRAMING NOTES:

- DIMENSIONS ARE TO F.O. STUD OR CENTERLINE OF COLUMNS, BEAMS AND OPENINGS.
- JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY, AS REQUIRED PER CODE.
- JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3' AND SHALL BE NAILED TOGETHER W/ MIN. 10d FACE NAILS.
- WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING SPACED NOT MORE THAN 4 FT. O.C. FOR A MINIMUM OF TWO JOIST SPACES OR PROVIDE ALTERNATE ENGINEERED DESIGN.
- UNLESS NOTED OTHERWISE ON DRAWINGS, TYP. FLOOR FRAMING: 9 1/2" DEEP TJI/PRO, SERIES 100 TS @ 16" O.C. (40L/10D LOADS) - TYP. MAX SPAN = 15'-8".
- JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS.
- TYP. HALL FRAMING AS INDICATED ON PLANS.
- ALL HEADERS, ROOF RAFTERS & CEILING JOISTS SHALL BE #2 DOUGLAS-FIR LARCH OR BETTER. BLOCKING BETWEEN PLATES AND ALL OTHER FRAMING LUMBER NOT OTHERWISE DESIGNATED SHALL BE STUD GRADE.
- LOCATE HEADERS DIRECTLY BELOW TOP PLATES, W/ THE LOWER TOP PLATE NAILED DIRECTLY TO HEADER. SIZE AS INDICATED ON PLANS.
- PROVIDE TOP PLATES AS INDICATED ON PLANS. OFFSET END JOINTS MIN. 4'-0" AT SPLICES. USE 16-16d COMMON NAILS EA. TOP PLATE SPLICE (18" ON EA. END).
- STUDS TO BE ALIGNED VERTICALLY. PROVIDE LOAD TRANSFER FROM STUDS ABOVE TO STUDS BELOW WITH FLOOR FRAMING MEMBERS OR W/ CRIPPLE STUDS OR SQUASH BLOCKS BETWEEN SOLE PLATE AND TOP PLATES TO MATCH STUDS ABOVE.
- ALL JAMBS ON FIRST FLOOR TO BE TRIPLE STUDS (2 FULL + 1 TRIMMER). ALL JAMBS ON SECOND FLOOR TO BE DOUBLE STUDS (1 FULL + 1 TRIMMER). PROVIDE LOAD TRANSFER FROM STUDS ABOVE TO STUDS BELOW WITH FLOOR FRAMING MEMBERS OR W/ CRIPPLE STUDS OR SQUASH BLOCKS BETWEEN SOLE PLATE AND TOP PLATES TO MATCH JAMBS ABOVE.
- PARALLEL BEAMS TO BE TRUSS JOIST MACMILLAN 2.0E PARALLEL PSL LUMBER BEAMS W/ MINIMUM E = 2.0 KSI, MINIMUM Fb = 2,900 PSI AND MINIMUM Fv = 290 PSI.
- MICROLLAM BEAMS MINIMUM REQUIREMENTS: 1 1/2 MICROLLAM LVL, MINIMUM Fb = 2,600 PSI, MINIMUM Fv = 285 PSI.
- EXTERIOR WALL SHEATHING 7/16" THICK, 4'-0" WIDE APA RATED STRUCTURAL PANELS ON OUTSIDE FACE + 1/2" GYPSUM WALLBOARD ON INSIDE FACE. BLOCK ALL JOINTS IN EXTERIOR SHEATHING. NAIL SHEATHING W/ 8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. @ ALL JOINTS, PLATES AND BLOCKING. NAIL @ 12" O.C. IN FIELD. JOINTS IN GYP. BD. TO OCCUR OVER STUDS, PLATES OR SOLID BLOCKING. NAIL W/ 6d COOLER NAILS OR 086" x 1 5/8" LONG HALLBOARD NAILS @ 12" O.C. (TYP.).
- PROVIDE 2x SOLID BLOCKING AT END OF JOISTS NOT FRAMED INTO RIM BOARD AND ABOVE LATERAL SUPPORT.
- WINDOW REFERENCES ARE BASED ON KOLBE & KOLBE FOUNDATION SERIES. R.C. SIZE INDICATED ON PLANS.

GARAGE DOOR 'H-FRAME' ASSEMBLY:

- GARAGE DOOR FRAMES SHALL BE DESIGNED AND INSTALLED PER THE FOLLOWING:
- 2x6 VERTICAL JAMB (FROM HEADER TO WITHIN 8" OF SLAB) ATTACHED W/ 3 1/4" x 12" NAILS @ 12" O.C. STAGGERED & (1) 3 1/4" x 12" NAILS THRU JAMB INTO HEADER. (RE

SAFETY GLAZING GENERAL NOTE:

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM DOORS; INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO THE DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR ENCLUSURES FOR SPAS, TUBS, SHOWERS AND WHIRLPOOLS; AND GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SF. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

STAIR AND DECK GENERAL NOTES:

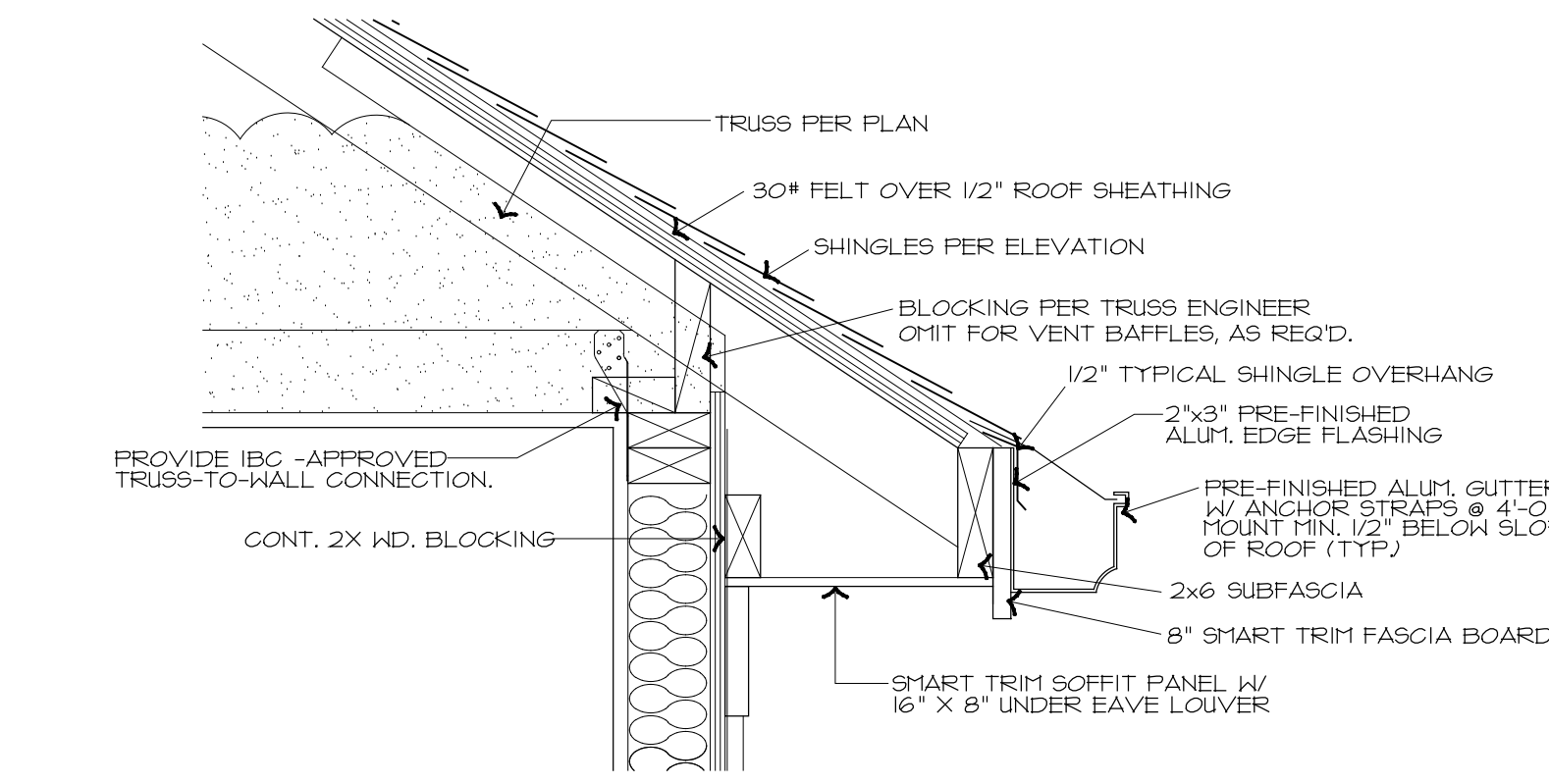
- ALL STAIRWAYS SHALL HAVE A MAXIMUM RISE OF 1 3/4" AND MINIMUM 10" RUN.
- PROVIDE GUARDRAILS AT 34" A.F.F. FOR WHERE LESS THAN 30" FLOOR HEIGHT DIFFERENCE; PROVIDE 36" WHERE 30" A.F.F. WHERE 30" OR TALLER.
- ALL HANDRAILS (REQD. ON 4' RISERS) SHALL BE 34" ABOVE NOSE OF STAIR TREADS. SIZE AND SHAPE PER IRC SECTION R315.2.
- DECK PLANS SHALL BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- PROVIDE 36" HIGH GUARDRAIL WITH OPENINGS LESS THAN 4" IF ANY PORTION OF THE DECK IS HIGHER THAN 30" ABOVE GRADE. GRADE IS MEASURED TO LOWEST POINT WITHIN 5'-0" OF THE DECK SURFACE.

ENERGY REQUIREMENTS:

- RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER CODE.

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
ALL APPLICABLE CODES AND AMENDMENTS OF THE CITY OF DESOTO, KANSAS.



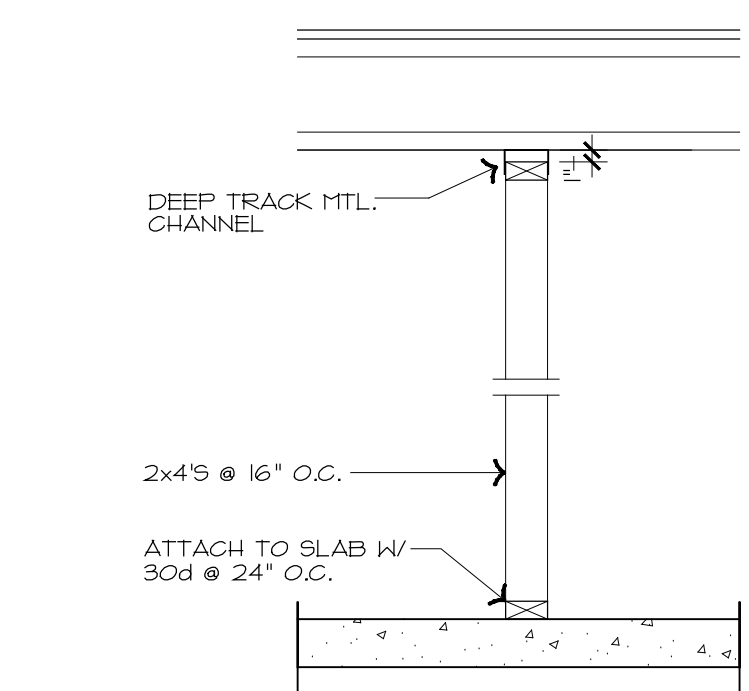
5 TYP. EAVE DETAIL
3/4" = 1'-0"

LOAD CONDITION TABLE:

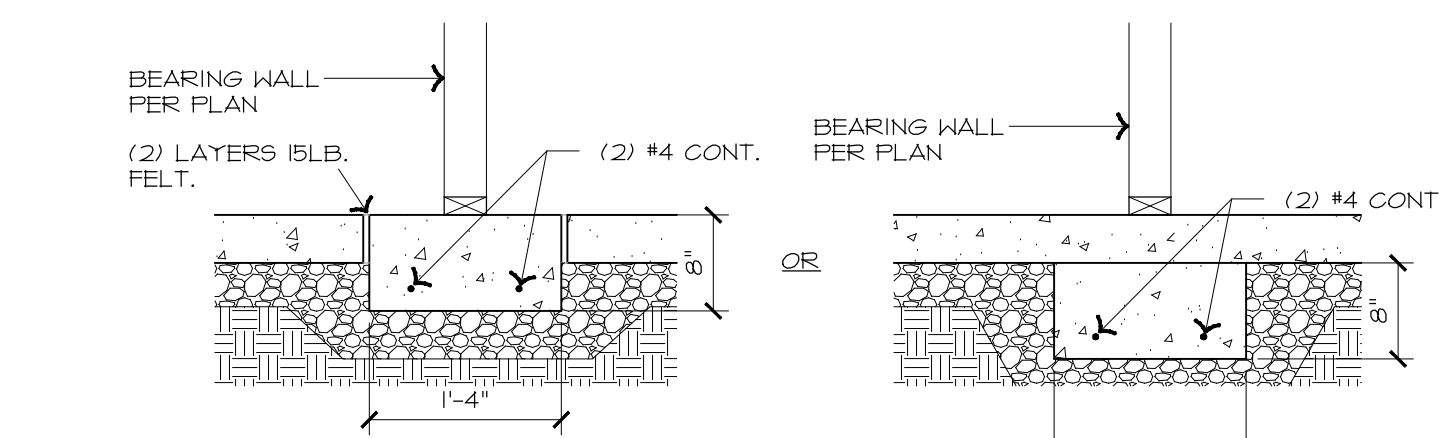
AREA	MIN. DEAD LOAD	MIN. LIVE LOAD
EXTERIOR BALCONIES	10	60
DECKS	10	40
CEILING JSTS/ATTICS NO STORAGE - SCUTTLE ACCESS ONLY - ROOF SLOPE 3/12 OR LESS	10	10
CEILING JSTS/ATTICS W/O STORAGE - SCUTTLE ACCESS ONLY - ROOF SLOPE OVER 3/12	10	10
CEILING JSTS/ATTICS W/ STORAGE - DOOR / FULL DOWN LADDER ACCESS	10	20
ROOFS - NON - SLEEPING	10	40
SLEEPING ROOMS	10	30
ROOF - LIGHT ROOF COVERING	10	20
ROOF - HEAVY COVERING CONCRETE/TILE/SLATE	20	20

INSULATION VALUES PER TABLE N102.1(1) - WINDOW AREA NOT LIMITED.

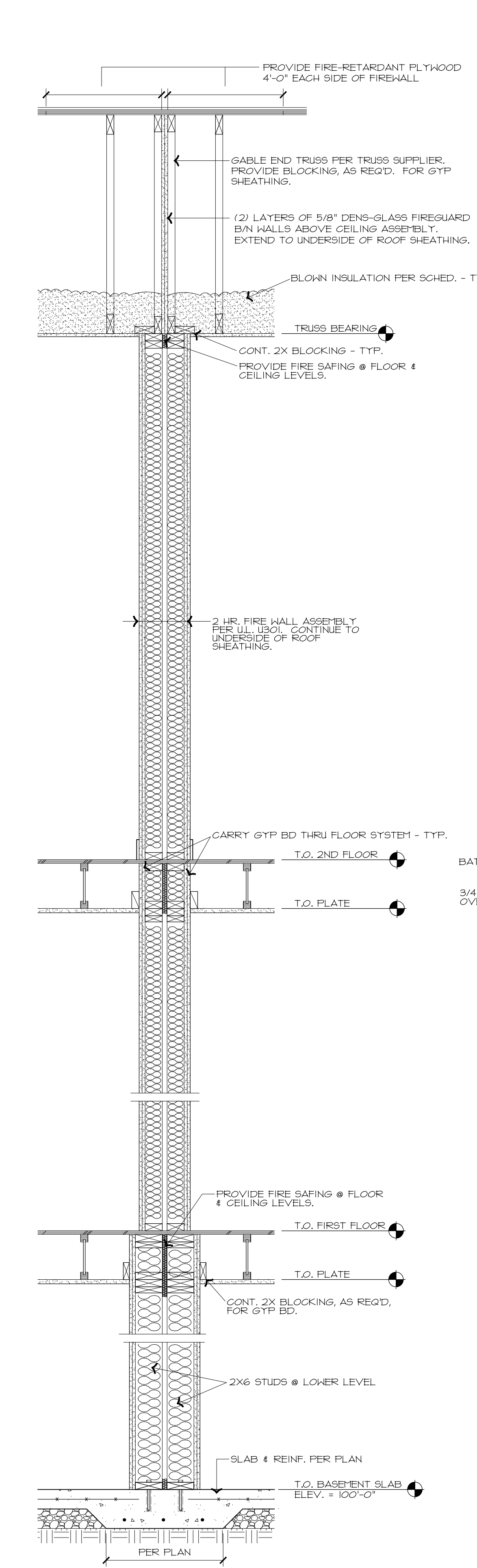
LOCATION:	MIN. R-VALUE:
CEILING:	R-38
CATHEDRAL CEILING:	R-30
FLOORS OVER UNHEATED SPACE:	R-19
FLOORS OVER OUTSIDE AIR:	R-30
EXTERIOR WALL:	R-13 (4"); R-19 (6")
CRAWL SPACE WALL:	R-19
BASEMENT WALL:	R-13 (INSULATE CONC. WALLS ADJACENT TO FINISH SPACE)
GLAZING:	U ≤ 0.40; SHGF ≤ 0.40
IN FLOOR AND CEILING ASSEMBLY:	R-6
SUPPLY AND RETURN:	R-8
ON GRADE TRENCH FOOTINGS:	R-10, R-15 FOR HEATED SLABS



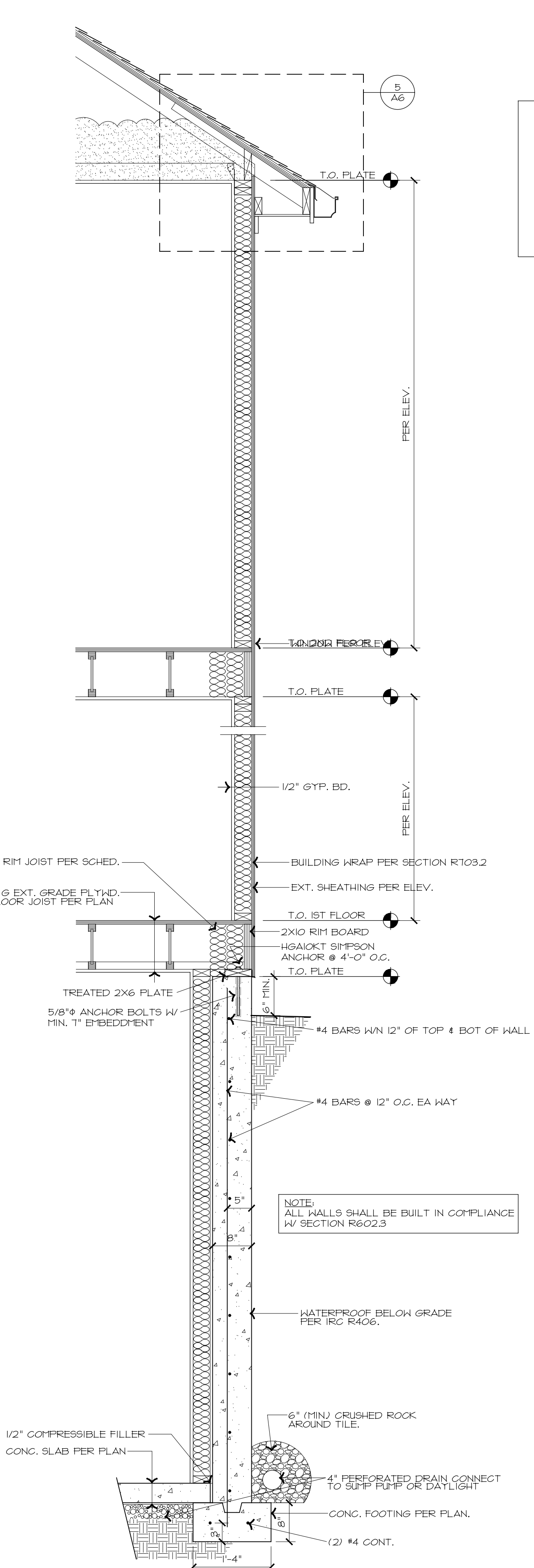
4 NON-BEARING DTL.
3/4" = 1'-0"



3 BEARING DTL.
3/4" = 1'-0"



2 UNIT DEMISING WALL
3/4" = 1'-0"



1 TYP. WALL SECTION
3/4" = 1'-0"

COST ESTIMATE