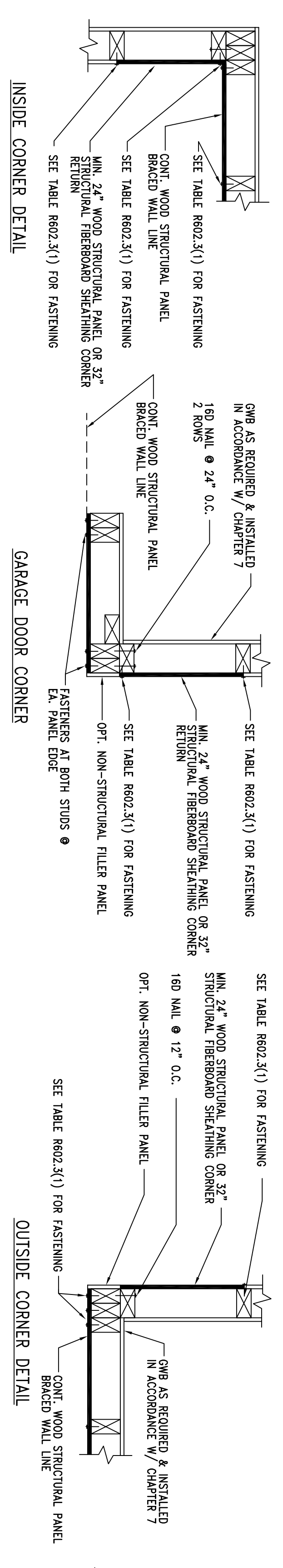
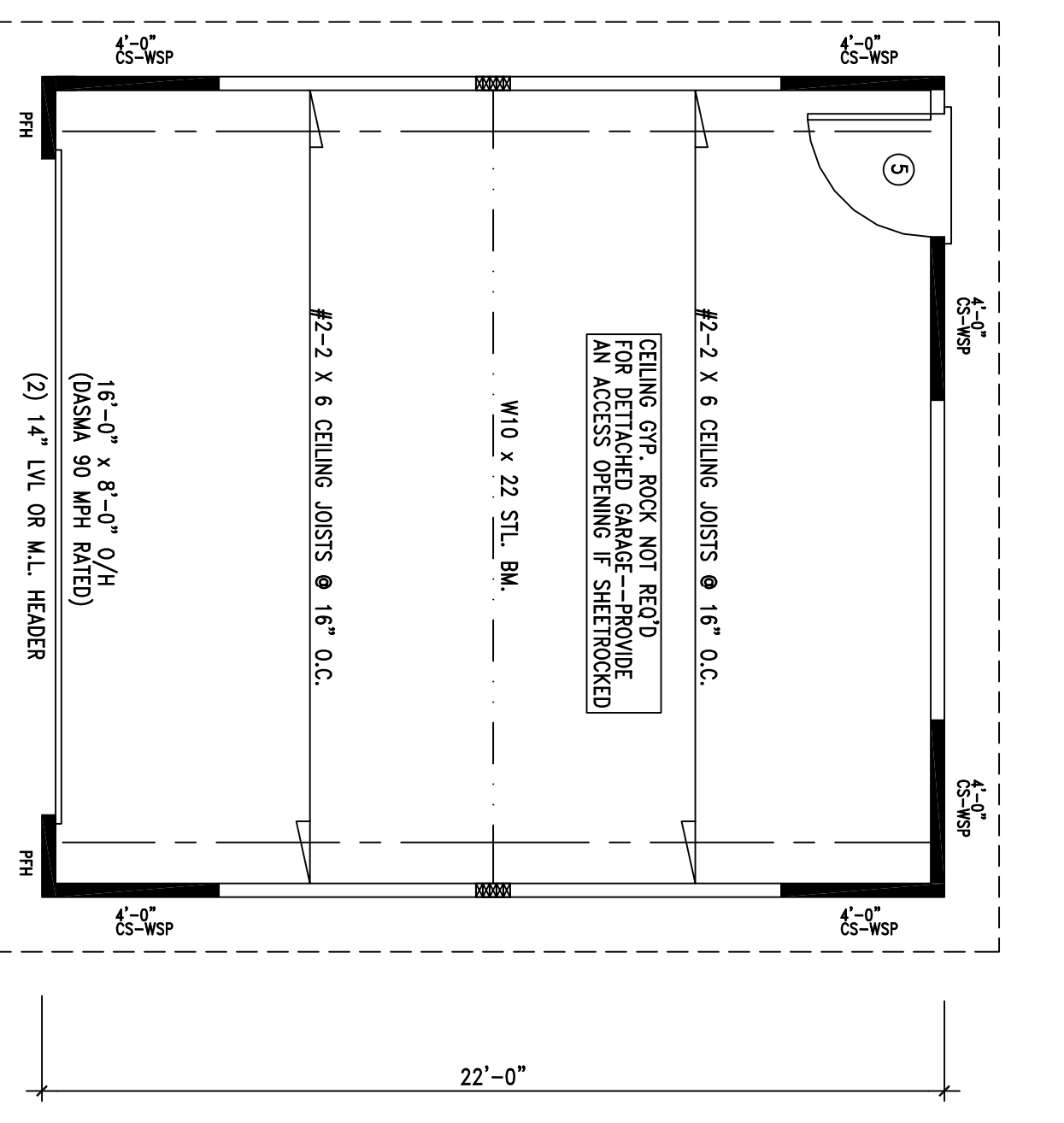
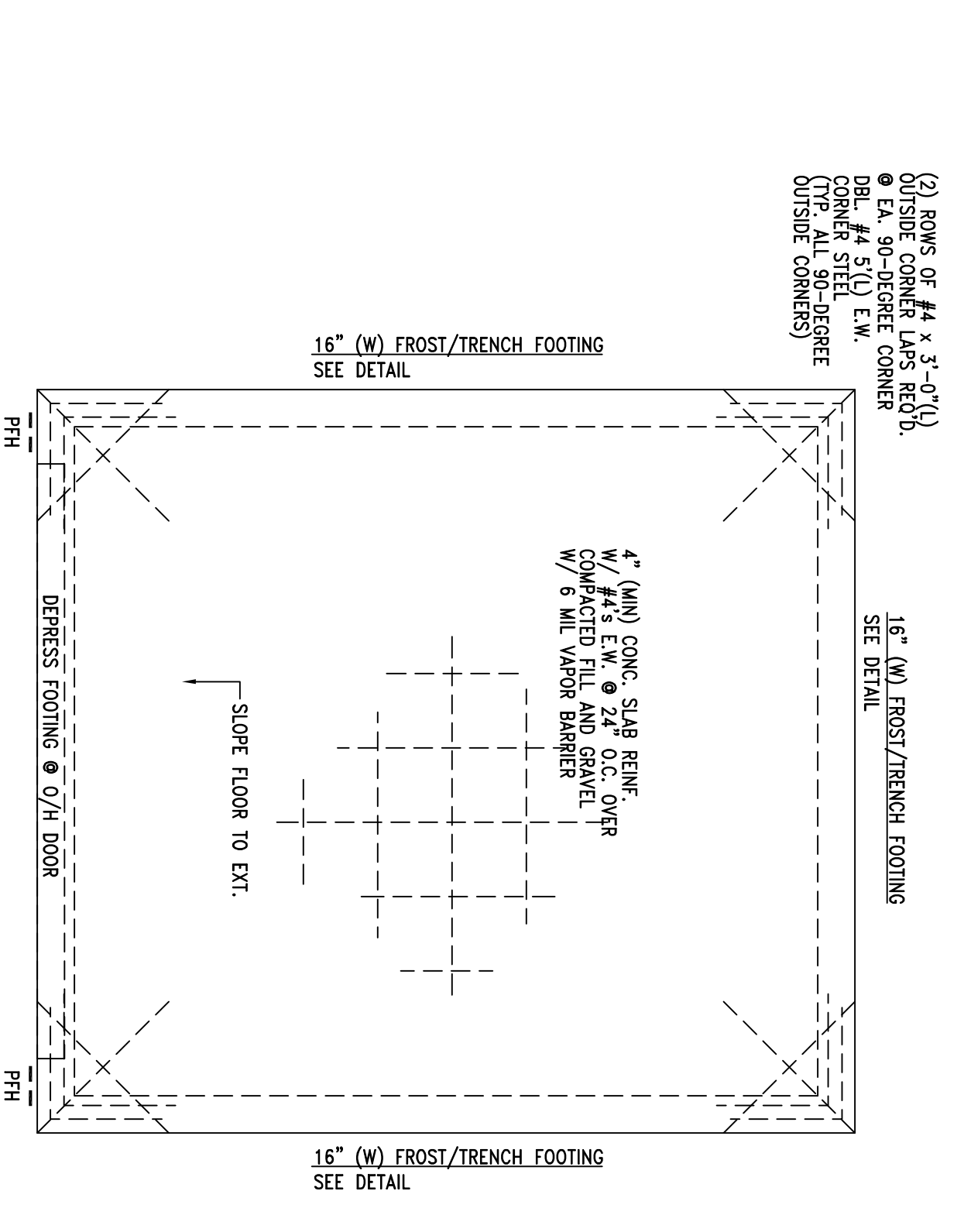


G PORTAL FRAME W/ HOLD-DOWN (PFH)
PER 2012 IRC R602.10



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

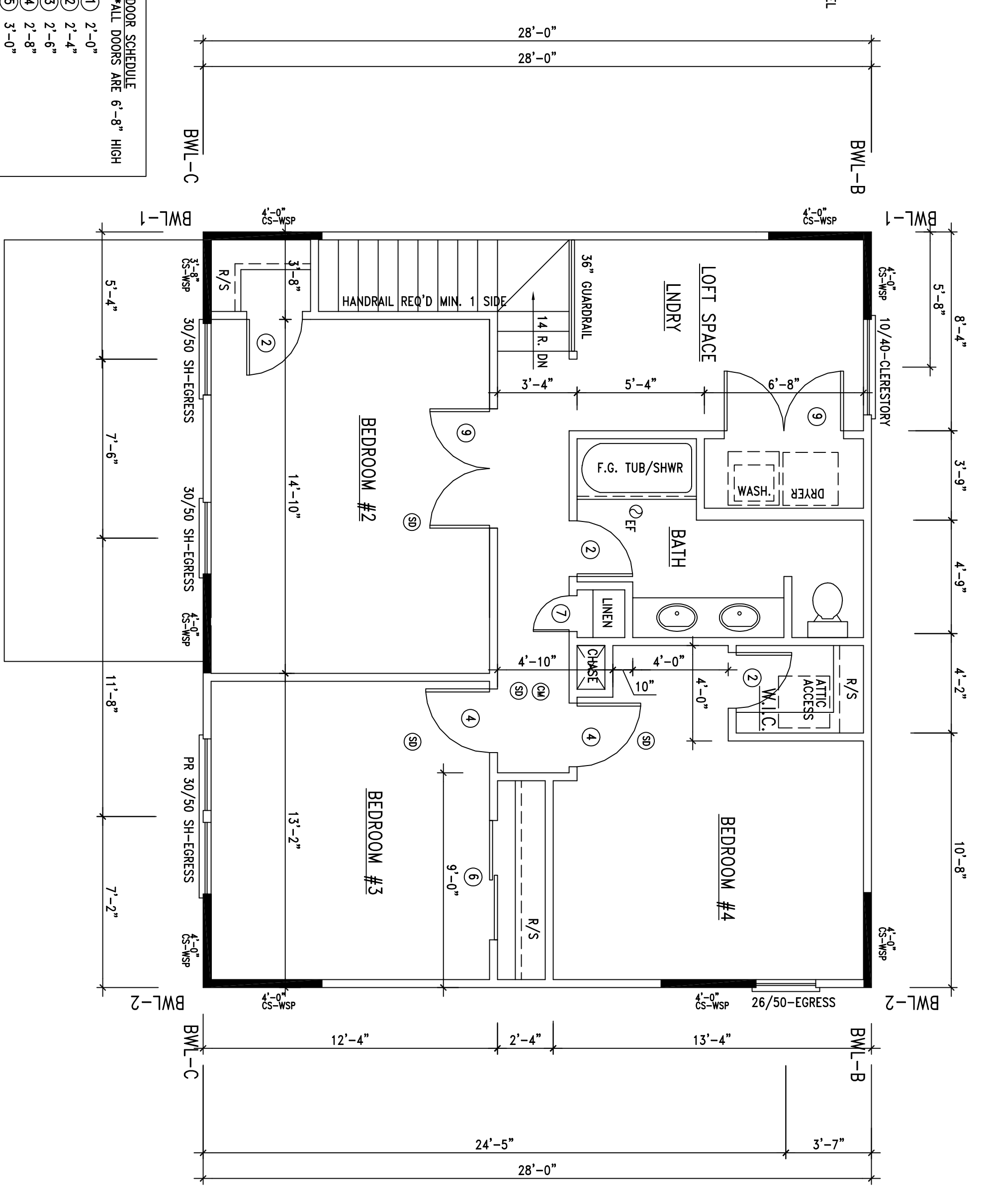


C DETACHED GARAGE FOUNDATION PLAN
1/4\"/>

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

DOOR SCHEDULE
ALL DOORS ARE 6'-8" HIGH

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"



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

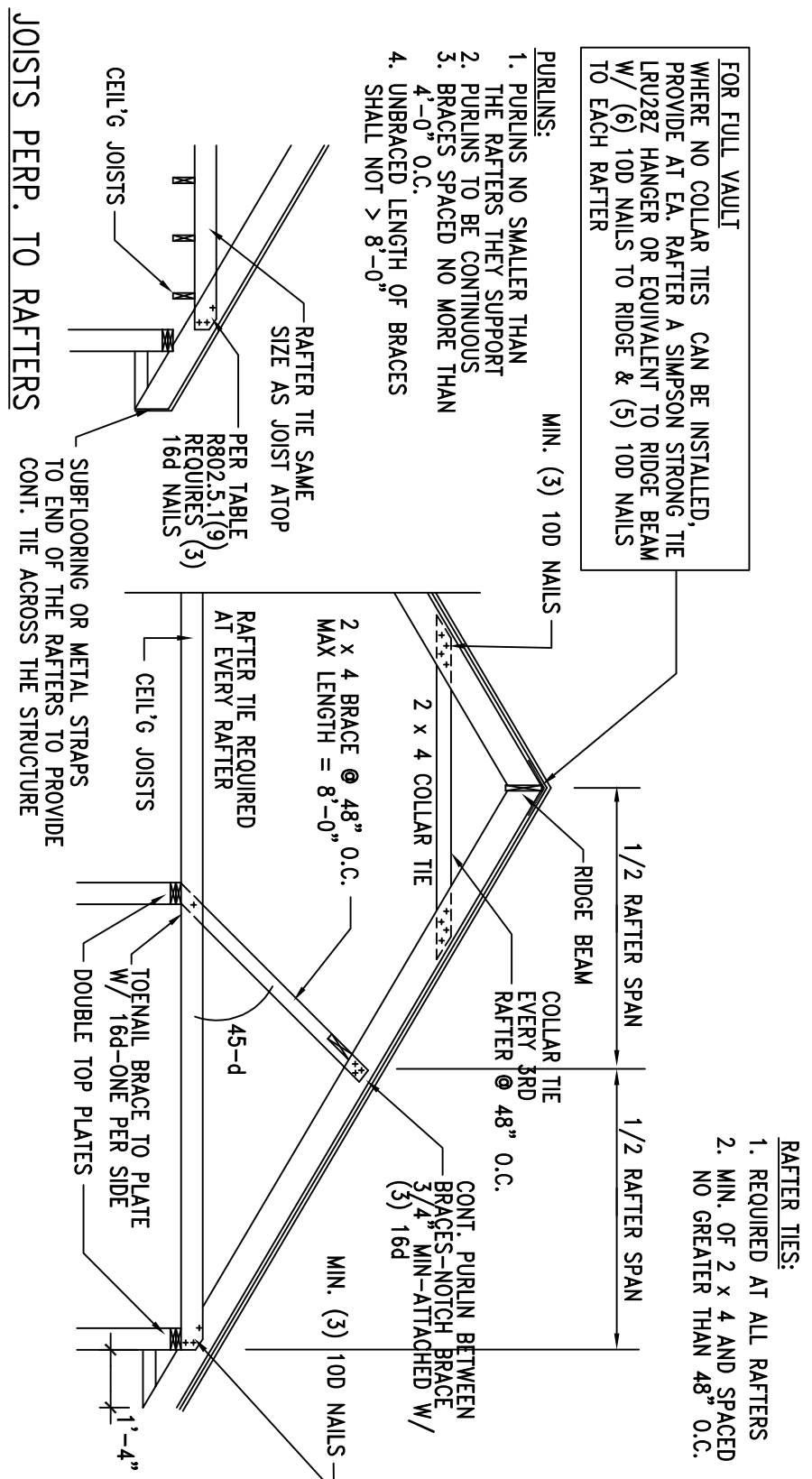
DWELLINGS BY KC
1040 LUTTRELL, SUITE E1
BLUE SPRINGS, MISSOURI



CLOE RESIDENCE

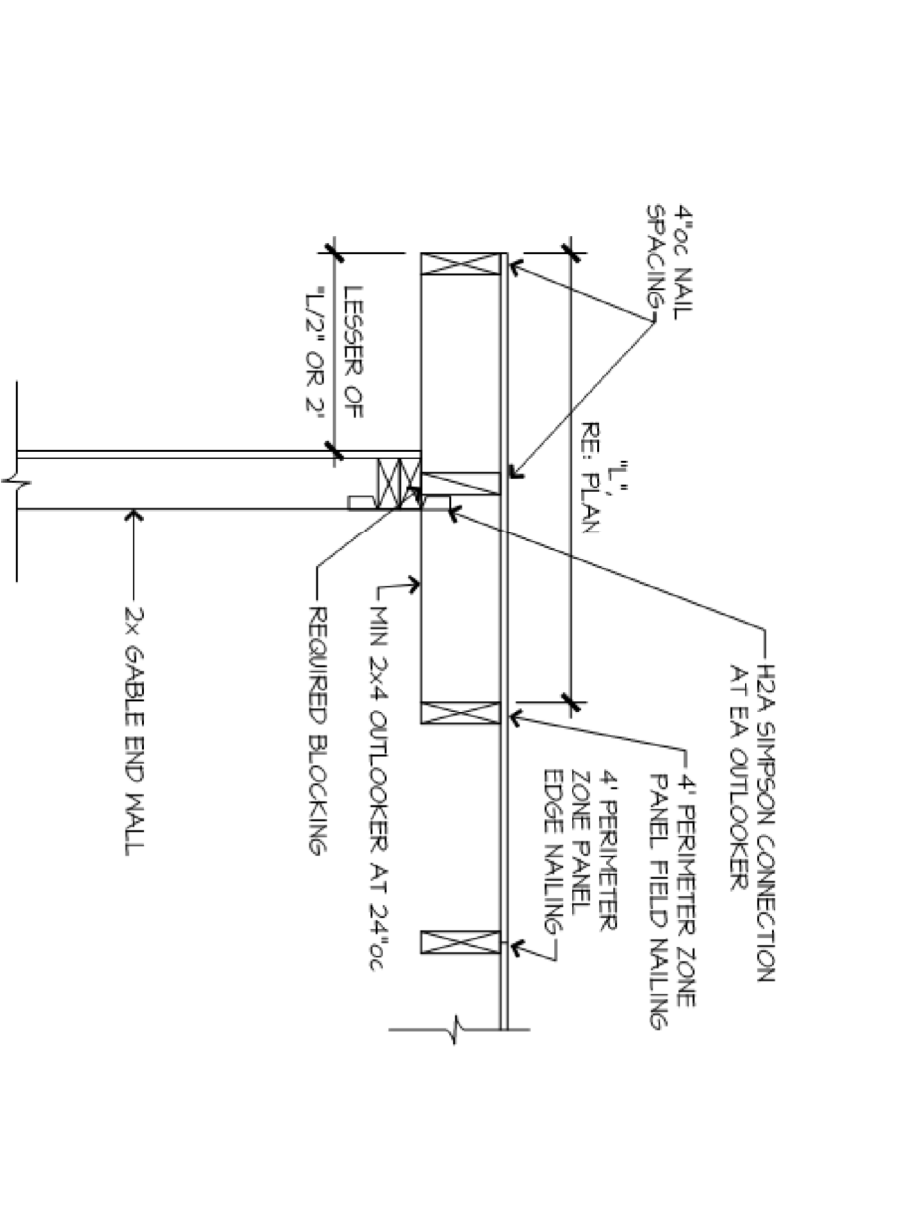
A3

DATE:	02-04-2020
PROJECT #:	
CLIENT:	
SUBDIVISION:	
FOOT #:	
REVISION:	
DATE:	
ISSUED PERMIT/CONSTRUCTION	

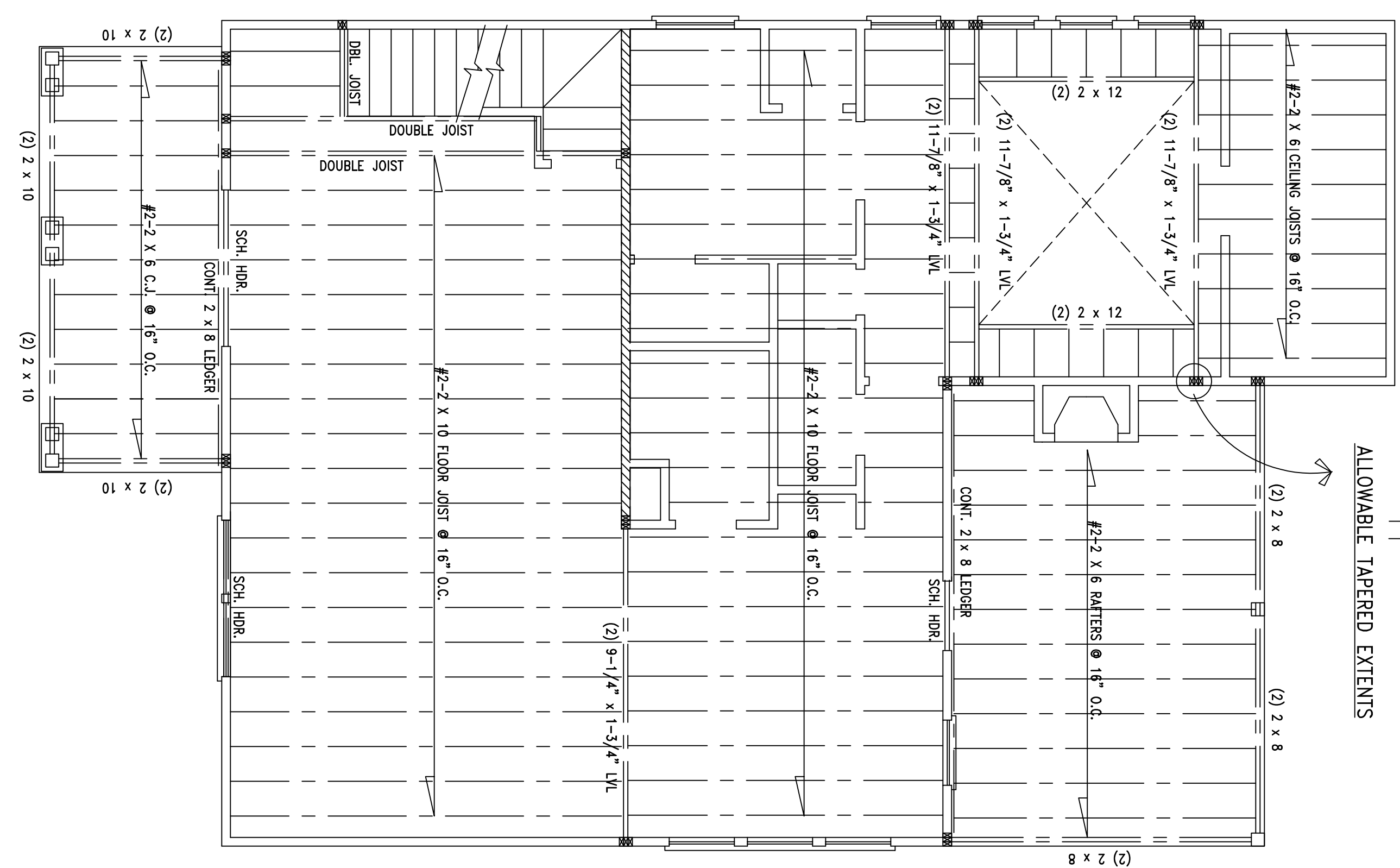
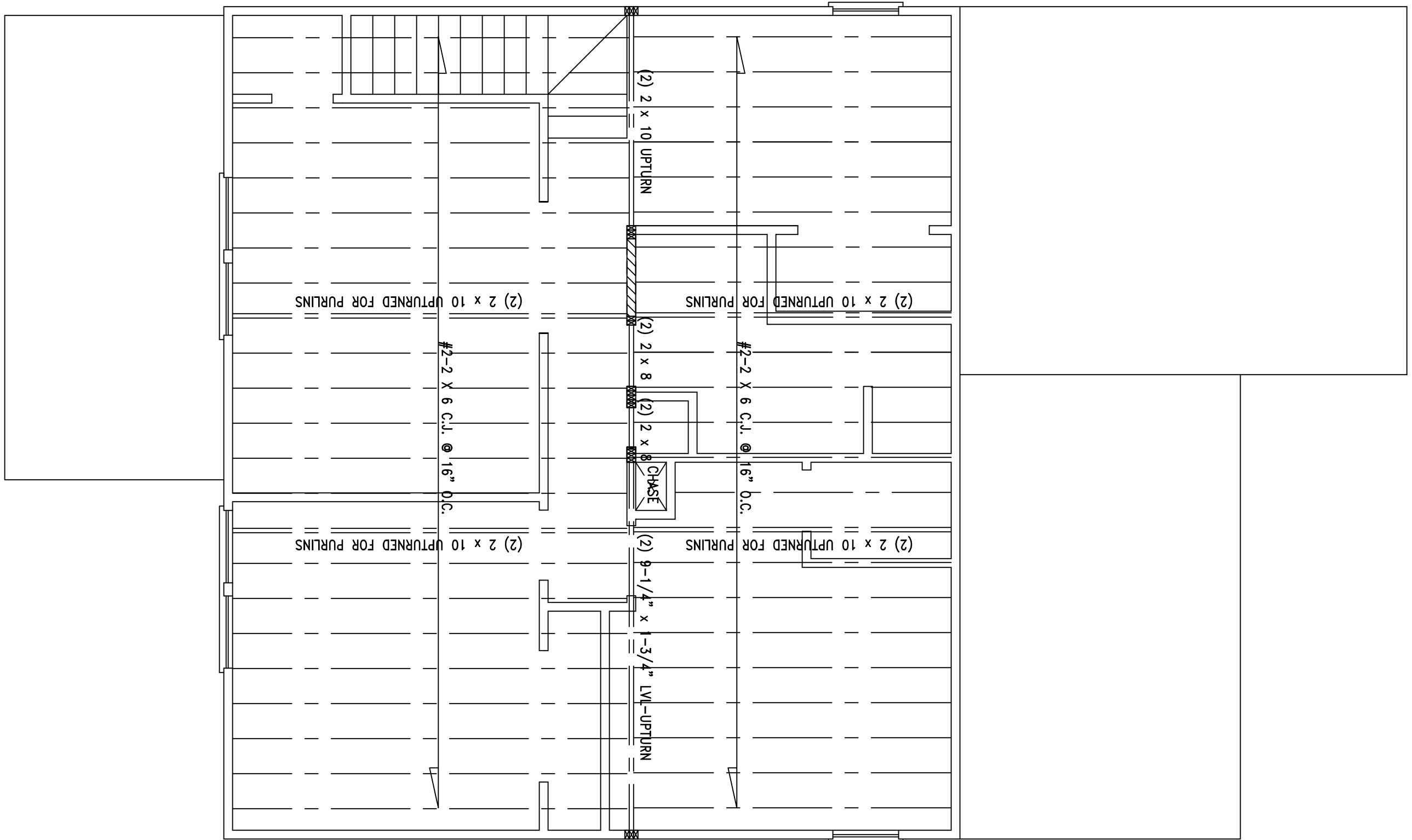
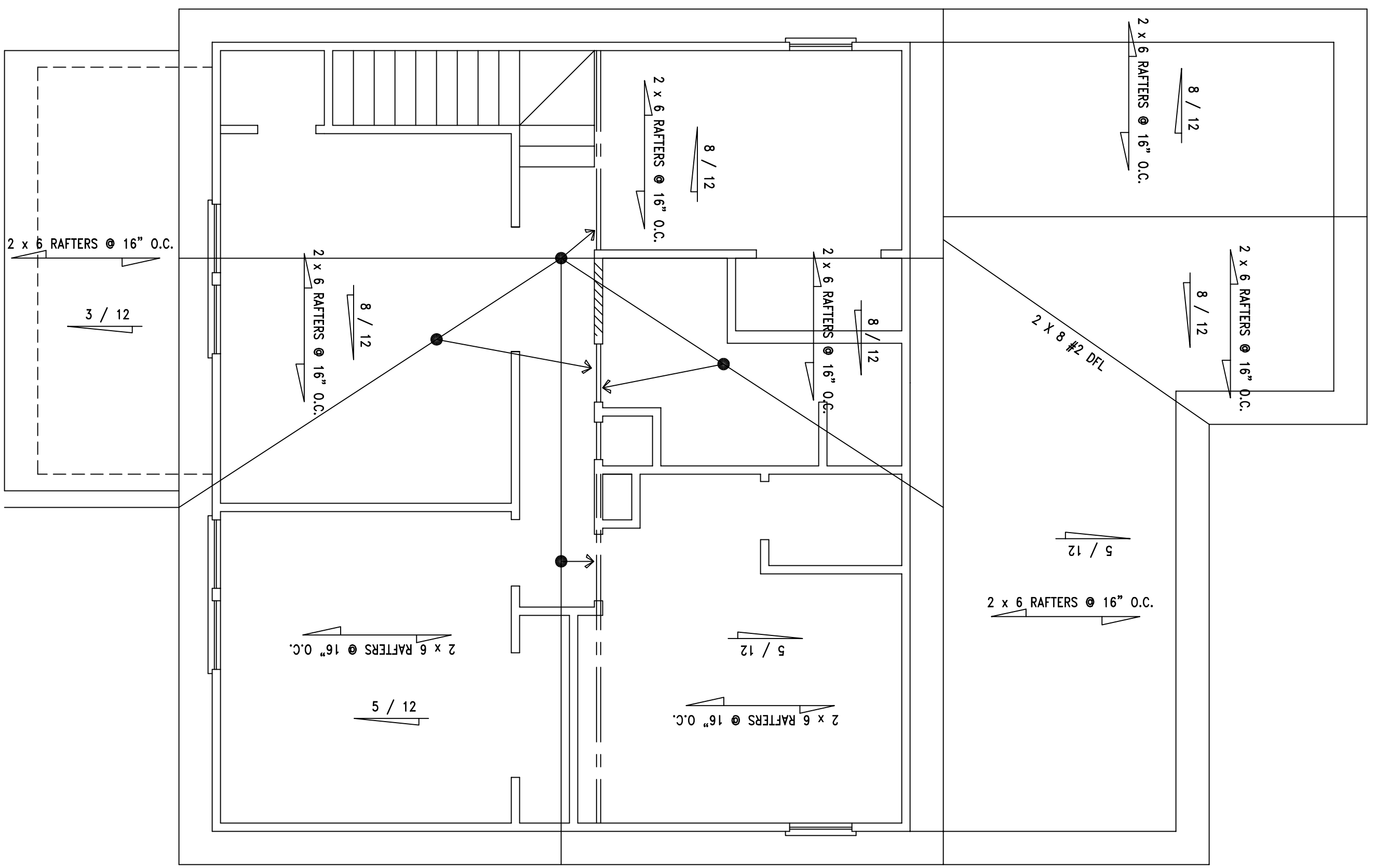


- RAFTER TIES:**
1. RAFTERED AT ALL RAFTERS
 2. MIN. OF 2 X 4 AND SPACED NO GREATER THAN 48" O.C.
- RAFTER CONNECTIONS:**
1. PURLINS NO SMALLER THAN THE RAFTERS THEY SUPPORT
 2. BRACES SPACED NO MORE THAN 4'-0" O.C.
 3. UNBRACED LENGTH OF BRACES SHALL NOT > 8'-0"
- RAFTER/CEILING JOIST HEEL CONNECTIONS:**
1. PROVIDE (3) 16d NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION.
 2. PROVIDE (3) 16d NAILS AT EACH JOIST-RAFTER CONNECTION.
 3. PROVIDE (3) 16d NAILS AT EACH RAFTER-CEILING JOIST CONNECTION.
 4. PROVIDE (3) 16d NAILS AT EACH RAFTER-CEILING JOIST CONNECTION.
 5. PROVIDE (3) 16d NAILS AT EACH RAFTER-CEILING JOIST CONNECTION.

- CEILING JOISTS AND RAFTER CONNECTIONS:**
1. CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLE 802.3(1) AND 802.5.(19) AND THE ASSEMBLY SHALL BE WEALED TO THE TOP PLATE PER 802.3(1) TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE.
 2. THE DOWN REQUIREMENTS (802.11) THE DOWN REQUIREMENTS (802.11) INTERPOLATING TABLE 802.11 PROVIDE PER TABLE 802.5.(12) THE MAX RAFTER SPAN FOR D.F.L. 2 X 6 RAFTERS RAFTER TIE-DOWNS CAPABLE OF RESISTING OVER 228 POUNDS AT EACH RAFTER #2 GRADE = 14'-4" AND IS THE BASIS OF DESIGN FOR PULVIN PLACEMENT



- EASTERN SCHEDULE**
- TOP PLATE TO STUD = (2) 16d
STUD TO SOLE PLATE = (3) 8d
SOLE PLATE TO STUD = (3) 8d
SOLE PLATE TO RAFTER = (3) 16d
RAFTER TO PLATE = (2) 16d
RAFTER TO RAFTER = (3) 16d
RAFTER TO CEILING JOIST = (3) 16d
RAFTER TO FLOOR JOIST = (3) 16d
RAFTER TO WALL SHEATHING = 6d COMMON
SUBFLOOR = 6d DERIVED
- ALL BEAMS/HEADERS ARE ASSUMED FLUSH UN.D.**
- ALL STUDS/PAGES NOT SHOWN ARE TO BE MIN (2) 2 X 4 S U.S.O.
- INTERIOR POINT LOADS
- 1/2" SIMPSON STRONG TIE HUS410, 412 OR 414 OR EQUAL W/ LVL REQUIRED ASSEMBLY
- SIMPSON JOIST HANGER-SIZED PER MEMBER
- CEILING JOIST/ATTIC LOADS**
- CEILING JOIST ALLOWABLE SPANS ARE BASED ON IRC TABLE 802.4(1) FOR UNHABITABLE ATTIC AND UNHABITABLE ATTIC L.L. = 10 PSF AND D.L. = 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: 22,000lb CAPACITY-SCH. 40
- LVL REQUIRED BEARING (PARALLEL W/ BEARING WALL)**
- MIN. 50% OF TOTAL LVL THICKNESS (I.E. 9'-1/4" LVL = 4.5")
- LVL REQUIRED EXTERIOR
- 2 #17 LVL CONNECTED WITH SIMPSON ASSEMBLY A STRONG-RODS MAKING 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

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DATE: _____

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A4