

2 South 14th Street Kansas City, KS 66102 Office: 913.342.7580 Fax: 913.342.7581

www.chwckck.org

#### Invitation to Bid

#### 2 Single Family Houses

720 and 716 Everett Avenue Kansas City, KS 66101

August 15, 2018

Owner CHWC - Community Housing of Wyandotte County

CHWC will be accepting General Contractor bids for 716 and 720 Everett Avenue. Houses will not have the same floor plan.

One (1) house to be DS2 at 716 Everett

One (1) house to be 856 Bungalow Plan at 720 Everett

Plans, elevations, plot plans, and building specifications are attached to this packet. Successful bidder will receive contracts for both houses.

This project is sales tax exempt. CHWC can work with material suppliers to account for tax exempt status.

Bids will be accepted until **September 28th, 2018.** Qualified bid will be awarded by October 12th, 2018. Work is expected to begin shortly after bid is awarded.

This project will be funded by LISC

#### Submit Bids to:

Megan Painter, CHWC Project Manager <a href="mpainter@chwckck.org">mpainter@chwckck.org</a> or call 913-205-6463 for questions.







#### DOUGLASS SUMNER SPECIFICATIONS FOR NEW CONSTRUCTION

ALL WORK AND MATERIALS WILL BE COMPLETED AND INSTALLED TO MEET UNIFIED GOVERNMENT OF WYANDOTTE COUNTY BUILDING CODES. AS WELL AS ENERGY STAR 3 GUIDELINES.

ELECTRICAL, PLUMBING AND HEATING AND COOLING AND ROOFING SUBCONTRACTORS WILL BE LICENSED IN WYANDOTTE COUNTY AND COMPLETE ALL WORK PER 2012 IRC CODE.

#### **Excavation**

- All sites will be excavated to bearing conditions per plot plan provided.
- Backfill will be completed 10 days following the completion of foundation walls
- The driveway and city walk will be cut to grade after framing is complete
- Final grade will be per plot plan
- Tree removal as needed

#### Framing and Exterior

- Grades and spacing of joists, plates, studs, rafters, and sheathing will be determined by local city codes (2012 IRC)
- Subflooring is to be 3/4 " 'Topnotch' or comparable plywood, glued and nailed and screwed
- Siding is textured LP 'Smart Panel' 8" centers or LP Cedar Texture Shake Straight, or LP Smooth Finish Lap 6" reveal
- Trim shall be 5/4 x 6 primed LP 'Smart Trim' on the front elevation, <sup>3</sup>/<sub>4</sub> x 4 primed LP 'Smart Trim' on the remaining three sides.
- 3/8" primed LP 'Smart Lap' will be used for fascia
- Decks are 10' x 12' and made out of CCA material with steps to grade

#### **Concrete Flatwork**

- 3500# mix on all exterior pours.
- The Garage and unfinished space floors shall be structural slabs with ½" rebar on 12" centers. If a ledge is not provided, the rebar shall be drilled into the wall at an angle to a minimum depth of 6"
- The Driveway will have rebar spaced at 2"-0 centers. Weld Wire Mesh will not be accepted
- City sidewalks and driveway approaches are to be installed according the local code and inspected by the city. All inspections require 24 hr notice
- A 3'-6 x 4'-0 pad shall be provided for the Air Conditioner with the rebar drilled into the foundation.

• A 4'-0 x 4'-0 landing shall be provided at the bottom of the deck stairs

#### **Roofing Material**

- Roofing material is a 35 year laminate composition shingles over 30# felt or comparable product. Color selected by developer.
- Ice shield is required per 2012 code
- Registered and licensed with the State of Kansas

#### **Guttering**

- Gutters are 5" aluminum baked on enamel. Downspouts are 2" x 3" aluminum baked on enamel. Color as specified in decorator sheet.
- Cement splash blocks are to be provided for each downspout reaching the ground

#### **Windows & Exterior Doors**

- Windows and Sliding Glass door are to be Milgard or comparable, white vinyl, Low-E, argon filled to meet **Energy Star 3 specifications**
- Entry doors are 6 panel insulated steel to meet Energy Star 3 specifications and will have the Overland Park Security code Jamb braces installed

#### **Electrical**

- Electrical service will be 200 amp. Overhead service, Alt bid underground service
- Switches and outlets will be white and are to be placed according to code.
- Two cable and two cat5 phone outlets are included and will be placed by the Buyer or Builder
- All bulbs in conditioned spaces shall be Energy Star compliant. Any bulb in a unconditioned space shall be LED.
- Lighting options to be provided to contractor

#### **Plumbing**

- Waste, vent and water pipes are to be plastic.
- The water service will be <sup>3</sup>/<sub>4</sub> inch copper or pex based on local city requirements, with a 5/8 inch meter.
- The kitchen sink shall be stainless steel, 50/50 with 6" bowls.
- Tubs and showers are one-piece fiberglass units. Include an adjustable shower rod. Stools, showers and tubs are white.
- All faucets will be single-lever Delta brushed nickel.
- An ice maker line shall be provided.
- Two exterior frostless faucets shall be provided and located to serve all sides of the house
- One basement floor drain.
- 50 Gal. electric water heater is standard
- Alt. Bid to provide a gas line for a gas stove

#### **Security**

- A monitored security system is to be installed at dry-in. System to monitor windows, doors, and motion.
- On-Site combination lock

#### **Heating and Cooling**

• Lennox equipment or comparable

- Furnace is to be a 95% efficient forced air gas unit with matching 14 seer heat pump or strip heat electric air handler with a matching 14 seer heat pump.
- Provide venting to the exterior for the microwave or vent hood. The vent shall exit through the wall and not the roof where possible
- Provide Panasonic Whispergreen or similar bath fan with a humidistat in each bathroom containing a tub or shower. Fan is to turn on with light and not have seperate switch.

#### **Insulation**

- Insulation shall meet all Energy Star 3 guidelines and be of Class 1 Installation
  - R13 Exterior walls and rims
  - o R38 Garage ceilings under conditioned space and all cantilevers
  - R30 Plumbing fur downs in garage ceilings
  - R13 wall drape left 3" off the floor at foundation walls
- Windows will be caulked and foamed per Energy Star 3 guidelines.
- All wall plate and exterior wall penetrations shall be foamed or caulked
- Light Fixtures are to be sealed prior to attic insulation installation

#### **Drywall**

- Finished area walls and ceilings shall be ½ sheetrock, taped, filled and finished. (Exterior wall material will be glued and screwed.
- All top plates that have attic space above them shall have caulking, **not glue**, applied to them before the drywall is hung per the Energy Star 3 guidelines.
- Garage walls and ceilings shall be 5/8 material, taped, filled and finished
- Ceilings will be finished with spray (popcorn) texture.

#### **Cabinets**

- Custom built cabinets and vanities to be provided per plan. (Box/Prefabricated Cabinets are not acceptable)
- Birch Raised Panel kitchen cabinets with Euro style hinges are standard.
- Bathroom vanities shall have raised panel doors with Euro Style hinges and constructed of Paint Grade Material.
- All cabinetry will have backs applied to them
- Vanities shall be compartmentalized, no open shelving
- Kitchen countertops are to be self-edge formica. Countertop selection will be made by the developer from a standard level price point (ie. Perloto Granite 3522-46)

#### **Interior Doors and Millwork**

- Molded Masonite 2 paneled doors, on split jambs
- Millwork is finger jointed paintable traditional white pine base and casing.
- Paintable MDF stair skirts with a routed edge.
- Cased openings and window jambs will be sheetrock.
- Window sills/stools shall be made of poplar material with an apron applied below them
- Standard 12"shelf material shall be used for all shelving and clothing stacks.
- Clothing stacks shall be raised off the floor with a curved design at the bottom
- All bypass doors will have a ½ block 3"x4"applied to the floor to receive the door guide.
- Locksets and finish hardware including toilet paper holders and towel bars will be installed at finish stage/hardware

#### **Painting - Interior**

- Two coats of flat latex paint will be applied to walls. (One prime One finish)
- One interior wall color is permitted
- Interior wall paint will be Sherwin Williams Promar 200 Flat latex or comparable (colors to be picked by the developer)
- A sandable primer will be used on all paint grade trim and vanities (White Lacquer is NOT ALLOWED)
- One coat of Oil based enamel will be used on all paint grade trim, vanities, closet walls and ceilings as well as trim packages.
- Cabinets will be stained inside and out using Sherwood or Wood Classic wiping stains (No Minwax), sanding sealer and Lacquer.(color to be picked by the developer)
- Base shoe installed at the kitchen cabinets will be stained to match the cabinets

#### **Painting - Exterior**

- Factory primed material will have one coat of satin latex paint applied.
- Unprimed materials will receive one coat of primer and one finish coat. (Primarily front porch cedar railings)
- Three colors are allowed a front trim color, a siding/body color and front door color
- Exterior paint will be Sherwin Williams Dura Craft Satin latex or comparable.

#### **Ceramic Tile**

• Kitchen countertop backsplash will be tiled up to upper cabinets and include the box out window and microwave location. Backsplash tile - selected by developer with \$150 material allowance.

#### **Countertops**

- Vanity tops are to be cultured marble, white on white with a standard bowl. Only 6'-0 long vanity cabinets will receive two bowls.
- Kitchen counters to be Formica (ie Formica 9306-58 White Bardiglio Matte Finish)

#### **Finished Flooring**

- Carpet will be per developer's finish option (ie DreamWeaver Broadcast Plus 3125) or similar
- Vinyl at all bathrooms, laundry and wet areas is to include underlayment and labor. (ie Mannington Better Jumpstart Woods Towne 71021)

#### **Appliances**

- Appliances shall be white, meet energy star standards, and installed according to plans.
- Standard appliances included are:

• Hotpoint Self-Cleaning Range – RB787DPBB

o Hotpoint Dishwasher – HDA3600DBB

○ G.E. Micro-Range Hood – RVM – 1535DMBB

• Comparable products can be used

#### Finish Hardware

Door knobs shall be brushed nickel or oil rubbed bronze. Selection shall be made by the
developer. Keyed locks and deadbolts meeting the Overland Park Security Code are to be
included on all exterior doors.

- Privacy locks will be provided at all bathrooms and the master bedroom. All other locksets will be non-locking.
- Bath accessories such as toilet paper holders and towel bars shall be Moen (Preston) or other Moen product in the same price category

#### **Landscaping**

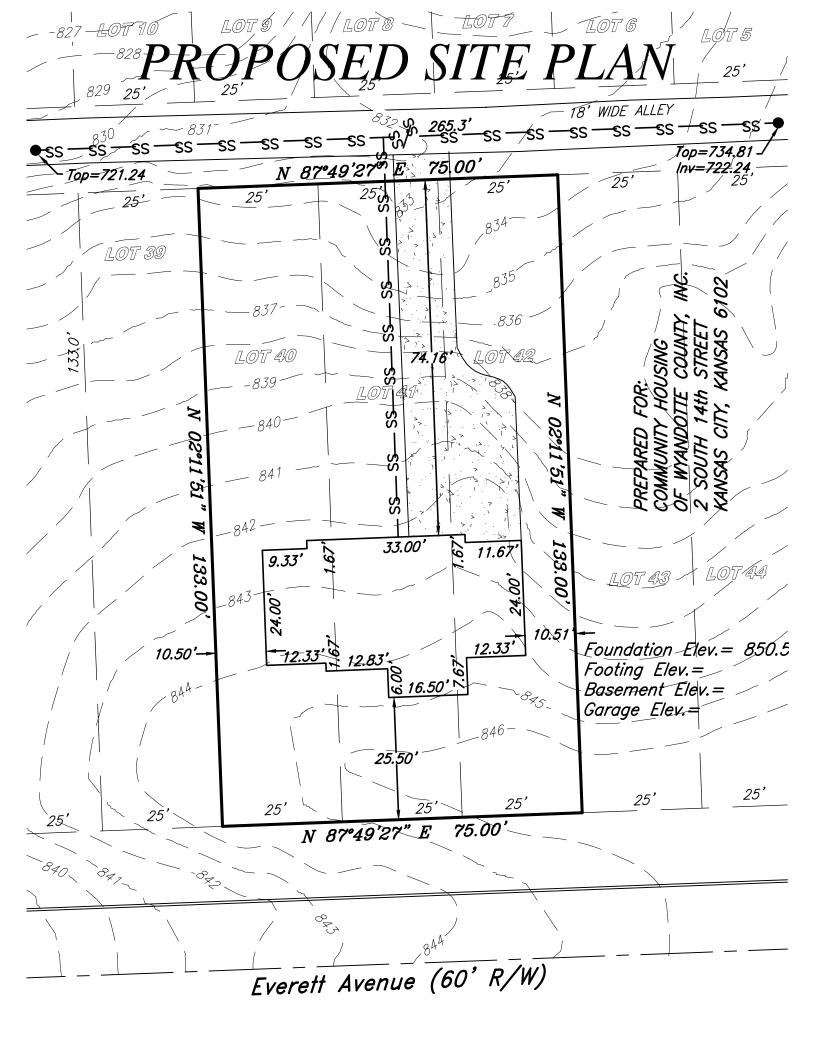
• Landscape and Mulch will be provided at the front entry. There is an 800.00 allowance for plantings, mulch and labor. Please list what plants will be provided for above dollar amount

#### **Sod**

• Bluegrass sod shall be provided and installed per the provided plot plan

#### Miscellaneous

• Beveled edge, plate mirrors will be installed above all bathroom vanities



LOTS 40, 41, AND 42, BLOCK 75, WYANDOTTE CITY, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

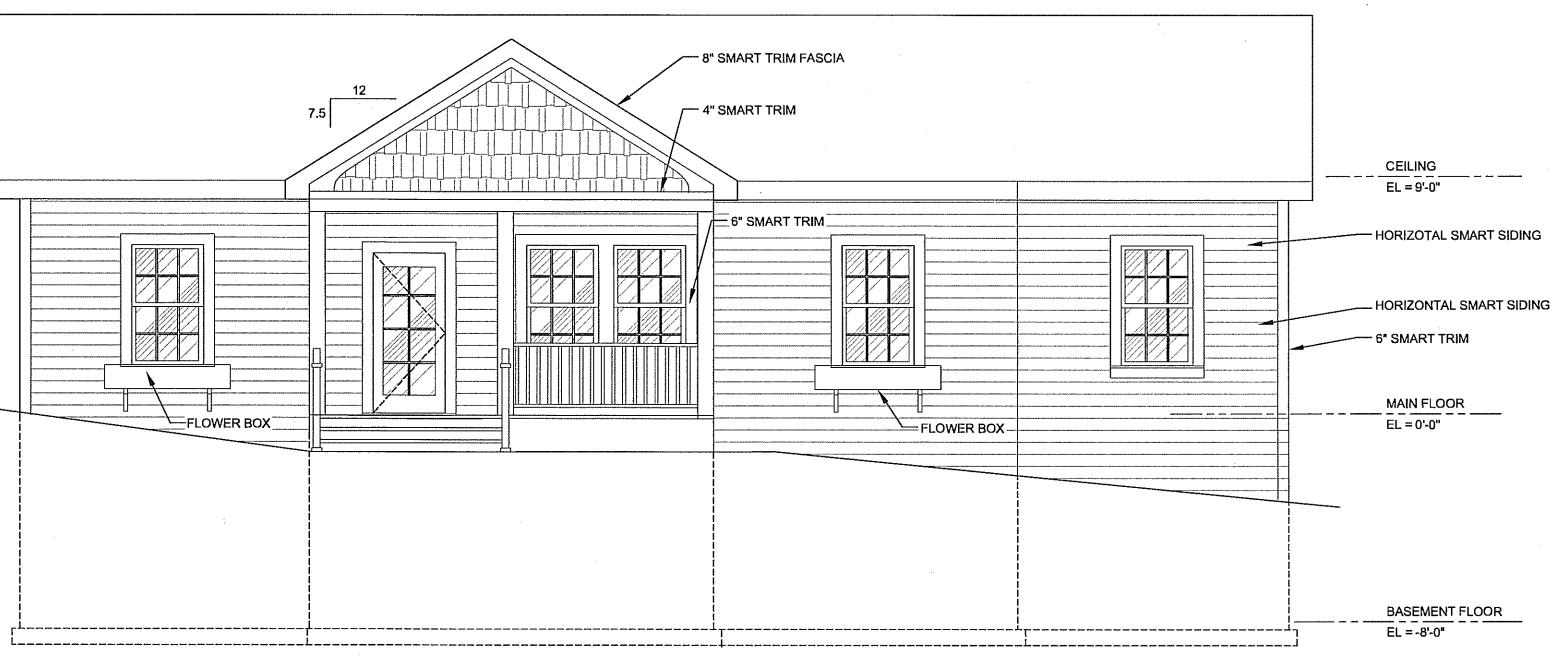
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Thomas Clemons

Area Surveyors

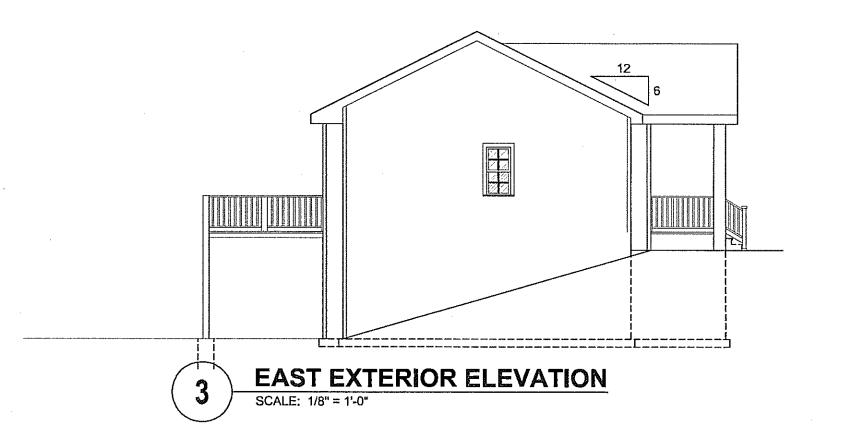
2800 Robinson Pike Road
P.O. Box 324

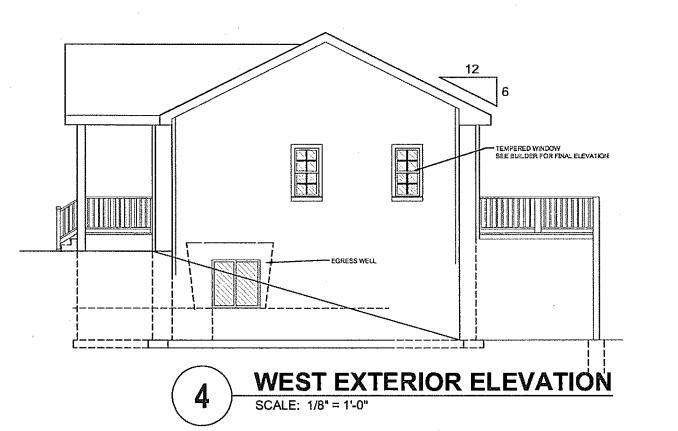
Grandview, Missouri 64030
(816) 941-7557
sirvey@kc.rr.com



NORTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"







Community Housing of Wyandotte County 2 South 14th Street Kansas City, KS 66102 contact: Megan Painter mpainter@chwckck.org 913.342.7580

#### **DESCRIPTION**

one-story 3 bedroom 2 bathroom

main floor 1,332 SF basement 670 SF unfinished garage 598 SF

#### APPLICABLE BUILDING CODES

2015 International Residential Code 2015 International Energy Conservation Code

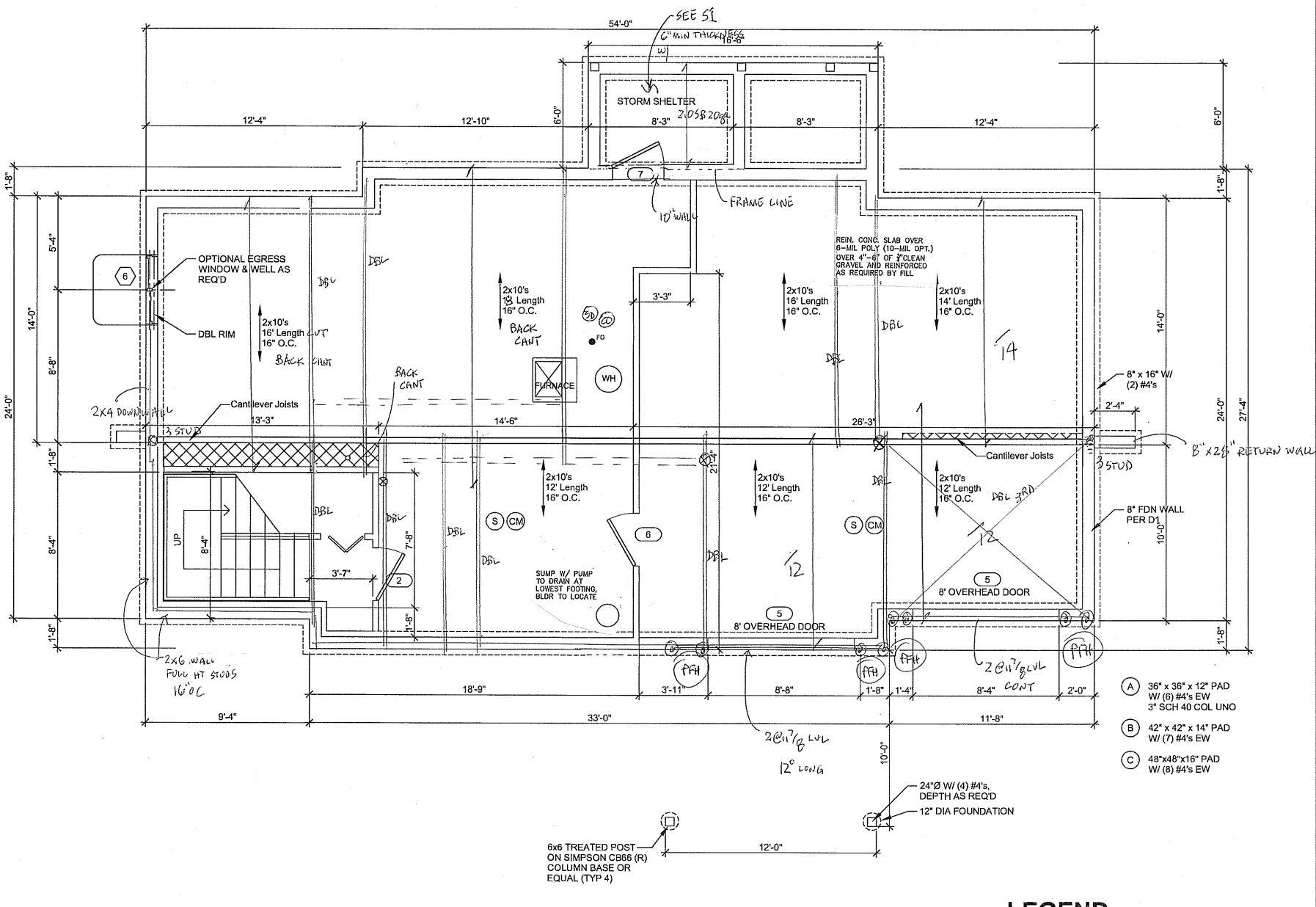
#### INDEX OF DRAWINGS

a1 Title Page & Elevationsa2 Basement Floor Plana3 Main Floor Plana4 Roof Plan

Project number 4884 T3 DS 2

> Date 11.29.2017

> > **a**1

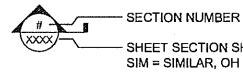


## LEGEND

- WINDOW TYPE, SEE SCHEDULE a3

- WALL TYPE, SEE LEGEND a3

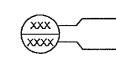
- SECTION



SHEET SECTION SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

- DETAIL

DETAIL NUMBER



SHEET DETAIL SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

711 Oakland Avenue Kansas City, KS 66101

CHWC

Engineer Ken Sidorowicz P.E.

#### **GENERAL NOTES**

1. OCCUPANCY: Conduct construction work in a manner that will minimize need for disruption to the public and the neighbors.

2. SCHEDULE: Consult schedule indicating proposed sequence and hours of operations for construction work with Owner prior to commencement of work. Include coordination for dust and noise

3. PROTECTIONS: Provide temporary barricades and other forms of protection as required to protect general public from injury due to construction work. Work shall be conducted in a way that neighboring properties and structures shall be protected from damage during construction.

4. CLEAN-UP: Upon completion of work, remove tools, equipment

and construction debris from site. Broom clean project area. 5. VERIFICATION: Contractor to verify field conditions and measurements, and to promptly notify Community Housing of Wyandotte County of any discrepancies with plans. VIF = verify in

6. COMPLIANCE WITH CODES: All work shall comply with applicable codes and industry standards.
7. UTILITY LOCATES: Coordinate all utility work with utilities

#### CONSTRUCTION NOTES

1. Temporary shoring during construction shall be responsibility of the contractor.

2. Thermal expansion device required at water heater.
3. Environmental Fans required at all bathrooms without operable

windows.

4. G.F.C.I. receptacles required at: kitchen countertops, bathrooms, unfinished portions of basement, outdoors, within 6'0" bathrooms, unfinished portions of basement, outdoors, and outdoors, outd of any sink, crawl spaces, garages (within 6'0" above finish floor).

5. Deck: Use pressure treated material for all deck framing.

6. Reference typical stair/rail detail #2 page a5.(?)

7. Reference ENERGY STAR 3 notes in specifications

#### **BASEMENT NOTES**

Basement floor ceiling height: 8'-0" (subject to HVAC equipment & structural beams and headers).

2. Slider, awning or casement basement egress window (5.7 sq. ft opening min.): 41" min. clear height, 20" min. clear width, and 44" max. above floor

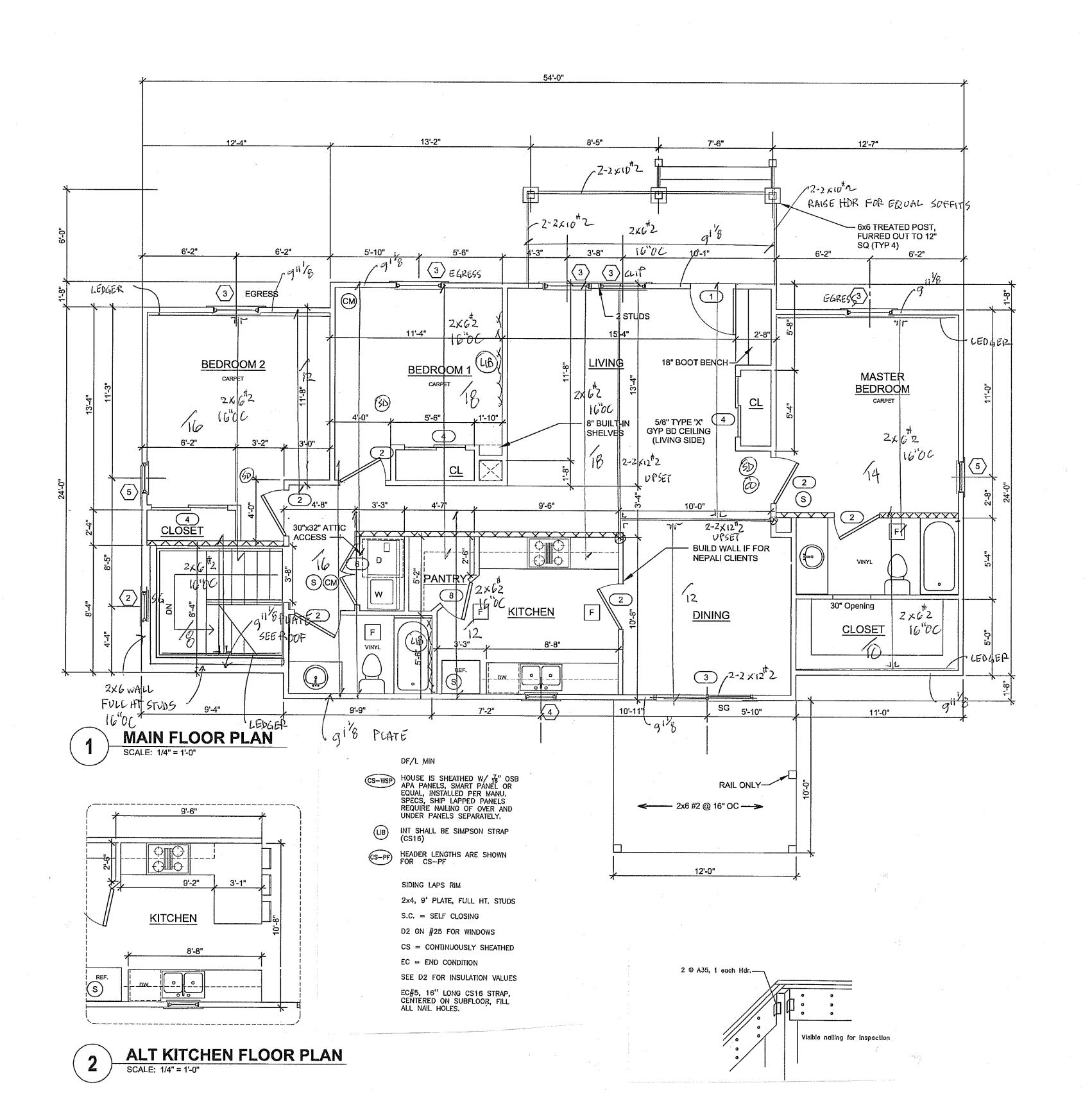
3. Verify in field HVAC size and locations, adjust as required.
4. Fire-rated gypsum board on all finished surfaces on usable enclosed spaces under stair and on garage walls and ceiling. 5. Provide R-10/13 insulation along conc. foundation walls. Materials to be VIF.

> Project number 4884 T3 DS 2

> > Date 10.29.2013

> > > a2





2-2x10 header for doors and windows, unless noted otherwise.

Mark type and opening size    X   WINDOW SYMBOL     2   Single Hung: 24" X 48" Tempered     3   Single Hung 1: 36" X 60"     4   Single Hung: 24" X 36"     5   Single Hung: 24" x 48"	
2 Single Hung: 24" X 48" Tempered 3 Single Hung 1: 36" X 60" 4 Single Hung: 24" X 36"	No.
3 Single Hung 1: 36" X 60" 4 Single Hung: 24" X 36"	
4 Single Hung: 24" X 36"	
	4
5 Single Hung: 24" x 48"	2
l " -	2
6 Slider w Trim: 48" x 48"	2

$\otimes$	Door Schedule	0
Mark	type and opening size	No.
1	Single Glass 2: 36" x 80"	1
2	Single Flush: 36" x 80"	7
3	Sliding 2 Panel Glass 72"x84"	1
4	Sliding Closet 48" x 80	3
5	Overhead Rolling 8'x7'	2
6	Double 24"x80"	1
7	Sliding-2 panel: 72" x 84"	1
8	Single Flush: 28" x 80"	1
9	Storm Rated Door: 36" x 80"	1

#### **ENERGY CODE**

Attics R-38 R-30 R-13 Vaults Walls Floors R-30/38 Ductwork R-8 Windows .32 U-value Basement walls

R-10/13 Slab perimeter

R-value/depth R-10, 2 ft.

(Reference IRC 2009 table N1102.1)

#### MAIN FLOOR PLAN NOTES

 Main floor ceiling height: 9'-0".
 Dimensions are to face of wall and centerline of columns, doors, and windows.

2. Energy Star regulations apply
3. There must be a minimum of 6" of clearance from the bottom of

the siding to grade. 4. All glazing in hazardous locations is required to be of safety

glazing material.

5. Provide 5/8" fired rated gypsum board @ all garage locations adjacent to living areas (typical) including walls and ceiling, with insulation between. Provide a 1-3/8" min. solid core door between garage and dwelling.

6. All exits shall be provided with a landing or walkway.

-The minimum width of stairway is 36".

-Provide a handrail on one side of stairway 34 to 38" above the

-Handrails shall return to a wall, guard or the walking surface.
-Provide a guard where drop off is greater than 30".

#### WALL LEGEND

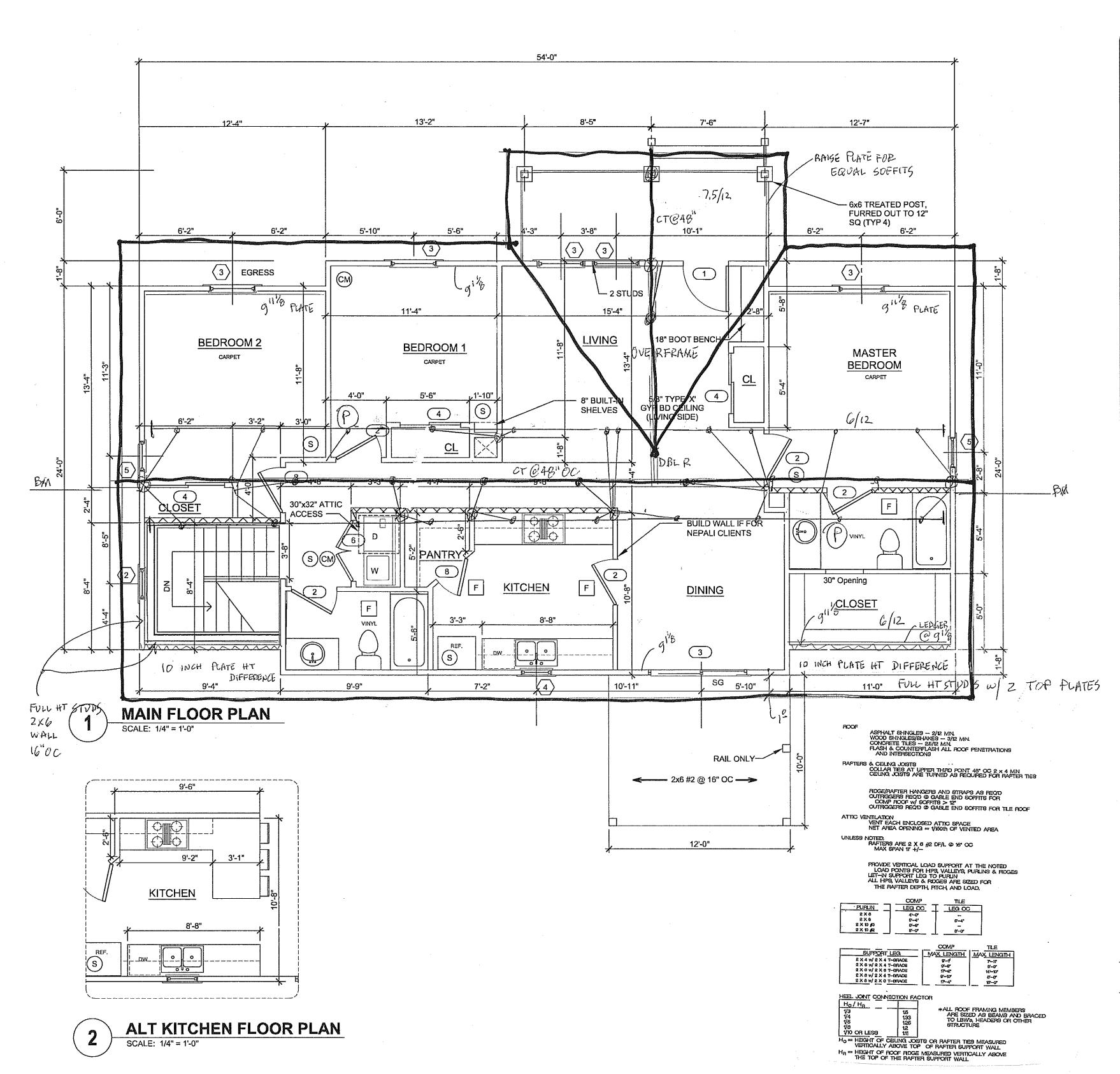
2x4 wood stud bearing wall

2x4 wood stud wall

Exterior walls: full batt insulation.

LIVABLE AREA 1270 ft2

**a**3



NOTES:

2-2x10 header for doors and windows, unless

	Window Schedule	
Mark	type and opening size	No.
	X WINDOW SYMBOL	
2	Single Hung: 24" X 48" Tempered	
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4	Single Hung: 24" X 36"	_ 2
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#### **ENERGY CODE**

Attics	R-38
Vaults	R-30
Walls	R-13
Floors	R-30/38
Ductwork	R-8
Windows	.32 U-va
Basement walls	

R-10/13 Slab perimeter

R-value/depth R-10, 2 ft.

(Reference IRC 2009 table N1102.1)

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5. Provide 5/8" fired rated gypsum board @ all garage locations adjacent to living areas (typical) including walls and ceiling, with insulation between. Provide a 1-3/8" min. solid core door between garage and dwelling.
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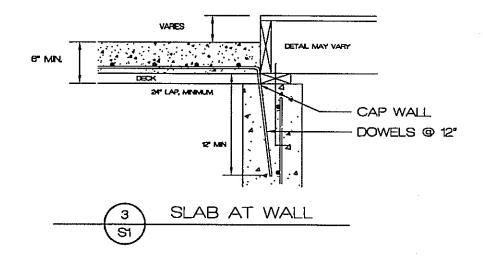
#### WALL LEGEND

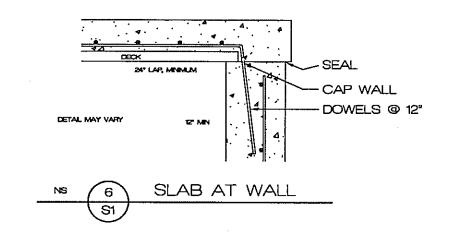
2x4 wood stud bearing wall

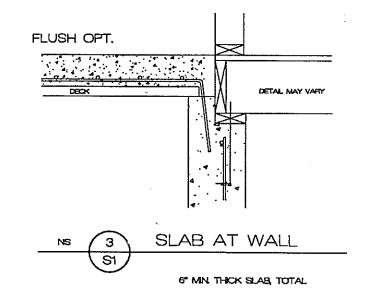
2x4 wood stud wall

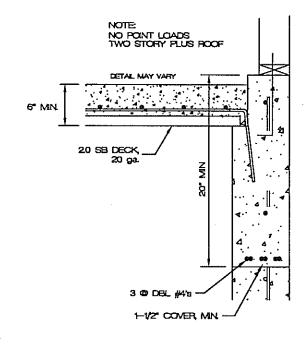
Exterior walls: full batt insulation.

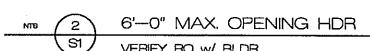
LIVABLE AREA 1270 ft2











	Section	Properti	es (p	er ft. of	width)				
20 SB Normal Weight	Gage	t in	Wd psf	Sp in*	Sn in*	lp in	in in a	As in	F
	22	0.0295	20	0.257	0.258	0.317	0.309	0.472	5
	20	0.0350	22	0224	0.237	0.400	0303	052	T-6

			COPPO	K1	Del .	¥1	W 1	#1	# 1	71	I KSI
			22	0.0295	20	0.257	0.258	0.317	0.309	0.472	50
			20	0.0358	23	0.334	0.337	0.402	0.393	0.573	50
			18	0.0474	0.E	0.507	0.517	0.557	0.552	0.759	40
	145 pcf Normal W	eight Concrete	16	0.0600	3.7	0.659	0.663	0.705	0.705	0.961	40
Stab	Maximum Unshored	Composite		Supe	rimo	sed Live	Loads	- pst: N	o Studs		

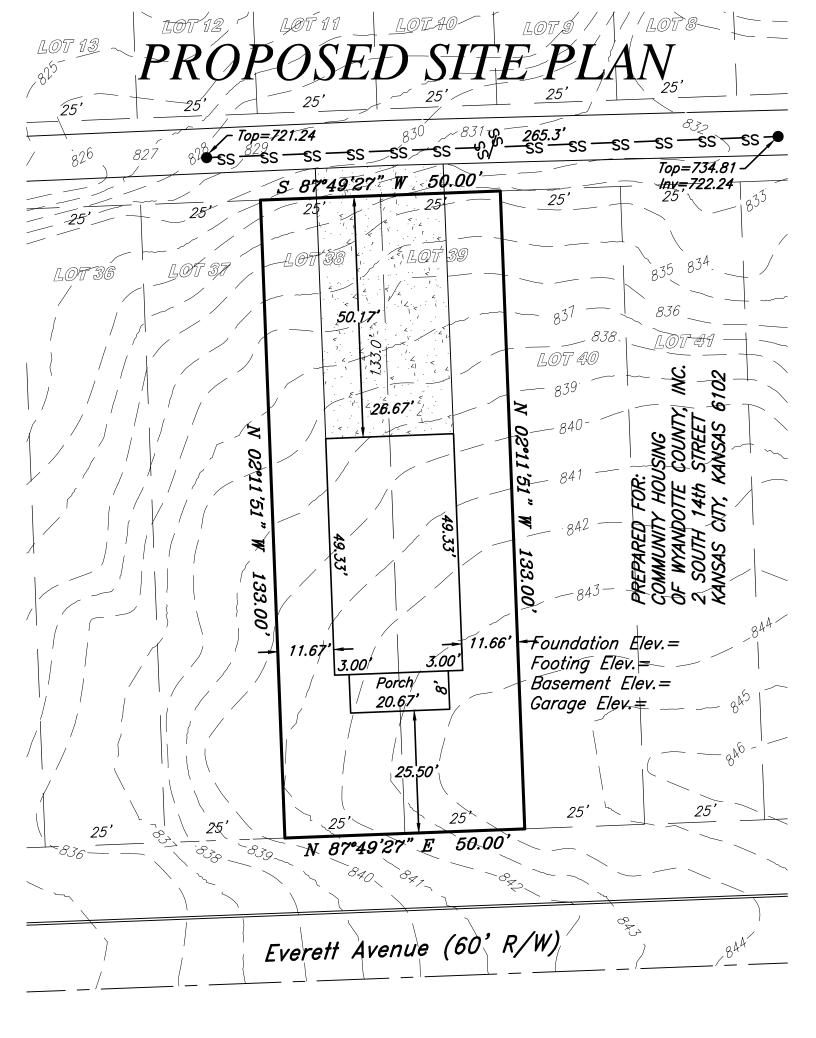
NOTES

SET LEDGE
658 #s OF CEMENT PER YD. MINIMUM (7 SACK)
PROVIDE TEMPORARY DECK SUPPORT, READY AT INSPECTION
REBAR SHALL BE GR40 MIN.
TIE STEEL TO PREVENT DISPLACEMENT
SEAL OR WATERSTOP AS REQ'D
HOOK AND TIE STEEL AS POSSIBLE
SET STEEL ON CHAIRS AS REQ'D
SEAL AT PERIMETER AS REQ'D
SEAL ALL PENETRATIONS
DO NOT SAW CUT STRUCTURAL SLAB W/O APPROVAL
CONSTRUCTION SHALL MEET ALL APPLICABLE STANDARDS
CONSTRUCTION SHALL COMPLY WITH IRC

Metal Decking Details

**S**1

188UE DATE



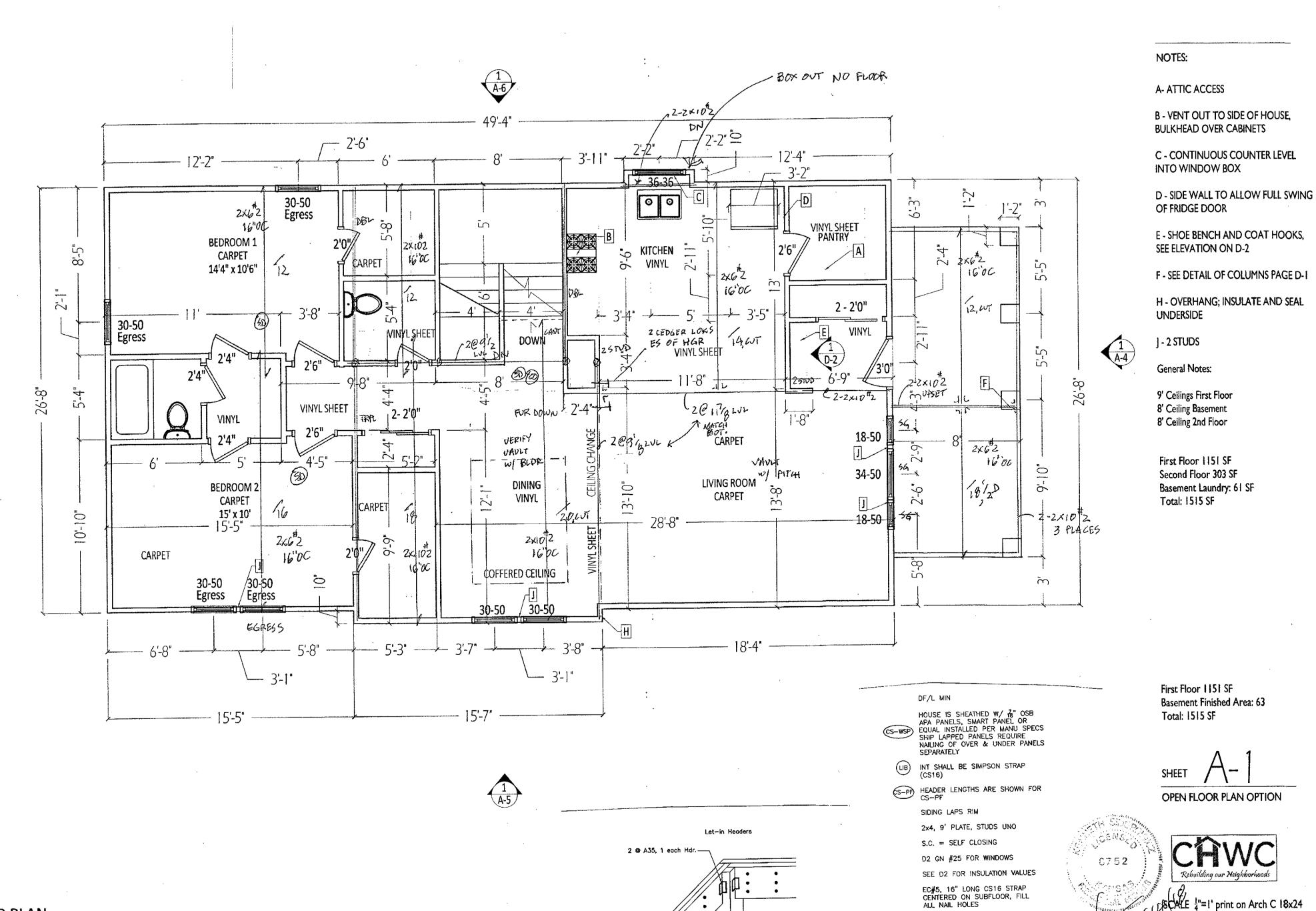
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CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
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CONTRACTOR TO VERIFY CONDITION OF ALL FILL PRIOR TO CONSTRUCTION.
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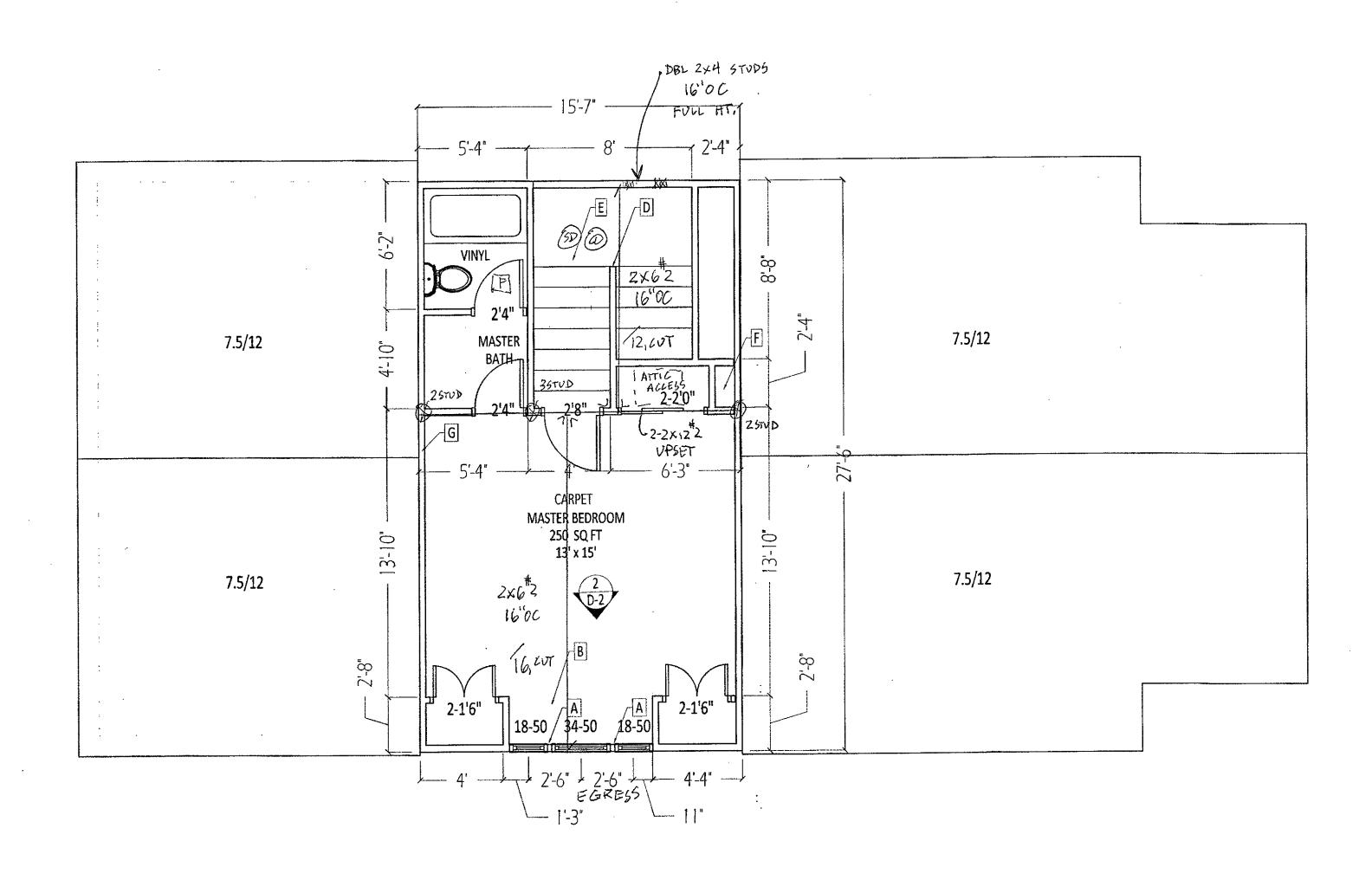


Thomas Elemons Area Surveyors

SCALE: 1"=20' DATE: 1-18-18 2800 Robinson Pike Road P.O. Box 324 Grandview, Missouri 64030 (816) 941-7557 sirvey@kc.rr.com



FIRST FLOOR PLAN
1/4"=1'



# 856 Bunaglow

NOTES:

A - DOUBLE STUD

B - WOOD WINDOW SEAT, STAIN CABINET COLOR

D- HALF HEIGHT WALL WITH FINISHED WOOD TOP SLOPING AT HAND RAIL HEIGHT

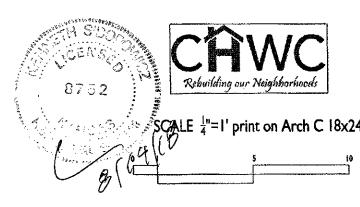
E- SKYLIGHT

F - EXHAUST CAVITY

G - ATTIC ACCESS

First Floor 1151 SF Second Floor 303 SF Basement Laundry: 61 SF Total: 1515 SF

SHEET A-22ND FLOOR PLAN



NOTES:

A- HATCHED WALLS ARE OPTIONAL UPGRADE

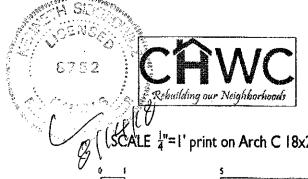
B - WALL CHANGES FROM CONCRETE FOUNDATION TO STICK FRAME ACCORDING TO GRADE

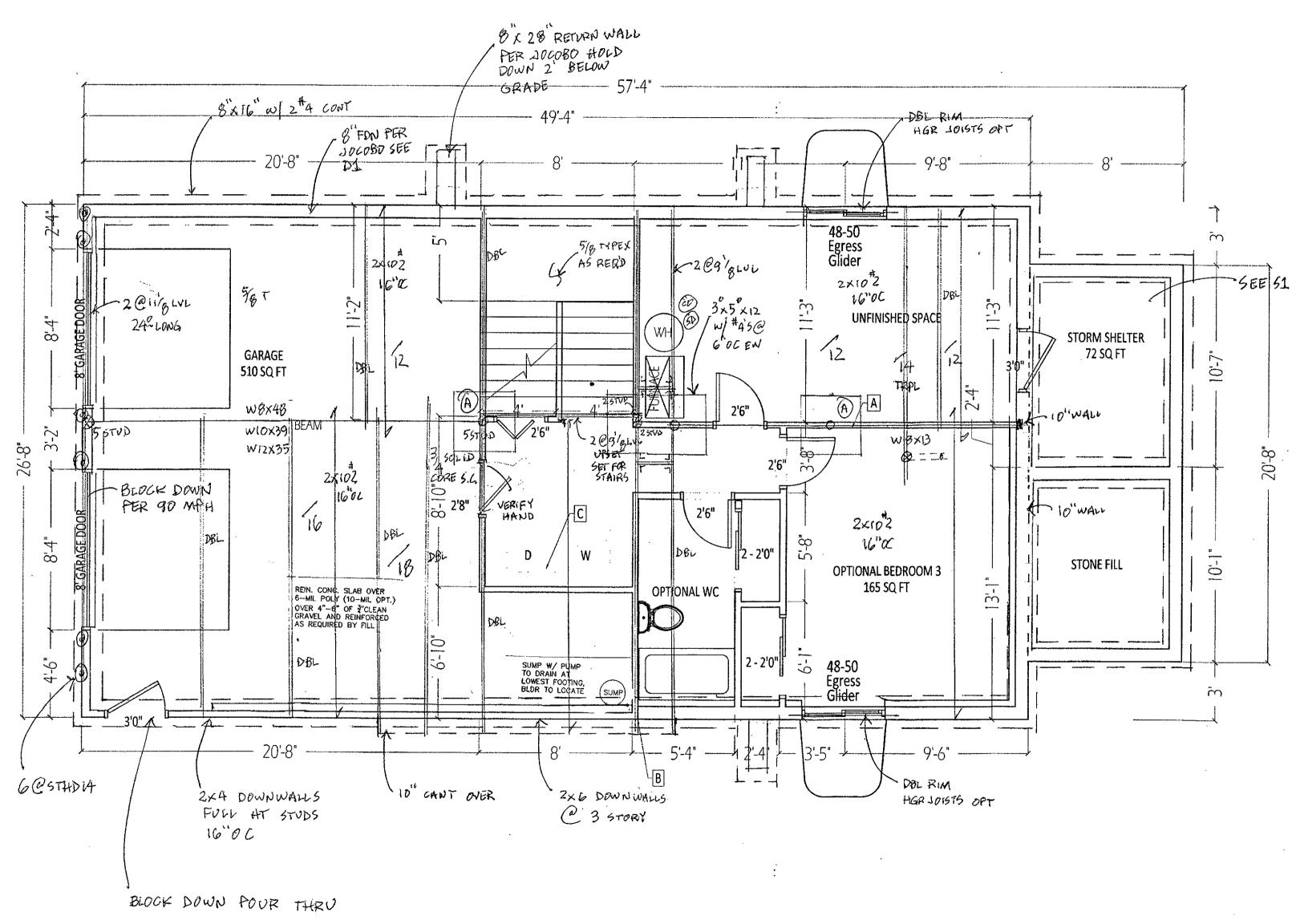
C - 12" SHELF ABOVE WASHER AND DRYER

DO NOT INCLUDE OPTIONAL BASEMENT BEDROOM OR BATHROOM IN BID PRICE

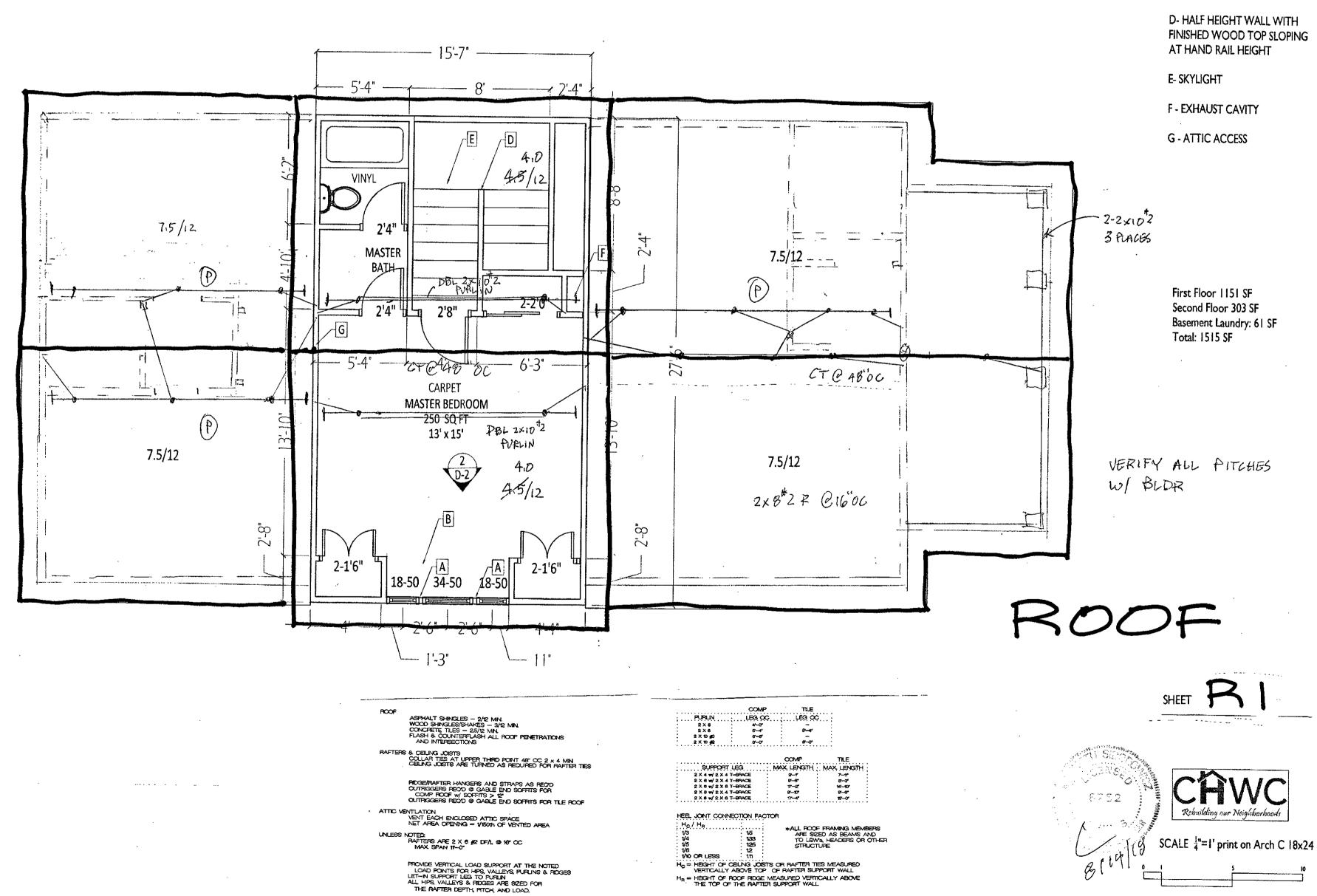
- (A) 36x36x12 PAD W/(6) #4's E.W.
- 8 42x42x14 PAD W/ (7) #4's E.W.
- C 48x48x16 PAD W/(8) #4's E.W.

SHEET A-3
BASEMENT PLAN





# 856 Bunaglow NOTES: A - DOUBLE STUD B - WOOD WINDOW SEAT, STAIN CABINET COLOR D- HALF HEIGHT WALL WITH FINISHED WOOD TOP SLOPING AT HAND RAIL HEIGHT E- SKYLIGHT F - EXHAUST CAVITY G - ATTIC ACCESS First Floor 1151 SF Second Floor 303 SF Basement Laundry: 61 SF Total: 1515 SF



SECOND FLOOR

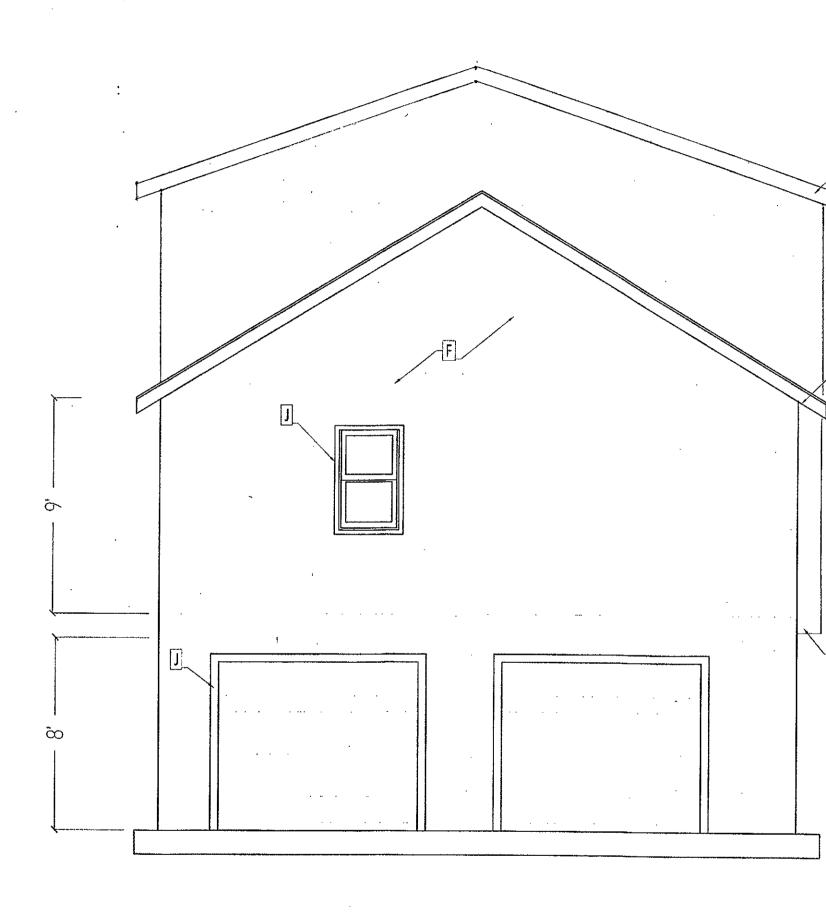
1/4"=1"

# 856 Bungalow

#### NOTES:

A - 8" SMART TRIM

B - LP 4" REVEAL HORIZONTAL
SPEED LAP SIDING
D - CEDAR SHAKE SMART BOARD
C- SEAL AND INSULATE UNDER
OVERHANG
E - WOOD CORBLE SEE DRAWING
5 ON SHEET D-I
F- 8" REVEAL VERTICAL SMART
SIDING
G- 8" SMART TRIM FASCIA
H - 2' OVERHANG SEE DRAWING 4
ON SHEET D-I
J- 4" SMART TRIM
K- COLUMN DETAIL SEE DRAWING
I SHEET D-I



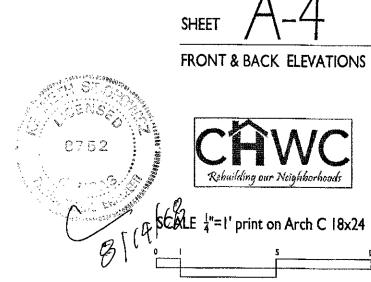
FRONT ELEVATION
1/4"=1'

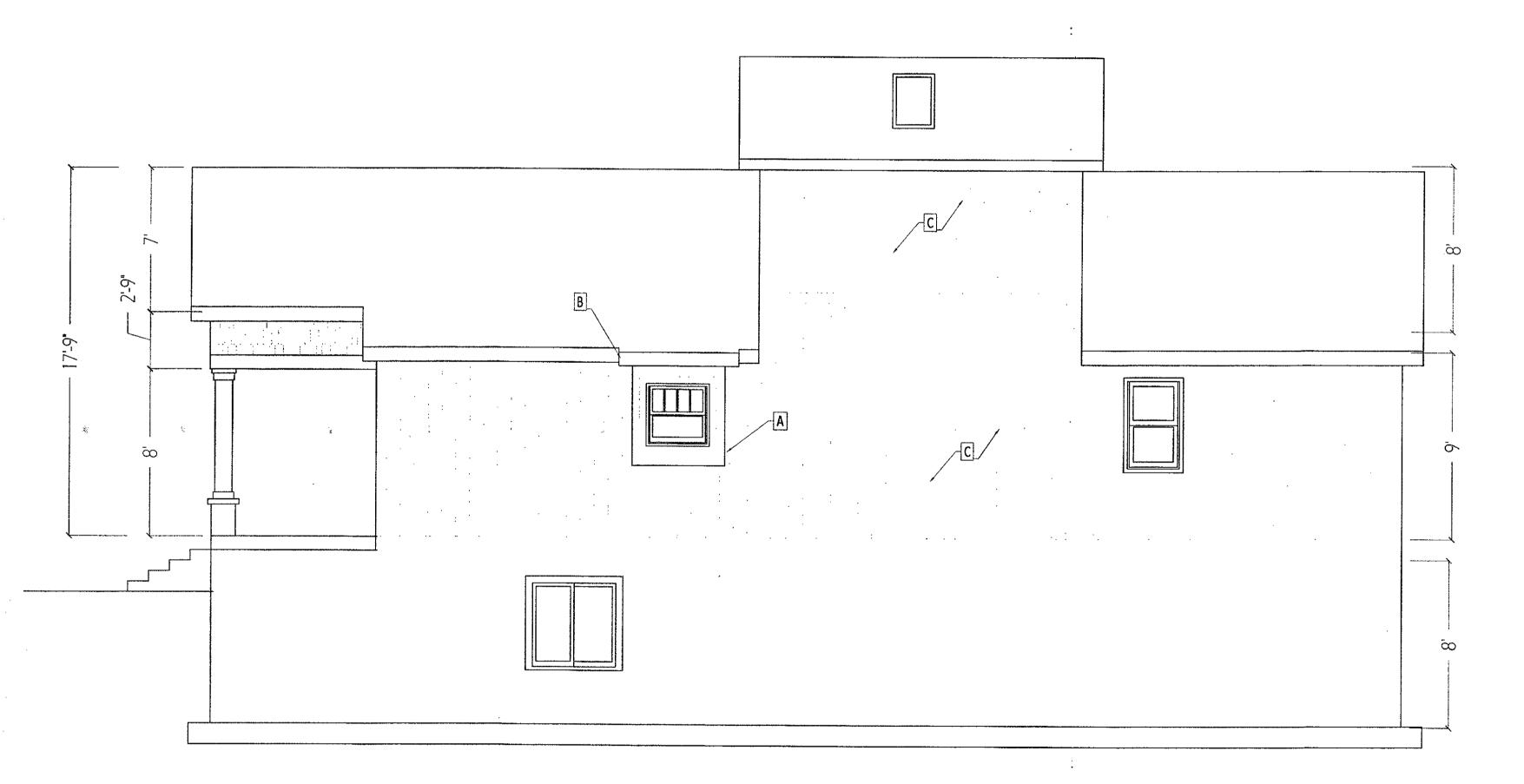
VERIFY

BACK ELEVATION

1/4"=1'

 $\tilde{\infty}$ 





# 856 Bungalow

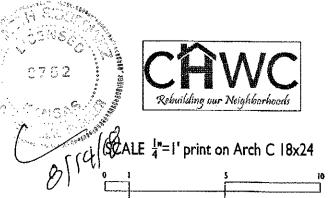
NOTES:

A - INSULATE AND SEAL UNDER WINDOW LEDGE

B - EXTEND ROOF TO COVER KITCHEN WINDOW WITH 8" OVERHANG

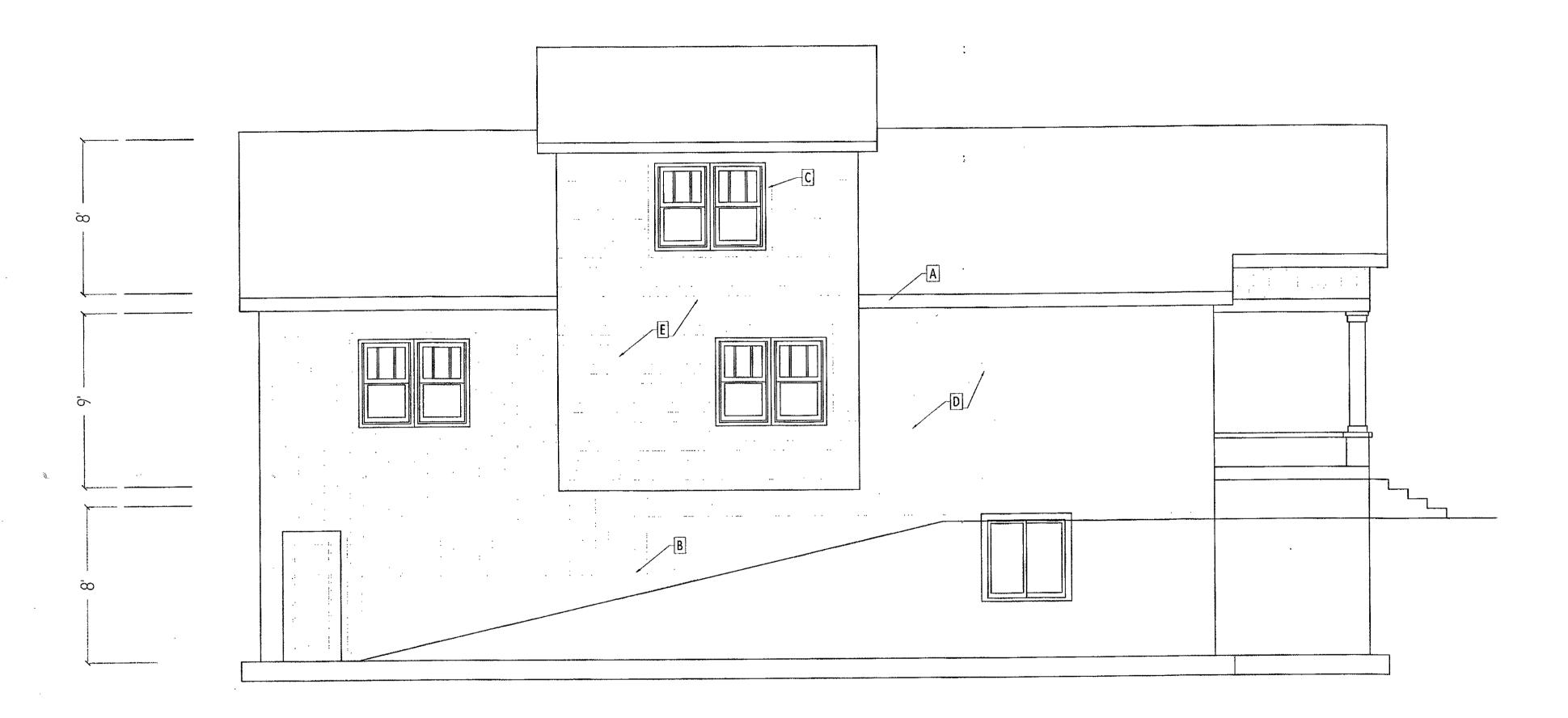
C - 8" REVEAL VERTICAL SMART SIDING

SHEET A-5INTERIOR SIDE ELEVATION



CORNER SIDE

1/4"=1"



# 856 Bungalow

NOTES:

A - 8" SMART TRIM FASCIA

B - STEP DOWN FOUNDATION WALL WITH GRADE CHANGE

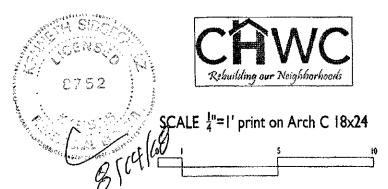
C - IX4 SMART TRIM

D - 8" VERTICAL REVEAL SMART BOARD

E - LP 4" REVEAL HORIZONTAL SPEED LAP SIDING

SHEET A-5
SIDE ELEVATION

PLANS FOR BIDDING PURPOSES ONLY



CORNER SIDE 1/4"=1'

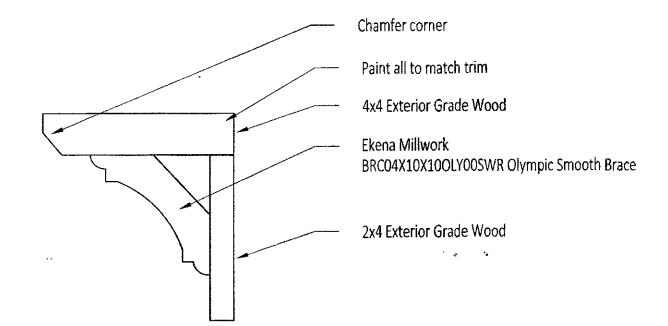


DRAWING DATE

1/18/18

Keep area clear for air circulation Smart Soffit 8" Smart Board Fascia 4" Speed Lap Smart Siding 4 - SOFFIT DETAIL

1-1/2"=1'



1 - COLUMN DETAIL

Smart Siding

1x8 Smart Trim

2x8 Header

2x4 Board with

chamfered corner

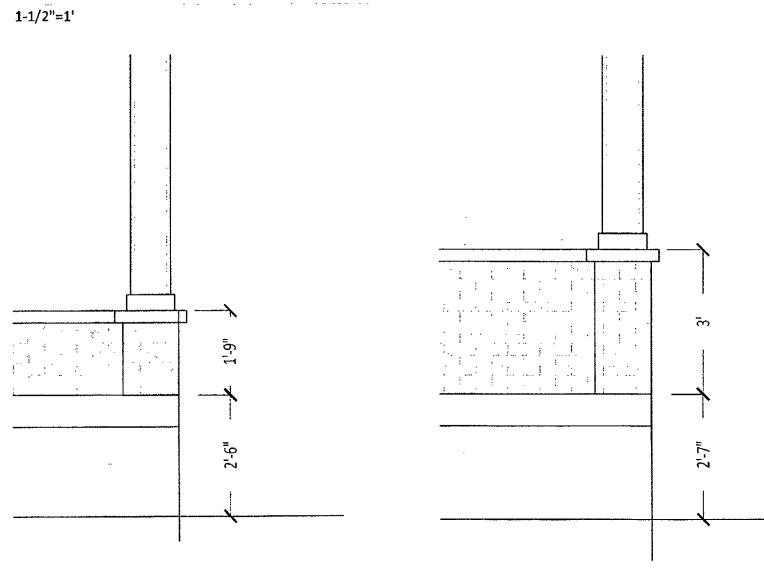
1'-2"

10"

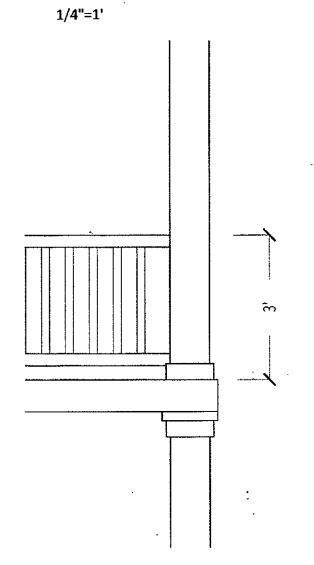
J∠ 8"

— 1¹ –

— 1'-4"



3 - PORCH RAIL DETAIL



5 - CORBEL DETAIL

6 - DECK RAIL DETAIL

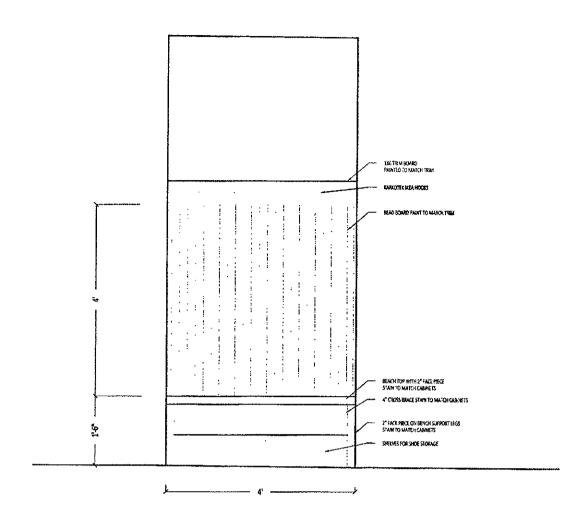
Details and Interior Elevation



2 - PORCH RAIL DETAIL 1/4"=1' WHEN 30" OR LESS ABOVE GRADE

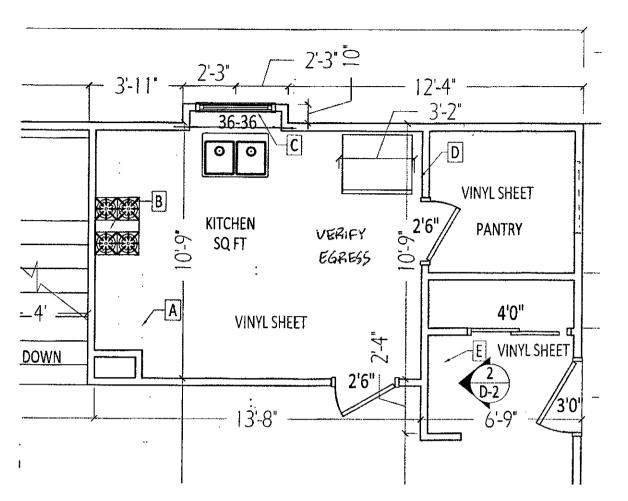
1/4"=1' WHEN 31" ABOVE GRADE

1/4"=1'



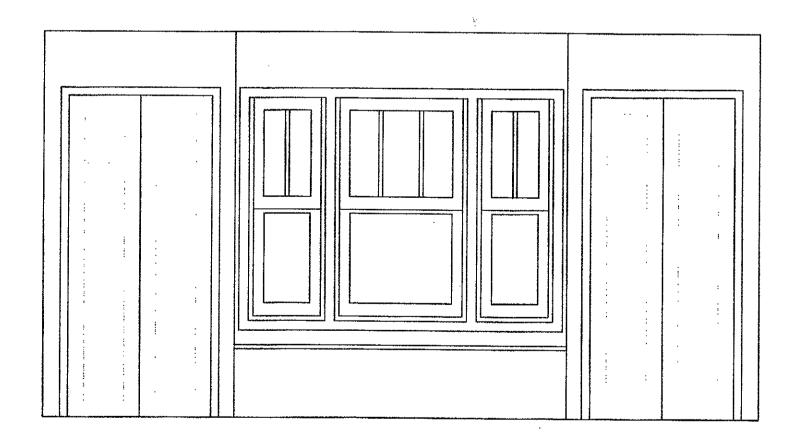
1 - BOOT BENCH DETAIL

1/2"=1'

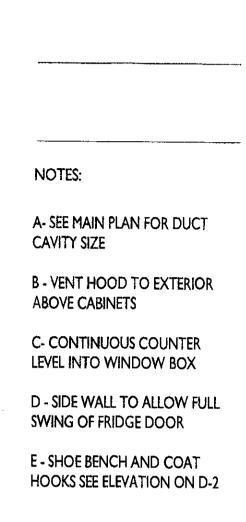


3 - ALT KITCHEN LAYOUT

1/4"=1'



2 - MASTER BEDROOM WINDOW BENCH 1/2"=1'

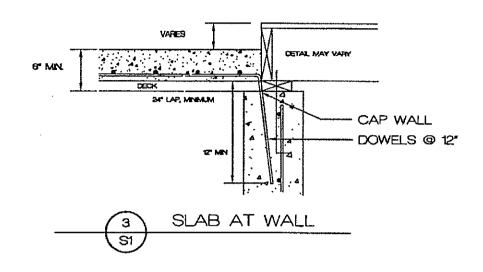


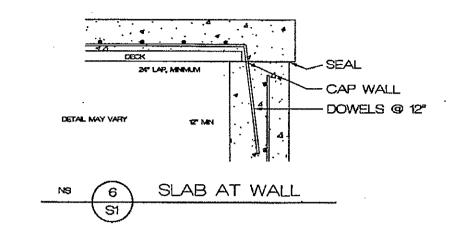
856 BUNGALOW

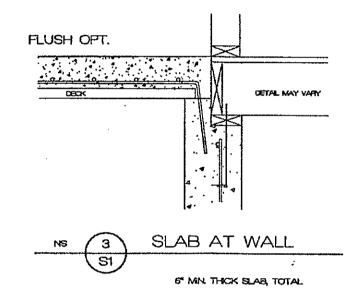


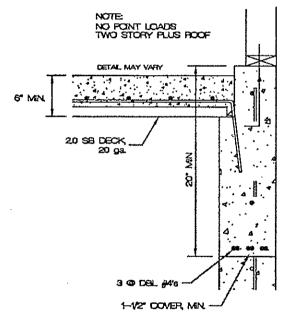












MB 2 6'-0" MAX. OPENING HDR SI VERIFY RO W/ BLDR

ection Properties (per it. of width)

20 SB Normal Weight

		<del></del>						
Gage	'n	Wd psf	Sp.	Sn In"	.₽¹s	n in*	As n	Fy ks
22	0.0295	20	0257	0.258	0.317	0.309	0.472	50
20	0.0358	23	0.334	0.337	0.402	0.393	0,573	50
18	0,0474	30	0.507	0.517	0.557	0.552	0.759	40
16	0.0600	37	0.659	0.663	0.705	0.705	0.961	40

145 pcf Normal Weight Concrete

Total Stab		Maxim	um Unsi	hored	Com	coste									4 1/- /	~		***************************************
Depth D		Ö	ear Spar	19	Prop	erties	<u> </u>		- 50	penit	posec	LLVe	LDags	ps	E 140 5	511103		
Wt. Conc.	Gage	Single	Double	Triple	EVO	တ်					Spa	vn 1	ect a	nd Inc	hes			
Area Conc.		Span	Span	Span	in⁴/ ft	in³/ ft	7-0	76*	8'0"	86	a-a	9'-6	10'0'	10'-6'	11'0"	11-6"	12-0	12-6
	22	<i>6</i> −2	71 <del>7</del>	8-2	12.702	1684	400	400	400	366	322	284	252	224	200	179	101	144
6"	20	7-2	8'-1"	8.–2.	13.548	2010	400	400	400	400	393	348	309	276	247	222	200	181
60.4 psf	13	8-C	1070*	10'-4"	14.961	2.589	400	400	400	400	400	359	320	285	256	230	207	187
427 in	16	83	11"4"	11-9"	16.369	3184	400	400	400	400	400	359	320	285	266	230	207	187

NOTES:

SET LEDGE
658 #'S OF CEMENT PER YD. MINIMUM (7 SACK)
PROVIDE TEMPORARY DECK SUPPORT, READY AT INSPECTION
REBAR SHALL BE GRAD MIN.
TIE STEEL TO PREVENT DISPLACEMENT
SEAL OR WATERSTOP AS RECYD
HOOK AND TIE STEEL AS POSSBLE
SET STEEL ON CHAIRS AS RECYD
SEAL AT PERIMETER AS RECYD
SEAL ALL PENETRATIONS
DO NOT SAW CUT STRUCTURAL SLAB W/O APPROVAL
CONSTRUCTION SHALL MEET ALL APRILICABLE STANDARDS

Metal Decking Details

1 I

856 Bungalow Kansas City, KS

18SUE DATE 3/17/18

REVISIONS

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5. OVEREXCAVATE BUILDING AREA BELOW SLAB SLIBGRADE ELEVATION AND REPLACE WITH MATERIAL PER SOILS REPORT, 6. SITE EPOSION CONTROL SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES. 7. IN-SITU SOIL CONDITIONS, SEE SOILS REPORT OR 1,500 PSF BEARING & 60 PCF EQUIVALENT FLUID WEIGHT.

8. SOIL CONDITIONS AT THE DEPTH OF EXCAVATION FOR THE FOOTING SHALL BE UNIFORM AND CONSISTENT. NOTIFY THE ENGINEER OF RECORD OF ANY INCONSISTENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ANY EXCESS EXCAVATION MATERIALS AND FOR OBTAINING AND SUPPLYING ADDITIONAL FILL MATERIAL AS

48" LONG MIN

FOOTING

A 3" MIN. COVER

PEDESTAL

SLAB ON FILL

FOOTING STRESS ZONE

12. ADJUST FOUNDATION FOR SITE AND SOIL CONDITIONS AND VERIFY WITH EOR. TURN DOWN SLAB @ HVAC BLOCK DOWN DIAGONAL STEEL 12" ADDITIONAL BLOCK DOWN @ HVAC DETAIL MAY VARY <del>♦</del> > 0.58 SLAB @ HVAC

UNDISTURBED

DBL PLATE FOR GYP CRETE CONCRETE SLAB JOIST HNGH -FLOOR JOIST 4-1-1/2" COVER MIN 1-1/2" LEDGE -1-1/2" LEDGE MIN. 6" MIN. STEM WALL-25" INSULATION PED @ FTG FLUSH FRAMING @ FDN

DIVISION 3 - CONCRETE <u>DIVISION 4</u> - MASONRY

ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION."

2. CONCRETE MATERIALS SHALL COMPLY WITH: A) CEMENT - ASTM C 150 TYPE 1 A) CEMENT - ASTM C 150 TYPE 1

B) AGGREGATE - ASTM C 33, MAXIMUM AGGREGATE SIZE 3/4°
C) WATER - POTABLE, WATER/CEMENT RATIO 5 (MAX.)

D) AIR-ENTRANNING ADMIXTURE - ASTM C 260

E) WATER-REDUCING ADMIXTURE - ASTM C 494, INCLUDING SUPERPLASTICIZERS.

F) FLY ASH - ASTM C 618, CLASS C

CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY
DESIGN COMPRESSIVE STRENGTH (FO):

TYPE OF CONSTRUCTION COMP. STRENGTH (F
A) FOOTINGS, WALLS, AND SLABS
EXTERIOR SLABS AND CURBS
SEE TABLE COMP. STRENGTH (fo) SEE TARLE SEE TABLE (AIR-ENTRAINED CONCRETE)

CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 318-89 SECTIONS 52 AND 53. WHEN FLY ASH IS UTILIZED IN THE MIX, MIX SHALL CONTAIN A WATER-REDUCER FLY ASH SHALL BE ADDED AT THE RATE OF NOT MORE THAN 100 POUNDS STOLLING AND AND FOR THAN 100 POUNDS STOLLING AND AND FOR THAN 100 POUNDS PER CUBIC YARD AND CEMENT SHALL BE REDUCED BY NOT MORE

PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT A POINT OF PLACEMENT OF NOT MORE THAN 4" TO 5".

5, USE AIR-ENTRAINING ADMIXTURES IN EXTERIOR EXPOSED CONCRETE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING AIR CONTENT OF 5 TO 7 PERCENT ENTRAINED AIR.

6. ALL PLUMBING AND ELECTRICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE SLAB

7. CONCRETE WORK EXECUTION:

A) MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE,
UNLESS NOTED OTHERWISE ON DRAWINGS: CAST AGAINST AND EXPOSED TO EARTH\_ EXPOSED TO EARTH OR WEATHER\_\_\_\_\_

NOT EXPOSED TO EARTH OR WEATHER 1)

B) IN CORNERS OF GRADE BEAMS PROVIDE CORNER
REINFORCEMENT. LAP TWO FEET EACH DIRECTION IN
OUTSIDE FACE, MATCHING SIZE AND SPACING OF
HORIZONTAL REINFORCEMENT.
C) PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 20 FEET ON CENTER IN EACH DIRECTION.
SAW CUT CONTROL JOINTS MINIMUM 1/4 OF THE SLAB DEPTH,
AS SOON AFTER SLAB FINISHING AS POSSIBLE WITHOUT
DISLODGING APPROVAL)
STARS WAS APPROVAL.

BATCH TICKETS SHALL BE SUBMITTED TO A CONTRACTORS REPRESENTATIVE PRIOR TO OFF LOADING. ANY CONCRETE MORE THAN 45 MINUTES OUT PRIOR TO STARTING PLACEMENT SHALL BE

THE MAXIMUM ADDITION OF WATER SHALL BE UMITED TO 1 GALLON PER YARD, NOTE THAT THIS ADDITION SHALL BE USED TO CONTROL HEAT ONLY (NOT SLUMP).

10. PUMPS SHALL NOT BE PRIMED IN FORMS.

A) ALL REINFORCING BARS SHALL BE A615, GR40 MIN. LAP SPLICES 18" MIN FOR #4 BAR SEE TABLE
WELDED WIRE FABRIC SHALL BE ASTM A185, LAP AT LEAST
ONE FULL MESH AND LACE SPLICES WITH WIRE.

C) REBAR SHALL BE CLEAN, AND FREE FROM RUST AND OIL PRIOR TO THE PLACEMENT OF CONCRETE. REBAR SHALL BE

TIED AND SECURED AS REQUIRED TO PREVENT
DISPLACEMENT IN THE FORMS,
D) TIE STEEL TO PREVENT DISPLACEMENT. HOOK AND TIE
STEEL AS POSSIBLE. TIES, CHARS, OR OTHER PRODUCTS
SHALL BE PROTECTED WHEN LOCATED NEAR EXPOSED
SI IDEACES

E) STEEL SHALL BE STORED ON SITE ABOVE GRADE, AND COVERED AS REQUIRED FOR PROTECTION FROM RAIN AND OTHER POSSIBLE DAMAGE.

WITHIN 8' OF STEP DOWN \* RETURN WALLS ALLOW FOR BACKFILL W/O FLOOR DECK IN PLACE FOR 60 PCF EQUIVALENT FLUID WEIGHT SOIL NO HEAVY EQUIPMENT OR SURCHARE LOADING.

COMPRESSIVE STRENGTH OF CONCRETE MASONRY CONSTRUCTION (CMU) SHALL BE AS FOLLOWS (PSI), MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (I'm) 1500 PSI.

2. CONCRETE BLOCK SHALL BE HOLLOW LOAD—BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C 90, TYPE N-II, ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALICENTARIA

3. MORTAR MIX SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270, TYPE M OR S. TYPE M MORTAR SHALL BE USED WHERE MASONRY IS IN CONTACT WITH SOIL

4. GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 476. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL DE CONTROLOGICAL CONTROLOGICA CONTROLOGI

BE GROUTED SOLID. HOLD GROUT DOWN 1-1 BELOW TOP OF BLOCK AT GROUT UFT JOINTS AND AT CONCRETE PLACED OVER

MINIMUM LINTEL, WHERE NOT ON PLANS, SHALL HAVE A MINIMUM OF 2 -- #5's CONTINOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24." ALL UNTEL REINFORCING AND GROUT SHALL EXTEND 2 MINIMUM PAST JAMBS UNLESS NOTED OTHERWISE ON BEAMS OF DETAILS

FRAMING WITH & DIAMETER WALL TIES OR DOVETAIL—TYPE METAL
TIES OF EQUIVALENT STIFFNESS EMBEDDED INTO HORIZONTAL
MORTAR JOINTS. MAXIMUM VERTICAL SPACING OF TIES SHALL BE
16." MAXIMUM HORIZONTAL SPACING SHALL BE 24." TIES IN
ALTERNATE COURSES SHALL BE STAGGERED. PROVIDE #9 WIRE
REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" OC. ENGAGE
#9 WIRE WITH WALL ANCHOR TIES. CONSTRUCTION JOINTS IN
MASONRY VENEER WALLS SHALL BE LOCATED PER THE DRAWINGS.

ALL MISCELLANEOUS STRUCTURAL STEEL, WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR

A) STRUCTURAL STEEL - ASTM A992
B) STEEL PIPE COLUMNS - ASTM A53 GRADE B(Sch 40 TYP)
C) ANCHOR BOLTS - ASTM A307 GRADE A, NON-HEADED TYPE

RETURN SPACING

RETURN WALLS NOT REQ'D

16'-4" ON CENTER (MAX), AND/OR

MISCELLANEOUS STRUCTURAL STEEL MATERIAL SHALL COMPLY

PLITCH PLATES SHALL HAVE 1 DIA BOLTS @ 16 OC, STAGGERED TOP AND BOTTOM BETWEEN JOIST LAYOUT.

RETURN WALLS

6. LAP REINFORCING 48 BAR DIAMETERS, STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.

7. MASONRY VENEER SHALL BE ATTACHED TO SUPPORT WALL

8. WATERPROOFING, DRAINAGE PLANE, AND INSTALLATION PER ADOPTED BUILDING CODE

DIVISION 5.5 - MISC. STRUCTURAL STEEL

MASONRY STRENGTH (Pm DESIGN)\_\_\_\_\_ BLOCK STRENGTH\_\_\_\_\_

MORTAR STRENGTH

GROUT STRENGTH

PLANS OR DETAILS.

UNBALANCED

BACKFILL HT.

2 X 4 OR 2 X 6 MUDSILL -SIMPSON MAS ALTERNATIVE INSTALLATION OPT. MUDSILL ANCHORAGE ALTERNATIVE TO J-BOLTS

> 24" LAP, MIN - DRILL & SEAL AS REO'D 1-1/2" COVER -DOWELS @ 12 OC SLAB @ WALL NTS D1

SLAB ON FILL CONCRETE OR CMU

**CONC STRENGTH** REO'D STRENGTH 3,000 psi 3,500 pal BLAB 3,500 pal 7 SACK MIX

M<sub>mm</sub> = <u>W<sub>0</sub> \* L<sup>2</sup></u> → 27206 #-in

40,000 \* 02 0.85 \* 3,500 \* 12  $\phi M_N = \phi * A_s * f_y(d - a/2)$ 

= 0.9(0.2)(40000)(4-0.22/2) = 28,008 #-in > 27,206 (OKAY) . Use #4 @ 12\* OC EW 12-6' (+/--) MODULE

 $\phi M_N = \phi * A_s * f_v(d - a/2)$ 

= 0.9(0.2)(40000)(4--022/2) = 28,008 #-in > 25,951 (OKAY)

<u>DIVISION 6</u> - ROUGH CARPENTRY

ALL ROUGH CAPPENTRY WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA "NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION, THI "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", APA "PLYWOOD DESIGN SPECIFICATIONS", DOC PS 1 "PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", DOC PS 56 "STRUCTURAL GLUED LAMINATED THREET!" AND APPLICABLE OF THE AMINATED TIMBER", AND APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE

 POUGH CARPENTRY MATERIALS SHALL COMPLY WITH:
 A) LUMBER — S4S, SURFACEDRY, GRADE MARKED, COMPLYING WITH PS 20, GRADED UNDER WWPA OR SPIB RULES:
 STUDS: STUD GRADE STUDS: HEADER #2 DOUGLAS FIR #2 DOUGLAS FIR #2 DOUGLAS FIR #2 DOUGLAS FIR

B) METAL FRAMING FASTENERS -- ASTM A 153, HOT-DIF GALVANIZED FASTIENERS, EQUIAL, TO SIMPSON STRONG—TIE CONNECTORS COMPLYING WITH APPLICABLE ICC—ES REPORTS. C) PLYWOOD - APA RATED SHEATHING, COMPLYING TO PS 1.

D) LVL - LAMINATED VENEER LUMBER SHALL BE GRADE 2800 F-20E AND SHALL MEET THE REQUIREMENTS OF APPLICABLE ICC-ES REPORTS. E) GLULAM BEAMS -- COMBINATION 24F-V3 IN ACCORDANCE WITH AITC A190.1

3. EXTERIOR WALL AND ROOF SHEATHING SHALL BE \$\frac{2}{4}\) APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD SPACING NAIL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON NAILS AT 6" ON CENTER ALONG EDGE SUPPORTS AND 12" ON CENTER ALONG FIELD SUPPORTS UNLESS NOTED OTHERWIDE. PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES.

NOTE: POOF SHEATHING SHALL BE (\* APA RATED SHEATHING FOR TILE ROOF, OR AS REQUIRED BY MANUFACTURER.

4. INTERIOR SHEAR WALL SHEATHING WHERE NOTED SHALL BE ₹ APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD
SPACING. NAL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON
NAILS AT 4" ON CENTER ALONG EDGE SUPPORTS AND 6" ON CENTER
ALONG FIELD SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE SOLID
BLOCKING AT ALL LINE IDEOLOTED PANEL EXCES BLOCKING AT ALL UNSUPPORTED PANEL EDGES.

5. ATTACH METAL FRAMING FASTENERS TO FRAMING MEMBERS WITH MINIMUM NUMBER AND SIZE OF NAILS LISTED IN THE APPLICABLE

6. WOOD TRUSS SYSTEM; TRUSS JOIST SYSTEM AND GLULAM SYSTEM A) DESIGN, FABRICATE, AND ERECT IN ACCORDANCE WITH BCSI STANDARDS AND NDS SPECIFICATIONS. B) DESIGN LOADS:

B) DESIGN LOADS
25 PSF SNOW LIVE LOAD
10 PSF DEAD LOAD TOP CHORD (20 TILE)
10 PSF DEAD LOAD BOTTOM CHORD
C) SUBMIT SHOP DRAWINGS, INCLUDING DESIGN CALCULATIONS, MATERIAL STRESSES, GRADE AND SPECIES OF WOOD, AND PLACEMENT DRAWING.

7. DEFAULT HEADER SIZE NOT SPECIFIED SPANNING 8'-0" MAX SHALL BE 2 - 2  $\times$  10  $\#\!2$ 

ALL HEADERS OVER 4"-0" SHALL HAVE DOUBLE TRIMMER @ EACH SUPPORT, OR AS SPECIFIED.

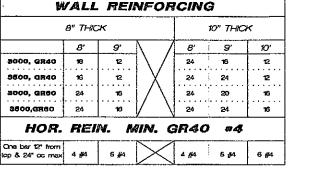
9. SOLID BLOCKING BETWEEN JOISTS @ 36" OC FOR JOISTS PARALLEL TO THE EXTERIOR FOUNDATION WALL, MIN. 48" OR 3 JOIST SPACES.

10. ALL FLUSH FRAMING @ HEADERS OR GIRDERS SHALL BE HANGERED.

11. BLOCK BETWEEN JOISTS @ SUPPORTS OR OVER BEAMS, 12. RATED CONSTRUCTION FOR PROJECTIONS INTO SETBACKS AS REQ'D.

13. DOUBLE JOIST BELOW PARALLEL NONBEARING WALLS ON LAYOUT, SINGLE JOIST OFF LAYOUT. STRUCTURE BELOW LOAD—BEARING WALLS AS NOTED ON PLANS.

### FOUNDATION PER JOCOBO RESIDENTIAL FOUNDATION GUIDELINE



1000 # / ф (山) 40 # /ф' (LL) 67 # /ф' (DL) 67 # /ф' (OL) w<sub>s</sub>== 12(DL) + 16(LL) w = 12(01) + 16(11)BASEMENT SLAB: = 240 # /ψ' (TL) = 144 # / # (TL)

<u>w, \* L<sup>2</sup> </u> → 25,951 #-in 40,000 \* 02  $\frac{1}{0.85 * 3,500 * 12} = 0.22^{\circ}$ 

15'-6" (+/--) MODULE

UFER GROUND NEAR PANEL 7" EMBED GRADE VARIES HOPIZONTAL REINFORCEMENT VARIES 60 PCF EQUIVALENT FLUID WEIGHT SOIL 5" EMBED (NO DOWEL OPTION) DOWEL w/ 5" EMBED VARIES WALL REIN, PER JOCOBO VARIES 3" MIN COVER FTG REINFORCEMENT, CONTINUOUS WALL REINFORCEMENT REINF. CONCRETE WALL OR ICF WALL

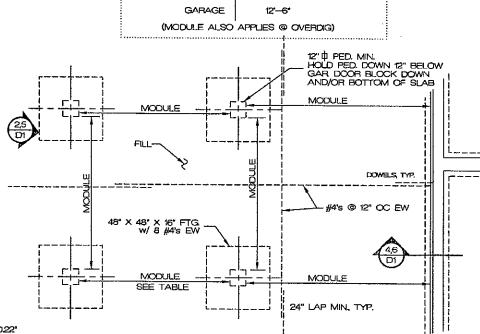
> DECK LEDGER 18' max Joist Span 1/2° Ø X 6° Lag @ 16° OC, DBL EVERY OTHER SECTION (SEE SECTION VIEW) - DECK SHEATHING --2X LEDGEF

Less than 10" OC equivalent

600# @ 9' < 790# OK <u>PLAN</u> DECK @ CANTILEVER STRUCT, SLAB MODULE SPACING SLAB TYPE | MODULE SPACING

15'-6"

BASEMENT



STRUCTURAL SLAB ON FILL NTS

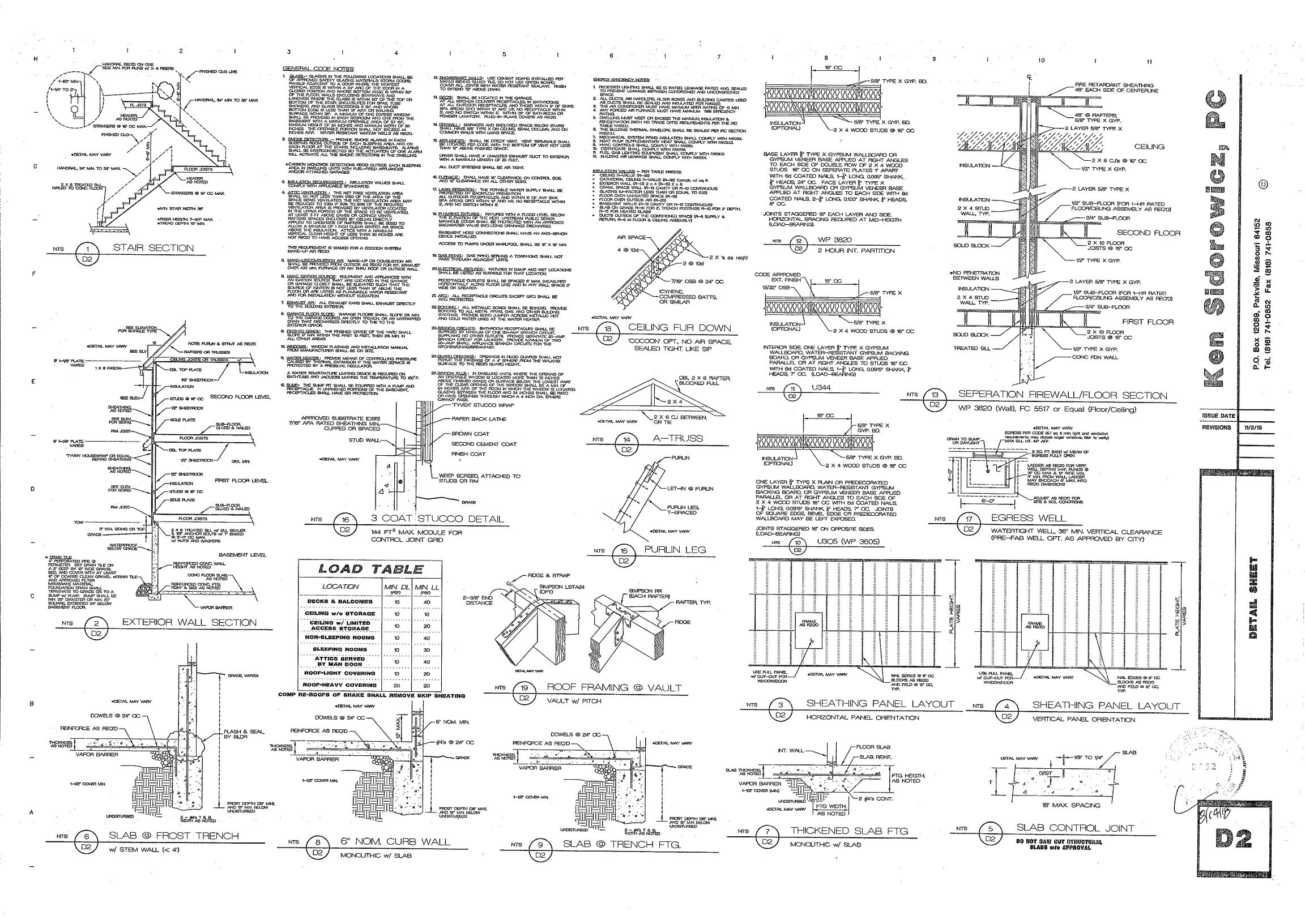
DO NOT SAW CUT STRUCTURAL SLABS W/O APPROVAL VERIFY ALL STRUCTURAL SLAB DETAILS W/ ENGINEER DO NOT ISOLATE COLUMNS FROM STRUCTURAL SLABS

0 7 ISSUE DAT REVISIONS

11

20世紀時期,1667年2月

11/2/15



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Δ.

REBAR INSHEAR CONE, MIN. LENGTH

NTS 9 SIMPSON STHD

CORNER INSTALLATION

(B)

**D3** 

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS Number & type of fastener Spacing of fasteners Description of building elements 3-8d (2-1/2" x 0.1(3") 3-10d 3-10d (3" x 0.128") Celling joists not attached to parallel rafter, laps over partitions, tace nell Collar tie rafter, face neil or 1-1/4" x 20 ga. ridge strap 2-16d (3-1/2" x 0.135") 3-16d (3-1/2° × 0.135°) 18d (3-1/2" × 0.135") 16d (3-1/2" × 0.135") 4-8d (2-1/2" × 0.113") 10d (3" x 0.128") 10d (3" x 0.128") Double top plates, race nell
Double top plates, race nell
Double top plates, min. 48" offset of end joints, face nell in lapped area.
Sole plate to joist or blooking, face nell
Sole plate to joist or blooking at braced well panets. 8-16d (3-1/2" × 0.135") 16d (3-1/2" × 0.135") 3-16d (3-1/2" x 0.135") 3-6d (2-1/2" x 0.135") or 2-16d (3-1/2" x 0.135") 2-16d (3-1/2" x 0.135") Top or sole plate to stud, end neil 2-10d (3" x 0.128") 2-60 (2-1/2 × 0.1131) 2 staples 1-3/4" 2-8d (2-1/2" x 0.113") x 6° sheething to each bearing, face nall 2 staples 1–3/4\* 2–8d (2–1/2\* x 0.113\*) 3 staples 1–3/4\* 3–6d (2–1/2\* x 0.113\*) ider than 1" x 8" sheathing to each bearing, face nail 4 staples 1-3/4\* 2 staples 1-3/4" 2-16d (3-1/2" x 0.135") 2" subfloor to joist of girder, blind and face neil Film joist to top plate, toe neil (roof applications also) 2" planks (plank & beam — floor and roof) Bulk-up girders and beams, 2" lumber layers 8d (2-1/2" x 0.113") 2-16d (3-1/2" x 0.135") 10d (3" x 0.128") Ø each bearing Naïeach layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each spice @ each joist or rafter edger strip supporting joists or rafters Spacing of Fasteners Edges (inches) Description of building Description of fastener Intermediate supports (inches) (notes: b, c, e) wall sheathing to framing and particleboard wall sheathing to framing
6d common (2" x 0.113") nat (subfloor, wait) (note j)
8d common (2"-1/2" x 0.13") nat (roof)
6d common (2" x 0.113") nat (subfloor, wait)
8d common (2"-1/2" x 0.13") nat (roof) note f
8d common nati (2"-1/2" x 0.13") nati (roof) note f
1d common nati (2"-1/2" x 0.13")
1d common nati (2" x 0.148") nati or 5/16" to 1/2" 12 (note: p) 1-1/8" to 1-1/4" 3d deformed (2—1/2° x 0.131°) nai Other wall sheathing (note h) 1-1/2" galv, rooting neil, 7/16" crown or 1 orown etaple 16 ga, 1-1/4" long 1-0/4" galv, rooting neil, 7/16" crown or 7 orown staple 16 ga, 1-1/2" long 1-1/2" galvanized rooting neil staple galv, 1-1/2" long 1-1/4" screws, Type W or S 1-3/4" galvanized rooting neil etaple galv, 1-1/4" galvanized rooting neil etaple galv, 1-1/4" galvanized rooting neil etaple galv, 1-5/6" long 1-5/6" screws, Type W or S 1/2" structural cellulosic fib sheathing 25/32" structural cellulosic /2° gypsum sheathing (note d) 1-5/8" long 1-5/8" screws, Type W or S 6d deformed (2" x 0.120") nail or 8d common (2-1/2" x 0.131") nail 8d common (2-1/2" x 0.131") nail or 7/8 to T 8d deformed (2-1/2" x 0.120") nell 10d common (3" x 0.148") nell or 8d deformed (2-1/2" x 0.120") nell

- All naits are smooth—common, box or deformed sharks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown; 90 ksi (551 MPa) for shark diameters of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shark diameters along than 0.142 inch but not larger than 0.177 inch, and 100 ksi (639 MPa) for shark diameters of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shark diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (639 MPa) for shark diameters of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shark diameters and not larger than 0.177 inch, and 100 ksi (639 MPa) for shark diameters of 0.192 inch 0.177 inch, and 100 ksi (639 MPa) for shark diameters and have a minimum 7/16—inch on define at all supports where spans are 48 inches or greater.

  Four—foot—by—8—foot or 4—foot—by—9—foot panets shall be applied vertically.

  Spacing of fasteners not included in this table shall be applied vertically.

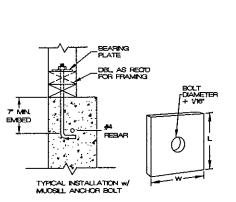
  Spacing of fasteners not included in this table shall be verified w/ ECR.

  For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood end wood structural panel roof sheathing to framing within minimum 48—inch distance from gable and walls, if mean roof height is more than 25 feet up to 35 feet maximum.

  For regions having basic wind speed of 100 mph no ress, nails for attaching wood structural panel roof sheathing to gable endwall framing shall be spaced 6 inches on center. When beside wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports sheathing to gable endwall framing. All inches on center to gable end wall framing.

  Cypeum sheathing shall conform to ASTMC 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

  Spacing of fasteners on floor sheathing panel edges applied to panel edges applied to panel edges applied to panel edges applied to panel edges



NTS  $\sqrt{7}$  SIMPSON BP 1/2 - 3 $\bigcirc$ 3

LOAD T	ABL	E
LOCATION	MIN. DL (PSF)	MIN. L.L (PSF)
EXTERIOR BALCONIES	10	60
DECK8	10	40
CEILING W/o STORAGE	5	10
CEILING W/ STORAGE	10	20
NON-SLEEPING ROOMS	10	40
SLEEPING ROOMS	10	30
ROOF-LIGHT COVERING	10	20
ROOP-HEAVY COVERING	20	20

ASTHALT SHINGLES — 2/12 MIN.
WOOD SHINGLES/SHAKES — 3/12 MIN.
CONCRETE TUES — 25/12 MIN.
FLASH & COUNTERFLASH ALL HOOF PENETRATIONS
AND INTERSECTIONS OUTRIGGERS REQTO @ GABLE END SOFFITS FOR TILE ROOF ATTIC VENTILATION
VENT EACH ENCLOSED ATTIC SPACE
NET AREA OPENING = 1/150% OF VENTED AREA

UNLESS NOTED:

RAFTEPS ARE 2 X 6 (R2 DF/L © 16" CC

MAX LENGTH 20", MAX SPAN 10"-6" SPAN

RAFTEPS CVER 20" LENGTH CA CVER 10"-6" SPAN

ARE 2 X 6 (R2 DF/L © 16" CC

PROVIDE PULL RAFTER HEEL SUPPORT AT HIPS, VALLEYS, & RICCES

LET-IN SUPPORT LEST TO PURLIN

ALL, HIPS, VALLEYS & RICCES TO BE 2 X 8 (R2 DF/L MIN)

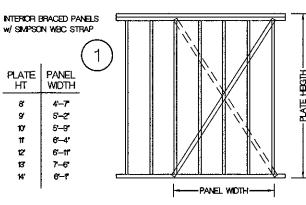
	COMP	TILE	
PURLIN	LEG OC	: LEG. OC	
2 X 8	4-0	-	:
2 X 8	5-4	9-4	
2 X 10 #3	6~6	· -	:
2 X 10 42	8-0	8-0"	:
		COMP	TLE
SUPPORT	LEG :	COMP MAX LENGTH :	<del></del> .
SUFFORT 2X4 w/2X4			<del></del> .
	T-BRACE	MAX LENGTH	MAX. LEN 7~# 6~7
2 X 4 w/ 2 X 4	T-ERACE Y-ERACE	MAX LENGTH	MAX, LEN
2 X 4 w/ 2 X 4 2 X 6 w/ 2 X 4	T-BRACE Y-BRACE T-BRACE	MAX LENGTH 9-7 9-8	MAX. LEN 7~# 6~7

1/7.5 OR LESS H<sub>C</sub> = HEIGHT OF CELLING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE TOP OF RAFTER SUPPORT WALL  ${\rm H_{R}}$  = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALL

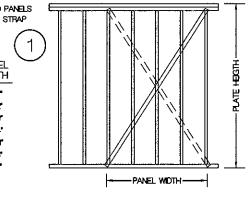
NTS 42

\*SEE STRUCTURAL PAGES FOR ALL STRUCTURAL INFORMATION SZE, GRADE, DIFECTION, ETC.

RAFTER SPAN ADJUSTMENT FACTOR

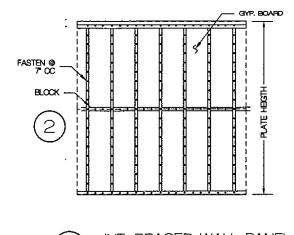


8



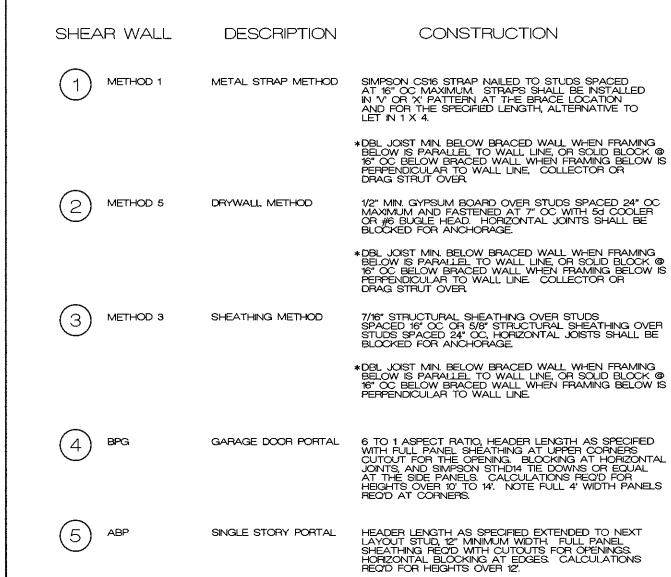
6





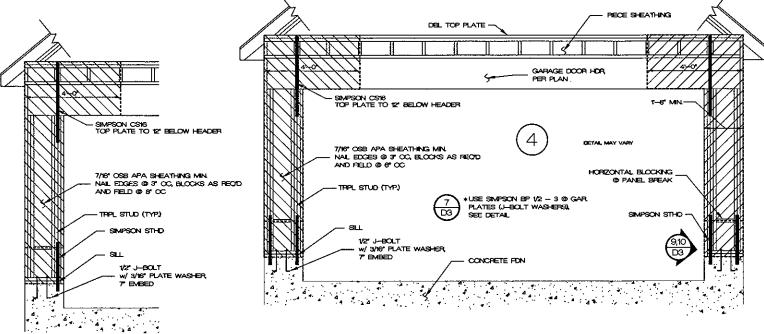
5

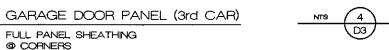
INT. BRACED WALL PANEL DRYWALL METHOD, METHOD 5





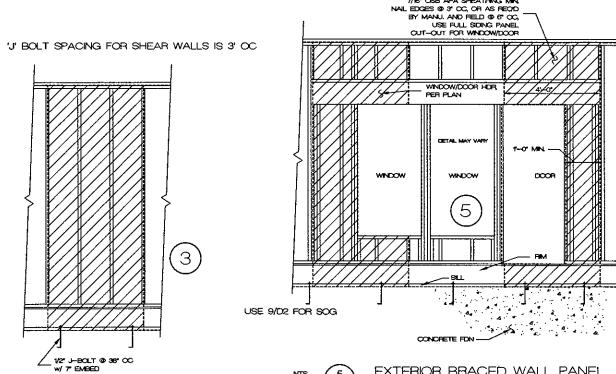
SHEAR WALL SCHEDULE











\_ WINDOW/DOOR HOR, PER PLAN WINDOW DOOR 5

3

7/16" OSB APA SHEATHING MIN

USE FULL SIDING PANEL CUT-OUT FOR WINDOW/DOOR

5

NAL EDGES @ 3" OC, OR AS REO'D BY MANUL AND RELD @ 6" OC,

10 SIMPSON STHD

2

EXTERIOR BRACED WALL PANEL RIDGE & STRAP

CONCRETE FON -

SIMPSON LSTA24 SIMPSON RR (OPT) (EACH RAFTER) 2-3/8" END RAFTER TYP.

FRAMING @ VAULT NTS D3

EXTERIOR BRACED WALL PANEL ONE STORY PORTAL