

ROSEBUD HOUSE MODEL



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NOTFORTON

NEW HOUSE PROJECT FOR OPEN SOURCE ECOLOGY
MULTIPLE LOCATIONS
KANSAS CITY AND ST. JOSEPH AREA

ISSUES & REVISIONS			
#	DATE	DESCRIPTION	
1	9/1/2022	STRUCTURAL REVIEW	
2	9/21/2022	MARKUPS	
3	9/29/2022	MARKUPS	

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A101

## **GENERAL NOTES**

GOVERNING BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ITS APPROPRIATE SUPPLEMENTS DESIGN LOADS:

ROOF DEAD LOAD 15 psf 20 psf 10 psf FLOOR LIVE LOAD: FLOOR LIVE LOAD: BEDROOMS: ALL OTHER LIVING AREAS: WIND LOADS:

30 psf 40 psf Vult = 115 MPH, EXPOSURE C SITE CLASS "B" 1,500 PSF WIND LOADS: SEISMIC LOADS: ASSI IMED ALLOWABLE SOIL BEARING PRESSURE

GENERAL
FINNEN ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE WORK
SHOWN OR INFERRED BY THESE DRAWNINGS.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS
AND ELEVATIONS SHOWN ON THE PLANS AND FOR COORDINATION ALL DIMENSIONS AND
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THE CHARMAN SHOWN OF THE PLANS AND FOR THE PROPERTY OF THE PROPERTY BOTTOM TO HOME HER THE PROPERTY BOTTOM TO HOME HER THE PROPERTY BOTTOM TO HOME HER THE PROPERTY BY THE DIMENSIONS OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE

WORK
THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED
DURING CONSTRUCTION TO ENSURE THE SAFETY OF ALL INDIVIDUALS INVOLVED.
ALL MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS SHALL BE INSTALLED PER THE
REQUIREMENTS OF THE GOVERNING BUILDING CODE AND THE LOCAL MUNICIPALITY.

REQUIREMENTS OF THE GOVERNING BUILDING CODE AND THE LOCAL MUNICIPALITY. MORTION A SOMETO CONSULTING SEGNICEERS, LLC, DUSS DESIGNED THE STRUCTURAL MORTION A SOMETO CONSULTING SEGNICE STRUCTURAL OF A RESIDENCE AT THE ADDRESS REFERENCE IN THE PLANS. NORTON & SOMMOT CONSULTING ENGINEERS, LLC, WILL NOT TAKE REPSONBIEUTY FOR ANY FELUSE OF ANY PORTION OF THE DESIGN, PLANS OR SPECIFICATIONS AT ANY OTHER PROPERTY OR ADDRESS WITHOUT OUR PRIOR WITHITE OCCISET.

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BUILDING SWITHOUT OUR PROVIDE WRITING TO SOLD THE THE THE THROUGH THE THROUGH THE THROUGH THE THROUGH THE THROUGH THE THROUGH THR

ARCHITECTURAL NOTES:

1. WATER RESISTIVE EXTERIOR WALL COVERING, FREE FROM HOLES AND BREAKS, SHALL BE APPLIED TO STUDS OR SHEATHING OF ALL EXTERIOR WALLS. WRAP SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE IN COMPLIANCE WITH SECTION 2. DING SHALL COMPLY WITH IRC SECTION R802 5.2 FOR RAFTER AND CEILING JOIST.

BUILDING SHALL COMMET WITH THE SECTION AND THE SHARE SHARE SHALL BE PROVIDED PER IRC SECTION E3608.1
"UFER' GROUND SHALL BE PROVIDED PER IRC SECTION E3608.1
GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS SHALL BE PROVIDED TO INSURE ALL ROOF DRAINAGE IS DIRECTED 5 FEET MINIMUM FROM HOUSE BEFORE TOUCHING SOIL.

STAIR NOTES:
1. MAXIMUM RISER AT STAIRWAYS IS 7 3/4" AND MINIMUM TREAD IS 10" WITH A MINIMUM 6'-8"

# PROGRAMM PAGE AT 3 JANEWAYATS IS 7 44" AND MINIMUM TREAD IS 10" WITH A MINIMUM 6-8" HEADROOM, PER IRC SECTION RISTOR. PLACE HANDRALS ON ALL STAIRS AND/OR LEVELS THAT EXCEED 30" ABOVE AREA CALLINGS TO BE MIN. 3" WIGH AND HAVE INTERMEDIATE RAILS THAT DO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE AND SHALL COMPLY WITH IRC SECTIONS R311.73 & 8 7812.

HS11.28 & HS12 ENCLOSE ACCESSIBLE SPACE BENEATH STAIRS SHALL HAVE WALLS AND THE UNDERSIDE OF THE STAIR AND LANDING PROTECTED WITH 1/2" GYPSUM BOARD ON ENCLOSI IRF SIDE

PER SECTION ROM2.7.
STANWAYS CONSISTING OF 3 OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34" AND 38" ABOVE THE STAIR NOSINGS.
HANDRAILS SHALL HAVE A CRICILLAG ROGSS SECTION OF 114" IMMINUM TO 2" MAXIMUM OR OTHER APPROVED GRASPABLE SHAPER PER SECTION R311.7.8.5.
SPIRAL STAIRS SHALL BE CONSTRUCTED PER SECTION R311.7.16.1.

WINDOWS AND SHETTY ALL/STREAMTS.

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1. SURFACE WITHIN 36".
ALL WINDOWS SHALL MEET THE FALL PROTECTION REQUIREMENTS OF SECTION R312.2.

EMERICACY EGRESS NOTES.

1. ALL SLEEPING ROOMS AND BUSINEST SHALL BE PROVIDED WITH PROOFE DUERGEBLY:

1. ALL SLEEPING ROOMS AND BUSINESS FEED RESISTION FROM PROVIDED IN WINDOWS HE BESTOON HID. PROVIDE IT WINDOWS HE BESTOON HID. PROVIDE IT WINDOWS HE BESTOON FROM PROVIDE IT WINDOWS HE BESTOON FROM PROVIDE IT WINDOWS HE BESTOON FOR A PROVIDE BUSINESS HE BESTOON FOR A PROVIDE AND SLEEPING A PERSON AND HE BESTOON FOR A PROVIDE AND SLEEPING A PERSON BUSINESS HE BESTOON FOR A PERSON FOR A PROVIDE A PERSON SLEEPING A

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GRAGE FLORS SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.

GRAVE FLORE SHALL SLOPE TOWARDS THE GARAGE DOORWAYS.

DOORS GETWEEN THE GARAGE AND THE OWILL HAS SHALL HE A MEMBALY 1 97 SYLD DOORS GETWEEN THE GARAGE SHALL BE SEPARATED FROM THE OWILL HAS MOT TO HAPPISHED ATTIC HE GARAGE SHALL BE SEPARATED FROM THE OWING HE GARAGE THE SHAPPISHED ATTIC HAPPISHED ATTIC HAPPISH HAPPISHED ATTIC HAPPISHED AT

RESIDENCE AND GARAGE.

GARAGE DOORS SHALL MEET THE REQUIREMENTS OF DASMA 115 MPH.

WOOD FRAMING NOTES:

1. ALL STRUCTURAL LUMBER (RAFTERS, CELLING JOISTS, PURLINS AND HEADERS) SHALL BE DOUGLAS FIR LARCH #2 OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL LOAD BEARING WALL STUDS AND PURLIN STRUTS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.

BETTER, MANIMATED MEMBERS MINKED THE THIRD IS SMALL BE LOUGLAS FIR STUD GRADE OF GRA

FLOOR JOISTS: SEE IRC TABLE R502.3.1(1) AND R502.3.1(2) FOR SPAN, SIZE, SPACING, AND CRADE OF ELOOP IOISTS

FLOOR JOSTES, SEE INCT TABLE FROSC 11(1) AND RIGHZ 3.1 (2) FOR SPAN, SIGE, SPACHON, AND FLOOR JOSTES SEE INCT TABLE FROSC 3.1 (2) FOR SPAN, SIGE, SPACHON, AND FLOOR JOSTES SEED VERTICAL SPAN, SIGNAL BE DOUBLED. ALL DOUBLE DE MEMBERS SHALL BE HAVE DET COSTET HER SPICE. SEE AND S

SUPPORT WALL OR BEAM BELOW.

ALL NAILING NOT INDICATED ON THE DRAWINGS SHALL CONFORM TO THE NAILING SCHEDULE OF THE GOVERNING BUILDING CODE. SPACING, END DISTANCES AND EDGE DISTANCES OF NAILS AND SPIKES SHALL BE SUCH AS TO AVOID THE UNUSUAL SPLITTING OF THE WOOD.

ALL NON-LOADBEARING STUD WALLS IN THE BASEMENT SHALL BE PROVIDED WITH A 1\*
MINIMUM VERTICAL EXPANSION JOINT TO ALLOW FOR HEAVE IN THE FLOOR SLAB.

ALL NON-LOADEGRAPHO STUD WALLES IN THE BARSHENT SHALL BE PROVIDED WITH A 1"
WALLS SHALL NOTE TO THE THAT ITS THE STAN AND THE PRAINER, ADDRESS
SHATHING FOR HORIZONTAL DAPHRAGAS SHALL BE EXTERIOR GRADE, DO.
STRICTURAL GROUP OR BETTER IN COOK AND WALL FRENCH SHADE, DO.
STRICTURAL GROUP OR BETTER IN COOK AND WALL FRENCH SHADE, DO.
OTHERWISE NOTICE. WHERE PARELS ARE APPLED ON BOTH FACES OF A WALL PANEL
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TRADEAUN SHADE OF PARELS THE PARELS OF THE PARELS AND THE PARELS SHALL HAVE AND THE PARELS AND THE

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23.

INTERMEDIATE SUPPORTS.
ALL EXTERIOR WOOD WALL FRAMING SHALL BE 2x6 DOUG-FIR NO. 2 AT 16°cc, UNO.
ALL INTERIOR BEARING WALL FRAMING SHALL BE 2x4 DOUG-FIR NO. 2 AT 16°cc, UNO.
MULTIPLE STUD MEMBERS CALLED OUT FOR SUPPORT OF LVI. BEAMS AND HEADERS
SHALL BE CARRIED DOWN TO TOP OF FOUNDATIONS OR SUPPORT BEAM(S).

## CONCRETE & REINFORCING NOTES: 1 CONCRETE STRENGTH SHALL MEET THE FOLLOWING MINIMUM 28 DAY STRENGTH

EOWERTE STREAMTH SMALL MEET THE FOLLOWING MINIMAN 28 DAY STRENGTH REQUIREMENTS (DE PAUZE):

2 200 PSI FOR BASCRIMINES OF SAUSE OF MUNISTRABED GOADS:

2 200 PSI FOR BASCRIMINES FORMANDON MALLS, MIN OTHER VERTICAL CONCRETE

2 300 PSI FOR AMPORT AND GOARD CARRIER CONCRETE AND UNDISTURBED GRADE

4 300 PSI FOR STRUCTURIAL FLOOR SLABS.

CONCRETE SMALL BE CHILLY, AN BE BINDANDE TON GARAGES IL ABS AND FOR ALL LOCATIONS

CONCRETE SMALL HAVE A SLAIMP OF F 2 \* 1". THE SLAMP CAN BE INCREASED THROUGH

THE USE OF APPROVED ADDITIVES MOT WATER, DOES ON MINIMAN MALESS NOTED

OTHERWISE ON THE DRAWNISS, ALL BRAS SHALL BE LAPPED A MINIMAN OF 48 BAR

DAMETERS AND COOTING THE STREAM.

CONCRETE, AND FOLOTION STREAM.

CONCRETE, AND FOLOTION STREAM.

CONCRETE, AND FOLOTION STREAM.

LEATH FOR THE CONCRETE AND STREAM.

ESPECIAL POLICIES.

ES

MANIMUM CONCERT COVER SHALL BE AS FOLLOWS, (ACI 18):

EXPORED TO WAR THER: 18' FOR BLANE SAMALER

O WANTENDESCO TO WAR THER: 19' FOR BLANE SAMALER

O WANTENDESCO TO WAR THER: 19' FOR BLANE

O WANTENDESCO TO WAR THER: 19' FOR BLANE

O WAR THE STORM OF T

FOUNDATION NOTES

1. ALL FOUNDATIONS SHALL BEAR ON NATIVE. UNDSTURBED SOIL CAPABLE OF SUPPORTING
1.50 PSF UNLESS NOTED OTHERWISE, WITHOUT UNDUE SETTLEMENT ON HEAVING. THE
1.50 PSF UNLESS NOTED OTHERWISE, WITHOUT UNDUE SETTLEMENT ON HEAVING. THE
1.50 PSF UNLESS NOTED OF THE OWNERS TO
1.50 PSF UNLESS NOTED OF THE OWNERS TO
2.50 PSF UNLESS NOTED OF THE OWNERS TO
3.50 PSF UNLESS NOTED OF THE OWNERS TO THE OWNERS THE OWNERS NOTED OF THE OWNERS TO
3.50 PSF UNLESS NOTED OF THE OWNERS TH

STIE CAN BE GENERATED.

FOOTINGS SHALL BE POURED CONTINUOUS AT FOOTING STEPS (SOLID JUMPS).

ANY FILL THAT IS INSTALLED UNDER THE BASEMENT OR GARAGE FLOOR SLABS SHALL BE TWO THE SHAPE IN THE PROPERTY OF THE STATE OF THE STATE OF THE SHAPE IN THE SHAPE I

POURED. SWICHTS SHALL BE IN APPROXIMATE SOURCE PATTERN WITH HAXMMUM.

THE BILLIGEST HALL BE RESPONSIBLE FOR THAWN THE APPROPRIAT STEPS TO MINIMIZE
THE EFFECTS OF EXPANSING SOIL ON THE FOUNDATION. SLABS, AND WOOD FRANCE
THE FERTEN HAVE THE REPUBLISHE SHALL THE SHALL

MIN. UP 5: A ALL FOOTING AND SLAB REINFORCEMENT SHALL BE BLOCKED OFF SUBGRADE WITH CHAIRS OR CONCRETE BRICKS.

## **ENERGY REQUIREMENTS**

THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH AN AIR BARRIER PER IRC

WITE DULLIWES THE MANUEL FOR SHALL BE SEALED WITH AN AIR BARRIER PER INC SECTION NITE.

LIGHTING NUTLES OF SPRETERATION. THE TERMAL SHALL OF SHALL BE CHATTED, LEWAGE STRONG THE STRONG SHALL BE CHATTED, LEWAGE THE SHALL BE DO THE CHYSIAM WALL EARD AS REQUIRED FOR IN 102

ARE HANDLERS SHALL BE RATED FOR MANUAL MAY BE REQUIRED FOR IN 103.1.1.

ARE HANDLERS SHALL BE RATED FOR MANUAL MAY BE REARCE RATE FOR IN 103.1.2.

ARE HANDLERS SHALL BE RATED FOR MANUAL MAY BE LEWAGE RATE FOR IN 103.1.2.

BULDING CAVITIES TO THE SHALL BENEFICIAL SHALL SHALL HOT BE USED AS RETURN AIR PLEAMED, AND STRONG THE HEADING TO SHALL SHALL HOT BE USED AS RETURN AIR PLANKS LAUGHS THE REDURIES DIESAL OF NO BRANCH SHALL SHALL HOT BE USED AS RETURN AIR SHALL SHALL HOT BE USED AS RETURN AIR SHALL SHALL HOT BE USED AS RETURN AIR SHALL TERMANT TO THE BUILDING EXTERIOR AS REQUIRED PER MITSOL.

ALL EDWALLST FANS SHALL TERMANTE TO THE BUILDING EXTERIOR AS REQUIRED PER MITSOL.

M1505.2. MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED

400 CFM AS REQUIRED PFE MISSION SERVE BOTH THE EXHAUST HOODS THAT EXCEED AN AR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LUNKS SPACE AND THE GARAGE PFE MISSION. MISSION SHALL NOT SERVE BOTH THE LUNKS SPACE AND THE GARAGE PFE MISSION. MISSION MECHANICAL EFFICIENCY RATING FOR AC EQUIPMENT IS 13 SEER AS REQUIRED PER RC.

MINIMUM MECHANICAL EFFICIENCY RATING FOR FORCED AIR FURNACE IS 78% AS REQUIRED PER IRC

ABBREVIATIONS LEGEND ANCHOR BOLT AMERICAN CONCRETE INSTITUTE ABOVE FINISH FLOOR AMERICAN INSTITUTE OF STEEL POUNDS LONGITUDINAL LBS LONG MAX MECH MFR MIN MISC MTL NO CONSTRUCTION AMERICAN IRON AND STEEL INSTITUTE MANUFACTURER MINIMUM ARCHITECTURAL
AMERICAN SOCIETY FOR TESTING AND
MATERIALS MISCELLANEOUS MATERIALS
AMERICAN WELDING SOCIETY
BELOW FINISH FLOOR
BOTTOM OF FOOTING STEP
BOTTOM OF
BOTTOM OF STEEL NUMBER
NEAR SIDE
NOT TO SCALE
ON CENTER
OPPOSITE HAND
POWDER ACTUATED FASTENERS
POUNDS PER CUBIC FEET
PLATE
POUNDS PER SOUARE FOOT
POUNDS PER SOUARE FOOT
POUNDS PER SOUARE NOH
QUARITY. BOTTOM OF STEEL BEARING BRACED WALL PANEL CAST-IN-PLACE CONCRETE CONTROL JOINT (WALL) CENTER LINE CLEAR CL CLR COL CONC CONST CONT DIA EIFS FI PSI QTY REF REINF COLUMN CONCRETE CONSTRUCTIO CONTINUOUS DIAMETER ROUGH OPENING SIMILAR TOP AND BOTTOM TOP OF FOOTING STEP THICK TOP OF TOP OF CONCRETE TOP OF FOOTING TOP OF PAVING TOP OF STEEL TRANSVERSE TYPICAL EXTERIOR INSULATION AND FINISH SYSTEM ELEVATION ELECTRICAL SIM T&B TFS THK EFS EXTERIOR INSULATION AN ELECTRICAL
ELECTR TYPICAL UNLESS NOTED OTHERWISE WALL BRACE METHOD WORK POINT WBM WP WS WALL STEP WWF WELDED WIRE FABRIC JOINT KIPS PER SQUARE INCH

## SYMBOLS LEGEND



## INSULATION AND FENESTRATION **REQUIREMENTS - IRC TABLE N1102.1.2**

THESE VALUES ARE BASED ON CLIMATE ZONE 4 PER IRC FIGURE N1101.7 OR TABLE N1101.7. REFERENCE IRC FOR DIFFERENT CLIMATE ZONE VALUES

COMPONENT	VALUE		
FENESTRATION	U ≤ TO 0.32	(b)	
SKYLIGHT	U ≤ TO 0.55	(b)	
GLAZED FENESTRATION SHG	U ≤ TO 0.40	(b)(e)	
CEILING	R-49		
CEILING WITH ATTIC SPACES	R-38		
CEILING- VAULTED (500 SQ.FT. CEILING AREA, WHICHEVER IS	R-30		
WOOD FRAME WALL	R-20 OR R-13 + 5	(h)	
MASS WALL	R-8 / R-13	(i)	
FLOOR	R-19		
BASEMENT WALL	R-10 / R-13	(c)	
SLAB (R VALUE/DEPTH)	R-10 / 2 FT	(d)	
CRAWLSPACE WALL W/ FLOO	R-10 / R-13	(c)	
DUCTS OUTSIDE OF THE	SUPPLY AND RETURN	R-8	
CONDITIONED SPACE	IN FLOOR & CEILING ASSEMBLY	R-6	

R VALUES ARE MINIMUMS. U - FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE NSULATION, THE INSTRUCE OF THE TABLE.

THE FENESTRATION U - FACTOR EXCLUDES SKYLIGHTS. THE SHGC APPLIES TO ALL GLAZED

FERSITATION, 
1013Y MEANS FOR CONTINUOUS RISULATION ON THE INTERIOR OR EXTERIOR OF THE 
1013Y MEANS FOR CONTINUOUS RISULATION ON THE INTERIOR OF THE 
1013Y MEANS FOR THE 
1014Y MEANS FOR THE 
1014Y

BISEMENT WALL INSULATION IS NOT HEQUINED IN WARMINION DO ATTOMIC AS DEFINED BY FIGURE INTO IO AND TABLE WITH 101 10.

ALTERNATIVELY, INSULATION SUPFICIENT TO FILL THE FRAMING CAVITY PROVIDING NOT LESS THAN AN H-VALUE OF R-19.

FIRST VALUE IS CAVITY INSULATION. SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13.5" MEANS R-13 CAVITY INSULATION PLUS R-5.

CONTINUOUS INSULATION.

MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION N1102.2.5. THE SECOND R-VALUE
APPLIES WHEN MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS.

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# ISSUES & REVISIONS # DATE DESCRIPTION 1 9/1/2022 STRUCTUF 2 9/21/2022 MARKUPS 3 9/29/2022 MARKUPS

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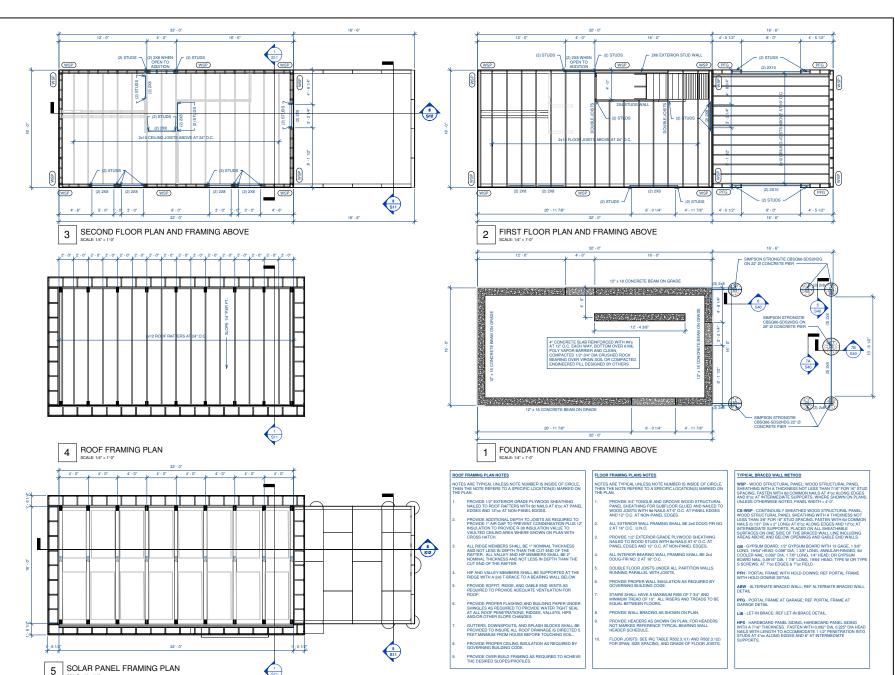
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**GENERAL NOTES** 

SHEET NUMBER

S01



SCALE: 1/4" = 1'-0"



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PROJECT INFORMATION
NEW HOUSE PROJECT FOR OPEN SOURCE ECOLOGY
MULTIPLE LOCATIONS
KANSAS CITY AND ST. JOSEPH AREA
MARCIN JAKUBOWSKI

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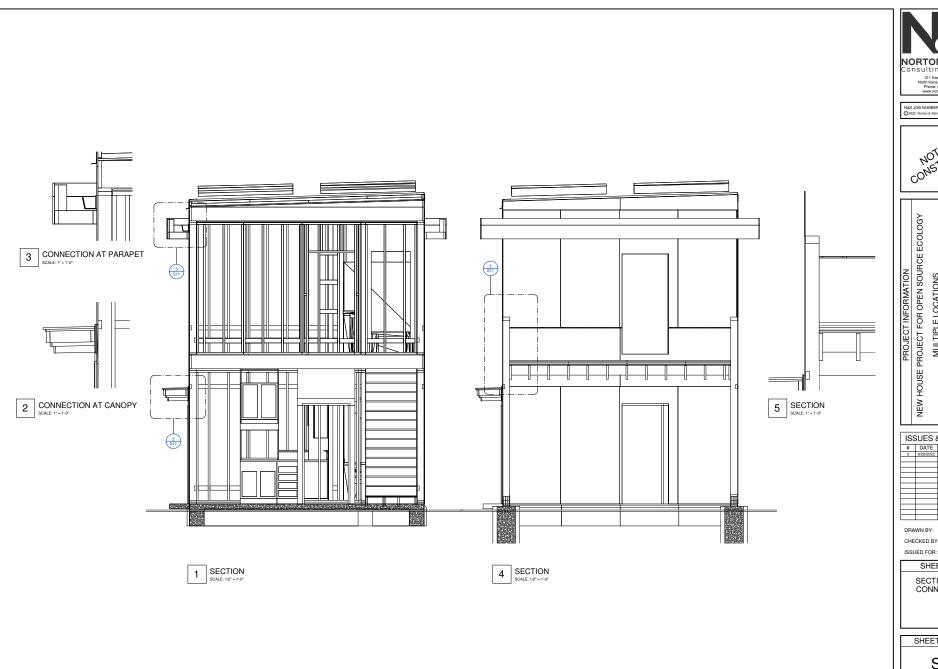
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FRAMING FLOOR PLANS

SHEET NUMBER

S10





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PROJECT INFORMATION
NEW HOUSE PROJECT FOR OPEN SOURCE ECOLOGY MULTIPLE LOCATIONS KANSAS CITY AND ST. JOSEPH AREA MARCIN JAKUBOWSKI

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#	DATE	DESCRIPTION
3	9/29/2022	MARKUPS
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SECTIONS AND CONNECTIONS

SHEET NUMBER

S11