GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

* Floor: 40 psf. live Roof: 30 psf. live Ceiling: 10 psf. live 15 psf. dead 10 psf. dead 10 psf. dead

Soil bearing Capacity - 1500 PSF

Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.

- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.

 All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.

 All 48" x 48" x 18" concrete pads to have (4) #5 rods each way.

 Foundation walls are not to be backfilled until properly braced.

 Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property
- Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

HORIZONTAL BAR SIZE AND SPACING **VERTICAL** #5 @ 16" o.c. #5 @ 12" o.c. #5 @ 16" o.c. #5 @ 16" o.c. 8" Wall thickness 10" Wall thickness (w-brick) **EXTERIOR FILL BOLT SPACING** 0" to 3'-6" 72" o.c. 3'-7" to 6'-0" 48" o.c. 6'-1" to 7'-0" 32" o.c. Over 7'-0" Additional engineering may be required

- * All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shimns in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

* Unless noted otherwise, all framing lumber shall have the following characteristics:

- Fb = 1.000 psiFv = 75 psi E = 1,400,000 psiContractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer. Any structural or framing members not indicated on the plan are to be
- sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise. All subflooring is assumed to be 3/4" thick.-Glued&Nailed
- All exterior walls are dimensioned to outside of 1/2" sheathing.
 All exterior walls are 4" (3 1/2" stud plus 1/2" sheathing), All interior
- walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All Main level walls are 9'-1 1/8" high unless otherwise noted or implied. All angled walls on floor plans are at 45 degree angle, unless otherwise

FRAMING MEMBERS (continued):

- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- ... use 4x6. use (2) 2x12
- w/1/2" Plywood between. (3) Non-load bearing and less than or equal to 6 ft.use 4x6.(4) Non-load bearing and more than 6 ft. use (2) 2
- . use (2) 2x12 w/1/2" Plywood between.
- (5) All exterior openings use (2) 2x12 w/1/2" Plywood between. All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal
- bracing or plywood. Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".

 Collar ties are to be spaced 4'-0" o.c.

- * All purlins and kickers are to be 2x6's, unless noted otherwise. * Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer

MISC. NOTES:

- * Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.

 Note: Provide proper insulation for all plumbing.
- * 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
 5/8" type "X" fire code drywall on garage walls and ceilings.
 Windows are called out by glass size only.
 Windows, if not noted, are assumed to be casements.

- Header heights are labeled to bottom of arched transoms
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs as per local code. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications,
- locations and sizes.
- Jog flue to rear of ridge as necessary.

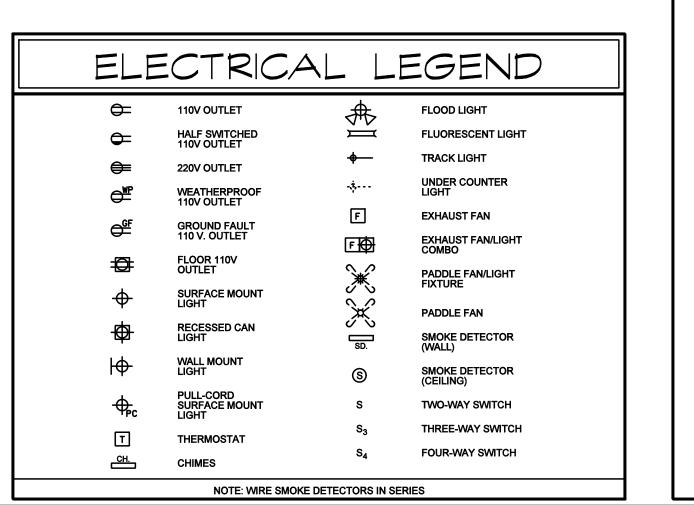
 Note: Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
- All air conditioner locations may vary depending on restrictive
- covenants and codes. Typical overhang sizes unless noted otherwise on drawing are as

On pitches of 4/12 - 5/12 - 6/12 = 24" overhang

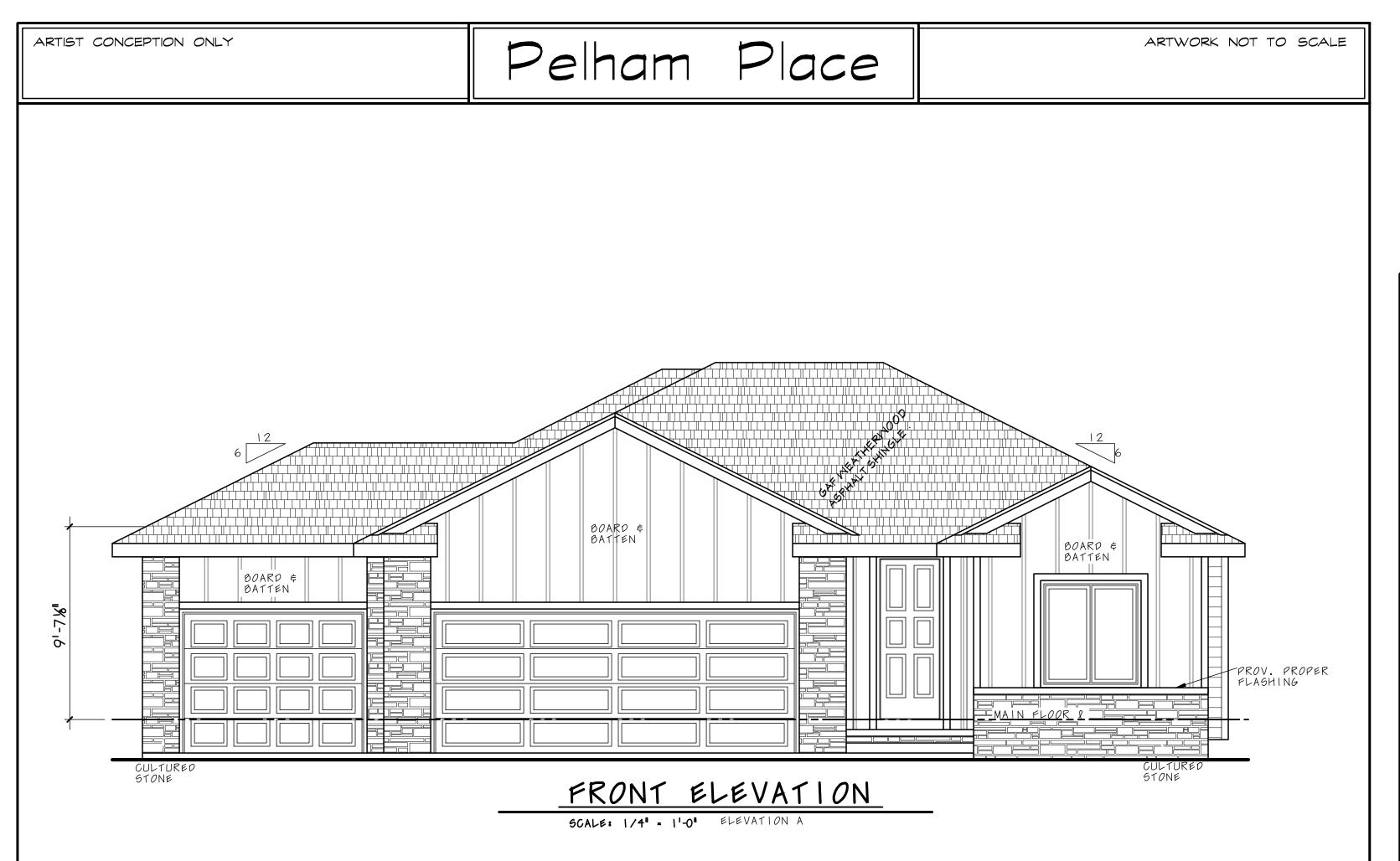
- 7/12 = 20" overhang
- 8/12 = 16" overhang 9/12 = 16" overhang
- 10/12 11/12 12/12 = 12" overhang
- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for (2) different pitches at a hip.
- Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
- Design Basics, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished

de sign besies inc

SYMBOLS Detail Number —Section Number Furnace Flue & Duct Direction of Section Floor Drain ☐ Square Footage 8 Roof Pitch Ratio O Supply Ai (Ceiling) 8/12 Ceiling Pattern Minimum 3"x3" Solid Shower Head Detail W/Height → Bearing or to Match the width of Bearing Roof Louver



ABBREVIATIONS Air Conditioner
Adjustable
Awning
Building
Basement
Bottom
Between
Cantilever
Ceiling Joist
Ceiling
Ceiling
Concrete Masonry Unit
Cased Opening
Concrete
Double
Double Hung Dishwasher Down Dryer Each Entertainmen Exposure Exterior Finished Floor Joist Fluorescent Footing Projection
Radius
Rafters
Refrigerator
Room
Second
Shower
Side Lite
Sump Pump Pit
Stationary TRAP U.L. UNEX WASH WD WH W.W.M. Insulation Interior Joist Trapezoid Underlayment Unexcavated Washer Wood INSUL
INT
JST
LVL
LIN
MAX
MBR
MICRO
MIN
MISC
O.C.
O.H.D.
OPNG
PC
PICT
POLY PROJ RAD RAFT'S REFRIG RM SEC SHWR S.L. SPP STA STD STL STRUCT T.C. T & G TRANS DRY
EA
ENT
EXP
EXT
FIN
F.J.
FLUOR
FTG
GALV
GARB
G & N **Laminated Venee** Water Heater Welded Wire Mesh Maximum Master Bedroom Microwave Minimum Miscellaneous Line
Two Wide
Three Wide
Four Wide
Center Line
With
Diameter Stationary Standard Footing
Galvanized
Garbage Disposal
Glued & Nailed
Gluelam Header On Center Overhead Door 2W 3W 4W Steel Structural Trash Compactor Tongue & Groove Opening Pull Chord Picture Polyethylene



CONSTRUCTION ADDRESS: LOT 44, TRAILS OF PARK RIDGE 4073 NE CHAPEL MANOR DR. LEE'S SUMMIT, MO 64064

RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 07/30/2025

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



ENGINEERING, P.C.

CIVIL ENGINEERING CONSULTANTS 1805 WATERS ROAD, HARRISONVILLE, MISSOURI 64701 PH: (816) 380 - 5150 FAX: (816) 884 - 3250 EMAIL: MAIL@REOENGINEERING.COM MO. CERTIFICATE OF AUTHORITY #3005002187

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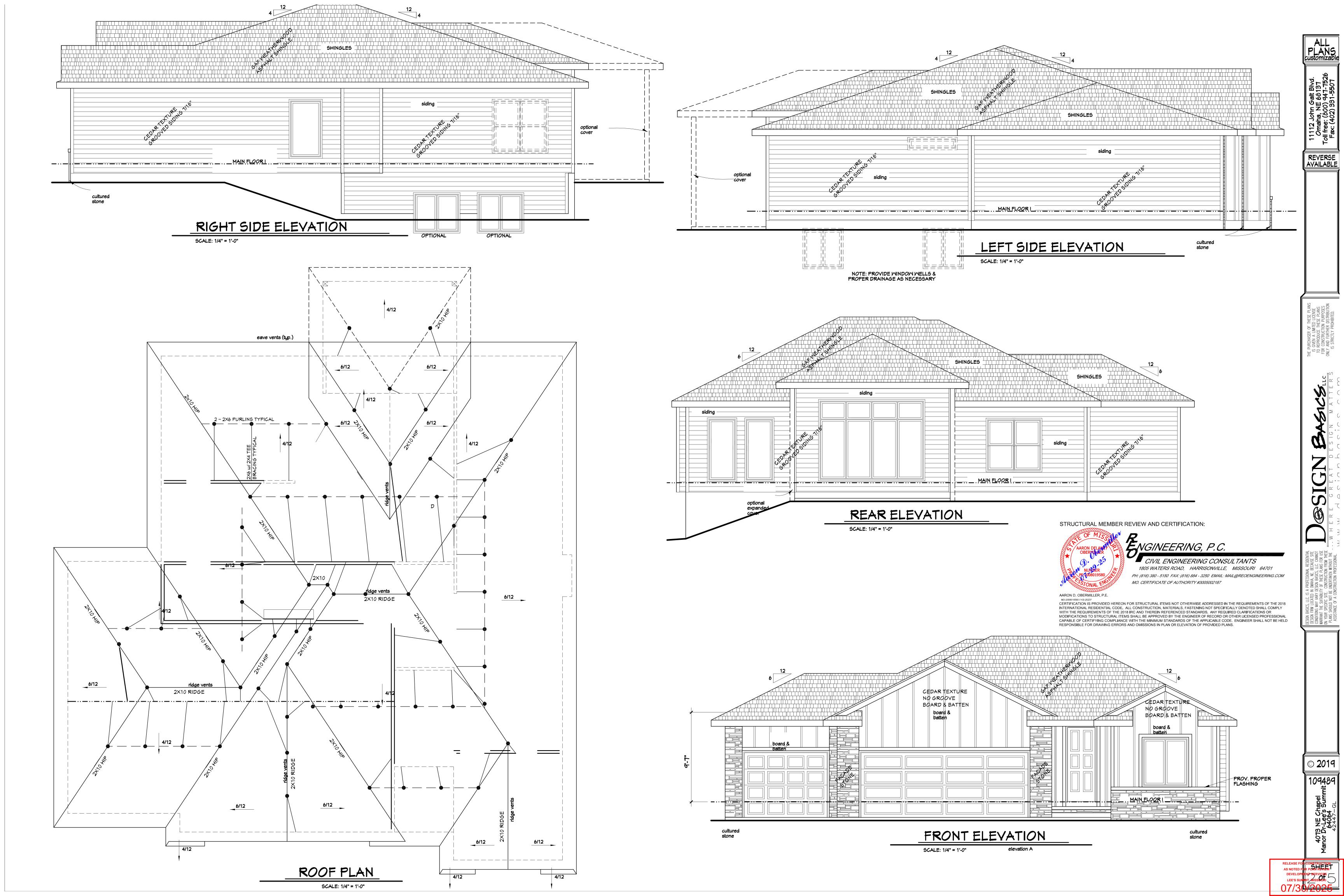
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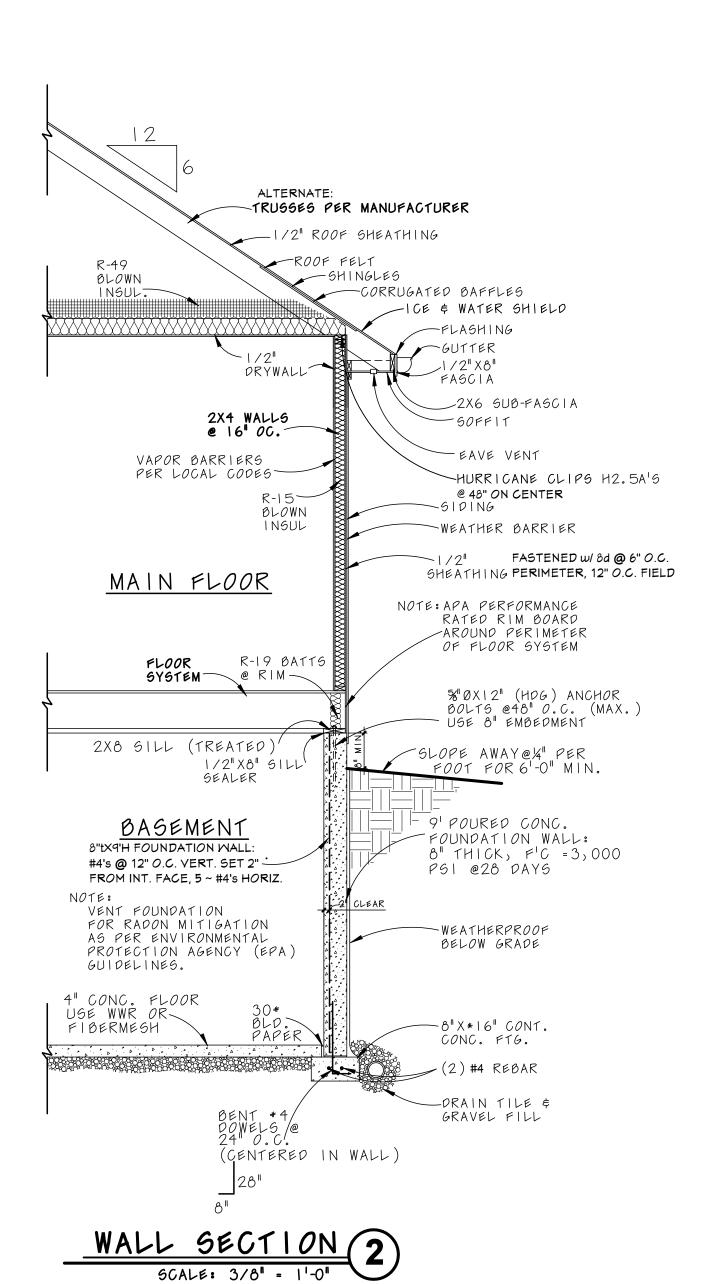
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SHEET 1 of 5





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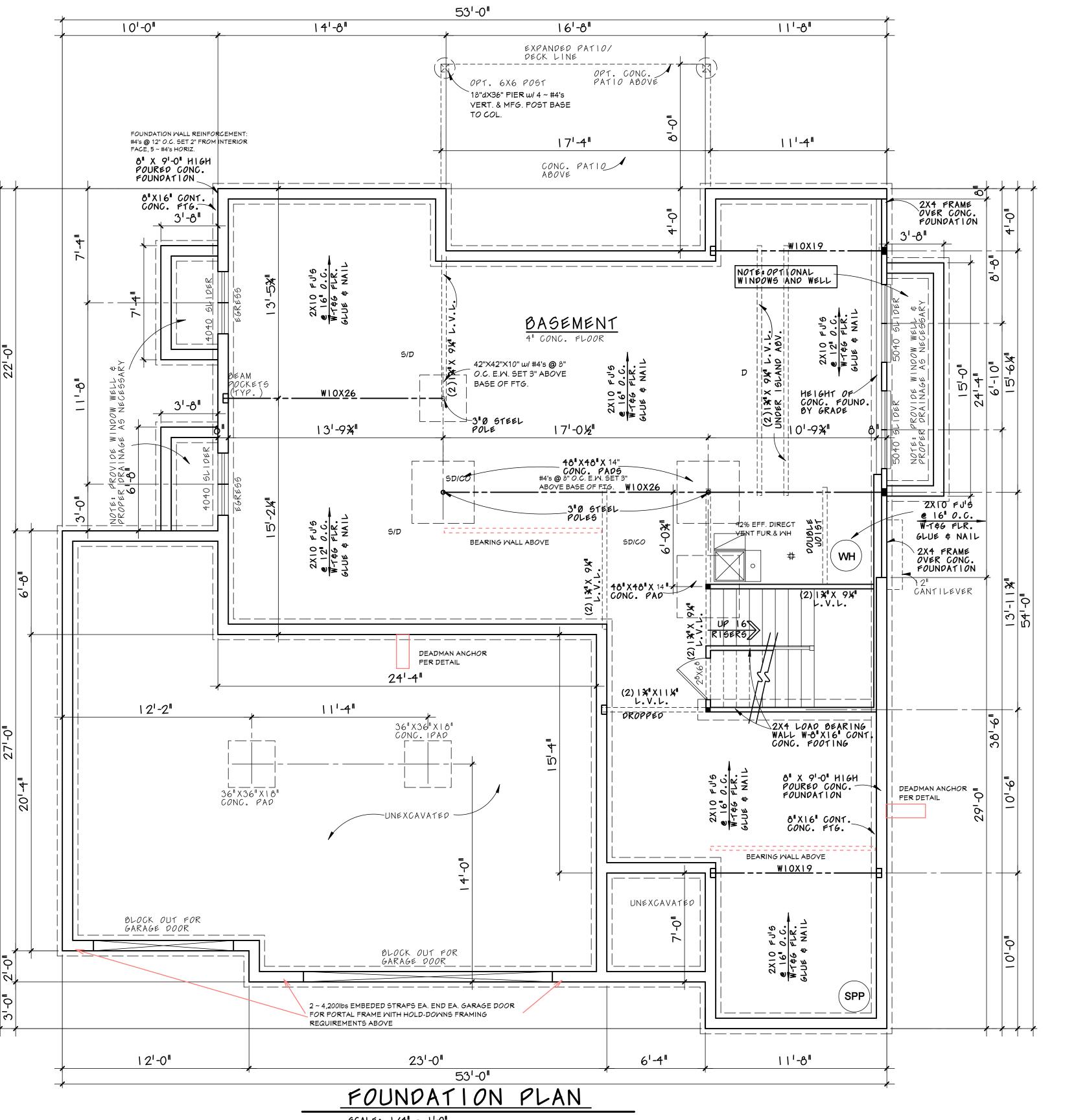
DESIGN BASICS, INC. IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN OMAHA, NE. BECAUSE SITE CONDITIONS MAY VARY DESIGN BASICS, INC. CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL

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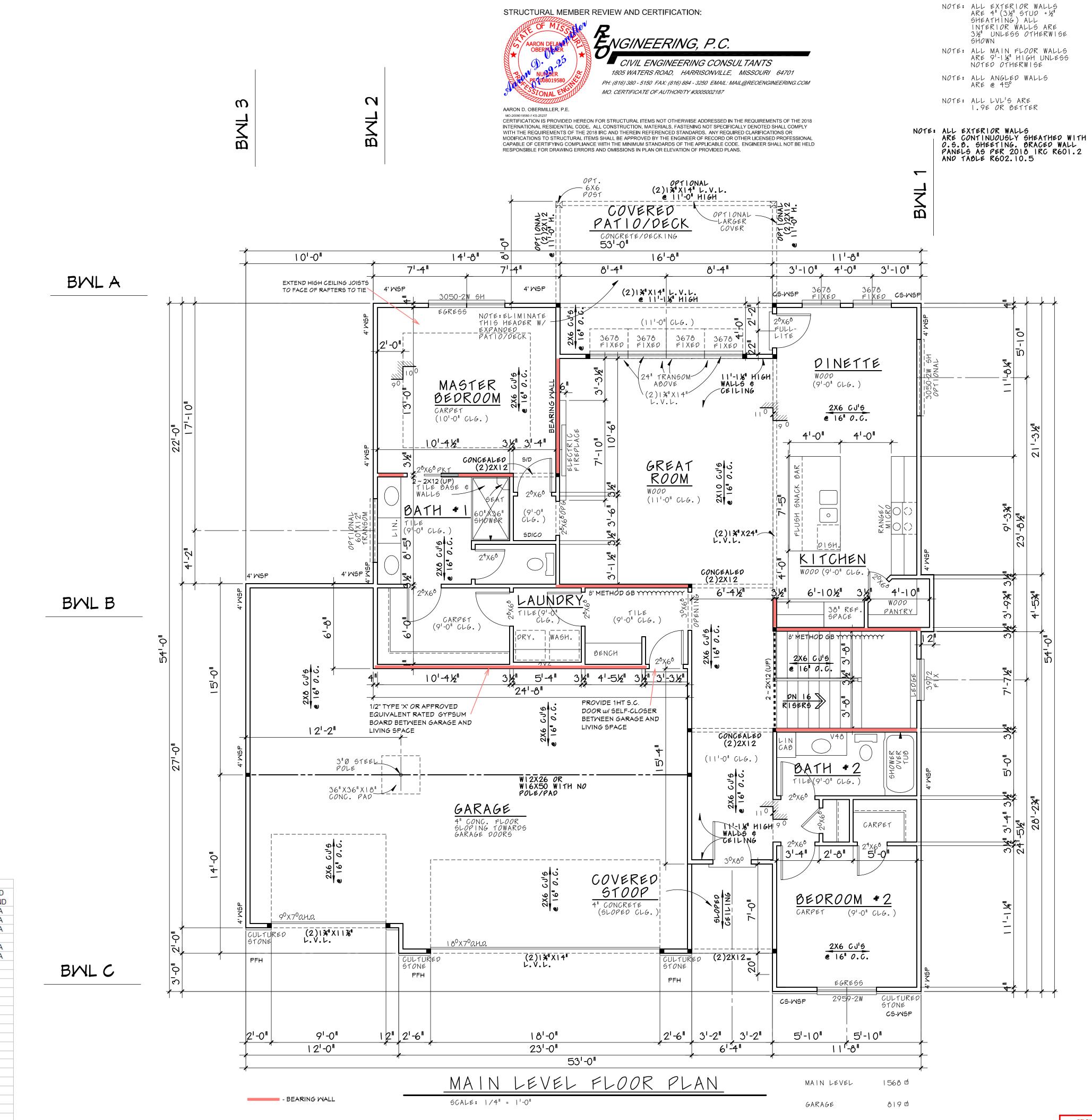
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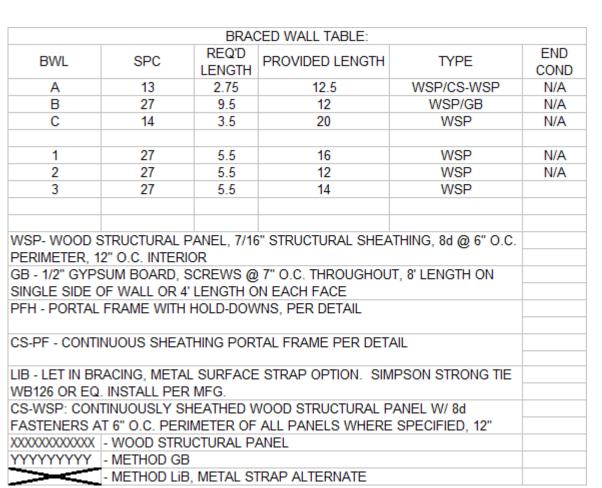
SCALE: 1/4" = 1'-0"

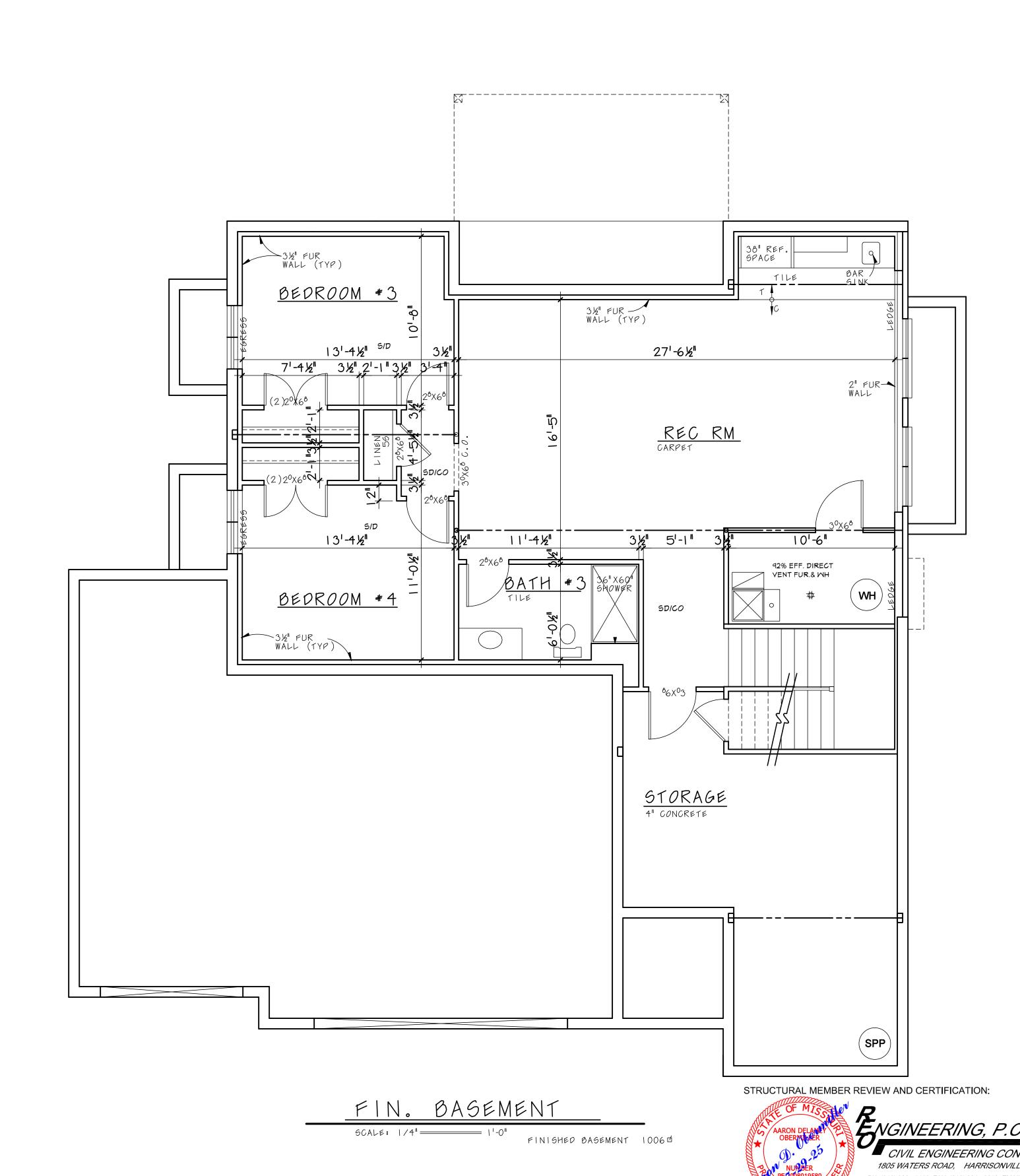


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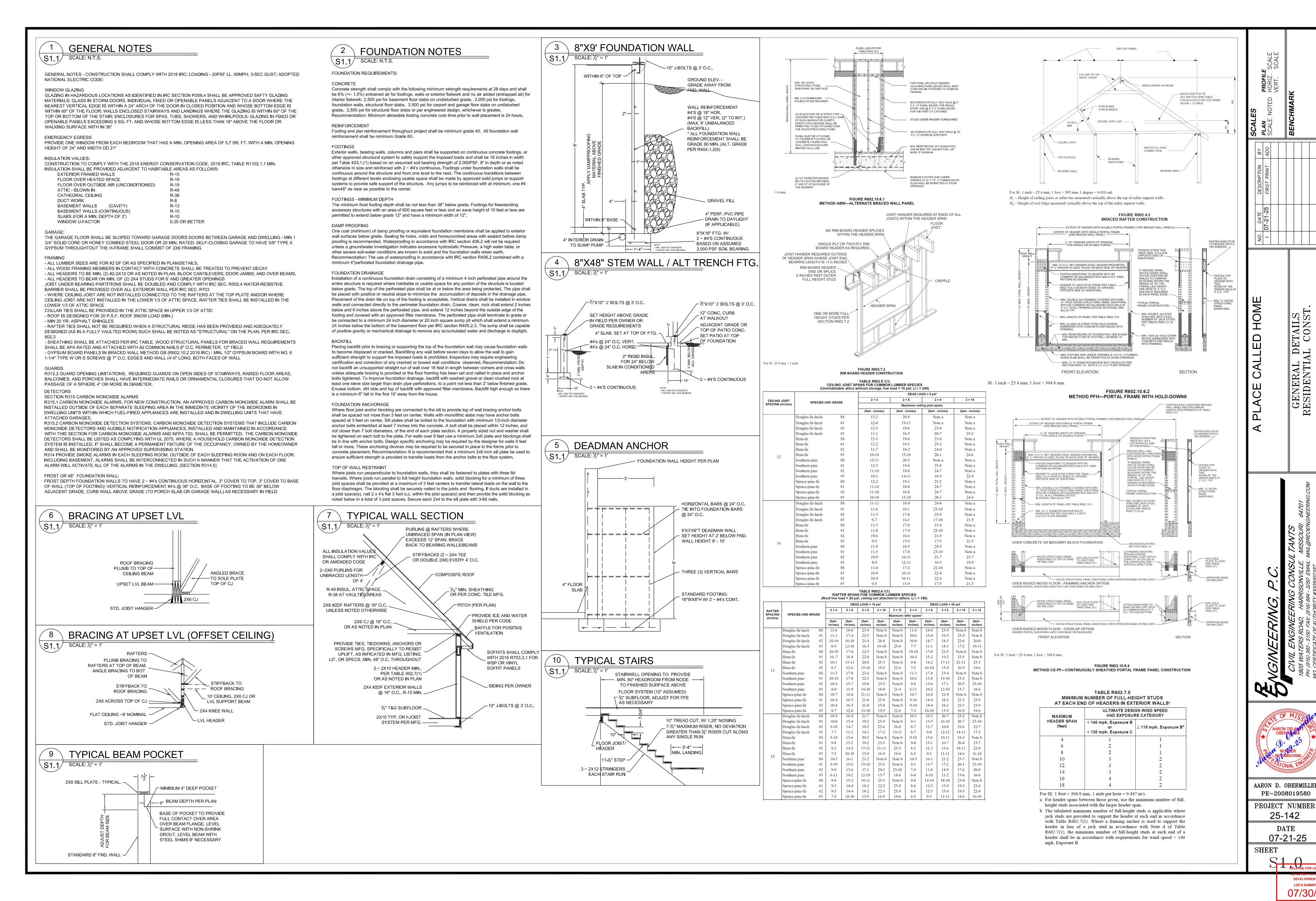
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