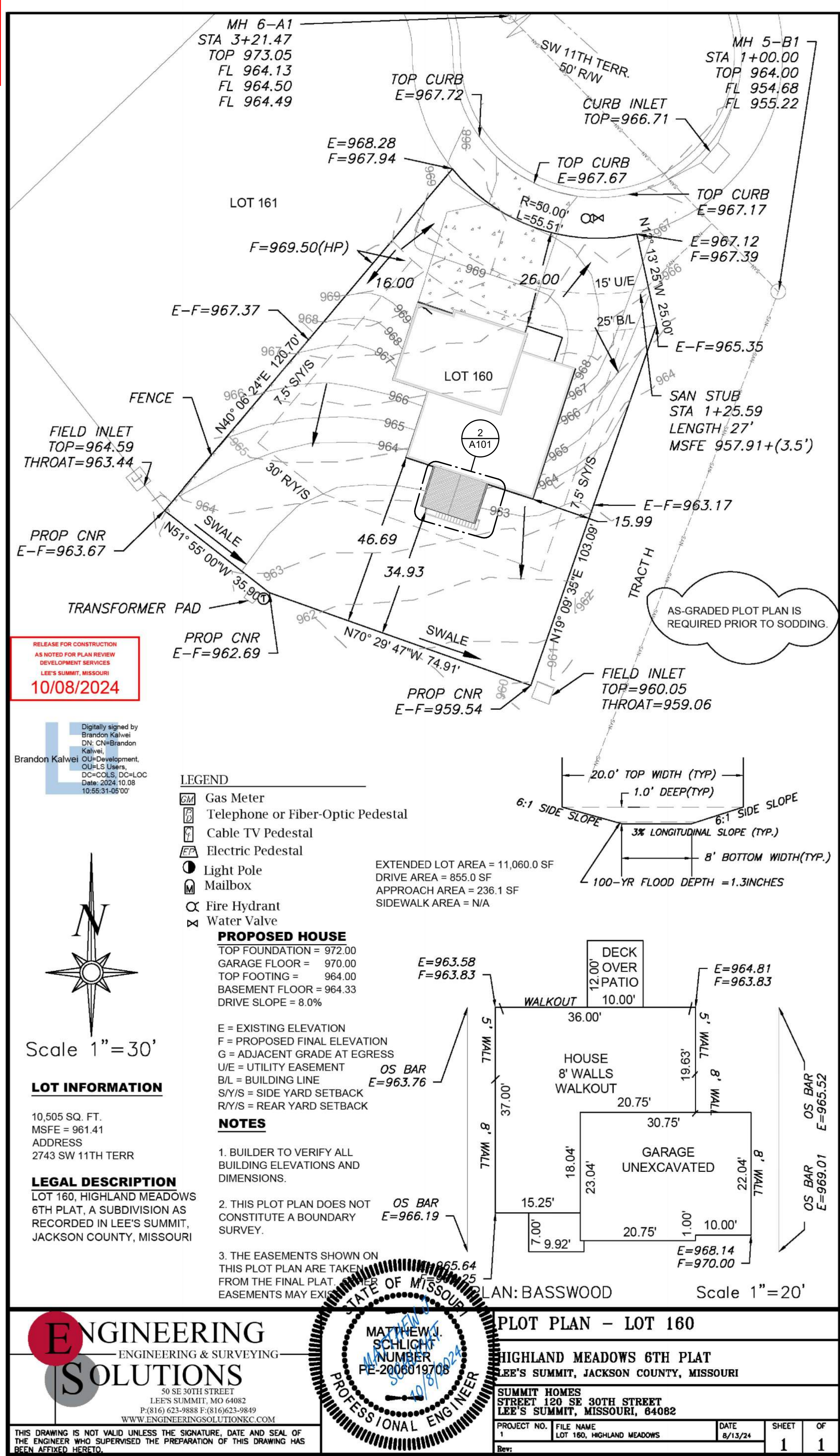


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RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/05/2025 8:40:37



1 SITE PLAN
1" = 20'-0"

REICHENEKER - COVERED PORCH ADDITION

GENERAL INFORMATION:		
LOCATION: 2743 SW 11th Terrace Lee's Summit, MO 64081	PARCEL NUMBER: 62-440-26-13-00-0-00-000 HIGHLAND MEADOWS 6TH PLAT LOTS 160-210 & TRACT J --- LOT 160	
PROJECT DESCRIPTION:		
CONSTRUCTION OF ROOF OVER EXISTING DECK		
APPLICABLE CODES:		
2018- INTERNATIONAL RESIDENTIAL CODE		

STRUCTURAL CALCULATIONS

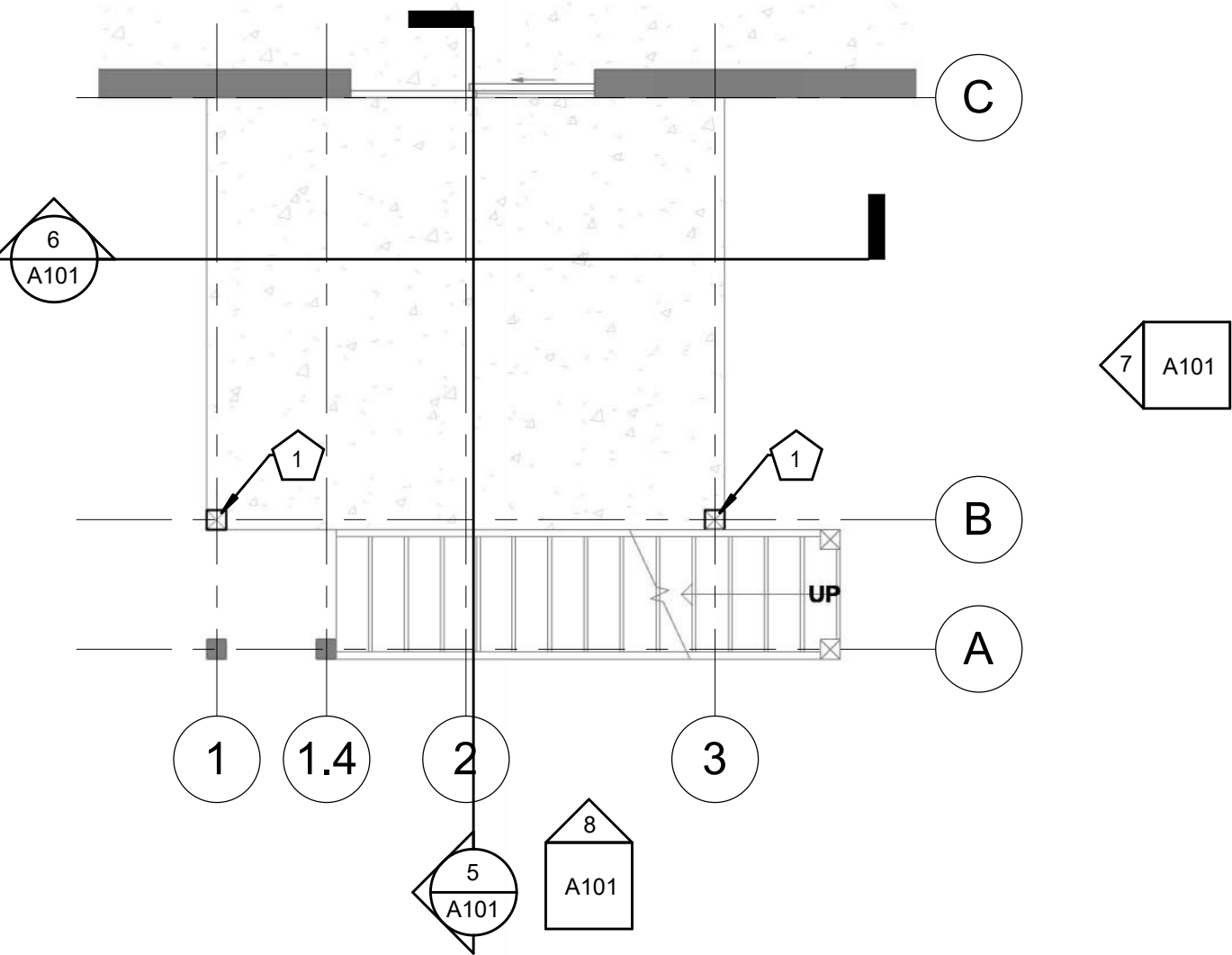
STRUCTURAL LOAD SUMMARY:	
Tributary Areas by Column Line: B-1: Deck SF = 28, Roof SF = 20 B-2: Deck SF = 38, Roof SF = 30 B-3: Deck SF = 28, Roof SF = 15	FOOTING AREA & DIAMETER ESTIMATES B-1 Required Area = 2,800 ÷ 1500 = 1.87 ft² Approx. Footing Diameter (12" depth) = 18" B-2 Required Area = 3,920 ÷ 1500 = 2.61 ft² Approx. Footing Diameter = 22" B-3 Required Area = 2,590 ÷ 1500 = 1.73 ft² Approx. Footing Diameter = 18"
Design Parameters: Deck Load: 50 psf (Live = 40 psf, Dead = 10 psf) Roof Load: 30 psf (Live = 20 psf, Dead = 10 psf) Ultimate Design Factor: 1.4 Soil Bearing Capacity: 1500 psf	ROOF RAFTER SPAN CHECK Member: 2x6 SPF #2 Spacing: 16" O.C. Roof Load: 30 psf Span per Side: < 6 ft Result: Compliant. Span limit for 2x6 rafters at 30 psf typically exceeds 9 ft. Design is structurally sufficient.
TOTAL LOAD CALCULATIONS PER COLUMN LINE B-1 Deck Load = 28 × 50 = 1,400 lbs Roof Load = 20 × 30 = 600 lbs Total Load = (1,400 + 600) × 1.4 = 2,800 lbs B-2 Deck Load = 38 × 50 = 1,900 lbs Roof Load = 30 × 30 = 900 lbs Total Load = (1,900 + 900) × 1.4 = 3,920 lbs B-3 Deck Load = 28 × 50 = 1,400 lbs Roof Load = 15 × 30 = 450 lbs Total Load = (1,400 + 450) × 1.4 = 2,590 lbs	Load on Ridge Beam - Roof Load = 68 SF × 30 psf = 2,040 lbs - Ultimate Load = 2,040 × 1.4 = 2,856 lbs Assuming uniform load over a 10' span, the distributed load on the beam is: - w = 2,856 lbs ÷ 10 ft = 285.6 lbs/ft LVL Size: 1-3/4" x 11-1/4" Span capacity: 10-11'

SHEET INDEX

A001	ARCHITECTURAL SITE PLAN
A002	GENERAL NOTES
A003	GENERAL NOTES - STRUCTURAL
A101	FLOOR PLAN
A201	DETAILS

DEMOLITION PLAN NOTES

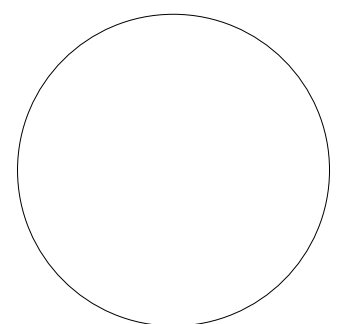
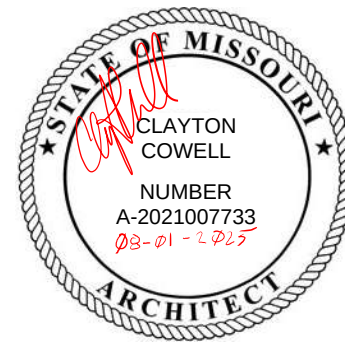
- 1 REMOVE COLUMN AND FOOTING AND PREP FOR NEW WORK



2 DEMOLITION PLAN - BASEMENT LEVEL
1/4" = 1'-0"



COWBELL
Cell: 913-420-3733
8301 State Line Rd. Ste 220 #1852
Kansas City, Missouri 64114



PERMIT SET

DATE:
● 7/28/2025

REVISED DATE:

COVERED PORCH

REICHENEKER, DERRICK & DELTA
2743 SW 11th Terrace, Lee's Summit, MO 64081

SHEET CONTENTS:
● ARCHITECTURAL SITE PLAN

PROJECT NUMBER:
● 25044

SHEET NUMBER:
A001

CONSTRUCTION DOCUMENTS

GENERAL REQUIREMENTS - CONSTRUCTION

1.

THE PLANS FOR THIS BUILDING WERE DESIGNED AND REVISED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 IRC.
2.

ALL WORK INCLUDED, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE, AND NATIONAL JURISDICTIONS.
3.

ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4.

ALL MANUFACTURED MATERIALS, PRODUCTS, AND EQUIPMENT, SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE TO THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH THE CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS, TRADES, AND INSTALLERS.
5.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
6.

SHOULD THE CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, OR SHOULD BE IN DOUBT AS TO THEIR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
7.

COORDINATION OF ALL TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8.

THE BUILDER OR THEIR SUB-CONTRACTOR IS RESPONSIBLE FOR SPECIFICATIONS FOR THE FOLLOWING TO MEET CODE (MIN.):

A.

TERMITE TREATMENT

B.

SOIL BEARING VERIFICATION OR GEOTECHNICAL REPORTS OR OBSERVATIONS

C.

SITE DESIGN/PLOT PLAN/ GRADING PLAN

D.

GRUBBINS, GRADING AND BACKFILL REQUIREMENTS

E.

SITE UTILITY LOCATION AND CONNECTIONS

F.

SITE DRAINAGE, INCLUDING DOWNSPOUT LOCATION AND ROUTING OF BELOW GROUND PIPING IF PROVIDED.

G.

ALL LANDSCAPING AND PROTECTION OF EXISTING LANDSCAPING TO REMAIN

H.

ASPHALT PAVEMENT (IF PROVIDED)
9.

REFER TO STRUCTURAL NOTES FOR THE FOLLOWING MINIMUM REQUIREMENTS

A.

SOIL BEARING CAPACITY

B.

CONCRETE SLAB SPECIFICATION

GENERAL NOTES - CONSTRUCTION

1.

SITE SHALL BE EXCAVATED AND FILLED AS REQUIRED TO THE PROPER ELEVATIONS FOR FOOTINGS AND SLABS.
2.

ALL FOOTINGS SHALL EXTEND BELOW A FROST LINE OF 36" WITH UNIFORM BEARING ON UNDISTURBED SOIL CAPABLE OF SUPPORTING A MINIMUM OF 1,500psf.
3.

STOCK PILE DIRT FOR FILLS AND BACKFILL. DO NOT USE TOP SOIL FOR BACKFILL. BACKFILL WITH EXCAVATED MATERIAL THAT IS FREE OF ROCK, ORGANIC MATERIAL, AND CONSTRUCTION MATERIAL. SETTLE BACKFILL WITH WATER PRIOR TO FINAL GRADING. BACKFILL AROUND BASEMENT WALLS SHALL BE PLACED UNTIL THE FLOOR FRAMING AND SUBFLOOR HAVE BEEN INSTALLED.
4.

USE TOP SOIL FOR FINAL GRADING PLACED TO LINES AND GRADES INDICATED SO AS TO SLOPE AWAY FROM FOUNDATIONS.
5.

TERMITE PRE-TREATMENT SHALL BE PROVIDED BY CHEMICALLY TREATING PRIOR TO POURING GARAGE AND BASEMENT FLOOR SLABS. UPON COMPLETION OF CONSTRUCTION, THE SOIL AROUND THE PERIMETER OF THE HOUSE WILL THEN BE TREATED. A MINIMUM OF 5 YEAR RENEWABLE WARRANTY SHALL ALSO BE PROVIDED.
6.

MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT TIME OF EXCAVATION TO MINIMIZE DIFFERENTIAL SETTLEMENT OR DISPLACEMENT UNLESS OTHERWISE DIRECTED BY GEOTECH. OR STRUCT.
7.

FOOTINGS, FOUNDATION WALLS, PIERS, AND SLABS SHALL BE OF SIZES INDICATED, COMPLETED WITH ALL REINFORCING BARS, DOWELS, MESH, AND TIES SPECIFIED.
8.

PROVIDE EXPANSION JOINTS AS BOND BREAKER BETWEEN WALLS AND OTHER RESTRAINING CONCRETE CONSTRUCTION.
9.

ALL OPENINGS OR PENETRATIONS THROUGH CONCRETE FNDN. WALL SHALL BE BLOCKED OUT OR SLEEVED PRIOR TO CONC. PLACEMENT.
10.

PROVIDE CONTROL JOINTS CUT IN BASEMENT SLAB UNDER ALL STEEL BEAMS, HEADER LINES, AND AS OTHERWISE INDICATED. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625sf NOR GREATER THAN 25'-0" IN ANY ONE DIRECTION. CONTROL JOINTS IN EXTER SLABS SHALL BE PLACED AT 15'-0" o.c. MAXIMUM.
11.

WATERPROOFING AND FOUNDATION DRAINAGE AS SELECTED BY BUILDER TO MEET OR EXCEED CODE MINIMUM.
12.

PROVIDE AND CONNECT ALL DOWNSPOUTS TO SUBTERRANEAN COLLECTION DRAIN PIPE AND DRAIN TO DAYLIGHT.
13.

INSTALL 4"x9" PERIMETER EXTERIOR FOOTING DRAIN LINES. ALL FOOTING DRAINS SHALL DRAIN TO DAYLIGHT AS NO SUMP PUMP SHALL BE PROVIDED. DRAIN LINES SHALL BE WRAPPED IN FILTER FABRIC AND SURROUNDED BY CLEAN CRUSHED ROCK FILL WITH FILTER FABRIC COVER.
14.

MUDSILL PLATES SHALL BE PRESSURE TREATED, DECAY AND TERMITE RESISTIVE LUMBER IN ACCORDANCE WITH 'AWPA' STANDARDS SET ON FOAM SILL GASKET SET IN CONTINUOUS ACOUSTIC SEALANT BEAD (BOTH SIDES OF FOAM SILL SEALER) AND BOLTED TO FOUNDATION WALL w/ 12" min. BOLTS (U.N.O.) AT 4'-0" o.c. MAX AND WITH ONE BOLT WITHIN 4" min AND 12" max OF END OF ANY PLATE. EMBED BOLTS 7" min. INTO CONCRETE.
15.

DIMENSIONS ARE FROM FACE OF FOUNDATION/ SHEATHING TO FACE OF FRAMING OF WALL, TYPICAL.
16.

HATCHED WALLS INDICATE LOAD BEARING WALLS.
17.

ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS AND SEPARATED WITH A FOAM SILL GASKET. SEAL FOAM SILL GASKET WITH CONCRETE AND TO BOTTOM PLATE FOR AIR INFILTRATION.
18.

FRAMING SHALL BE DONE IN ACCORDANCE WITH ADOPTED CODE. SECTION 'CONSTRUCTION CLASSIFICATION':

1.

WOOD STUDS SHALL BE DOUG FIR-LARCH, STUD GRADE OR EQUAL

2.

WOOD JOISTS, RAFTERS, AND BEAMS SHALL BE #2 DOUGLAS FIR-LARCH WITH STRUCTURAL VALUES IN ACCORDANCE WITH THE WWPA OR EQUAL. STUDS SHALL BE 2x6'S WITH 'CALIFORNIA' 2-STUD CORNERS.

3.

STUDS SHALL BE DOUBLED AT OPENINGS WITH SINGLE SOLE PLATE AND DOUBLE TOP PLATE.

4.

STUDS SUPPORTING ROOF AND CEILING ONLY SHALL BE SPACED 16" o.c. MAX.

5.

STUDS SUPPORTING ONE FLOOR, ROOF, AND CEILING SHALL BE SPACED AT 16" o.c. MAX.
19.

ROOF STRUCTURE SHALL BE DESIGNED FOR A TOTAL LOAD OF 35 LBS PER SQ. FT. w/ 20 LBS LIVE LOAD AND 15 LBS DEAD LOAD.
20.

PROVIDE COMPOSITION ROOF OVER LAPPED 30# BUILDING FELTS OVER 9/16" OSB SHEATHING
21.

ENGINEERED LUMBER BEAMS AND HEADERS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN PROPERTIES:
22.

1.

LVL

2600

PSI 1.9 x 106 PSI

2.

PSL

2300

PSI 2.0 x 106 PSI

3.

LSL

2325

PSI 1.55 x 106 PSI
23.

JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON MIN. 2x2 LEDGER STRIPS
24.

JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS, OR BY ATTACHMENT TO A HEADER BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
25.

STAIR TREADS TO COMPLY WITH IRC SECTION 311.7

1.

WIDTH TO BE NOT LESS THAN 36"

2.

RISER HEIGHT TO BE NOT MORE THAN 7-3/4"

3.

TREAD DEPTH TO BE NOT LESS THAN 10" NOSE TO NOSE

4.

CLEAR HEADROOM TO BE 6'-8" MINIMUM
26.

EXTERIOR CLADDING TO BE PER ELEVATIONS.
27.

PROVIDE 2" RIGID INSULATION ON INTERIOR FACE OF FOUNDATION WALLS OR TRENCH FOOTINGS AND BELOW CONCRETE SLAB AT WALK-OUT LOWER LEVEL AREAS.
28.

PROVIDE 2" FOAM INSULATION WRAPS AROUND ALL SOIL LINES ABOVE SLAB.
29.

THE DWELLINGS INDICATED ON THESE PLANS MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2018 IRC TABLE N1102.1.1
30.

THE THERMAL ENVELOPE OF THE BUILDING SHALL BE SEALED TO LIMIT AIR INFILTRATION AS REQUIRED PER 2018 IRC SECTION N1102.4.1.
31.

RECESSED LIGHTING FIXTURES SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
32.

PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH FLOOR, INCLUDING BASEMENTS. INTERCONNECT THE ALARMS IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
33.

CARBON MONOXIDE DETECTORS WILL BE INSTALLED PER IRC SECTION R315.
34.

GFCI CIRCUITS AND RECEPTACLES SHALL BE FURNISHED IN THE KITCHEN, LAUNDRY, BATHROOMS, GARAGE, AND FOR ALL EXTERIOR RECEPTACLES. LOCATION AND INSTALLATION OF ALL GFCI RECEPTACLES SHALL BE IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE.
35.

COLUMNS SHALL EXTEND THROUGH SLAB AND BEAR DIRECTLY ON FOOTINGS OR FOUNDATION WALLS.
36.

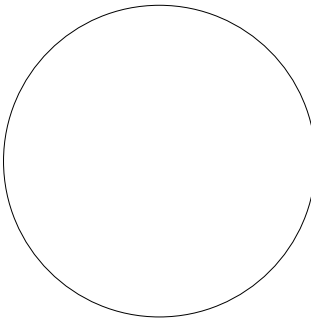
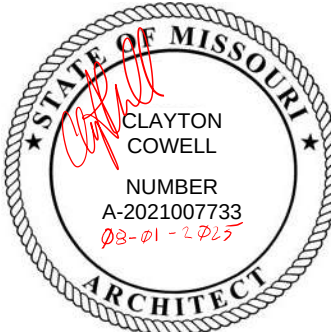
THIS STRUCTURE WILL BE PROVIDED WITH A UFER GROUND PER IRC SECTION 3608.1.
37.

PROVIDE AND INSTALL FROSTPROOF SILLCOCKS AND COORDINATE LOCATIONS WITH THE OWNER. ALL PLUMBING SUPPLY LINES IN OUTSIDE WALLS AND/OR UNCONDITIONED SPACES SHALL RUN ON WARM SIDE OF INSULATION AND SHALL BE WRAPPED WITH PIPE INSULATION.
38.

ALL PLUMBING VENTS TO TERMINATE ABOVE ROOF LINE PER 2018 IRC. CONSOLIDATE PLUMBING VENTS AS BEST ABLE. LOCATE VENTS ON REAR SIDE OF RESIDENCE TO CONCEAL FROM VIEW.



COWBELL
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Kansas City, Missouri 64114



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COVERED PORCH

REICHENEKER, DERRICK & DELTA
2743 SW 11th Terrace, Lee's Summit, MO 64081

SHEET CONTENTS:
● GENERAL NOTES

PROJECT NUMBER:

● 25044

SHEET
NUMBER

A002

CONSTRUCTION

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GENERAL NOTES - STRUCTURAL

2018 INTERNATIONAL RESIDENTIAL CODE

- GENERAL NOTES:**
- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 RESIDENTIAL BUILDING CODE.
 - THE DRAWINGS REPRESENT THE FINISHED STRUCTURE, NOT THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE NEW AND EXISTING STRUCTURE DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION LOADS AND EQUIPMENT, ETC. THE ARCHITECT-ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS, SEQUENCES OF CONSTRUCTION, OR THE SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT-ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
 - CONTRACTOR IS TO ESTABLISH AND VERIFY OPENINGS AND INSERTS FOR ITEMS TO BE INSTALLED BY OTHER TRADES PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND CONSTRUCTION.
 - CONSTRUCTION MATERIAL AND EQUIPMENT PLACED ON FRAMED CONSTRUCTION SHALL BE SUCH THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD OF THE CONSTRUCTION. PROVIDE SHORING OF CONSTRUCTIONS WHERE NECESSARY FOR LOADS.
 - DETAILS THAT ARE NOTED AS "TYP." ON DETAIL TITLES ARE TO BE APPLIED TO THE PROJECT CONSTRUCTION AS GENERAL CONSTRUCTION METHODS UNLESS NOTED OTHERWISE. THESE DETAILS ARE NOT CUT AT ALL LOCATIONS THEY OCCUR AND MAY NOT BE CUT AT ALL.

- DESIGN:**
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. EXCEPT WHERE NOTED TO THE CONTRARY ON DRAWINGS OR WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN.
 - ACI 117: STANDARD SPEC. FOR TOLERANCE FOR CONCRETE CONST. AND MATERIAL
 - ACI 301: SPECS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - ACI 318: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - AISC: SPECS FOR STRUCTURAL STEEL FOR BUILDINGS
 - AISI-NAS: NORTH AMERICAN SPEC FOR DESIGN OF COLD-FORMED STEEL STRUCT. MEMBERS
 - AWS D1.1: STRUCTURAL WELDING CODE

- DEAD LOADS:**
- ROOF: 15 PSF
 - FLOOR: 15 PSF

- LIVE LOADS:**
- ROOF: 20 PSF
 - FLOOR: 40 PSF

- FOUNDATIONS:**
- A GEOTECHNICAL REPORT HAS NOT BEEN COMPLETED. ALLOWABLE BEARING PRESSURE: 3,000 PSF
 - FROST DEPTH 3'-0"

- CONCRETE:**
- CONCRETE MIX DESIGNS:
 - FOUNDATIONS:
 - MIN 28 DAY COMPRESSIVE STRENGTH = 3,000 PSI
 - W/C RATIO = 0.45
 - MAX AGGREGATE SIZE = 3/4"
 - MAX SLUMP = 5" ±1"
 - AIR CONTENT = 6% ±1% (ASTM C 260)
 - FOUNDATION WALLS:
 - MIN 28 DAY COMPRESSIVE STRENGTH = 3,000 PSI
 - W/C RATIO = 0.45
 - MAX AGGREGATE SIZE = 3/4"
 - MAX SLUMP = 5" ±1"
 - AIR CONTENT = 6% ±1% (ASTM C 260)
 - SLAB ON GRADE:
 - MIN 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
 - W/C RATIO = 0.40
 - MAX AGGREGATE SIZE = 3/4"
 - MAX SLUMP = 4"
 - AIR CONTENT = 1.5% (ASTM C 260)
 - EXTERIOR CONCRETE:
 - MIN 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
 - W/C RATIO = 0.40
 - MAX AGGREGATE SIZE = 3/4"
 - MAX SLUMP = 4" ±1"
 - AIR CONTENT = 6% ± 1% (ASTM C 260)
 - IF CONTRACTOR DESIRES TO INCREASE SLUMP ABOVE ALLOWABLE LIMITS TO FACILITATE PLACEMENT OR PUMPING, THIS SHALL BE DONE UTILIZING AN APPROPRIATE APPROVED ADMIXTURE NO WATER SHALL BE ADDED AT THE PROJECT SITE WITHOUT THE ENGINEER'S PERMISSION. ALL ADMIXTURES SHALL BE APPROVED IN WRITING BY THE ENGINEER.
 - THE CONTRACTOR SHALL REJECT ANY CONCRETE THAT EXCEEDS THE SLUMP LIMITS NOTED ABOVE OR EXCEEDS THE TOTAL ALLOWABLE MIXING TIME.
 - FLY ASH MAY BE INCLUDED IN FOUNDATION CONCRETE.
 - NO ALUMINUM SHALL BE PLACED IN CONCRETE.
 - DURING HOT WEATHER (80 DEGREES F AND ABOVE, THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS ACI 305"HOT WEATHER CONCRETE." DURING COLD WEATHER (40 DEGREES F AND BELOW), THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF ACI-306 "COLD WEATHER CONCRETING."

- CONCRETE REINFORCEMENT:**
- REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
 - CONCRETE COVER REQUIREMENTS FOR CAST-IN-PLACE, UNLESS OTHERWISE NOTED ON DETAILS.
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - OTHER:
 - #6 BARS AND LARGER: 2"
 - #5 BARS AND SMALLER: 1-1/2"
 - REINFORCING BAR SPLICES SHALL BE THE GREATER OF 40 BAR DIAMETERS AND 24".

WOOD PROPERTIES					
DESCRIPTION	NAME	Fb (PSI)	Fv (PSI)	Fc (PSI)	E (PSI)
DIMENSION LUMBER	DOUGLAS FIR-#2	900	180	1,350	1,600
PARTITIONS	SPRUCE PINE FIR-STUD	675	135	725	1,200
EXTERIOR LUMBER	WESTERN CEDAR	700	155	650	1,000
LVL	LAMINATED VENEER LUMBER	1,200	400	1,400	1,300

EPOXY EMBEDMENT TABLE					
REINFORCING STEEL			THREADED ROD ANCHORS		
BAR SIZE	MINIMUM EMBEDMENT DEPTH			ANCHOR DIAMETER	MINIMUM EMBEDMENT DEPTH
	Pc=3,000 psi	Pc=3,500 psi	Pc=4,000 psi		
#3	3 1/2"	3"	2 3/4"	3/8"	5 1/4"
#4	5"	4 3/4"	4 1/4"	1/2"	6 3/8"
#5	6 1/4"	5 3/4"	5 1/4"	5/8"	7 1/2"
#6	7 1/2"	7"	6 1/2"	3/4"	10"
#7	9"	8 1/2"	7 3/4"	7/8"	11 1/4"
#8	10 1/2"	9 3/4"	9"	1"	12 1/2"
#9	11 1/2"	10 3/4"	10"	1 1/4"	15"
#10	13 1/2"	13"	12"	1 1/4"	18"

- NOTES:
- CONTRACTOR HAS THE OPTION TO EPOXY DOWELS AS AN ALTERNATE TO HOOKED OR CAST-IN-PLACE DOWELS WHERE NOTED ON DETAILS.
 - SEE GENERAL STRUCTURAL NOTES FOR APPROVED EPOXY.

- WOOD FRAMING**
- ALL WOOD FRAMING MEMBERS INDICATED ARE NOMINAL SIZES. PROVIDE ACTUAL DRESSED SIZES, KILN DRIED, WITH MAXIMUM IN PLACE MOISTURE CONTENT OF 19%.
 - ALL NAILS ARE BOX NAILS UNLESS NOTED OTHERWISE.
 - UNLESS NOTED OTHERWISE, FASTENER QUALITY, QUANTITY SIZE AND SPACING SHALL COMPLY WITH THE 2018 IRC FASTENING SCHEDULE.
 - ALL WOOD IN CONTACT WITH THE CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.
 - TYPICAL STUD REQUIREMENTS ARE 2X6 SPA AT 16" AT EXTERIOR AND AROUND GARAGE AND 2X4 AT 16" AT INTERIOR. MINIMUM POST BELOW BEAMS AND HEADERS ARE 2-2X4 AT INTERIOR AND 2-2X6 AT EXTERIOR.
 - PLYWOOD ROOF DECK IS TO CONTINUE UNDER OVER BUILD ROOF TRUSSES.
 - ALL LUMBER SIZES ARE FOR DOUGLAS FIR LARCH #2 UNLESS NOTED OTHERWISE.
 - BLOCK CANTILEVERS, DOOR JAMBS AND OVER BEAMS.
 - ALL HEADERS SHALL BE (2)2X6 UNLESS NOTED.
 - INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
 - WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (3) JOIST SPACES BE PROVIDED AT A MAXIMUM OF 4'-0" CENTER TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOIST AND BLOCKING TO SILL PLATE WITH (3) 12D NAILS. (IRC SECTION R401.1.3)
 - IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACES, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2X4'S TO THE SILL PLATE WITH (4) 10D NAILS.
 - ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
 - JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.
 - JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON A MINIMUM 2"x2" LEDGER STRIPS.
 - FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3 FEET FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4 FEET, THE HEADER AND TRIMMER SHALL BE DOUBLED.
 - JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL THICKNESS OR BY ATTACHMENTS TO A HEADER, BAND OR RIM JOISTS OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
 - WATER-RESISITIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF NO. 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D228 TYPE 1 FELT. (R703.2)
 - WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH THE TABLE S001.
 - COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH THE TABLE ON S001.
 - STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND/OR ROOF DIAPHRAGMS AS REQUIRED WITH TABLE ON S001.
 - SEE TABLE R802.11 FOR WALL ASSEMBLY ATTACHMENT.
 - THE LATERAL SYSTEM IS LIGHT FRAMED SHEARWALLS AND HAVE BEEN DESIGNED BY J&S STRUCTURAL ENGINEERS, ACCORDING TO ASCE 7-10 WITH 115 MPH ULTIMATE WIND SPEED.
 - ROOF SHEATHING SHALL BE 1/2 INCH APA RATED SHEATHING 24/0 EXTERIOR GLUED, NAIL SHEATHING TO SUPPORT MEMBER WITH 8D COMMON NAIL AT 6 INCHES ON CENTER ALONG EDGE SUPPORTS AND 12 INCHES ON CENTER ALONG FIELD SUPPORT. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORT MEMBERS AND STAGGER END JOINTS 4'-0".
 - FLOOR SHEATHING SHALL BE 3/4 INCH APA RATED SHEATHING 48/24 EXTERIOR GLUED, NAIL SHEATHING TO SUPPORT MEMBER WITH 10D COMMON NAIL AT 6 INCHES ON CENTER ALONG EDGE SUPPORTS AND 10 INCHES ON CENTER ALONG FIELD SUPPORT. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORT MEMBERS AND STAGGER END JOINTS 4'-0".
 - BRACED WALLS ARE INDICATED ON STRUCTURAL PLANS WHERE THEY ARE REQUIRED.

- POST-INSTALLED ANCHORS:**
- EXPANSION BOLTS INSTALLED IN CONCRETE OR MASONRY SHALL BE HILTI KWIK BOLT 3 ANCHORS OR APPROVED EQUAL WITH EMBEDMENT NOTED ON THE DRAWINGS OR EMBEDMENT AS RECOMMENDED BYMANUFACTURER WHERE NO EMBEDMENT IS SHOWN. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORTS ESR-1385 AND ESR-2202.
 - SCREW ANCHORS SHALL BE KWIK CON II CONCRETE ANCHORS BY HILTI, INC. OR APPROVED EQUAL. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT ER-5259
 - ADHESIVE ANCHORS SHALL BE HILTI INC., HIT HY 200 ADHESIVE ANCHORING SYSTEM OR APPROVED EQUAL WITH EMBEDMENT NOTED IN THE EPOXY EMBEDMENT TABLE OR EMBEDMENT AS RECOMMENDED BY MANUFACTURER WHERE NO EMBEDMENT IS SHOWN. INSTALL IN ACCORD WITH MANUFACTURER'S RECOMMENDATIONS AND ICC-ES REPORT ESR-3187.
 - ANCHORS ARE NOT TO BE INSTALLED UNTIL CONCRETE OR GROUT HAS REACHED ITS DESIGN STRENGTH.

- FIRE RATINGS:**
- FOR FIRE-RATING REQUIREMENTS AND METHODS, SEE ARCHITECTURAL DRAWINGS.

CONCRETE SPLICE LENGTH TABLE							
BAR SIZE	FOOTING OR GRADE BEAM	WALL (VERTICAL)	WALL (HORIZONTAL)	SLAB	COLUMN	BEAM (BOTTOM)	BEAM (TOP)
#3	-	1'-8"	1'-8"	1'-8"	-	-	-
#4	2'-3"	2'-3"	2'-3"	2'-3"	-	-	-
#5	2'-9"	2'-9"	2'-9"	2'-9"	2'-0"	2'-7"	3'-5"
#6	3'-4"	3'-4"	3'-4"	3'-4"	2'-5"	3'-1"	4'-1"
#7	4'-10"	4'-10"	4'-10"	4'-10"	3'-6"	4'-6"	5'-11"
#8	5'-6"	5'-6"	-	-	4'-0"	5'-2"	6'-9"
#9	-	-	-	-	4'-6"	5'-10"	7'-7"
#10	-	-	-	-	5'-1"	6'-7"	8'-6"
#11	-	-	-	-	5'-7"	7'-3"	9'-6"

- NOTES:
- WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED, THE LARGER SPLICE LENGTH SHALL BE USED.
 - BEAM TOP BAR IS DEFINED AS ANY HORIZONTAL BAR THAT HAS MORE THAN 12" OF FRESH CONCRETE BELOW THE BAR.
 - TABLE SHALL ONLY BE USED WHEN:
 - CONCRETE IS NORMAL WEIGHT
 - REINFORCEMENT STEEL IS UNCOATED
 - REINFORCEMENT STEEL MEETS ASTM A615, GRADE 60

CEILING JOIST SPAN TABLE		
SPAN		JOISTS
SPAN<= 11'-3"		2X4 AT 16" OC
11'-3"<SPAN<17'-8"		2X6 AT 16" OC
17'-9"<SPAN<23'-0"		2X8 AT 16" OC
DOUGLAS FIR #2		

FASTENING SCHEDULE

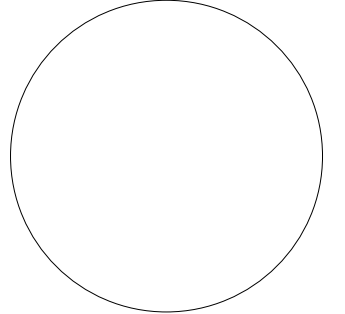
TABLE 2304.9.1 FASTENING SCHEDULE		
CONNECTION	FASTENING (a,m)	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON 2 - 3"x0.131" NAIL 2 - 3" 14 GAGE STAPLE	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST.	3 - 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER.	2 - 16d COMMON	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING.	16d AT 16" OC 3"x0.131" NAIL AT 8" OC 3" 14 GAGE STAPLE AT 12" OC	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL.	3 - 16d PER 16" 3"x0.131" NAIL PER 16" 3" 14 GAGE STAPLE PER 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 - 16d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON 4 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
9. DOUBLE STUDS	2 - 16d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	END NAIL
	16d AT 24" OC 3"x0.131" NAIL AT 8" OC 3" 14 GAGE STAPLE AT 8" OC	FACE NAIL
10. DOUBLE TOP PLATES	16d AT 16" OC 3"x0.131" NAIL AT 12" OC 3" 14 GAGE STAPLE AT 12" OC	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 - 16d COMMON 12 - 3"x0.131" NAIL 12 - 3" 14 GAGE STAPLE TYPICAL FACE NAIL	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.	3 - 8d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOENAIL
12. RIM JOIST TO TOP PLATE	8d AT 6" (152 mm) OC 3"x0.131" NAIL AT 6" OC 3" 14 GAGE STAPLE AT 6" OC	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES.	16d COMMON	16" OC ALONG EDGE
15. CEILING JOISTS TO PLATE	3 - 8d COMMON 5 - 3"x0.131" NAIL 5 - 3" 14 GAGE STAPLE	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON MINIMUM, TABLE 2308.10.4.1 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON MINIMUM, TABLE 2308.10.4.1 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON MINIMUM, TABLE 2308.10.4.1 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE.	2 - 8d COMMON 2 - 3"x0.131" NAIL 2 - 3" 14 GAGE STAPLE FACE NAIL	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING WALL.	2 - 8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3 - 8d COMMON	FACE NAIL
23. BUILD-UP CORNER STUDS	16d COMMON 3"x0.131" NAIL 3" 14 GAGE STAPLE	24" OC 16" OC 16" OC

TABLE 2304.9.1 FASTENING SCHEDULE (CONT.)		
24. BUILT-UP GIRDER AND BEAMS	20d COMMON 32" OC 3"x0.131" NAIL 24" OC 3" 14 GAGE STAPLE 24" OC	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
25. 2" PLANKS	2 - 20d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL AT ENDS AND AT EACH SPLICE
	16d COMMON	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE FACE NAIL	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE FACE NAIL	TOE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	TOE NAIL
	2 - 16d COMMON 3 - 3"x0.131" NAIL 3 - 3" 14 GAGE STAPLE	FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON 5 - 3"x0.131" NAIL 5 - 3" 14 GAGE STAPLE	FACE NAIL
30. LEDGER STRIP	3 - 16d COMMON 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLE	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: (b) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS: • 6d (c,i) • 2 3/8"x0.113" NAIL (n) • 1 3/4" 16 GAGE (o) 19/32" TO 3/4": • 8d (d) OR 6d (e) • 2 3/8"x0.113" NAIL (p) • 2" 16 GAGE (p) 7/8" TO 1" • 8d (c) 1 1/8" TO 1 1/4" • 10d (d) OR 8d (e) 3/4" AND LESS: • 6d (e) • 7/8" TO 1" • 8d (e) • 1 1/8" TO 1 1/4" • 10d (d) OR 8d (e)	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):	1 1/8" TO 1 1/4" • 10d (d) OR 8d (e) 3/4" AND LESS: • 6d (e) • 7/8" TO 1" • 8d (e) • 1 1/8" TO 1 1/4" • 10d (d) OR 8d (e)	
32. PANEL SIDING (TO FRAMING).	1/2" AND LESS: • 6d (f) 5/8" • 8d (f)	
33. FIBERBOARD SHEATHING: (g)	1/2": • NO. 11 GAGA ROOFING NAIL (h) • 6d COMMON NAIL • NO. 16 GAGE STAPLE (i) 25/32": • NO. 11 GAGA ROOFING NAIL (h) • 8d COMMON NAIL • NO. 16 GAGE STAPLE (i)	

NOTES

FOR SI: 1 INCH = 25.4 mm

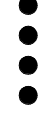
- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK.
- COMMON.
- DEFORMED SHANK.
- CORROSION-RESISTANT SIDING OR CASING NAIL.
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32-INCH SHEATHING.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8 INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2 INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE.



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● GENERAL NOTES -
● STRUCTURAL

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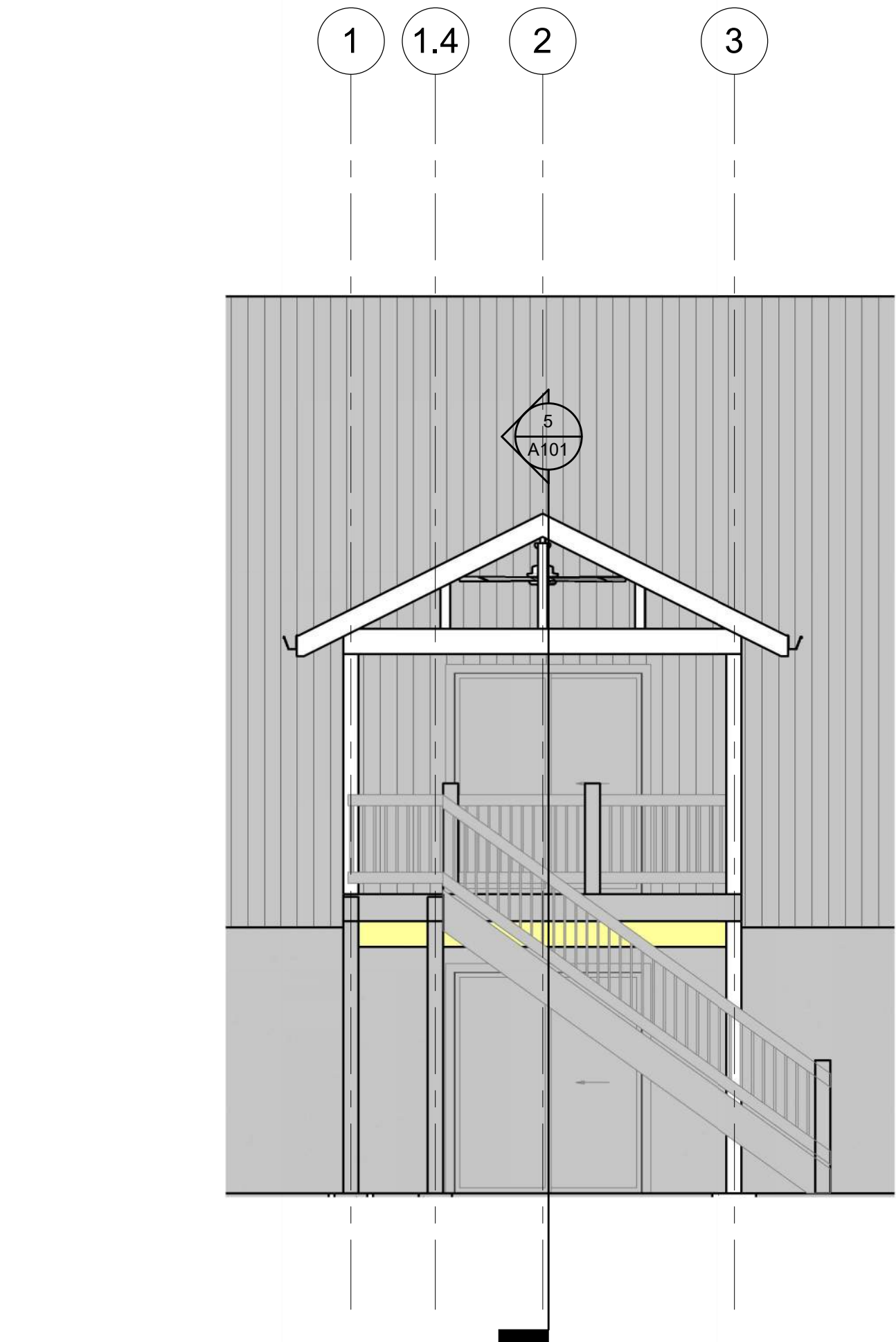
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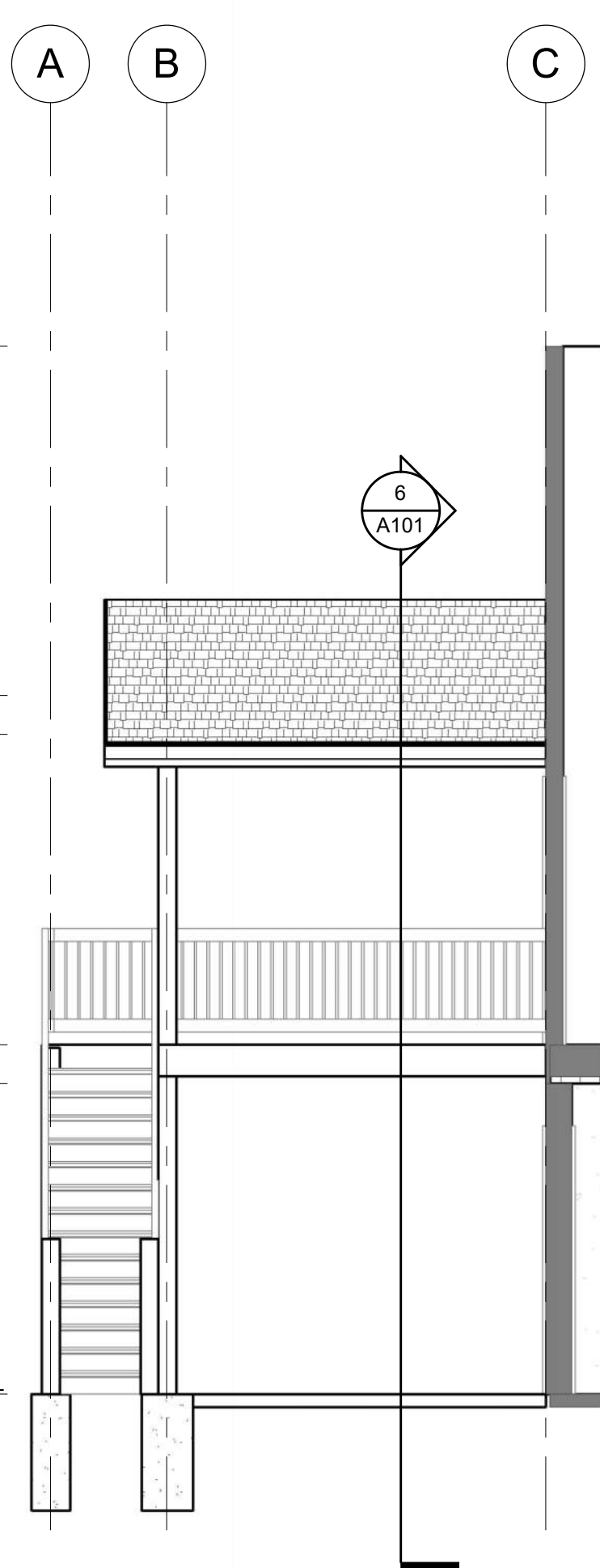
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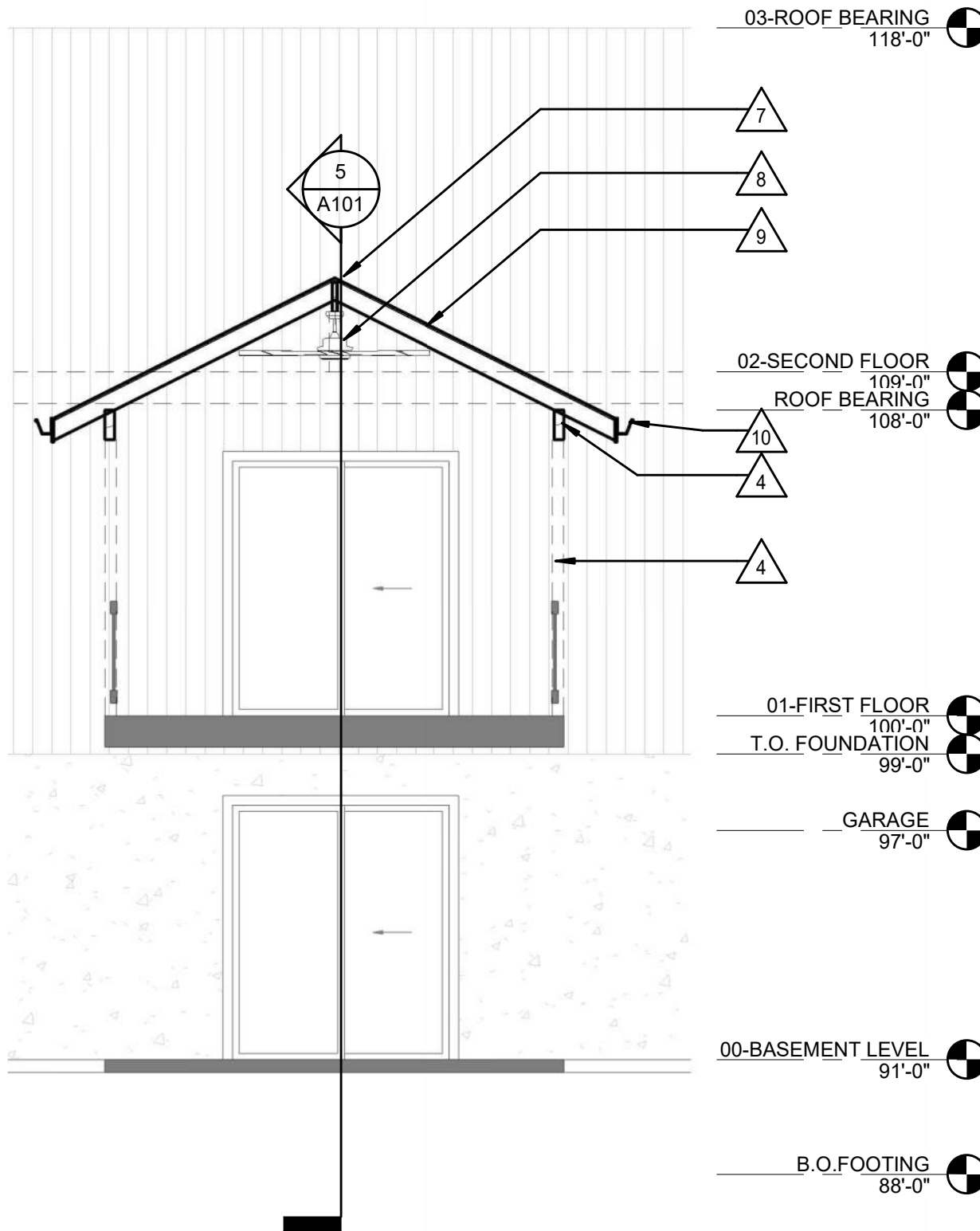
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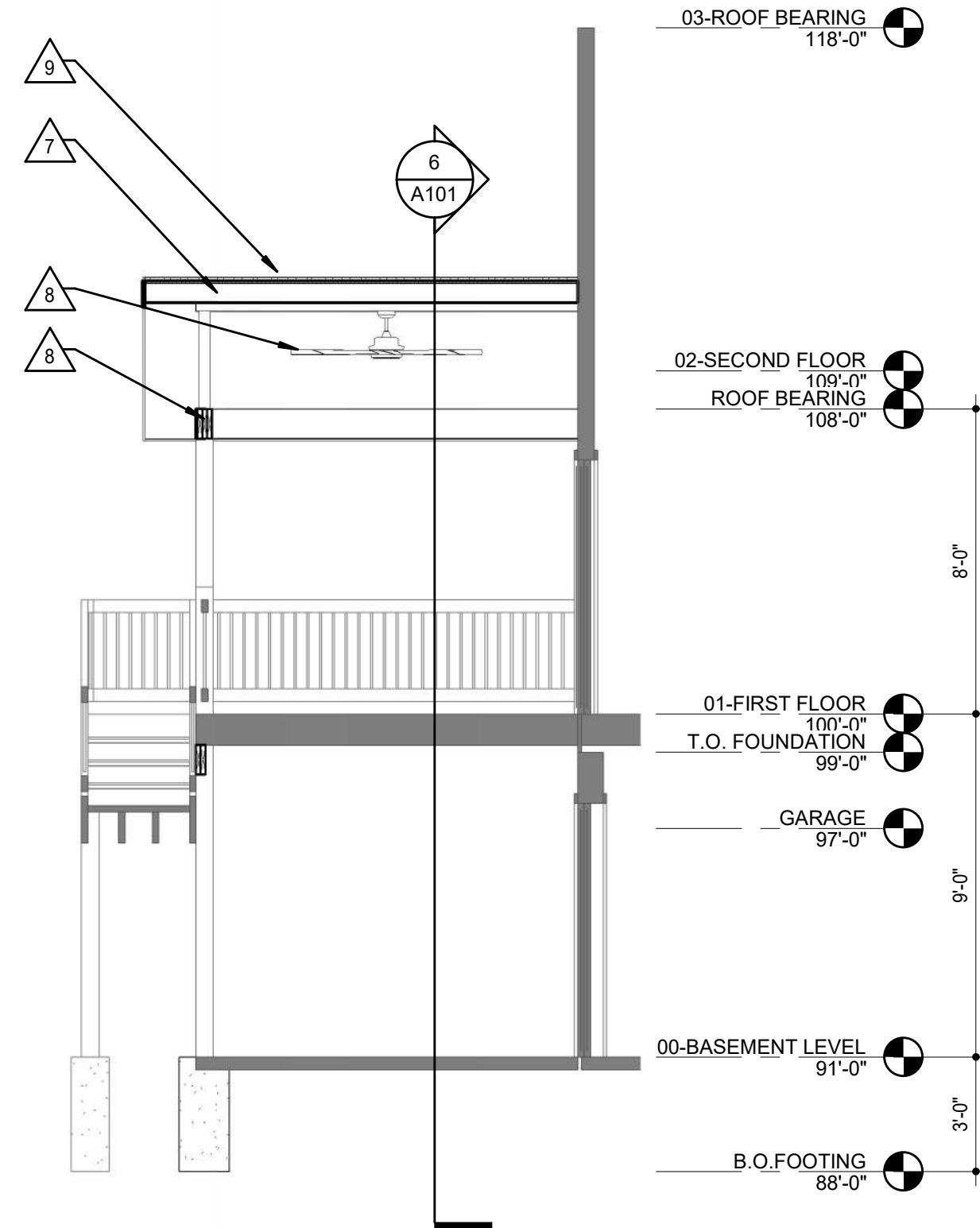
8 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



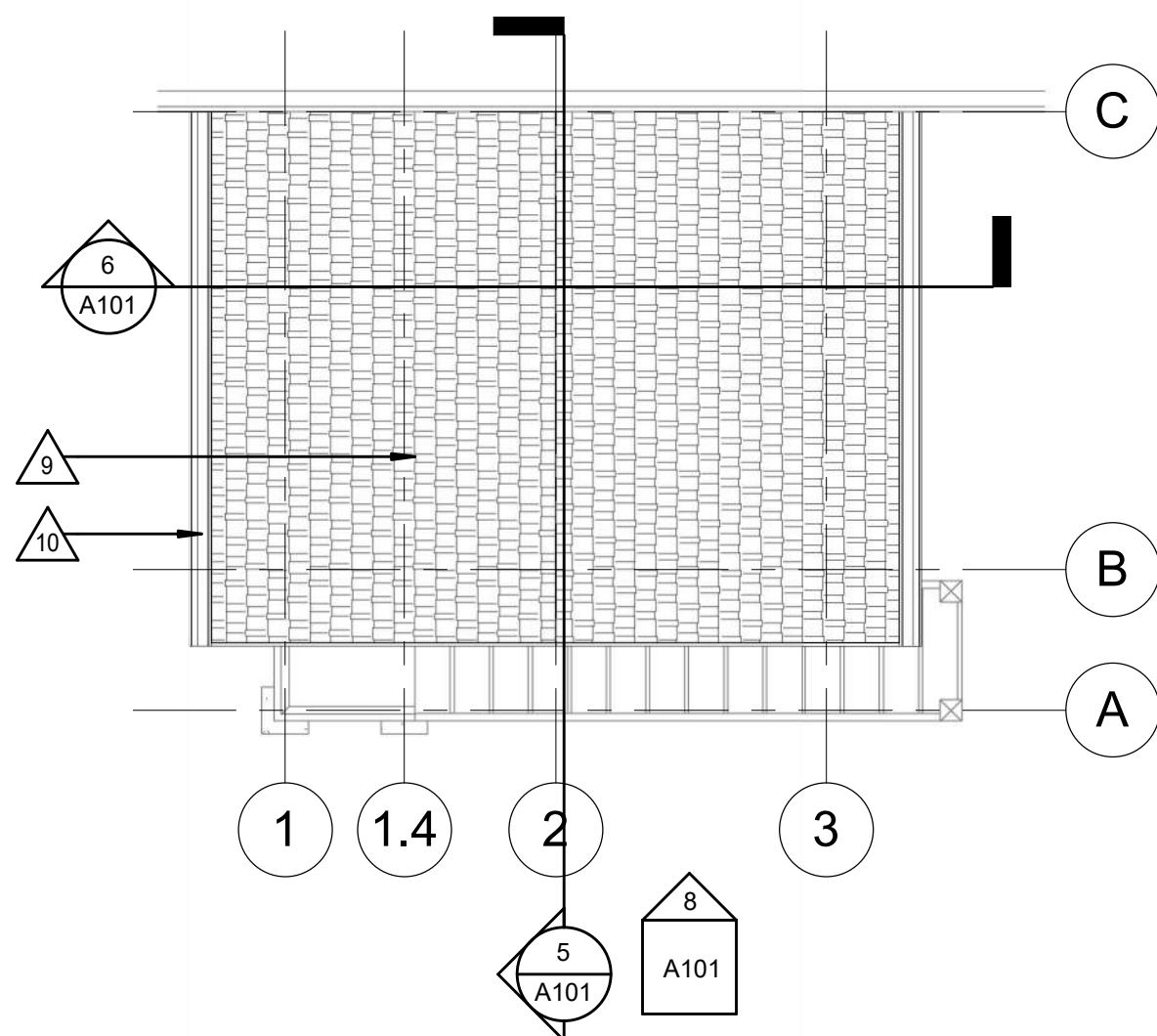
7 BUILDING ELEVATION - EAST
1/4" = 1'-0"



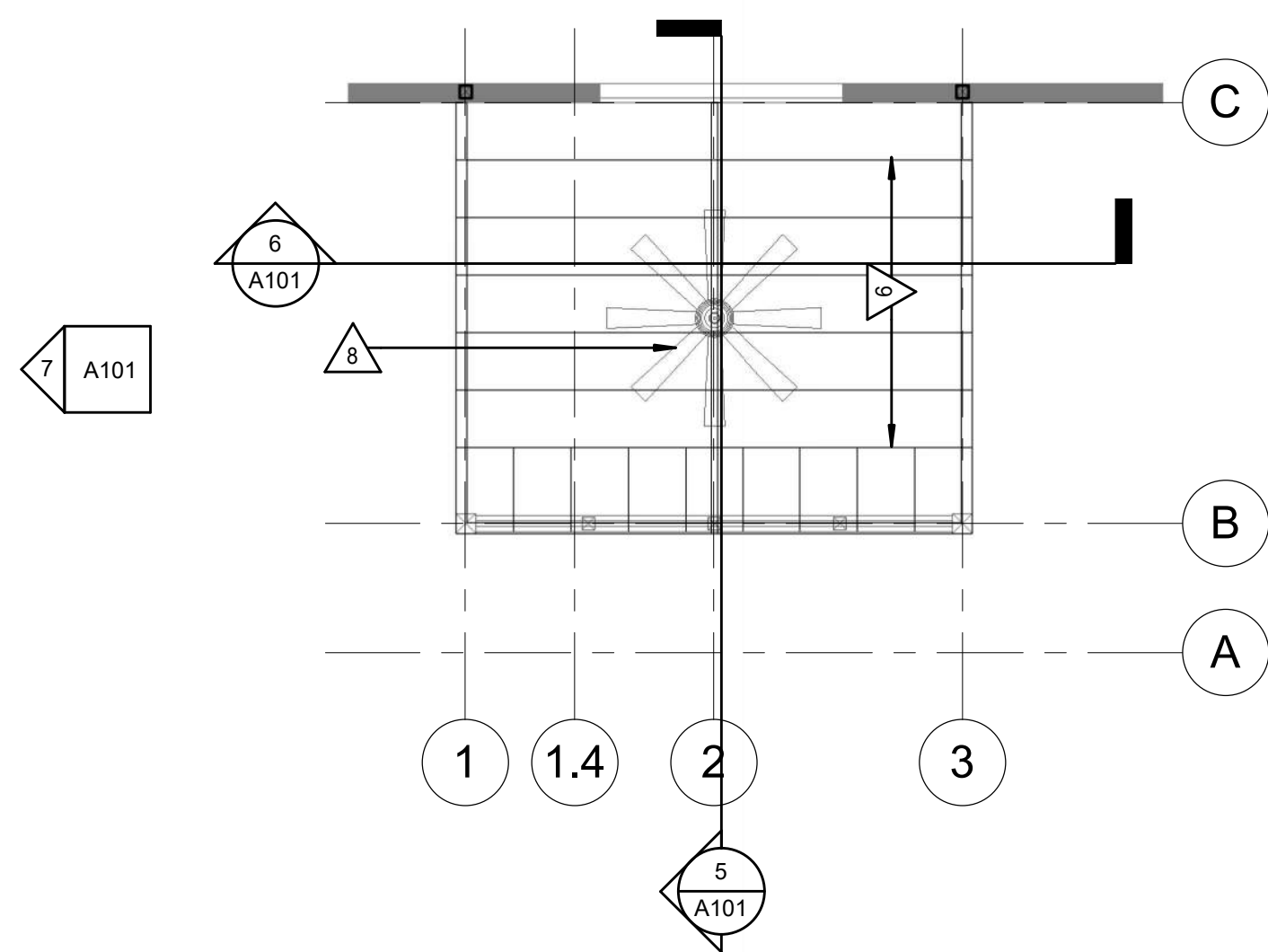
6 SECTION-1
1/4" = 1'-0"



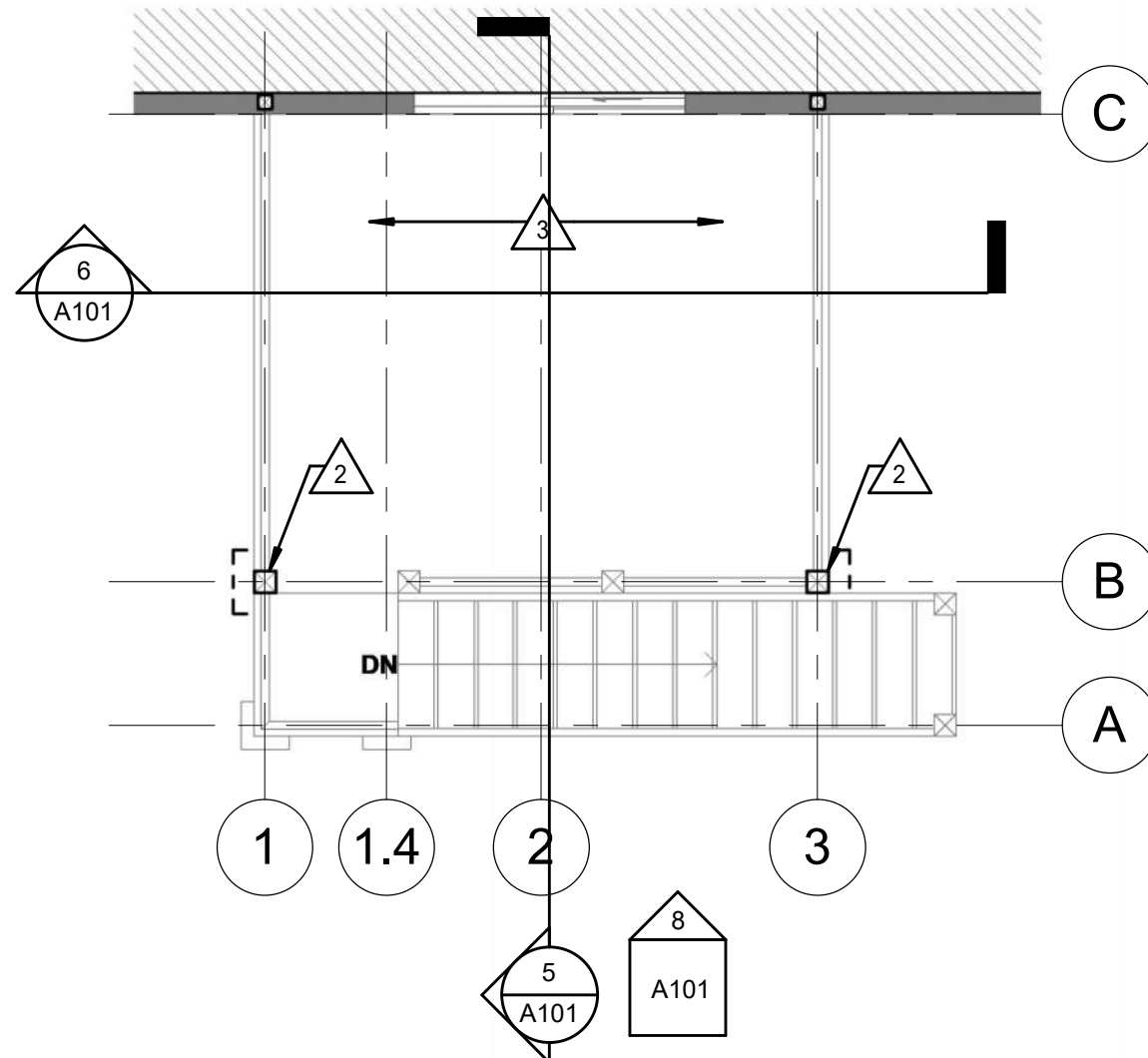
5 SECTION-2
1/4" = 1'-0"



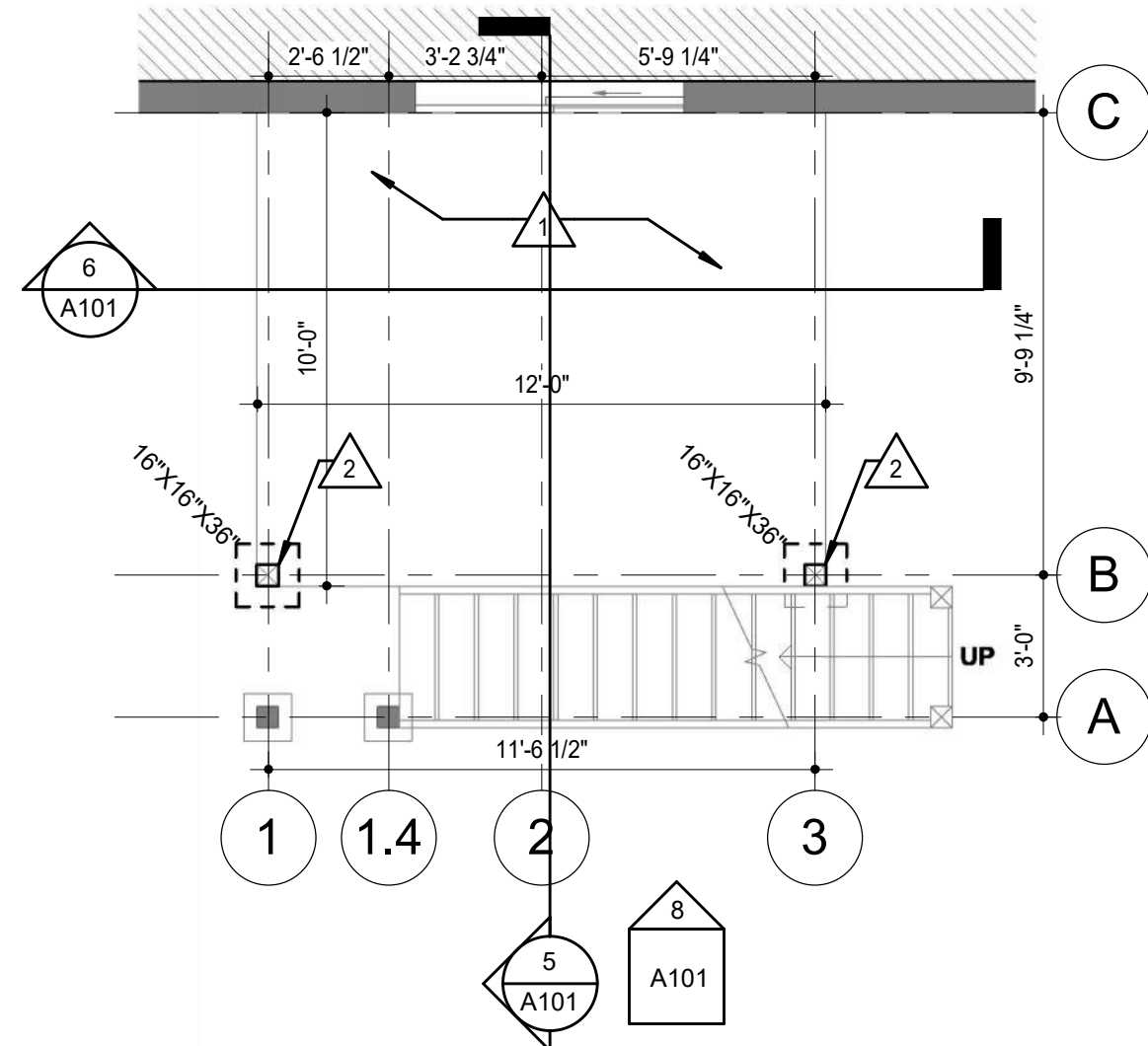
4 ROOF PLAN
1/4" = 1'-0"



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



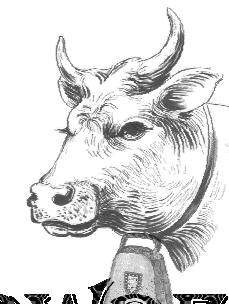
2 FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"



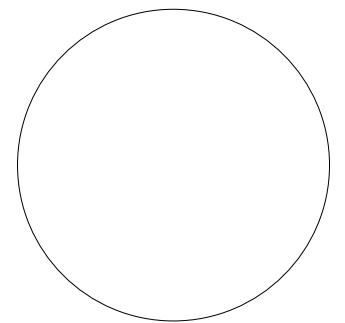
1 FLOOR PLAN - BASEMENT LEVEL
1/4" = 1'-0"

ARCHITECTURAL PLAN NOTES

- EXISTING CONC. SLAB TO REMAIN
- PROPOSED 6X6 COLUMN WITH 16"X16" SQ. CONC. COLUMN OR 18"Ø CONC. FOOTING.
- JOIST BEAM TO COLUMN: NOTCH COLUMN TO RECEIVE BEAM
- RIM JOIST TO COLUMN: SP#2 (2)-2X10 ATTACHED WITH SIMPSON FACE-MOUNT HANGER - HUC210-2 (UPPER) & HUC210 (LOWER) @ B-1, B-3. INSTALL WITH SDS OR 10D NAILS PER SIMPSON SPECS.
- EXISTING COMPOSITE DECK TO REMAIN
- JOIST BEAM: 1-3/4" x 9-1/4" TREATED PARALLAM® PLUS PSL
- RIDGE BEAM: 1-3/4" X 9-1/4" 2 OE LVL W/ 1 1/4" X 20 GAUGE RIDGE STRAPS. W/ FACE MOUNT HANGER LRU262
- UL LISTED EXTERIOR CEILING FAN
- ASPHALT SHINGLES O/ #30 FELT O/ 9/16" SHEATHING O/ 2X6 RAFTERS @ 16" O.C. TIED W/ H2.5A HURRICANE TIES
- ALUMINUM GUTTER OVER 1X FASCIA
- 4X4 SP#2 WOOD POST or 2-2x4 STUDS PACKED INSIDE EXISTING WALL TO BEAR BEAMS



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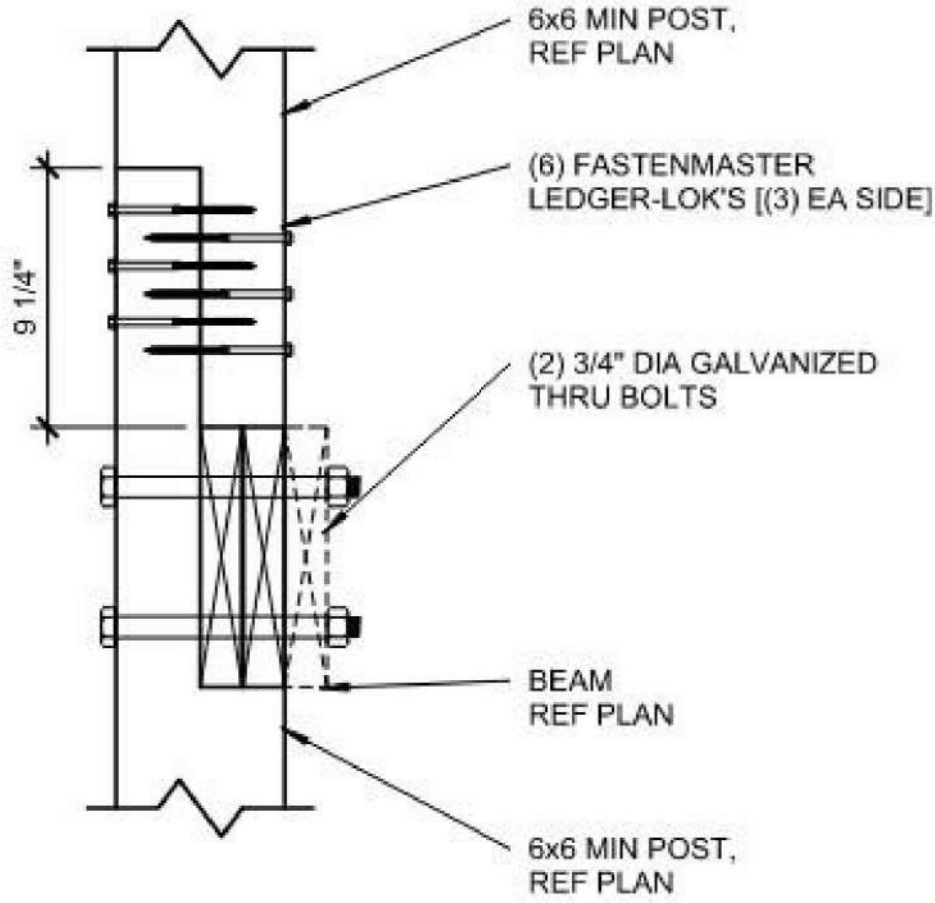
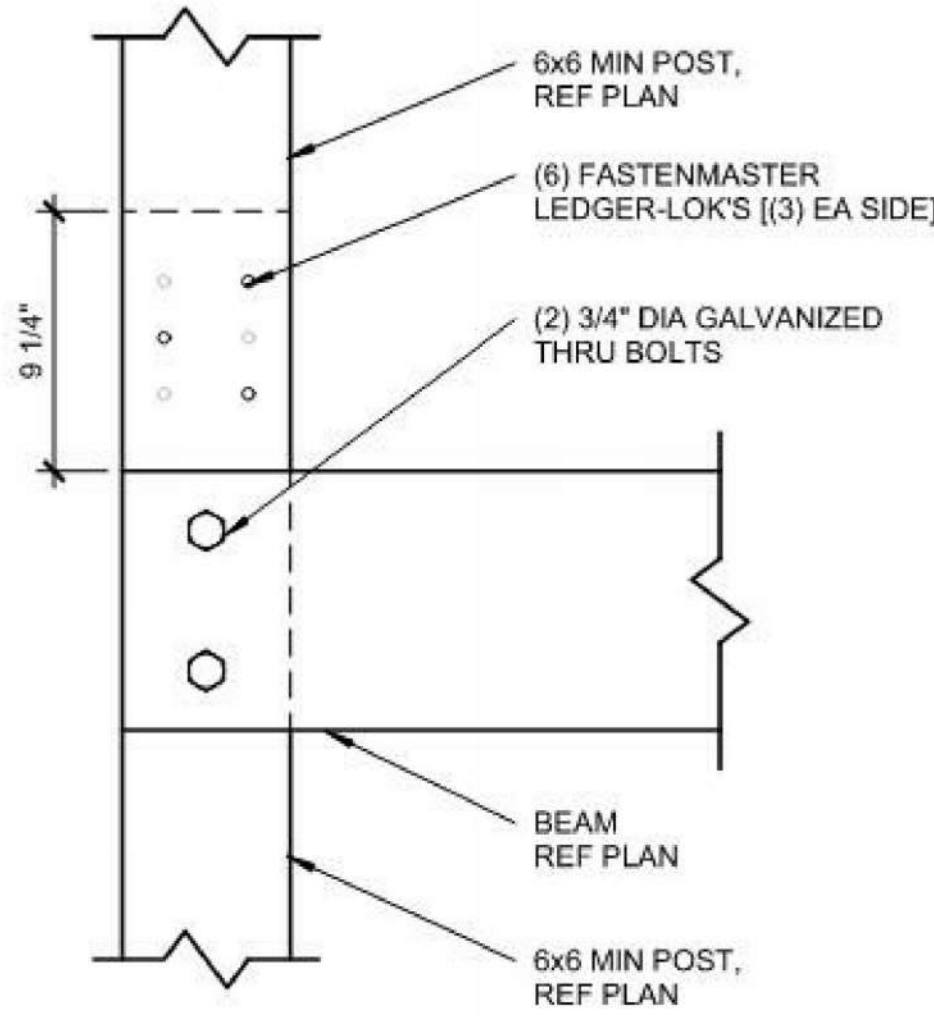
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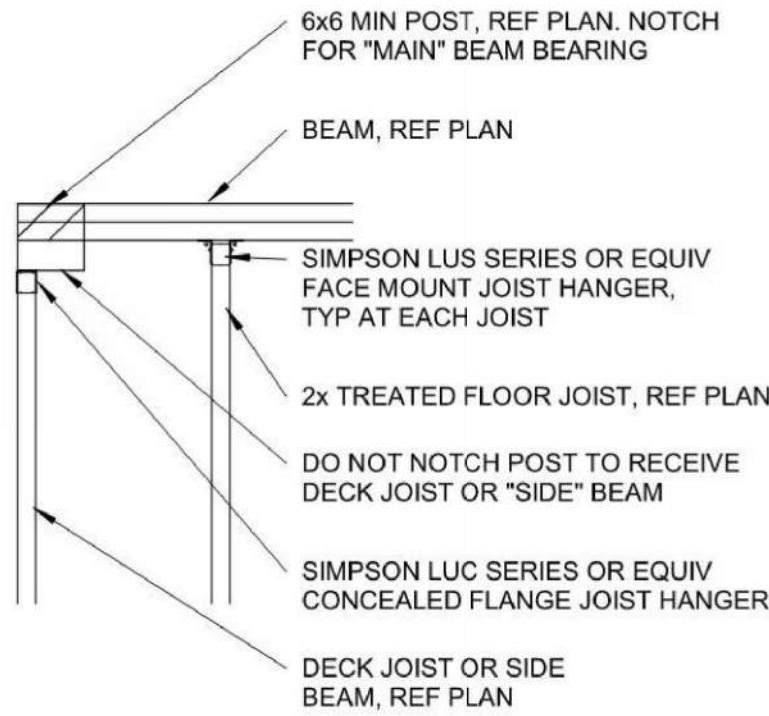
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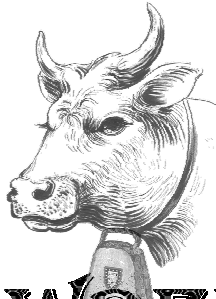
1 COLUMN SPLICED DECK COLUMN TO BEAM

1 1/2" = 1'-0"

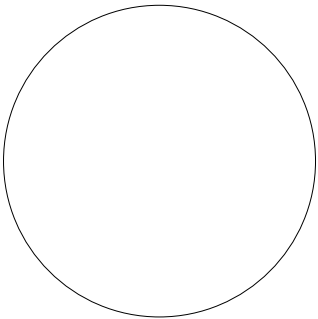


2 DECK BEAM TO COLUMN CONNECTION - CORNER

3/4" = 1'-0"



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