



**LEFT ELEVATION**

RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 09/17/2025



**FRONT ELEVATION**

**DRAWING INDEX**

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- A2 BUILDING 1st FLOOR PLAN
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- G4 BRACED WALL DETAILS

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PERGOLA PARK 5TH PLAT LOT 130  
 1063 SW CORINTHIAN LANE  
 LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC,**  
 4335 MCGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111



DRAWN BY: KF, MF, EG  
 DATE: 8-26-25  
 REVISED:  
 PROJECT NO: 20-040-05

SHEET NO.  
**A0**

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	
HEADER/ BEAM	
SIZE OF MEMBER PER SCHEDULE	(A) U
NUMBER OF FLYS	"U" IF UPSET
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	2941
SMOKE ALARM	
SMOKE & CARBON MONOXIDE ALARM	

HEADER / BEAM SCHEDULE			
MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	
(B)	2 x 8	1	
(C)	2 x 10	1	
(D)	2 x 12	2	
(E)	3/4" x 1 1/4" LVL	2	
(F)	3/4" x 9/8" LVL	2	
(G)	3/4" x 1 1/8" LVL	2	
(H)	3/4" x 1 1/2" LVL	2	
(J)	3/4" x 1 3/4" LVL	3	
(K)	3/4" x 1 7/8" LVL	3	
(L)	3/4" x 9/8" L.S.L.	1	
(M)	3/4" x 1 1/8" L.S.L.	2	

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.  
 2. FOR L.V.L. BEAMS IN 2x10 FLOORS, USE 3/4" L.V.L.

FLOOR JOIST SCHEDULE					
MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX SPAN
FJ-1	1" JOIST (SEE NOTE)		9 1/2"	PER MANUFACTURER	
FJ-2	1" JOIST (SEE NOTE)		11 1/8"	PER MANUFACTURER	
FJ-3	1" JOIST (SEE NOTE)		14"	PER MANUFACTURER	
FJ-4	OPEN WEB TRUSSES		14"	PER MANUFACTURER	
FJ-5	OPEN WEB TRUSSES		16"	PER MANUFACTURER	
FJ-20	LUMBER	ACQ. TREATED	2x10	12" O.C.	16'-2"
FJ-21	LUMBER	ACQ. TREATED	2x10	16" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	16" O.C.	12'-1"
FJ-24	LUMBER		2x10	12" O.C.	17'-9"
FJ-25	LUMBER		2x10	16" O.C.	15'-5"
FJ-26	LUMBER		2-2x10	16" O.C.	20'-7"
FJ-27	LUMBER		2x12	12" O.C.	20'-7"
FJ-28	LUMBER		2x12	16" O.C.	17'-10"
FJ-29	LUMBER		2x12	24" O.C.	14'-7"

NOTE: DESIGN 1-JOISTS (LOADED W/ TOTAL LIVE AND DEAD LOAD) WITH A MAX. DEFLECTION OF L/360, EXCEPT BELOW BATHROOMS AND TILED AREAS WHERE THE DEFLECTION SHALL BE L/480 MAX.

CONCRETE WALL SCHEDULE				
MARK	CONCRETE WALL THICKNESS	HEIGHT	REINFORCING VERTICAL	GRADE 40 HORIZONTAL
(A)	8"	4' OR LESS	#4's AT 36" O.C.	2 - #4's
(B)	8"	4' TO 6'	#4's AT 36" O.C.	3 - #4's
(C)	8"	6' TO 8'	#4's AT 36" O.C.	4 - #4's
(D)	8"	8'	#4's AT 36" O.C.	4 - #4's
(E)	8"	9'	#4's AT 36" O.C.	5 - #4's
(F)	10"	4'	#4's AT 36" O.C.	2 - #4's
(G)	10"	8'	#4's AT 36" O.C.	4 - #4's
(H)	10"	9'	#4's AT 36" O.C.	5 - #4's
(I)	10"	10'	#4's AT 36" O.C.	6 - #4's

COLUMN & PAD SCHEDULE				
MARK	PAD SIZE	#4 BARS REQ'D EACH WAY	COLUMN SIZE (SCHEDULE 40)	MAX. LOAD
(A)	36"x36"x12"	6	3"	13.5 K
(B)	48"x48"x16"	8	3"	24.0 K
(C)	60"x60"x18"	10	3.5"	31.5 K
(D)	12"x12"x18"	12	5"	54.0 K

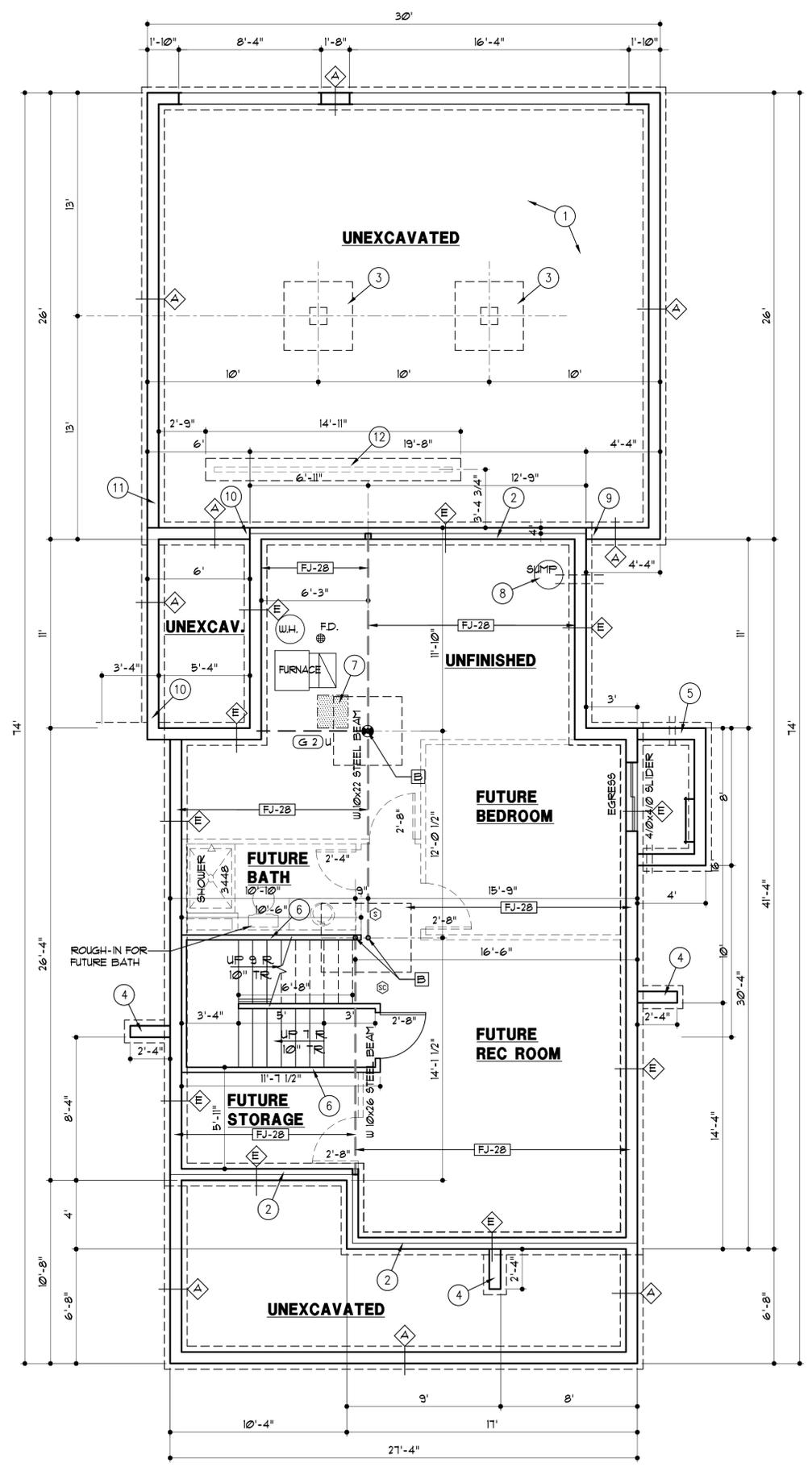
PIER SCHEDULE			
MARK	PIER DIAMETER	POST (ACQ OR CEDAR UNO.)	MAX. LOAD
(F)	12"	6x6 UNO.	11 K
(G)	18"	6x6 UNO.	2.6 K
(H)	24"	6x6 UNO.	4.1 K

1. PAD AND PIER SIZES ASSUME 1500 P.S.F. SOIL BEARING CAPACITY.  
 2. 10' MAX. STEEL COLUMN HEIGHT FROM BASE PLATE TO TOP OF COLUMN. CONSULT ARCHITECT IF SITE CONDITIONS REQUIRE TALLER COLUMNS.

GENERAL NOTES:  
 A. FOR COVERED PORCH FRAMING - SEE DETAIL 1/G3  
 B. FURNACE IS DIRECT VENT AND USES OUTSIDE AIR FOR COMBUSTION  
 C. SEE G4 SHEET FOR LOCATION OF HOLD-DOWN TIES FOR BRACED WALL PANELS

FOUNDATION PLAN NOTES  
 1. SEE DETAIL 3/G2 FOR GARAGE SLAB CONSTRUCTION.  
 2. SILL PLATE SET BACK - SEE DETAIL 4/5/G2  
 3. CONCRETE PIER AND PAD - SEE DETAIL 3/G2  
 4. RETURN WALL - SEE DETAIL 8/G2  
 5. CONCRETE WINDOW WELL WITH LADDER - SEE DETAIL 9/G2  
 6. 2x4 STUDS @ 16" O.C. WITH TREATED SILL PLATE

7. HVAC CHASE ABOVE  
 8. SUMP PIT & PUMP. PROVIDE ELECTRICAL RECEPTACLE WITH GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING  
 9. DROP TOP OF FOUNDATION 3'-4"  
 10. DROP TOP OF FOUNDATION 1'-10"  
 11. DROP TOP OF FOUNDATION 1'-6"  
 12. 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-#4 BARS CONTINUOUS



THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

**FOUNDATION PLAN**  
 1/4" = 1'-0"

9-11-2025 - UPDATED FUTURE SPACES, MOVED WINDOW WELL TO RIGHT SIDE

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SEAL OF MISSOURI  
 DANIEL J. WEBSTER  
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 09/12/2025

DRAWN BY: KF, MP, BG  
 DATE: 8-26-25  
 REVISED:  
 PROJECT NO: 20-040-05

SHEET NO. **A1**

RELEASE FOR CONSTRUCTION  
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 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 09/17/2025

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	[Symbol]
STONE OR BRICK VENEER	[Symbol]
JOIST SIZE AND DIRECTION	[Symbol]
HEADER/ BEAM	[Symbol]
SIZE OF MEMBER PER SCHEDULE	[Symbol]
NUMBER OF FLYS	[Symbol]
"U" IF UPSET	[Symbol]
CENTERLINE	[Symbol]
POINT LOAD	[Symbol]
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	[Symbol]
SMOKE ALARM	[Symbol]
SMOKE & CARBON MONOXIDE ALARM	[Symbol]

HEADER / BEAM SCHEDULE			
MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	
(B)	2 x 8	1	
(C)	2 x 10	1	
(D)	2 x 12	2	
(E)	3/4" x 1 1/4" L.V.L.	2	
(F)	3/4" x 9/8" L.V.L.	2	
(G)	3/4" x 1 1/8" L.V.L.	2	
(H)	3/4" x 1 1/2" L.V.L.	2	
(J)	3/4" x 1 1/4" L.V.L.	3	
(K)	3/4" x 1 1/2" L.V.L.	3	
(L)	3/4" x 9/8" L.S.L.	1	
(M)	3/4" x 1 1/8" L.S.L.	2	

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.  
 2. FOR L.V.L. BEAMS IN 2x10 FLOORS, USE 3/4" L.V.L.

FLOOR JOIST SCHEDULE					
MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX SPAN
FJ-1	1" JOIST (SEE NOTE)		9 1/2"	PER MANUFACTURER	
FJ-2	1" JOIST (SEE NOTE)		11 7/8"	PER MANUFACTURER	
FJ-3	1" JOIST (SEE NOTE)		14"	PER MANUFACTURER	
FJ-4	OPEN WEB TRUSSES		14"	PER MANUFACTURER	
FJ-5	OPEN WEB TRUSSES		16"	PER MANUFACTURER	
FJ-20	LUMBER	ACQ. TREATED	2x10	12" O.C.	16'-2"
FJ-21	LUMBER	ACQ. TREATED	2x10	16" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	16" O.C.	12'-1"
FJ-24	LUMBER		2x10	12" O.C.	17'-9"
FJ-25	LUMBER		2x10	16" O.C.	15'-5"
FJ-26	LUMBER		2-2x10	16" O.C.	
FJ-27	LUMBER		2x12	12" O.C.	20'-1"
FJ-28	LUMBER		2x12	16" O.C.	17'-10"
FJ-29	LUMBER		2x12	24" O.C.	14'-1"

NOTE: DESIGN I-JOISTS (LOADED W/ TOTAL LIVE AND DEAD LOAD) WITH A MAX. DEFLECTION OF L/360, EXCEPT BELOW BATHROOMS AND TILED AREAS WHERE THE DEFLECTION SHALL BE L/480 MAX.

CEILING JOISTS SCHEDULE - LIVE LOAD 10 P.S.F.				
MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR #2	
CJ-1	2x6	12"	18'-6"	
CJ-2	2x6	16"	17'-8"	
CJ-3	2x8	12"	25'-8"	
CJ-4	2x8	16"	23'-0"	
CJ-5	2x10	12"	26'-0"	
CJ-6	2x10	16"	26'-0"	
CJ-7	2x4	24"	9'-10"	
CJ-8	2x6	24"	14'-10"	
CJ-9	2x8	24"	18'-9"	
CJ-10	2x10	24"	22'-11"	

SQUARE FOOTAGE TABLE	
LOCATION	AREA (SF.)
FIRST FLOOR	1011
SECOND FLOOR	954
BASEMENT (FINISHED STAIRS)	81
TOTAL	2122
GARAGE	102
BASEMENT (UNFINISHED)	1017
BASEMENT (FUTURE)	533
CARRIAGE HOUSE (FUTURE)	710
FRONT PORCH	234
REAR PATIO	66

**GENERAL NOTES:**

A. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

B. SOLID BLOCKING BELOW STUDS SUPPORTING BEAMS AND HEADERS.

C. FOR COVERED PORCH FRAMING - SEE DETAIL 1/G3

D. SEE SHEET G1 GENERAL NOTES F4G FOR SEPERATION BETWEEN HOUSE AND GARAGE

E. SEE G4 SHEET FOR LOCATION OF HOLD-DOWN TIES FOR BRACED WALL CONSTRUCTION

**FLOOR PLAN NOTES**

1. 36" DIRECT VENT FIREPLACE

2. 3" SCHEDULE 40 PIPE COLUMN TO SIT ON BEAM BELOW

3. 2x6 STUDS AT 16" O.C.

4. 18'-2" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.

5. FLOOR LINE ABOVE

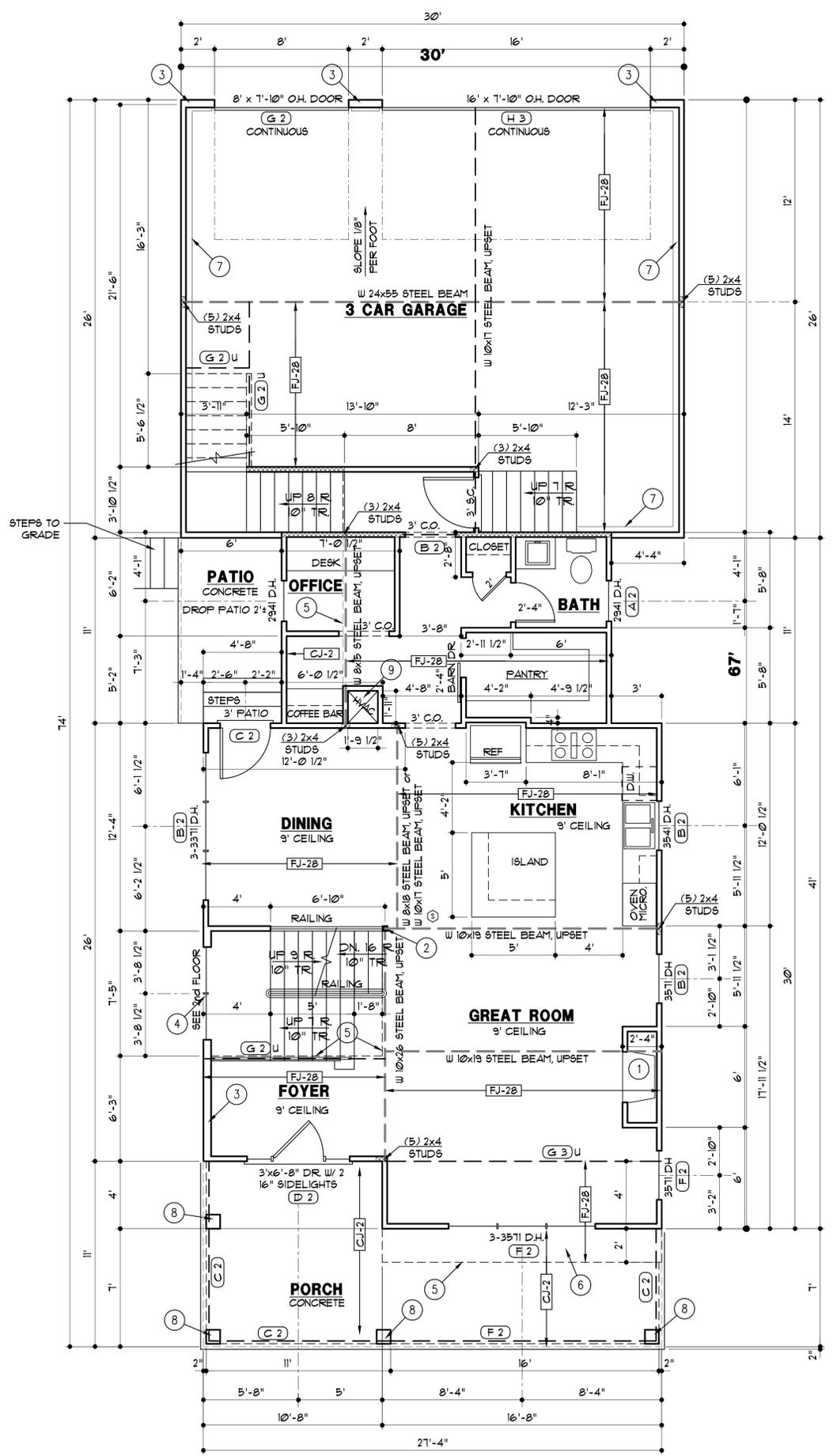
6. CANTILEVERED FLOOR FRAMING PERPENDICULAR TO MAIN JOIST DIRECTION. INSULATE SOFFIT

7. EXPOSED FOUNDATION WALL

8. 8x8 DOUGLAS FIR #2 POST WRAPPED WITH "LP SMART TRIM"

9. OFFSET HVAC DUCT TO MATCH 2ND FLOOR CHASE

THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN



**FIRST FLOOR PLAN**  
 1/4" = 1'-0"

9-15-2025 - UPDATED SF TABLE FOR FUTURE BASEMENT AND CARRIAGE HOUSE CHANGES

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STATE OF MISSOURI  
 DANIEL J. WEBSTER  
 ARCHITECT  
 09/15/2025

DRAWN BY: KF, MF, BG  
 DATE: 8-26-25  
 REVISED:  
 PROJECT NO: 20-040-05

SHEET NO.  
**A2**  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 09/17/2025

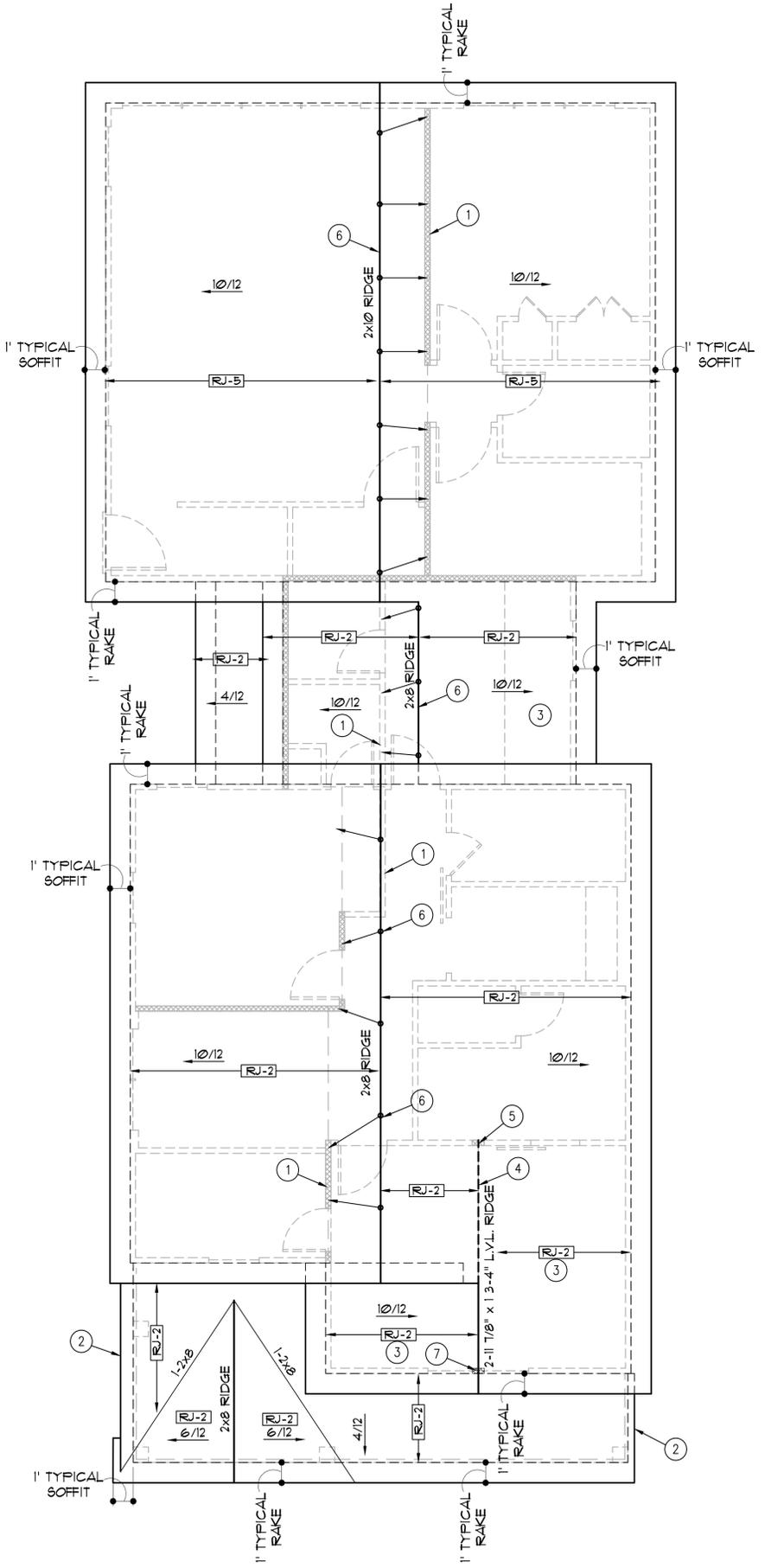


ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIP	—
VALLEYS	—
EAVES, RAKE & GABLE	—
HOUSE WALL	—
FURLIN	—
TOP OF FURLIN STRUT OR RIDGE POLE	○
BOT. OF FURLIN STRUT OR RIDGE POLE	○
JOIST SIZE AND SPACING	RJ-X @Y'-Z"
UPLIFT VALUE	○○○"

ROOF RAFTER SCHEDULE				
MARK	SIZE	SPACING	MAXIMUM SPAN	
			FLAT CEILING	VAULTED CEILING
RJ-1	2x6	12"	16'-1"	14'-9"
RJ-2	2x6	16"	14'-4"	12'-9"
RJ-3	2x6	24"	11'-9"	10'-5"
RJ-4	2x8	12"	21'-0"	18'-8"
RJ-5	2x8	16"	18'-2"	16'-2"
RJ-6	2x8	24"	14'-10"	13'-2"
RJ-7	2x10	12"	25'-8"	22'-9"
RJ-8	2x10	16"	22'-3"	19'-9"
RJ-9	2x10	24"	18'-2"	16'-1"
RJ-10	2x12	16"	25'-9"	26'-5"
RJ-11	2x12	24"	18'-2"	22'-10"

- GENERAL NOTES:**
- STRUTS TO BEAR ON WALLS AS INDICATED. CONTACT ARCHITECT WITH ANY PROPOSED CHANGE TO STRUT BEARING LOCATIONS. ARCHITECT MAY NEED TO VERIFY THAT BEAMS BELOW NEW STRUT LOCATION CAN SUPPORT ADDED LOADS.
  - SEE SHEET G1 FOR LOAD AND DEFLECTION LIMITATIONS
  - SEE SHEET G3 FOR ROOF FRAMING DETAILS 3/4/G3
  - ROOFING TO BE COMPOSITION-40 YR. ON 30" FELT ON 1/16" O.S.B. SHEATHING

- ROOF PLAN NOTES**
- BEARING WALL OR BEAM BELOW
  - TIGHT BARGE SOFFIT
  - FURR DOWN ROOF RAFTERS TO PROVIDE ROOM FOR 9" INSULATION
  - EXTEND RIDGE AND BRACE DOWN TO BEARING WALL
  - 3-2x6 STRUT
  - BRACE ALL RIDGES WITH 2x6 "I" BRACES TO BEARING WALLS OR BEAMS BELOW, AT 4' O.C.
  - 4-2x4 STUDS FOR RIDGE BEARING



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

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STATE OF MISSOURI  
DANIEL J. WEBSTER  
REGISTERED ARCHITECT  
No. 10000  
08/29/2025

DRAWN BY: KF, MP, EG  
DATE: 8-26-25  
REVISED:  
PROJECT NO: 20-040-05

SHEET NO.  
**A4**

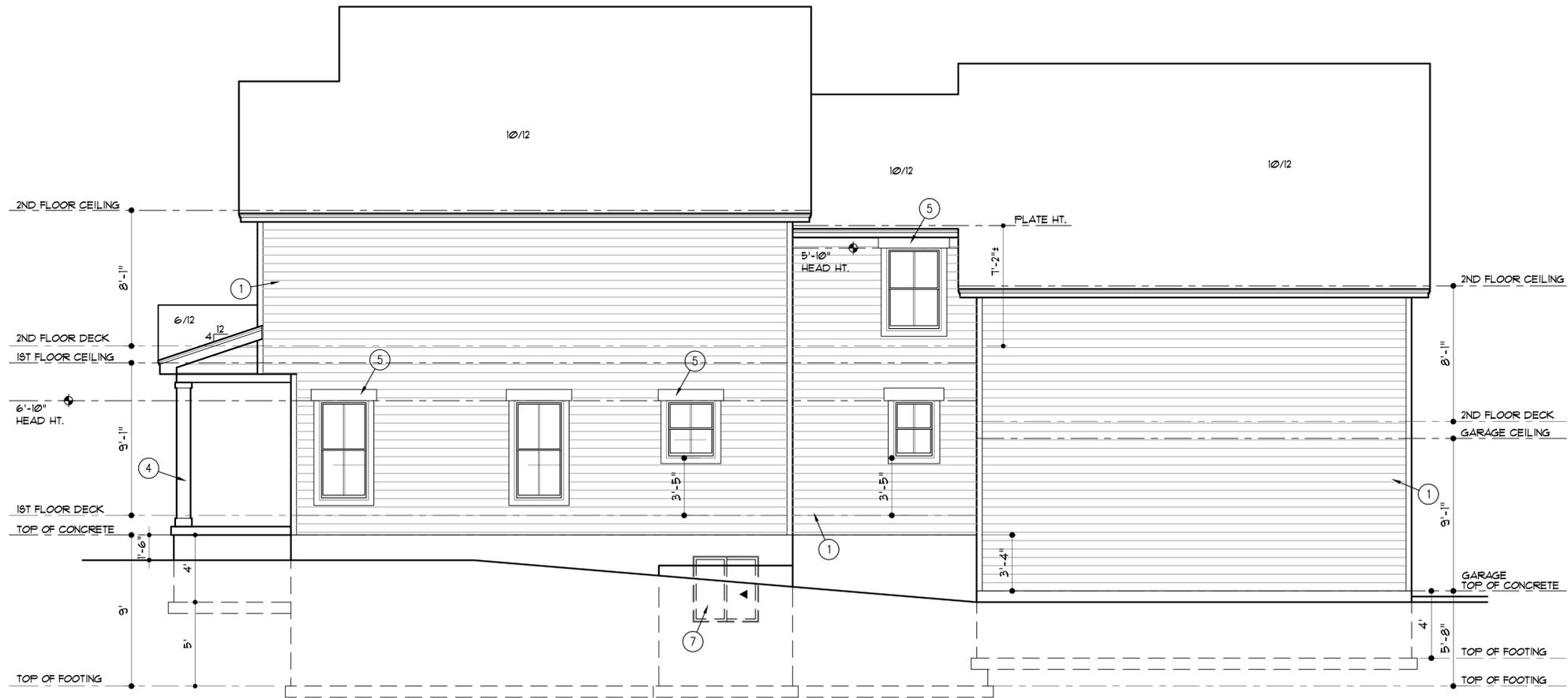
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**GENERAL NOTES**

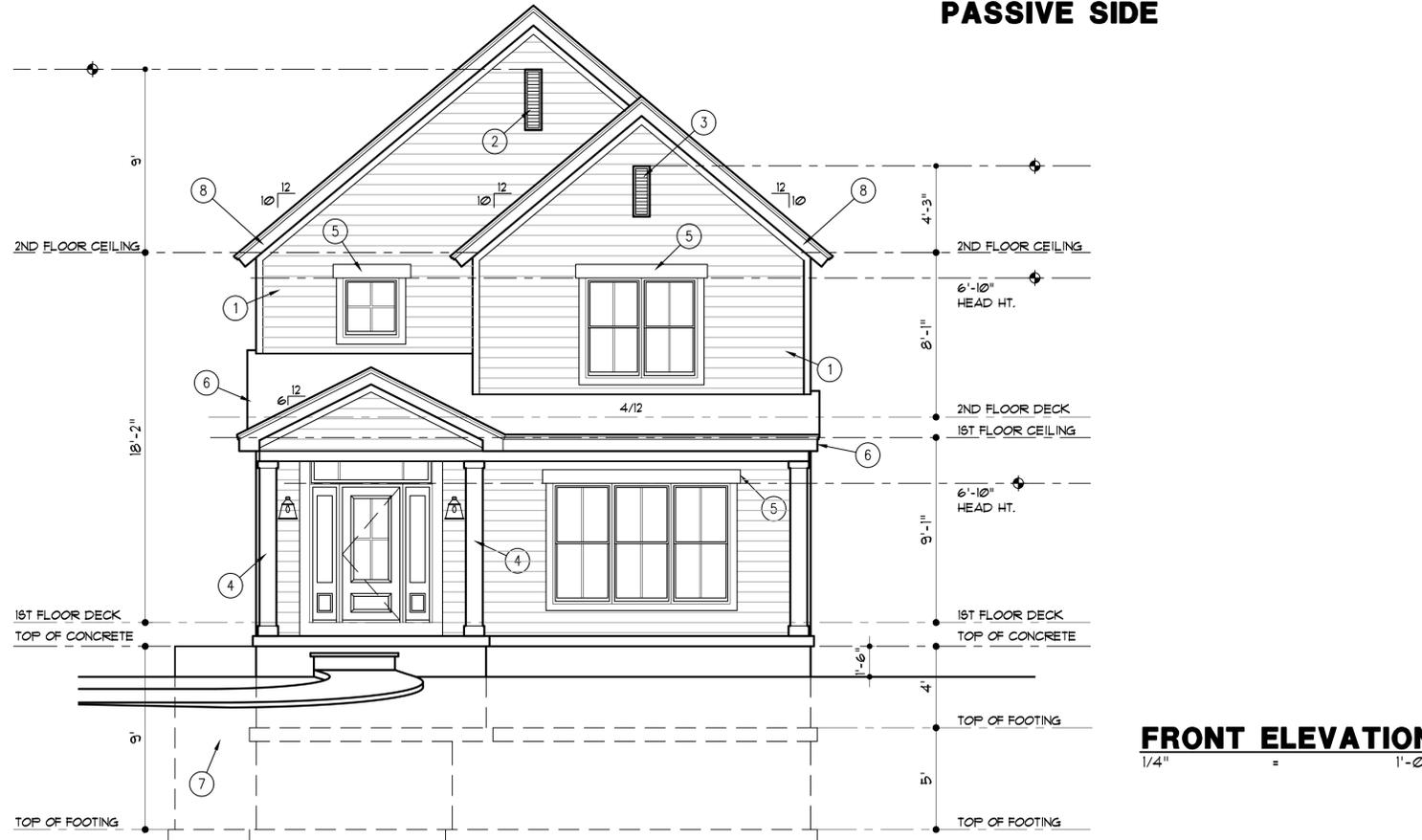
A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 1/8" O.S.B. SHEATHING

**ELEVATION NOTES**

1. SMART LAP SIDING WITH 6" EXPOSURE AND 5/4x4 SMART TRIM AT CORNERS, DOORS AND WINDOWS
2. 10"x36" GABLE VENT
3. 10"x30" GABLE VENT
4. 10"x10" TRIMMED COLUMN
5. 8" HEAD TRIM WITH 4" TRIM AROUND WINDOWS
6. TIGHT BARGE
7. CONCRETE EGRESS WINDOW WELL. WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO SILL
8. SLOPED SOFFIT



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"

THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

9-11-2025 - MOVED WINDOW WELL TO RIGHT SIDE

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DRAWN BY: KF, MP, BG  
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REVISED:  
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SHEET NO. **A5**

RELEASE FOR CONSTRUCTION  
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LEE'S SUMMIT, MISSOURI  
09/17/2025

**GENERAL NOTES**

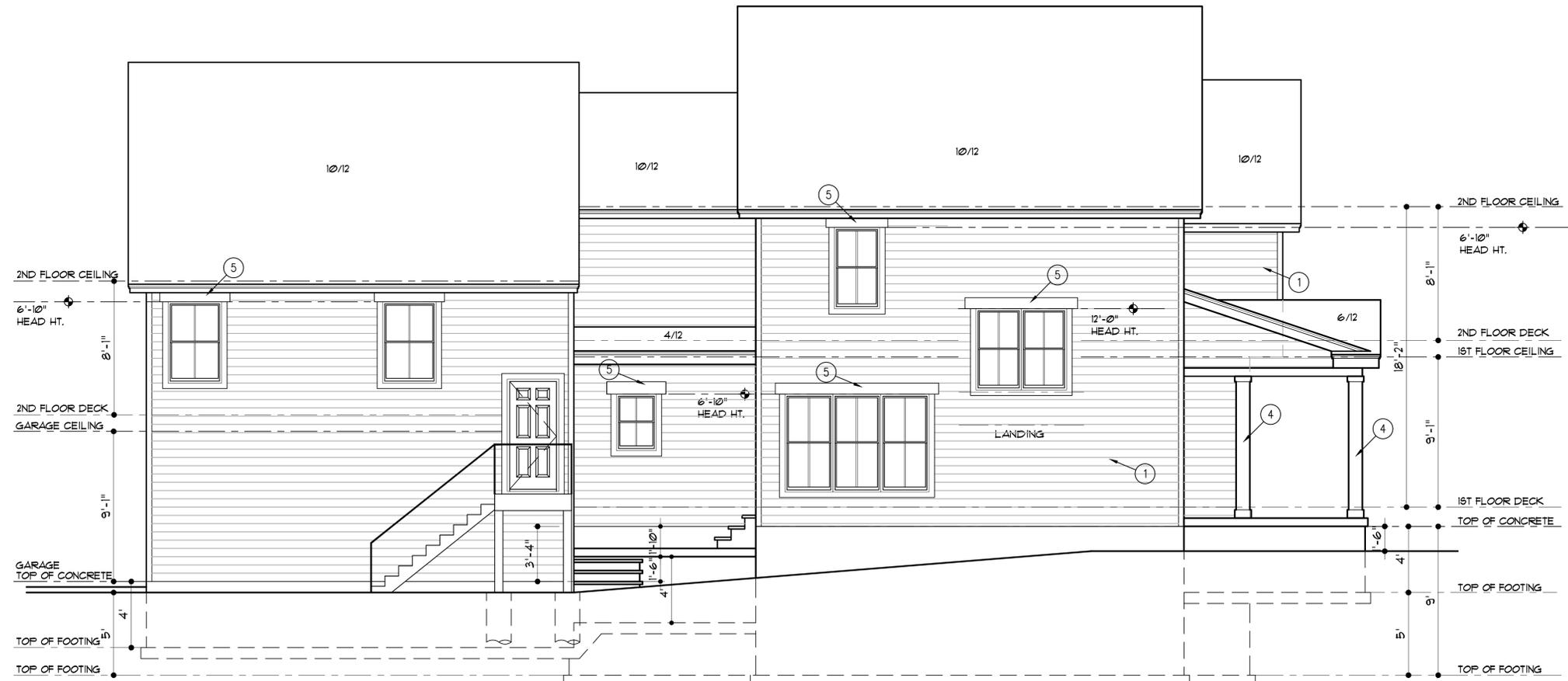
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**ELEVATION NOTES**

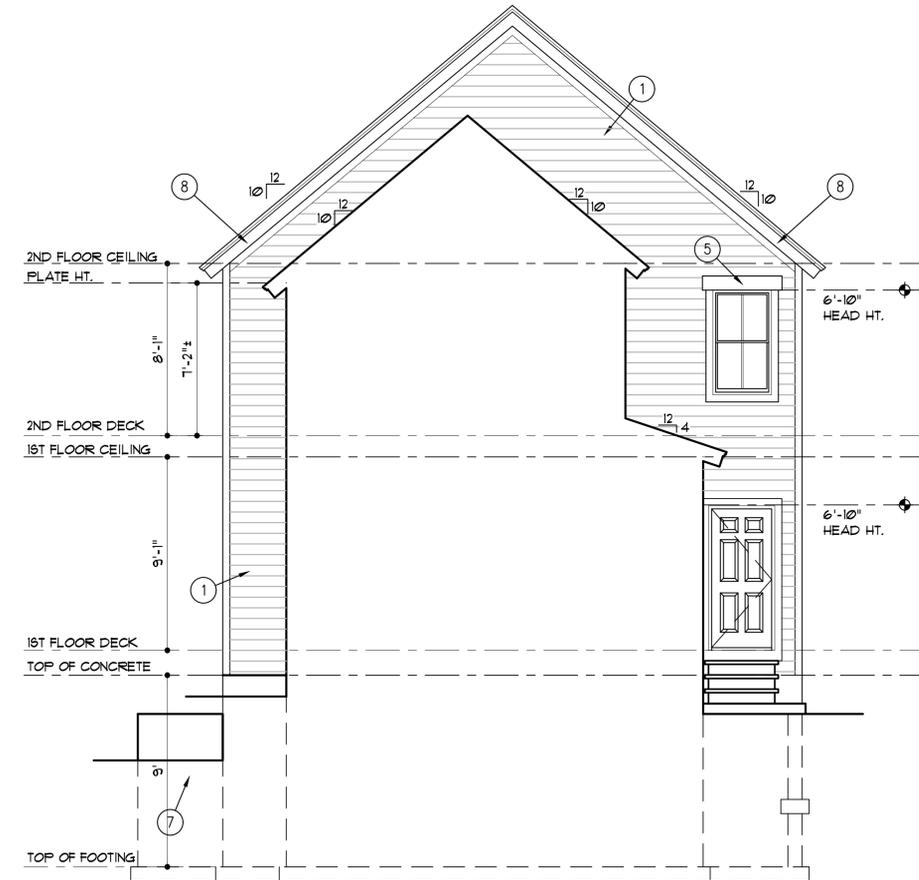
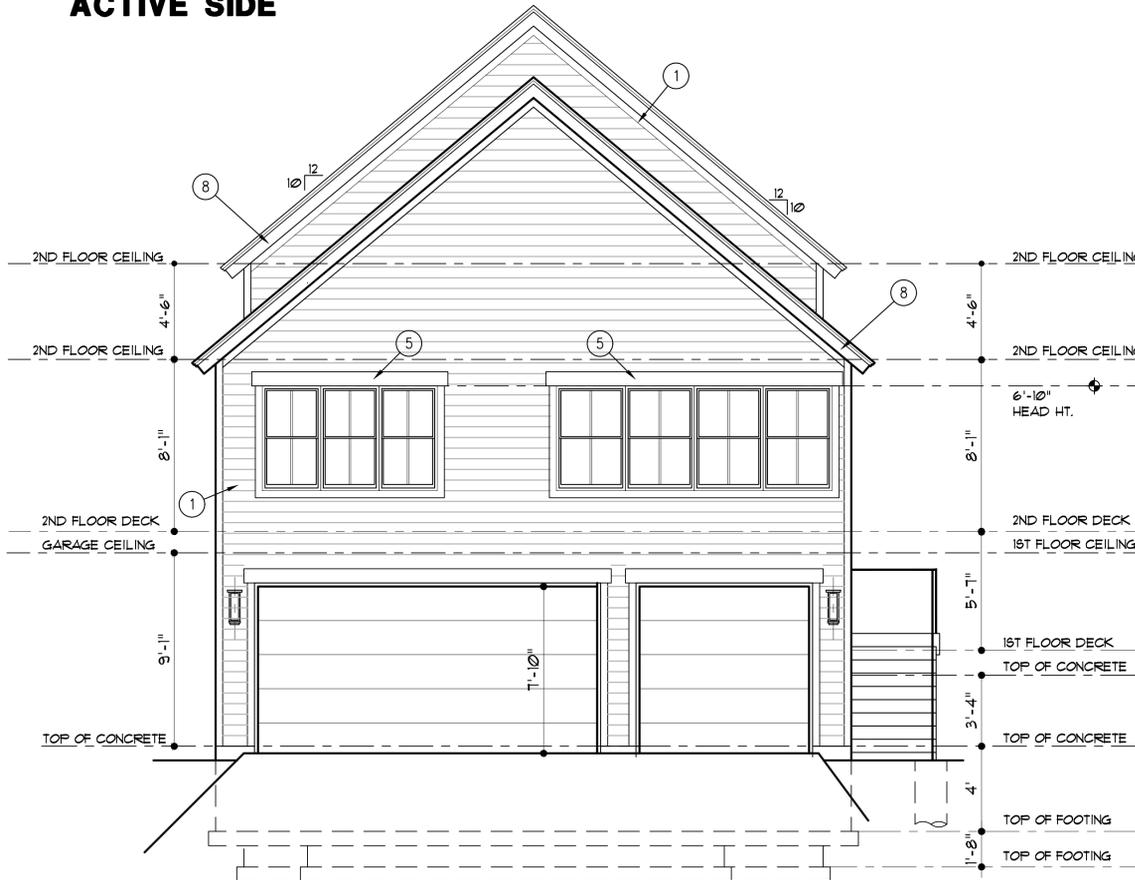
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2. 10"x36" GABLE VENT
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6. TIGHT BARGE

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8. SLOPED SOFFIT



**LEFT SIDE ELEVATION**  
1/4" = 1'-0"  
**ACTIVE SIDE**



**REAR ELEVATIONS**  
1/4" = 1'-0"

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**PERGOLA PARK 5TH PLAT LOT 130**  
**1063 SW CORINTHIAN LANE**  
**LEE'S SUMMIT, MO. 64081**

**LANDROCK SIGNATURE HOMES LLC,**  
**4335 MCGEE ST. • 816-863-5588**  
**KANSAS CITY, MO 64111**



DRAWN BY: KF, MP, EG  
DATE: 8-26-25  
REVISED:  
PROJECT NO: 20-040-05

SHEET NO. **A6**

AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
**09/17/2025**

9-11-2025 - MOVED WINDOW WELL TO RIGHT SIDE

DISCLAIMER

THESE DRAWINGS ARE CONSIDERED A "BUILDER'S SET" AND BY BEGINNING CONSTRUCTION THE CONTRACTOR WARRANTS TO THE ARCHITECT, THAT HE HAS THE COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THE PROJECT WITHOUT FULL ENGINEERING AND DESIGN SERVICES. THE CONTRACTOR WILL BE REQUIRED TO ADAPT THE DRAWINGS TO ACTUAL FIELD CONDITIONS AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. IN THE EVENT, ADDITIONAL DETAIL OR GUIDANCE IS NEEDED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY WEBSTER ARCHITECTS. FAILURE TO GIVE NOTICE SHALL RELIEVE WEBSTER ARCHITECTS OF THE ALL RESPONSIBILITY FOR THE CONSEQUENCES. ALTHOUGH WEBSTER ARCHITECTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, PERFECTION CAN'T BE GUARANTEED. IT IS UNDERSTOOD AND AGREED THAT IF WEBSTER ARCHITECTS IS NOT HIRED TO DO PROJECT OBSERVATION OR ANY OTHER CONSTRUCTION PHASE SERVICES, THAT THE CLIENT WILL PERFORM SUCH SERVICES. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION, AND THE CLIENT WAIVES ANY CLAIMS AGAINST WEBSTER ARCHITECTS THAT MAY BE IN ANY WAY CONNECTED THERETO. THESE DRAWINGS ARE NOT TO BE SCALED. IF A CRITICAL DIMENSION IS MISSING THE ARCHITECT SHOULD BE CONSULTED.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes AFF ABOVE FINISH FLOOR, C.C.A. CHROMIATED COPPER ARSENATE, C.J. CONTROL JOINT, CLG. CEILING, C.O. CASED OPENING, D. DRYER, D.H. DOUBLE HUNG, D.I.A. DIAMETER, D.N. DOWN, D.W. DISHWASHER, E.J. EXPANSION JOINT, EQ. EQUAL, F.D. FLOOR DRAIN, GA. GAUGE OR GAGE, GFI GROUND FAULT CIRCUIT INTERRUPTER, H.B. HOSE BIB, HT. HEIGHT, K.S. KNEE SPACE, L.B. (\*) LUMBER, L.V.L. LAMINATED VENEER LUMBER, MAX. MAXIMUM, MIN. MINIMUM, MICRO. MICROWAVE OVEN, O.C. ON CENTER, O.H. OVERHEAD / OVERHANG, FR. FAIR, R. RISER, REF. REFRIGERATOR, RM. ROOM, R.O. ROUGH OPENING, S.F. SQUARE FEET, S.H. SHIMLARS, SQ. SQUARE, T. TREAD, T.C. TRASH COMPACTOR, T.V. TELEVISION, TYP. TYPICAL, W. WASHER, W/ WITH, W.I.C. WALK IN CLOSET, WH. WATER HEATER, W.W.F. WELDED WIRE FABRIC

LOAD AND DEFLECTION LIMITATIONS

Table with 4 columns: AREA, CONDITION, LIVE, DEAD. Includes DECKS, CEILING JOISTS, CEILING JOISTS STORAGE ALLOWED, FLOORS, ROOFS, STAIRS, HANDRAIL/GUARDRAIL

NOTE: - WIND SPEED 115 MPH (CATEGORY AS DEFINED BY R3012.1.4) \* TILE FLOOR LOAD BASED ON THINSET METHOD.

BUILDING INSULATION SCHEDULE

Table with 2 columns: Opening Maximum U-Value and Building Component Minimum R-Value. Includes Windows, Opaque Doors, Glass Doors, Skylight, Glazed Fenestration Shgc, Ceiling, Wall, Floors, Ducts in Unheated Spaces - Supply and Return, Ducts in Unheated Spaces - Floor and Ceiling Assembly, Hot Water System Piping, Furnace (A/F), Air Conditioning (SEER)

CODE COMPLIANCE

A. BUILDING CONSTRUCTION: REGARDLESS OF WHAT IS SHOWN ON THE PLANS, THE BUILDING SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ANY OTHER CITY REQUIREMENTS. B. FOUNDATION WALLS ARE DESIGNED TO COMPLY WITH THE JOHNSON COUNTY FOUNDATION GUIDELINES. C. BUILDING DESIGNED FOR SEVERE CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA OF WEATHERING CONDITIONS, MODERATE TO SEVERE TERMITE CONDITIONS, MODERATE DECAY CONDITIONS, 6 DEGREES FAHRENHEIT AND 5,333 HEATING DEGREE DAYS WINTER DESIGN TEMPERATURE CONDITIONS, 36 INCHES FROST LINE DEPTH CONDITIONS AND FLOOD HAZARDS BASED UPON THE LATEST ADOPTED F.I.R.M. AND F.B.M. DOCUMENTS IN ACCORDANCE WITH L.B.C. ARTICLE 4-905.

GENERAL NOTES

A. GLASS: PROVIDE SAFETY GLAZING WHERE REQUIRED BY IRC R308 AND IN THE FOLLOWING LOCATIONS: 1. STAIR DOORS, 2. INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, 3. WALLS ENCLING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, 4. ENCLOSURES FOR HOT TUBS, SAUNAS, STEAM ROOMS, SPAS, BATH TUBS, SHOWERS AND WHIRLPOOLS, 5. FIXED OR OPERABLE PANELS EXCEEDING 9 SQUARE FOOT AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WALKING SURFACE WITHIN 36"

B. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST WIND LOADS SPECIFIED IN IRC TABLE R3012.1(4). EXTERIOR OVERHEAD DOORS SHALL MEET D.A.S.M.A. 115 MPH REQUIREMENTS.

C. BEDROOM EGRESS: AT LEAST ONE WINDOW FROM EACH BEDROOM AND FROM THE BASEMENT SHALL HAVE AN OPERABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPERABLE HEIGHT OF 24" AND A WIDTH OF 21" AND WITH THE BOTTOM OF THE OPERABLE PORTION NO MORE THAN 44" AFF. WINDOWS WHOSE SILL IS 12" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

D. STAIRWAYS: MAXIMUM RISE 7/8", MINIMUM RUN 10", MINIMUM HEADROOM 6'-8", MINIMUM WIDTH 36". HANDRAILS ARE REQUIRED WHEN STAIRS HAVE 4 OR MORE RISERS. HANDRAIL TO HAVE ENDS RETURNED OR TERMINATED IN A NEWEL POST OR SAFETY TERMINAL AND PLACED MINIMUM 34" MAXIMUM 38" ABOVE TREAD NOSING. THE HAND GRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2 5/8" IN CROSS SECTION DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STAIR RUN. THE CEILING AND WALLS OF USABLE SPACE UNDER STAIRS SHALL BE SURFACED WITH 1/2" GYPSUM BOARD, TAPED AND FINISHED.

E. GUARDRAILS: ALL UNENCLOSED FLOOR AREAS, STAIRS AND EXTERIOR DECKS OVER 30" ABOVE GRADE SHALL HAVE 36" HIGH GUARDRAILS WITH A MAXIMUM OPENING OF 4" BETWEEN BALUSTERS. BALUSTERS SHALL NOT CREATE A LADDER.

F. DOOR BETWEEN THE GARAGE AND DWELLING SHALL BE 1 3/8" THICK SOLID WOOD, 1 3/8" THICK MINIMUM SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED, EQUIPPED WITH AUTOMATIC OR SELF-CLOSING DEVICE.

G. ATTACHED GARAGE: WALLS AND CEILING TO BE NOT LESS THAN 1/2" GYPSUM BOARD, CEILING AND BEAMS WITHIN THE GARAGE WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD, IF SPACE ABOVE GARAGE IS LIVING SPACE.

H. BUILDER TO PROVIDE DECK OR LANDING PRIOR TO OWNER OCCUPANCY.

J. CRAWL SPACE: THE MINIMUM NET AREA OF VENTILATION OPENINGS WILL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE SUCH VENTILATING OPENING WILL BE WITHIN 3 FEET OF EACH CORNER. AN 18"x24" MINIMUM ACCESS OPENING SHALL BE PROVIDED TO CRAWL SPACE.

K. ALL EXTERIOR DOORS, INCLUDING THE DOOR BETWEEN THE GARAGE AND THE HOUSE, SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF SECTION MUNICIPAL CODE OF THE CITY IN WHICH THIS PROJECT IS LOCATED.

MECHANICAL ELECTRICAL NOTES

A. SMOKE DETECTORS: INSTALL ONE IN EACH BEDROOM, OUTSIDE OF EACH BEDROOM AREA, AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT. ALL ALARMS ARE TO BE INTERCONNECTED SO THAT ACTIVATING ONE ALARM ACTIVATES THEM ALL.

B. CARBON MONOXIDE ALARMS: IN DWELLING UNITS USING FUEL-FIRED APPLIANCES OR IN DWELLING UNITS WITH ATTACHED GARAGES, INSTALL CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

C. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) SHALL BE INSTALLED IN RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OUTDOORS, CRAWL SPACES, AND WITHIN 6' OF ANY SINK. BATHROOM RECEPTACLES REQUIRE SEPARATE 20-AMP CIRCUIT. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3302.12 OR AS REQUIRED BY MUNICIPALITY.

D. FIREPLACE: FACTORY-BUILT FIREPLACE WILL BE EQUIPPED WITH LISTED COMPONENT FOR OUTSIDE COMBUSTION AIR PER IRC 10025 AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

E. ALL BATHROOMS TO RECEIVE EXHAUST FANS -- 50 CFM DIRECTLY TO OUTSIDE. POINT OF DISCHARGE MIN. 3' FROM ANY OPENING.

MECHANICAL, ELECTRICAL NOTES CONT.

F. ELECTRIC PUMP THERMOSTATS MUST PREVENT BACK-UP HEAT RESISTANCE HEAT WHEN THE HEAT PUMP CAN MEET THE LOAD.

G. DUCT SEALING MUST MEET THE REQUIREMENTS OF M 16013.1

H. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE PANEL BOX SHOULD BE 200 AMP

I. ANY DUCT PENETRATIONS OF THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 26 GAUGE SHEET METAL WITH NO OPENINGS IN THE GARAGE.

CONCRETE NOTES

A. CONCRETE: ALL CONCRETE SHALL BE 5-1% AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED BELOW AT 28 DAYS: 1. BASEMENT AND INTERIOR FLOOR SLABS: 3,000 PSI (2,500 IN LEXELA) 2. BASEMENT AND FOUNDATION WALLS: 3,000 PSI 3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3,500 PSI

B. REINFORCING SHALL BE GRADE 40. SPLICES SHALL LAP 24" MIN. UNLESS NOTED OTHERWISE.

C. FOOTINGS: FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 36" BELOW FINISHED GRADE. FOOTINGS UNDER FOUNDATION WALLS SHALL HAVE A MINIMUM WIDTH OF 16" AND A MINIMUM DEPTH OF 8" AND SHALL HAVE 2 #4 BARS CONTINUOUS. TRENCH FOOTINGS SUPPORTING MORE THAN ONE FLOOR SHALL BE A MINIMUM OF 16" WIDE. FOOTINGS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. MAXIMUM HORIZONTAL JUMPS FOR FOOTINGS SHALL BE 1'.

D. WALLS: HORIZONTAL BARS SHALL BE PLACED WITH THE TOP BAR WITHIN 8 INCHES OF THE TOP OF THE WALL AND OTHER BARS EQUALLY SPACED. BARS SHALL LAP A MINIMUM 18 INCHES AT ENDS, SPLICES AND AROUND CORNERS. REINFORCEMENT SHALL BE CONTINUOUS AROUND WINDOWS, DOORS AND OTHER OPENINGS WITH SPLICES AS NOTED ABOVE TO MINIMIZE CRACKING AT CORNERS OF THE OPENINGS. BARS SHALL BE PLACED 2" FROM THE INSIDE FACE OF THE WALL.

E. DAMPPROOFING: DAMPPROOFING REQUIRED FOR WALLS ENCLING BASEMENTS OR OTHER HABITABLE SPACE. A MINIMUM OF ONE COAT OF DAMPPROOFING SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLES, VOIDS AND HONEYCOMBED AREAS WITH SEALANT BEFORE DAMPPROOFING.

F. WATERPROOFING: WATERPROOFING REQUIRED IN LIEU OF DAMPPROOFING WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITIONS EXIST.

G. DRAIN TILE: INSTALL CONTINUOUS 4" DRAIN TILE AROUND THE PERIMETER OF ALL FOUNDATIONS ENCLING HABITABLE SPACES LOCATED BELOW GRADE. INSTALL VERTICAL DRAINS TO THE PERIMETER DRAIN TILE AT ALL WINDOW WELLS. SET DRAIN TILE ON A 2" DEEP BY 12" WIDE GRAVEL BED AND COVER TILE WITH AT LEAST 6" OF COARSE, CLEAN ROCK AND A FILTER MEMBRANE MATERIAL. CONNECT THE DRAINS TO A 20-GALLON SUMP PIT OR DRAIN BY GRAVITY TO AN OUTLET WELL AWAY FROM THE HOUSE.

H. FOUNDATION ANCHORAGE: BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 1 INCHES INTO THE CONCRETE AND SPACED NOT MORE THAN 3 FEET ON CENTER AND WITHIN 12 INCHES OF THE END OF EACH PIECE.

I. BEAM POCKETS: RECESSED 4" INTO THE WALL. THE DEPTH AND WIDTH SHALL BE SIZED TO ACCOMMODATE THE DESIGNATED BEAM.

J. FLOOR SLABS: BASEMENT FLOOR SLABS SHALL BE A MINIMUM 4 INCHES THICK AND PLACED ON A 4-INCH GRAVEL BASE. THE BASEMENT FLOOR SHALL BE ISOLATED FROM COLUMN PADS, INTERIOR COLUMNS AND INTERIOR BEARING WALLS. INTERIOR COLUMNS AND BEARING WALLS SHALL BE SUPPORTED ON A SEPARATE INTERIOR FOOTING (NOT ON TOP OF THE FLOOR SLAB). THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS OR SLOPE TO A TRENCH OR UN-TRAPPED DRAIN THAT DISCHARGES DIRECTLY TO THE EXTERIOR ABOVE GRADE. OPTIONAL (EXCEPT IN LEAWOOD) 6 MIL. POLY VAPOR BARRIER SHOULD BE INSTALLED UNDER THE FLOOR SLAB.

GENERAL FRAMING NOTES

A. LUMBER: LUMBER IS #2 OR BETTER DOUGLAS FIR LARCH, EXCEPT FOR DECAY RESISTANT LUMBER WHICH IS SOUTHERN YELLOW PINE #2.

B. ALL EXTERIOR FRAMING LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE DECAY RESISTANT

C. L.V.L. HEADERS & BEAMS ARE TO HAVE A MIN. MODULUS OF ELASTICITY OF 1.9 x 10^6 PSI.

D. FLOOR, CEILING AND ROOF OPENINGS: TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3 FEET FROM THE TRIMMER JOIST BEARING. TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER RAFTERS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR RAFTER HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL.

E. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4' THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION, OR WALL.

FRAMING NOTES- FLOORS

A. BEARING: THE ENDS OF EACH JOIST SHALL NOT BE LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS. JOIST FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3 INCHES OR STRAPPED TOGETHER. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.

B. LATERAL SUPPORT: JOISTS AT SUPPORTS SHALL BE OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 1-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

C. DECKING TO BE 3/4" (MIN) PLYWOOD OR ORIENTED STRAND BOARD INSTALLED PERPENDICULAR TO JOISTS.

D. TOP OF WALL SUPPORT CONNECTIONS: WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF 2 JOIST SPACES SHALL BE PROVIDED AT A MAXIMUM OF 4 FEET CENTERS, AND SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2 BY 4'S AT 4-FOOT CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE THE SOLID BLOCKING. SECURE EACH 2 BY 4 TO THE SILL PLATE WITH FOUR 10D NAILS.

E. 1" JOISTS (IF USED) SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

F. PROVIDE BLOCKING OR BRIDGING AT CANTILEVERS.

G. PROVIDE 1/2" DRYWALL ON CEILING OF UNFINISHED SPACES FOR FLOOR FRAMING USING 1" JOISTS OR TRUSSES.

FRAMING NOTES- WALLS

A. SIZE, HEIGHT AND SPACING: UNLESS OTHERWISE NOTED, STUDS SHALL BE 2x4 DPT'S SPACED AT 16" O.C.

FOR EXTERIOR WALLS SUPPORTING A ROOF ONLY, 2 x 6 STUDS SPACED 16" O.C SHOULD BE USED FOR ALL WALLS 14' TO 18' TALL AND 2 x 6 STUDS SPACED 12" O.C SHOULD BE USED FOR WALLS 18' TO 20' TALL.

FOR WALLS SUPPORTING A ROOF AND A FLOOR 2 x 6 STUDS SPACED 16" O.C SHOULD BE USED FOR WALLS 12' TO 18' TALL

STUDS SHALL BE CONTINUOUS FROM SOLE PLATE TO TOP PLATE OR CEILING DIAPHRAGM, EXCEPT FOR JACK STUDS, TRIMMER OR CRIPPLE STUDS.

B. ANGLES: ANGLED WALLS ARE ASSUMED TO BE 45° UNLESS OTHERWISE NOTED.

C. FRAMING DETAILS: BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVER-LAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.

D. OPENINGS: UNLESS OTHERWISE NOTED, ALL HEADERS ARE TO BE TYPE "A" PER THE HEADER SCHEDULE. EACH END OF A HEADER SHALL HAVE A BEARING LENGTH OF NOT LESS THAN 1-1/2 INCHES FOR THE FULL WIDTH OF THE LINTEL. PROVIDE SOLID BLOCKING BELOW ALL STUDS SUPPORTING HEADERS AND BEAMS.

- UNLESS OTHERWISE DIMENSIONED, INTERIOR DOORS AND CASED OPENINGS ARE TO BE CENTERED IN THE WALL OR 3" FROM CORNERS AS INDICATED ON THE DRAWINGS.

E. FIRE BLOCKING OF NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND LAUNDRY CHUTES AT CEILING AND FLOOR LEVEL.

F. CRIPPLE WALLS: FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH 2 x 4 STUDS WITH A MINIMUM LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING, WHEN EXCEEDING 4' IN HEIGHT ON 2 STORY STRUCTURES, WALLS SHALL BE 2 x 6 STUDS AT 16" O.C.

G. BASEMENT NONBEARING WALLS: NON-LOAD BEARING STUD WALLS EXTENDING FROM THE FLOOR SLAB TO THE STRUCTURE ABOVE SHALL BE PROVIDED WITH A MINIMUM 1-INCH EXPANSION JOINT.

H. GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET A 115 mph WIND LOAD. THE H-FRAME FOR ATTACHMENT OF TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHES WITH 3-1/4"x120 NAILS @ 1" O.C. STAGGERED WITH 1) 3-1/4"x120 NAILS THRU JAMBS INTO HEADER, MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

FRAMING NOTES- DECKS

A. FOR DECK LEDGER ATTACHMENT AND DECK CONSTRUCTION REFER TO IRC SECTION 507.

FRAMING NOTES- CEILING

A. BLOCKING: ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED Laterally TO PREVENT ROTATION AND LATERAL DISPLACEMENT.

B. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS.

FRAMING NOTES- ROOF

A. FRAMING: RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 1-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

B. BRACING: ALL FURLINS AND HIPS, RIDGES, AND VALLEYS SHOWN TO BE SUPPORTED SHALL BE BRACED WITH A STRUT DOWN TO A BEARING WALL (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING). THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45° FROM THE HORIZONTAL.

C. RAFTER TIES: RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 2"x4" MINIMUM CROSSIES AT EACH RAFTER AND LOCATED AS CLOSE TO THE CEILING JOISTS AS POSSIBLE (RE: DETAIL 3 & 4/G3).

D. RAFTER COLLAR TIES: PROVIDE 1x4 MIN. COLLAR TIES AT 48" O.C. (RE: DETAIL 3 & 4/G3). AT CATHEDRAL CEILING'S PROVIDE RIDGE STRAPS.

E. VAULTED CEILING'S: FOR RAFTERS SMALLER THAN A 2 x 10, FURRING MUST BE ADDED TO THE BOTTOM OF THE RAFTER TO OBTAIN A 9 1/4" MINIMUM DEPTH.

F. FLASH AND COUNTERFLASH ROOF RIDGES AND VALLEYS, ROOF PENETRATIONS, CHANGES IN ROOF PITCHES, RAKES, CHIMNEY BASES, WINDOW AND DOOR HEADS, ETC. TO PROVIDE WATER TIGHT CLOSURES. ALL EXPOSED FLASHING TO BE 26 GAUGE ALUMINUM. COUNTERFLASHING SHALL BE FABRICATED FROM 40# TERNE METAL.

G. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/30 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE EAVE'S OR CORNICE VENTS. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, RAFTERS SPACES ENCLOSED BY CEILING'S DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION AND EACH SPACE BETWEEN JOISTS SHALL BE VENTED.

H. ROOF SHEATHING: SHALL BE INSTALLED PERPENDICULAR TO THE ROOF JOISTS AND THE ENDS SHALL BE STAGGERED.

PREFABRICATED WOOD TRUSSES (IF USED)

A. ROOF AND FLOOR TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES AND THE NATIONAL DESIGN SPECIFICATION FOR ANSINOPPA WOOD CONSTRUCTION. PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED TO PROVIDE MEMBER AND TRUSS STABILITY.

B. ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/240, AND TO SAFELY SUPPORT THE FOLLOWING LOADS: 1. TOP CHORD: a. LIVE LOAD ..... SEE GENERAL NOTES b. DEAD LOAD ..... 15 PSF 2. BOTTOM CHORD: a. LIVE LOAD ..... 10 PSF b. DEAD LOAD ..... 10 PSF 3. WIND LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE. GABLE END TRUSSES SHALL HAVE VERTICAL MEMBERS SPACED AT 16" ON CENTER MAXIMUM. 4. TRUSSES SHALL ALSO BE DESIGNED TO SUPPORT ADDITIONAL OVERBUILD FRAMING TO FORM VALLEYS AND HIPS ON ROOFS. 5. TRUSSES SHALL BE DESIGNED TO SUPPORT DRIFTED SNOW LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE. 6. TRUSSES SHALL BE ATTACHED TO WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS PER IRC TABLE R202.11.

ENERGY REQUIREMENTS

A. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (IRC N102.4.1)

B. RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES

C. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (IRC SECTION N103.2)

D. PENETRATIONS IN AIR BARRIERS (HOUSE WRAP) SHALL BE TAPED AND SEALED AS REQUIRED BY AIR BARRIER MANUFACTURER, WINDOW/ DOOR MANUFACTURER AND ENERGY CODE.

FASTENING SCHEDULE

Table with 3 columns: CONNECTION, NAILS, LOCATION. Includes JOIST TO SILL OR GIRDER, BRIDGING TO JOIST, SOLE PLATE TO JOIST OR BLOCKING, SOLE PLATE TO JOIST / BLOCKING AT BRACED WALL PANELS, TOP PLATE TO STUD, STUD TO SOLE PLATE, DOUBLE STUDS, DOUBLE TOP PLATES, BLOCKING BETWEEN JOISTS AND RAFTERS TO TOP PLATE, RIM JOIST TO TOP PLATE, TOP PLATE, LAP'S AND INTERSECTIONS, CONTINUOUS HEADER, 2 PIECES, CEILING JOISTS TO TOP PLATE, CONTINUOUS HEADER TO STUD, CEILING JOISTS, LAP'S OVER PARTITIONS, CEILING JOISTS TO PARALLEL RAFTERS/ RAFTER TIES TO RAFTERS, RAFTER TO PLATE, 1" DIAGONAL BRACE TO EACH STUD AND PLATE, BUILT UP CORNER STUDS, BUILT UP BEAMS, STAGGER NAILS ON OPPOSITE SIDES, BUILT UP BEAMS AT ENDS AND SPLICES, COLLAR TIE TO RAFTER, JACK RAFTER TO HIP, ROOF RAFTER TO 2 x RIDGE BEAM, JOIST TO BAND JOIST, LEDGER STRIP, 3/4" OR LESS WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING, 1/8" TO 1" WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING, 1/8" TO 1 1/4" WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING, HARDBOARD SIDING, 1/2" GYPSUM SHEATHING, 5/8" GYPSUM SHEATHING, WOOD JOISTS AT EACH END AND BEARING POINT

NOTE: 1. ON 1/2" GYPSUM SHEATHING, 1/4" TYPE W OR S SCREWS MAY BE USED IN LIEU OF NAILS. ON 5/8" SHEATHING, THE SCREWS ARE TO BE 1 3/8" LONG. THE SPACING IS THE SAME AS THE NAILS.

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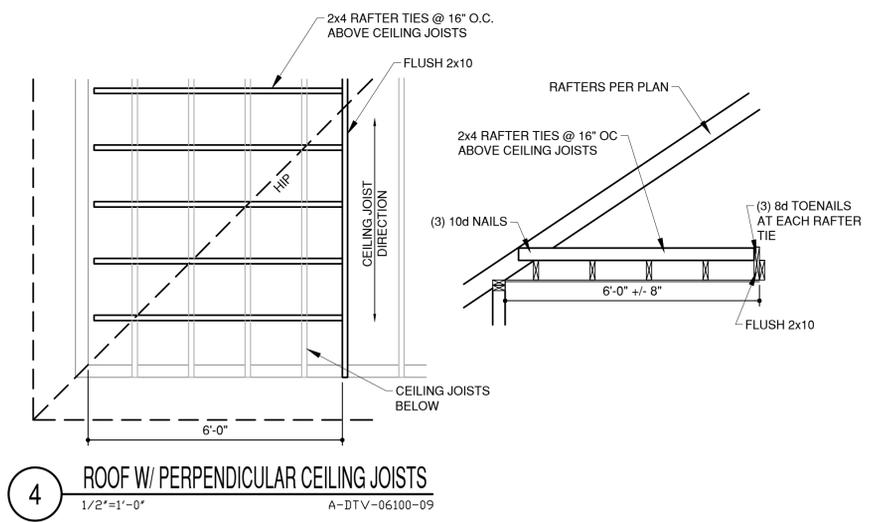
Professional seal of Daniel Webster, Architect, No. 1000, State of Missouri, dated 08/29/2025.

Drawn by: KF, MP, BG, Date: 8-26-25, Revised: , Project No: 20-040-05

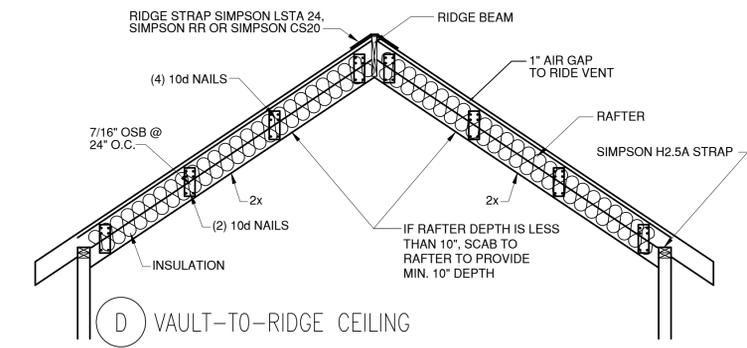
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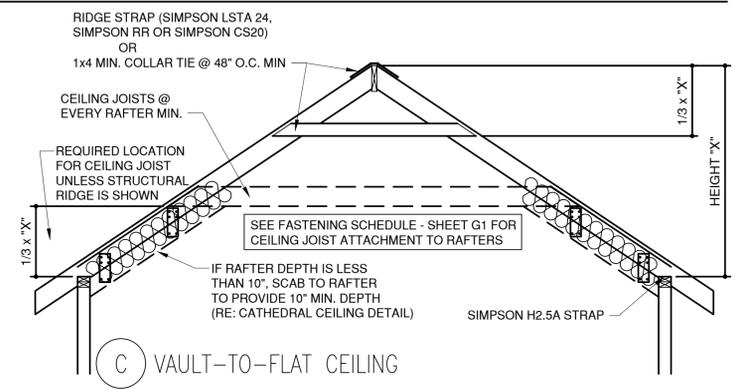
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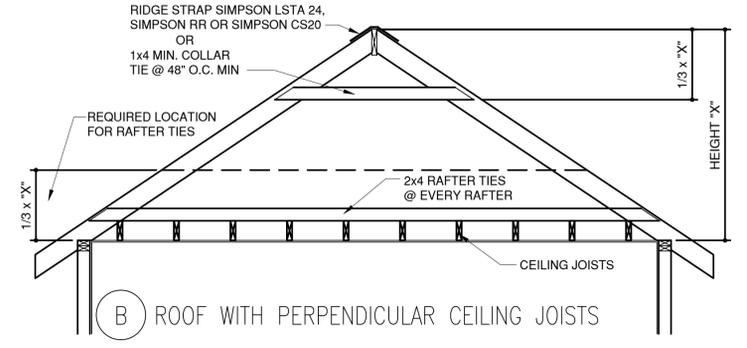
**4 ROOF W/ PERPENDICULAR CEILING JOISTS**  
 1/2"=1'-0" A-DTV-06100-09



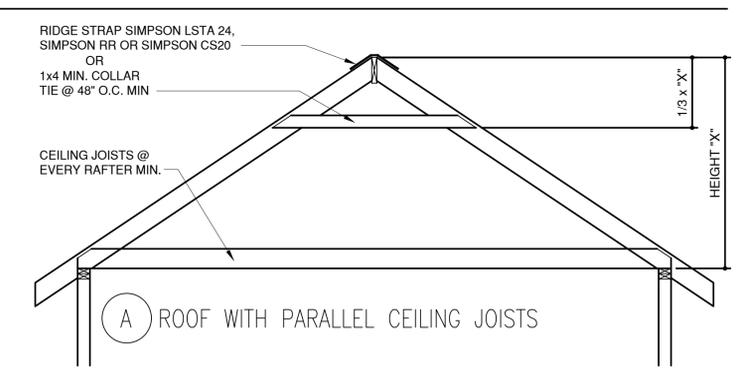
**D VAULT-TO-RIDGE CEILING**



**C VAULT-TO-FLAT CEILING**

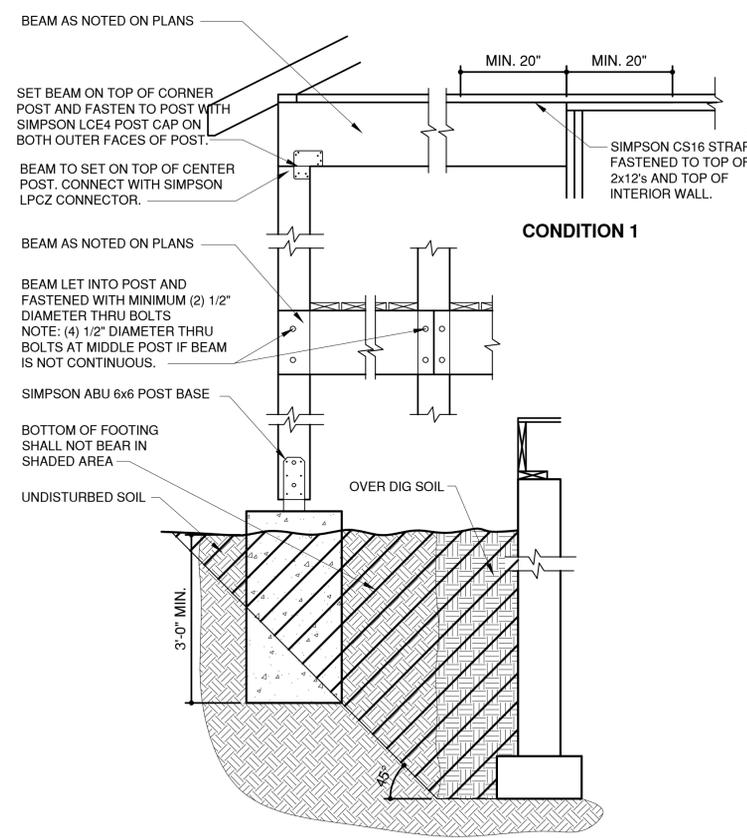


**B ROOF WITH PERPENDICULAR CEILING JOISTS**

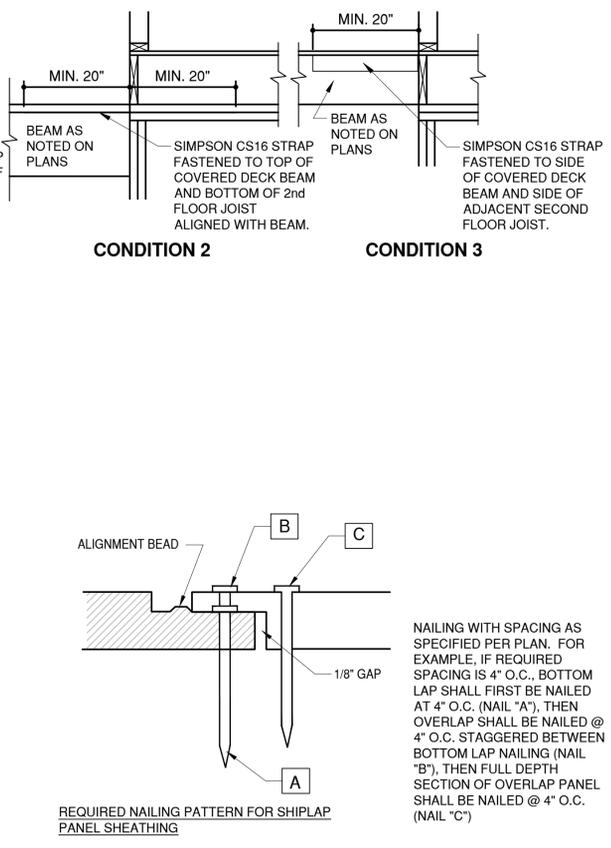


**A ROOF WITH PARALLEL CEILING JOISTS**

**NOTE:**  
 ROOF FRAMING TO COMPLY WITH SECTIONS R802, R802.3, R802.3.1 AND R802.11



**1 COVERED PORCH DETAIL**  
 3/4"=1'-0" A-DTV-06100-07 A



**2 SHEATHING NAILING DETAIL**  
 1/2"=1'-0" A-DTV-06062-28

**NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4\"/>**

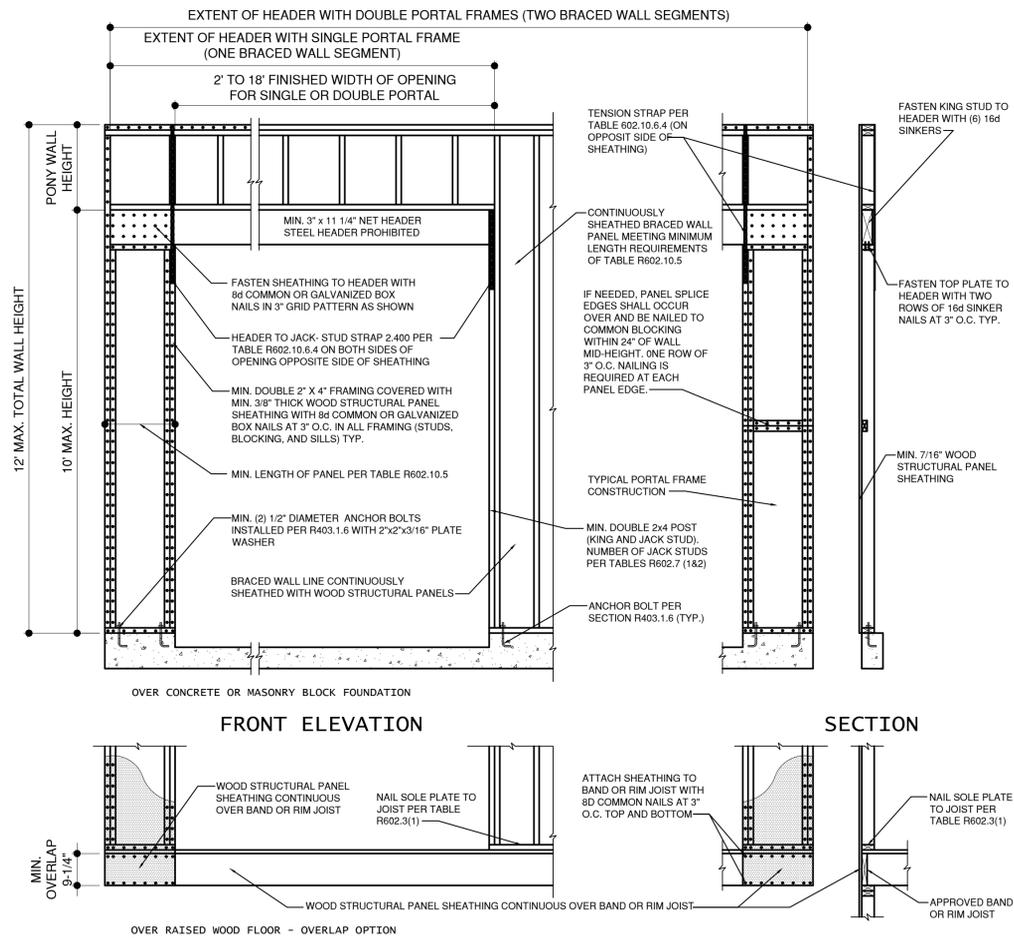
**3 ROOF FRAMING DETAIL**  
 1/2"=1'-0" A-DTV-06100-04

TABLE R602.10.6.4  
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES  
PERPENDICULAR TO METHOD PFH, PFG, AND CS-PF BRACED WALL PANELS

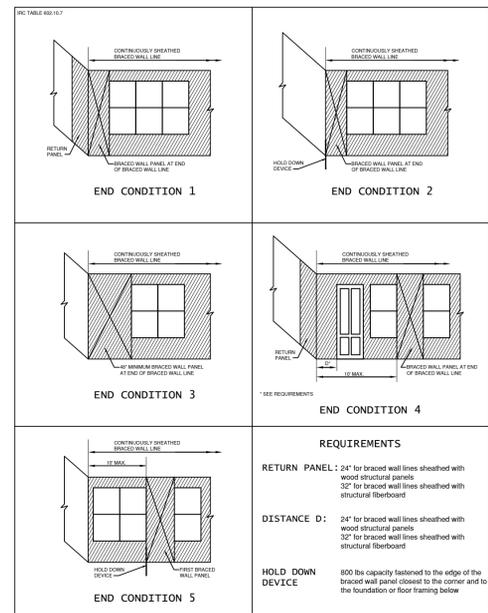
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MINIMUM WALL STUD FRAMING NORMAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) a,b					
				ULTIMATE DESIGN WIND SPEED (mph)					
				EXPOSURE B			EXPOSURE C		
2 x 4 NO. 2 GRADE	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
	1	10	18	1,200	1,275	2,375	2,400	2,850	DR
			9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
	2	10	18	2,075	2,500	3,950	3,975	DR	DR
			9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
	4	12	18	3,425	3,975	DR	DR	DR	DR
			9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 STUD GRADE	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,500	3,800	DR	DR	DR	DR

a. DR = DESIGN REQUIRED  
b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



1 METHOD CS-PF BRACED WALL  
1/2" = 1'-0" A-DTE-06100-25 PF

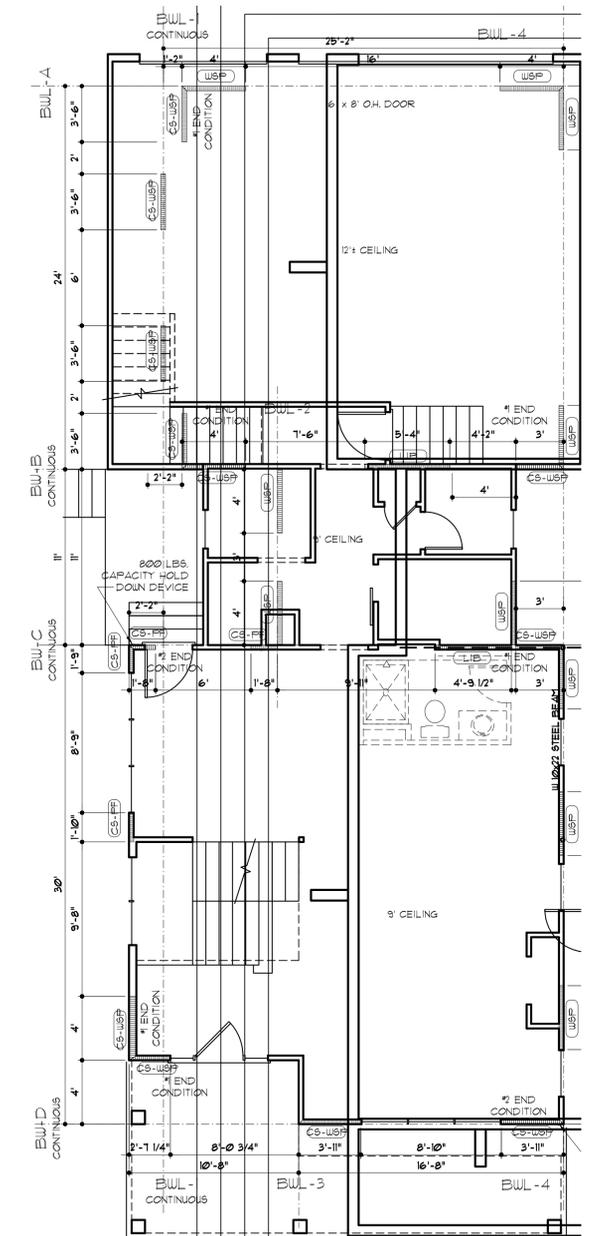
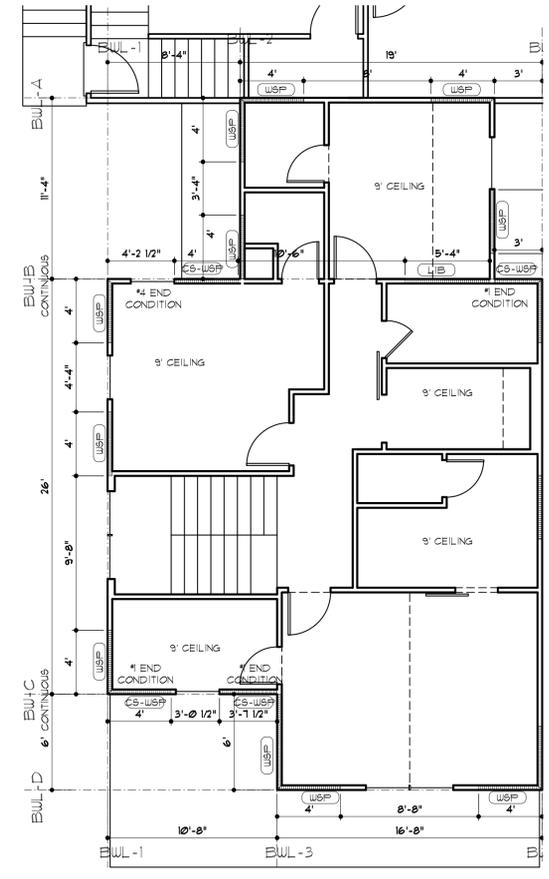


**BRACED WALL DESIGN:**

- A. THE CONTINUOUSLY SHEATHED (CS-WSP) BRACED WALL METHOD HAS BEEN USED ON ALL EXTERIOR WALLS PER THE I.R.C.
- B. AT EXTERIOR WALLS AND AT THE WALL BETWEEN THE GARAGE AND THE LIVING SPACE, ATTACH WALL SOLE PLATE TO ALL RIM JOISTS (THROUGH SUB-FLOOR) WITH 16d COMMON (Ø162"x3 1/2") NAILS @ 12" O.C.
- C. ALL EXTERIOR WALLS SHALL BE SHEATHED PER ONE OF THE FOLLOWING OPTIONS:
  - 1/8" APA-RATED PLYWOOD/O.S.B WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
  - 3/8" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD PER DETAIL 2/G3
  - 3/8" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 3" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD PER DETAIL 2/G3

FOR 24x36 SHEET		BRACED WALL SCHEDULE		4-5-22
METHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS	
LIB	LET-IN-BRACING: METAL STRAPS TO FORM "X" OR "V" INSTALLED PER MANUFACTURER (SIMPSON: WB126C, TWB12, WB143C) (USP: RWB114, WBT12)	AS REQUIRED TO ALLOW BRACE TO BE CONTINUOUS FROM PLATE TO PLATE AND AT AN ANGLE BETWEEN 45° TO 60° FROM HORIZONTAL	PER MANUFACTURER'S REQUIREMENTS	
WSP	WOOD STRUCTURAL PANEL- 3/8" THICK (MIN.) FOR STUDS AT 16" O.C. (APA EXP. I- PLYWOOD/O.S.B./ ETC.)	MIN. 48"	6d COMMON NAILS, 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES	
CS-WSP	CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL: 3/8" THICK (MIN.) (APA EXP. I- PLYWOOD/O.S.B.)	CONTINUOUS ON ALL EXTERIOR WALLS	6d COMMON NAILS, 8d COMMON NAILS - 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES	
GB	GYPSUM BOARD: 1/2" THICK MIN.	96" IF GYP. BOARD 1 SIDE 48" IF GYP. BOARD 2 SIDES (STUDS AT 16" O.C. MAX. FOR 48" LONG PANELS)	6d NAILS OR 1-1/4" SCREWS (TYPE W OR S)- 7" O.C. AT EDGES AND 7" O.C. AT INTERMEDIATES (CAN SUBSTITUTE COOLER NAILS)	
PFH/PFG	PORTAL FRAME GARAGE: WITH HOLD-DOWNS PFG MIN. 7/16" PFG MIN. 3/8"	REFER TO DETAIL TITLED 'METHOD CS-PF BRACED WALL' FOR MIN. WALL LENGTH	PER DETAIL TITLED 'METHOD CS-PF BRACED WALL'	
CS-PF	CONTINUOUS SHEATHING- PORTAL FRAME	REFER TO DETAIL TITLED 'METHOD CS-PF BRACED WALL' FOR MIN. WALL LENGTH	PER DETAIL TITLED 'METHOD CS-PF BRACED WALL'	

NOTES:  
A. SEE (XXX) ON BRACED WALL PLAN FOR BRACED WALL METHOD.



SECOND FLOOR DIAGRAM  
3/16" = 1'-0"

FIRST FLOOR DIAGRAM  
3/16" = 1'-0"

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DRAWN BY: KF, MP, BG  
DATE: 8-26-25  
REVISED:  
PROJECT NO: 20-040-05

SHEET NO.  
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09/17/2025