

4713 NE Jamestown Dr
LEE'S SUMMIT, MO



ROOF PITCH 12/12 SIDE TO SIDE; 8/12 FRONT TO BACK UNLESS NOTED
12" SOFFITS
8" FASCIA
6" RAKES
HOUSE SQ. FT. 1414 SQ. FT.
FIRST FLOOR: 1579 SQ. FT.
SECOND FLOOR: 0 SQ. FT.
LOWER LEVEL FINISH: 749 SQ. FT.
GARAGE: 168 SQ. FT.
COVERED PATIO: 1414
LOWER LEVEL UNFINISHED: 1414

8'-0" SECOND FLOOR
2 X 10 FLOOR JOIST
9'-0" FIRST FLOOR
2 X 10 FLOOR JOIST

MIN. 36" BELOW GRADE

9'-0" FOUNDATION WALLS

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/23/2021

PAGE

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PLAN:

7-1-21

ELEVATIONS

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

ROBINSON
RESIDENCE

DR
Dave Richards Homebuilding, Inc.

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

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PANAL SIDING FRONT RETURNS SIDES AND BACK, LP
PRECISION PANEL SIDING 7/16" MUST BE INSTALLED
WITH ITS LONG DIMISION ORIENTED VERTICALLY.

FASTENER SPACING (INCHES O.C.) 6" EDGES AND 12" IN
THE FIELD

FASTER PENETRATION INTO STUD MIN. 1-1/2"

FASTENER MUST HAVE A MINIMUM HEAD DIAMETER OF
0.297 INCH, A MINIMUM SHAFT DIAMETER OF 0.113 INCH
AND A MTNTMUM LENGTH OF 2-1/2" INCHES

OSB 7/16" UNDER STUCCO AND STONE ON FRONT

FASTENER SPACING (INCHES O.C.) 6" EDGES AND 12" IN
THE FIELD

FASTER PENETRATION INTO STUD MIN. 1-1/2"

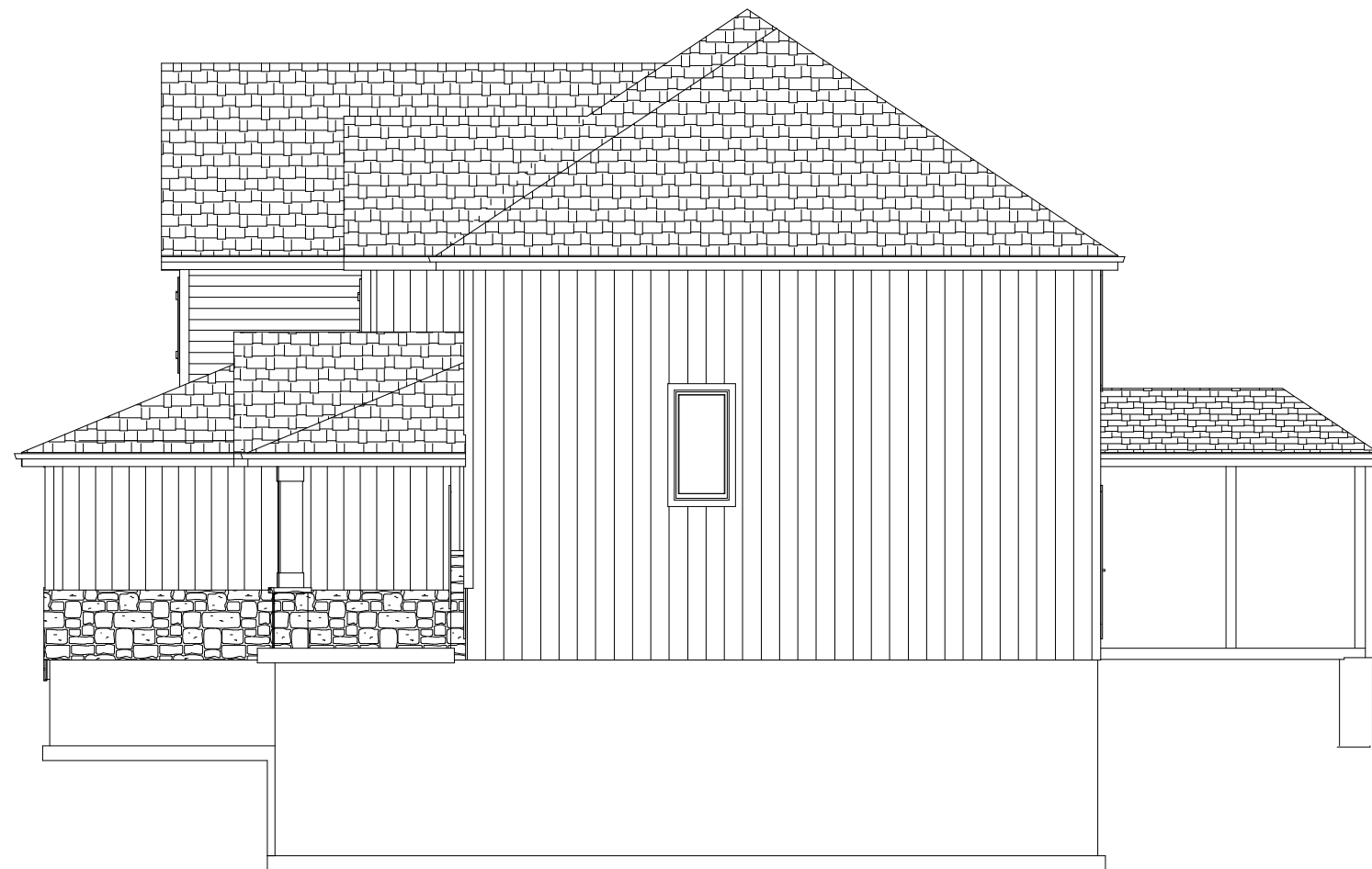
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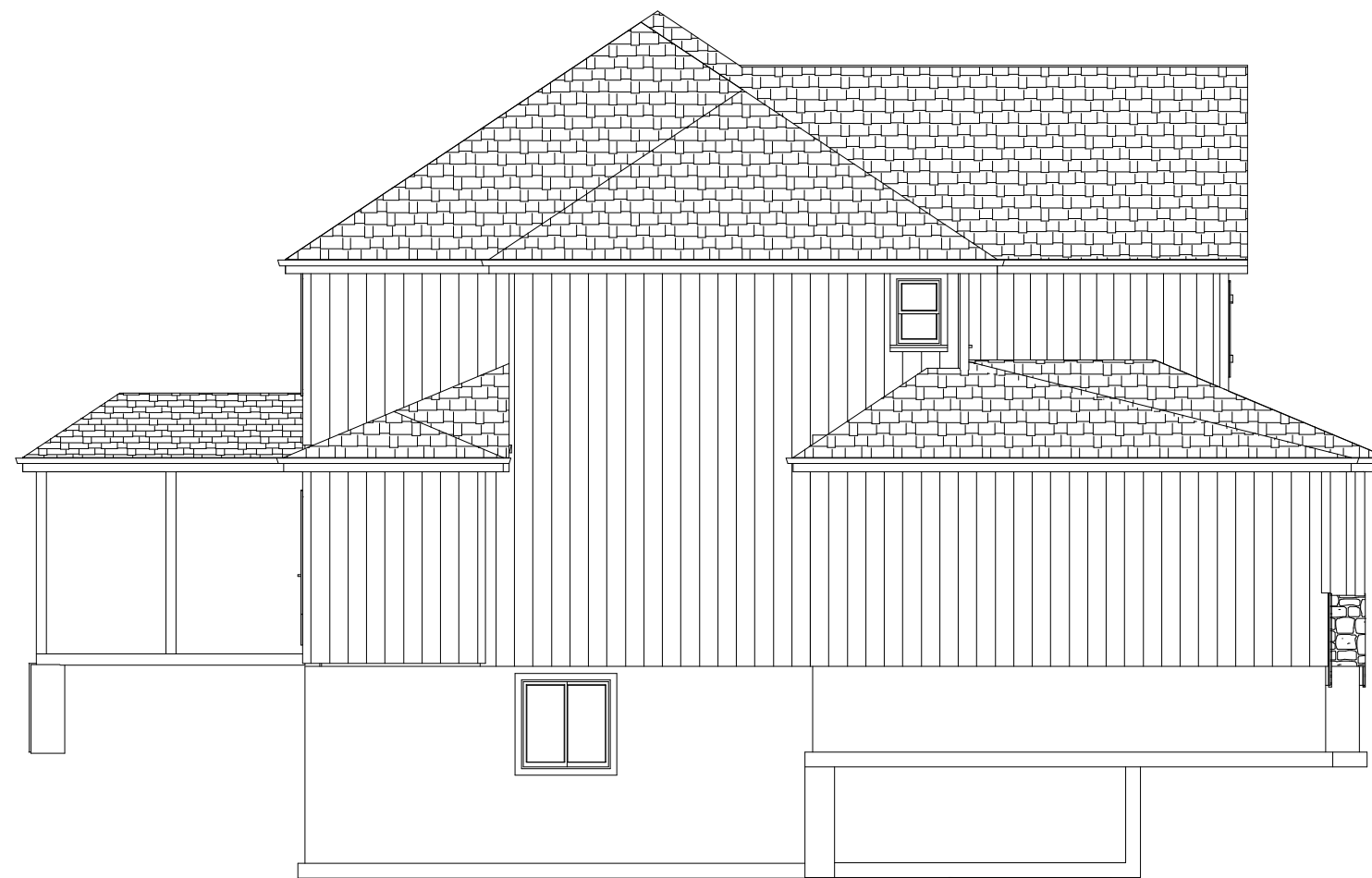
4713 NE Jamestown Dr
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BACK



RIGHT SIDE



LEFT SIDE

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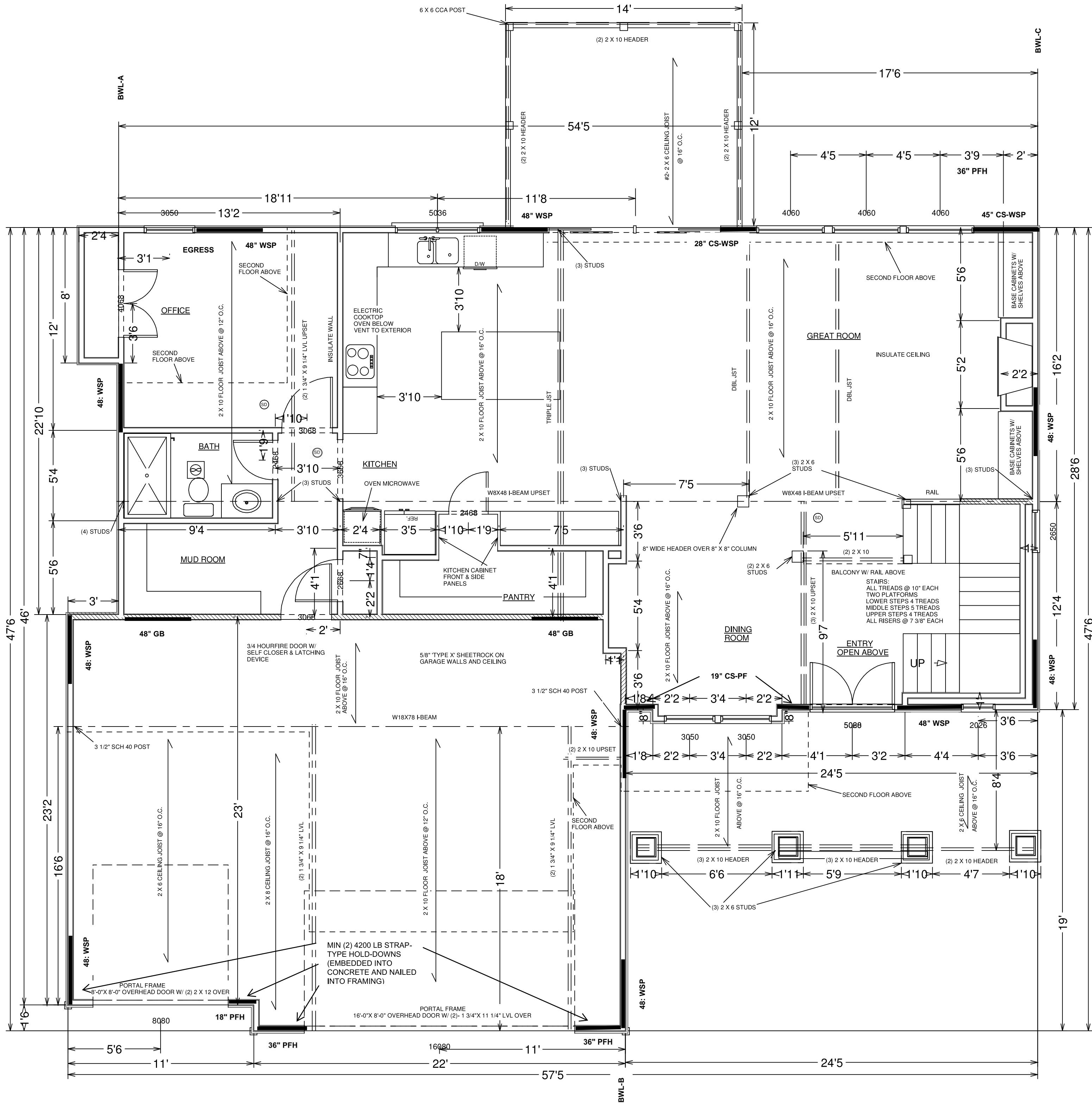
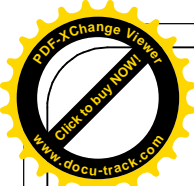
PLAN:
7-1-21

ELEVATIONS

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

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1. 2 X 10 FLOOR JOIST AS PER LAYOUT
2. FLOOR LOAD 40 PSF LL = 10 PSF DL
3. ALL BEARING POINTS TO HAVE SOLID BLOCKING TO BEARING BELOW.
4. INTERIOR AND EXTERIOR WALLS TO BE 2X4 STUD GRADE @ 16" O.C.
5. WALLS OVER 10'-0" TO HAVE SOLID BLOCKING @ MIDSPAN OR 9'-0" MAX.
6. EXTERIOR WALL INSULATION TO BE R-13
7. MULT. HEADERS AND JOIST TO BE GLUED AND NAILED @ 12" O.C. STAGGERED.
8. FLOOR TO BE NAILED AND GLUED PER APA SPEC.
9. 9'-0" WALLS FIRST FLOOR UNLESS NOTED. 8'-0" WALLS SECOND FLOOR UNLESS NOTED
10. WINDOW HEADER HEIGHT @ 80" ABOVE SUBFLOOR.
11. ALL INTERIOR DOORS AND OPENINGS 6'-8".

ELECTRICAL:

200 AMP ELECTRICAL SERVICE
COPPER WIRING USED THROUGHOUT

BRANCH CIRCUIT FOR HEATING: CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRICAL SPACE HEATERS BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

KITCHEN AND DINING RECEPTACLES: A MINIMUM OF TWO 20- AMPERE- RATED BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN KITCHEN, PANTRY, BREAKFAST AREA AND DINING AREA. THE KITCHEN COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF TWO 20- AMPERE- RATED BRANCH CIRCUITS. EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA AND DINING AREA.

LAUNDRY CIRCUIT: A MINIMUM OF ONE 20- AMPERE- RATED BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLE LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE LAUNDRY AREA.

BATHROOM BRANCH CIRCUITS: A MINIMUM OF ONE 20- AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. EXCEPTION WHERE THE 20- AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM. OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH SECTION E3602.

NUMBER OF BRANCH CIRCUITS: THE MINIMUM NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL COMPUTED LOAD AND THE SIZE OR RATING OF THE CIRCUITS USED. THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAXIMUM SPECIFIED BY SECTION E3602.

BRANCH CIRCUIT LOAD PROPORTIONING: WHERE THE BRANCH- CIRCUIT LOAD IS COMPUTED ON A VOLT- AMPERES- PER SQUARE- FOOT BASIS, THE WIRING SYSTEM SHALL HAVE THE CAPACITY TO SERVE NOT LESS THAN THE CALCULATED LOAD. THIS LOAD SHALL BE EVENLY PROPORTIONED AMONG MULTIOUTLETS BRANCH CIRCUITS.

CIRCUIT CONDUCTORS: ALL CONDUCTORS OF A CIRCUIT, INCLUDING EQUIPMENT GROUNDING CONDUCTORS, SHALL BE CONTAINED IN THE SAME RACEWAY, TRENCH, CABLE OR CORD.

BATHROOM EXHAUST FAN:

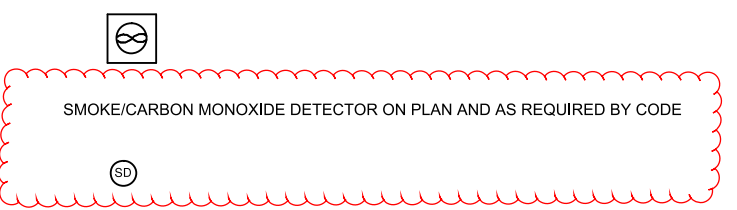


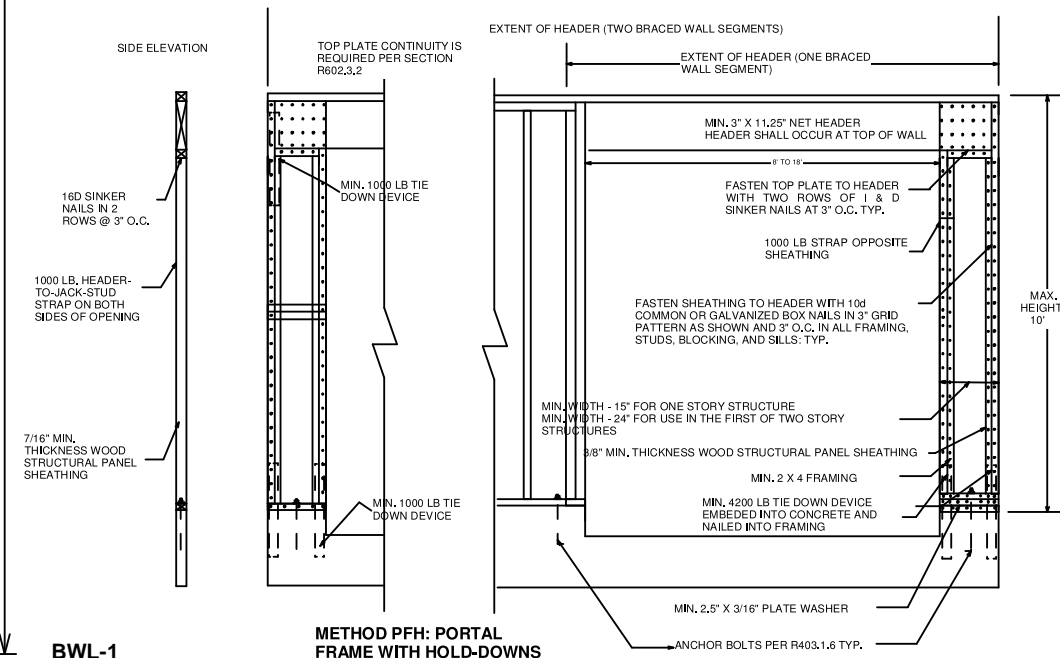
TABLE N1102.1(1) ALTERNATE INSULATION VALUES			
CEILING R-VALUE	R-49	EXTERIOR WALL	R-13
CATHEDRAL CEILING R-VALUE	R-30	CRAWL SPACE WALL	R-19
FLOOR OVER UNHEATED SPACE	R-19	GLAZING	< 0.40
FLOOR OVER OUTSIDE AIR	R-30	N/A	
DUCTS OUTSIDE OF THE CONDITIONED SPACE	SUPPLY AND RETURN IN FLOOR AND CEILING ASSEMBLY		R-8
BASEMENT WALL	R-13 INSULATION CONCRETE WALLS ADJACENT TO FINISHED SPACE		R-8
ON GRADE TRENCH FOOTING	R-10, R-15 FOR HEATED SLAB		

ALL CEILING AND FLOOR JOIST #2 HEM-FIR OR BETTER

THE BUILDING THERMAL ENVELOPE WILL BE SEALED

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

HVAC DUCTS TO BE SEALED



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FIRST FLOOR

PLAN:

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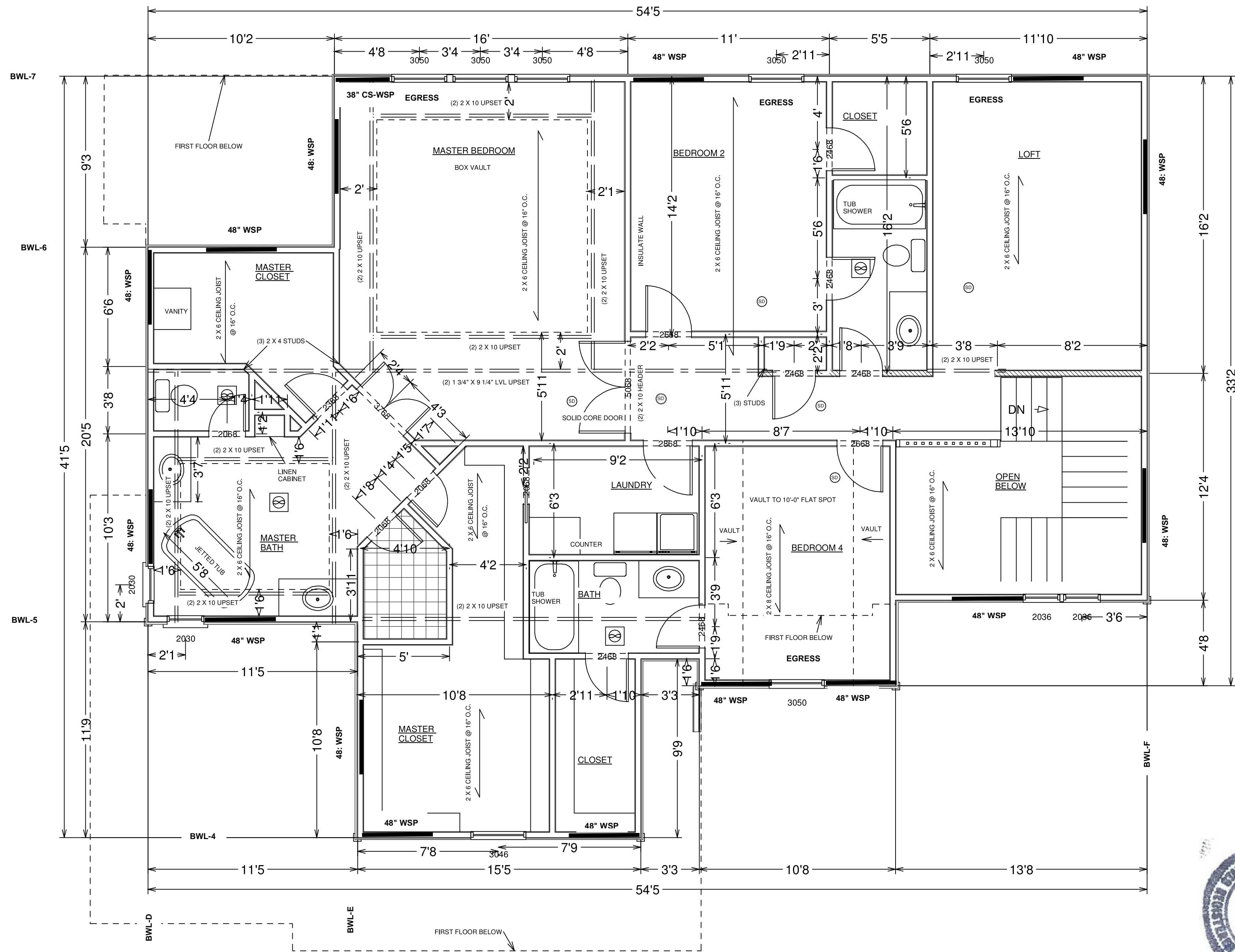
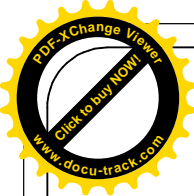
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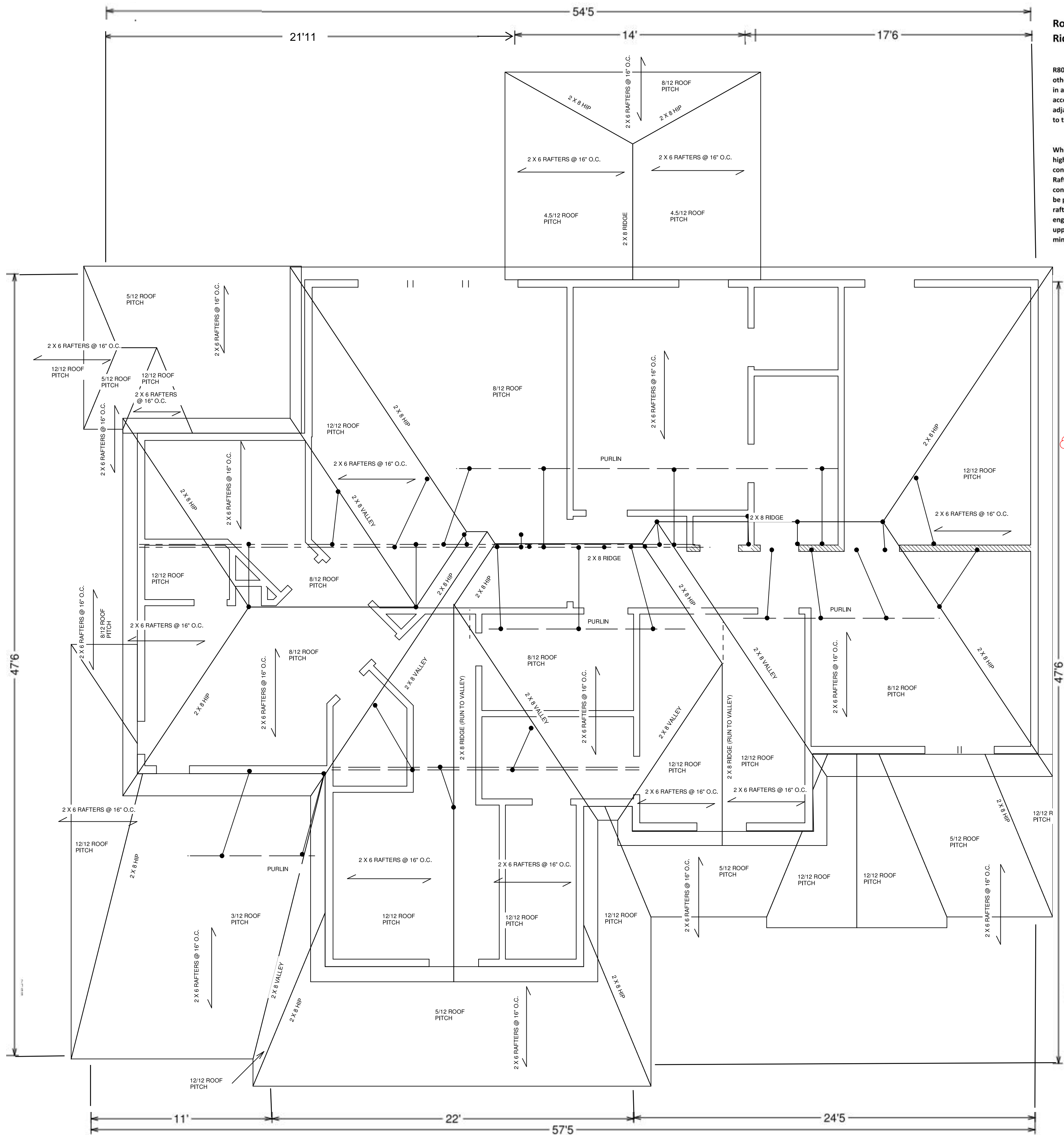
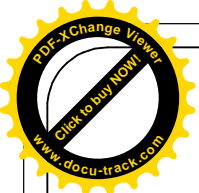
SECOND FLOOR

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Roof is Designed With Rafter Ties per IRC R802.3.1 Therefore Ridge, Valley & Hip Rafters are not Structural Beams

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. **Where ceiling joists are not parallel to rafters, rafter ties shall be installed.** Rafter ties shall be a minimum of 2 inches by 4 inches installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1). Collar ties shall be a minimum of 1 inch by 4 inches (nominal) spaced not more than 4 feet on center.

GENERAL NOTES:

ROOF PITCH 12/12 SIDE TO SIDE; 8/12 FRONT TO BACK, UNLESS NOTED.
12" SOFFITS
8" FASCIA
6" RAKES

1. RAFTER SPANS MEASURED ON HORIZONTAL PROJECTION.
2. BRACE RAFTERS TO BEARING WALLS, LEGS @ MIN. 45 DEGREE ANGLE FROM HORIZ.
3. PURLINS TO BE PERPENDICULAR TO RAFTERS.
4. ROOF LOADING:
SNOW LOAD=20 PSF
DEAD LOAD=7 PSF
5. COMPOSITION SHINGLE ROOFING

MAXIMUM RAFTER SPANS: 16" O.C.
2 X 6 D.F.L. #3 = 10'-10"
2 X 6 D.F.L. #2 = 14'-2"

NOTES:

ALL RAFTERS MIN. #2- 2 X 6 @ 16" OC UNLESS OTHERWISE NOTED

ALL RIDGES, HIPs AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

STRUTS TO BE STUD GRADE 2 X 4 WITH MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45 DEGREE W/ HORIZONTAL

MAXIMUM UNBRACED LENGTH

0'-4" - 0' #2-2X4
4'-1" - 5'-6" #2-2X6
5'-7" - 6'-3" #2-2X8
>6'-4" - MIN. #2-2X4

PURLINS MAX. SPAN

#2-2X6 4'-8"
#2-2X8 5'-9"
#2-2X10 7'-0"
#2-2X12 8'-2"



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ROOF

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