



REAR ELEVATION



FRONT ELEVATION

**RELEASE FOR
CONSTRUCTION**
AS NOTED ON PLANS REVIEW
Development Services
LEE'S SUMMIT, MISSOURI

DRAWING INDEX

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4335 MCGEE ST. • 816-863-5588
KANSAS CITY, MO 64111



DRAWN BY: KF, MP
DATE: 3-11-22
PROJECT NO: 20-045-04

SHEET NO
A0

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	
HEADER	SIZE OF MEMBER PER BEAM
HEADER / BEAM SCHEDULE	NUMBER OF FLYS
	"U" IF UPSET
CENTERLINE	
FRONT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	
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 8	1	
(D)	2 x 8	2	
(E)	3" x 10" LVL	2	
(F)	3" x 10" LVL	2	
(G)	3" x 10" LVL	2	
(H)	3" x 12" LVL	2	
(I)	3" x 14" LVL	3	
(J)	3" x 16" LVL	3	
(K)	3" x 18" LVL	3	
(L)	3" x 20" LVL	3	
(M)	3" x 24" LVL	2	

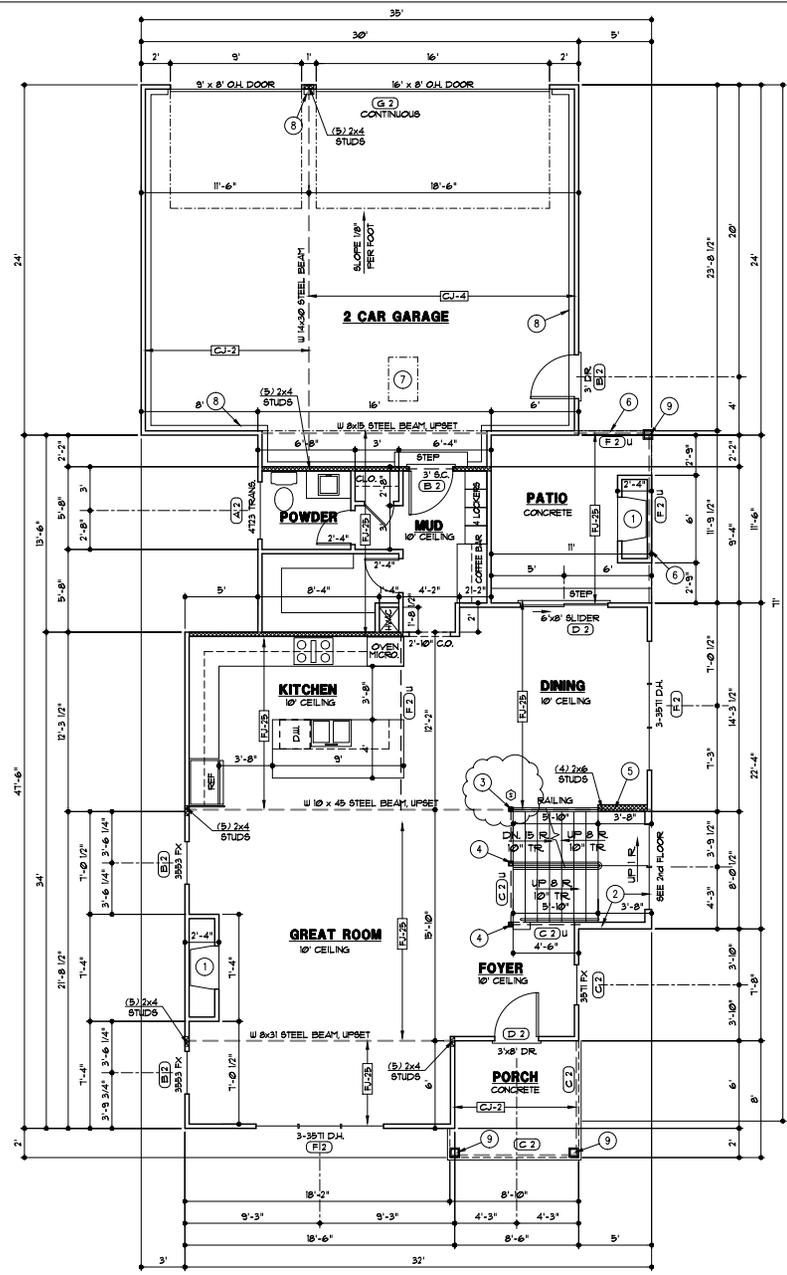
1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.
 2. FOR LVL BEAMS IN 2ND FLOOR, USE 9 1/4" LVL.

FLOOR JOIST SCHEDULE				
MARK	TYPE	SUB-TYPE	SIZE	SPACING / MAX. SPAN
FJ-1	"I" JOIST (SEE NOTE)		9 1/2"	PER MANUFACTURER
FJ-2	"I" JOIST (SEE NOTE)		11 7/8"	PER MANUFACTURER
FJ-3	"I" JOIST (SEE NOTE)		14"	PER MANUFACTURER
FJ-4	OPEN WEB TRUSSES		14"	PER MANUFACTURER
FJ-5	OPEN WEB TRUSSES		16"	PER MANUFACTURER
FJ-6	LUMBER	ACC. TREATED	2x10	12" O.C. 18'-2"
FJ-7	LUMBER	ACC. TREATED	2x10	16" O.C. 14'
FJ-8	LUMBER		2x8	12" O.C. 14'-2"
FJ-9	LUMBER		2x8	16" O.C. 17'-3"
FJ-10	LUMBER		2x10	12" O.C. 11'-9"
FJ-11	LUMBER		2x10	16" O.C. 15'-5"
FJ-12	LUMBER		2x10	16" O.C.

CEILING JOISTS SCHEDULE - LIVE LOAD 10 P.S.F.				
MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR #1	
CJ-1	2x6	12"	19'-4"	
CJ-2	2x6	16"	17'-8"	
CJ-3	2x8	12"	25'-5"	
CJ-4	2x8	16"	23'-0"	
CJ-5	2x10	12"	26'-0"	
CJ-6	2x10	16"	26'-0"	
CJ-7	2x4	24"	8'-10"	
CJ-8	2x6	24"	14'-10"	
CJ-9	2x8	24"	18'-3"	
CJ-10	2x10	24"	22'-11"	

GARAGE FOOTAGE TABLE	
LOCATION	AREA (SF.)
FIRST FLOOR	1112
SECOND FLOOR	1261
BASEMENT (FINISHED STAIRS)	91
TOTAL	2564
GARAGE	
BASEMENT (UNFINISHED)	1091
FRONT PORCH	68
REAR PATIO	121

GENERAL NOTES:
 A. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
 B. FOR COVERED PORCH FRAMING - SEE DETAIL 1/63
 C. SEE G4 SHEET FOR LOCATION OF HOLD-DOWN TIES FOR BRACED WALL CONSTRUCTION
 D. SEE SHEET G1 GENERAL NOTES P4G FOR SEPARATION BETWEEN HOUSE AND GARAGE
 FLOOR PLAN NOTES
 1. 36" DIRECT VENT FIREPLACE
 2. 15'-0" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
 3. 3" SCHEDULE 40 PIPE COLUMN TO SIT ON BEAM BELOW
 4. 4x4 DOUGLAS FIR POST
 5. 2x6 STUDS AT 16" O.C.
 6. FLOOR LINE ABOVE
 7. 1'-10"x3' ATTIC ACCESS
 8. EXPOSED FOUNDATION WALL
 9. 6x6 POST UNWRAPPED WITH 1" AZEK TRM



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

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ADD SMOKE ALARM
 ADD NOTE FOR HOUSE/GARAGE SEPARATION

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

SHEET NO. **A2**

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DRAWN BY: KF, MP
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 PROJECT NO: 20-048-04

3/31/2022

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	
HEADER / BEAM PER BEAM	SIZE OF MEMBER PER HEADER / BEAM SCHEDULE NUMBER OF FLYS (A) U "U" IF UPSET
CENTERLINE	
FRONT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	2M C
SMOKE ALARM	
SMOKE + CARBON MONOXIDE ALARM	

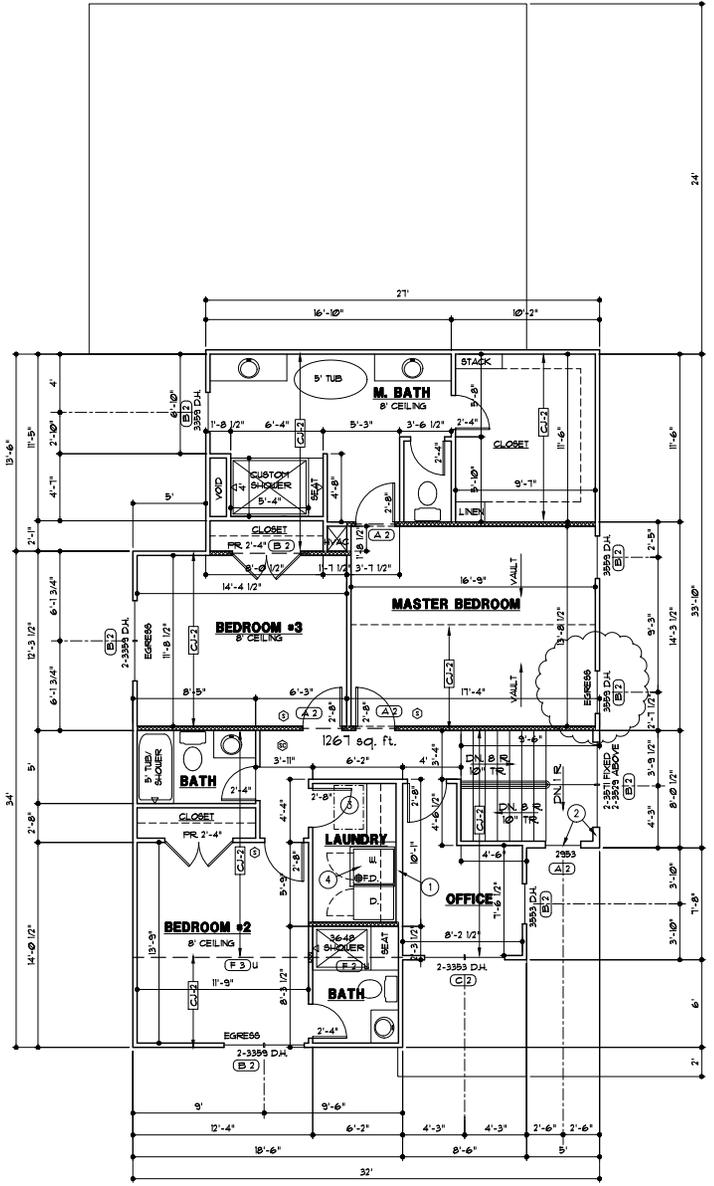
HEADER / BEAM SCHEDULE			
MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	1
(B)	2 x 8	1	1
(C)	2 x 8	1	1
(D)	2 x 8	2	1
(E)	1 1/2" x 10" LVL	2	1
(F)	1 1/2" x 8" LVL	2	1
(G)	1 1/2" x 8" LVL	2	1
(H)	1 1/2" x 12" LVL	2	1
(I)	1 1/2" x 14" LVL	3	1
(J)	1 1/2" x 14" LVL	3	1
(K)	1 1/2" x 18" LVL	3	1
(L)	1 1/2" x 18" LVL	3	1
(M)	1 1/2" x 18" LVL	2	1

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.
 2. FOR LVL, BEAMS IN 2ND FLOORS, USE 9 1/4" LVL.

CEILING JOISTS SCHEDULE - LIVE LOAD 10 P.S.F.			
MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR 2
CJ-1	2x6	12"	19'-6"
CJ-2	2x6	16"	17'-8"
CJ-3	2x8	16"	25'-8"
CJ-4	2x8	16"	23'-0"
CJ-5	2x8	12"	26'-0"
CJ-6	2x8	16"	24'-0"
CJ-7	2x4	24"	9'-10"
CJ-8	2x6	24"	14'-10"
CJ-9	2x8	24"	18'-0"
CJ-10	2x8	24"	22'-0"

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

FLOOR PLAN NOTES
 1. 2x6 STUDS AT 16" O.C.
 2. 19'-0" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
 3. 1'-10"x3" ATTIC ACCESS
 4. PROVIDE PAN WITH FLOOR DRAIN TO BASEMENT FOR 2ND FLOOR WASHER



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 SECOND FLOOR DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI

CONSULT WITH ARCHITECT FOR ALL DIMENSIONS. EXTERIOR FINISHES TO BE DETERMINED BY ARCHITECT. ALL OTHER FINISHES TO BE DETERMINED BY ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

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MISSOURI REGISTERED PROFESSIONAL ARCHITECT
 DANIEL A. WEBSTER
 ARCHITECT
 3/31/2022

DRAWN BY: KF, MP
 DATE: 3-11-22
 PROJECT NO: 20-048-04

SHEET NO. **A3**

ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIP	---
VALLEYS	---
LEAVES, RAKE & GABLE	---
HOUSE WALLS	---
PURLIN	o
TOP OF FURLIN STRUT OR RIDGE POLE	o
FOOT OF FURLIN STRUT OR RIDGE POLE	o
JOIST SIZE AND SPACING	RU-X
UPLIFT VALUE	000"

ROOF RAFTER SCHEDULE			
MARK	SIZE	SPACING	MAXIMUM SPAN
			FLAT CEILING
			VALLED CEILING
RU-1	2x6	12"	16'-11"
RU-2	2x6	16"	14'-4"
RU-3	2x6	24"	11'-9"
RU-4	2x8	12"	11'-0"
RU-5	2x8	16"	10'-2"
RU-6	2x8	24"	14'-10"
RU-7	2x10	12"	22'-9"
RU-8	2x10	16"	22'-5"
RU-9	2x10	24"	18'-2"
RU-10	2x10	16"	22'-9"
RU-11	2x10	24"	18'-2"

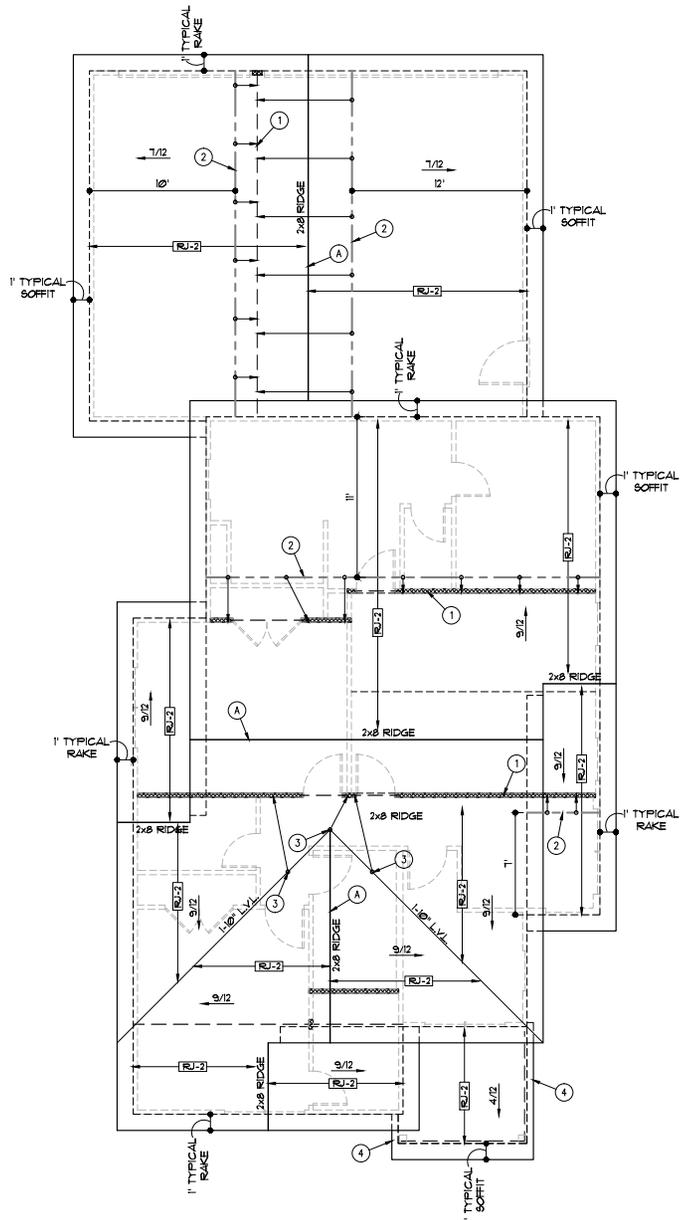
GENERAL NOTES:

A. WHERE POSSIBLE, BRACE ALL RIDGES TO BEARING WALLS OR BEAMS BELOW, AT 4' O.C.

B. 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.

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

- ROOF PLAN NOTES
1. BEARING WALL OR BEAM BELOW
 2. 2x8 FURLIN WITH 2x6 "T" BRACES AT 4' O.C. TO BEARING WALL/ BEAM BELOW
 3. 2x6 "T" BRACE TO BEARING WALL OR BEAM BELOW. BRACE SHALL BE CONNECTED TO STRUCTURE AT ROOF AND CEILING WITH MINIMUM (5) 16d NAILS.
 4. TIGHT BARGE SOFFIT



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PROFESSIONAL SEAL
 ARCHITECT
 MISSOURI
 3/24/2022

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SHEET NO. **A4**

GENERAL NOTES

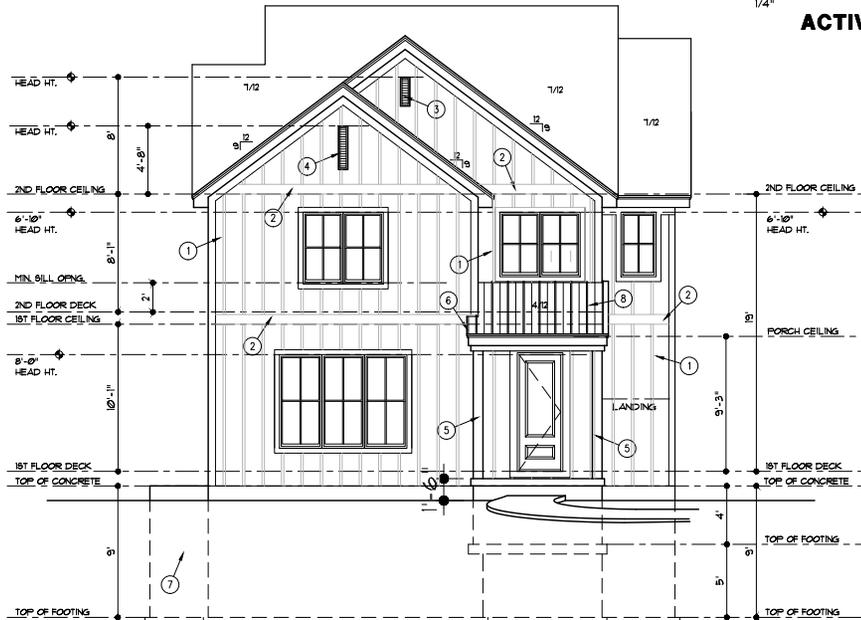
A. ROOFING TO BE COMPOSITION-40 YR ON 30# FELT ON 1/8" O.S.B. SHEATHING

ELEVATION NOTES

1. BOARD & BATTEN SIDING WITH 1/2 BATTENS 16" O.C. PROVIDE 1/4 TRIM AT CORNERS, AROUND WINDOWS AND DOORS, AND AT EAVES ON GABLES
2. 1/8 TRIM BOARD
3. 8x24 GABLE VENT
4. 8x36 GABLE VENT
5. 6x6 POST WRAPPED WITH 1" AZEK TRIM WITH BASE AND CAP TRIM
6. TIGHT BARGE
7. CONCRETE EGRESS WINDOW W/ELL. WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO SILL
8. STANDING SEAM METAL ROOF



RIGHT SIDE ELEVATION
1/4" SCALE



FRONT ELEVATION
1/4" SCALE

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LEE'S SUMMIT, MISSOURI

SHEET NO. **A5**

GENERAL NOTES

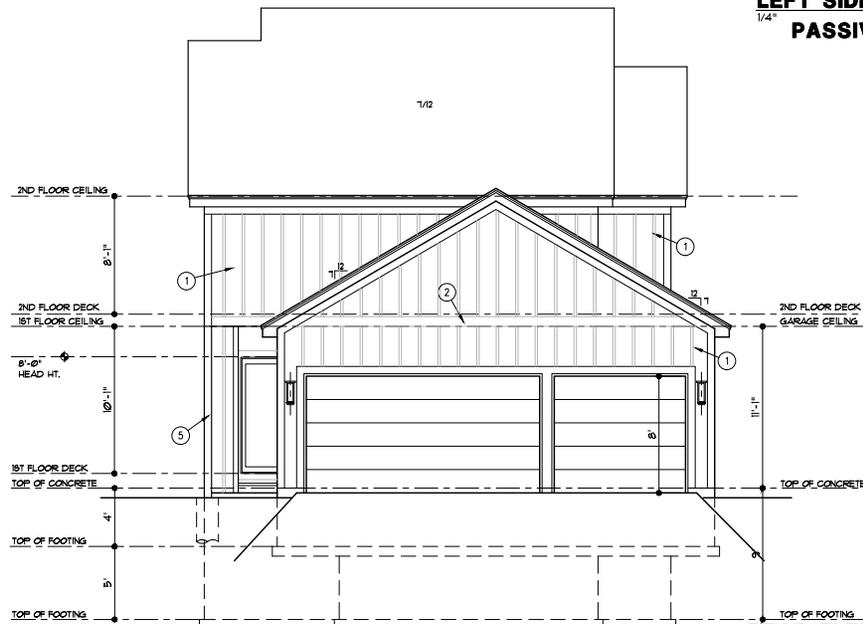
A. ROOFING TO BE COMPOSITION-40 YR ON 30# FELT ON 1/8" O.S.B. SHEATHING

ELEVATION NOTES

1. BOARD & BATTEN SIDING WITH 1/2 BATTENS 16" O.C. PROVIDE 1/4 TRIM AT CORNERS, AROUND WINDOWS AND DOORS, AND AT EAVES ON GABLES
2. 1/8 TRIM BOARD
3. 8x24 GABLE VENT
4. 8x36 GABLE VENT
5. 6x6 POST WRAPPED WITH 1" "AZEK" TRIM WITH BASE AND CAP TRIM
6. TIGHT BARGE
7. CONCRETE EGRESS WINDOW WELL, WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO BILL
8. STANDING SEAM METAL ROOF



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



REAR ELEVATION
1/4" = 1'-0"

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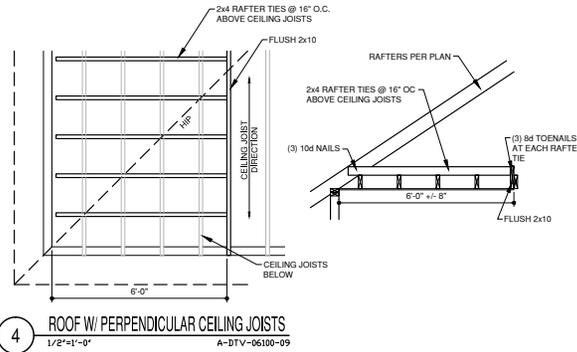
SHEET NO. **A6**

TABLE R602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHOD PFR1FC3 AND CS-PF BRACED WALL PANELS

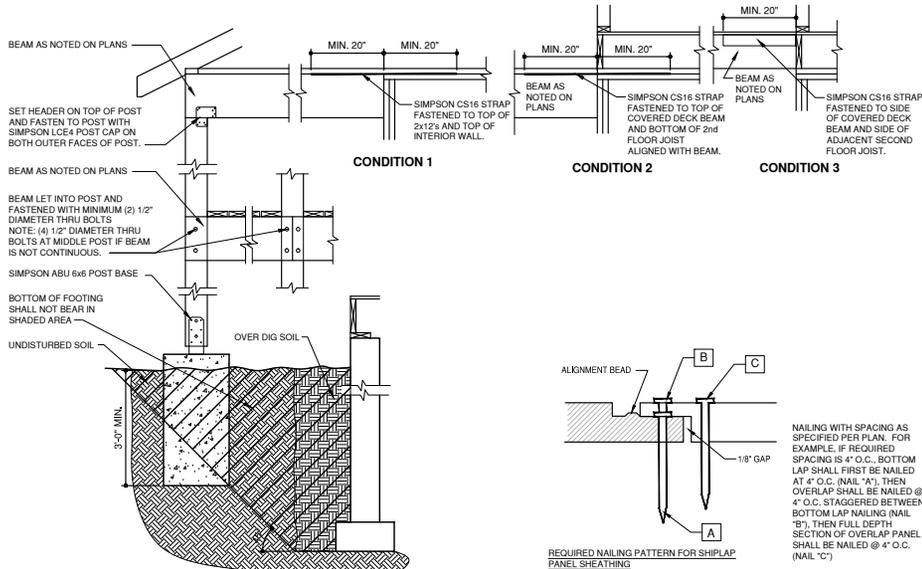
2-9-21

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					
				EXPOSURE B			EXPOSURE C		
				110	115	130	110	115	130
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
	2	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
4	12	18	1,000	1,000	1,700	1,700	2,025	3,050	
		9	1,450	1,750	2,700	2,725	3,125	DR	
		16	2,050	2,400	DR	DR	DR	DR	
2 x 6 STUD GRADE	2	12	18	1,825	2,150	3,225	3,225	3,675	DR
			9	2,200	2,550	3,725	3,750	DR	DR
			16	2,050	2,400	DR	DR	DR	DR
4	12	18	3,50	3,800	DR	DR	DR	DR	

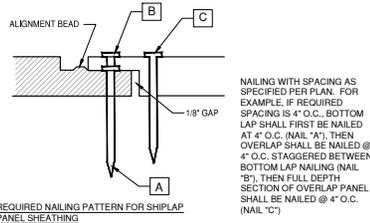
a. DR - DESIGN REQUIRED
b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



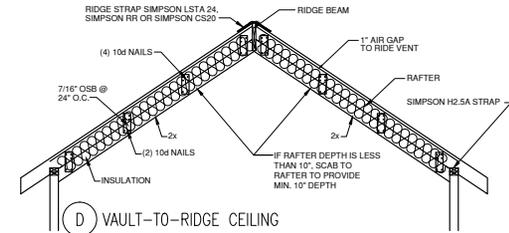
4 ROOF W/ PERPENDICULAR CEILING JOISTS
1/2"=1'-0" A-DTV-06100-09



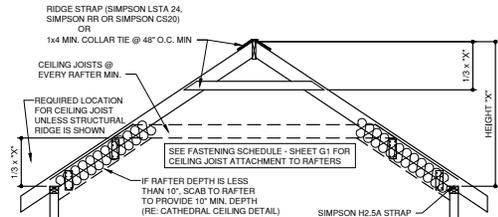
1 COVERED PORCH DETAIL
3/4"=1'-0" A-DTV-06100-07



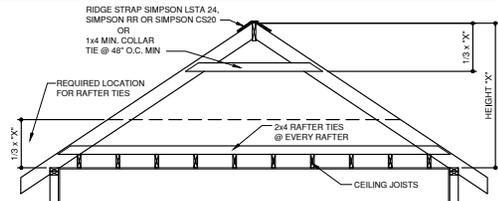
2 SHEATHING NAILING DETAIL
1/2"=1'-0" A-DTV-06062-28



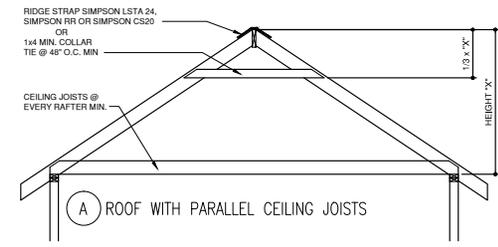
D VAULT-TO-RIDGE CEILING



C VAULT-TO-FLAT CEILING



B ROOF WITH PERPENDICULAR CEILING JOISTS



A ROOF WITH PARALLEL CEILING JOISTS

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

NOTE:
ROOF FRAMING PER R602.11 AND R602.12

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW

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FOR THE ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL DESIGNER, THE ARCHITECT'S SEAL AND LICENSE NUMBER ARE TO BE PLACED ON THE DRAWING. THE ARCHITECT'S SEAL AND LICENSE NUMBER ARE TO BE PLACED ON THE DRAWING.

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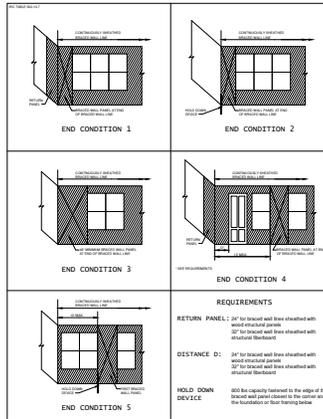
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SHEET NO. G3

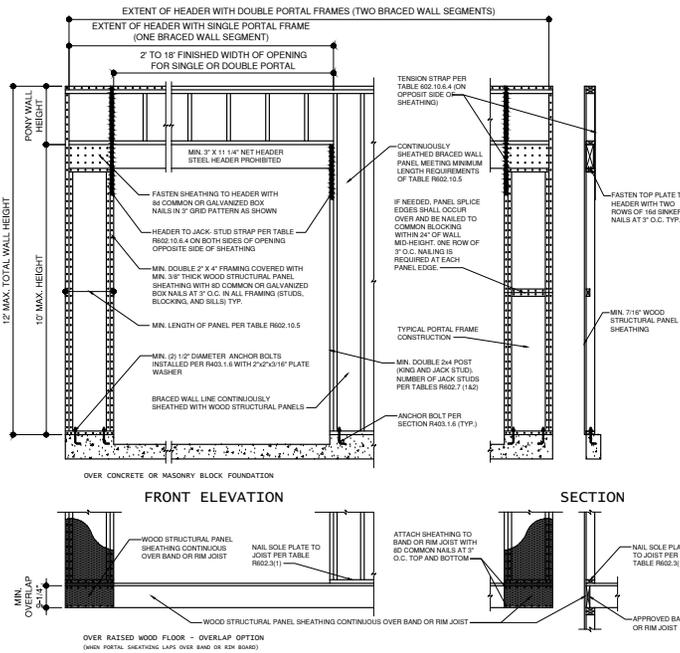
BRACED WALL SCHEDULE			
METHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS
LIB	LET-IN BRACING: METAL STRAPS TO FORM "X" OR "Y" INSTALLED PER MANUFACTURER (SIMPSON: WB1262, WB12, WB143C) (ISSP: RWB114, WB12)	AS REQUIRED TO ALLOW BRACE TO BE CONTINUOUS FROM PLATE TO PLATE AND AT AN ANGLE BETWEEN 45° TO 60° FROM HORIZONTAL	PER MANUFACTURER'S REQUIREMENTS
WSP	WOOD STRUCTURAL PANEL, 3/8" THICK (MIN.) FOR STUDS AT 16" O.C. (APA EXP. 1: 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. 1: 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)
PH:PF	PORTAL FRAME GARAGE: WITH HOLD-DOWNS PF: MIN. 7/16" PF: MIN. 3/8"	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3
CS:PF	CONTINUOUS SHEATHING: PORTAL FRAME	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3

NOTES:
A. SEE **CX03** ON BRACED WALL PLAN FOR BRACED WALL METHOD.

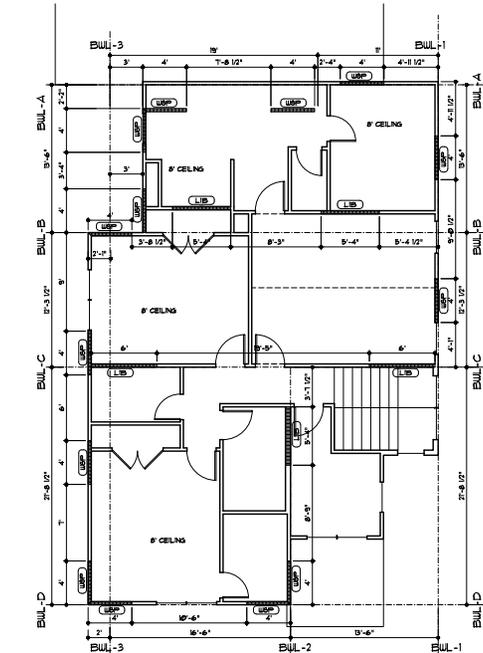


BRACED WALL DESIGN:

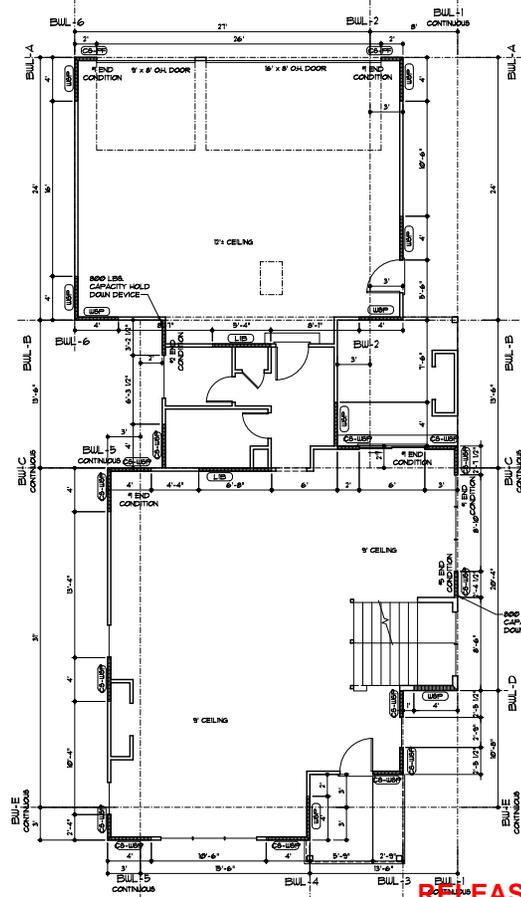
- A. THE CONTINUOUSLY SHEATHED (CS-WSP) BRACED WALL METHOD HAS BEEN USED ON ALL EXTERIOR WALLS PER THE IRC.
- B. AT EXTERIOR WALLS AND AT THE WALL BETWEEN THE GARAGE AND THE LIVING SPACE, ATTACH WALL SOLE PLATE TO ALL RIM JOISTS (THROUGH SUB-FLOOR) WITH 16d COMMON (Ø162"x3 1/2") NAILS @ 12" O.C.
- C.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



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



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



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

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1/24/2022

DRAWN BY: KF, MP
DATE: 3-11-22
PROJECT: 20-048-04

RELEASE FOR REVIEW AS NOTED ON PLANS REVIEW

Development Services
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SHEET NO. **G4**