



**RIGHT SIDE ELEVATION**



**FRONT ELEVATION**

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PROJECT NO. 22-009-01  
 DATE: 07/13/2023  
 DRAWN BY: JCF  
 CHECKED BY: JCF  
 SCALE: AS SHOWN  
 SHEET NO. 02 OF 02

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PERGOLA PARK LOT 124

BRYAN & CASEY PARRISH  
 1121 SW CORINTHIAN PL.  
 LEE'S SUMMIT, MO

LANDROCK SIGNATURE HOMES LLC,  
 4335 McGEE ST. - 616-863-6666  
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RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI

SHEET NO. 02 OF 02

07/13/2023

DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	
HEADER / BEAM	SIZE OF MEMBER PER HEADWAY BEAM SCHEDULE
BEAM	NUMBER OF PLYS 1/4" P UPSET
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN FEET & INCHES (SEE GENERAL NOTES BELOW)	
SMOKE ALARM	
SMOKE & CARBON MONOXIDE ALARM	

MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	
(B)	2 x 6	1	
(C)	2 x 10	1	
(D)	2 x 8	1	
(E)	1/2" x 1 1/2" LVL	2	
(F)	1/2" x 3/4" LVL	2	
(G)	1/2" x 1/2" LVL	2	
(H)	1/2" x 1/2" LVL	2	
(I)	1/2" x 1/2" LVL	2	
(J)	1/2" x 1/2" LVL	2	
(K)	1/2" x 1/2" LVL	2	
(L)	1/2" x 1/2" LVL	2	
(M)	1/2" x 1/2" LVL	2	

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END, SOLID BLOCK BELOW.  
 2. FOR LVL, BEAMS IN 240 FLOORS, USE 3/4" LVL.

MARK	TYPE	SUB-TYPE	SIZE (SPACING)	MAX. SPAN
FJ-1	1" JOIST (SEE NOTE)		11/16" PER MANUFACTURER	11/16" PER MANUFACTURER
FJ-2	1" JOIST (SEE NOTE)		11/16" PER MANUFACTURER	11/16" PER MANUFACTURER
FJ-3	1" JOIST (SEE NOTE)		11/16" PER MANUFACTURER	11/16" PER MANUFACTURER
FJ-4	OPEN WEB TRUSS		14" PER MANUFACTURER	14" PER MANUFACTURER
FJ-5	OPEN WEB TRUSS		14" PER MANUFACTURER	14" PER MANUFACTURER
FJ-20	LUMBER	ACQ TREATED	2x8 @ 12" O.C.	11'-0"
FJ-21	LUMBER	ACQ TREATED	2x8 @ 12" O.C.	11'-0"
FJ-22	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-23	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-24	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-25	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-26	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-27	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-28	LUMBER		2x8 @ 12" O.C.	11'-0"
FJ-29	LUMBER		2x8 @ 12" O.C.	11'-0"

NOTE: DESIGN 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.

MARK	DIAMETER	WALL THICKNESS	HEIGHT	VERTICAL	TRANSFORMER GRADE	40
(1)	8"	4" OR LESS	4x4 AT 36" O.C.	2 - 4x4		
(2)	8"	4" TO 6"	4x4 AT 36" O.C.	3 - 4x4		
(3)	8"	6" TO 8"	4x4 AT 36" O.C.	4 - 4x4		
(4)	8"	8"	4x4 AT 36" O.C.	4 - 4x4		
(5)	8"	8"	4x4 AT 36" O.C.	3 - 4x4		
(6)	8"	4"	4x4 AT 36" O.C.	2 - 4x4		
(7)	8"	8"	4x4 AT 36" O.C.	3 - 4x4		
(8)	8"	8"	4x4 AT 36" O.C.	4 - 4x4		
(9)	8"	8"	4x4 AT 36" O.C.	3 - 4x4		
(10)	8"	8"	4x4 AT 36" O.C.	6 - 4x4		

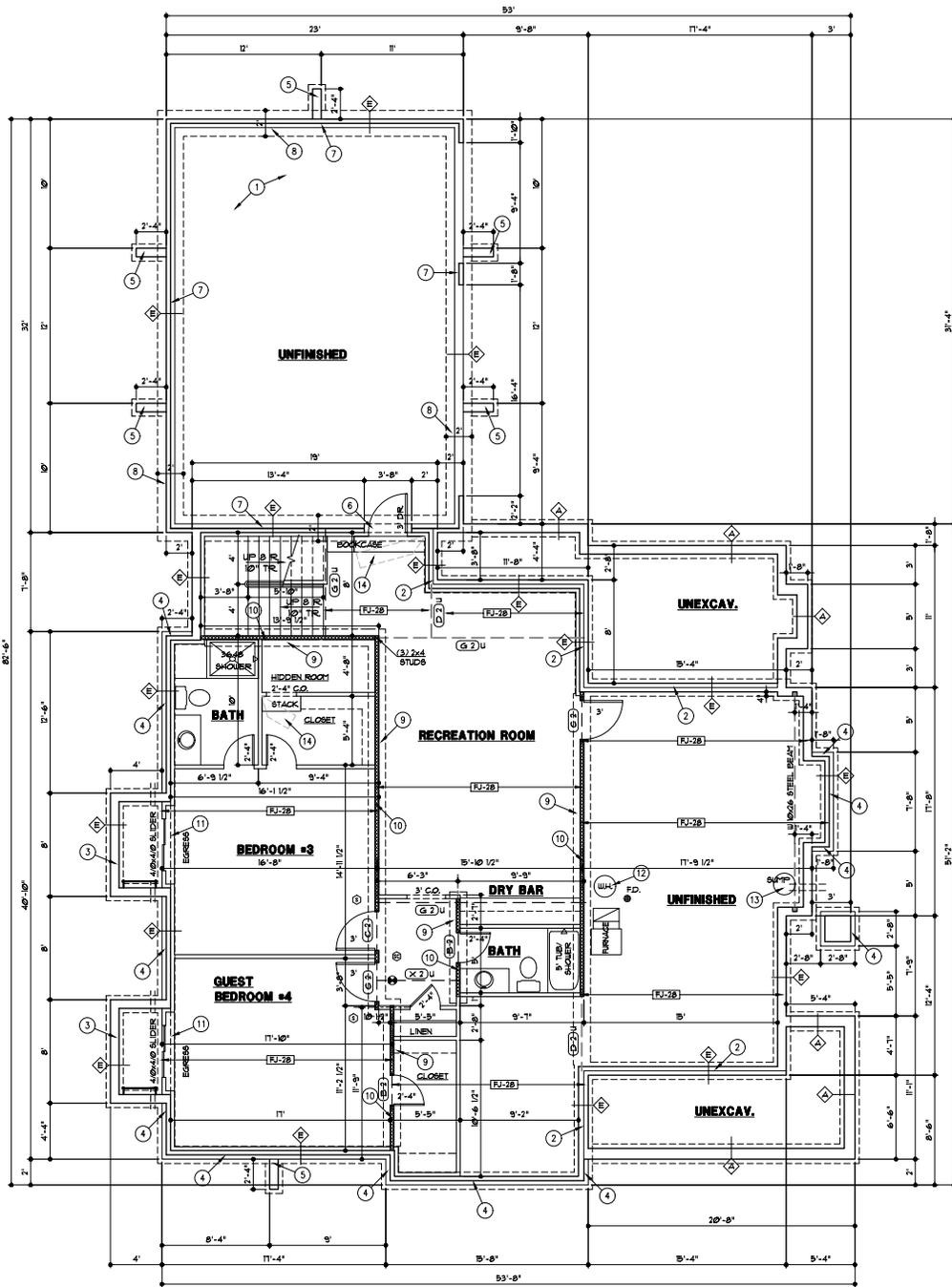
MARK	PAD SIZE	#4 BARS REQ'D EACH WAY	COLUMN SIZE (SCHEDULE 40)	MAX. LOAD (K)
(A)	24"x36"x8"	3	12"	33.5 K
(B)	24"x36"x8"	3	12"	33.5 K
(C)	24"x36"x8"	3	12"	33.5 K
(D)	24"x36"x8"	3	12"	33.5 K

MARK	PIER DIAMETER	POST (ACQ OR CEDAR UNQ)	MAX. LOAD (K)
(1)	8"	6x6 UNQ	11.5 K
(2)	8"	6x6 UNQ	26 K
(3)	8"	6x6 UNQ	41 K

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

**FOUNDATION PLAN NOTES**

- SEE DETAIL 5/62 FOR GARAGE SLAB CONSTRUCTION.
- 9/11 PLATE SET BACK - SEE DETAILS 4/8/62
- CONCRETE WINDOW WELL WITH LADDER - SEE DETAIL 5/62
- 4"x8" DEEP BRICK LEDGE
- RETURN WALL - SEE DETAIL 6/62
- CONCRETE DOORWAY HEADER - SEE DETAIL 1/62
- 4" FORMED LEDGE FOR SLAB FLOOR
- FOR SUSPENDED SLAB FLOOR, FOOTINGS TO BE 8"x24" WITH 3-#4 BARS CONTINUOUS
- 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-#4 BARS CONTINUOUS
- 2x4 STUDS @ 16" O.C. WITH TREATED 9/11 PLATE.
- LEDGE OVER EXPOSED CONCRETE AND FINISH WALL.
- PROVIDE THERMAL EXPANSION CONTROL DEVICE.
- 3/4" PIT & PUMP. PROVIDE ELECTRICAL RECEPTACLE WITH GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING
- MOVABLE BOOKCASE FOR HIDDEN DOOR



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

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



RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 07/13/2023

DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	[Symbol]
STONE OR BRICK VENEER	[Symbol]
JOIST SIZE AND DIRECTION	[Symbol]
HEADER / BEAM SCHEDULE	[Symbol]
BEAM SIZE OF MEMBER PER SCHEDULE	(A) 2
NUMBER OF PLYS	
"H" UPSET	
CENTERLINE	[Symbol]
POINT LOAD	[Symbol]
APPROX. WINDOW FRAME SIZE IN FEET & INCHES (SEE GENERAL NOTES BELOW)	[Symbol]
SMOKE ALARM	[Symbol]
SMOKE & CARBON MONOXIDE ALARM	[Symbol]

MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A) 2	2x6		
(B) 2	2x6		
(C) 2	2x6		
(D) 2	2x6		
(E) 2	1x4 @ 16" LVL		
(F) 2	1x4 @ 16" LVL		
(G) 2	1x4 @ 16" LVL		
(H) 2	1x4 @ 16" LVL		
(I) 2	1x4 @ 16" LVL		
(J) 2	1x4 @ 16" LVL		
(K) 2	1x4 @ 16" LVL		
(L) 2	1x4 @ 16" LVL		
(M) 2	1x4 @ 16" LVL		

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.

MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-2	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-3	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-4	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-5	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-6	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-7	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-8	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-9	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-10	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-11	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-12	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-13	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-14	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-15	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-16	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-17	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-18	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-19	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"
FJ-20	JOIST	(SEE NOTE)	1 1/2"	12"	12'-0"

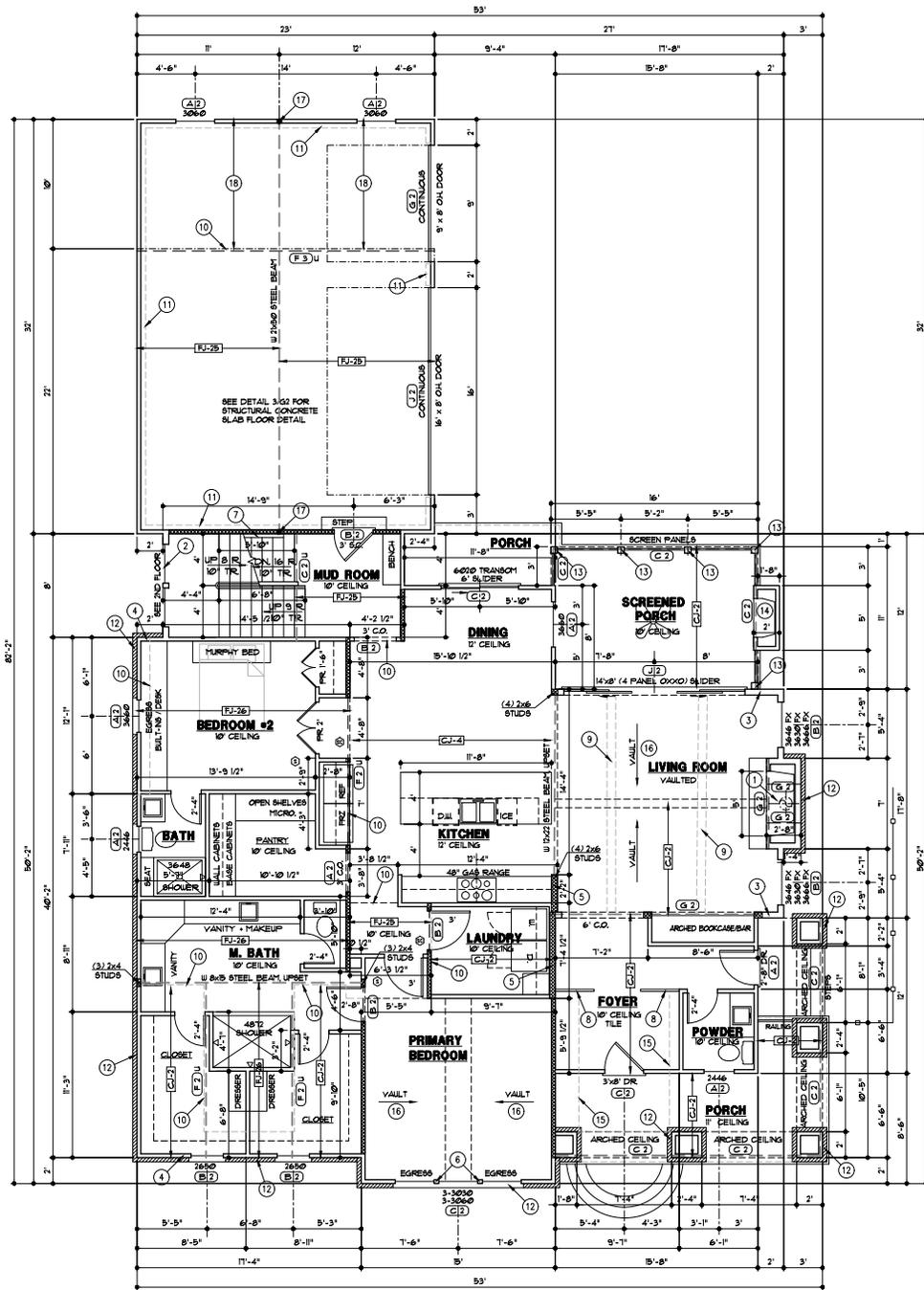
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MARK	SIZE	SPACING	HEIGHT	SPAN	COOLING FRI 2
CJ-1	2x6	16"	11'-8"	11'-8"	
CJ-2	2x6	16"	11'-8"	11'-8"	
CJ-3	2x6	16"	11'-8"	11'-8"	
CJ-4	2x6	16"	11'-8"	11'-8"	
CJ-5	2x6	16"	11'-8"	11'-8"	
CJ-6	2x6	16"	11'-8"	11'-8"	
CJ-7	2x4	24"	9'-0"	9'-0"	
CJ-8	2x6	16"	11'-8"	11'-8"	
CJ-9	2x6	16"	11'-8"	11'-8"	
CJ-10	2x6	16"	11'-8"	11'-8"	

LOCATION	AREA (SF)
FIRST FLOOR	2030
SECOND FLOOR	130
BASEMENT (FINISHED)	1342
TOTAL	4502
GARAGE	730
BASEMENT (UNFINISHED)	1440
FRONT PORCH	134
SCREENED PORCH	173
COVERED DECK	230

- GENERAL NOTES:
- EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
  - SOLID BLOCK BELOW STUDS SUPPORTING BEAMS AND HEADERS.
  - FOR COVERED PORCH FRAMING - SEE DETAIL 1/63
  - SEE G4 SHEET FOR LOCATION OF HOLD-DOWN TIES FOR BRACED WALL CONSTRUCTION

- FLOOR PLAN NOTES:
- WOOD BURNING FIREPLACE WITH 16" DEEP HEARTH.
  - 19'-0" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
  - 18'-11" TALL UNINTERRUPTED WALL, 2x6 STUDS AT 12" O.C.
  - 11'-1" TALL WALL FOR ROOF FRAMING
  - 2x6 STUDS AT 16" O.C.
  - 3 STUDS BETWEEN WINDOWS
  - 2x4" FINISH WALL IN STAIRWELL
  - GLASS PARTITION
  - 8" DECORATIVE BEAMS
  - FLOOR LINE ABOVE
  - FOUNDATION WALL BELOW SLAB FLOOR
  - BRICK VENEER
  - 6x6 CEDAR POST
  - GAS FIREPLACE
  - DORMER WALLS ABOVE
  - FURR DOWN RAFTERS FOR INSULATION AND AIR SPACE
  - 3" SCHEDULE 40 PIPE COLUMN
  - DOUBLE 2x6 JOISTS AT 16" O.C. TAFFER JOISTS TO 5 1/2" AT OUTSIDE WALL



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FIRST FLOOR PLAN  
1/4"

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07/13/2023



PERGOLA PARK LOT 124

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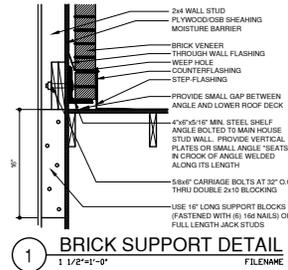
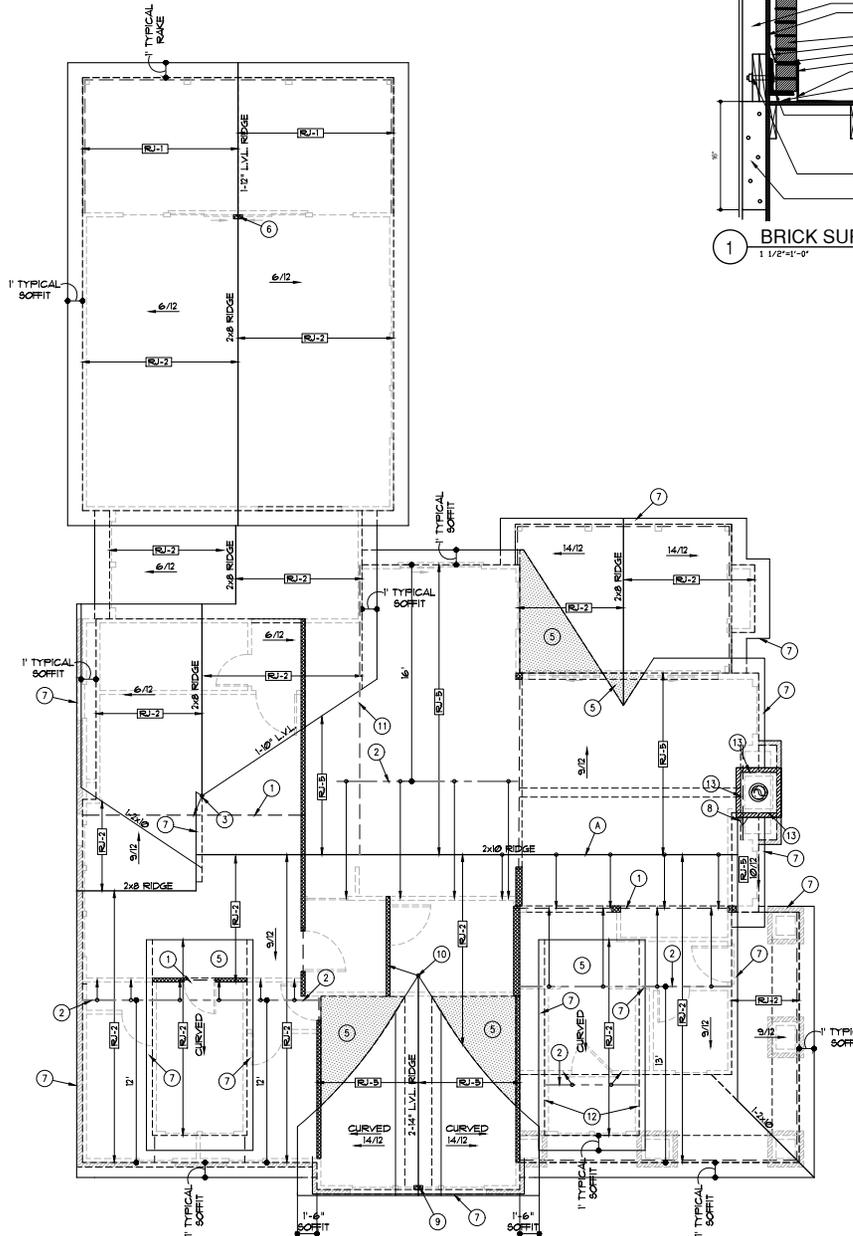


DESCRIPTION	SYMBOL
RIDGES AND HIP	---
VALLEYS	---
BEAVES, RAKE & GABLE	---
HOUSE WALLS	---
FURLIN	---
TOP OF FURLIN STRUT OR RIDGE POLE	○
BOT. OF FURLIN STRUT OR RIDGE POLE	○
LONG SIZE AND SPACING	→ RUFY ←
URLIFT VALUE	600"

MARK	SIZE	SPACING	MAXIMUM SPAN
RU-1	2x6	12"	14'-9"
RU-2	2x6	16"	14'-4"
RU-3	2x6	24"	12'-9"
RU-4	2x6	12"	17'-0"
RU-5	2x6	16"	18'-2"
RU-6	2x6	24"	17'-10"
RU-7	2x6	12"	28'-8"
RU-8	2x6	16"	27'-3"
RU-9	2x6	24"	26'-2"
RU-10	2x2	16"	28'-9"
RU-11	2x2	24"	18'-2"

- GENERAL NOTES:**
- WHERE POSSIBLE, BRACE ALL RIDGES WITH 2x6 1" BRACES TO BEARING WALLS OR BEAMS BELOW AT 4' O.C.
  - 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 344/G3
  - ROOFING TO BE COMPOSITION-40 YR ON 30° FELT ON 1/8" O.S.B. SHEATHING

- ROOF PLAN NOTES**
- BEARING WALL OR BEAM BELOW
  - 2x6 FURLIN WITH 2x6 1" BRACES AT 4' O.C. TO BEARING WALL/ BEAM BELOW
  - 2x6 1" BRACE TO BEARING WALL OR BEAM BELOW. BRACE SHALL BE CONNECTED TO STRUCTURE AT ROOF AND CEILING WITH MINIMUM (5) 16d NAILS.
  - DOUBLE RAFTERS TO SUPPORT GABLE WALL
  - OVER FRAME THIS AREA
  - (3) 2x6 STUDS FOR RIDGE BEAM SUPPORT
  - TIGHT BARGE SOFFIT
  - CRICKET
  - (4) 2x4 STUDS FOR RIDGE BEAM SUPPORT
  - 3-2x6 STRUT
  - TRIPLE RAFTERS TO SUPPORT 2ND FLOOR ROOF
  - TRIPLE RAFTERS BELOW DORMER WALLS
  - 4x6x5/16" STEEL ANGLE - SEE DETAIL 1/44



REGISTERED ARCHITECT  
 MISSOURI ARCHITECTS BOARD  
 LICENSE NO. 000000000  
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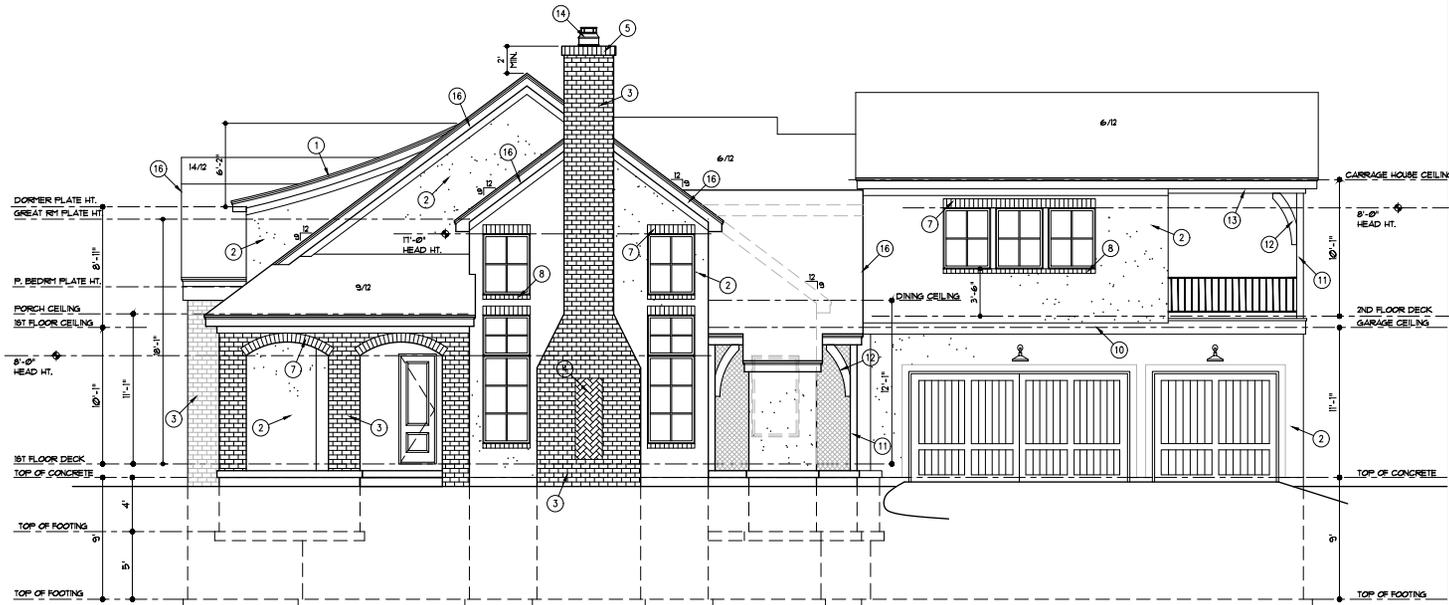
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**GENERAL NOTES**

- A. ROOFING TO BE COMPOSITION-40 YR. ON 30° FELT ON 1/4" O.S.B. SHEATHING UNLESS NOTED OTHERWISE.
- B. PROVIDE WINDOW OPENING LIMITING DEVICE

**ELEVATION NOTES**

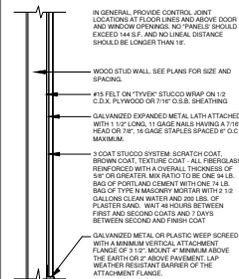
- 1. STANDING SEAM METAL ROOF OVER CURVED ROOF FRAMING
- 2. STUCCO SIDING, SEE DETAIL 1/AB, EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 2x6 SHUNT TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
- 3. 4" BRICK VENEER WALL WITH 1" AIR SPACE AND 1/2" O.S.B. SHEATHING COVERED WITH 30# FELT, PROVIDE FLASHING AT BOTTOM OF WALL AND KEEP HOLES SPACED NO MORE THAN 4" APART.
- 4. BRICK IN HERRINGBONE PATTERN
- 5. BRICK SOLDIER COURSE
- 6. BRICK SILL COURSE
- 7. MANUFACTURED BRICK SOLDIER COURSE
- 8. MANUFACTURED BRICK SILL COURSE
- 9. 1x3-8" GABLE VENT
- 10. 10" SHUNT TRIM
- 11. 6x6 CEDAR POST
- 12. CEDAR BRACKETS
- 13. FRAMED HEADER WRAPPED IN CEDAR TRIM
- 14. ORNAMENTAL FLUE CAP
- 15. CONCRETE EGRESS WINDOW WELL, WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO BILL
- 16. TIGHT BARGE



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



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



**STUCCO DETAIL**  
3/4"x1'-0" A-BTV-09206-01

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PERGOLA PARK LOT 124

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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...

ABBREVIATIONS

- A.F.F. ABOVE FINISH FLOOR
A.C.P. CHARACTERIZED COPPER ARSENATE
C.J. CONTROL JOINT
C.C. CEILING
C.O. CASED OPENING
D. DRYER
H.H. HANGING HUNG
D.I.A. DIAPHRAGM
D.I.W. DOWN
D.W. DRAINWASHER
E.D. EXPANSION JOINT
F.D. FLOOR DRAIN
G.O. GAUGE OR BRIDGE
G.F.I. GROUND FAULT CIRCUIT INTERRUPTER
H.B. HOLE BBS
H.H. HEIGHT
K.V. KNEE SPACE
L.V. LAMP
L.V.L. LAMINATED VENEER LUMBER
M.C. MICROFILM
M.I.C. MICROALUM OVEN
O.L. OVERHEAD OVERHANG
P.F. PAIR
R.F. REFRIGERATOR
R.P. ROOF
R.O. ROUGH OPENING
S.F. SQUARE FEET
S.O. SQUARE
T. TRAIL
T.C. TRASH COMPACTOR
T.V. TELEVISION
T.Y. TYPICAL
U.P. W/ASHER
W. WITH
W.C. WALK IN CLOSET
W.H. WATER HEATER
W.H.F. W/HELD WIRE FABRIC

LOAD AND DEFLECTION LIMITATIONS

Table with columns: AREA, CONDITION, MIN. LOADS (PSF), LIVE, DEAD. Includes rows for DECKS, CEILING, FLOORS, ROOF, STAIRS, HANDRAIL GUARDRAIL.

BUILDING INSULATION SCHEDULE

Table with columns: U-VALUE, U-VALUE, U-VALUE, U-VALUE. Includes rows for UNFLOOR, GROUND FLOOR, GLASS DOORS, GLAZED PENETRATION, BUILDING COMPONENT, CEILING, WALL, FLOORS, ROOF.

CODE COMPLIANCE

A. BUILDING CONSTRUCTION. RESIDENTIAL OF WHAT IS SHOWN ON THE PLANS. THE BUILDING SHALL COMPLY WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ANY OTHER CITY REQUIREMENTS.

GENERAL NOTES

- A. GLASS. PROVIDE SAFETY GLAZING WHERE REQUIRED BY IRC R2008 AND IN THE FOLLOWING LOCATIONS: 1. ENTRY DOORS 2. ENTRY PARTITION WALLS...
B. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST UNIFORM LOADS SPECIFIED IN IRC TABLE R2008.12.1...
C. BEDROOM. WINDOW. AT LEAST ONE WINDOW FROM EACH BEDROOM AND FROM THE BATHROOM SHALL HAVE AN OPERABLE WIDTH OF 24" AND A HEIGHT OF 20"...

MECHANICAL, ELECTRICAL, NOTES CONT.

- A. SHOCK 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 DUELLING UNITS USING RUL-FIRED APPLIANCES OR IN DUELLING UNITS WITH 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 GROUND FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3402.1 OR AS REQUIRED BY MUNICIPALITY.

MECHANICAL, ELECTRICAL, NOTES CONT.

- H. HEAT PUMP THERMOSTATS MUST BE INSTALLED BACK-UP ON THE BATTENANCE HEAT WHEN THE HEAT PUMP CAN MEET THE LOAD.
I. DUCT SEALING MUST MEET THE REQUIREMENTS OF M 906.3.
J. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE FRAME SHALL BE 200 AMP.

CONCRETE NOTES

- A. CONCRETE. ALL CONCRETE SHALL BE 8-75 AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED.
1. BASEMENT AND INTERIOR FLOOR SLABS: 3000 PSI (2800 LBS/IN<sup>2</sup>)
2. FLOOR AND FOUNDATION WALLS: 3000 PSI (2800 LBS/IN<sup>2</sup>)
3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3500 PSI

FRAMING NOTES - FLOORS

- A. BEARINGS. THE ENDS OF EACH JOIST SHALL NOT HAVE LESS THAN 1/2" NICHES OR BEARING ON WOOD OR METAL. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST BRACKETS. MOST FRAMING SHOULD BE SUPPORTED BY A BEAM OR PARTITION WALL. JOISTS SHALL BE LAPPED AT LEAST 3 INCHES ON STRAPPED TOGETHER JOISTS AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
B. LATERAL SUPPORT. JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH BRACE BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER BAND OR RIM JOIST...

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.
C. 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 THE RIDGE 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 PURLS AND HIPS, RIDGES AND RAFTERS SHALL BE SUPPORTED SHALL BE BRACED WITH A STRUT DOWN TO A BEARING WALL (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTIGUOUS ROOFING). RAFTERS SHALL BE BRACED TO 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 JOISTS BY BRACE OR DOUBLE BRACE RAFTER AND LOCATED AS CLOSE TO THE CEILING AS POSSIBLE (SEE DETAIL 3-4-003).

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FRAMING NOTES - WALLS

- A. SIZE, HEIGHT AND SPACING. UNLESS OTHERWISE NOTED, STUDS SHALL BE 2x4 @ 16" O.C. 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 10' HIGH AND 12' O.C. SHOULD BE USED FOR WALLS 10' TO 20' TALL.
FOR WALLS SUPPORTING A ROOF AND A FLOOR, 2 x 6 STUDS SPACED 16" O.C. SHOULD BE USED FOR WALLS 10' TO 20' TALL.
STUDS SHALL BE CONTINUOUS FROM SOLE PLATE TO TOP PLATE OR CEILING DIAPHRAGM EXCEPT FOR JACK STUDS/TIMBERS OR CRIPPLE STUDS.
B. ANGLES. ANGLED WALLS ARE ASSUMED TO BE 45° UNLESS OTHERWISE NOTED.
C. FRAMING DETAILS. BEARINGS AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING 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 'C' PER THE HEADER SCHEDULE. EACH END OF A HEADER SHALL HAVE A BEARING LENGTH OF NOT LESS THAN 1/2" INCHES FROM THE FULL WIDTH OF THE LINTEL. PROVIDE SOLID BLOCKING BELOW ALL STUDS SUPPORTING HEADERS AND BEAMS.
E. UNLESS OTHERWISE DIMENSIONED, INTERIOR DOORS AND CASED OPENINGS ARE TO BE CENTERED IN THE WALL OR 3" FROM CORNERS AS INDICATED ON THE DRAWINGS.
F. 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.
G. CRIPPLE WALLS. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH 2 x 4 STUDS WITH A MINIMUM LENGTH OF 16" OR SHALL BE FRAMED OF SOLID BLOCKING WHEN EXCEEDING 16" IN HEIGHT ON 4" STUDS. STRUCTURES WALLS SHALL BE 2 x 6 STUDS AT 16" O.C.
H. 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.

ENERGY REQUIREMENTS

- A. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (IRC N102.4).
B. RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
C. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES AS DUCTS SHALL BE SEALED (IRC SECTION N102.5).
D. PENETRATIONS IN AIR BARRIERS (HOUSE WRAP) SHALL BE SEALED AS REQUIRED BY AIR BARRIER MANUFACTURER, WINDOW/DOOR MANUFACTURER AND ENERGY CODE.

FINISHING SCHEDULE

Table with columns: CONNECTION, NAILS, LOCATION. Includes rows for JOIST TO JOIST OR GREN, BRIDGES 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, RFT TO TOP PLATE, TOP PLATE LAPS AND INTERSECTIONS, CONTINUOUS HEADER / JOIST, CEILING JOISTS TO TOP PLATE, CEILING JOISTS OVER PARTITION, CEILING JOISTS OVER STUDS, RAPTER TO PLATE, DIAGONAL BRACE TO EACH STUD AND PLATE, BUILT UP CORNER STUDS, BUILT UP BEAMS STAGGER WALLS ON OPPOSITE SIDES, BUILT UP BEAMS AT ENDS AND COLLARS, COLLAR TIE TO RAFTER, JACK RAFTER TO HP, ROOF TO RAMP JOIST, LEDGER STRIP, 1/4" OR LESS WOOD STRUCTURAL PANEL WALL, SUBFLOOR, 4 ROOF SHEATHING, 1/2" GYPSUM BOARDING, WOOD JOISTS AT EACH END AND BEARING POINT.

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PERGOLA PARK LOT 124

BRYAN & CASEY PARRISH 1121 SW CORINTHIAN PL. LEE'S SUMMIT, MO

LANDROCK SIGNATURE HOMES L.L.C. 4336 MCGEE ST. - 616-863-6666 KANSAS CITY, MO 64111

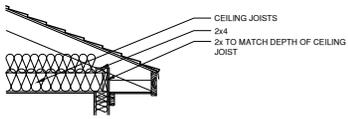


RELEASE FOR CONSTRUCTION

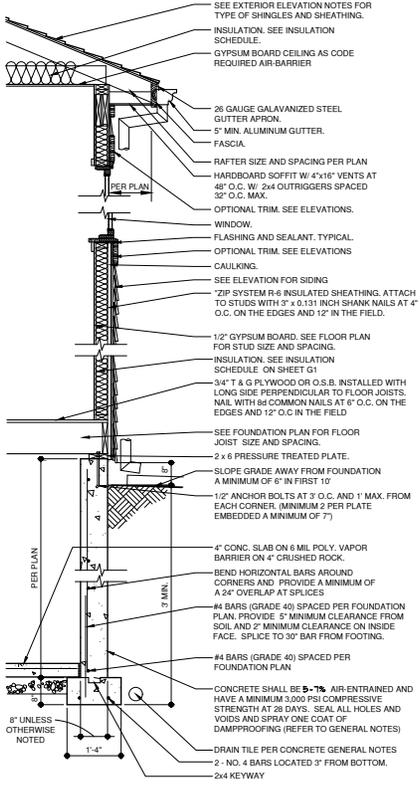
AS NOTED FOR PLAN REVIEW DEVELOPER'S SERVICES

LEE'S SUMMIT, MISSOURI

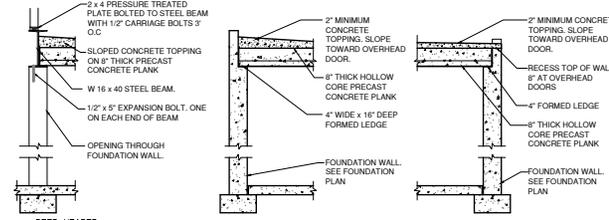
07/13/2023



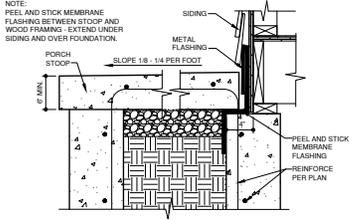
ALTERNATE EMERGENCY CONDITION  
(AS REQUIRED BY CITY)



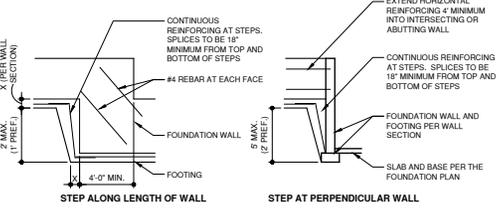
1 WALL SECTION  
3/4"x1'-0"  
A-DTW-03002-19 E



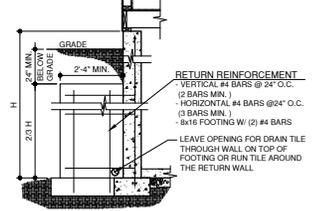
3 SECTION AT SUSPENDED SLAB  
1/2"x1'-0"  
A-DTV-03300-37



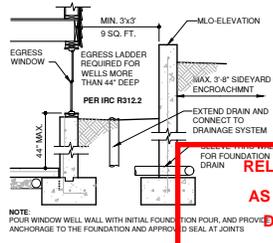
4 STOOP DETAIL  
1 1/2"x1'-0"  
A-DTV-03300-35B



2 ELEVATION AT FOUNDATION STEP  
1/4"x1'-0"  
A-DTE-03300-01



8 RETURN WALL DETAIL  
1/2"x1'-0"  
A-DTV-03300-34



9 WINDOW WELL SECTION  
1/2"x1'-0"  
A-DTV-03002-02

PROJECT NO. 22-005-01  
DATE: 07/13/2023  
DRAWN BY: JF  
CHECKED BY: JF  
SCALE: AS SHOWN  
SHEET NO. 01 OF 02  
FOR THE CONTRACTOR

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PERGOLA PARK LOT 124

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LEE'S SUMMIT, MO

LANDROCK SIGNATURE HOMES LLC,  
4335 MCGEE ST. - 616-863-6668  
KANSAS CITY, MO 64111

FOR FOUNDATION DRAIN  
PER IRC R312.2  
EXTEND DRAIN AND CONNECT TO DRAINAGE SYSTEM  
MAX. 3/8" SIEVEYARD ENCROACHMENT  
FOR FOUNDATION DRAIN  
NOTE: POUR WINDOW WELL WALL WITH INITIAL FOUNDATION POUR, AND PROVIDE ANCHORAGE TO THE FOUNDATION AND APPROVED SEAL AT JOINTS  
1/2"x1'-0"  
A-DTV-03002-02

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AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
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