

THE LEXINGTON II

2354 SW Rivertrail Road
Lee's Summit, Missouri 64064

McFarland Dalton Builders L.L.C.

ISSUES & REVISIONS

[illegible]

DRAWN BY: MLR
CHECKED BY: BSS
ISSUED FOR:

SHEET TITLE

COVER SHEET

SHEET NUMBER

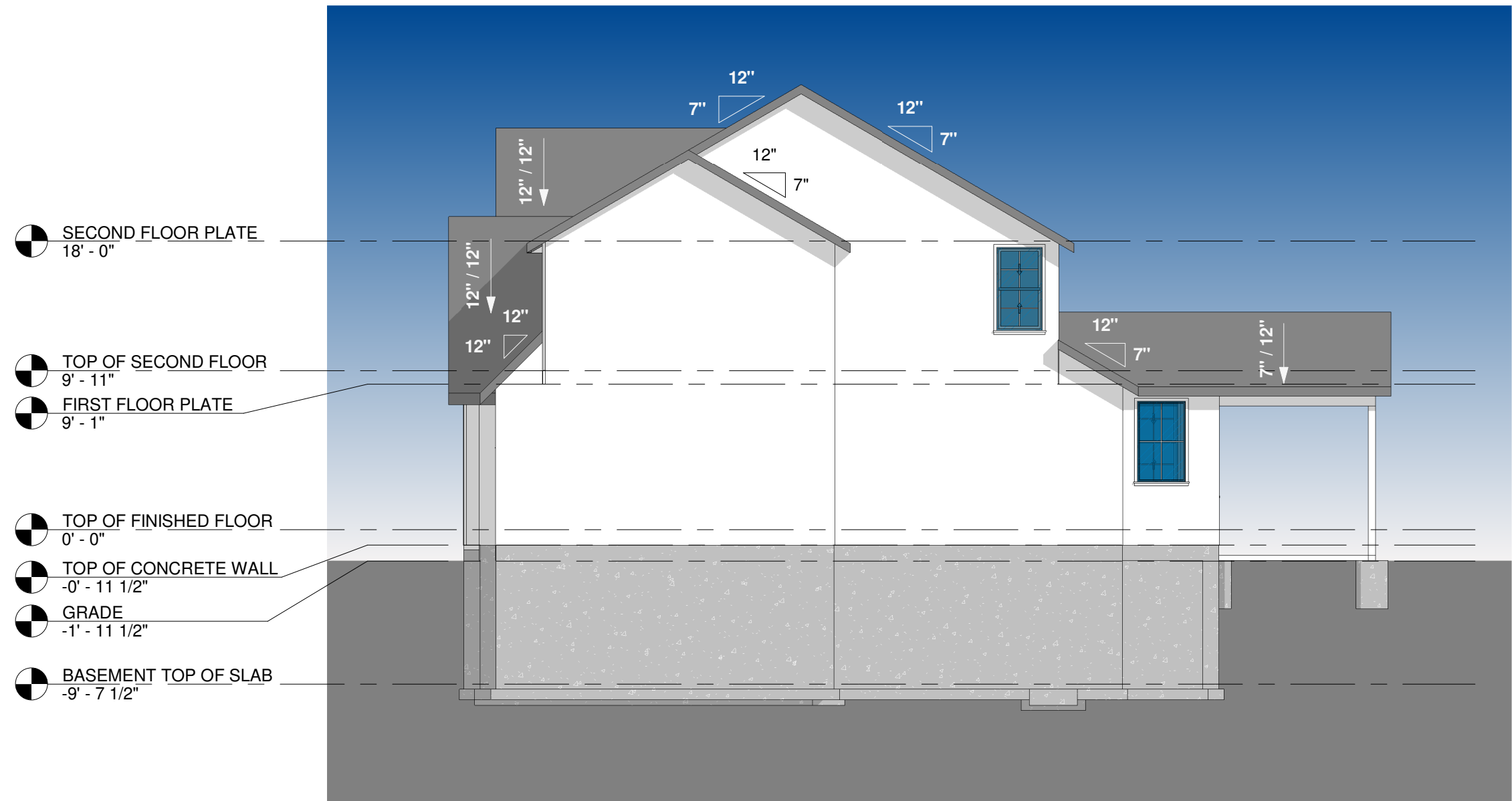
A100



THE LEXINGTON II

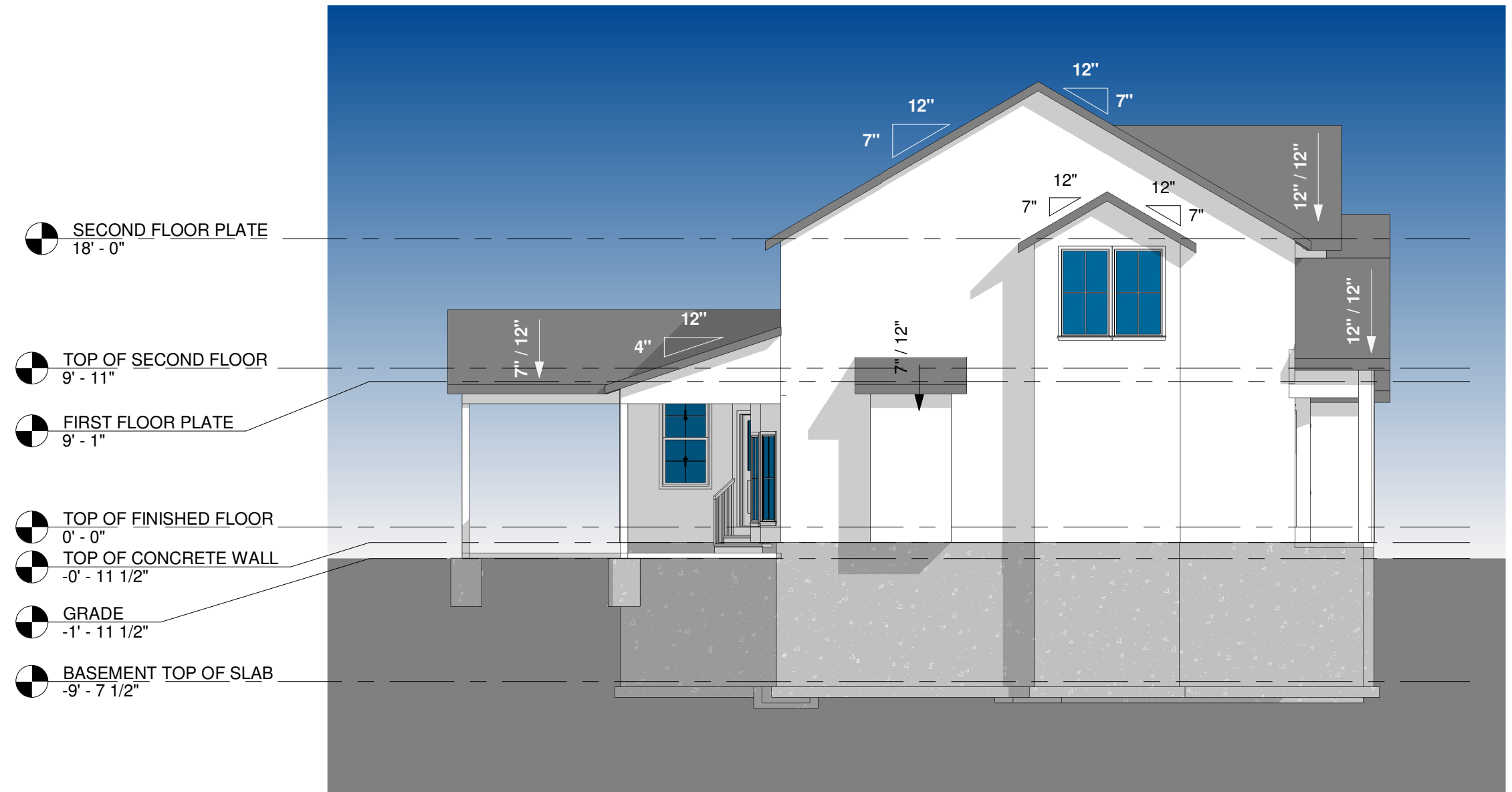
SHEET INDEX	
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S101	FIRST FLOOR FRAMING PLAN
S102	SECOND FLOOR FRAMING PLAN
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SQUARE FOOTAGES	
Name	Area
FIRST FLOOR	1217 SF
SECOND FLOOR	1493 SF
GARAGE	643 SF
UNFINISHED BASEMENT	1089 SF
	4442 SF



4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



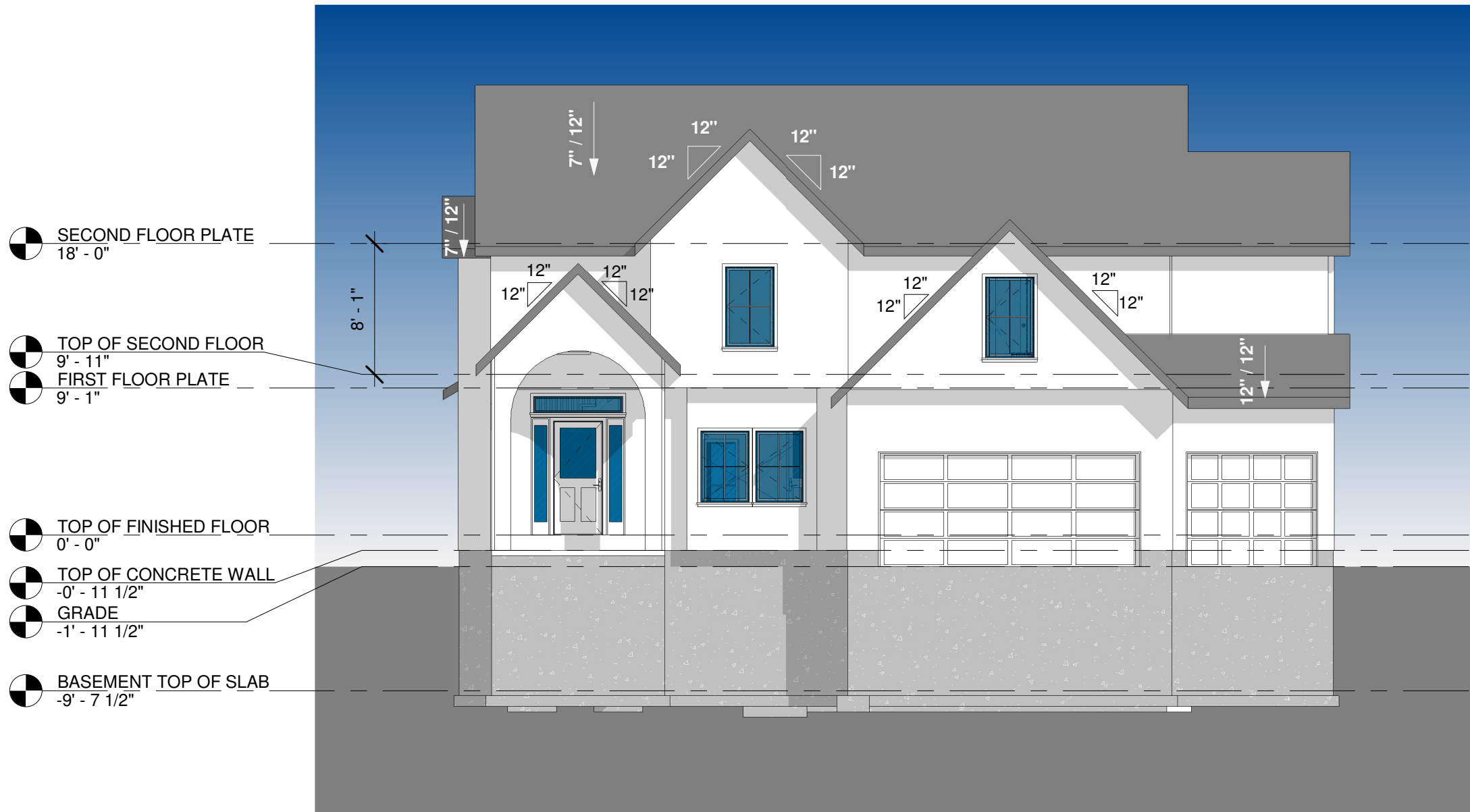
3 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

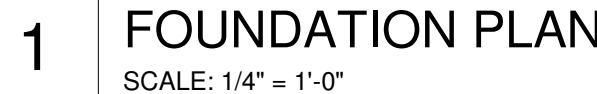


2 REAR ELEVATION

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RESIDENTIAL BASEMENT WALL NOTES:					
1.	HORIZONTAL REINFORCING FOR CONIC FOUND WALLS SHALL BE #4S AT 24" OC.				
2.	VERTICAL REBAR SPACING FOR CONCRETE FOUNDATION WALLS SHALL BE PER THE TABLE BELOW:				
	60 KSI REINFORCING		40KSI REINFORCING		
	WALL THICK	8"	10"	8"	10"
	6" OR LESS	#4 @ 36" OC	#4 @ 36" OC	#4 @ 36" OC	#4 @ 36" OC
		#4 @ 32" OC	#4 @ 36" OC	#4 @ 21" OC	#4 @ 36" OC
	8"	#4 @ 24" OC	#4 @ 36" OC	#4 @ 16" OC	#4 @ 36" OC
	9"		#4 @ 20" OC	#4 @ 12" OC	#4 @ 15" OC
	10"	#4 @ 12" OC	#4 @ 16" OC	#4 @ 8" OC	#4 @ 12" OC
a.	MINIMUM REQUIREMENT FOR VERTICAL REBAR IN PLAIN CONCRETE WALLS IS #4 BARS @ 36" O.C. (ACI 318).				
b.	VERTICAL BARS SHALL BE CONTINUED TO WITHIN 4" OF THE TOP OF THE WALL.				
c.	REBAR SHALL BE POSITIONED AT THE TENSION FACE OF THE WALL 2" FROM THE INSIDE FACE.				
d.	REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.				
e.	DESIGN BY A PROFESSIONAL ENGINEER IS REQUIRED FOR WALLS OVER 10' IN HEIGHT.				
2.	BARS SHALL LAP AT A MINIMUM OF 48 BAR DIAMETERS AT ENDS, SPLICES AND AROUND CORNERS. UNLESS OTHERWISE NOTED ON THESE DRAWINGS.				
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	e. DESIGN BY A PROFESSIONAL ENGINEER IS REQUIRED FOR WALLS OVER 10' IN HEIGHT.				
2.	BARS SHALL LAP				



NORTON SCHMIDT
Consulting Engineers

311 East 11th Avenue
North Kansas City, MO 64116
Phone: (816) 421-4232
www.nortonschmidt.com

PROJECT INFORMATION

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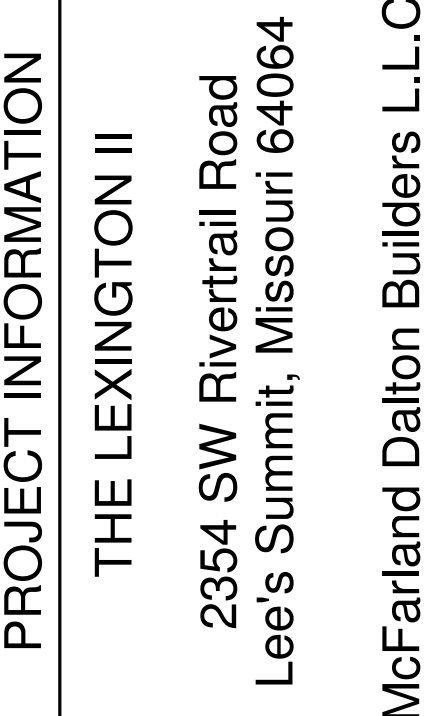
SHEET TITLE
FOUNDATION PLAN

SHEET NUMBER

S100

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
08/01/2023

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/01/2024

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FIRST FLOOR FRAMING PLAN

S101



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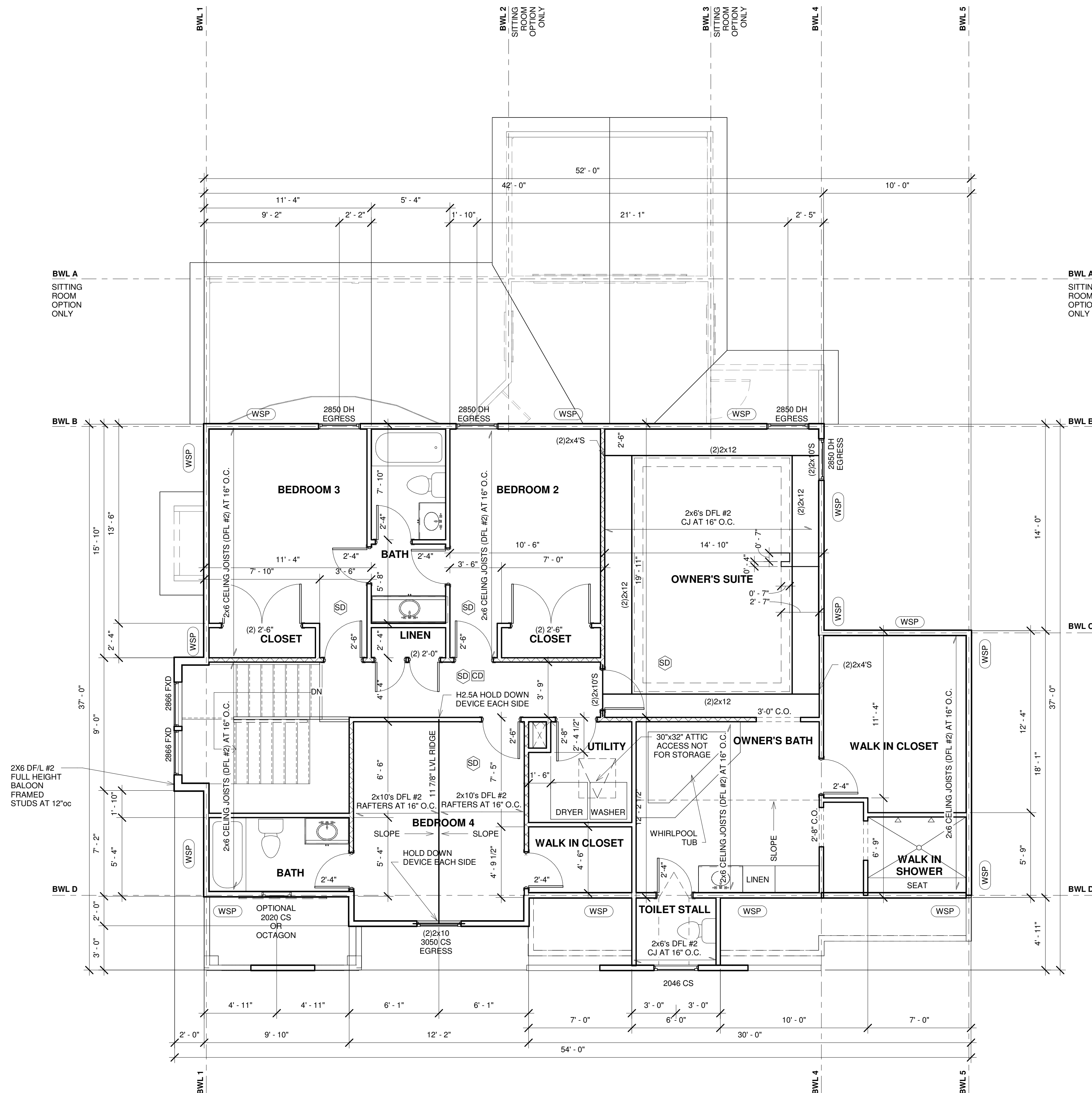
SHEET TITLE

SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S102

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/01/2022



BRACED WALL METHODS

WSP - WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTEN WITH 6d COMMON NAILS (131"Øx2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, WHERE SHOWN ON PLANS. UNLESS OTHERWISE NOTED, PANEL WIDTH = 4'-0".

CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING, FASTENED WITH 6d COMMON NAILS (.131"Øx2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, PLACED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

GB - GYPSUM BOARD: 1/2" GYPSUM BOARD WITH 13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIA, 1 3/8" LONG, ANNULAR-RINGED; 6d COOLER NAIL, 0.092" DIA, 1 7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1 7/8" LONG, 19/64" HEAD; TYPE W OR TYPE S SCREWS; AT 7°oc EDGES & 7°oc FIELD

**PFH - PORTAL FRAME WITH HOLD-DOWNS; REF PORTAL
FRAME WITH HOLD-DOWNS DETAIL**

**ABW - ALTERNATE BRACED WALL; REF ALTERNATE
BRACED WALL DETAIL**

CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME;
REF CONTINUOUSLY SHEATHED PORTAL FRAME DETAIL

HPS - HARDBOARD PANEL SIDING; HARDBOARD PANEL
SIDING WITH A 7/16" THICKNESS. FASTEN WITH 0.092"
DIA. 0.225" DIA HEAD NAILS WITH LENGTH TO
ACCOMMODATE 1 1/2" PENETRATION INTO STUDS AT 4'o
ALONG EDGES AND 8' AT INTERMEDIATE SUPPORTS.

SD CD SMOKE DETECTOR/CO COMBO

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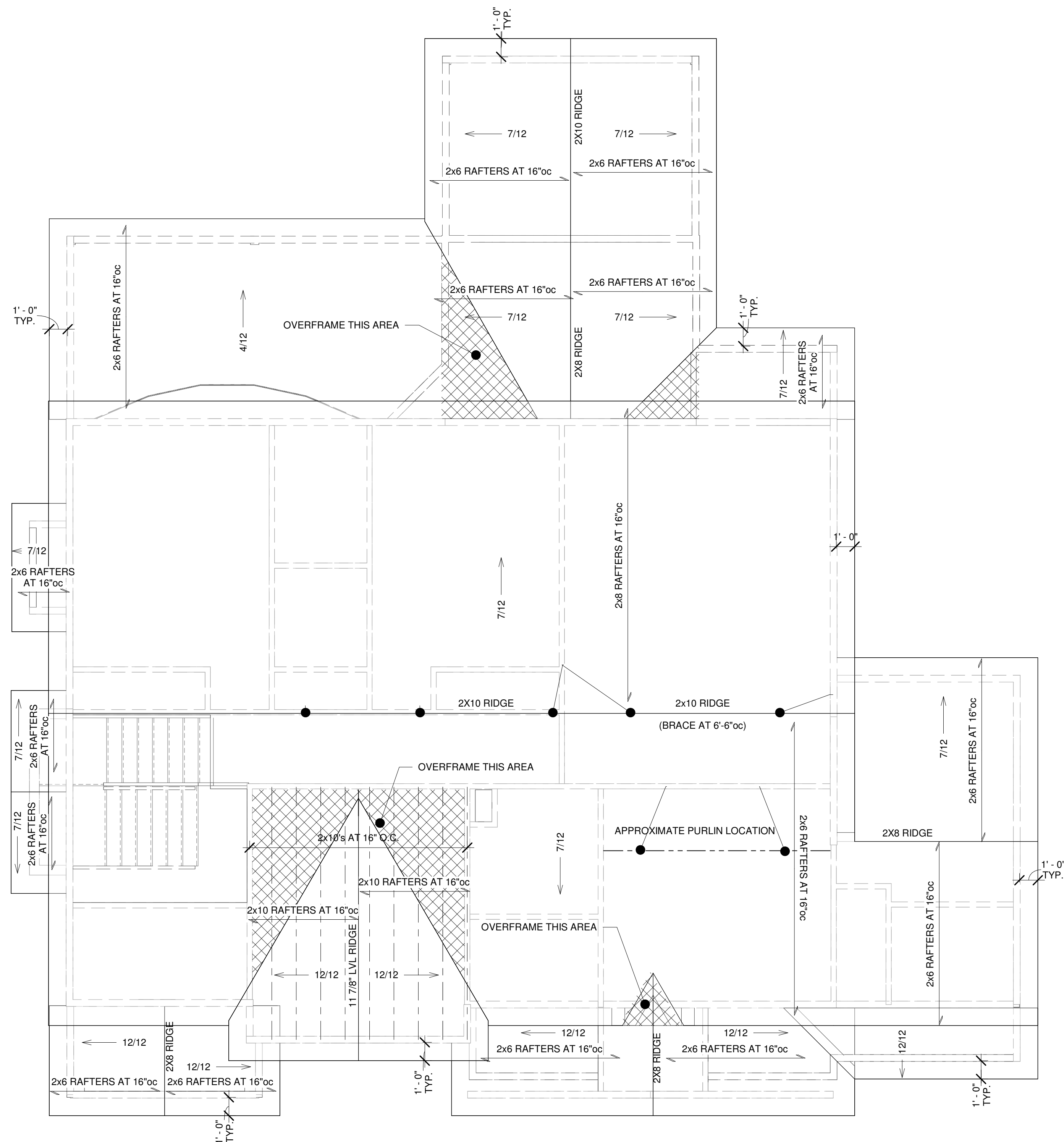
ROOF FRAMING PLAN

S103

LEE'S SUMMIT, MISSOURI

1. PROVIDE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING NAIL TO ROOF RAFTERS WITH 8d NAILS AT 6"oc AT PANEL EDGES AND 12"oc AT NON-PANEL EDGES.
2. PROVIDE ADDITIONAL DEPTH TO JOISTS AS REQUIRED TO PROVIDE 1" AIR GAP TO PREVENT CONDENSATION PLUS 12" INSULATION TO PROVIDE R-38 INSULATION VALUE TO VAULTED CEILING AREA WHERE SHOWN ON PLAN WITH CROSS MATCH.
3. ALL RIDGE MEMBERS SHALL BE 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. ALL VALLEY AND HIP MEMBERS SHALL BE 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
4. HIP AND VALLEY MEMBERS SHALL BE SUPPORTED AT THE RIDGE WITH A 2x6 T-BRACE WITH A NAILING W/ 8d NAILS.
5. PROVIDE SOFFIT, RIDGE, AND GABLE END VENTS AS REQUIRED TO PROVIDE ADEQUATE VENTILATION FOR ROOF.
6. PROVIDE POWER FLASHING AND BUILDING PAPER UNDER SHEATHING AS REQUIRED TO PROVIDE WATER TIGHT SEAL AT ALL ROOF PENETRATIONS, RIDGES, VALLEYS, HIPs AND/OR OTHER SLOPE CHANGES.
7. GUTTERS, DOWNSPOUTS, AND SPASH BLOCKS SHALL BE PROVIDED TO ENSURE ALL ROOF DRAINAGE IS DIRECTED 5 FEET MINIMUM FROM HOUSE BEFORE TOUCHING SOIL.
8. ALL GABLE END WALL FRAMING SHALL BE 2x4 DOUG-FIR NO. 2 AT 16"oc.
9. PROVIDE PROPERLY DETAIL INSULATION AS REQUIRED BY VARYING BUILDING CODE.

- RAFTERS TO BE 2x6 DF-L No. 2 AT 16" O.C. U.N.O.
- HIP, VALLEY, AND RIDGE MEMBERS SHALL BE (1)2x8 DF-L No. 2 U.N.O.
- REF. 12/S503 FOR PURLING BRACING





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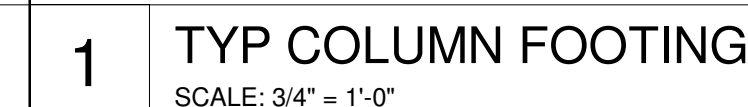
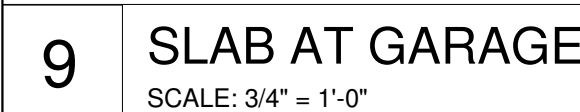
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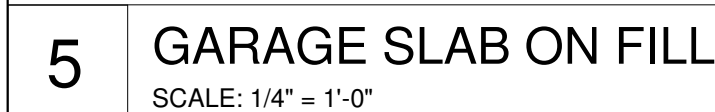
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DETAILS

S501

RELEASE FOR CONSTRUCTION
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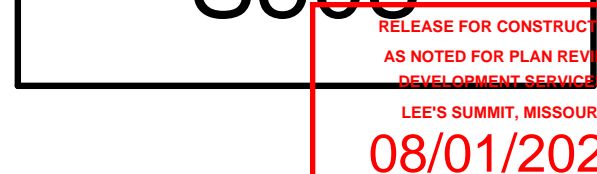
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DETAILS

S502



S503



RAFTER SLOPE	RAFTER SPACING	GROUND SNOW LOAD (PSF)											
		30				50				70			
		ROOF SPAN (FEET)											
		12	20	28	36	12	20	28	36	12	20	28	36
		REQUIRED NUMBER OF 16d COMMON NAILS(a,b) PER HEEL JOINT SPLICES (c,d,e,f)											
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