

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

Floor: 40 psf live 15 psf dead	Roof: 30 psf live 10 psf dead	Ceiling: 10 psf live 10 psf dead
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- Soil bearing Capacity - 2000 PSF
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 16" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 16" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to all slabs with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#5 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w-brick)	#6 @ 12" o.c.	#6 @ 16" o.c.

EXTERIOR FILL

10" to 3'-6"	72" o.c.
3'-7" to 6'-0"	48" o.c.
6'-1" to 7'-0"	32" o.c.
Over 7'-0"	Additional engineering may be required

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-515 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Unless noted otherwise, all engineered wood shall have the following characteristics:
Fb = 2,400 psi Fv = 195 psi E = 2,800,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements. Hole sizes and locations in GluLam or Laminated Veneered Lumber members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, Glued/Nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing.
- All exterior walls are 4" (3 1/2" stud plus 7/16" minimum or 1/2" APA rated sheathing).
- All interior walls are 3 1/2" unless otherwise shown.
- Calculated dimensions take precedence over scaled dimensions.
- All walls are 9'-1" high unless otherwise noted or implied.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

FRAMING MEMBERS (continued):

- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- Unless noted otherwise, all exterior walls shall be:
(1) Load bearing and less than or equal to 8 ft. use 2x6 Doug. Fir or 3 1/2"x6" EWS glulam.
- (2) Load bearing and more than 8 ft. use (2) 1 3/4" x 8 1/4" LVL or 3 1/2"x10 1/2" EWS glulam.
- (3) Non-load bearing and less than or equal to 8 ft. use 2x6 Doug. Fir or 3 1/2"x6" EWS glulam.
- (4) Non-load bearing and more than 8 ft. use (2) 1 3/4" x 8 1/4" LVL or 3 1/2"x10 1/2" EWS glulam.
- (5) All exterior openings use (2) 1 3/4" x 9 1/4" LVL or 3 1/2"x12" EWS glulam unless noted otherwise.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- Place (1) row of 1" x 3" cross-briding on all spans over 8'-0" and (2) rows of 1" x 3" cross-briding on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purins and kickers are to be 2x6s, unless noted otherwise.
- Any hip or valley rafter over a 24'-0" span are to be Laminated Veneer Lumber (L.V.L.).
- Do not mix dimension lumber with engineered wood in floor systems
- Provide LVL or I-Joist blocking between joists and cantilevers
- Provide squash blocks at I-joists under brick faced fireplaces

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
- Note: Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- Windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of architrave transoms
- Confirm window openings for your local energy requirements and minimum light and ventilation requirements.
- Bedroom at stairs shall have a minimum clearance of 6'-8" high. Provide proper handrails at stairs as per local code.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Note: Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools as per manufacturer's specifications.
- All air conditioner locations may vary depending on restrictive covenants and local codes.
- The following overhang sizes unless noted otherwise on drawing are as follows:

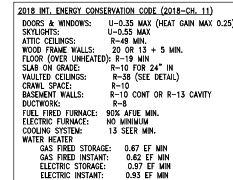
On pitches of 4/12 - 6/12 - 8/12 = 34" overhang
7/12 = 20" overhang
8/12 = 16" overhang
9/12 = 12" overhang
10/12 - 11/12 - 12/12 = 12" overhang
- Note: Adjust overhangs to provide clearance for windows to open. Adjust overhangs to maintain a consistent level when the plans call for 2 or 3 different pitches at a hip.
- Minor alterations to this plan can be made by builder. Please contact our drafting department for information and price quotes if major changes are required.
- Pier Pro, Inc. determines finished square footage by measuring to the outside of all walls. We include: interior fireplaces and every location in which the floor joists project from the foundation. We do not include: window boxes where the floor joists do not project from the foundation; 2-story entries; exterior fireplaces; garage; decks; patios; porches; unfinished storage areas; basements or any other unfinished areas.

SYMBOLS					
	Detail Number		Wood Frame Wall		Purman
	Section Number		Concrete		Flue & Dust
	Direction of Section		Brick or Stone		Floor Drain
	Square Footage		Earth		Supply Air (Flow)
	Roof Pitch Ratio		Gravel or Gravel F8		Supply Air (Flow)
	Ceiling Pattern Small Vitrage		Dirt Insulation		Supply Air (Flow)
	Roof Louver		Stone Foundation		Shower Hood
			Minimum 2"x6" Solid Beaming or to Match the width of Beaming		
			Ribbon		

ELECTRICAL LEGEND

	1WV OUTLET		FLOOD LIGHT
	1WV OUTLET		FLUORESCENT LIGHT
	2WV OUTLET		TRAIL LIGHT
	2WV OUTLET		LIGHTING COUNTER LIGHT
	GROUNDING POINT 1W VOLTAGE		EXHAUST FAN
	GROUNDING POINT 1W VOLTAGE		PANEL FLUORESCENT LIGHTS
	FLOOR 1WV OUTLET		PANEL FLUORESCENT LIGHTS
	BRANCH MOUNT LIGHT		PIZZLE FAN
	RECESSED MOUNT LIGHT		SHADE DETECTION CHILLING
	WALL MOUNT LIGHT		SHADE DETECTION CHILLING
	PULL-CORD SHADE DETECTION MOUNT LIGHT		2-WAY SWITCH
	THERMOSTAT		3-WAY SWITCH
	CHIMNEY		4-WAY SWITCH

NOTE: VIEW SHADE DETECTION IN SERIES

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04/28/2025

AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE FINAL INSPECTION. THE CERTIFICATE WILL BE PROVIDED WITH ALL NEW RESIDENTIAL PERMITS. IT IS THE PERMIT HOLDER/CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CERTIFICATE HAS ACCURATE INFORMATION & IS POSTED BEFORE FINAL INSPECTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.

N.T.S.

planpro
INCORPORATED

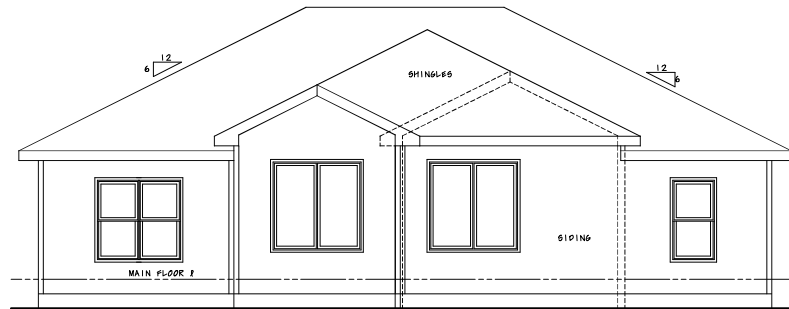
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321 SE Carter Rd. Lee's Summit, MO
303.392
 Revised: 4-15-25

Plan No. _____

Sheet No. _____

1



REAR ELEVATION

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



FRONT ELEVATION

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

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321 SE Center Rd. Lee's Summit, MO
38392
Revised 4-15-25

2X6 Plan
Plan No.

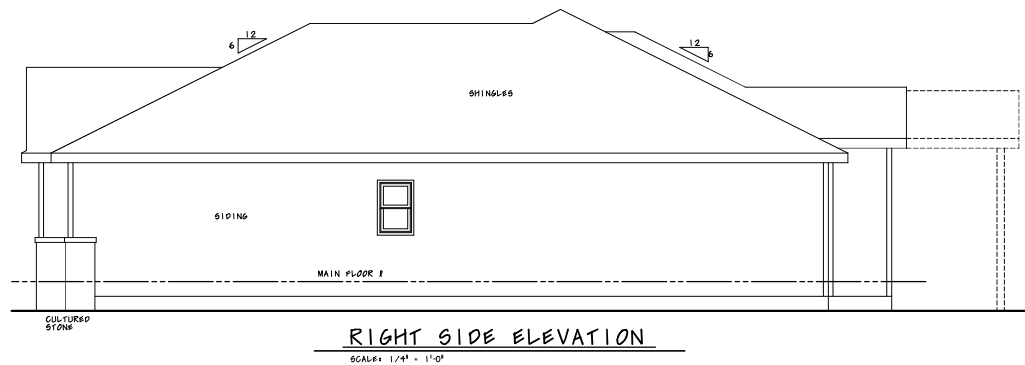
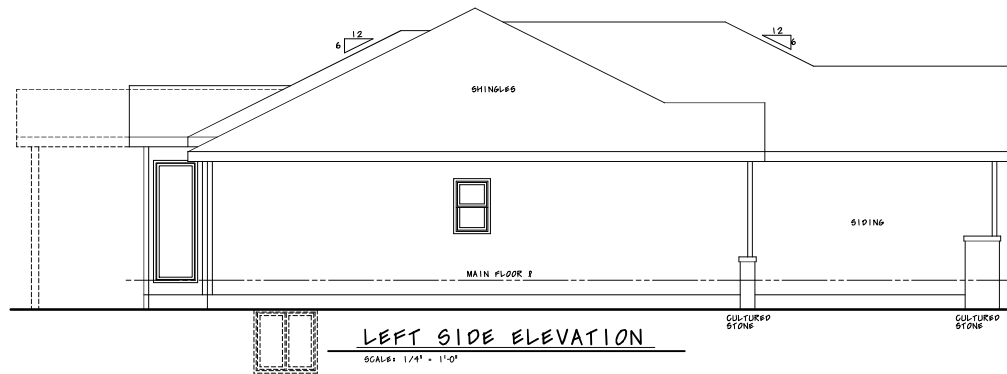
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RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

04/28/2025



The undersigned hereby certifies that the above is a true and correct copy of the original as submitted to the Department of Public Safety, State of Missouri, for filing and recording.



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 1-800-947-7526
 www.plapros.com

821 SE Center Rd. Lee's Summit, MO
38392
 Revised 04-15-25

2X6 Plan
 Plan No.

Sheet No.

3

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

04/28/2025

VIEW
ES



1. COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM COLUMN HEIGHT OF 10'-0". REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 10'-0" TALL.
2. COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000psf.

1. ALL PIERS TO BEAR ON ORIGINAL, UNDISTURBED SOIL OF 2,000psf BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
2. PIERS SHALL EXTEND BELOW THE FROST LINE: MIN. DEPTH OF 36" BELOW GRADE.
3. POST SHALL BE TREATED OR CEDAR WITH SIMPSON A8U88 POST BASE

DETAIL REFERENCES

- | | |
|----|---|
| 1 | TYPICAL FOUNDATION WALL DETAIL |
| 2 | TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL |
| 3 | TYPICAL DEAD MAN DETAIL |
| 4 | FOUNDATION WALL JUMP DETAIL |
| 5 | COLUMN PAD DETAIL |
| 6 | TYPICAL STRUCTURAL GARAGE SLAB PLAN |
| 7 | STRUCTURAL GARAGE SLAB PIER PAD DETAIL |
| 8 | STRUCTURAL GARAGE SLAB / WALL SECTION |
| 9 | TYPICAL OVERDIG DETAIL AT BASEMENT SLAB |
| 10 | ALTERNATE BRACED WALL PANEL DETAIL |
| 11 | APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS |
| 12 | COLUMNS AND PIER PAD SCHEDULE (SHEET 52.0) |

EXPANSIVE SOILS DISCLAIMER:

**THESE PLANS HAVE BEEN PREPARED
BASED ON A PRESUMPTIVE ALLOWABLE
BEARING CAPACITY AS ALLOWED BY IRC
CODE AND THE LOCAL ENFORCING
JURISDICTION.**

**APEX ENGINEERS, INC. (APEX)
RECOMMENDS THAT ALL FOOTING
EXCAVATIONS BE EVALUATED BY A
LICENSED GEOTECHNICAL ENGINEER
PRIOR TO THE PLACEMENT OF ANY
FOUNDATION ELEMENTS. GEOTECHNICAL
INVESTIGATION AND/OR TESTING IS NOT A
SERVICE PROVIDED OR OFFERED BY APEX.**

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOILS AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUNTIC CRACKING OF THE FINISH FLOOR BELOW THE BASEMENT SLAB, BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT. APEX SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO THE FINISH FLOOR OR UPWARD MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT OF THE FINISH FLOOR AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB LEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT CLOSING PROPERLY, CRACKING OF CEILING, AND OTHER COSMETIC FINISHES.

STRUCTURAL NOTES:

ALL UNMARKED HEADERS MIN (2)#2-2x10

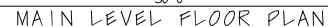
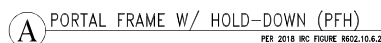
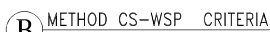
ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)

BEARING WALL.



LEE'S SUMMIT, MISSOURI

04/28/2025



NOTE: ALL MAIN FLOOR WALLS
ARE 9'-1 1/2" HIGH UNLESS
NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS
ARE 6" (3/4" STUD x 1/2"
SHEATHING) ALL
INTERIOR WALLS ARE
3/2" UNLESS OTHERWISE
SHOWN

NOTE: 2X6 STUDS @ 24" O.C.

NOTE: ALL ANGLED WALLS

