

GENERAL NOTES & DESIGN CRITERIA

DESIGN LOADS:

- * Floor: 40 psf. live Roof: 30 psf. live Ceiling: 10 psf. live
15 psf. dead 10 psf. dead
- * Soil bearing Capacity - 1500 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 18" concrete pads to have (3) #5 rods each way.
- * All 48" x 48" x 18" 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 sill plate with 1/2" bolts embedded 15" in concrete walls.

REBAR & BOLT SCHEDULE:

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
8" Wall thickness	#4 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (w-brick)	#4 @ 12" o.c.	#5 @ 16" o.c.

EXTERIOR FILL	BOLT SPACING
0" 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-53 Grade B or A-501.
- * All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- * Provide steel shimms 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
- * 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 Veneer 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" rigid insulation.
- * All exterior walls are 4" (3 1/2" stud plus 1/2" rigid insulation), All interior walls are 3 1/2" unless otherwise shown.
- * Calculated dimensions take precedence over scaled dimensions.
- * All Main level walls are 9'-1 1/8" 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, above all openings that are:
(1) Load bearing and less than or equal to 3 ft. use 4x6.
(2) Load bearing and more than 3 ft. use (2) 2x12 w/1/2" Plywood between.
(3) Non-load bearing and less than or equal to 6 ft. use 4x6.
(4) Non-load bearing and more than 6 ft. use (2) 2x12 w/1/2" Plywood between.
- (5) All exterior openings use (2) 2x12 w/1/2" Plywood between.
- * All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- * All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- * Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- * Collar ties are to be spaced 4'-0" o.c.
- * All purlins and kickers are to be 2x6's, unless noted otherwise.
- * Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

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 arched transoms
- * Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- * Headroom 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 codes.
- * Typical overhang sizes unless noted otherwise on drawing are as follows:

On pitches of 4/12 - 5/12 - 6/12 = 24" overhang
7/12 = 20" overhang
8/12 = 16" overhang
9/12 = 16" 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) 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.
- * Plan Pros, 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.

ABBREVIATIONS

A/C ADJ AWN BLDG BSMT BTM BTW CANT C.J. CLG CEIL CMU C.O. CONC DBL DH	Air Conditioner Adjustable Awning Building Basement Bottom Between Cantilever Ceiling Joist Ceiling Concrete Masonry Unit Cased Opening Concrete Double Double Hung	DISH DN DRY EA ENT EXP EXT FIN F.J. FLUOR FTG GALV GARB G & N HDR	Dishwasher Down Dryer Each Entertainment Exposure Exterior Finished Floor Joist Fluorescent Footing Galvanized Garbage Disposal Glued & Nailed GluLam Header Header	INSUL INT JST LVL LIN LIN MAX MBR MICRO MIN MISC O.C. O.H.D. OPNG PC PICT POLY	Insulation Interior Joist Laminated Veneer Lumber Linen Linen Maximum Master Bedroom Microwave Minimum Miscellaneous On Center Overhead Door Opening Pull Chord Picture Polyethylene	PROJ RAD RAFT'S REFRIG RM SEC SHWR SL SPP STA STD STL STRUCT T.C T & G TRANS	Projection Radius Rafters Refrigerator Room Second Shower Side Life Sump Pump Pit Stationary Standard Steel Structural Trash Compactor Tongue & Groove Transom	TRAP U.L. UNEX WASH WD WH W.W.M.	Trap Underlayment Unexcavated Washer Wood Water Heater Welded Wire Mesh
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ARTIST CONCEPTION ONLY

DUKE'S RUN

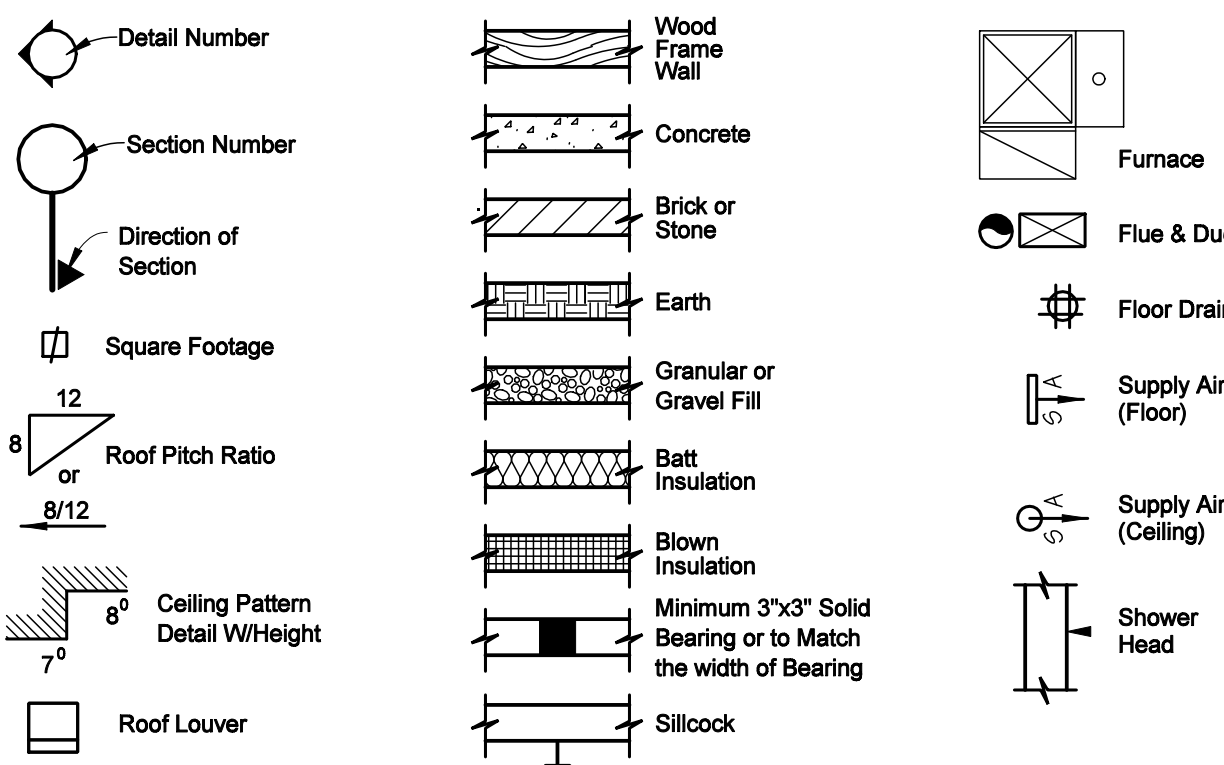
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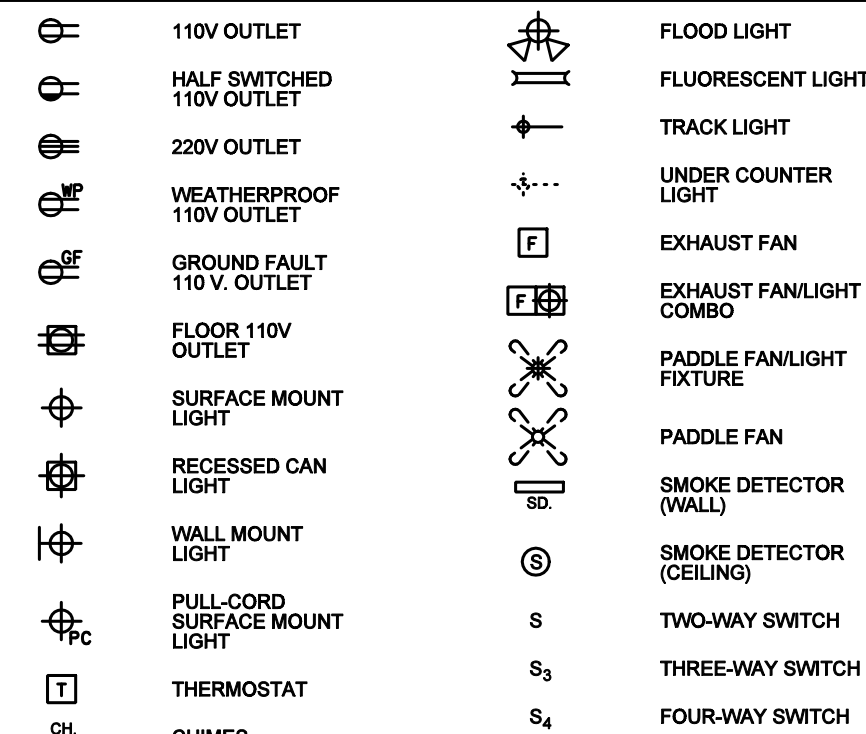
FRONT ELEVATION

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

SYMBOLS



ELECTRICAL LEGEND



NOTE: WIRE SMOKE DETECTORS IN SERIES

SITE ADDRESS:
LOT 369 PARK RIDGE
4332 NE HIDEAWAY DR.,
LEE'S SUMMIT MO

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



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MO. CERTIFICATE OF AUTHORITY #3030502187

AARON D. OBERMILLER, P.E.
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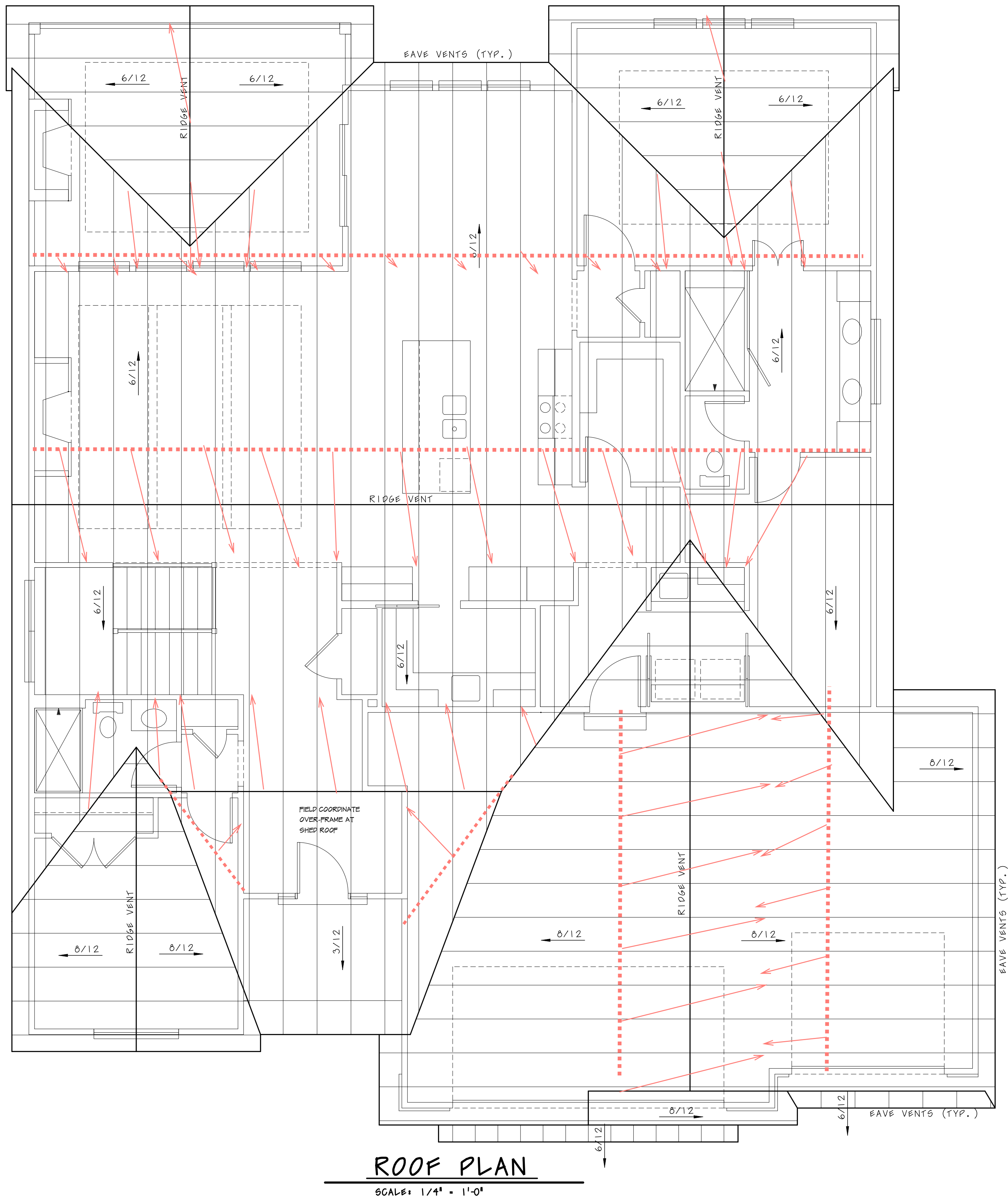
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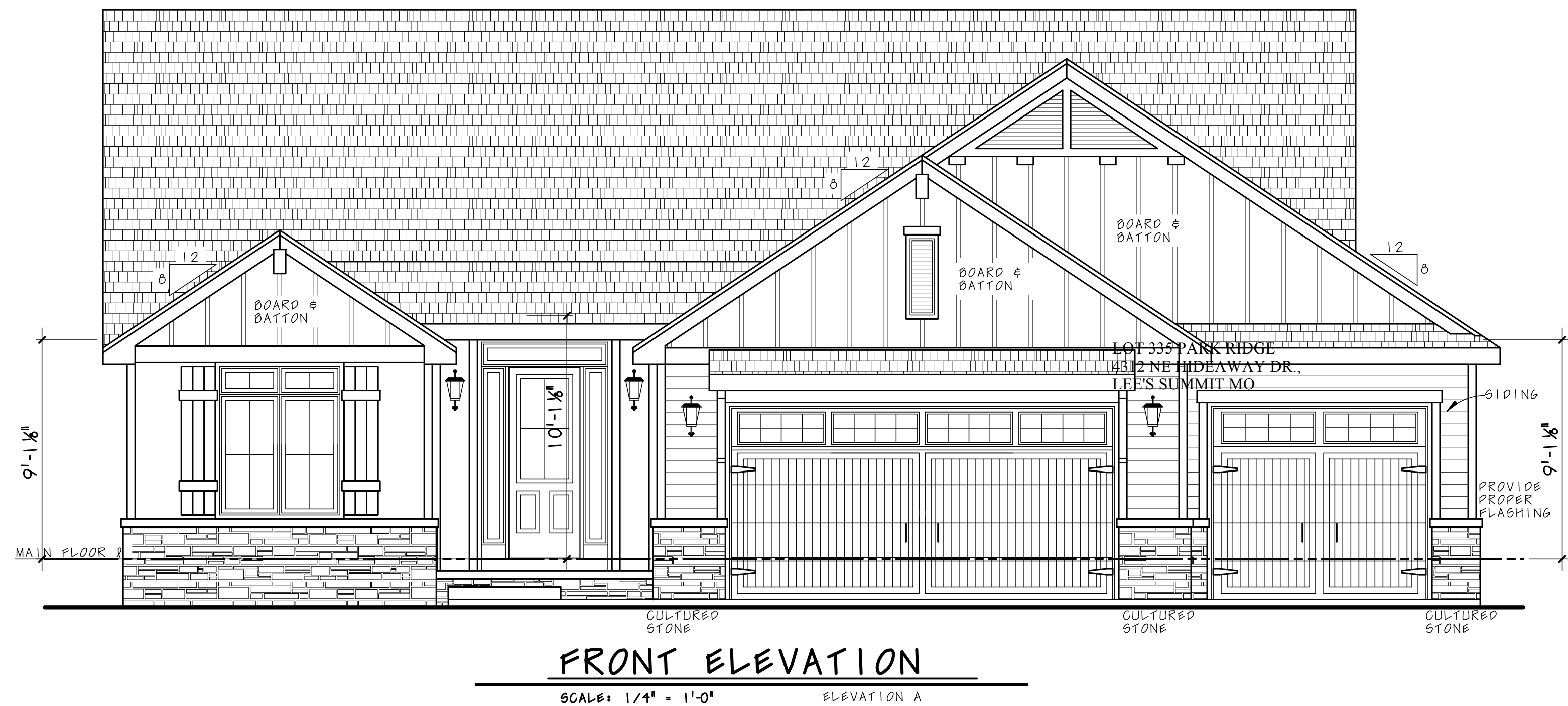
Elevation A-B
2055 Plan GR
Revised: 6-9-24
Plan No.
Sheet No.

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LEE'S SUMMIT, MISSOURI
07/08/2025



ROOF PLAN

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



FRONT ELEVATION

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

ELEVATION A

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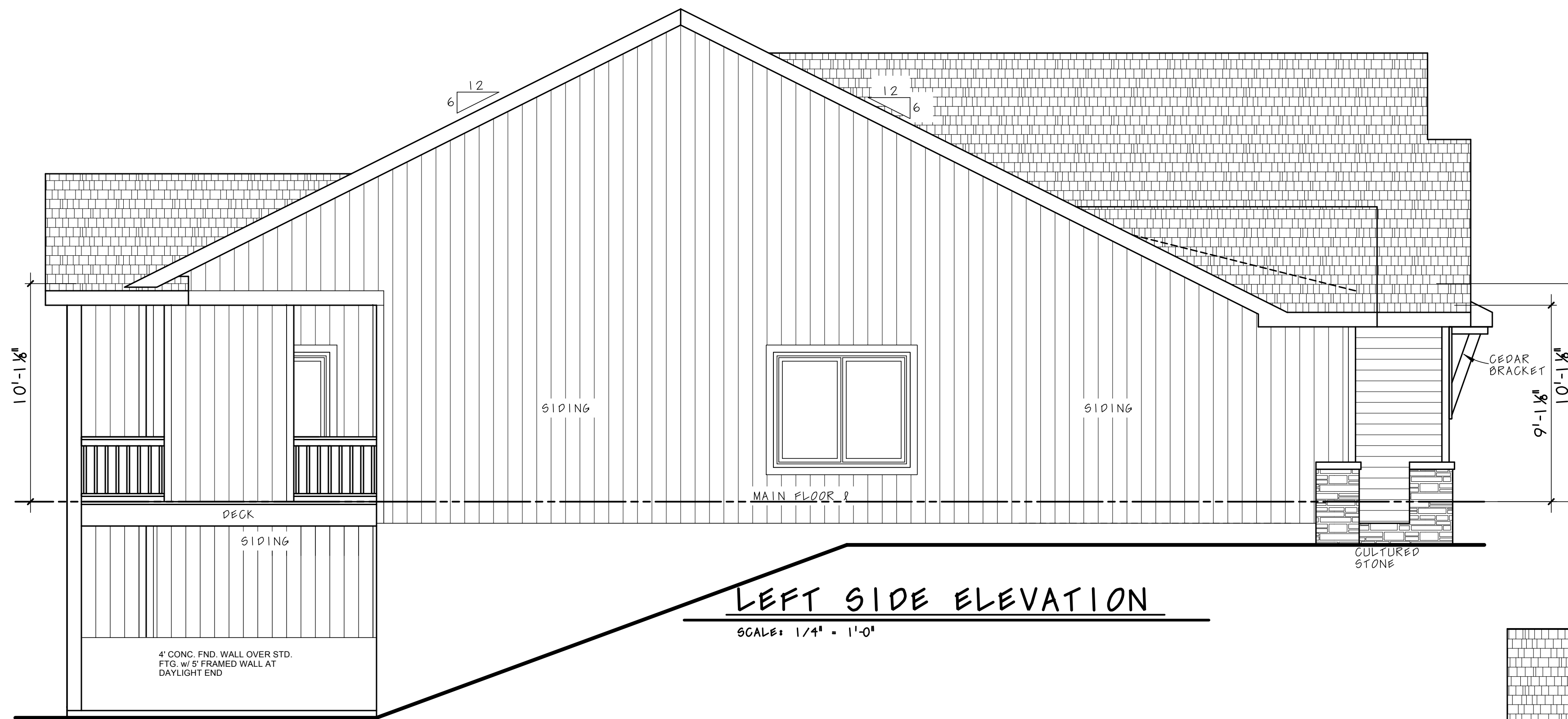
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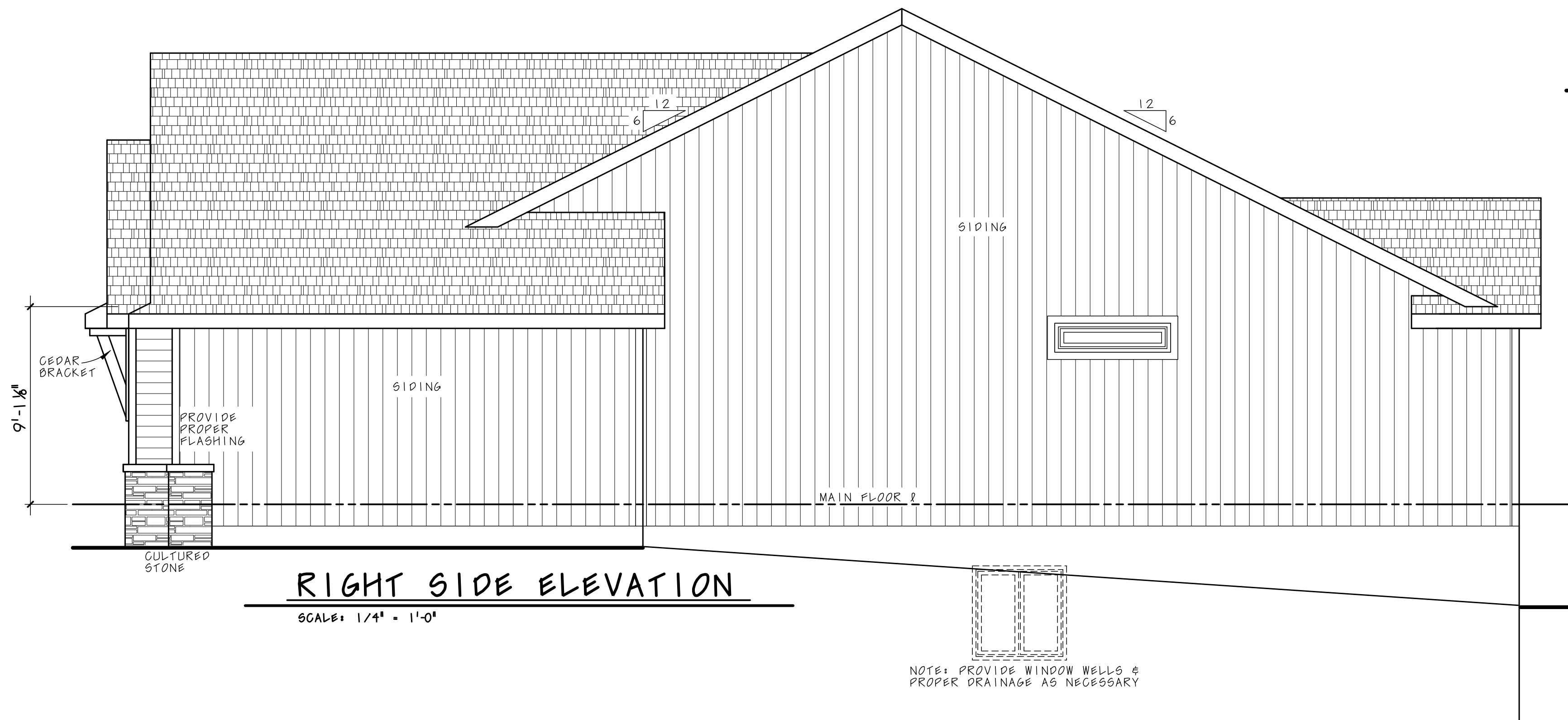
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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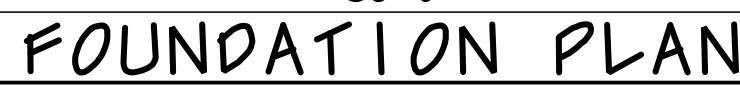
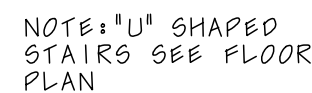
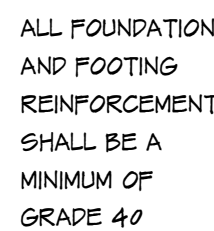
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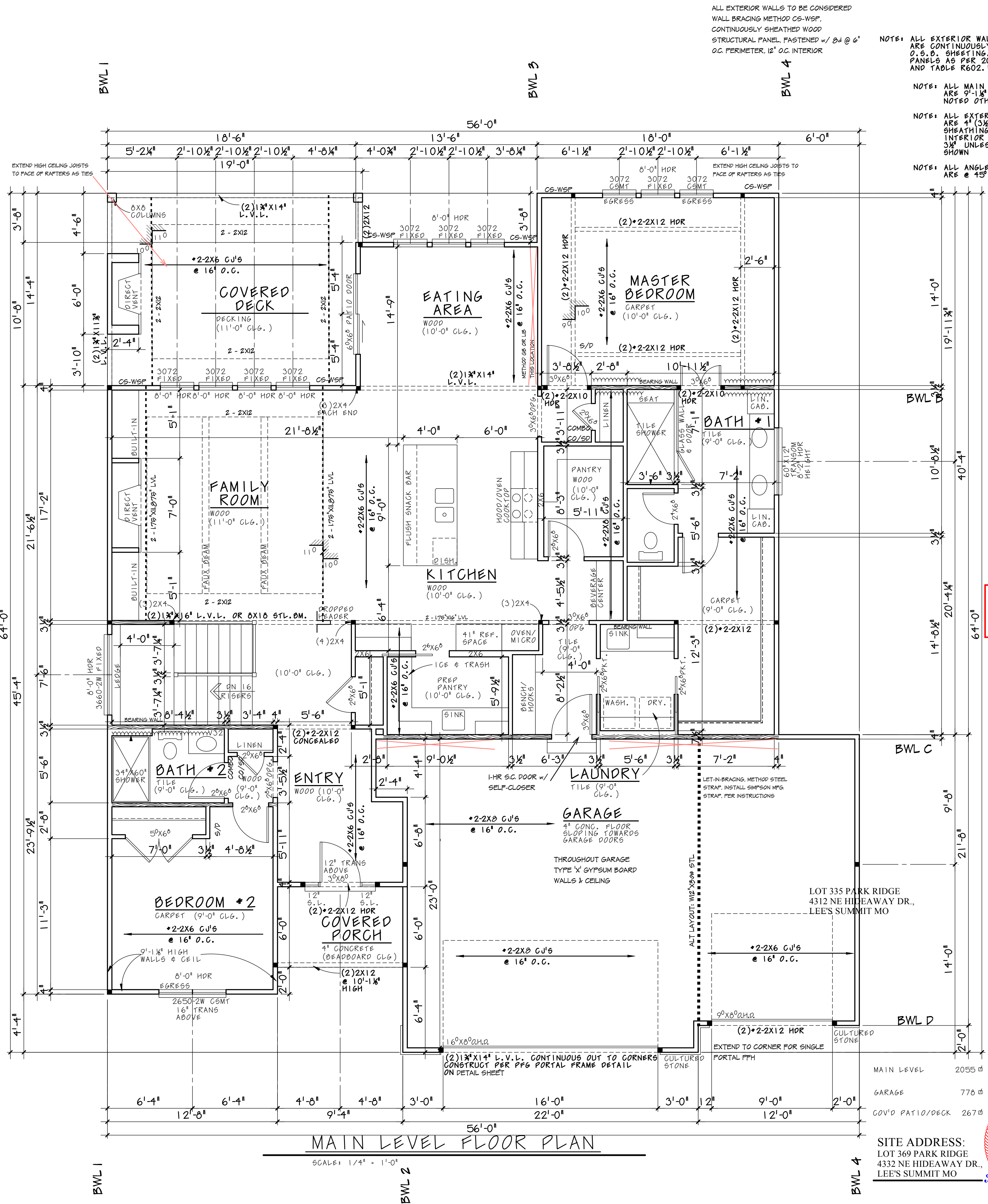


BRACED WALL TABLE					
BWL	SPC	REQD LENGTH	PROVIDED LENGTH	TYPE	END COND
A	8	2.75	14.75	CS-WSP	1/1
B	20	3.5	15.25	CS-WSP/LIB	1/1
C	32	9.5	18	CS-WSP/LIB	1/1
D	12	2.75	16	PFH/CS-WSP	1/1
1	16	3.5	>>5.5'	CS-WSP	1/1
2	28	4.1	12'	CS-WSP	1/1
3	28	4.1	8.5	CS-WSP/LIB	1/1
4	17	3.5	>>3.5'	CS-WSP	1/1
WSP - WOOD STRUCTURAL PANEL, 7/16" STRUCTURAL SHEATHING, 8d @ 6" O.C. PERIMETER, 12" O.C. INTERIOR					
GB - 1/2" GYPSUM BOARD, SCREWS @ 7" O.C. THROUGHOUT, 8" LENGTH ON SINGLE SIDE OF WALL OR 4" LENGTH ON EACH FACE					
PFH - PORTAL FRAME WITH HOLD-DOWNS, PER DETAIL					
CS-PF - CONTINUOUS SHEATHING PORTAL FRAME PER DETAIL					
LIB - LET IN BRACING, METAL SURFACE STRAP OPTION - SIMPSON					
STRONG TIE W6126 OR EQ. INSTALL PER MFG					
CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/8d FASTENERS AT 6" O.C. PERIMETER OF ALL PANELS WHERE SPECIFIED, YYYYYYYY - METHOD GYPSUM BOARD					

BWL A

BWL C

BWL D



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