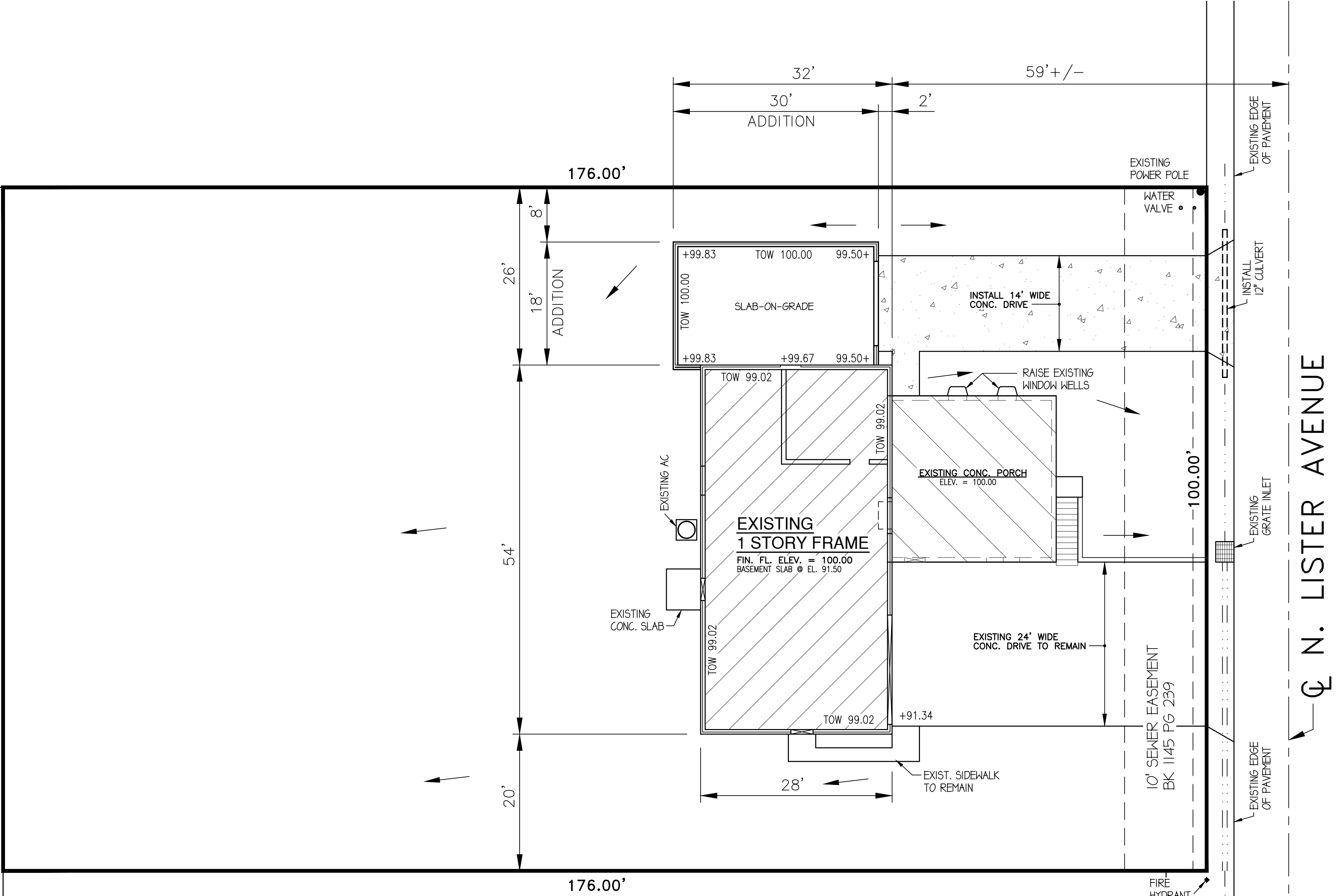


GENERAL NOTES:

1. ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF TKQ DRAFTING & DESIGN AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF TKQ DRAFTING & DESIGN.
2. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY TKQ DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
3. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY TKQ DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION.
4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL BUILDING CODE, 2012 EDITION. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. NOTIFY TKQ DRAFTING & DESIGN OF ANY CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
6. SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH TKQ DRAFTING & DESIGN WRITTEN APPROVAL. UNIQUE SPECIFIED ITEMS ARE INTENDED AS A QUALITY SPECIFICATION ONLY.
7. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY TKQ DRAFTING & DESIGN. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE TKQ DRAFTING & DESIGN OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN APPROVAL FROM TKQ DRAFTING & DESIGN.
8. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF CONCRETE OR WOOD FURRING UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD OR TOP OF WALL PLATES OR BEAMS IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
10. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM TKQ DRAFTING & DESIGN BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
11. WHEN IT IS NECESSARY TO BORE STUDS FOR ELECTRICAL AND/OR PLUMBING RUNS, THE HOLES SHALL NOT BE GREATER THAN 40% OF THE STUD DEPTH IN BEARING WALLS AND NOT GREATER THAN 60% OF THE STUD DEPTH IN NON-BEARING WALLS. REFER TO SECTION R602.6 OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE, 2012 EDITION FOR ADDITIONAL REQUIREMENTS.
12. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
13. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT BUILDING FOOTPRINT FOR OWNER'S APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.
14. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL SAFETY REGULATIONS ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
15. TYPOGRAPHICAL ERRORS OR ERRORS OF SPELLING SHALL BE BROUGHT TO TKQ DRAFTING & DESIGN'S ATTENTION FOR CLARIFICATION. INTERPRETATION OF THE MEANING OF MIS-TYPED OR MISSPELLED WORDS WITHOUT CLARIFICATION FROM TKQ DRAFTING & DESIGN WILL BE DONE BY THE CONTRACTOR WITH ACCEPTANCE OF RESPONSIBILITY FOR THAT INTERPRETATION AND ALL CONSEQUENCES ARISING THEREFROM.
16. TKQ DRAFTING & DESIGN ACCEPTS NO RESPONSIBILITY FOR ANY STRUCTURAL INFORMATION CONTAINED IN THESE PLANS. CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, VERIFY ALL STRUCTURAL ENGINEERING INFORMATION AND REQUIREMENTS WITH LICENSED STRUCTURAL ENGINEER. FAILURE TO DO SO INDICATES THE CONTRACTOR'S ACCEPTANCE OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING THEREFROM.
17. THE CONTRACTOR WARRANTS TO TKQ DRAFTING & DESIGN THAT THE CONTRACTOR POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITH THE PLANS AND SPECIFICATIONS CONTAINED HEREIN. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR, HE SHALL IMMEDIATELY NOTIFY TKQ DRAFTING & DESIGN. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE TKQ DRAFTING & DESIGN OF RESPONSIBILITY FOR THE CONSEQUENCES.



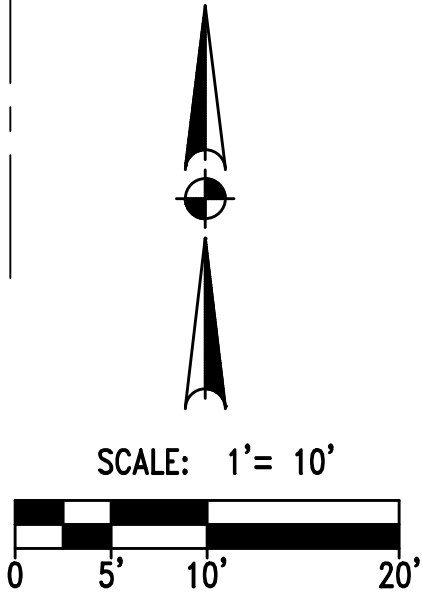
NOTE: PARKING AND DRIVE AREA SHALL NOT EXCEED 40% OF FRONT YARD
FRONTAGE = 100' EXISTING DRIVE = 24'
PROPOSED DRIVE = 14'
TOTAL DRIVE WIDTH = 38'
DRIVE = 38% OF FRONT YARD

SITE LEGAL DESCRIPTION:

ALL OF THE NORTH 100 FEET OF THE SE 1/4, SW 1/4, NE 1/4, NW 1/4 OF SECTION 8, TOWNSHIP 50, RANGE 32, EXCEPT, THE WEST 1 ACRE OF THE ORIGINAL 2 1/2 ACRES AND EXCEPT PARTS THEREOF IN ROAD AND STREET, KANSAS CITY, CLAY COUNTY, MISSOURI

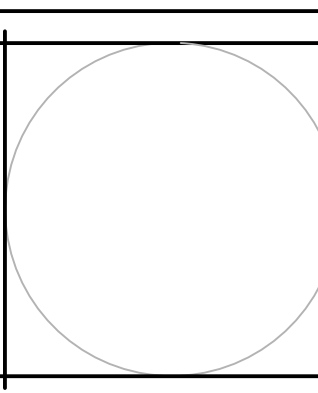
NO STRUCTURES IN 100 YR FLOOD ZONE

PLOT PLAN INCLUDES ALL BUILDING PROJECTIONS BEYOND THE FOUNDATION WALLS



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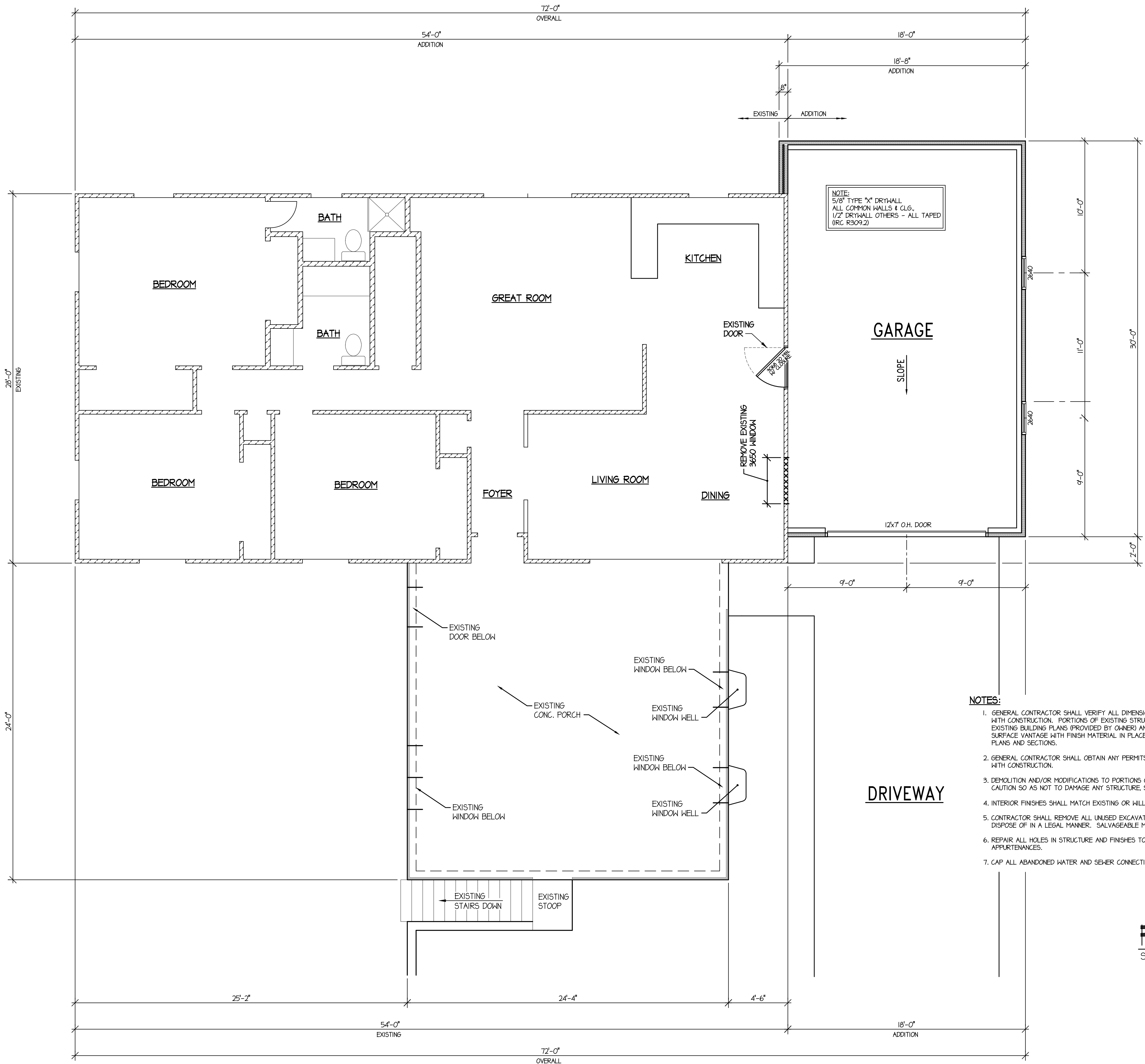
Teknow Quill Drafting and Design
Greg Campbell
PH: 970-412-9144



Proposed Remodel:
Home Owner
N Lister Avenue
KANSAS CITY, MISSOURI

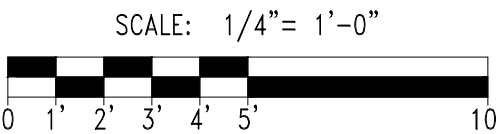
DRAWN BY: GAC
CHECKED BY: GS
DATE: 05-25-16
REVISION:

SHEET:
CSI
CAD FILE: BASEPLAN
Project No: 1196-01-16



First Floor Plan

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



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Teknow Quill Drafting and Design
Greg Campbell
PH: 970-412-9144

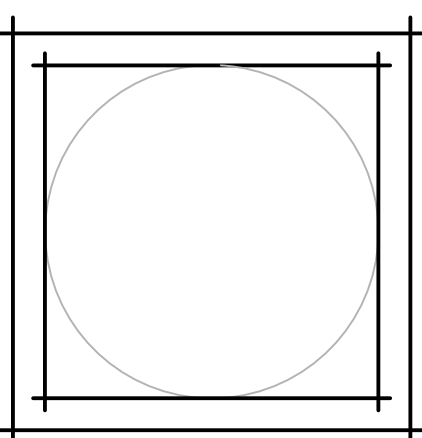
Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY: GAC
CHECKED BY: GS
DATE: 05-24-16
REVISION:

SHEET:
A1.1
CAD FILE: BASEPLAN
Project No: 1196-01-16

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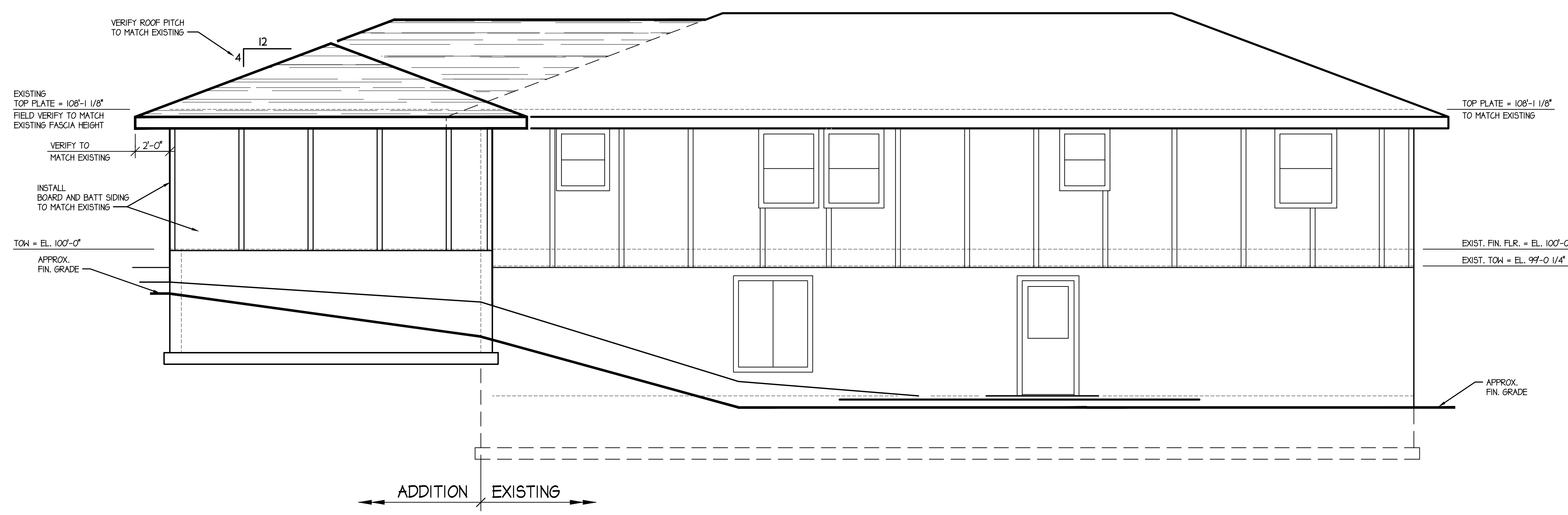
Teknow Quill Drafting and Design
PH: 970-412-9144
Greg Campbell



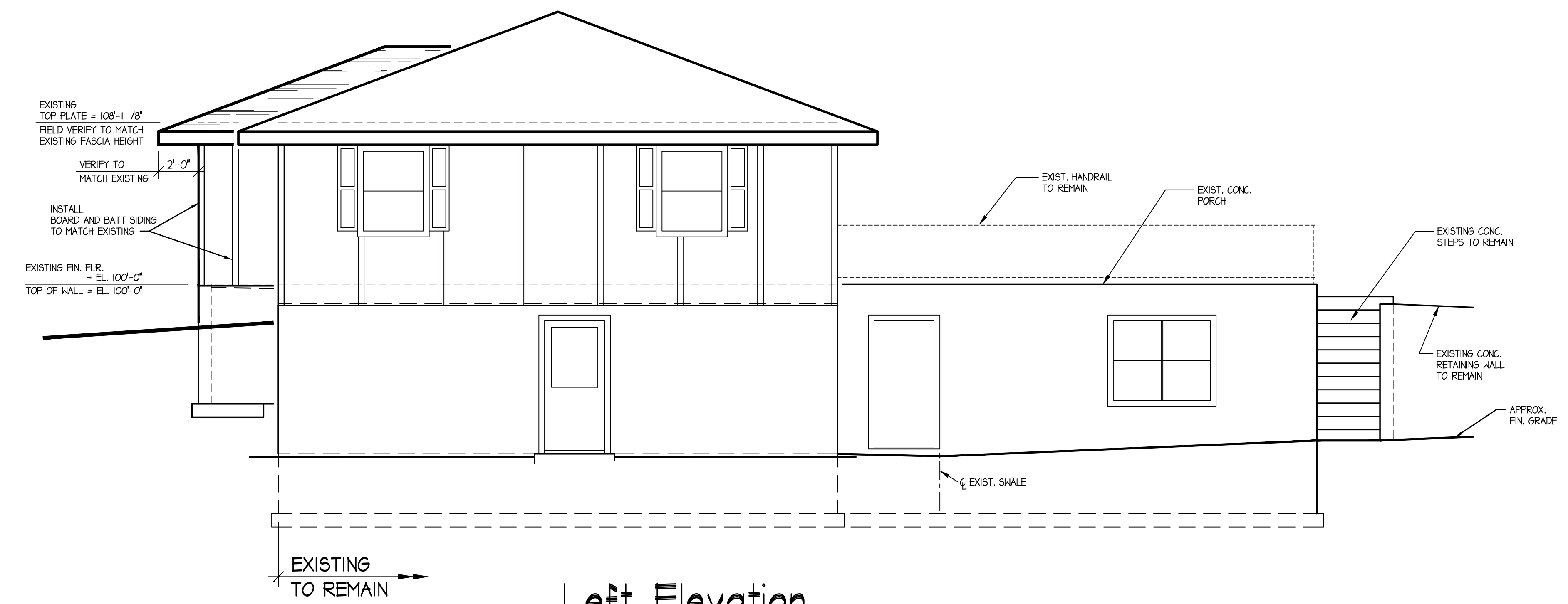
Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY: GAC
CHECKED BY: GS
DATE: 05-24-16
REVISION:

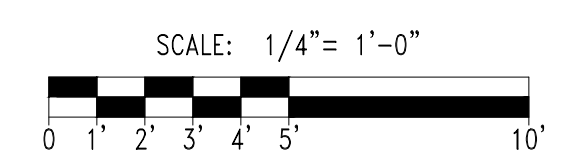
SHEET:
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CAD FILE: BASEPLAN
Project No: 1196-01-16



Rear Elevation
Scale: 1/4\"=1'-0\"

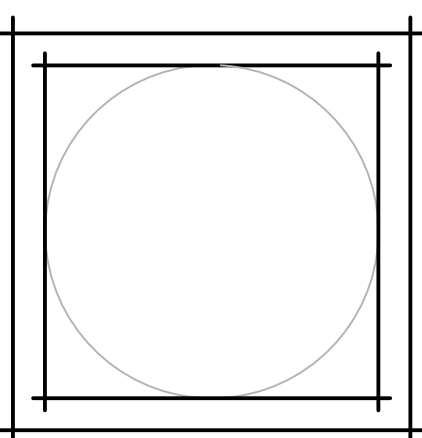


Left Elevation
Scale: 1/4\"=1'-0\"



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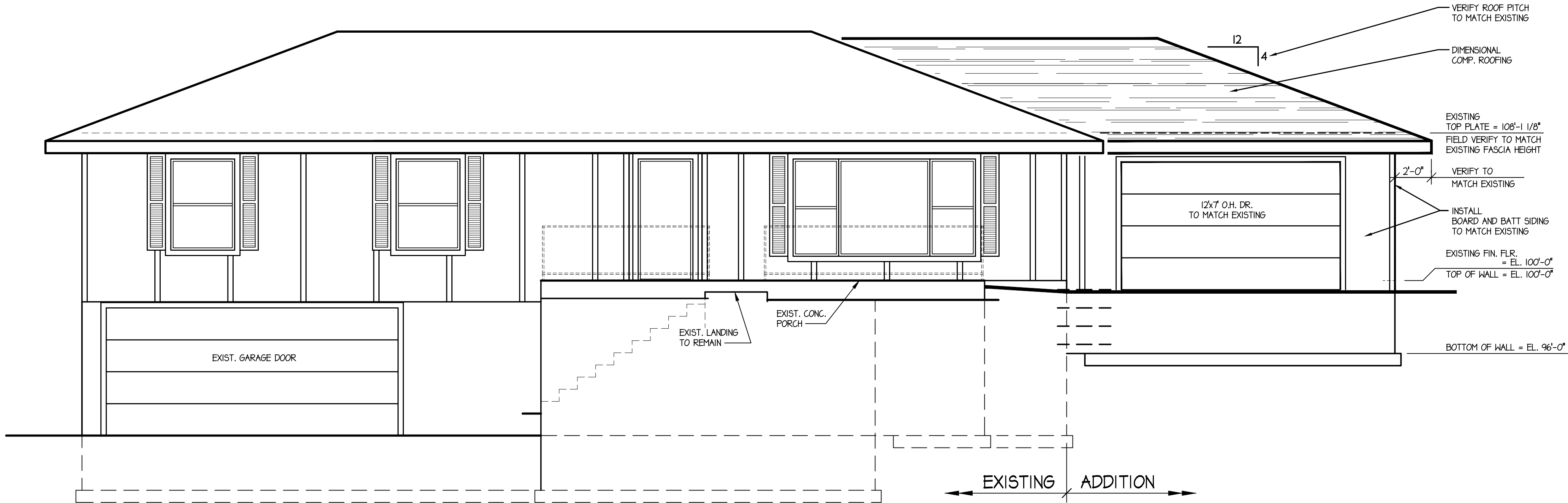
Teknow Quill Drafting and Design
Greg Campbell
PH: 970-412-9144



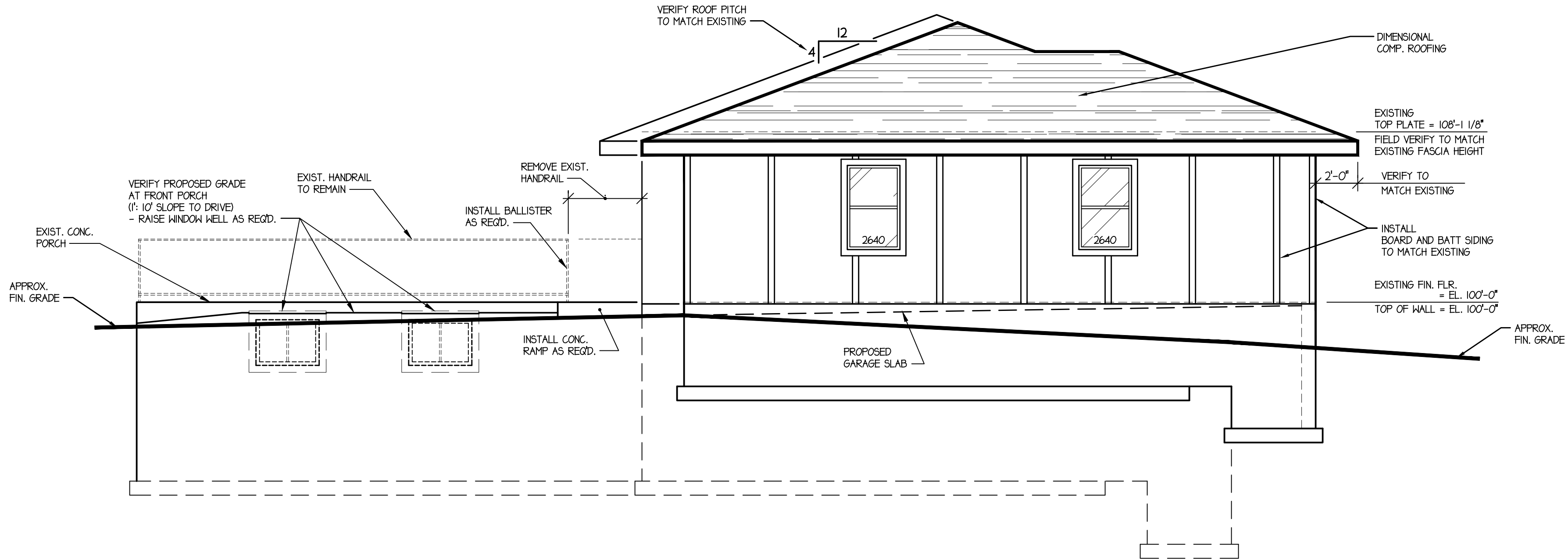
Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY: GAC
CHECKED BY: GS
DATE: 05-24-16
REVISION:

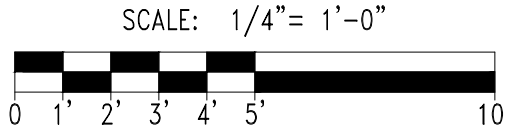
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CAD FILE: BASEPLAN
Project No: 1196-01-16

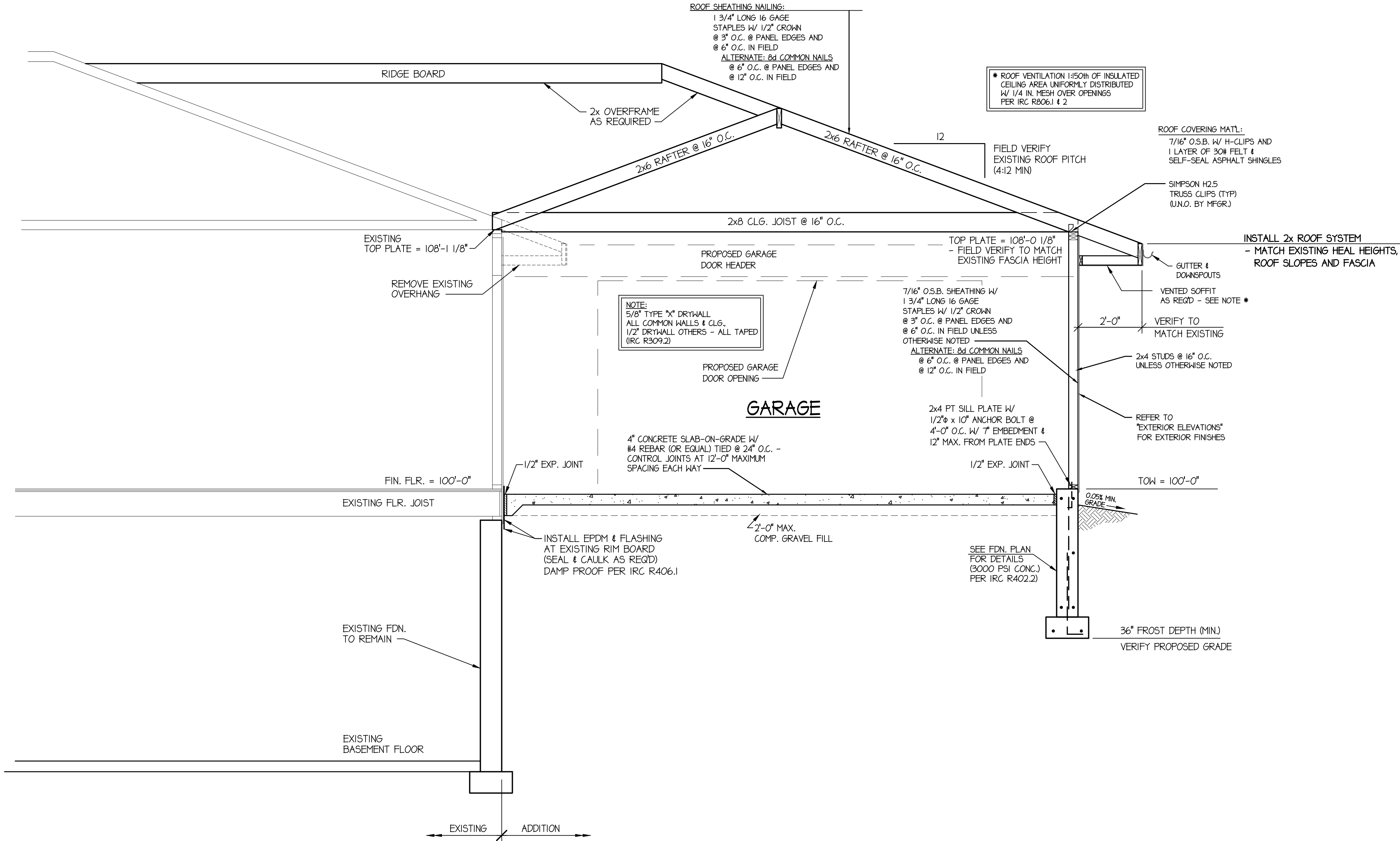


Front Elevation
Scale: 1/4"=1'-0"



Right Elevation
Scale: 1/4"=1'-0"





BUILDING SECTION
SCALE: 1/2" = 1'-0" PROPOSED ADDITION

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Teknow Quill Drafting and Design
PH: 970-412-9144
Greg Campbell

Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY: GAC
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DATE: 05-10-16
REVISION:

SHEET:
A3
CAD FILE: BASEPLAN
Project No: 1196-01-16

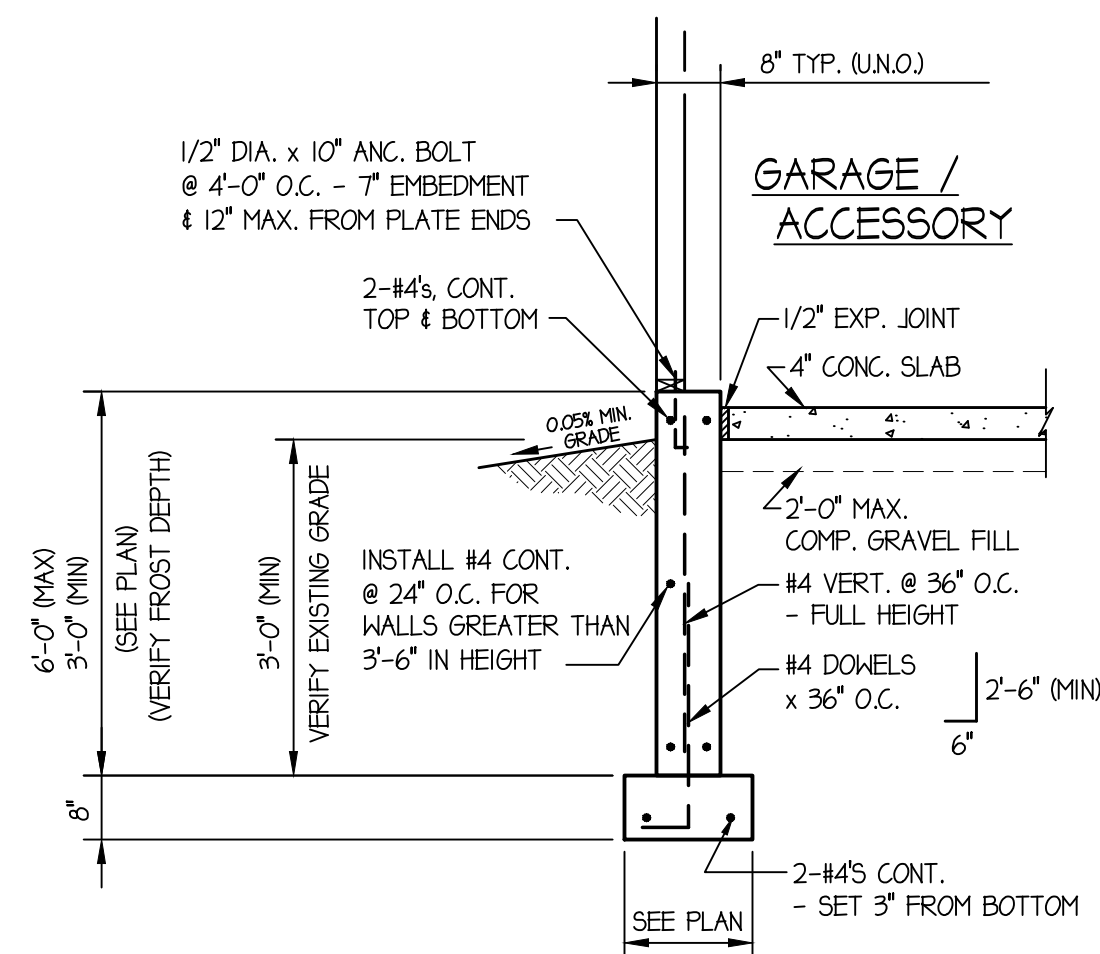
1. DESIGN LOADS: ROOF LIVE LOAD = 20 PSF; FLOOR LIVE LOAD = 40 PSF; SOIL BEARING CAPACITY = 2000 PSF T/L; WIND LOAD = 90 MPH (3 SECOND GUST) EXPOSURE B; FROST DEPTH = 36"
2. ALL FOOTINGS SHALL BE FOUND ON NATURAL UNDISTURBED SOIL OR STRUCTURAL FILL MATERIAL PLACED AT + 2 PERCENT OF OPTIMUM MOISTURE AND COMPACTED TO 98 PERCENT OF STANDARD PROCTOR DENSITY ASTM D698.
3. ALL CONCRETE TO BE A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS, CONTAINING TYPE II CEMENT PLACED TO CONFORM TO ACI 301, USE TYPE I CEMENT FOR BUILDING STEPS WHERE SEVERE SULFATE EXPOSURE IS EXPECTED. WATER / CEMENT RATIO: 0.45 MAX WITH 4" MAX SLUMP.
4. ALL DIMENSIONAL LUMBER SHOWN SHALL BE HEM FIR #2 OR BETTER UNLESS NOTED OTHERWISE (UNJO). THREESTRAND LVL SHALL HAVE A FLEXURAL STRESS OF $F_b = 2325$ PSI, MICRO-LAMS (LVL) SHALL HAVE A FLEXURAL STRESS OF $F_b = 2600$ PSI, PARALLAMS SHALL HAVE A FLEXURAL STRESS OF $F_b = 2900$ PSI (UNJO).
5. ALL HEADERS NOT SHOWN SHALL BE PER ARCHITECTURAL PLANS OR LOCAL BUILDING CODE. ALL OTS FRAMING SHALL BE IN ACCORDANCE WITH THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE GOVERNING BUILDING CODE. THIS FOUNDATION DESIGN DOES NOT INCLUDE FRAMING DETAILS (UNJO).
6. REINFORCING BARS SHALL BE DEFORMED 60 GRADE STEEL (UNJO) AND SHALL CONFORM TO ASTM A-615. BREAKOUT STEEL TO BE GRADE A-706 HELD-BAR REINFORCING. LAP ALL REBAR A MINIMUM 24" OR 48 BAR DIAMETERS, IE: 24" FOR #4 AND 25" FOR #5 (WHICH EVER IS GREATER) AND AS SPECIFIED IN ACI CODE. SUPPORT REINFORCING STEEL OFF THE GROUND WITH APPROVED DEVICES.
7. FOUNDATION DESIGN IS BASED UPON FRAMING DETAILS AND DIRECTIONS AS SHOWN ON THE CONTRACTOR AND/OR OWNER FURNISHED PLANS (UNJO). THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS SHOWN ON THIS PLAN PRIOR TO CONCRETE PLACEMENT.
8. ALL FOOTINGS ARE TO BE 8" THICK UNLESS OTHERWISE NOTED.
9. SLABS SHALL BE ISOLATED FROM WALLS, GRADE BEAMS, COLUMNS OR OTHER SUPPORT STRUCTURES BY USE OF 1/2" EXPANSION JOINT MATERIAL (UNJO).
10. ALL HARDWARE LESS THAN 1/2" DIAMETER THAT IS IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, HOT DIPPED GALVANIZED STEEL, SILICON BRONZE , COPPER OR Z-MAX BY SIMPSON OR EQUIVALENT.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.

HOLD/DOWN (HD) SCHEDULE			
HD #	SYMBOL	MANUF. / MODEL	NOTES*
①	T	SIMPSON STD104	HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS

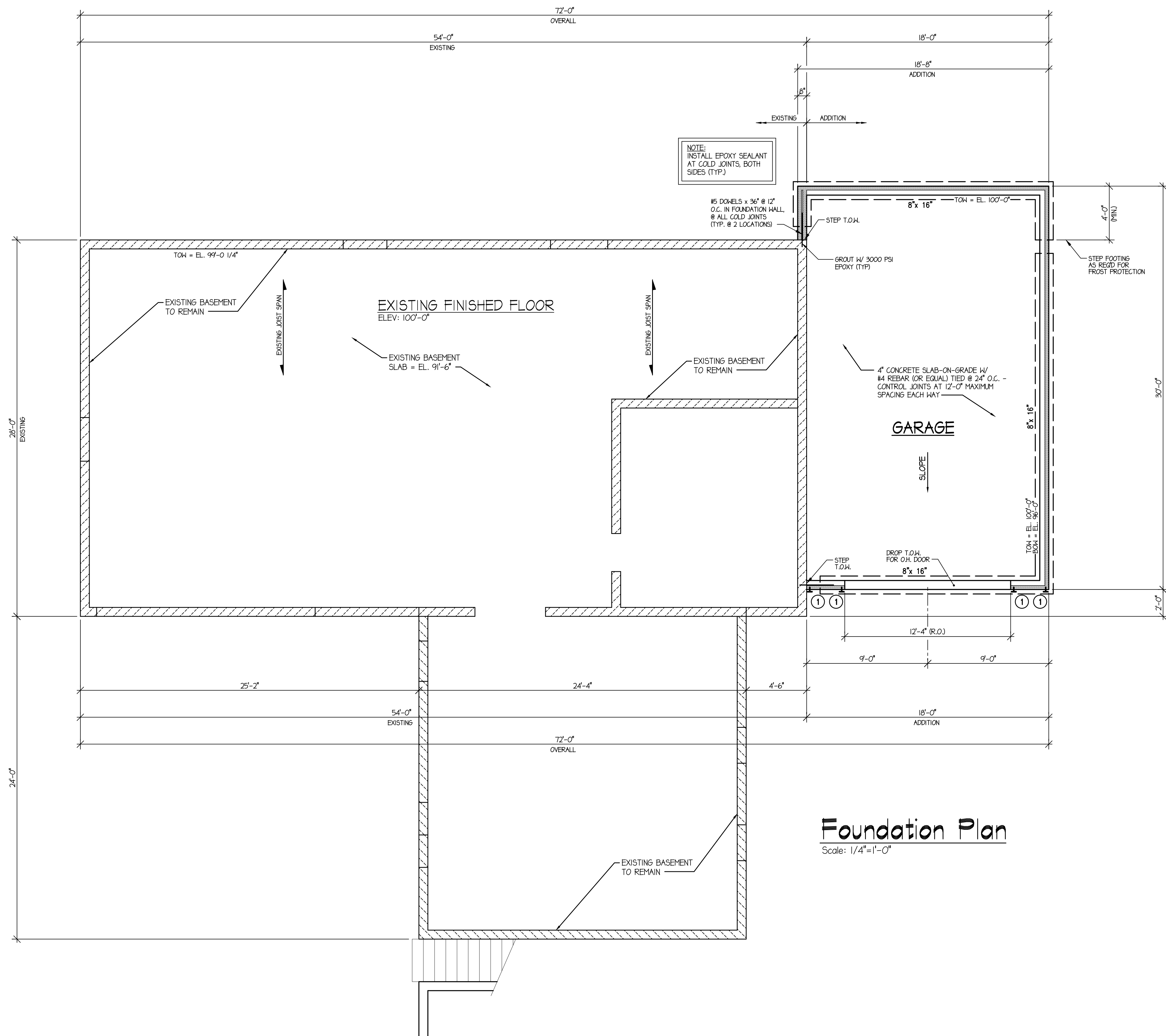
NOTE:
INSTALL TRANSVERSE REINFORCING
IN ALL FOOTINGS WIDER THAN 24"
- #4 @ 24" O.C. MAX. (TRANSVERSE)

NOTE:
REFER TO FLOOR FRAMING PLAN
FOR SUPPLEMENTAL REQUIREMENTS,
AND SPECIFICATIONS

NOTE:
ALL VERTICAL REINFORCING
TO EXTEND TO WITHIN
6" OF TOP OF FOUNDATION



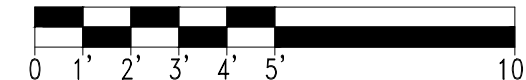
Foundation Cross Section



Foundation Plan

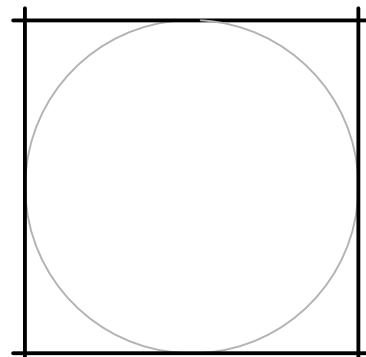
Scale: 1/4"=1'-0"

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



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 Greg Campbell
 PH: 970-412-9144



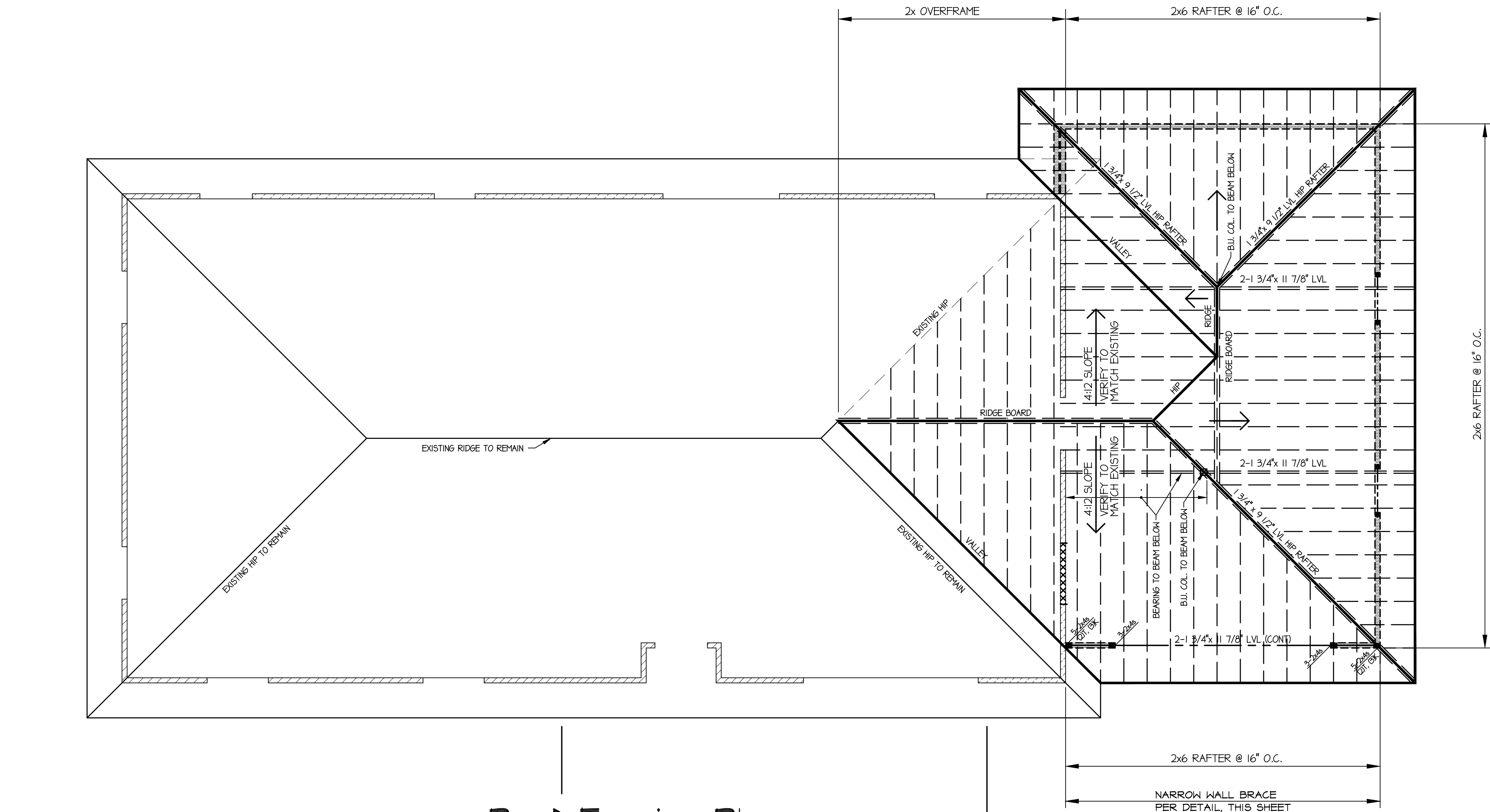
Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY:	GAC
CHECKED BY:	GS
DATE:	05-24-16
REVISION:	

SHEET:

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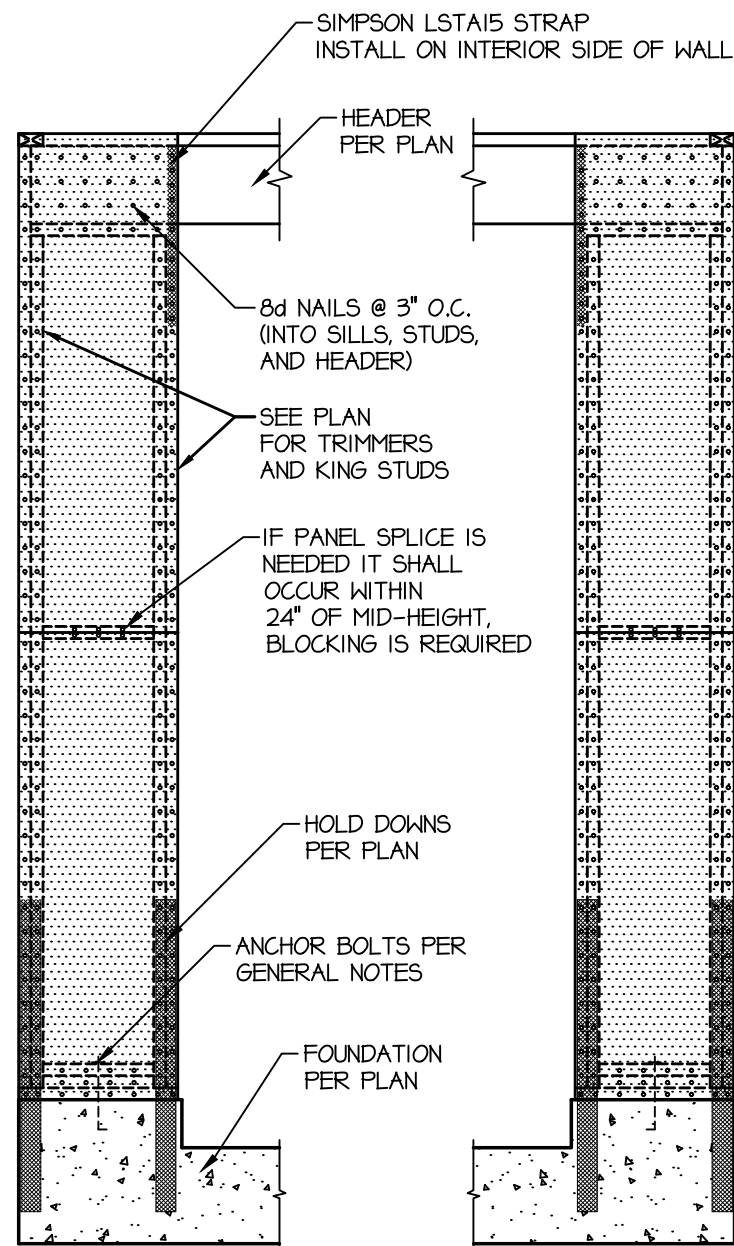
CAD FILE: BASEPLAN
Project No: 1196-01-16



Roof Framing Plan

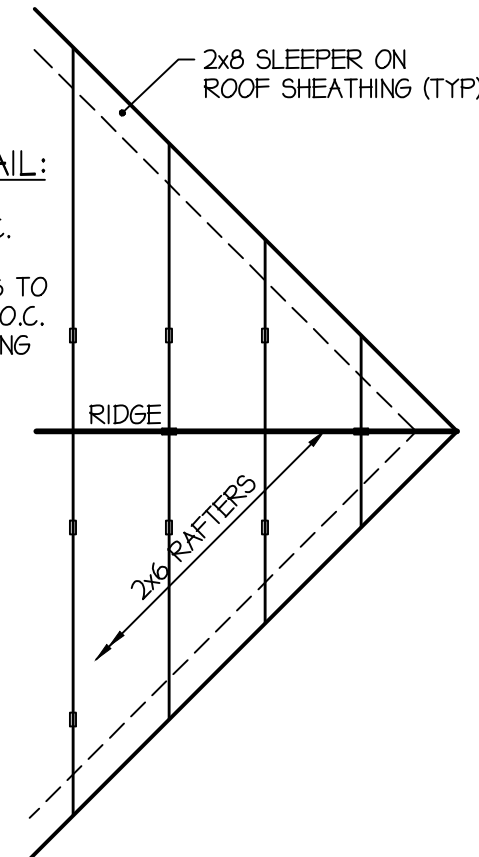
Scale: 1/4"=1'-0"

PLATE HEIGHTS SHOWN FOR DESIGN PURPOSES ONLY:
VERIFY PLATE HEIGHTS WITH TRUSS INSTALLATION
REQUIREMENTS, WALL HEIGHTS AND FLOOR HEIGHTS



NARROW WALL BRACING DETAIL

**ROOF
OVERFRAME DETAIL:**
2x8 RIDGE BEAM W/
2x6 RAFTERS @ 24" O.C.
CUT ONTO SLEEPER
- INSTALL 2x4 KICKERS TO
TRUSS BELOW @ 48" O.C.
(MAX.) OVER SHEATHING



STRUCTURAL ROOF FRAMING NOTES:

- UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE SUPPORTED WITH (3) 2x4s AT EACH END - B.U. COLUMN
- ALL LAMINATED STRAND LUMBER BEAMS, NOTED AS LSL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 2325 PSI, Fc = 800 PSI
Fv = 310 PSI, E = 1550,000 PSI
- ALL LAMINATED VENEER LUMBER BEAMS, NOTED AS LVL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 2600 PSI, Fc = 750 PSI
Fv = 285 PSI, E = 1300,000 PSI
- BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (SPRUCE PINE FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 875 PSI, Fc = 425 PSI
Fv = 195 PSI, E = 1,100,000 PSI
- BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (HEM FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 850 PSI, Fc = 405 PSI, Fv = 150 PSI, E = 1,300,000 PSI
- COLUMNS CONSTRUCTED USING DIMENSIONAL LUMBER SHALL BE HEM FIR #2, OR BETTER, AND HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
Fb = 850 PSI, Fc = 405 PSI, Fv = 150 PSI, E = 1,300,000 PSI
- ALL LISTED AND CALLED OUT SIMPSON CONNECTORS MUST BE ATTACHED USING THE TYPE AND QUANTITIES OF FASTENERS AS SPECIFIED BY SIMPSON.

LEGEND:

- T = TRIMMER STUD
- K = KING STUD
- LSL = LAMINATED STRAND LUMBER
- LVL = LAMINATED VENEER LUMBER
- PLA = POINT LOAD ABOVE

BEARING POSTS MUST STACK TO BEAM
OR FOUNDATION BELOW. PROVIDE
FULL DEPTH SOLID BLOCKING IN FLOOR
SPACE BELOW B.U. COL'S > 2 STUDS

GENERAL NOTES AND SPECIFICATIONS:

- DESIGN LOADS: ROOF LIVE LOAD = 20 PSF; FLOOR LIVE LOAD = 40 PSF;
SOIL BEARING CAPACITY = 2000 PSF TL;
WIND LOAD = 90 MPH (3 SECOND GUST) EXPOSURE B; FROST DEPTH = 36"
- ALL DIMENSIONAL LUMBER SHOWN SHALL BE HEM FIR #2 OR BETTER UNLESS NOTED OTHERWISE (U.N.O.). TIMBERSTRAND (LSL) SHALL HAVE A FLEXURAL STRESS OF Fb= 2325 PSI, MICRO-LAMS (LVL) SHALL HAVE A FLEXURAL STRESS OF Fb= 2600 PSI, PARALLAMS SHALL HAVE A FLEXURAL STRESS OF Fb= 2900 PSI (U.N.O.).
- ALL HEADERS NOT SHOWN SHALL BE PER ARCHITECTURAL PLANS OR LOCAL BUILDING CODE. ALL OTHER FRAMING SHALL BE IN ACCORDANCE WITH THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE GOVERNING BUILDING CODE. THIS FOUNDATION DESIGN DOES NOT INCLUDE FRAMING DETAILS (U.N.O.).
- SLABS SHALL BE ISOLATED FROM WALLS, GRADE BEAMS, COLUMNS OR OTHER SUPPORT STRUCTURES BY USE OF 1/2" EXPANSION JOINT MATERIAL (U.N.O.).
- ALL HARDWARE LESS THAN 1/2" DIAMETER THAT IS IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL, HOT DIPPED GALVANIZED STEEL, SILICON BRONZE, COPPER OR Z-MAX BY SIMPSON OR EQUIVALENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.

GENERAL DEMOLITION AND REMODEL NOTES:

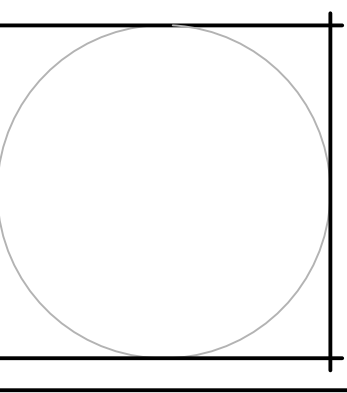
- PROTECT EXISTING CONDITIONS TO REMAIN FROM DEMOLITION AND CONSTRUCTION DAMAGE. REPAIR TO MATCH EXISTING IF DAMAGED.
- ALL NEW CONSTRUCTION TO MATCH EXISTING FINISHES, TEXTURES, METHODS AND/OR STYLE UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL CONSTRUCTION TO HAVE 1/2" DRYWALL UNLESS OTHERWISE NOTED. VERIFY EXISTING WALL THICKNESS TO REMAIN ABUTTING INSTALLATION.
- ALL NEW DOORS TO MATCH EXISTING CONSTRUCTION / STYLE OF EXISTING DOORS.
- ALL NEW WINDOWS SHALL MATCH EXISTING OR APPROVED EQUAL. VERIFY FINISHES W/ OWNER.
- FLOOR COVERING AND STYLE SHALL BE OWNER APPROVED.
- ALL HOUSE FIXTURES SHALL BE OWNER APPROVED.
- ADDITION SHALL EXTEND EXISTING MECHANICAL SYSTEM FROM EXISTING HOUSE. MECHANICAL SUB-CONTRACTOR SHALL INSTALL ON A DESIGN-BUILD BASIS.
- NEW ROOF CONSTRUCTION SHALL MATCH SPECIFICATIONS OF EXISTING ROOFS.
- ELECTRICAL AND PLUMBING SHALL BE ON A DESIGN-BUILD BASIS. VERIFY W/ GENERAL CONTRACTOR.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BACKFILL ZONES. 12" FALL IN THE FIRST 10' FROM THE FOUNDATION WALL IS TYPICALLY RECOMMENDED WHERE POSSIBLE.
- DIMENSIONS SHOWN ARE BASED ON CONTRACTOR FURNISHED PLANS. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONCRETE SUBCONTRACTOR PRIOR TO CONSTRUCTION.

GENERAL FRAMING NOTES:

- ALL EXTERIOR FRAMING WALLS SHALL BE 2X STUDS AT 16" O.C. WITH 1/2" O.S.B. APA RATED AT ALL LEVELS UNLESS OTHERWISE NOTED.
- PROVIDE "B.U. COLUMN" 3 MINIMUM GANGED STUDS IN WALLS AND AT BEAM BEARINGS AS SHOWN, CONTINUOUS THROUGH SOLID BLOCKING AT FLOOR.
- ALL MULTIPLE BEAMS SHALL BE GLUED AND NAILED CONTINUOUS. MULTIPLE MICROLAM (LVL) BEAMS TO BE CONNECTED PER MANUFACTURER SPECIFICATIONS.
- PROVIDE JOIST HANGERS AT ALL "FLUSH FRAME" CONDITIONS AND AS DEPICTED ON FRAMING PLAN. PROVIDE ANY OTHER POST BASES, MULTIPLE JOIST HANGERS, AND BEAM CONNECTORS AS REQUIRED BY SIMPSON. ALL FRAMING HARDWARE BY SIMPSON OR EQUAL.
- ROOF FRAMING MEMBERS HAVE BEEN DESIGNED BASED ON A 20 POUND PER SQUARE FOOT SNOW LOAD. NO REDUCTIONS FOR ROOF PITCH HAVE BEEN CONSIDERED.
- 2x8 ROOF RAFTERS; EXTREME FIBER IN BENDING = 1950 POUNDS PER SQUARE INCH; Fb = 1950 PSI, HEM-FIR #2.
- TJI OR MICROLAM (LVL) RAFTERS SHALL MEET ALL MANUFACTURER SPECIFICATIONS AND INSTALLATION REQUIREMENTS.
- ALL PRE-ENGINEERED TRUSSES ARE BY OTHERS. TRUSS DETAILS AND TRUSS PLAN SHALL BE PROVIDED BY TRUSS MANUFACTURER.
- PROVIDE HURRICANE ANCHORS AT ALL TRUSS BEARING AND RAFTER BEARING WITH SIMPSON HARDWARE OR EQUAL. ROOF TRUSSES AND RAFTERS SHALL BE TIED TO WALL STUDS AS REQUIRED PER CODE.
- ROOF OVERHANGS SHALL BE 24" W/ GABLE ENDS AT 12". VERIFY AND MATCH EXISTING OVERHANGS TO REMAIN.
- ROOF SHEATHING SHALL BE 7/16" APA RATED O.S.B. MINIMUM W/ 1" CLIPS @ 48" O.C. VERIFY EXISTING ROOF SHEATHING TO REMAIN ABUTTING INSTALLATION.
- DOWNSPOUT INSTALLATION TO MATCH EXISTING.
- FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED O.S.B. GLUED AND NAILED MINIMUM. VERIFY EXISTING FLOOR SHEATHING TO REMAIN ABUTTING INSTALLATION.

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Greg Campbell



Proposed Remodel:
Home Owner
N. Lister Avenue
KANSAS CITY, MISSOURI

DRAWN BY: GAC
CHECKED BY: GS
DATE: 05-24-16
REVISION:

SHEET:
S2
CAD FILE: BASEPLAN
Project No: 1196-01-16