

**APPLICABLE BUILDING CODES:**

2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS

**GENERAL CONSTRUCTION NOTES:**

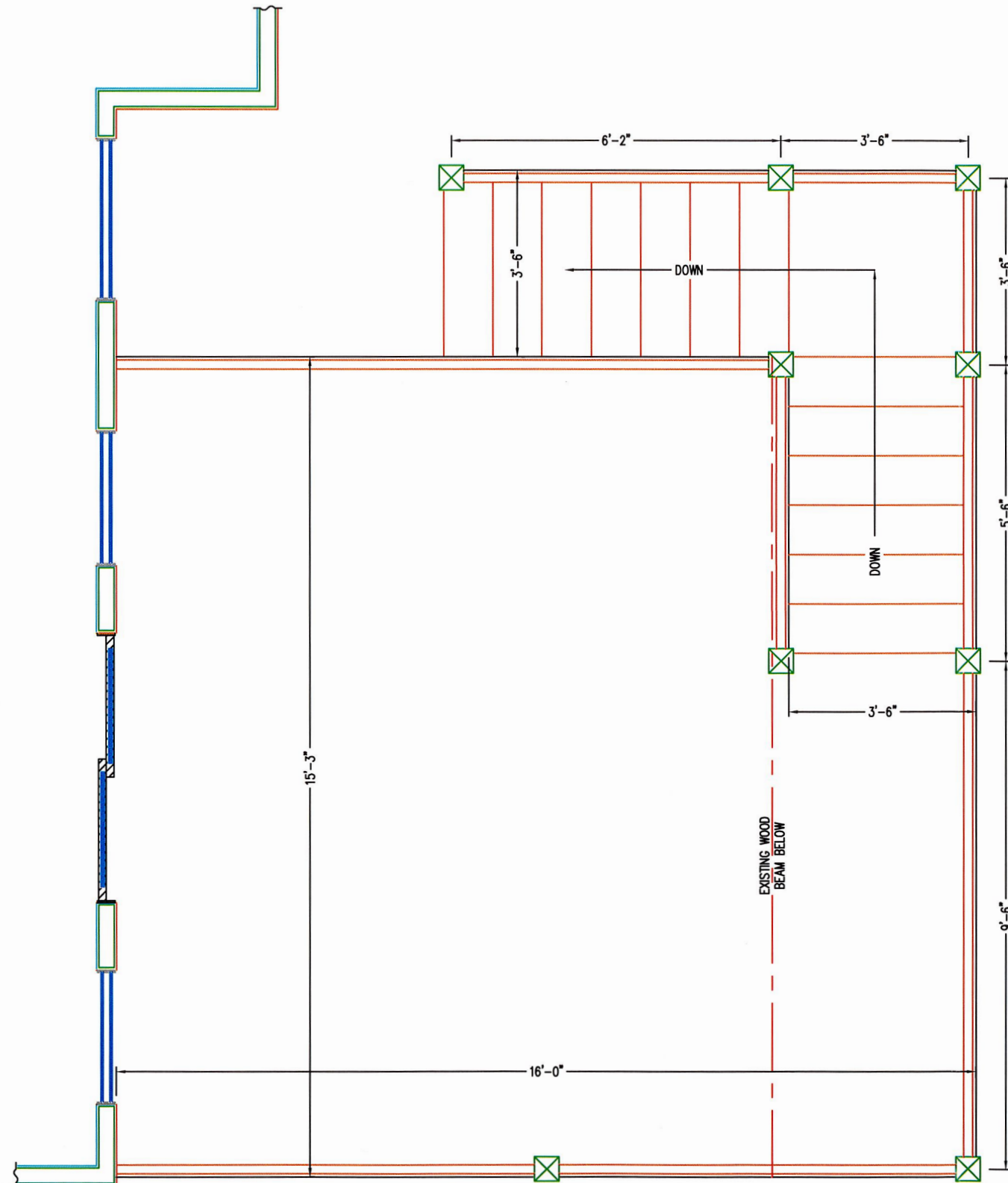
1. ALL WORK ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
2. THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
4. CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
5. ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
7. ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
8. SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
9. CONTRACTOR SHALL INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL RAFTER/SILL CONNECTIONS.

**RESIDENTIAL DESIGN LOADS:**

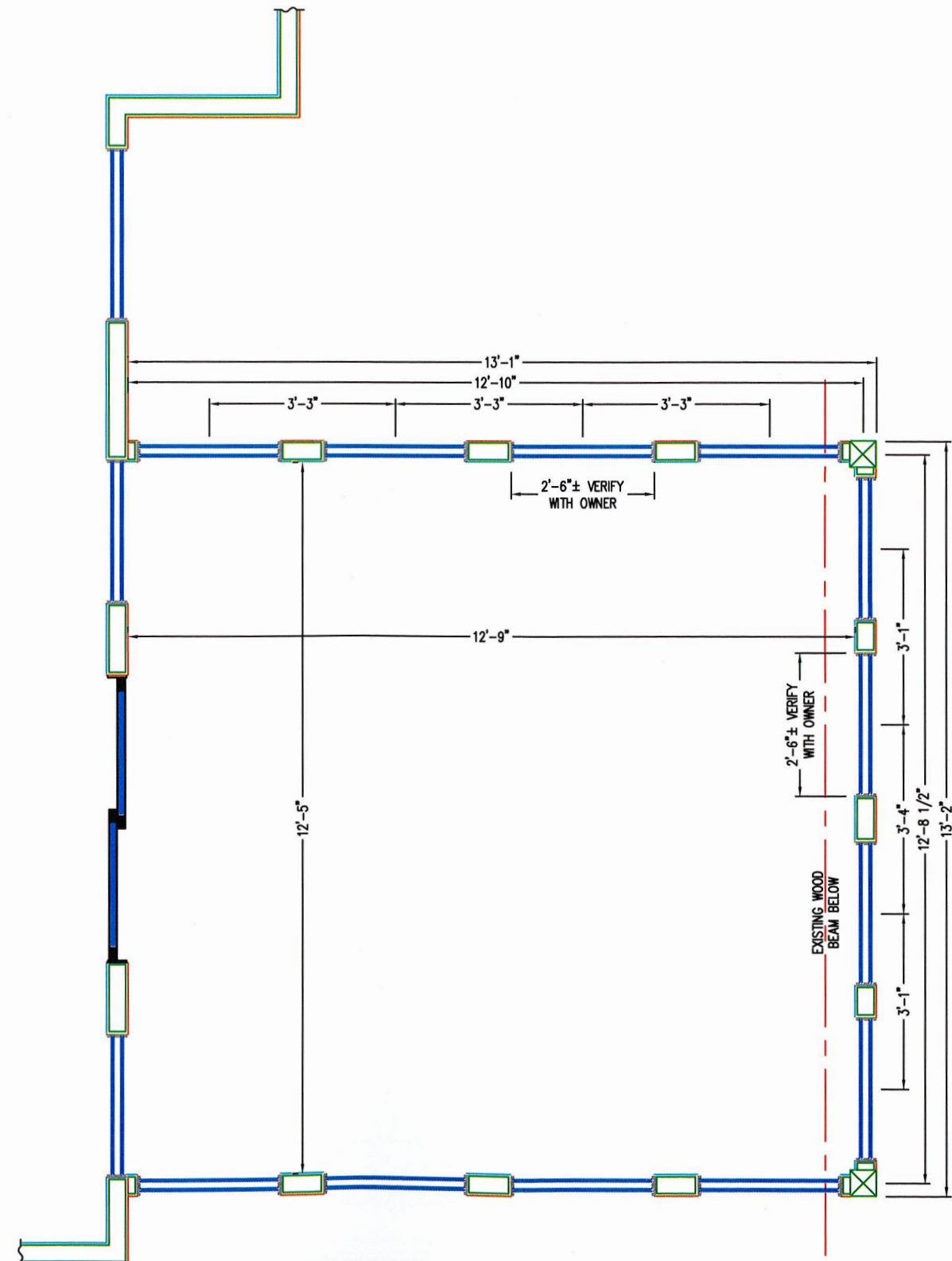
- ALL FLOOR DESIGN LIVE LOAD: 40.0 PSF
- ALL FLOOR DESIGN DEAD LOAD: 10.0 PSF
- ROOF DESIGN LIVE LOAD: 20.0 PSF
- ROOF DESIGN DEAD LOAD: 10.0 PSF
- GROUND SNOW LOAD: 20.0 PSF
- SOIL BEARING PRESSURE: 2,000 PSF
- WIND LOADS - 105 MPH - 3 SECOND GUSTS



Deck Plan - Existing



Deck Plan - Modified



REV.	DATE	DESCRIPTION
1		
2		
3		
4		

DECK PLAN  
PROJECT TITLE: EXISTING DECK MODIFICATIONS  
411 S. FOX RIDGE DRIVE  
RAYMORE, MISSOURI



CLIENT

**ENGINEERING PERSPECTIVE INC.**  
2607 N. HUB DRIVE, INDEPENDENCE, MISSOURI  
PH (816) 836-9633, FAX (816) 836-9638

PROJ. NO. C0217016  
DATE: 05/04/2017

DRW. BY: MDL	C/A: RWB
CHK. BY: MDL	APP. BY: MDL
DES. BY: MDL	

CADD FILE: A1  
DATE: 05/04/2017  
SCALE: 3/4" = 1 FOOT

- 2. THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
- 3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
- 4. CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
- 5. ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
- 6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
- 7. ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
- 8. SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
- 9. CONTRACTOR SHALL INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL RAFTER/SILL CONNECTIONS.

• SOIL BEARING PRESSURE: 2,000 PSF  
 • WIND LOADS - 105 MPH - 3 SECOND GUSTS

**WOOD FRAMING NOTES:**

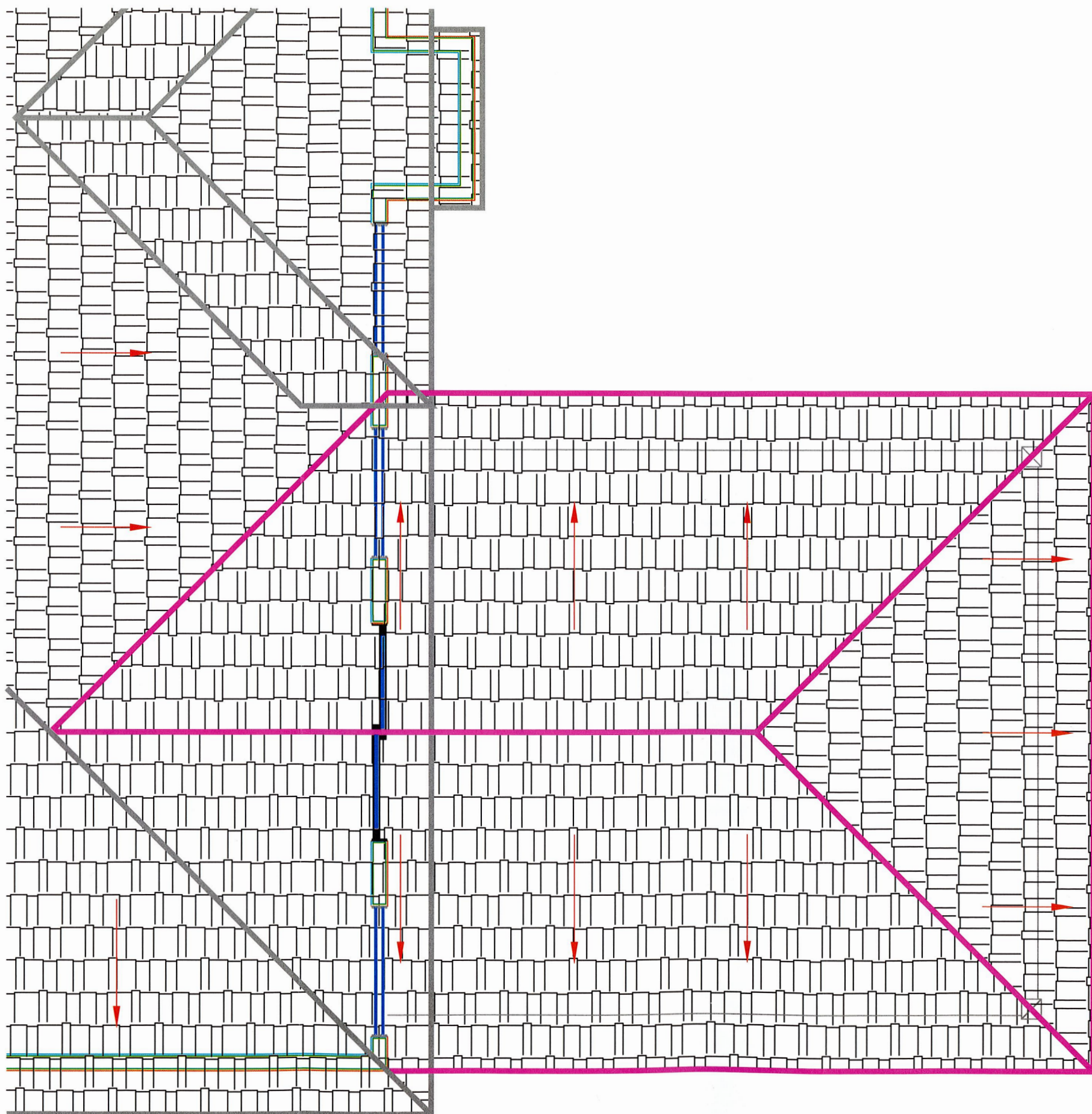
- 1. ALL CONVENTIONAL WOOD FRAMED WALLS WILL MEET THE FOLLOWING:
  - 1.1. HEIGHT: 10 FEET OR LESS AND MATCH EXISTING.
  - 1.2. GRADE: NUMBER 2, STANDARD OR STUD GRADE

**FRAMING REQUIREMENTS:**

- 1. TOE NAIL WOOD FLOOR JOIST TO SILLS OR GIRDERS WITH 3 EACH-8d NAILS.
- 2. TOE NAIL RIM JOIST TO WALL PLATE WITH 8d NAILS AT 6 INCH CENTERS.
- 3. FACE NAIL RIM JOIST TO FLOOR JOIST WITH 3 EACH-16d NAILS.
- 4. ALL CONVENTIONAL WOOD FRAMED WALLS WILL COMPLY WITH 2012 I.R.C. CHAPTER 6.
- 5. VERIFY INSTALLATION OF DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
- 6. ALL HEADERS AND FLOOR JOIST SHALL BE #2 GRADE D.F. OR EQUAL.
- 7. HEADERS WITHIN CONVENTIONAL WOOD FRAME WALLS SHALL BE S.Y.P. NO. 2 OR EQUAL 2x10's.
- 8. FASTENING SHALL BE IN ACCORDANCE WITH 2012 I.R.C. SECTION R502.5 AND TABLES 502.5 (1) AND (2).

**ROOF NOTES:**

- COMPOSITION SHINGLE:
  - 1. ROOF COVERING MATERIAL SHALL CONSIST OF COMPOSITION SHINGLES, SIMILAR TO ORIGINAL.
  - 2. USE SIMPSON H2.5A TIES AT JOISTS AND SILL PLATE CONNECTIONS (ALL LOCATIONS).
  - 3. HEADERS WITHIN CONVENTIONAL WOOD FRAME WALLS SHALL BE SYP NO.2 OR EQUAL DOUBLED 2X10's.
  - 4. FASTENING SHALL BE IN ACCORDANCE WITH 2012 I.R.C. FASTENING SCHEDULE.
  - 5. ROOF SHEATHING SHALL BE 1/2" PLYWOOD, EXTERIOR GRADE AND DIRECTION OF SHEATHING SHALL BE PERPENDICULAR TO TRUSSES AND WITH STAGGERED ENDS, FASTENING FOR ALL ROOF SHEATHING IN ACCORDANCE WITH 2012 I.R.C. FASTENING SCHEDULE.

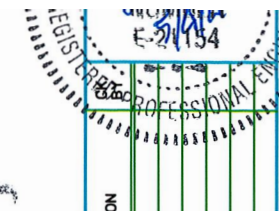


PARTIAL ROOF PLAN - MODIFIED

3/4" = 1 FOOT



(PRINTED ON HALF SIZE SHEET)



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE: ROOF PLAN - MODIFIED  
 PROJECT TITLE: EXISTING DECK MODIFICATIONS  
 411 S. FOX RIDGE DRIVE  
 RAYMORE, MISSOURI



CLIENT

**FP ENGINEERING PERSPECTIVE INC.**  
 2801 N. HUB DRIVE, INDEPENDENCE, MISSOURI  
 PH (816) 838-9633, FAX (816) 838-9638

PROJ. NO. 0217016	DATE 05/04/2017	APP. BR. MDL
DRAW. BR. MDL	CHEK. BR. MDL	Q/A BR. BR. MDL
DESK. BR. MDL		

CADD FILE: A2  
 DATE: 05/04/2017  
 SCALE: 3/4" = 1 FOOT  
 DRAWING NO. A2 of 6