



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2020



1631 SW BLACKSTONE PLACE
LEES SUMMIT MO
LOT 143 NAPA VALLEY

BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS.
ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS,
AND COLUMN SIZES.

FRONT ELEVATION

1/4" = 1'0"

NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS.
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY.

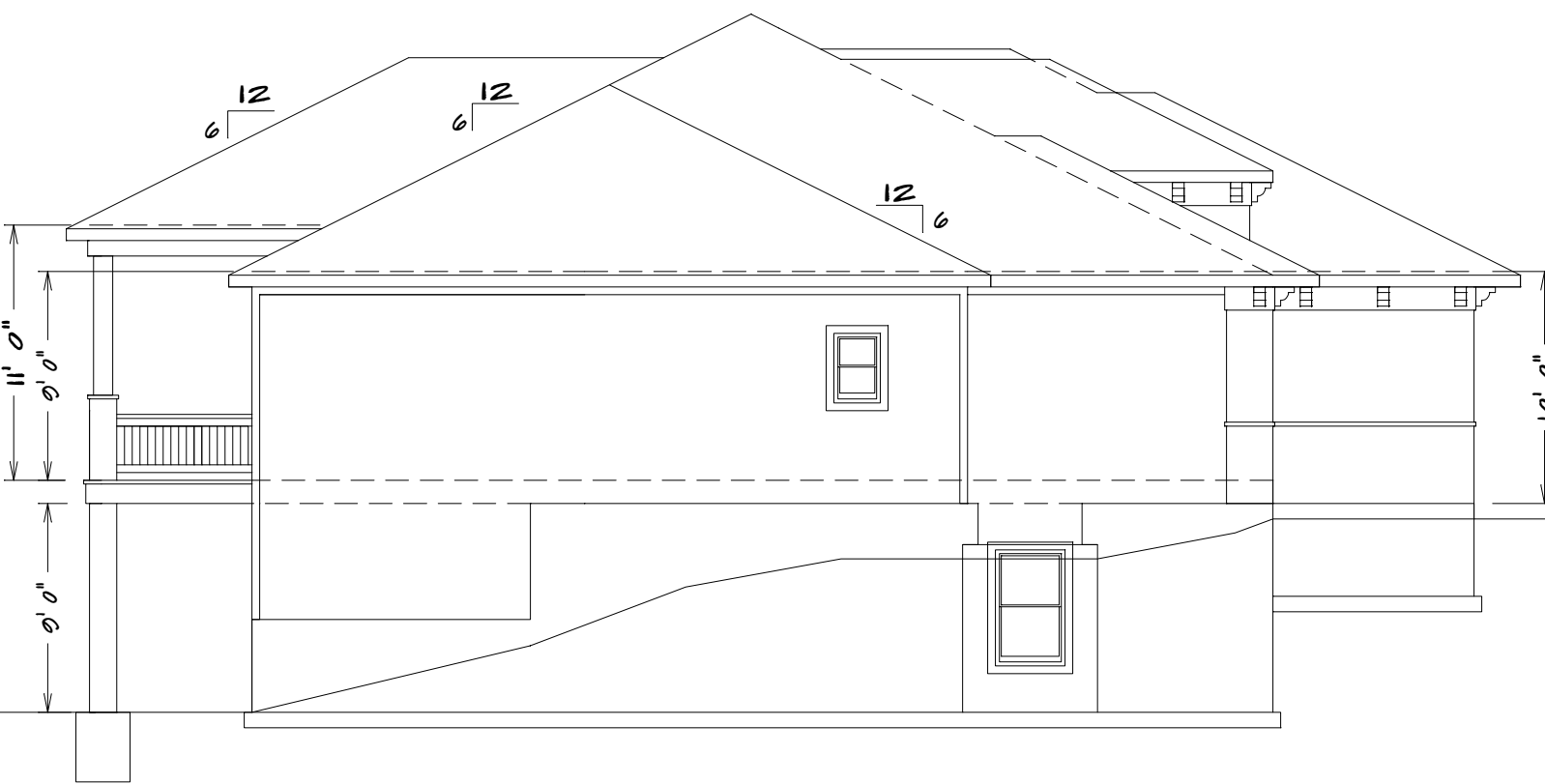
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

THE "CYPRESS"



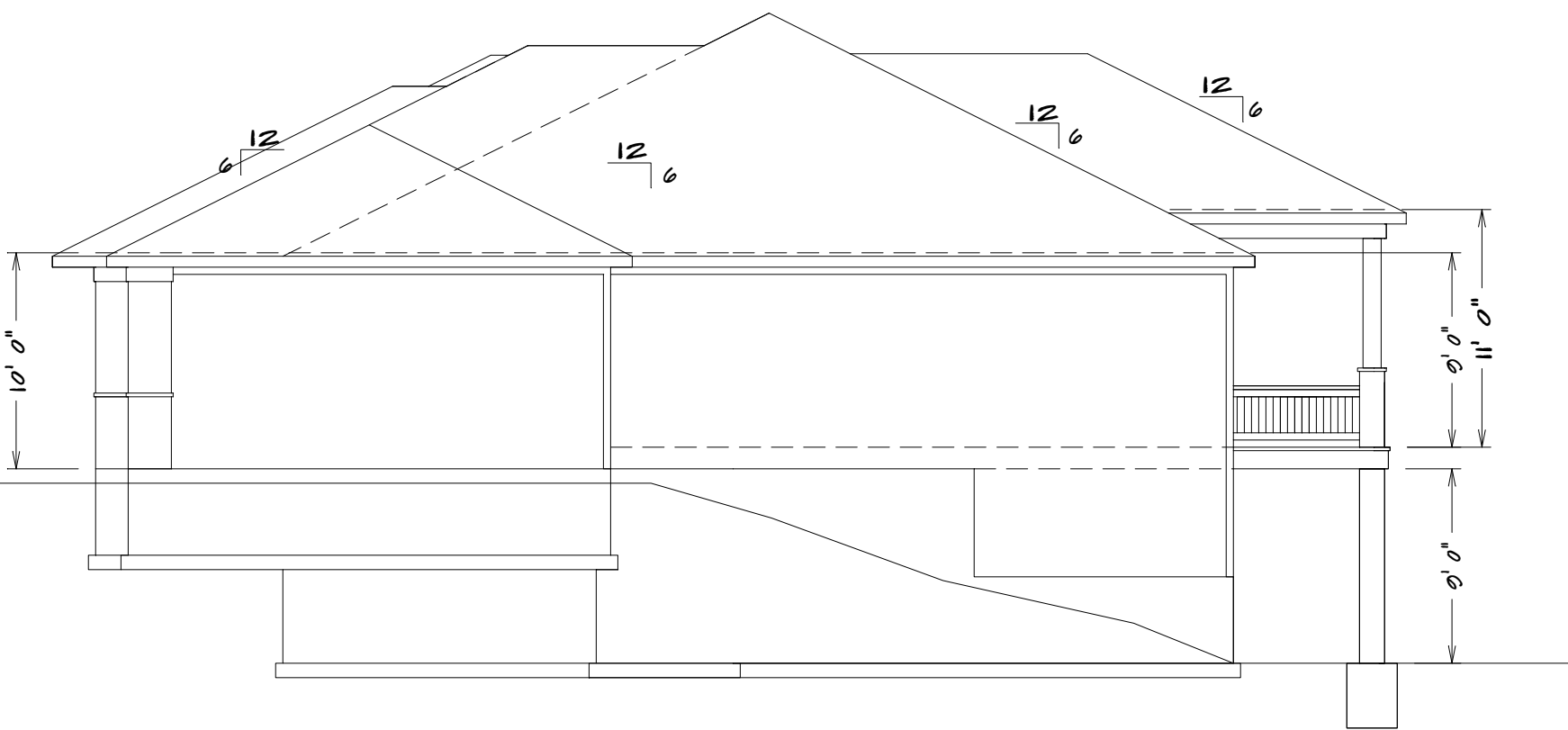
REAR ELEVATION

1/8" = 1'0"



LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"

KH-6105 (THE CYPRESS) LOT 143



SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1850
BASEMENT = 1100
COVERED DECK = 106

UNFINISHED AREA
STORAGE BASEMENT = 280
GARAGE = 600
UNDER STOOP = 52

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY
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PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR IS TO CHECK FOR
CONCRETE CURING, REINFORCEMENT, AND FINISHES. BUILDER/CONTRACTOR
ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND PLANS.
BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL
COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS.
BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE
TO STRUCTURE.

HOME BUYER:

PHONE:

DATE DRAWN:

PLAN NO.

SHEET NO.

BUILDER:

PHONE:

DATE REVISED:

FILE NAME:

APPROX. SQ.FT.

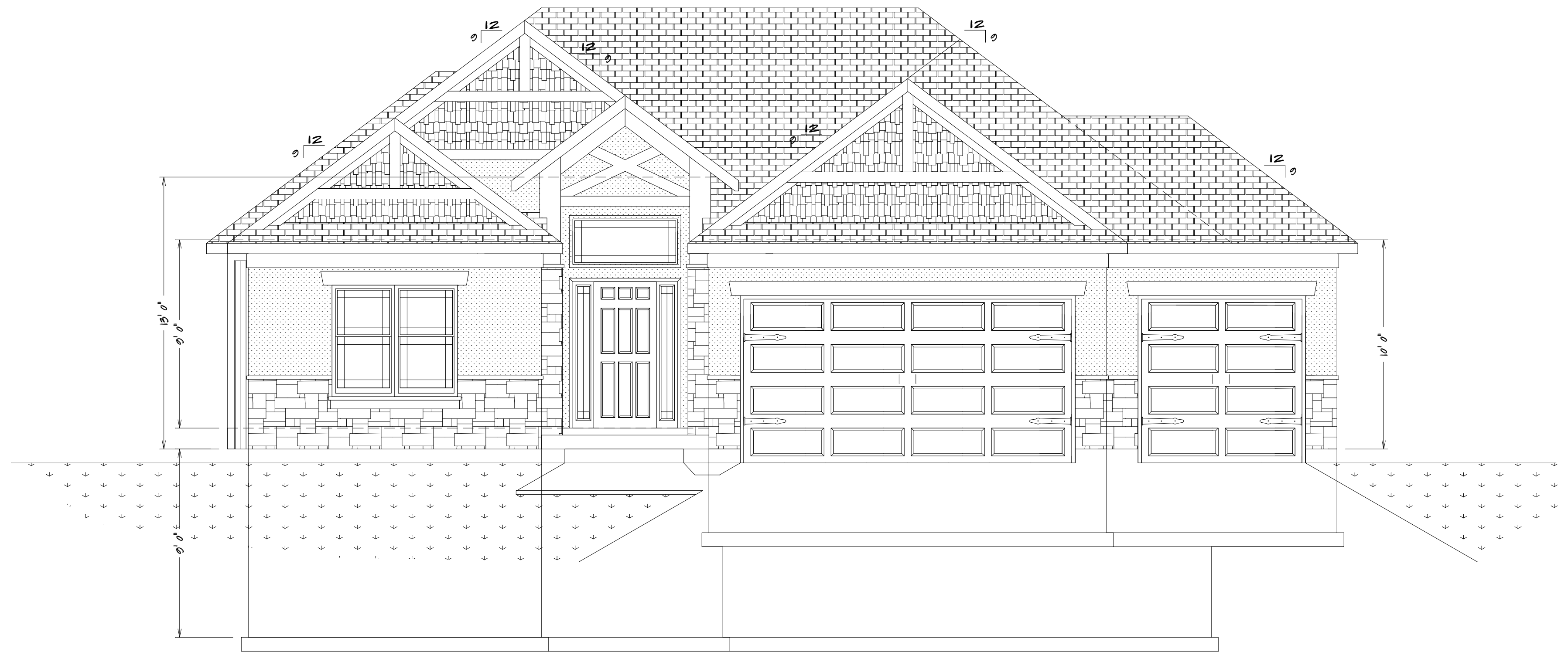
SUB-DIVISION:

LOT NO.

DESIGNER:

6105 ELEV

1-A



BUILDER/CONTRACTOR IS RESPONSIBLE TO
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LOT 143 NAPA VALLEY

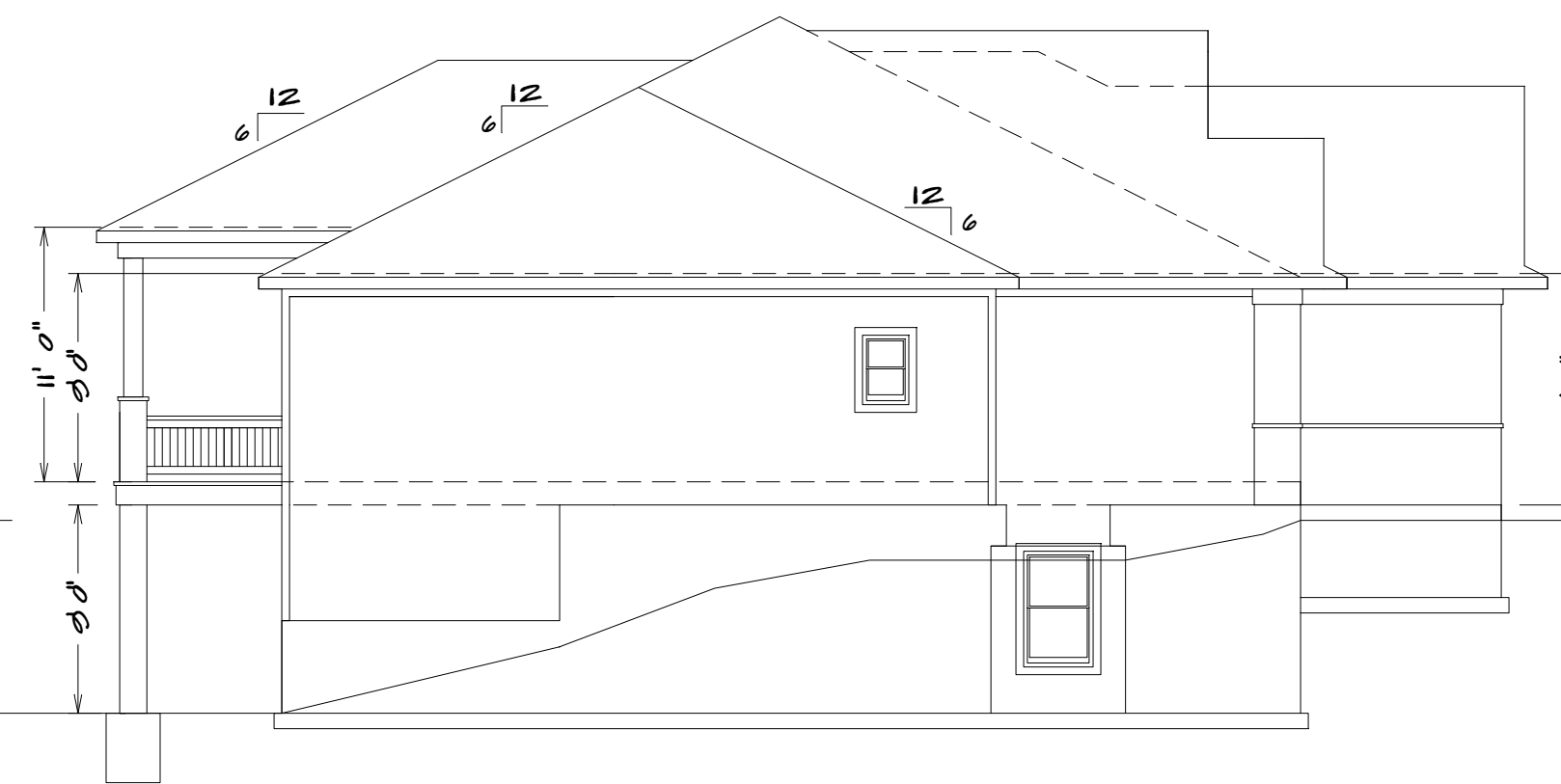
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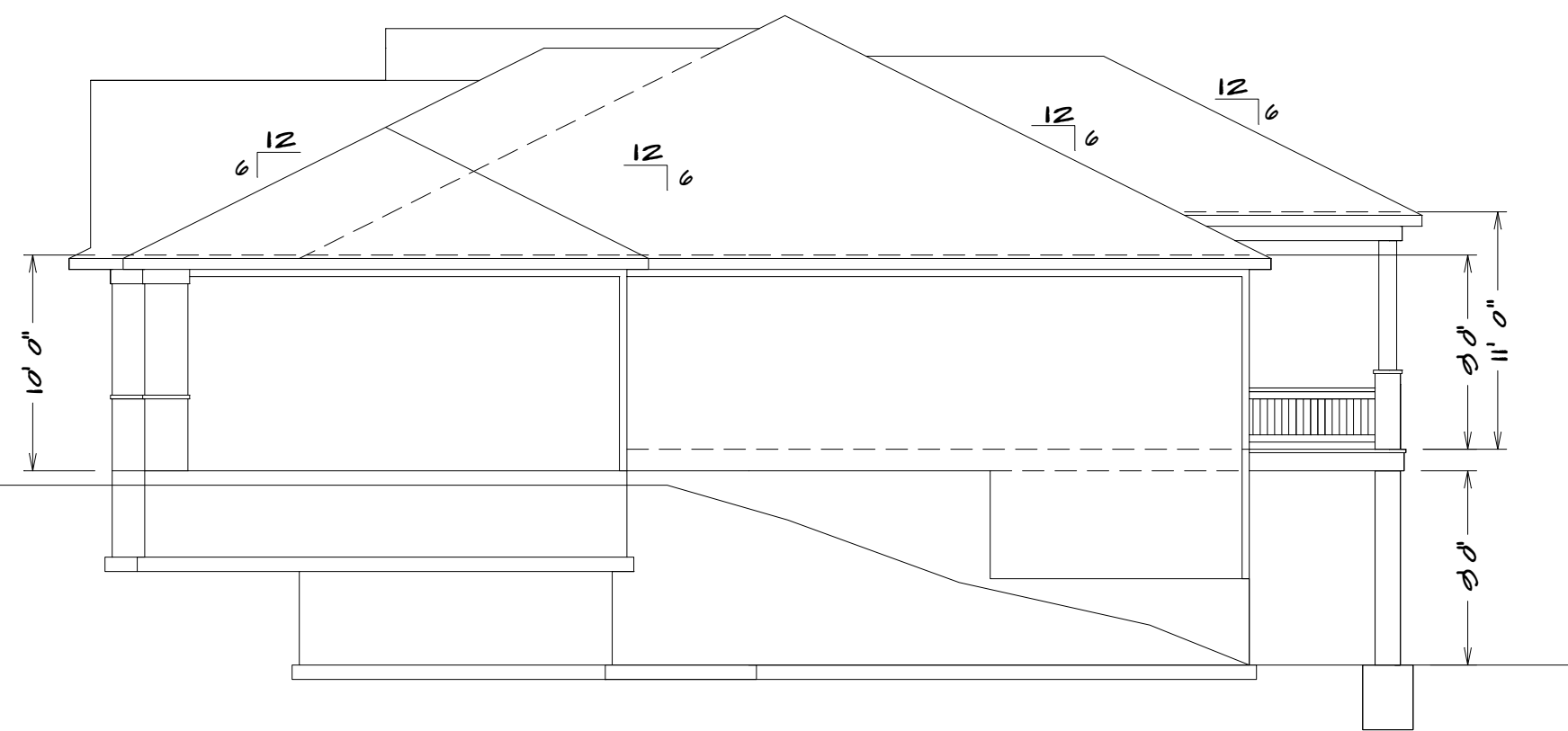
REAR ELEVATION

1/8" = 1'0"



LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"

KH-6105 (THE CYPRESS) LOT 143



SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1850
BASEMENT = 1120
COVERED DECK = 106

UNFINISHED AREA
STORAGE BASEMENT = 280
GARAGE = 680
UNDER STOOP = 52

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY
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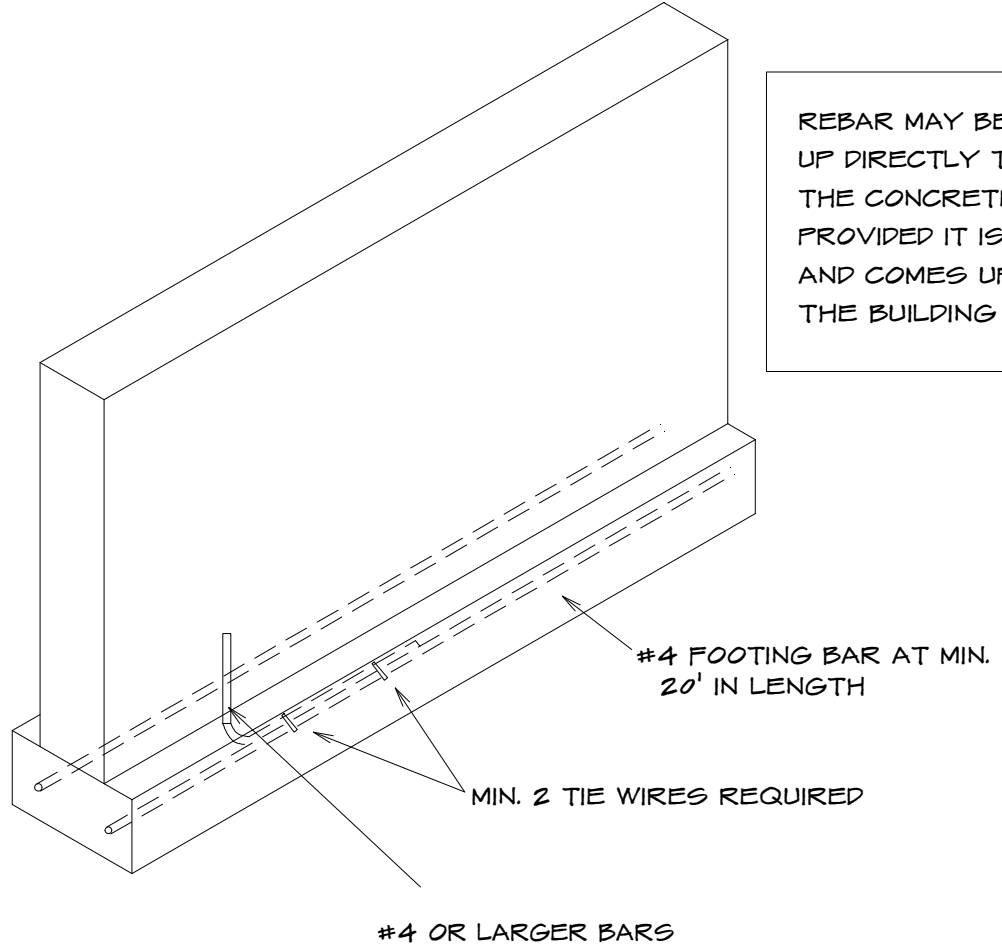
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BUILDER:	PHONE:	DATE REVISED:	KH-6105	1-A
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6105 ELEV	

SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
= SMOKE DETECTOR

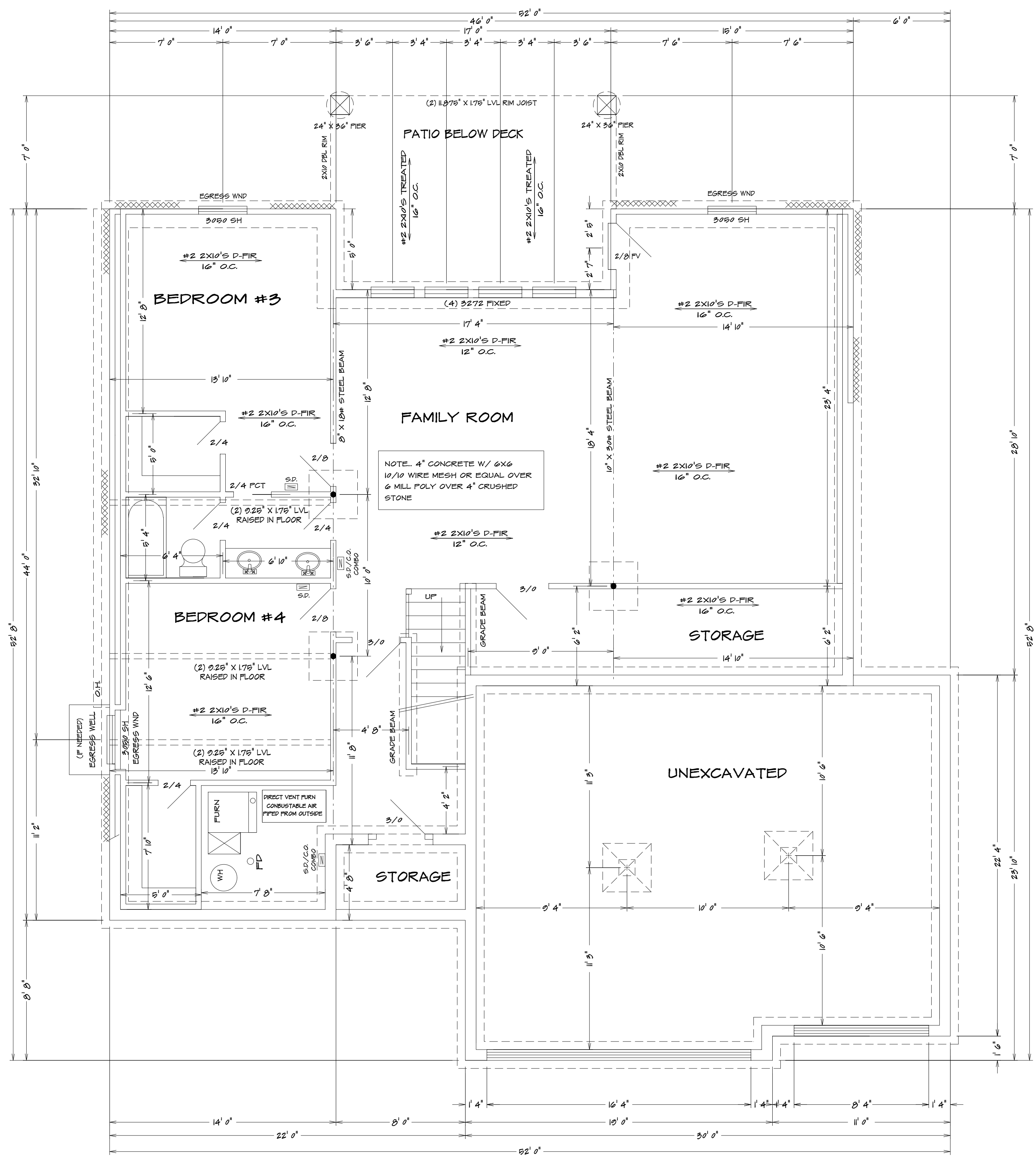


1. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 6.0 m (20 ft) of one or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 13 mm (1/2 in.) in diameter, or consisting of at least 6.0 m (20 ft) of bare copper conductor not smaller than 4 AWG.

2. Reinforcing bars shall be permitted to be bonded together by the steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system." Proper lap splice are required

UFER GROUNDING SECTION

Note...Bridging. Joists exceeding a nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet. (R502.7.1)



BASEMENT PLAN
1/4" = 1'0"

ALL NOTES, SECTIONS, AND DRAWINGS
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KH-6105 (THE CYPRESS) LOT 143

HOME BUYER:	DATE DRAWN:	PLAN NO.	SHEET NO.
	DATE REVISED:	KH-6105	2
	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
BUILDER:		6105 BSMT	
SUB-DIVISION:			
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM HEADERS, PIER LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR CONFLICTS WITH EXISTING UTILITIES. BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOR PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON-SITE CHANGES MADE TO STRUCTURE.			





REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 5'0" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 5'0" UP TO 7'2" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GL
WINDOWS/DOORS 7'2" UP TO 9'0" R.O.	(2) 0 1/2" LVL
6'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 0 1/2" LVL
6'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 0 1/2" LVL
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 0 1/2" LVL
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" LVL
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" LVL
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" LVL

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

R312.2.1 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

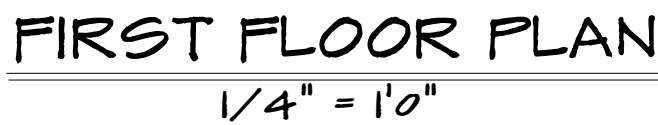
1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R3102.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R3101.1.

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

Exception:
The glazed areas shall not be required where artificial light and a local exhaust system are provided.
The minimum local exhaust rates shall be determined in accordance with Section M1507.
Exhaust air from the space shall be exhausted directly to the outdoors.

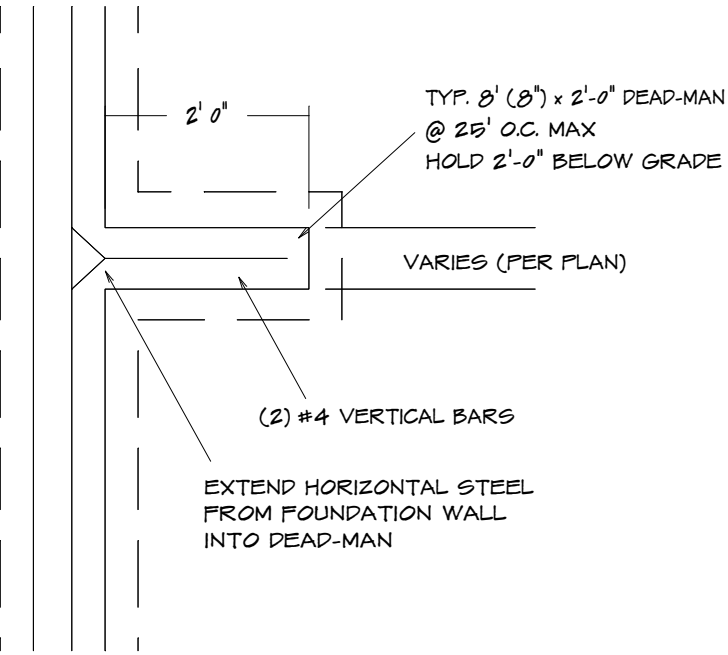


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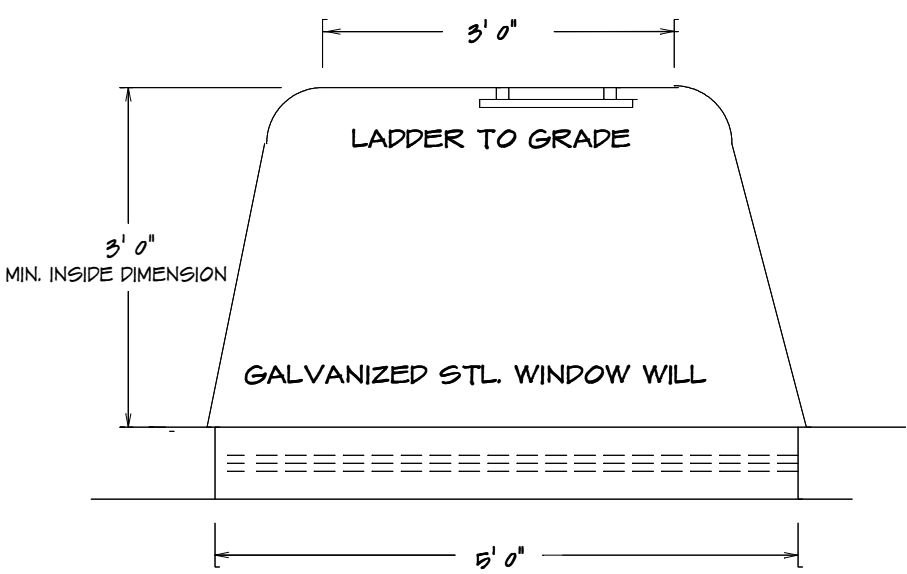
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	BUILDER:	PHONE:	DATE REVISED:	FILE NAME:		
	SUB-DIVISION:	LOT NO.	DESIGNER:	01/09 FLR1		APPROX. SQ.FT.

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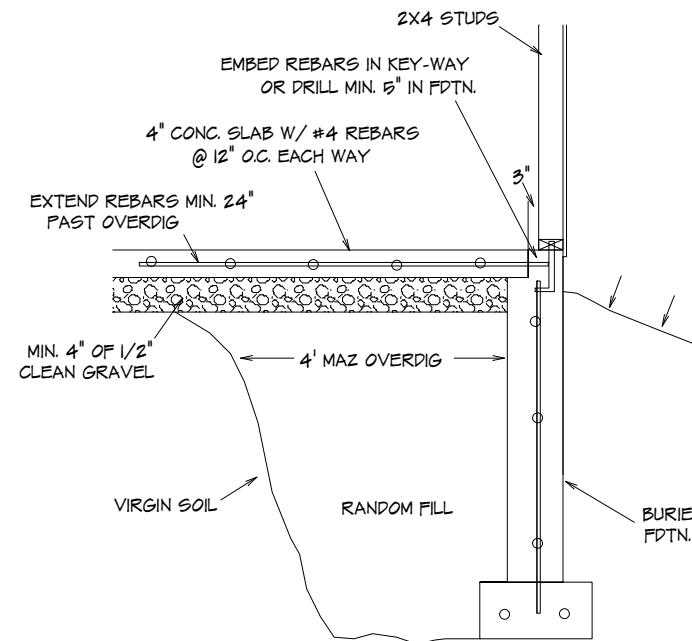




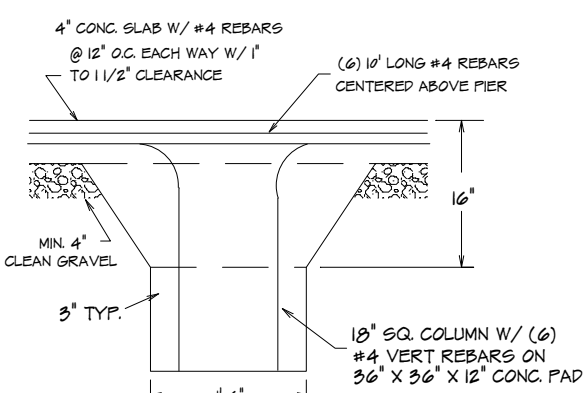
TYPICAL DEAD-MAN SECTION



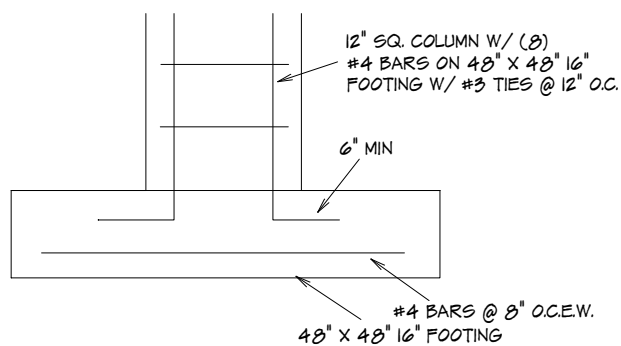
TYPICAL EGRESS WINDOW PLAN SECTION



TYPICAL OVERDIG @ SLAB

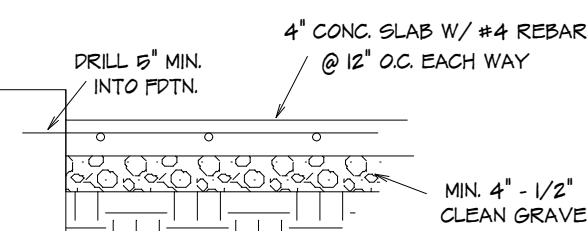


STRUCTURAL GARAGE SLAB
PIER PAD DETAIL

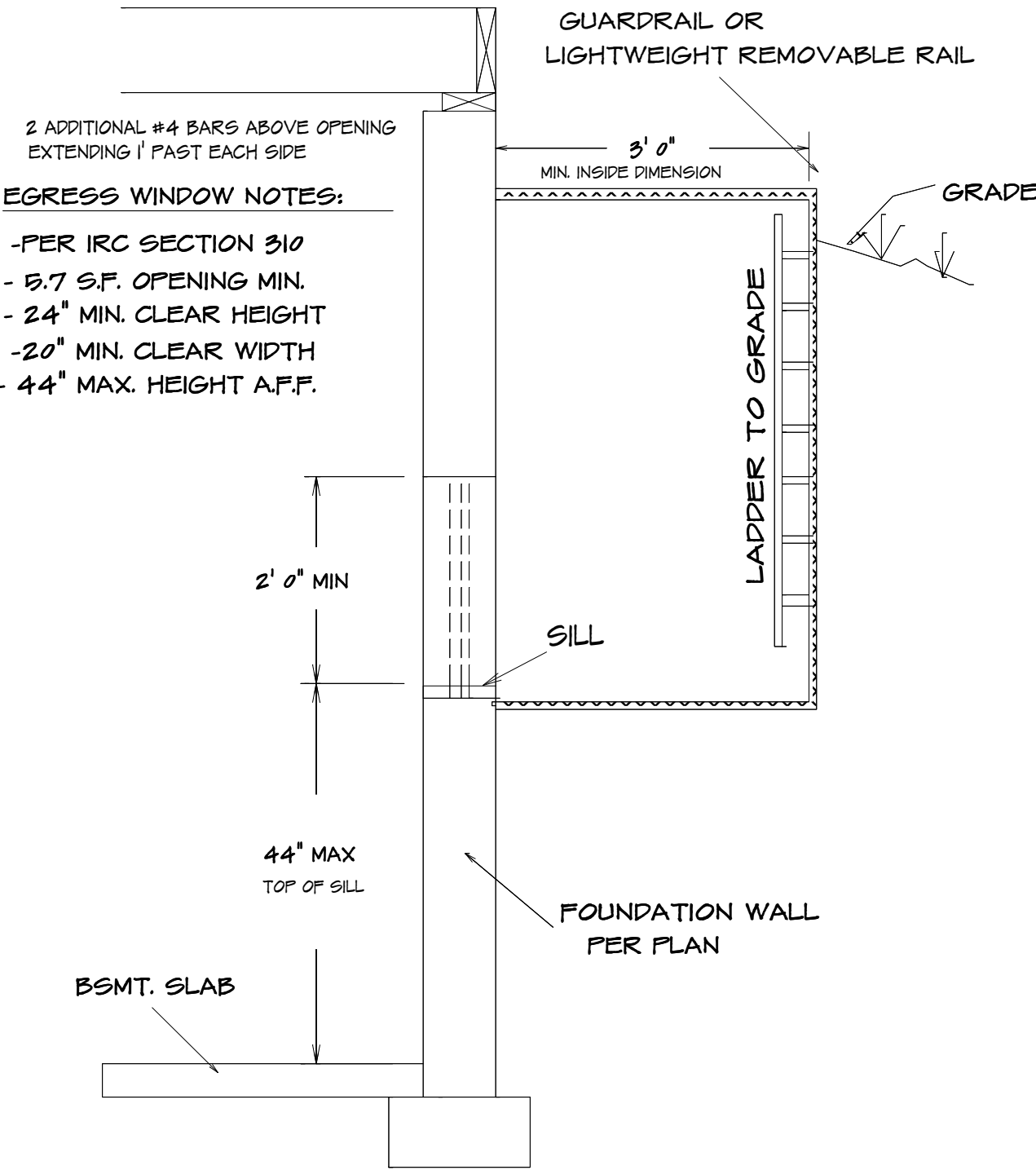


PEDESTAL AT FOOTING

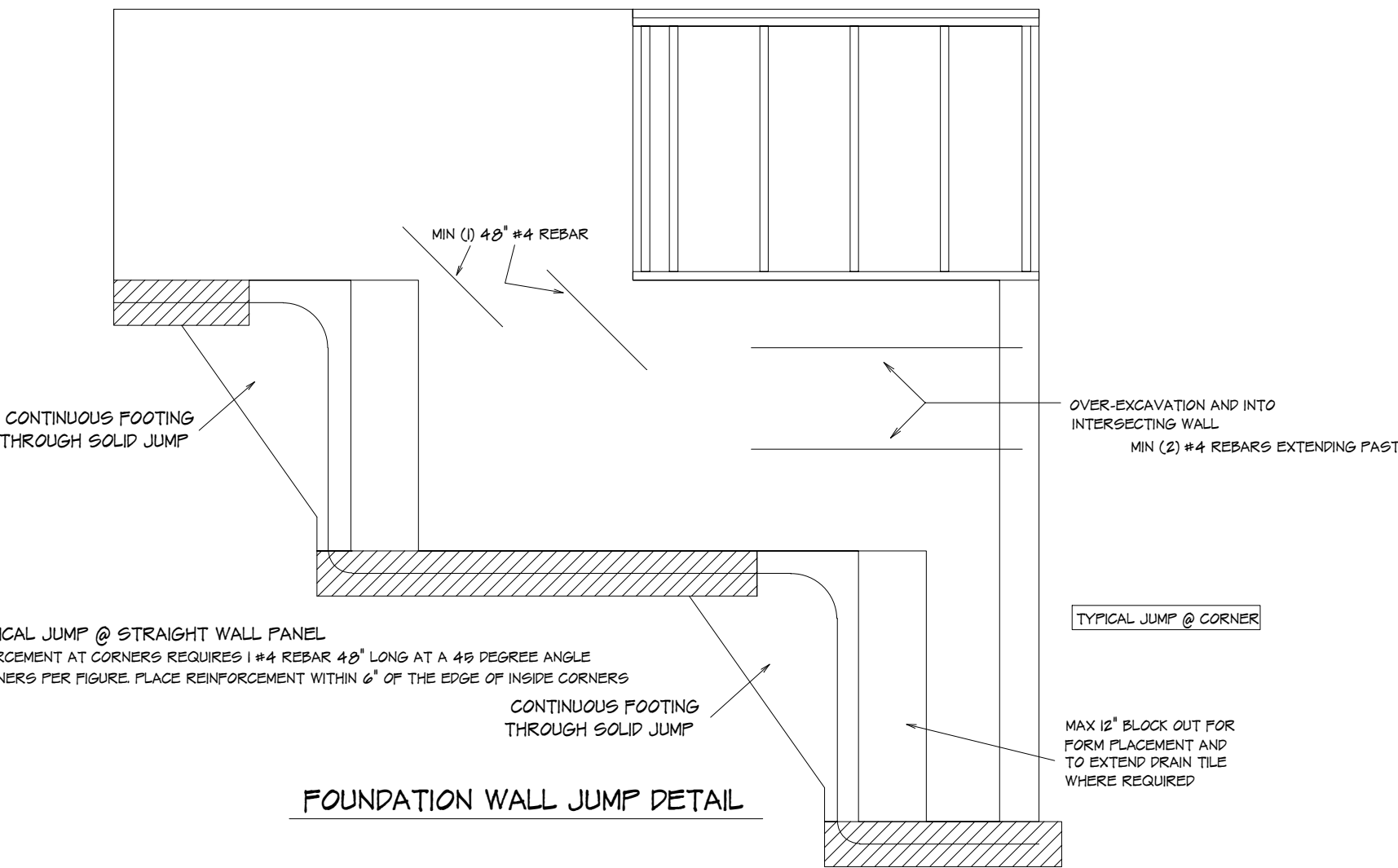
REQUIRED FOOTING:			
BUILDING HEIGHT	MINIMUM FOOTING:	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8" T x 16" W	2-#4	3" FROM BTM.
3 STORY	8" T x 24" W	2-#4	3" FROM BTM.
ACC. STR.	8" T x 12" W	2-#4	3" FROM BTM.



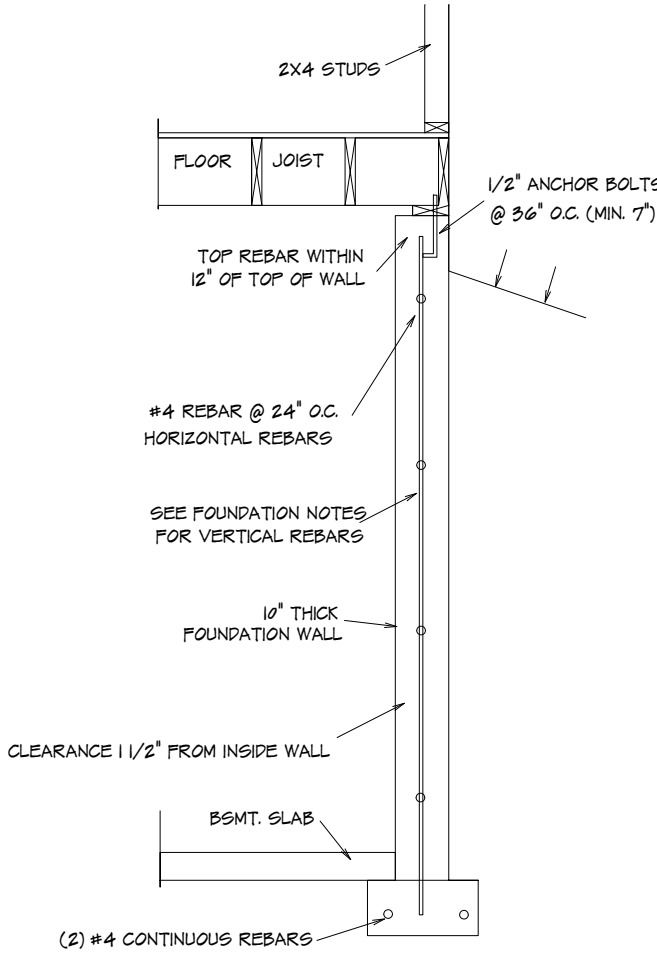
GARAGE SLAB
FINNING DETAIL



TYPICAL EGRESS WINDOW SECTION DETAIL



FOUNDATION WALL JUMP DETAIL



TYPICAL FOUNDATION WALL

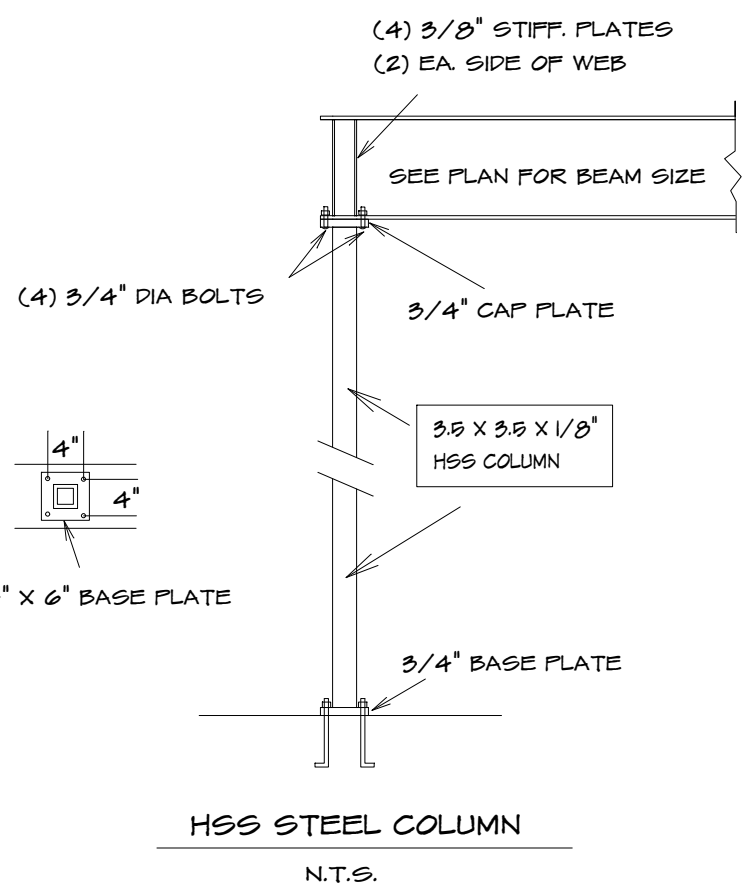
FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOL. EXCEPT FOR RARE CIRCUMSTANCES)
(ALL REBARS TO BE GRADE 40)
8' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 12" O.C.
9' WALL W/ 7' BACKFILL VERT. #4 REBARS @ 18" O.C.
SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.
10' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 8" O.C.
10' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 12" O.C.
SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.
HORIZ #4 REBARS @ 24" O.C.
8' X 4'0" CONCRETE WALL WITH (3) #4 REBARS HORIZ. AND WITH #4 REBARS @ 24" O.C. VERTICALLY CONCRETE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK
CONCRETE GARAGE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK WITH 6X6 10/10 WIRE MESH.
(SUSPENDED GARAGE FLOORS TO BE DESIGNED BY LICENCED ENGINEER)
COLUMN FOOTING FOR MIN. SOL. LOAD OF 100K LBS
42" X 42" X 18" CONCRETE PAD WITH (4) #4 REBARS EACH WAY (UNLESS NOTED)
CONCRETE GRADE PADS - 16" X 8" WITH (2) #4 REBARS CONTINUOUS.
ALL FOOTINGS SHALL EXCEED A MINIMUM FROST DEPTH OF 36 INCHES BELOW GRADE.
MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET) FOR 8-INCH WALL AND (9 FEET) FOR TEN-INCH WALL.
WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE.
OPTIONAL WALK-OUT WALL
16" X 24" CONCRETE POST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINUOUS.
#4 REBAR VERT. BENT INTO FLOOR 7' @ 24" O.C.
BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED ROCK BELOW GRADE.
DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAIN. PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAIN SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER AND DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

Table No. R-3-2-2-2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE			
TYPE OF LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F) (psi)		MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F) (psi)
	Normal Weight Concrete	Lightweight Concrete	
Reinforced walls and foundations not exposed to the weather	2,500	2,500	2,500
Reinforced walls and foundations exposed to the weather	2,500	2,500	2,500
Reinforced walls, foundations, walls, exterior walls, and other vertical concrete walls not exposed to the weather	2,500	2,500	2,500
Partitions, interior walls and other walls not exposed to the weather and garage floor slabs	2,500	2,500	2,000

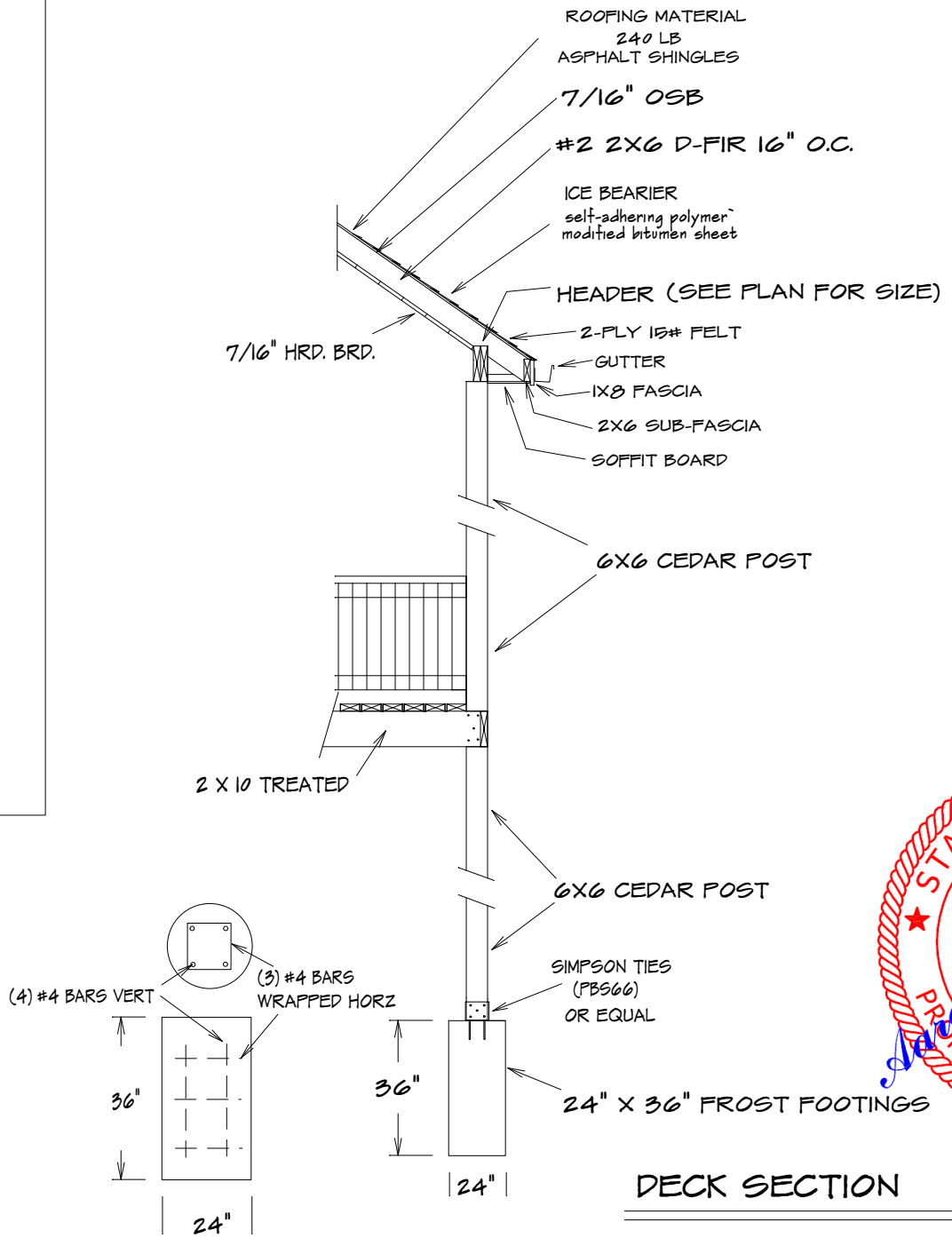
ROOF ELEVATION
1/8" = 1'-0"

NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 8'-0"
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 10'-0"
2X12 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'-0"



BEARING WALL

ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHER WISE NOTED
FURLINGS TO BE EQUAL TO RAFTER OR GREATER
FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'-0" O.C. MAX FOR 2X6 FURLING
6'-0" O.C. MAX FOR 2X8 FURLING
8'-0" O.C. MAX FOR 2X10 FURLING
CONNECT RAFTERS TO CEILING JOIST W/ (4) 16d GALV. NAILS
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE WITH (4) 16d GALV. NAILS

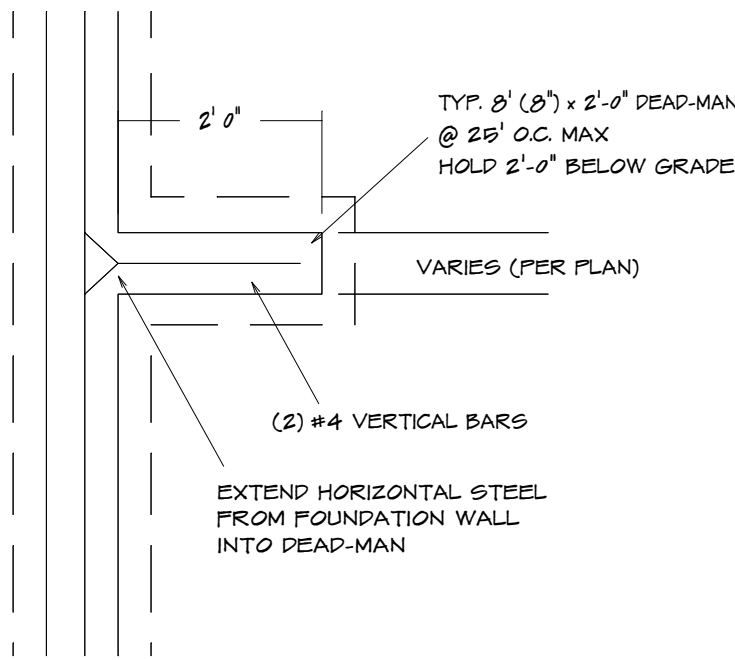


DECK SECTION

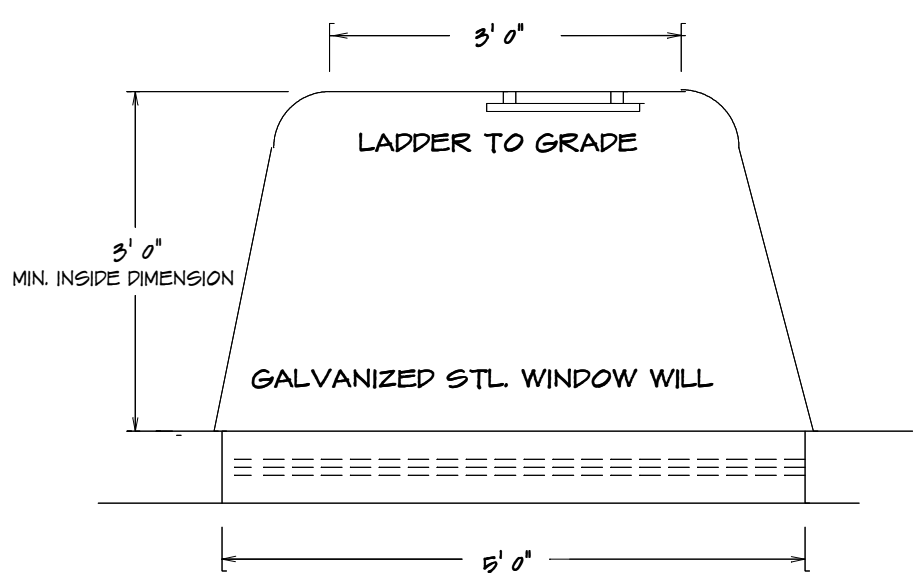
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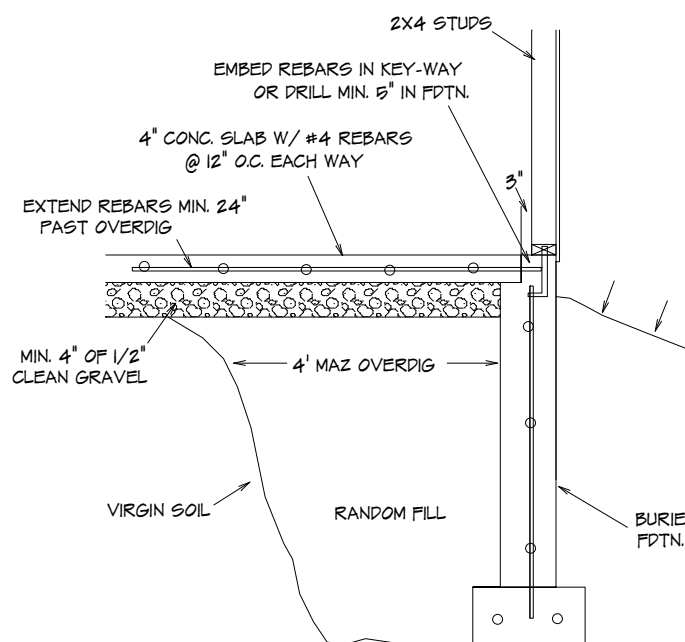
HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-605	5
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			605 SEC2	



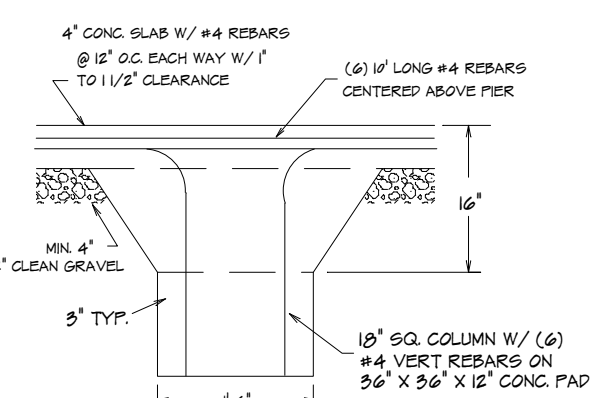
TYPICAL DEAD-MAN SECTION



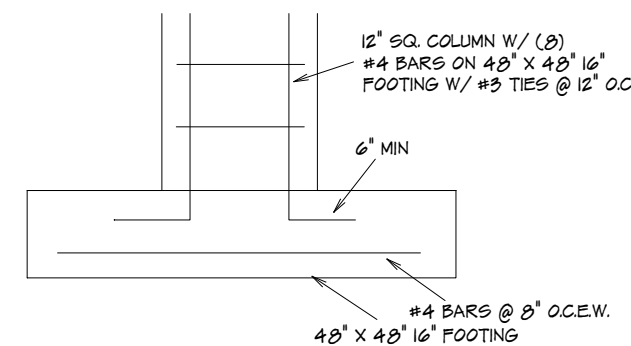
TYPICAL EGRESS WINDOW PLAN SECTION



TYPICAL OVERDIG @ SLAB

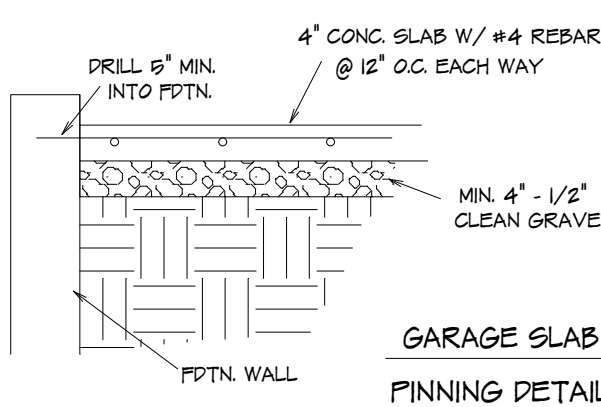


STRUCTURAL GARAGE SLAB
PIER PAD DETAIL

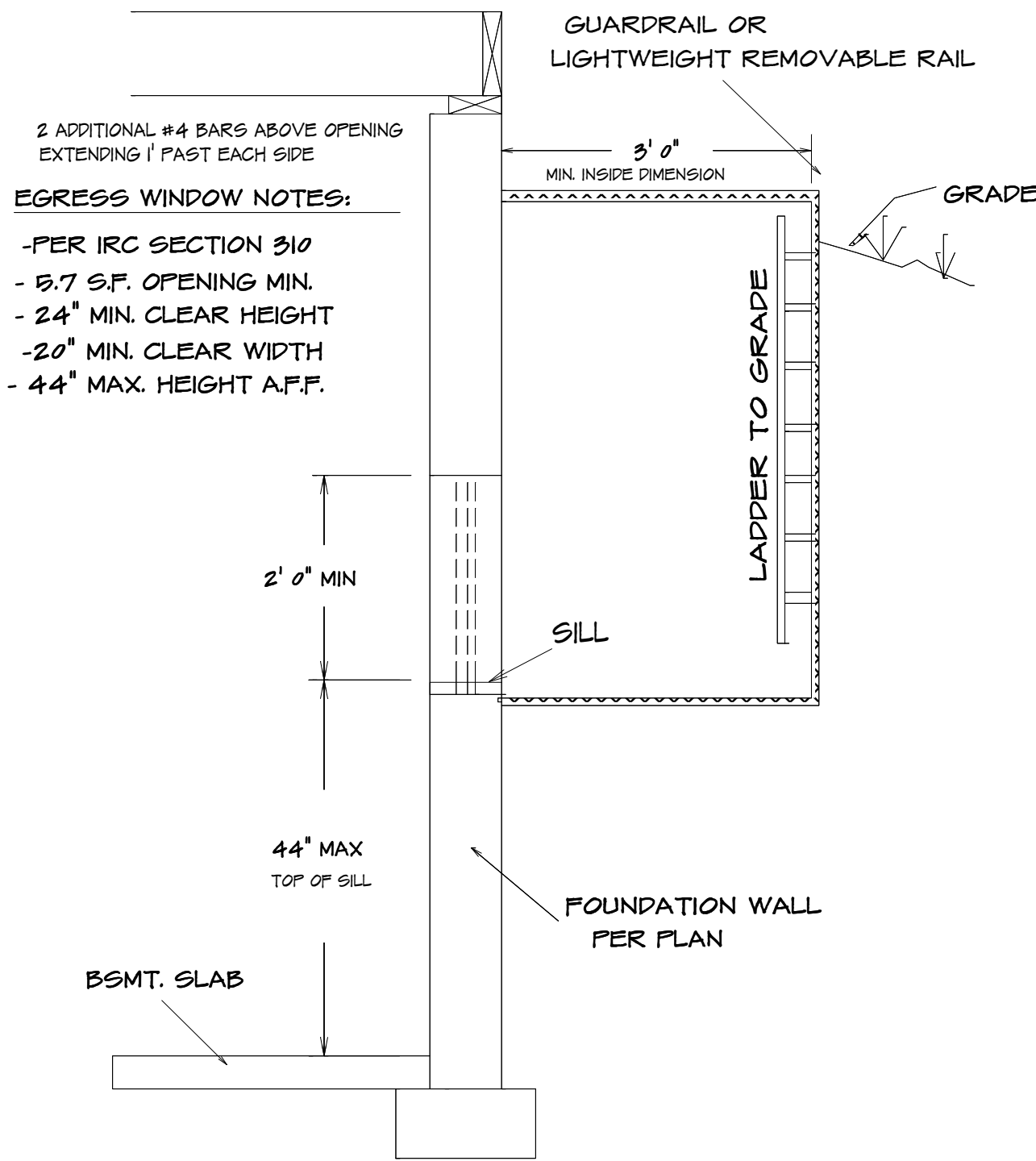


PEDESTAL AT FOOTING

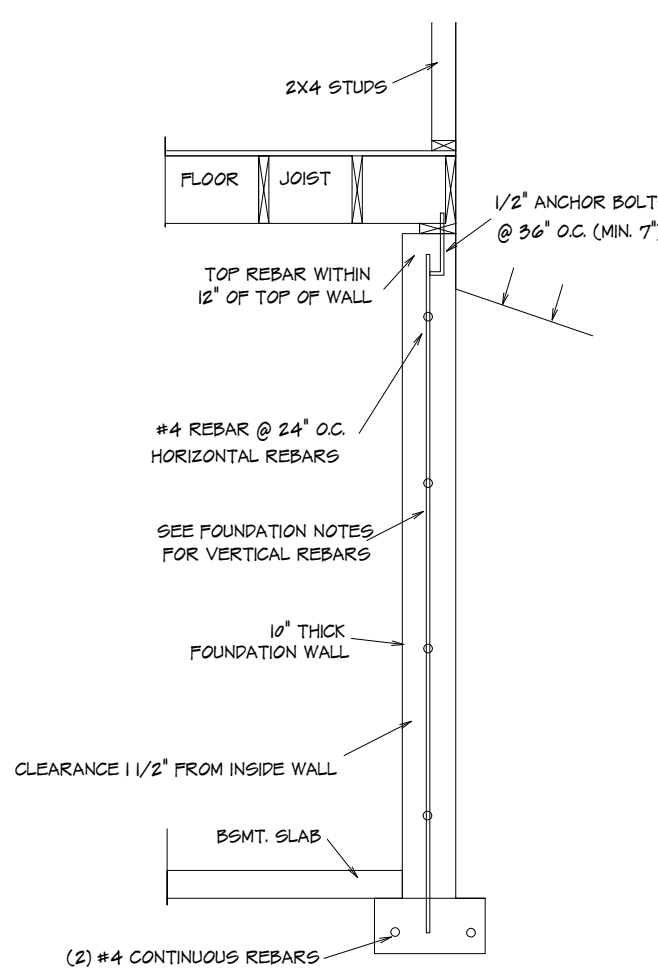
REQUIRED FOOTING:			
BUILDING HEIGHT	MINIMUM FOOTING:	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8"T x 16"W	2-#4	3" FROM BTM.
3 STORY	8"T x 24"W	2-#4	3" FROM BTM.
ACC. STR.	8"T x 12"W	2-#4	3" FROM BTM.



GARAGE SLAB
FINNING DETAIL



TYPICAL EGRESS WINDOW SECTION DETAIL



TYPICAL FOUNDATION WALL

FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOL. EXCEPT FOR RARE CIRCUMSTANCES) (ALL REBARS TO BE GRADE 40)

1' WALL W/ 8" BACKFILL VERT. #4 REBARS @ 12" O.C.
9" WALL W/ 7" BACKFILL VERT. #4 REBARS @ 18" O.C.
SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.

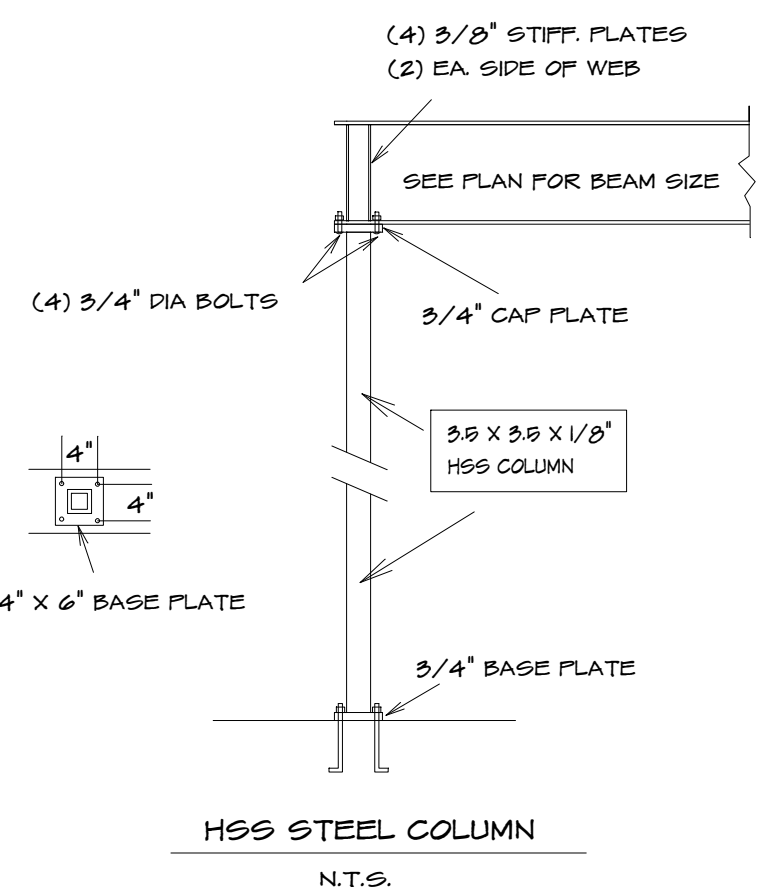
16" WALL W/ 8" BACKFILL VERT. #4 REBARS @ 8" O.C.
16" WALL W/ 8" BACKFILL VERT. #4 REBARS @ 12" O.C.
SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.

HORIZ #4 REBARS @ 24" O.C.
8" X 4'0" CONCRETE WALL WITH (3) #4 REBARS HORIZ. AND WITH #4 REBARS @ 24" O.C. VERTICALLY
CONCRETE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK
CONCRETE GARAGE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK WITH 6X6 10/10 WIRE MESH.
(SUSPENDED GARAGE FLOORS TO BE DESIGNED BY LICENCED ENGINEER)
COLUMN FOOTING FOR MIN. SOL. LOAD OF 100K LBS
42" X 42" X 16" CONCRETE PAD WITH (4) #4 REBARS EACH WAY (UNLESS NOTED)
CONCRETE GRADE PADS - 16" X 8" WITH (2) #4 REBARS CONTINUOUS.
ALL FOOTINGS SHALL EXCEED A MINIMUM FROST DEPTH OF 36" INCHES BELOW GRADE.
MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET) FOR 8-INCH WALL AND (9 FEET) FOR TEN-INCH WALL.
WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE.
OPTIONAL WALK-OUT WALL
16" X 24" CONCRETE POST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINUOUS.
#4 REBAR VERT. BENT INTO FLOOR 7'0" @ 24" O.C.
BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED ROCK BELOW GRADE.
DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAIN. PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAIN SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER AND DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

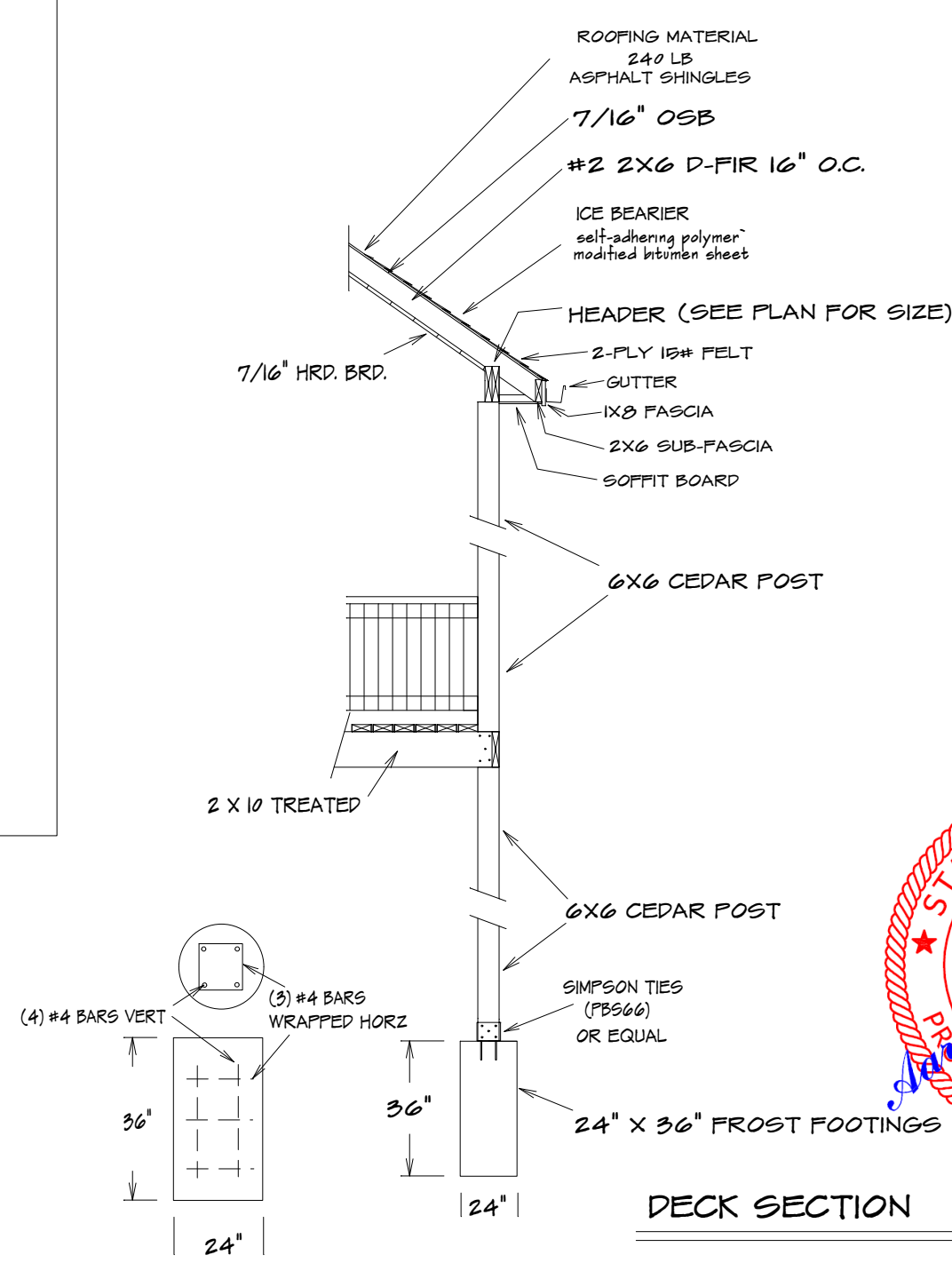
Table No. R-3-25.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE			
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	DESIGNED COMPRESSION STRENGTH (F _{CD})		
	Non-reinforced	Reinforced	Columns
Mass concrete walls and foundations not exposed to the weather	2,500	2,500	2,500
Reinforced slabs and exterior slabs on grade, except garage floor slabs	2,500	2,500	2,500
Reinforced walls, foundations, walls, exterior walls, and other vertical concrete walls not exposed to the weather	2,500	2,500	2,500
Partitions, interior slabs and slabs exposed to the weather and garage floor slabs	2,500	2,500	2,500

ROOF ELEVATION
1/8" = 1'0"

NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 8'0"
2X10 #2 D-FIR FOR UNBRACED LENGTH UP TO 10'0"
2X12 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'0"

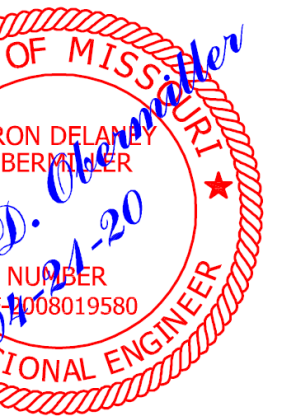


ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHER WISE NOTED
FURLINGS TO BE EQUAL TO RAFTER OR GREATER
FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 FURLING
6'0" O.C. MAX FOR 2X8 FURLING
8'0" O.C. MAX FOR 2X10 FURLING
CONNECT RAFTERS TO CEILING JOIST W/ (4) 16d GALV. NAILS
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE WITH (4) 16d GALV. NAILS



DECK SECTION

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS ALSO VERIFY ALL BEAM HEADERS, PIER LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR IS TO CHECK FOR CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.



HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-609	5
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			609 SEC2	