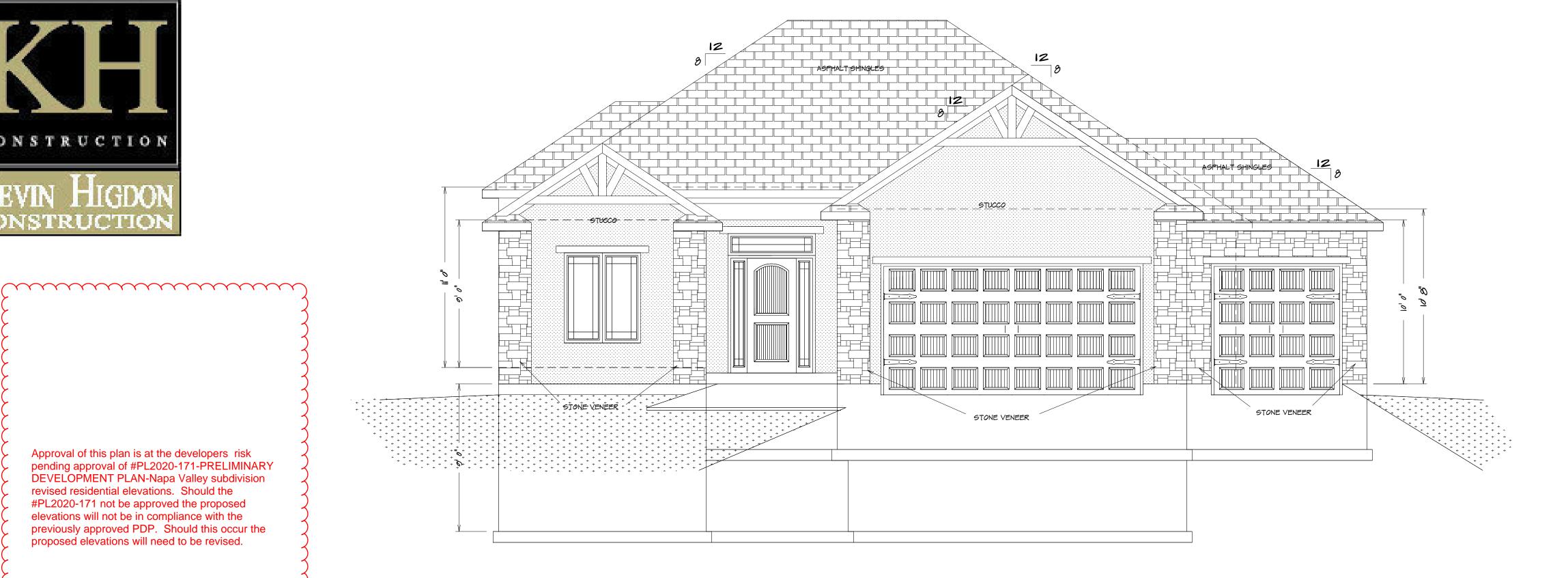




Approval of this plan is at the developers risk pending approval of #PL2020-171-PRELIMINARY DEVELOPMENT PLAN-Napa Valley subdivision revised residential elevations. Should the #PL2020-171 not be approved the proposed elevations will not be in compliance with the previously approved PDP. Should this occur the proposed elevations will need to be revised.



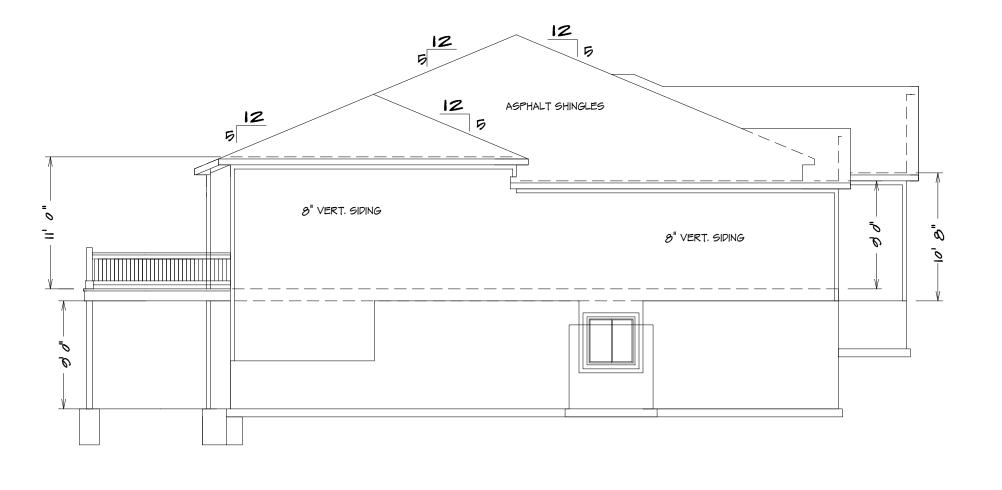
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES.

FRONT ELEVATION

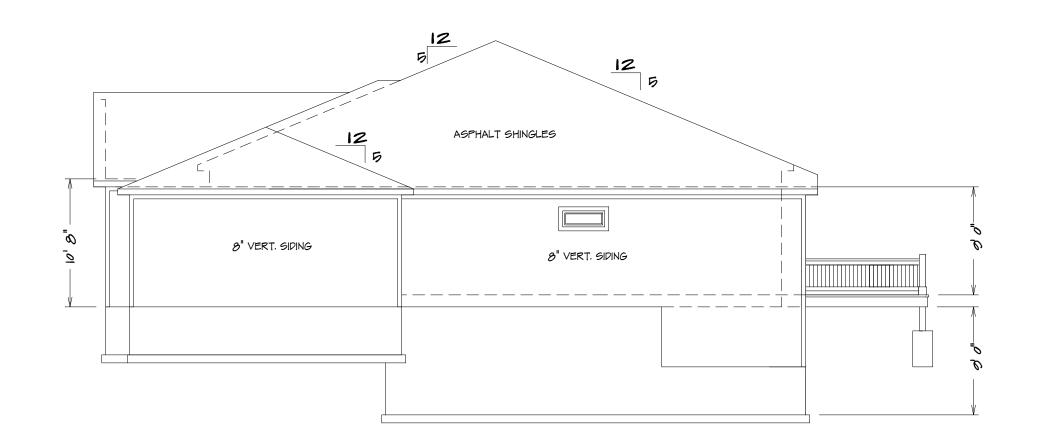
1/4" = 10"

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 1618 SW BLACKSTONE PLACE LEES SUMMIT MO LOT 125 NAPA VALLEY



LEFT ELEVATION





REAR ELEVATION 1/8" = 10"

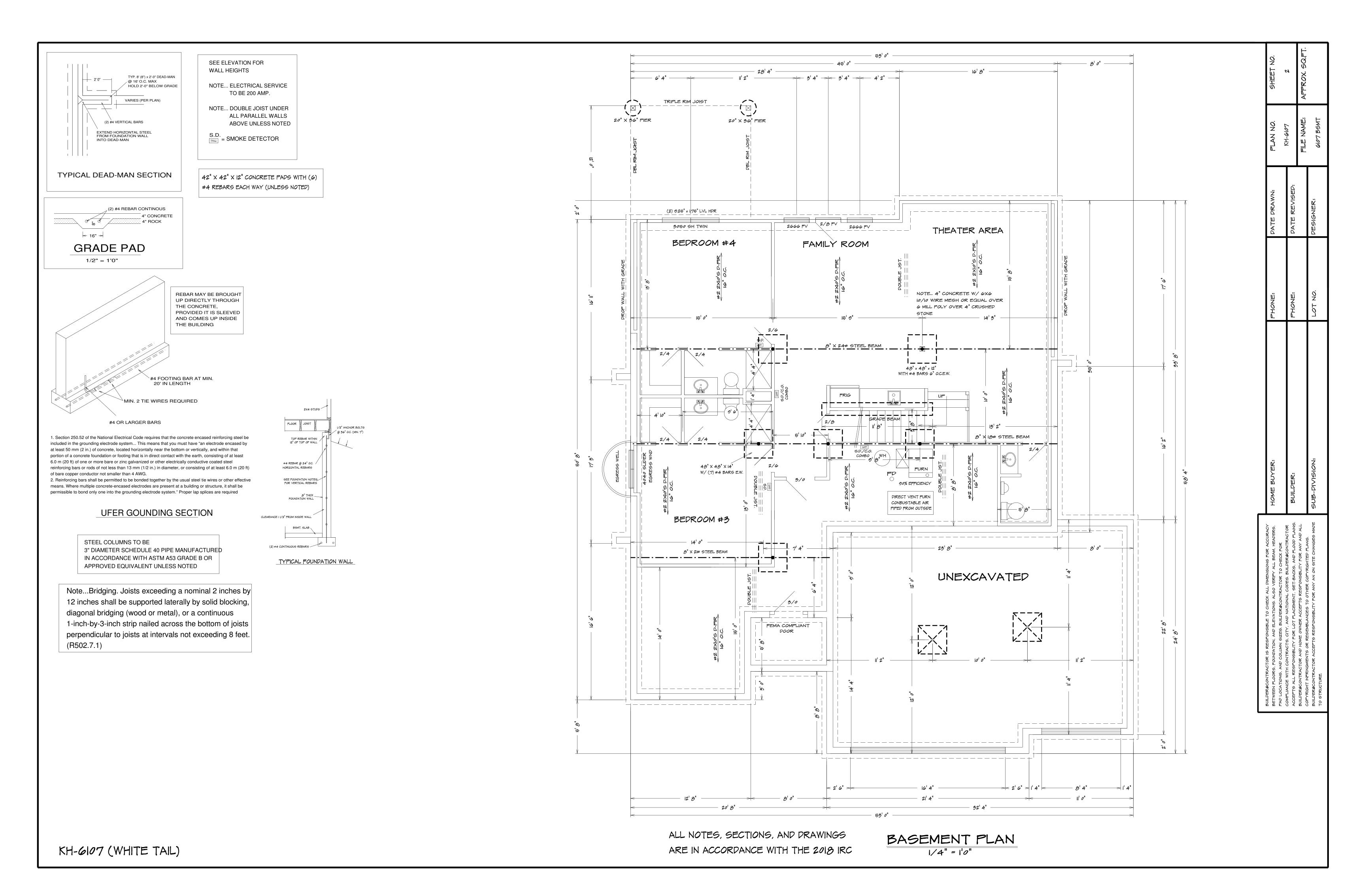
SQUARE FOOTAGE LIVING AREA FIRST FLOOR = 1735 BASEMENT = 1248

> UNFINISHED AREA STORAGE BASEMENT = 328 GARAGE = 787

RIGHT ELEVATION 1/8" = 10"

THE "WHITE TAIL"

KH-6107 (WHITE TAIL)



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

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.

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 (1820 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 (G10 mm) above the fininshed 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 (G10 mm) of the finished floor.

Exceptio

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.

R312.2.2 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 R310.1.1.

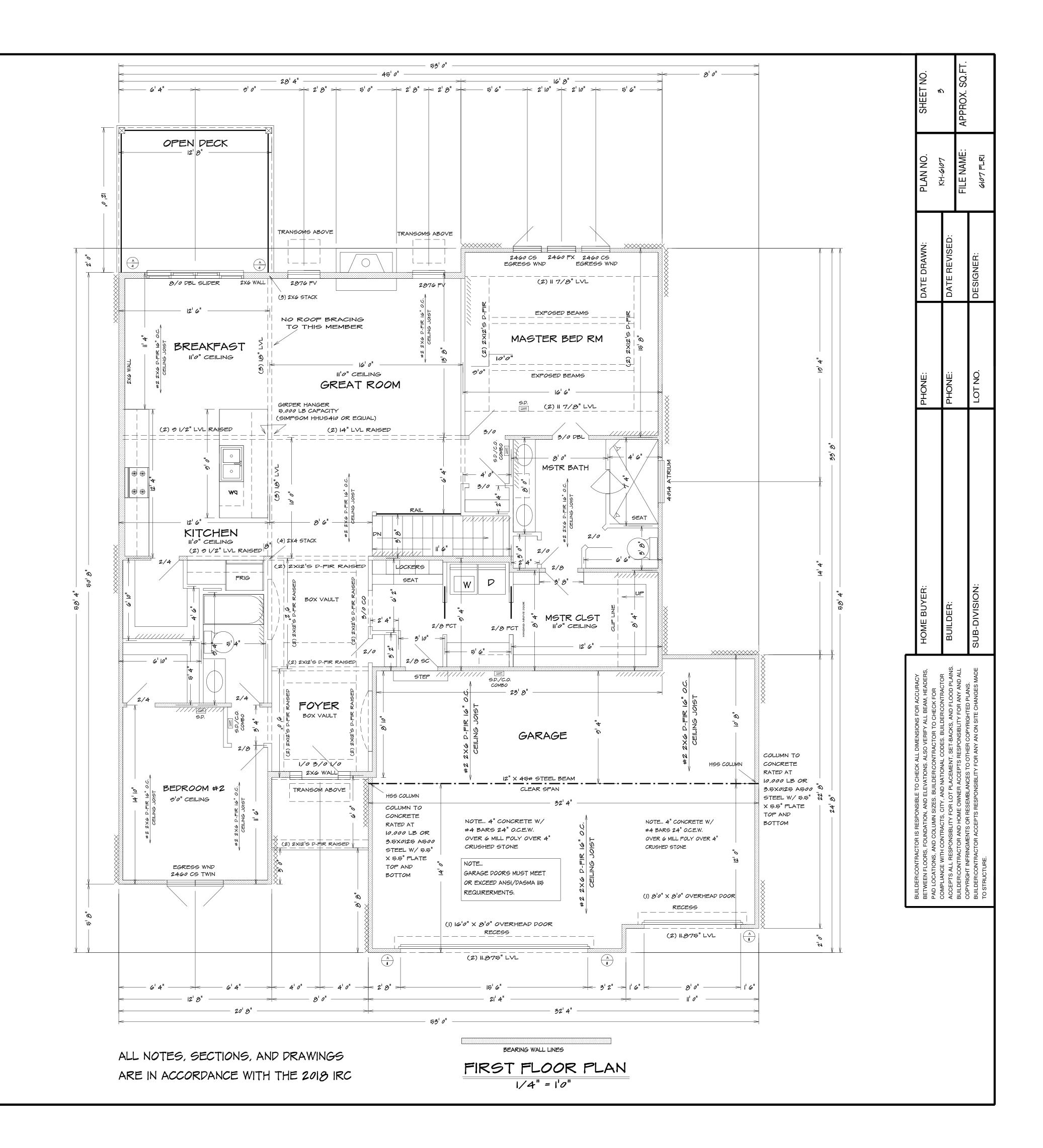
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

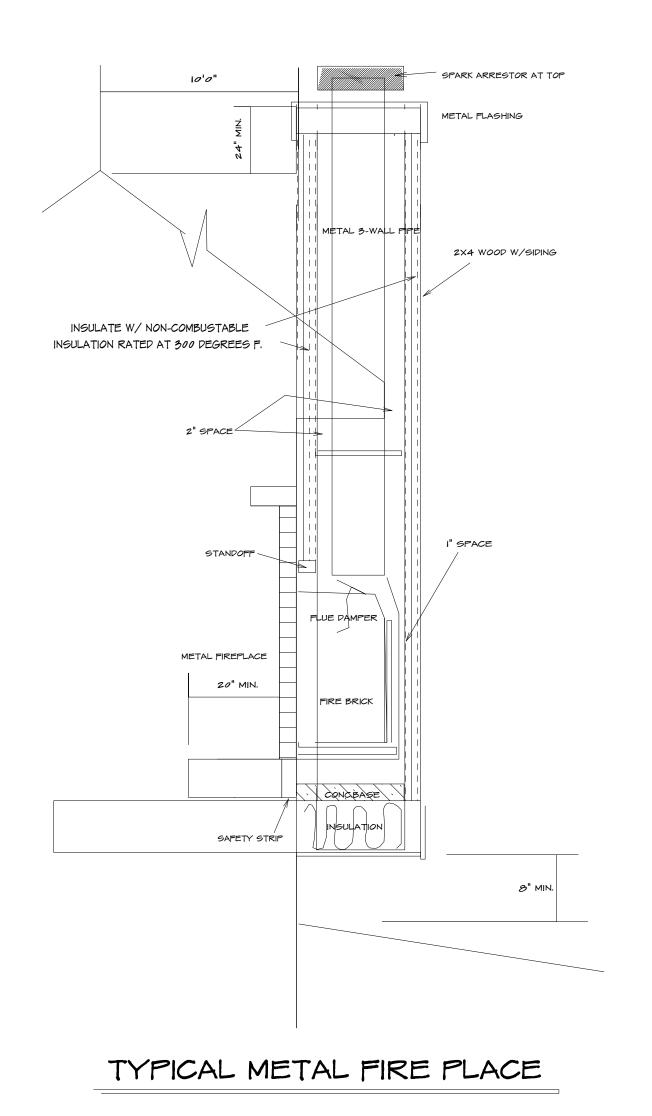
Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

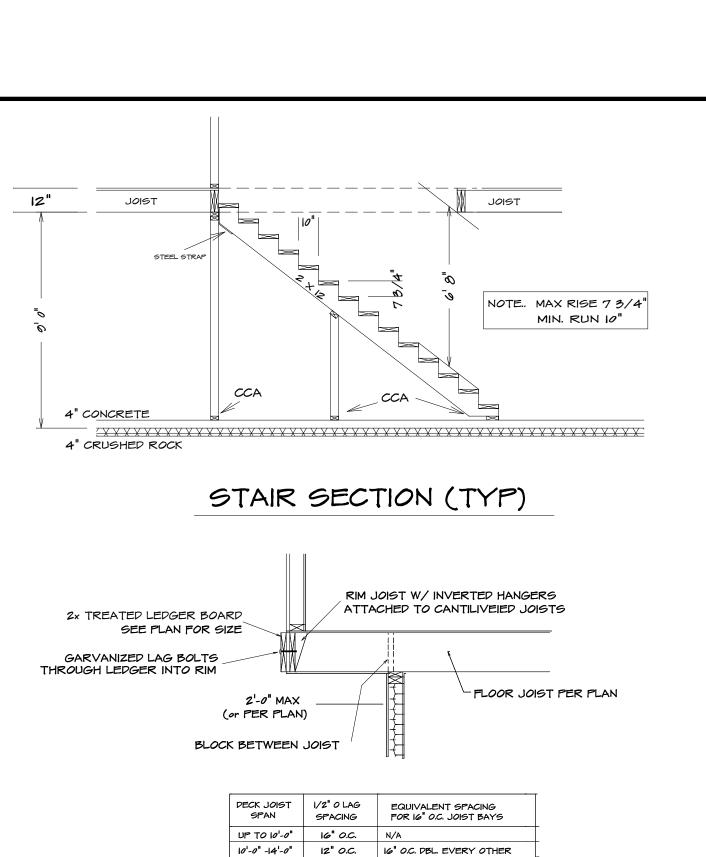
The minimum local exhaust rates shall be determined in accordance with Section MIBO7.

Exhaust air from the space shall be exhausted directly to the outdoors.



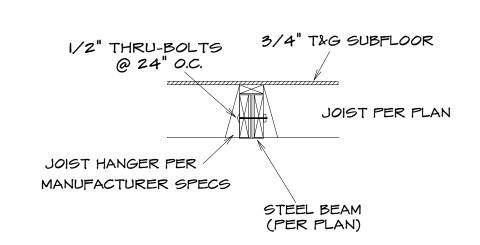


NOTE SEE SPECS FOR SPECIFIC APPLICATIONS.



TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT

14'-0" -18'-0" 8" O.C. 16" O.C. DBL. EVERY JOIST BAY



UPSET STEEL BEAM/JOIST CONNECTION

R312.2 Guard opening limitations.

R302.5.1 Opening protection.

shall not be permitted.

more in diameter.

Required guards on open sides of stairways,

have intermediate rails or ornamental closures

that do not allow passage of a sphere 4" or

Openings from a private garage directly

into a room used for sleeping purposes

Other openings between the garage and

residence shall be equipped with solid wood

doors not less than 13/8 inches in thickness,

solid or honeycomb-core steel doors not less

doors, equipped with a self-closing device.

than 13/8 inches thick, or 20-minute fire-rated

raised floor areas, balconies, and porches shall

I-I/2" BOTTOM CLEARANCE METAL FLASHING OVER EPDM SLOPE SLAB 1/8"-1/4" PER FT. CAULKING - SEALANT LAYER DRILL/EMBED MIN. 5" INTO FOUNDATION #4 REBARS CONTINUOUS AROUND PERIMETER FOUNDATION WALL OF SUSPENDED SLAB FOUNDATION WALL PER PLAN

OPTIONAL

3'0" LADDER TO GRADE MIN. INSIDE DIMENSI GALVANIZED STL. WINDOW WILL

AT THE EDGES OF SLAB 5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

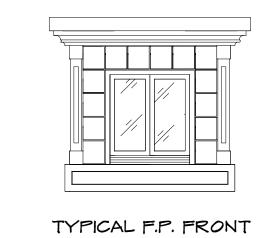
PORCH SLAB (6'SPAN OR LESS)

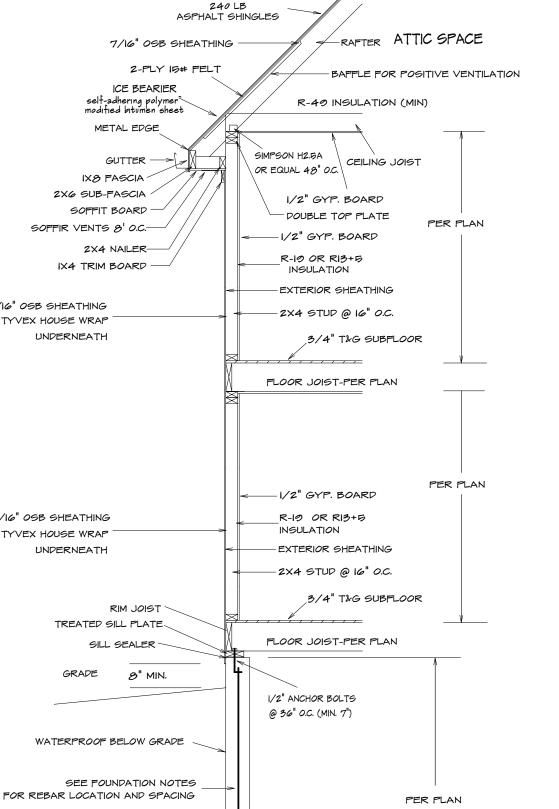
. MAXIMUM SPAN = 6'

2. MINIMUM 6" THICKNESS

3. #4 REBARS AT 12" O.C. EACH WAY

4. MIN. I-I/2" OF CONTINUIUS BEARING





4" CONC. SLAB MIN

4" ROCK MIN

UNDISTURBED SOIL

ROOFING MATERIAL

7/16" OSB SHEATHING

W/ TYVEX HOUSE WRAP

7/16" OSB SHEATHING

UNDERNEATH

GRADE

8" CONC. WALL -

4" DRAIN TILE

CONC. FOOTING

SEE FOUNDATION NOTES

W/ TYVEX HOUSE WRAP

UNDERNEATH

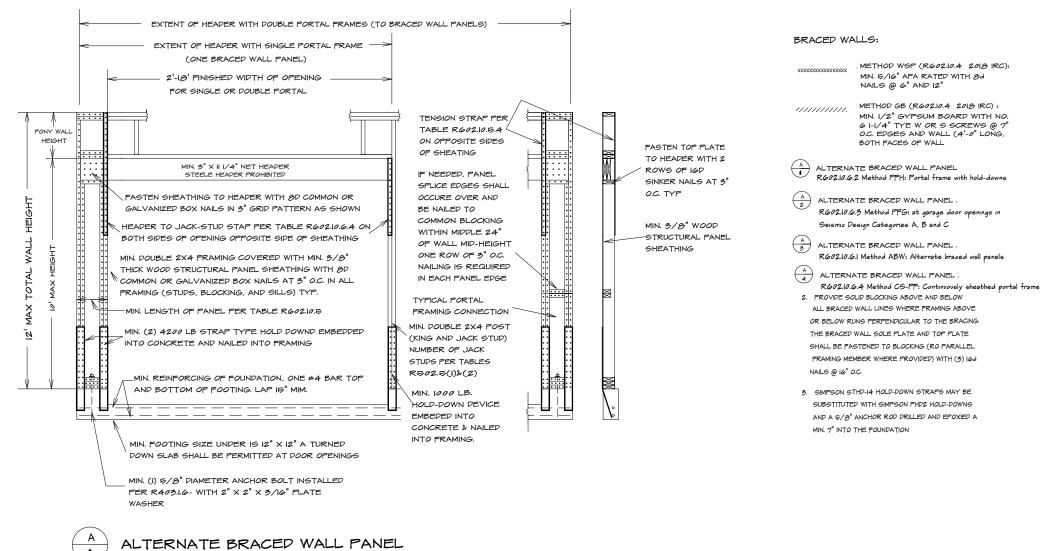
TYPICAL WALL SECTION

6" CONC. SLAB W/ #4 BARS @ 12" O.C. BOTH-WAYS W/1" TO PER PLAN

FORMWORK OPTIONS:

- I. PROVIDE VULCRAFT 2VLI (OR EQUAL CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION) or
- 2. PLYWOOD FORMS WITH EXPANDABLE BAR JOIST OR TEMPORARY FRAMED WALLS BY CONTRACTOR

SUSPENDED PORCH STOOP DETAIL



BRACED WALL SECTION

(4) 3/8" STIFF. PLATES

SEE PLAN FOR BEAM SIZE

(2) EA. SIDE OF WEB

1/2" CAP PLATE

4" DIAMETER

A500-GR.B-42

1/2" BASE PLATE

UNLESS OTHERWISE NOTED IN PLAN

(4) 1/2" ANCHOR BOLTS

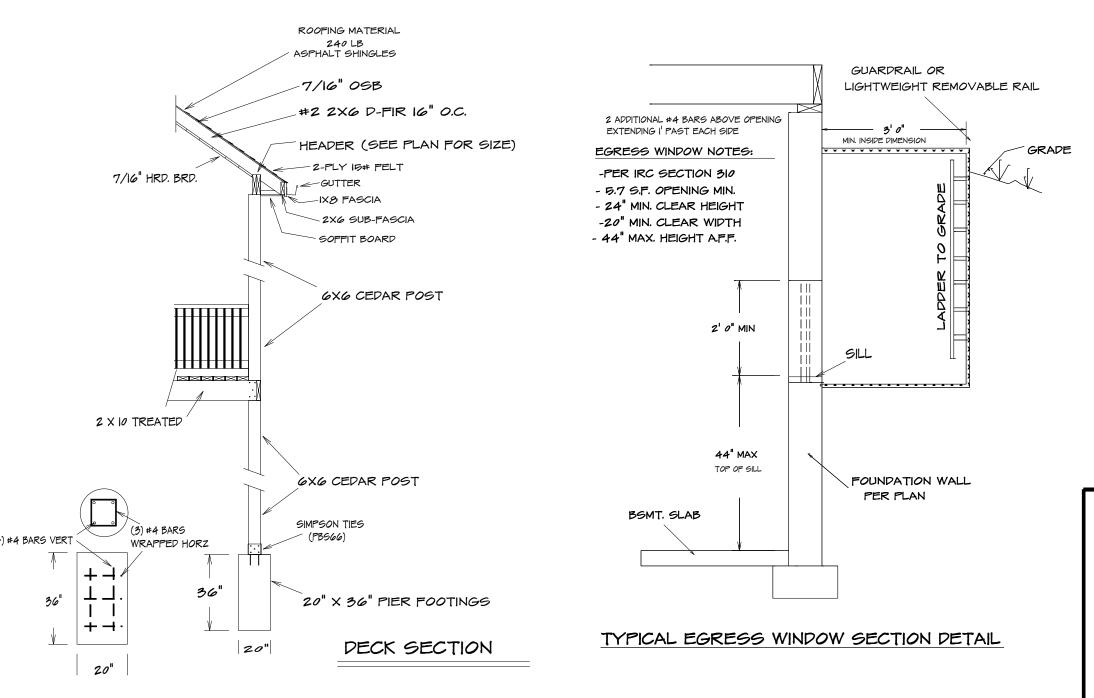
(4) 1/2" DIA BOLTS

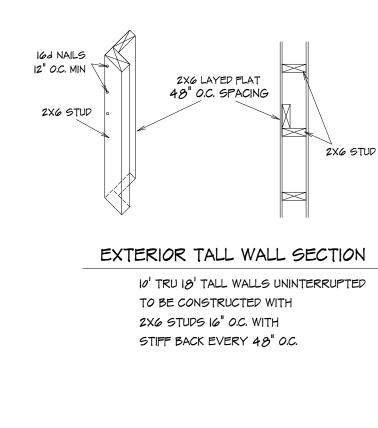
3" HSS COLUMN

1/2" X 6" BASE PLATE

HSS COLUMN DETAIL

R602.10.6.2 Method PFH: Portal frame with hold-downs





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

GARAGE

I. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS 2. DOORS BETWEEN GARAGE AND DWELLING - MIN | 3/3" SOILD CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED 3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT 4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE APPROVED SAFTY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTEM EDGE IS WITHIN 60" OF THE FLOOR: WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTEM OF THE STAIR: ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS: GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTEM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR

EMERGENCY EGRESS

PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SR. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OD 21"

ELECTRICAL OUTLETS

. ALL OUTLETS TO BE ARC FAULT CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED EXCEPT.. REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER

2. ALL OUTLETS TO BE TAMPER RESISTANT

FRAMING NOTE

supervising station.

2. ALL HEADERS TO BE MIN. (2) #2-2XI0

SECTION R315 CARBON MONOXIDE ALARMS

For new construction, an approved carbon monoxide

dwelling units that have attached garages.

alarm shall be installed outside of each separate sleeping

area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in

Carbon monoxide detection systems that include carbon

monoxide detectors and audible notification appliances, i

nstalled and maintained in accordance with this section

for carbon monoxide alarms and NFPA 720, shall be permitted.

The carbon monoxide detectors shall be listed as complying with

UL 2075. Where a household carbon monoxide detection system

is installed, it shall become a permanent fixture of the occupancy,

owned by the homeowner and shall be monitored by an approved

R315.1 Carbon monoxide alarms.

- 4. ALL HEADRS TO BEAR ON MIN. OF (2) 2X4 STUDS 5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SEC. R502.4
- 6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALL PER IRC SEC. R703
- 7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE
- 8. COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN THE UPPER 1/3 OF ATTIC 9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.)
- 0. MIN 20 YR. ASPHALT SHINGLES II. RAFTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN. PER IRC SEC. 802.3

SMOKE ALARMS: 2018 IRC. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH I. ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH SLEEPING ROOM AND ON EACH FLOOR, INCLUDING BASEMENT. 3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL

INSULATION NOTES:

MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS

ACTIVATE ALL OF THE ALARMS IN THE

DWELLING. (SECTION R314.5)

EXTERIOR FRAMED WALLS (RIO OR RI3+5) FLOOR OVER HEATED SPACE RIO FLOOR OVER OUTSIDE AIR RIO ATTIC - BLOWN IN R40 CATHEDRAL CEILING

TYPICAL EGRESS WINDOW PLAN SECTION

Foundation Wall Reinforcement Schedule - Table 2

Concrete strength/Grade	8 inch thick wall			10 inch thick wall		
Reinforcement #4 bar	8'	9'	10'	8'	9'	10'
3,000 psi / Grade 40	16	12	NP	24	16	12
3,500 psi / Grade 40	16	12	NP	24	24	12
3,000 psi / Grade 60	24	16	NP	24	20	16
3,500 psi / Grade 60	24	16	NP	24	24	16
Horizontal reinforcement -	- Minim	ium Gr	ade 40) steel	#4	oar
One bar 12" from top of wall; maximum spacing 24" o.c.	4-#4	5-#4	6-#4	4-#4	5-#4	6-#4

1) Wall height is measured from the top of the wall to the top of the floor slab.

2) Vertical reinforcement for concrete walls that are not full height and for reinforcement spaced 24 inch on center may be placed in the middle of the wall. Other walls shall have vertical

reinforcement place as follows: a) 8-inch wall - Minimum 5 inches from the outside face.

b) 10-inch wall - Minimum 6.75 inches from the outside face.

 Extend bars to within 8 inches of the top of the wall. 3) Reinforcement clearances:

a) Concrete exposed to earth – minimum 1-1/2 inches. b) Not exposed to weather (interior side of walls) - minimum 3/4 inch.

c) Concrete exposed to weather (top clearance in garage and driveway slabs)- 1-1/2 inches. 4) Horizontal reinforcement:

a) One bar shall be placed within 12 inches of the top of the wall.

b) Other bars shall be equally spaced with spacing not to exceed 24 inches on center. c) Horizontal bars should be as close to the tension face as possible (interior) and behind

the vertical reinforcement (i.e.2" towards the inside). d) Supplemental reinforcement at corners - Place 1 #4 bar 48 inches long at 45 degree angle at corners of openings per Figure 4a. Place reinforcement within 6" of the edge of

5) Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners.
 6) At masonry ledges the minimum wall thickness shall be 3-1/2 inches. Ledges shall not

exceed a depth of more than 24 inches below the top of the wall. For wall thicknesses less than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of

7) Straight walls more than 5 feet tall and more than 16 feet long shall be provided with exterior braced return walls. Wall length shall be measured using inside the shortest dimension between intersecting walls (See 7/S2).

B 0000	DESCRIPTION OF	DESCRIPTION OF	SPACING OF FASTENERS		
ITEM	BUILDING MATERIALS	FASTENER ^{b, c, e}	Edges (inches) ⁱ	Intermediate supports ^{c, e} (inches)	
W	ood structural panels, su	ibfloor, roof and interior wa sheathing to fi	ll sheathing to aming	framing and particleboard wal	
32	3/8" - 1/2"	6d common (2" \times 0.113") nail (subfloor wall) 8d common (2 $^1/_2$ " \times 0.131") nail (roof)	6	12 ⁹	
33	19/32" - 1"	8d common nail (2 ¹ / ₂ " × 0.131")	6	129	
34	1 ¹ /8" - 1 ¹ /4"	10d common (3" × 0.148") nail or 8d (2 ¹ / ₂ " × 0.131") deformed nail	6	12	
		Other wall she	athing ^h		
35	¹ / ₂ " structural cellulosic fiberboard sheathing	$1^1/_2$ " galvanized roofing nail, $^7/_{16}$ " crown or 1" crown staple 16 ga., $1^1/_4$ " long	3	6	
36	²⁵ / ₃₂ " structural cellulosic fiberboard sheathing	1 ³ / ₄ " galvanized roofing nail, ⁷ / ₁₆ " crown or 1" crown staple 16 ga., 1 ¹ / ₂ " long	3.	6	
37	$^{1}/_{2}$ " gypsum sheathing $^{ m d}$	1 ¹ / ₂ " galvanized roofing nail; staple galvanized, 1 ¹ / ₂ " long; 1 ¹ / ₄ screws, Type W or S	7	7	
38	⁵ /8" gypsum sheathing ^d	1 ³ /4" galvanized roofing nail; staple galvanized, 1 ⁵ /8" long; 1 ⁵ /8" screws, Type W or S	7	Ž	
Â	Wood str	uctural panels, combination	subfloor unde	rlayment to framing	
39	³ /4" and less	6d deformed (2" × 0.120") nail or 8d common (2 ¹ / ₂ " × 0.131") nail	6	12	
40	⁷ /8" - 1"	8d common (2 ¹ / ₂ " × 0.131") nail or 8d deformed (2 ¹ / ₂ " × 0.120") nail	6	12	
41	11/8" - 11/4"	10d common (3" × 0.148") nail or 8d deformed (2 ¹ /2" ×	6	12	

TABLE R602.3(1)—continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

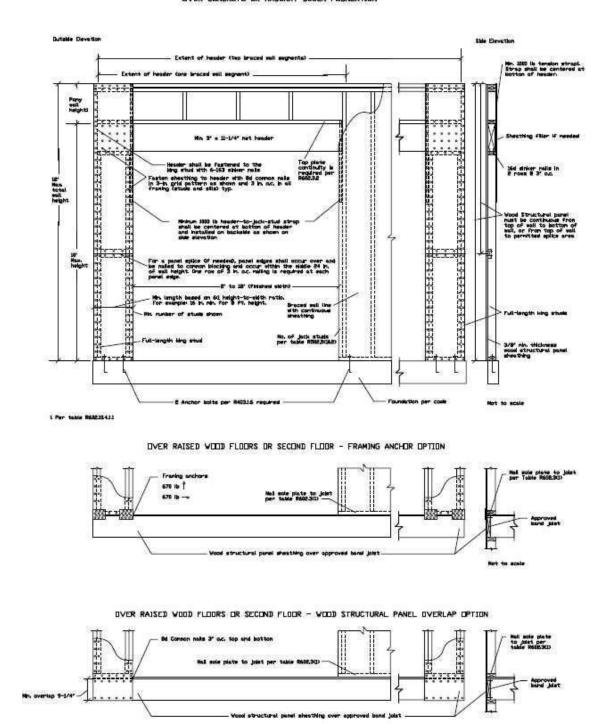
For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm. 1 mile per hour = 0.447 m/s: 1 Ksi = 6.895 MPa.

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

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
	Value Crisico Writze est. Section	Roof	Î
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 ¹ / ₂ " × 0.113")	89 -
2 Ceiling joists to plate, toe nail 3		3-8d (2 ¹ /2" × 0.113")	8-
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	9 -
4	Collar tie to rafter, face nail or 1 ¹ /4" × 20 gage ridge strap	3-10d (3" × 0.128")	18-
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 ¹ / ₂ " × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one sid and 1 toe nail on opposite side of each rafter or trussi
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ¹ / ₂ " × 0.135") 3-16d (3 ¹ / ₂ " × 0.135")	8-
7	Built-up studs-face nail	Wall	24%
8	Abutting studs at intersecting wall corners, face nail	10d (3" × 0.128") 16d (3 ¹ / ₂ " ×	24" o.c. 12" o.c.
9	Built-up header, two pieces	0.135") 16d (3 ¹ / ₂ " ×	16" o.c. along each
10	with ¹ / ₂ " spacer Continued header, two pieces	0.135") 16d (3 ¹ / ₂ " ×	edge 16" o.c. along each
11	Continuous header to stud, toe	0.135") 4-8d (2 ¹ / ₂ " ×	edge —
	nail	0.113")	Say we company
12	Double studs, face nail Double top plates, face nail	10d (3" × 0.128") 10d (3" × 0.128")	24" o.c. 24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 ¹ / ₂ " × 0.135")	8-
15	Sole plate to joist or blocking, face nail	16d (3 ¹ / ₂ " × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 ¹ / ₂ " × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	13-8d $(2^1/2^n \times 0.113^n)$ or 2-16d $(3^1/2^n \times 0.135^n)$	
18	Top or sole plate to stud, end nail	2-16d (3 ¹ / ₂ " × 0.135")	8—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	1111
20	1" brace to each stud and plate, face nail	2-8d (2 ¹ / ₂ " × 0.113") 2 staples 1 ³ / ₄ " ×	%_1888
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 ¹ / ₂ " × 0.113") 2 staples 1 ³ / ₄ "	\$ - 5-
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 ¹ / ₂ " × 0.113") 3 staples 1 ³ / ₄	¥=-5
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 ¹ / ₂ " × 0.113") 4 staples 1 ³ / ₄ "	12.2
		loor	
24	Joist to sill or girder, toe nail	3-8d (2 ¹ / ₂ " × 0.113")	8:-
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 ¹ / ₂ " × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ¹ / ₂ " × 0.113")	6″ o.c.
27	1" × 6" subfloor or less to each joist, face nail 2-8d (21, 0.113 2 staples		18 <u>—1884</u>
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 ¹ / ₂ " × 0.135")	87
29	2" planks (plank & beam - floor & roof)	2-16d (3 ¹ / ₂ " × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at to and bottom and staggered. Two nails at ends and at each splice.
		Samuel Sa	

OVER CONCRETE OR HASONRY BLOCK FOUNDATION



CF-PF WALL BRACING SECTION

