

FRONT ELEVATION

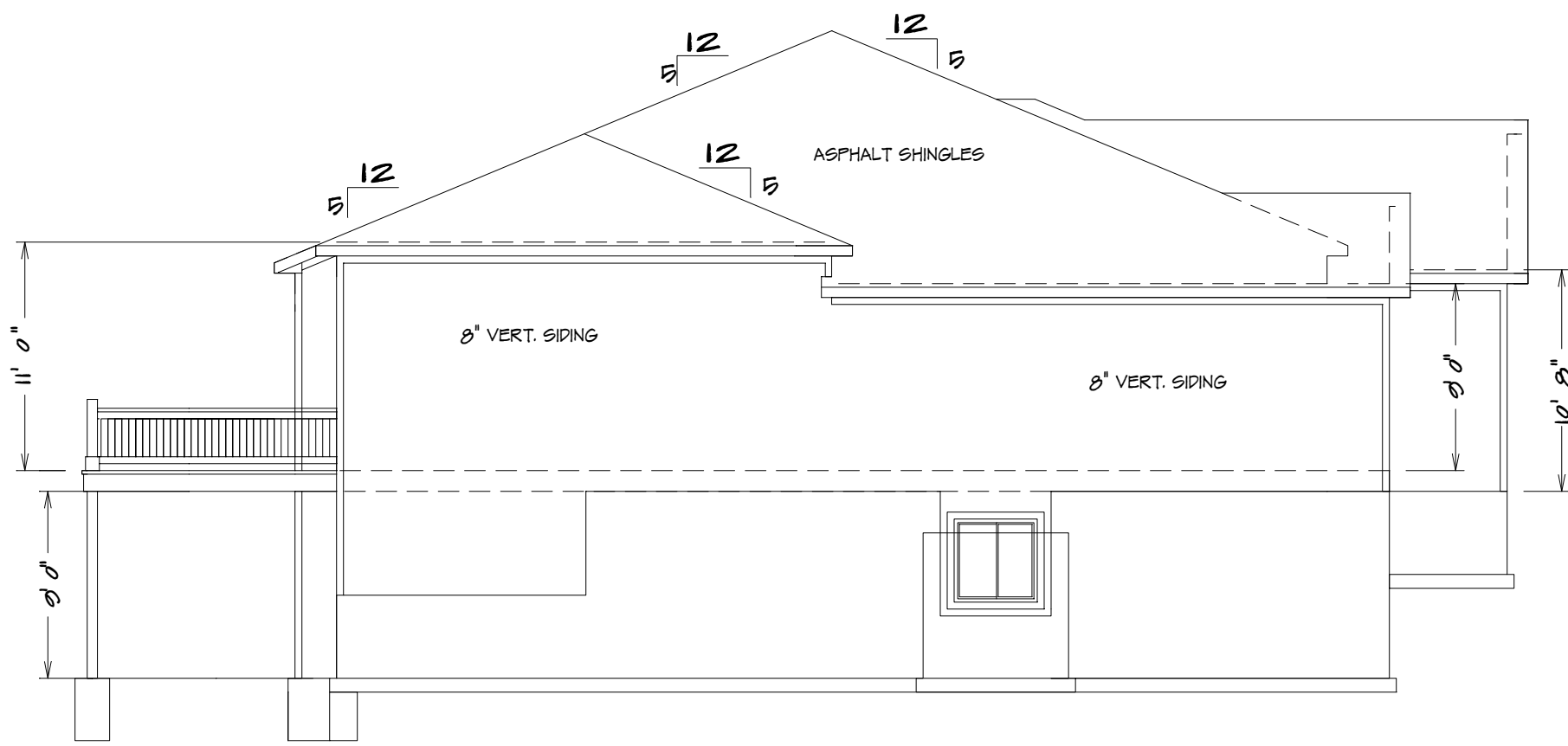
1/4" = 1'0"

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

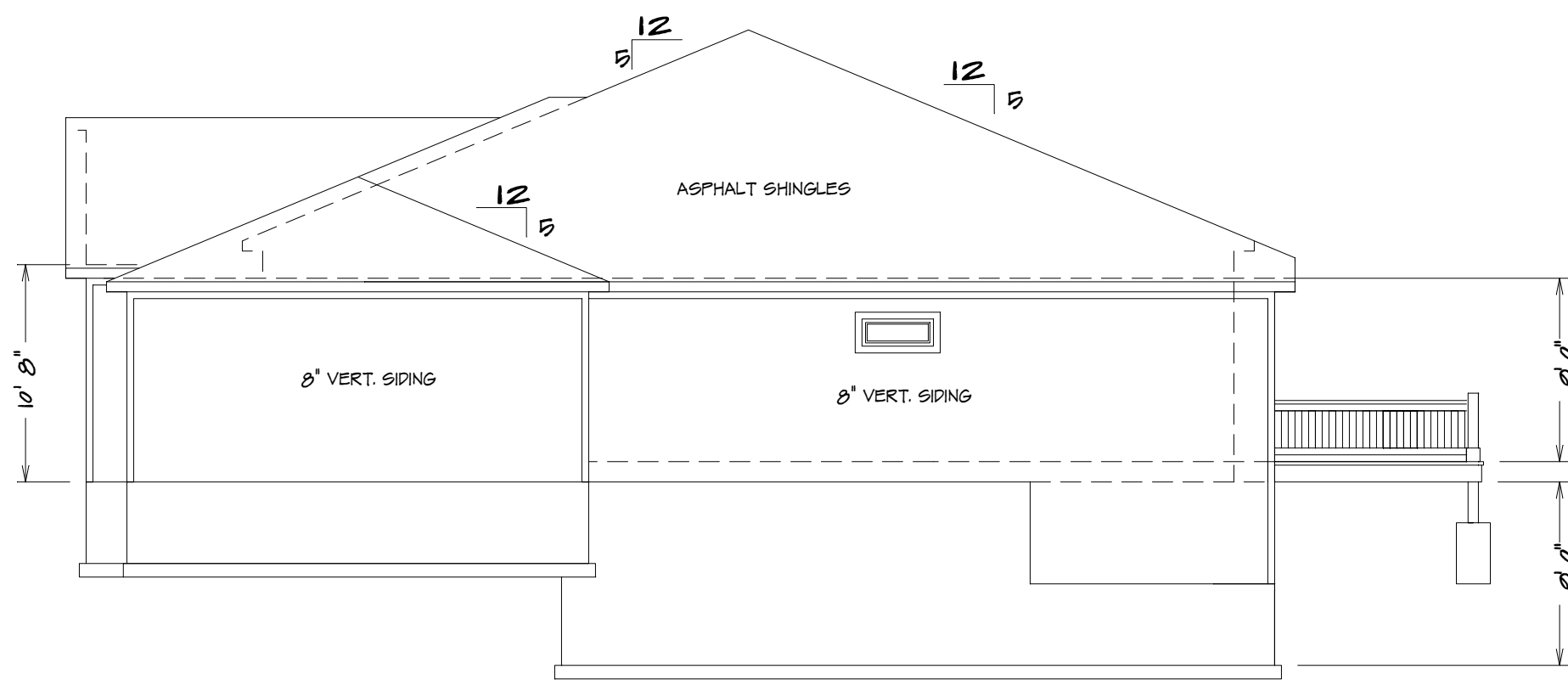
1618 SW BLACKSTONE PLACE
LEES SUMMIT MO
LOT 125 NAPA VALLEY

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.



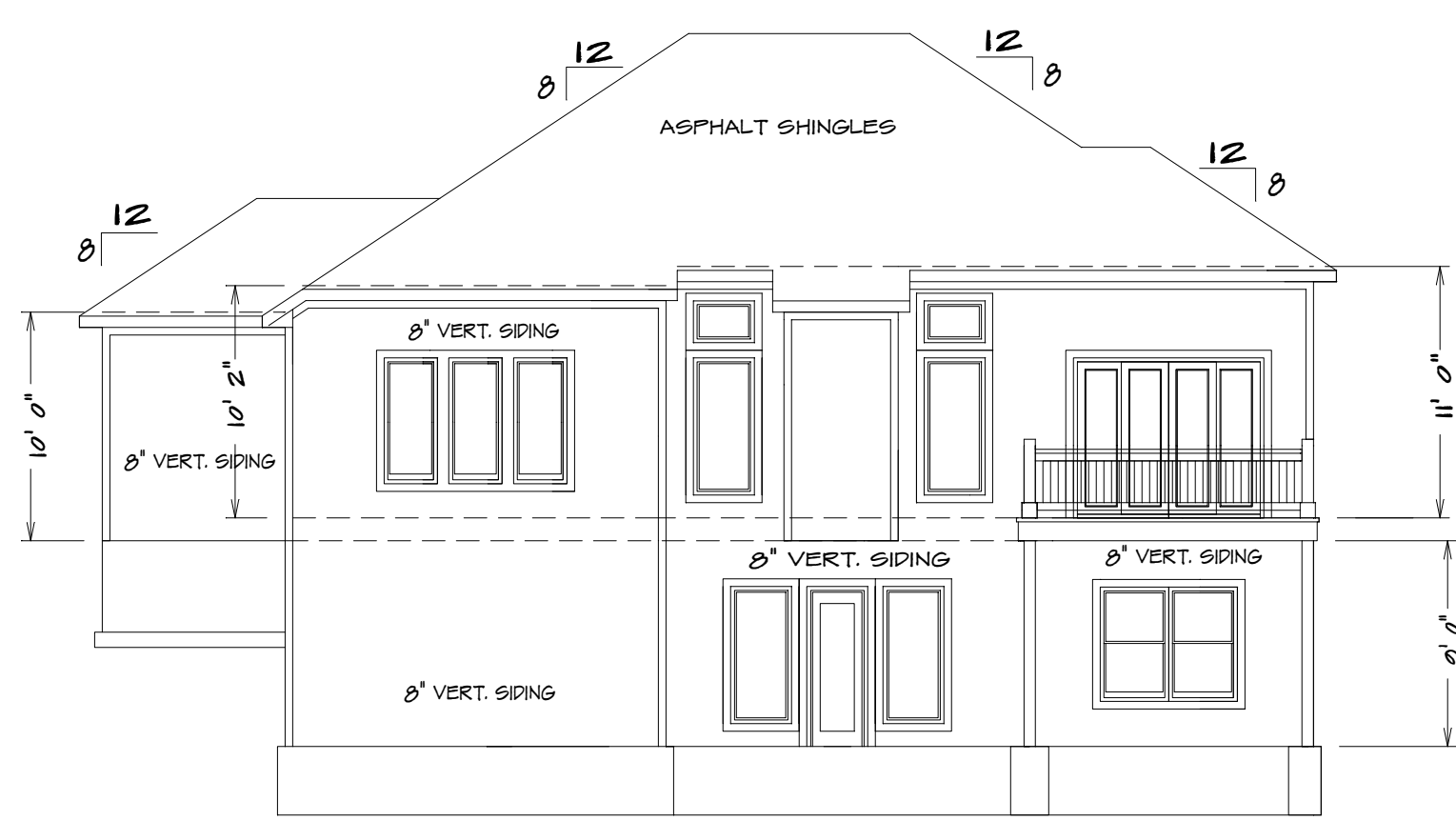
LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



REAR ELEVATION

1/8" = 1'0"

SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1735
BASEMENT = 1248

UNFINISHED AREA
STORAGE BASEMENT = 328
GARAGE = 787

THE "WHITE TAIL"

KH-6107 (WHITE TAIL)

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.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6107	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6107 FRNT	

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. BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK FOR CONFLICTS BETWEEN ALL ELEVATIONS, SECTIONS, AND FLOOR PLANS.
ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND FLOOR PLANS.
BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL
COPYRIGHT INFRINGEMENTS OR RESUBMITTANCES TO OTHER COPYRIGHTED PLANS.
BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE
TO STRUCTURE.



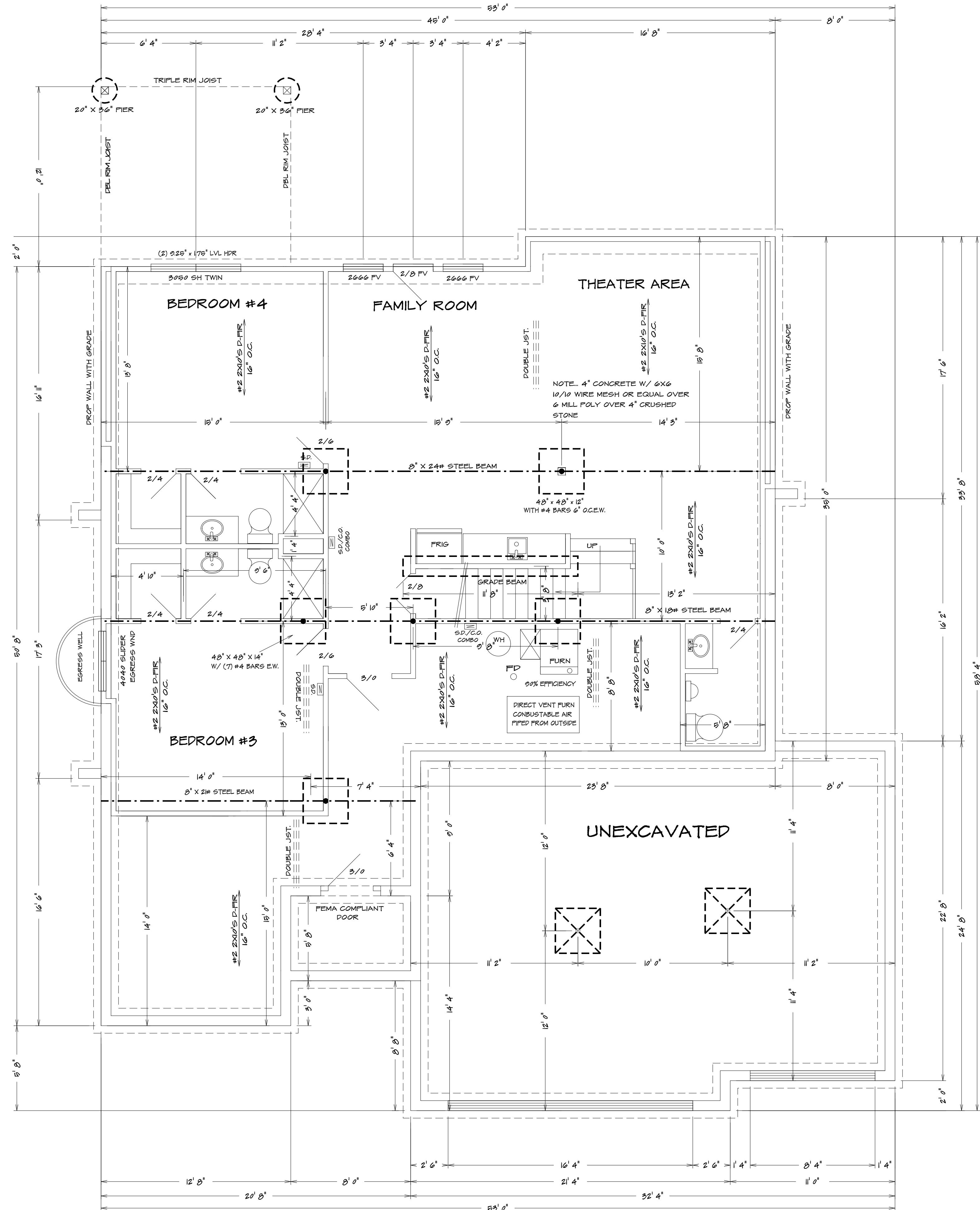
42" X 42" X 12" CONCRETE PADS WITH (6)
#4 REBARS EACH WAY (UNLESS NOTED)



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

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR AGENCY BUILDING DEPARTMENT, CITY AND COUNTY RECORDERS, PLANNING DEPARTMENT, AND COLUMN SERIES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL CONCEPTS, DIMENSIONS, AND CONSTRUCTION. BUILDER/CONTRACTOR TO CHECK ALL DIMENSIONS AND CONSTRUCTION. BUILDER/CONTRACTOR TO CHECK BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.				SHEET NO. 2	
HOME BUYER:		DATE DRAWN:		PLAN NO.	
BUILDER:		DATE REVISED:		FILE NAME:	
SUB-DIVISION:		DESIGNER:		4/07 B5MT	
		LOT NO.			

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

GENERAL HEADER SPECIFICATIONS:	
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.
80" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
80" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
90" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
160" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.
USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.	

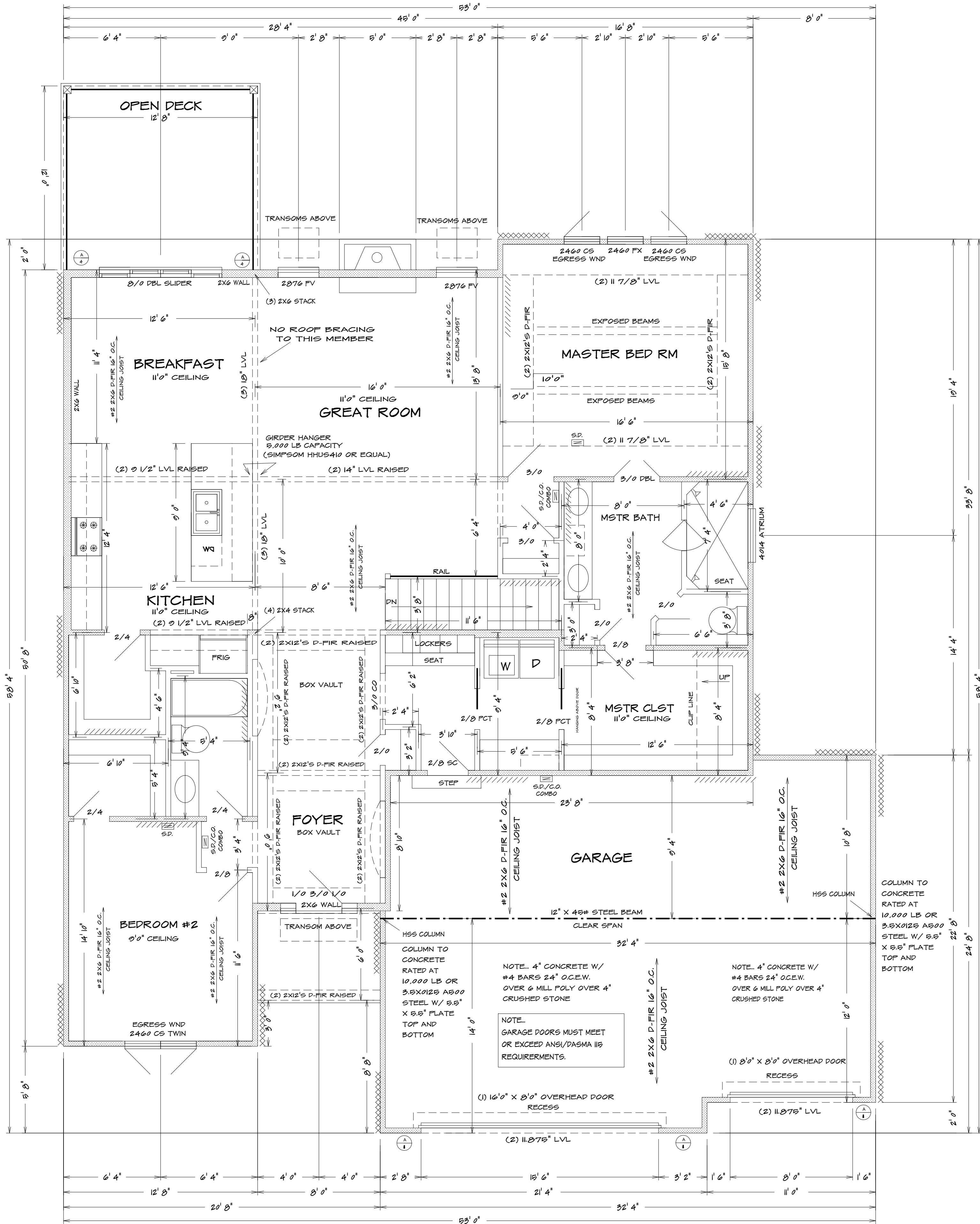
R312.2.1 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which 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.

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 operable.

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.



KH-6107 (WHITE TAIL)

ALL NOTES, SECTIONS, AND DRAWINGS
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BEARING WALL LINES

FIRST FLOOR PLAN

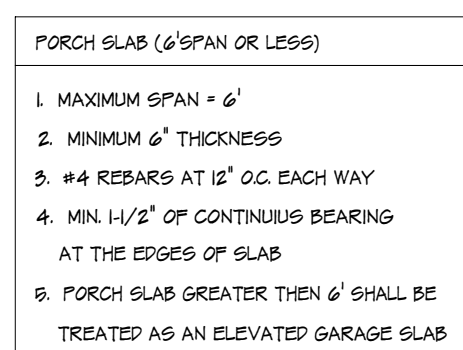
1/4" = 1'0"

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	BUILDER:	DATE REVISED:	KH-6107	3
SUB-DIVISION:	PHONE:	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6107 FLR1	6107 FLR1

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, COLUMNS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR CONFLICTS WITH EXISTING STRUCTURE. BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, 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.



1. PROVIDE VULCRAFT 2VL1 (OR EQUAL CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION) or
2. FLYWOOD FORMS WITH EXPANDABLE BAR JOIST OR TEMPORARY FRAMED WALLS BY CONTRACTOR



10' TRU 18' TALL WALLS UNINTERRUPTED
TO BE CONSTRUCTED WITH
2X6 STUDS 16" O.C. WITH
STIFF BACK EVERY 48" O.C.

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HOME BUYER:		DATE DRAWN:		PLAN NO. RH-6107	
BUILDER:		DATE REVISED:		FILE NAME: 6107 SEC1	
SUB-DIVISION:		DESIGNER:			
		LOT NO.			

Vertical reinforcement spacing 60 psf soil						
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 – Minimum Grade 40 steel						
#4 bar						
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 inches 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.
 - c) 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 of concrete 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).
- 5) Supplemental reinforcement at corners - Place 4 #4 bars 48 inches long at 45 degree angle at corners of openings per Figure 4. Place reinforcement within 6" of the edge of inside corners
- 6) Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners.
- 7) At masonry ledges the minimum wall thickness shall be 3-1/2 inches. Ledges shall not be less than 24 inches wide. For walls with a ledge less than 24 inches wide, For walls with less than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall.
- 8) 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 the shortest dimension between intersecting walls (See 7/52).

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, \times	SPACING OF FASTENERS
		Roof	
1	Blooding between joists or rafters to top plate, toe nail	$3\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$	—
2	Ceiling joists to plate, toe nail	$3\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$	—
3	Ceiling joists not attached to parallel rafter, toe nail over partitions, face nail	5-10d	—
4	Collar tie, to rafter, face nail or $1\frac{1}{2}'' \times 2\frac{1}{2}''$ gage ridge strap	$3\text{-}10d\ (3\frac{1}{2}'' \times 0.25)$	—
5	Rafter or roof truss to plate, toe nail	$3\text{-}16d\ \text{box nails}$ $(3\frac{1}{2}'' \times 0.137)$	2 toe nails on one side and 2 toe nails on opposite side of each rafter or truss
6	Rafter ridge to ridge, valley or hip rafters, toe nail face nail	$4\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$ $3\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	—
		Wall	
7	Build-up studs, face nail	$16d\ (3\frac{1}{2}'' \times 0.128)$	2d ^a 6"
8	Attaching studs at intersecting wall corners, face nail	$16d\ (3\frac{1}{2}'' \times 0.128)$	12 ^b 6"
9	Build-up studs, two pieces with $\frac{1}{2}''$ spacer	$16d\ (3\frac{1}{2}'' \times 0.127)$	16" 6", along each edge
10	Continuous header, two pieces	$16d\ (3\frac{1}{2}'' \times 0.125)$	16" 6", along each edge
11	Combination header to stud, toe nail	$4\text{-}8d\ (2\frac{1}{2}'' \times 0.127)$	—
12	Double studs, face nail	$16d\ (3\frac{1}{2}'' \times 0.128)$	2d ^a 6"
13	Double top plates, face nail	$16d\ (3\frac{1}{2}'' \times 0.128)$	2d ^a 6"
14	2-in. offset end joints, minimum 2-in. overlap	$2\text{-}16d\ (3\frac{1}{2}'' \times 0.127)$	—
15	Single plate to end of joisting, toe nail	$16d\ (3\frac{1}{2}'' \times 0.127)$	16" 6"
16	Single plate to joint or blocking at brood wall plate	$3\text{-}16d\ (3\frac{1}{2}'' \times 0.135)$	16" 6"
17	Stud to sole plate, toe nail	$3\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ or $2\text{-}16d\ (3\frac{1}{2}'' \times 0.135)$	—
18	Top or sole plate to stud	$2\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	—
19	Top plates, studs, end corners and end plates, face nail	$2\text{-}10d\ (3\frac{1}{2}'' \times 0.127)$	—
20	1 brace to each stud and plate, face nail	$2\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ $2\text{-}studges\ 3\frac{1}{4}''$	—
21	1" \times 8" sheathing to each bearing, face nail	$2\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ $2\text{-}studges\ 3\frac{1}{4}''$	—
22	1" \times 8" sheathing to each bearing, toe nail	$2\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ $3\text{-}studges\ 3\frac{1}{4}''$	—
23	Wider than 1" \times 8" sheathing to each bearing, face nail	$3\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ $4\text{-}studges\ 3\frac{1}{4}''$	—
		Floor	
24	Joists to sill or girder, toe nail	$3\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	—
25	Joist joist to plate, toe nail (roof applications also)	$8d\ (2\frac{1}{2}'' \times 0.137)$	6" 6"
26	Joist blocking to sill plate, toe nail	$8d\ (2\frac{1}{2}'' \times 0.137)$	6" 6"
27	1" \times 6" subfloor or less to joist, face nail	$2\text{-}8d\ (2\frac{1}{2}'' \times 0.137)$ $2\text{-}studges\ 19\frac{1}{4}''$	—
28	1" \times 6" subfloor to joist or girder, blind end face nail	$2\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	—
29	Planks (plank & beam-floor & plank)	$2\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	at each bearing
30	Build-up girders and beams, 1-inch lumber layers	$16d\ (3\frac{1}{2}'' \times 0.128)$	Nail each layer as follows: 32" 6" at top and staggered. Two nails at ends and at each splice.
31	Ledge strip supporting joists	$3\text{-}16d\ (3\frac{1}{2}'' \times 0.137)$	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENING ^a	SPACING OF FASTENERS	
			Edges (inches) ^b	Intermediate supports ^c (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	$3/8"$ - $1/2"$	6d common ($2" \times 0.131"$) nail (soffit wall) 6d common ($2 1/2" \times 0.131"$) nail (roof)	6	12 ^d
33	$1/32"$ - $1"$	8d common nail ($2 1/2" \times 0.131"$) 10d common ($3" \times 0.148"$) nail or 6d ($2 1/2" \times 0.131"$) deformed nail	6	12 ^d
34	$1/8"$ - $1/4"$		6	12
Other wall sheathing^h				
35	$1/2"$ structural cellulose fiberboard sheathing	$1 1/2"$ galvanized roofing nail, $7/16"$ crown or $1"$ crown staple 16 ga, $1 1/4"$ long	6	12
36	$1/2"$ structural cellulose fiberboard sheathing	$1 1/2"$ galvanized roofing nail, $7/16"$ crown or $1"$ crown staple 16 ga, $1 1/2"$ long	3	6
37	$1/2"$ gypsum sheathing ⁱ	$1 1/2"$ galvanized roofing nail, steel galvanized, $1 1/2"$ long; $1 1/4"$ screws, Type W or S	7	7
38	$5/8"$ gypsum sheathing ⁱ	$1 1/2"$ galvanized roofing nail, steel galvanized, $1 1/2"$ long; $1 1/4"$ screws, Type W or S	7	7
6	Wood structural panels, combination subfloor underlayment to framing			
39	$3/4"$ and less	8d deformed ($2" \times 0.120"$) nail or 8d common ($2 1/2" \times 0.131"$) nail 8d common ($2 1/2" \times 0.131"$) nail or 6d deformed ($2 1/2" \times 0.120"$) nail	6	12
	$7/8"$ - $1"$	10d common ($3" \times 0.148"$) nail or 8d deformed ($2 1/2" \times 0.120"$) nail	6	12
41	$1 1/4"$ - $1 1/2"$		6	12

BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8" T x 16" W	2-#4	5" FROM BTM.
3 STORY	8" T x 24" W	2-#4	5" FROM BTM.
ACC. STR.	8" T x 12" W	2-#4	5" FROM BTM.

[illegible]

Figure 1 is a technical cross-section drawing of a wall-to-column joint. It illustrates the connection between a vertical wall and a horizontal column. The wall is shown on the left, and the column is on the right. A horizontal wall plate is positioned at the joint, with trailing anchors extending into the wall. The wall plate is labeled 'Wall plate to joint per table RB3.30'. The column is labeled 'Approved base joint'. The wall is labeled 'Wood structural panel sheathing over approved base joint'. The trailing anchors are labeled 'Trailing anchors 400 to 450 to 100'. The column is labeled 'Wall plate to joint per table RB3.30'.

CF-PF WALL BRACING SECTION


$$1/4'' = 1'0''$$

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ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C.
UNLESS OTHERWISE NOTED

CONNECT RAFTERS TO CEILING JOIST W (4) 16d GALV. NAILS
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE
WITH (4) 16d GALV. NAILS
VERT. RIDGE AND RAFTER SUPPORTS TO BE EQUAL TO OR GREATER
THAN THE DEPTH OF RAFTERS

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