



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

10/16/2020

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.

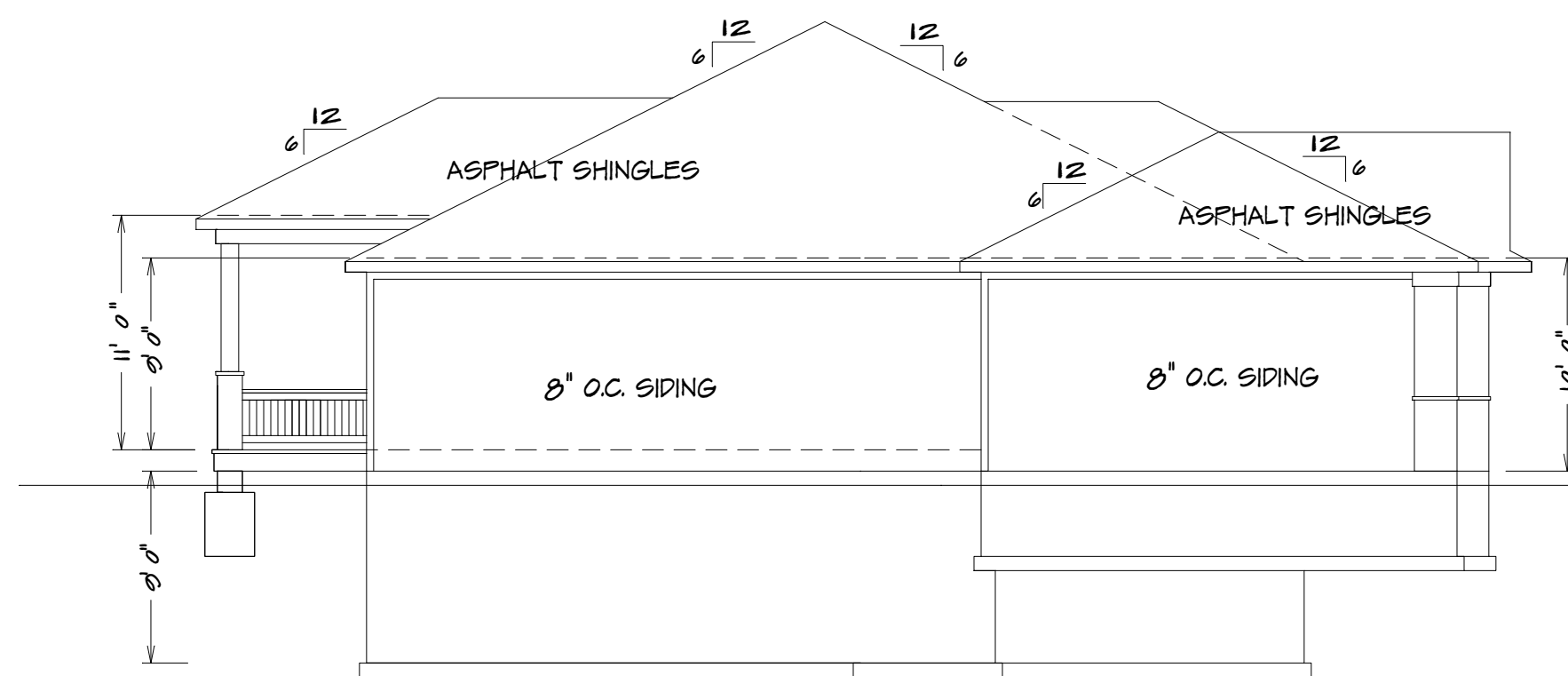
FRONT ELEVATION

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.

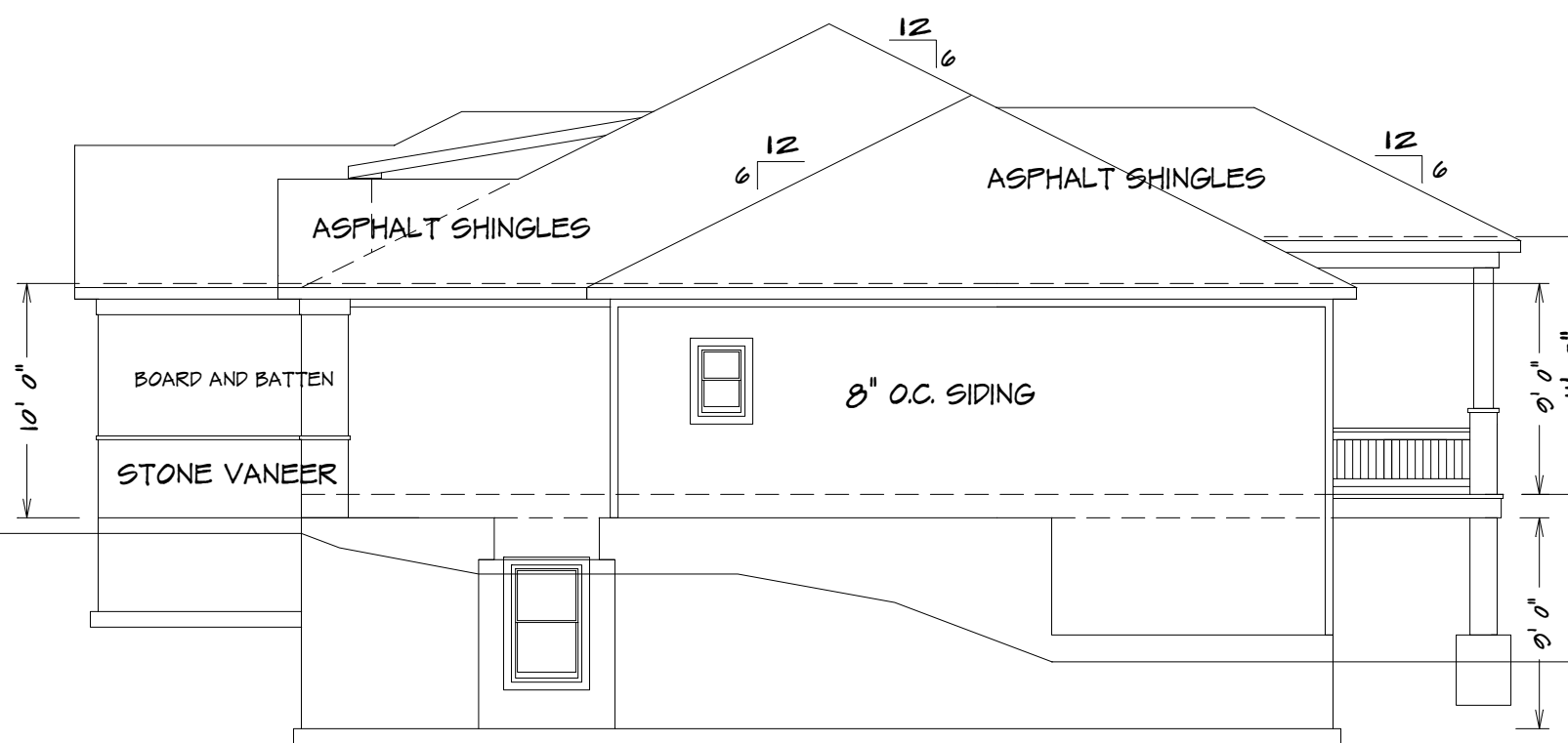
THE "CYPRESS"

1634 SE BLACKSTONE PL.
LEES SUMMIT MO
LOT 121 NAPA VALLEY



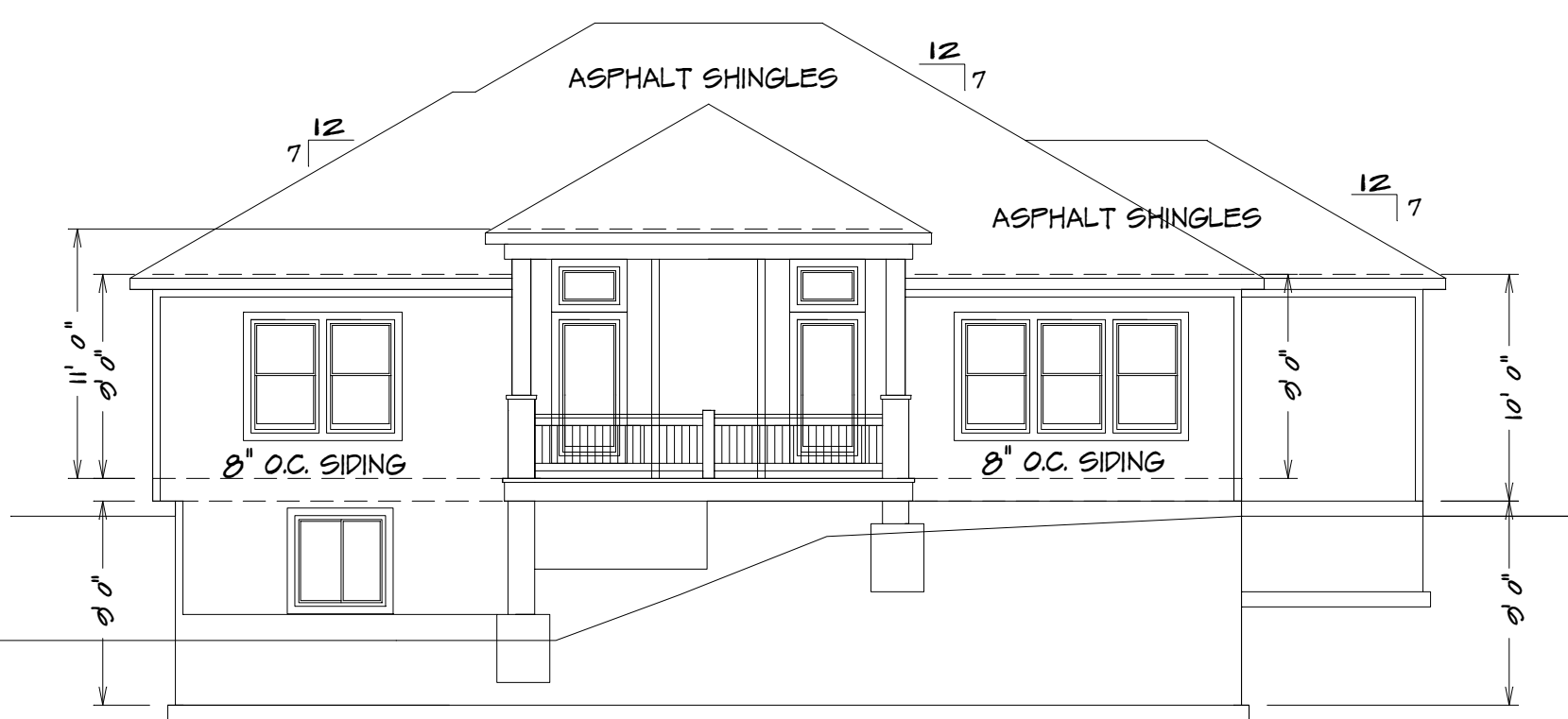
LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



REAR ELEVATION

1/8" = 1'0"



HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	PHONE:	DATE REVISED:	KH-6105	1-B
	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
SUB-DIVISION:			6105 ELEV	

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 TO CHECK FOR
CONFLICTS WITH EXISTING UTILITIES, ETC. BUILDER/CONTRACTOR IS TO CHECK FOR
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.

SQUARE FOOTAGE

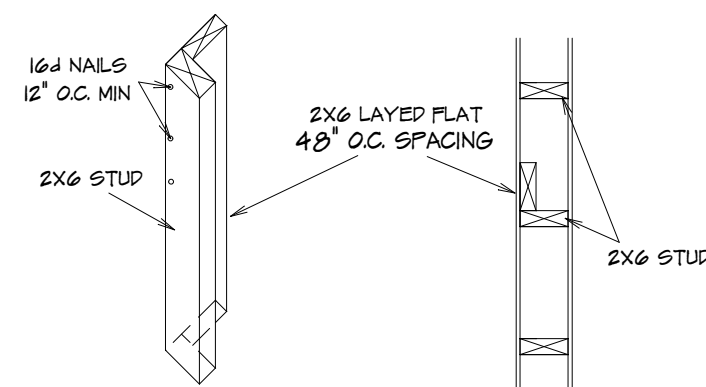
LIVING AREA
FIRST FLOOR = 1625
BASEMENT = 1215
COVERED DECK = 106

UNFINISHED AREA
STORAGE BASEMENT = 287
GARAGE = 725
UNDER STOOP = 52

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/16/2020

KH-6105 (THE CYPRESS) LOT 121

S.D.
M = SMOKE DETECTOR



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

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 3" R.O.	(2) # 2 D-FIR 2X10'S
WINDOWS/DOORS 3" UP TO 72" R.O.	(2) # 2 D-FIR 2X10'S W/1/2"
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) # 1/2" LVL
0"Ø GARAGE DOORS W/CEILING & ROOF LOAD	(2) # 1/2" LVL
0"Ø GARAGE DOORS W/CEILING & ROOF LOAD	(2) # 1/2" LVL
0"Ø GARAGE DOORS W/SECOND FLOOR	(2) # 1/2" LVL
0"Ø GARAGE DOORS W/SECOND FLOOR	(2) # 1/2" LVL
0"Ø GARAGE DOOR W/NO SECOND FLOOR	(2) # 7/8" LVL
16"Ø GARAGE DOORS W/SECOND FLOOR	(2) 14" LVL

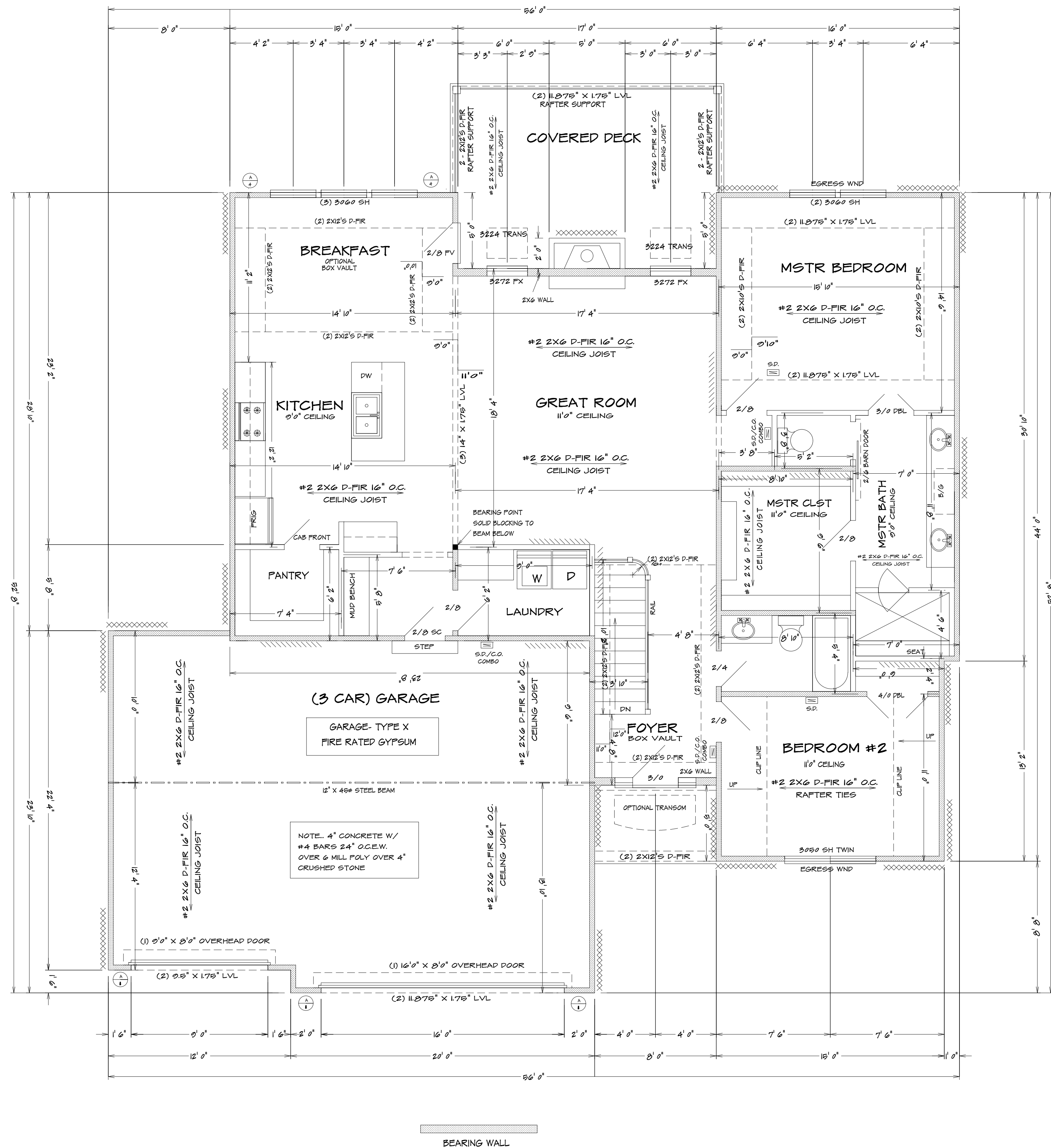
USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE

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.

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.

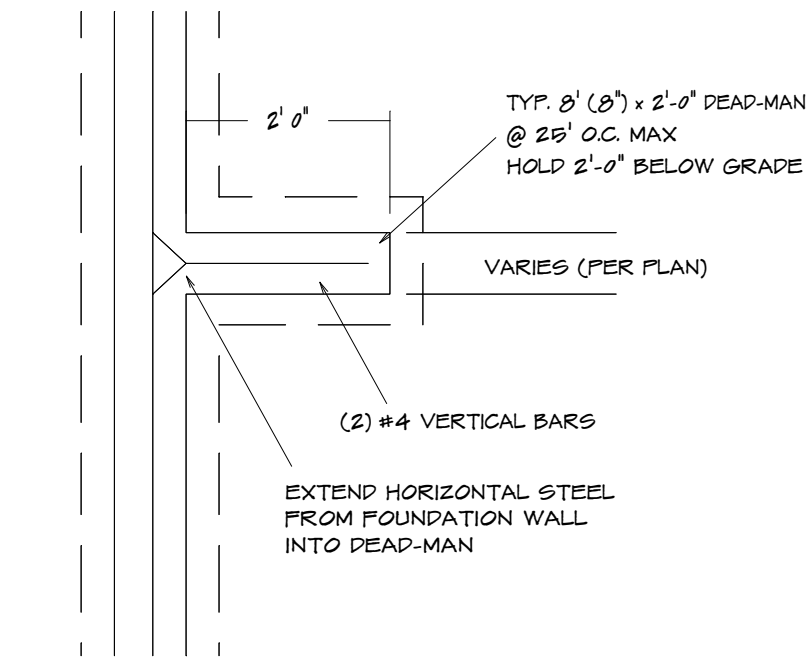
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

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

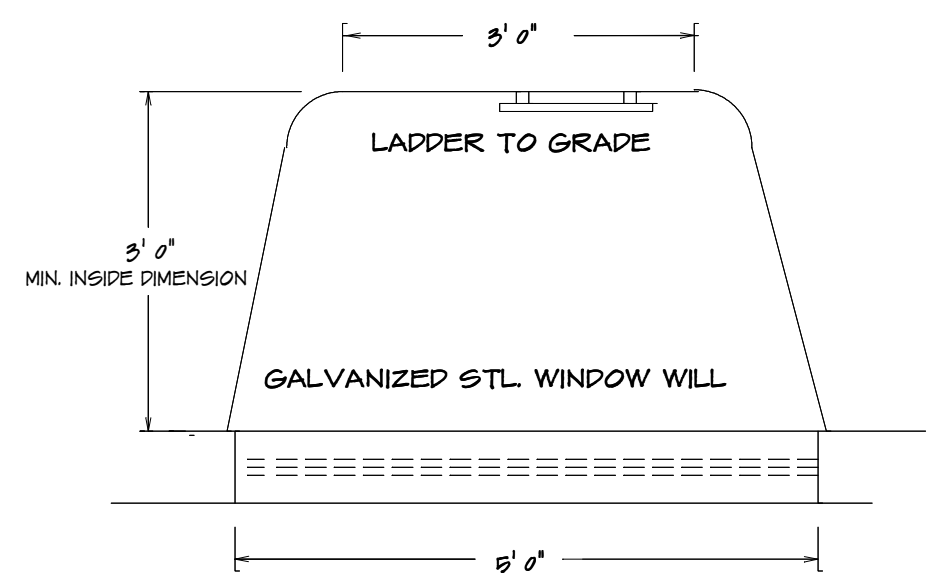

$$1/4'' = 1'0''$$

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6109	3
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME: 6109 FLR1	APPROX. SQFT.

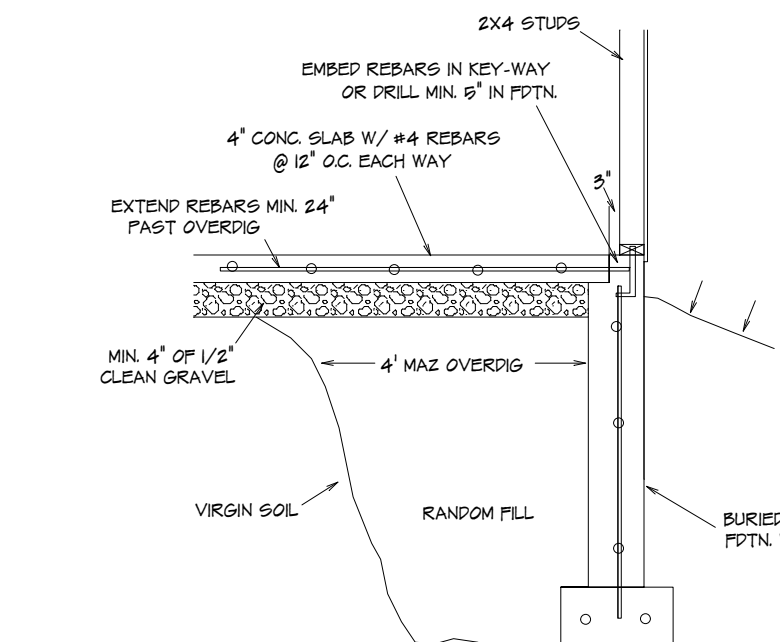
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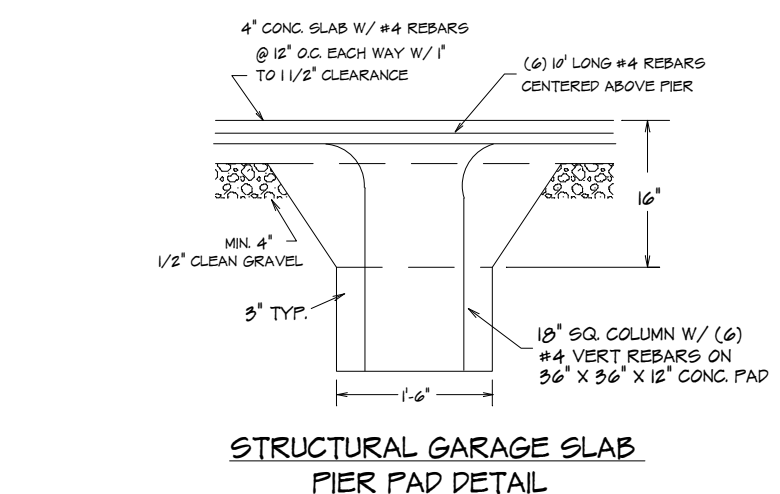
TYPICAL DEAD-MAN SECTION



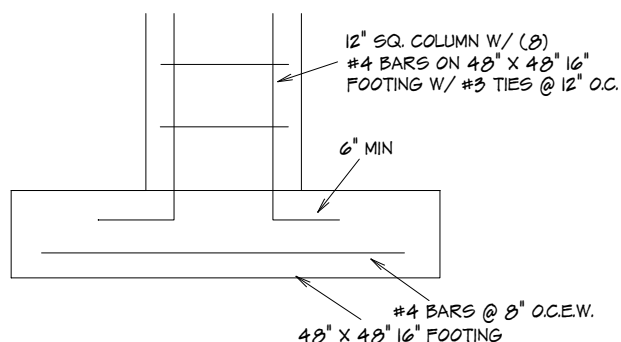
TYPICAL EGRESS WINDOW PLAN SECTION



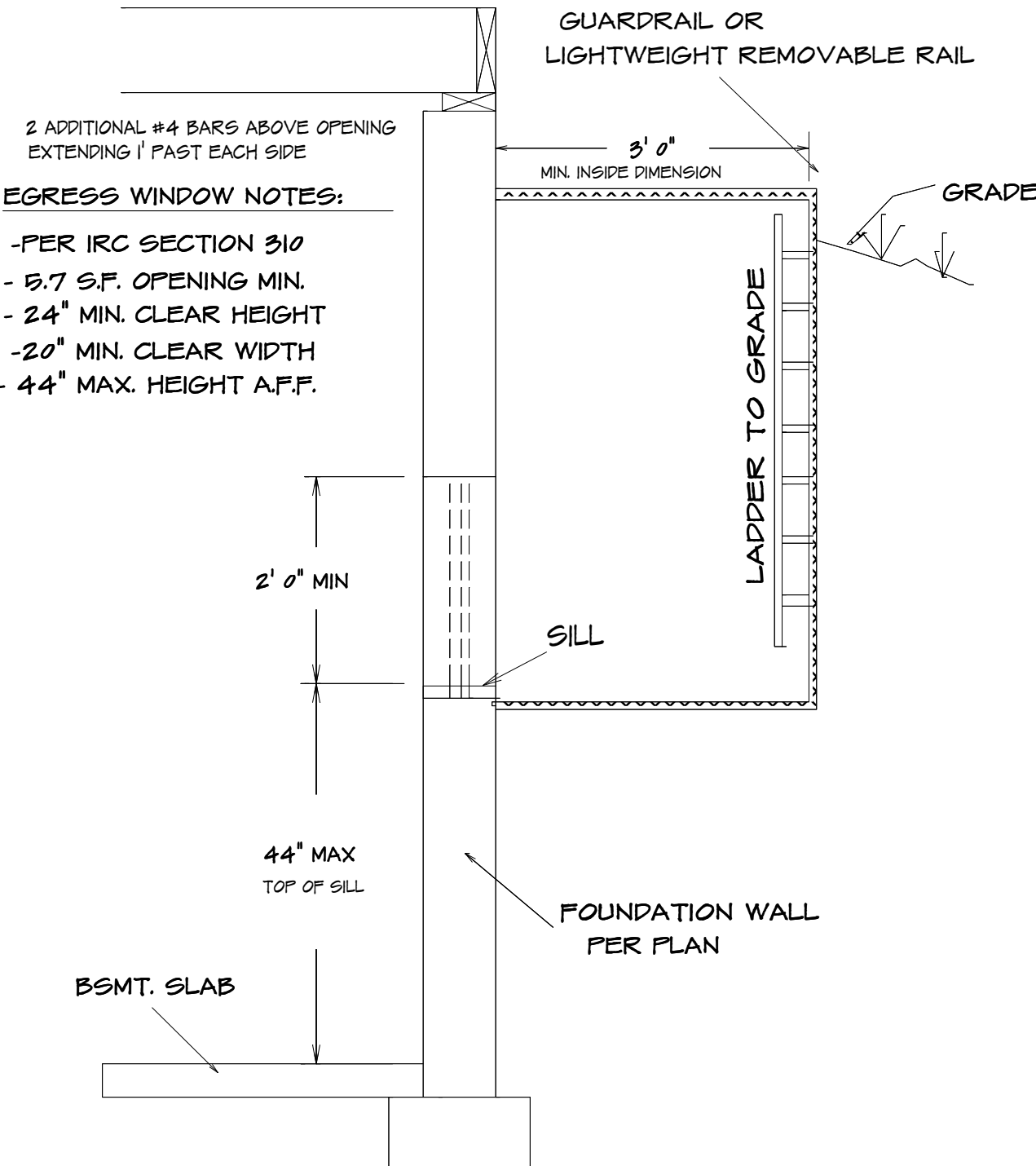
TYPICAL OVERDIG @ SLAB



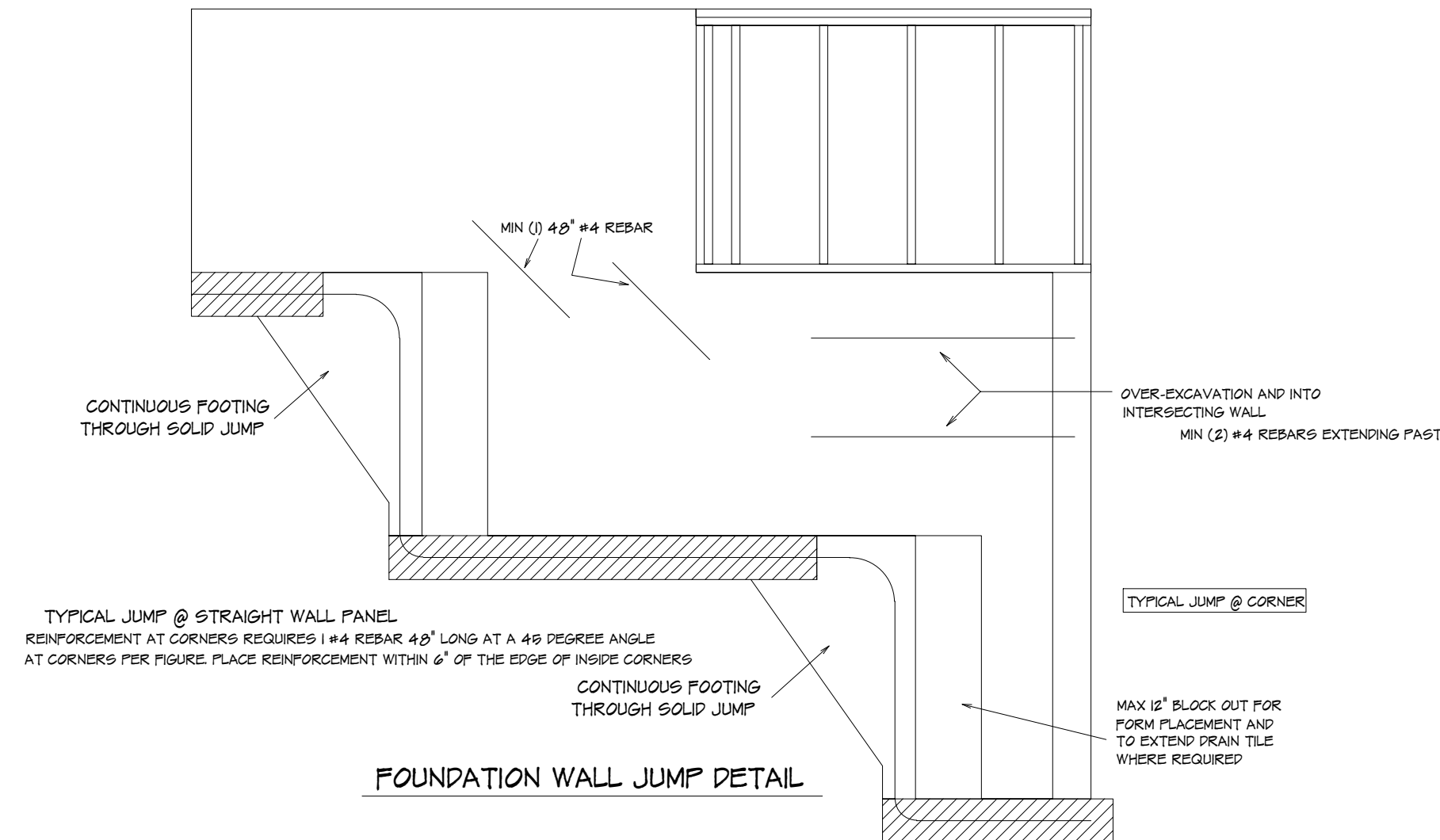
STRUCTURAL GARAGE SLAB
PIER PAD DETAIL



PEDESTAL AT FOOTING

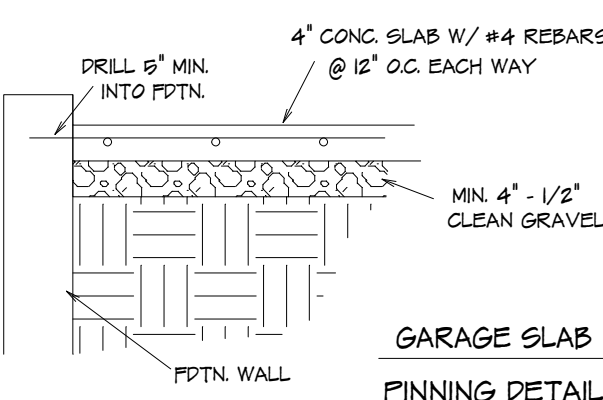


TYPICAL EGRESS WINDOW SECTION DETAIL

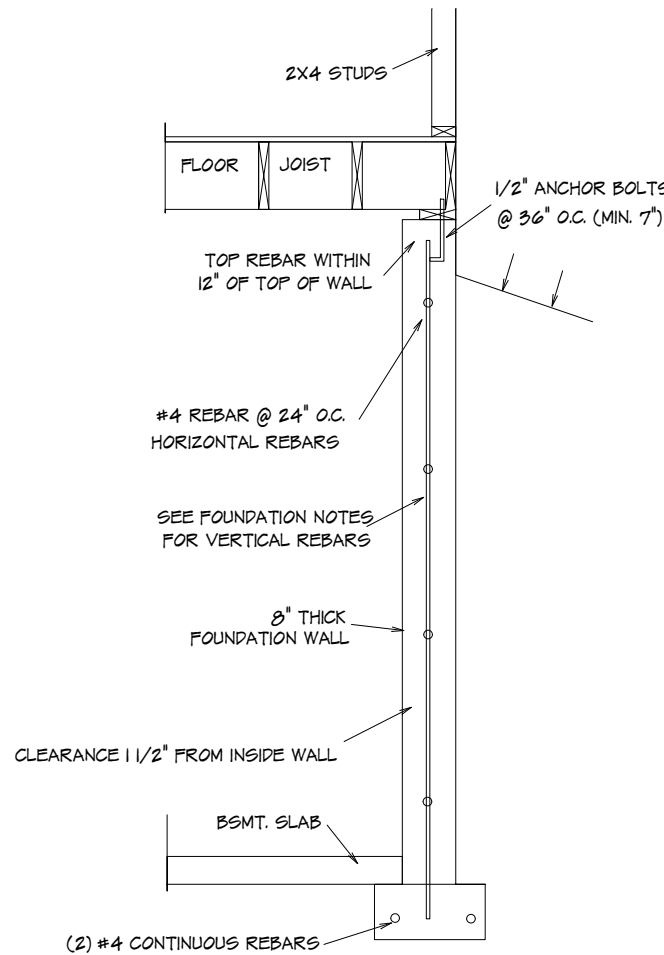


FOUNDATION WALL JUMP DETAIL

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 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 1000 PSF

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' @ 24" O.C.

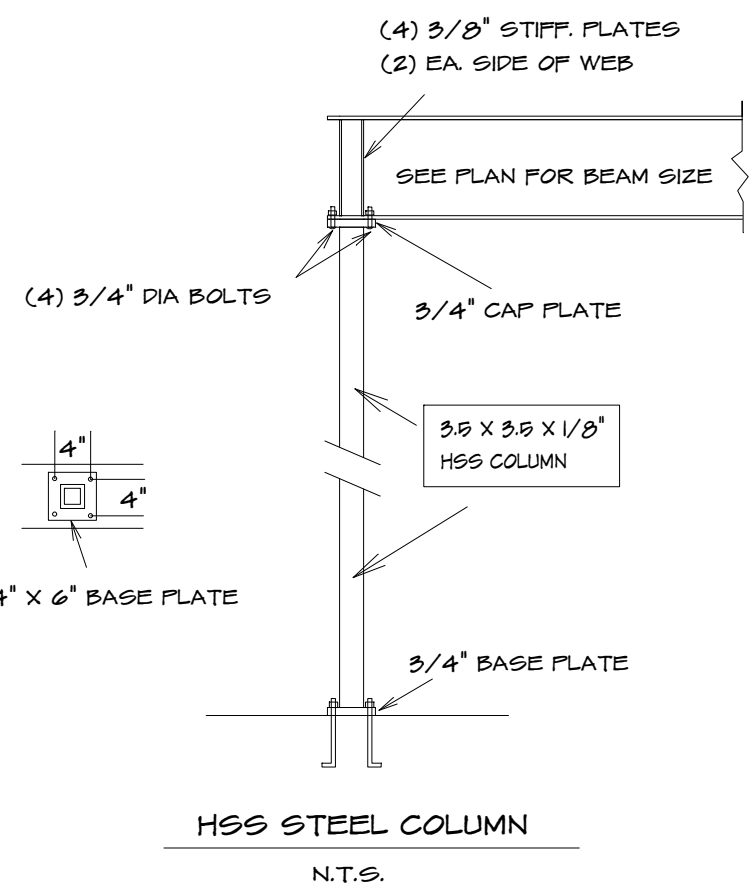
BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED ROCK BELOW GRADE.

DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, 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 DRAINS 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 COMPRESSIVE STRENGTH (P.S.I.)		
	Non-reinforced	Reinforced	Quality
Maximum value and reinforcement not required to the member	2,000	2,000	2,000
Reinforced slabs and exterior slabs on grade, except garage floor slabs	2,000	2,000	2,000
Reinforced walls, foundation walls, exterior walls, and other vertical concrete walls not required to the member	2,000	2,000	2,000
Piercaps, support slabs and slabs supported to the member and garage floor slabs	2,000	2,000	2,000

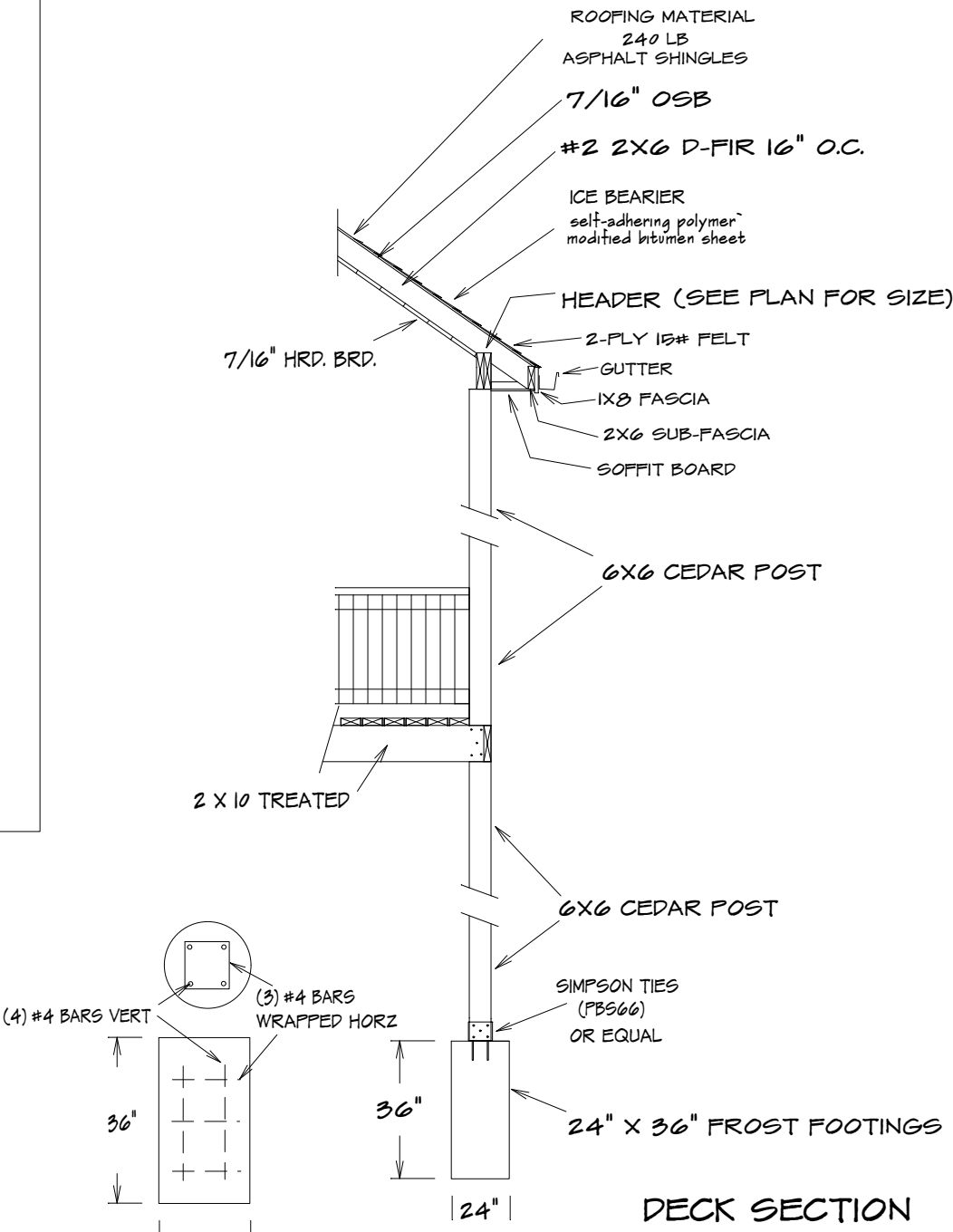
ROOF ELEVATION 1/8" = 1'0"

NOTE: HIP RIDGE FOR THE MAIN ROOF AS:
2X8 #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

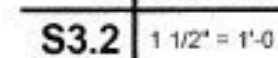
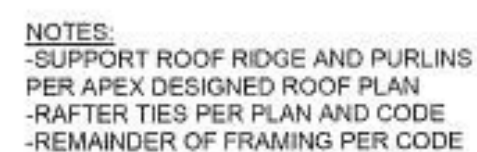
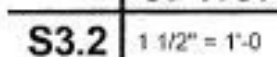
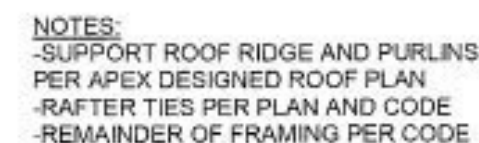
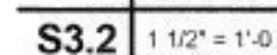
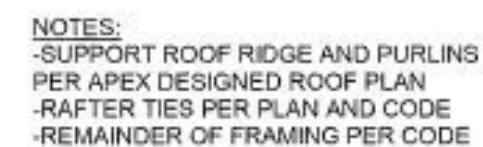
ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHER WISE NOTED
FURLINGS TO BE EQUAL TO RAFTER OR GREATER
FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 FURLING
6'0" O.C. MAX FOR 2X8 FURLING
8'0" O.C. MAX FOR 2X10 FURLING
CONNECT RAFTERS TO CEILING JOIST W/ (4)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



DECK SECTION

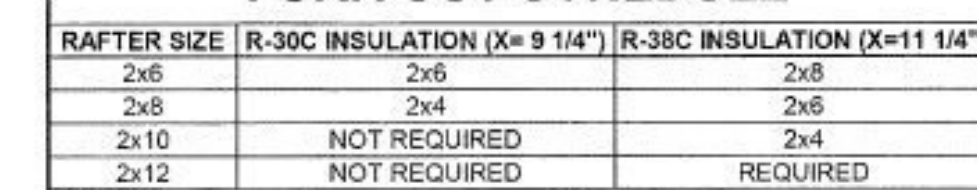
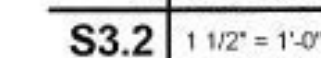
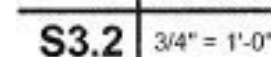
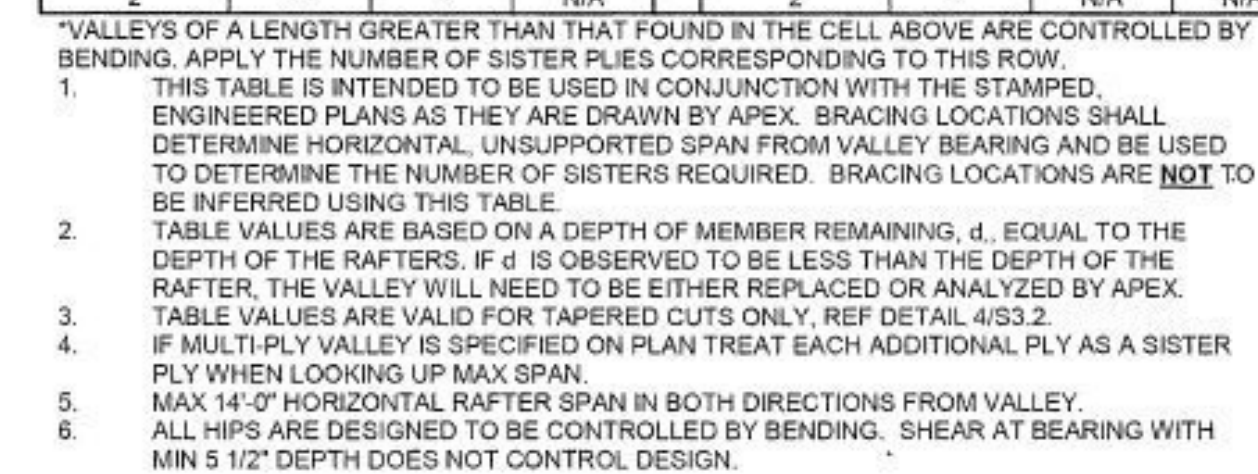
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SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			609 SEC2	

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OVERHANG SPAN	MIN BACKSPAN LENGTH
$\leq 1'-0"$	$1'-0"$
$1'-1"$ to $2'-0"$	EQUALS OVERHANG SPAN
$> 2'-1"$	OVERHANG SPAN $\times 2$

NOTES:
-CHART IS ONLY APPLICABLE IF NO
RAFTER BEAM SHOWN ON PLAN.
-CONTACT EOR IF OVERHANG LENGTH
EXCEEDS CHART OPTIONS.



NOTES:

1. ALL VAULTED RAFTERS SHALL BE #2-2x6 D-F-L, MINIMUM, AT 16" OC, PER SPAN CHART, UNLESS NOTED OTHERWISE.
2. ALL VAULT IS SHALL BE FURRED DOWN WITH 2x4 FRAMING 16" OC.
3. REQUIRED DEPTH OF INSULATION SHALL BE 12" PLUS 1" AIR SPACE.
4. R-30C INSULATION = 8 1/4" THICK
5. R-38C INSULATION = 10 1/4" THICK

INSULATION REQUIREMENTS MAY BE REDUCED TO R30 IF ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE BUT IS LIMITED TO VAULTED CEILING HEIGHTS THAT ARE LESS THAN 800 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. (PER M102.2.2)

