



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"

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

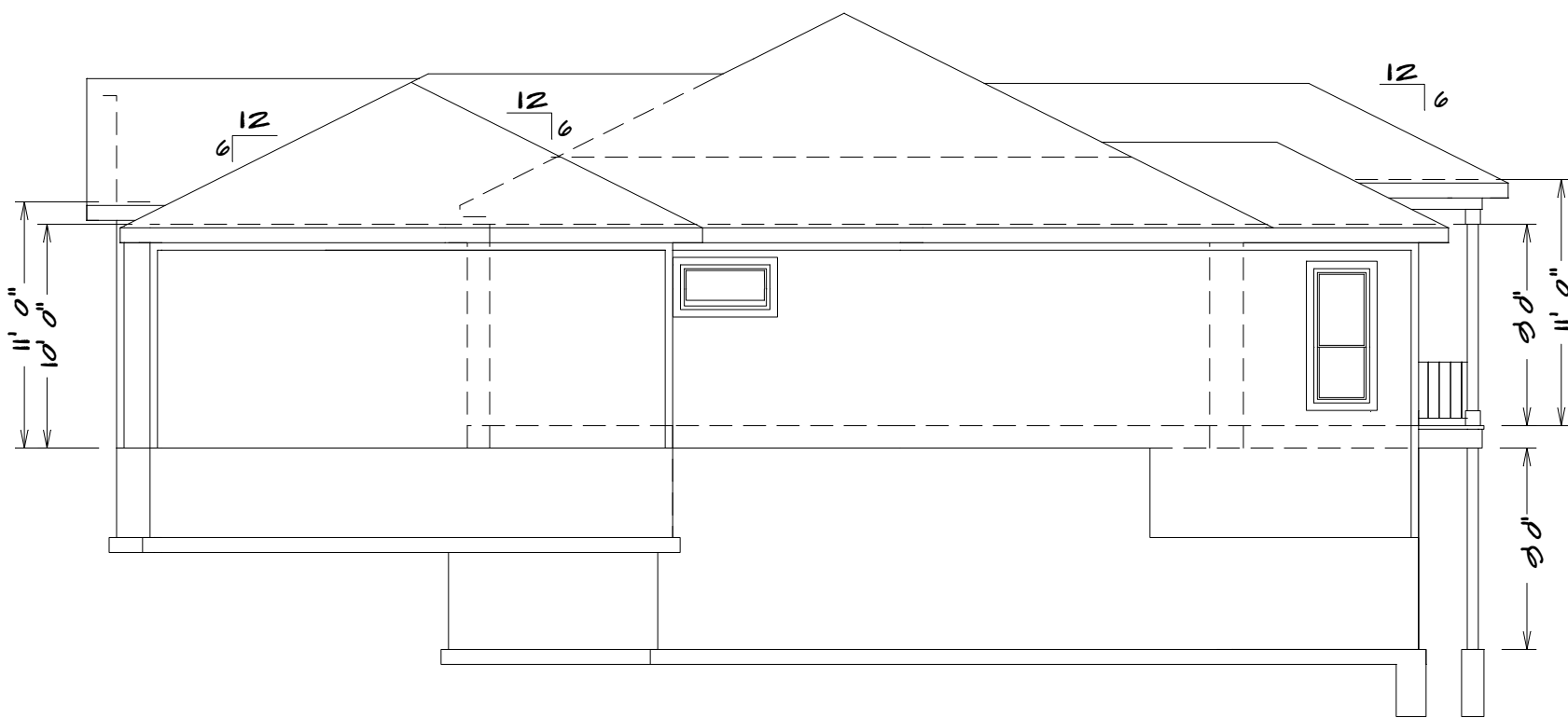
NOTE:  
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS  
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND MAY VARY DUE TO MATERIALS AVAILABILITY

LOT 32 WHISPERING WOODS  
1721 SW 27th ST.  
LEE'S SUMMIT, MO



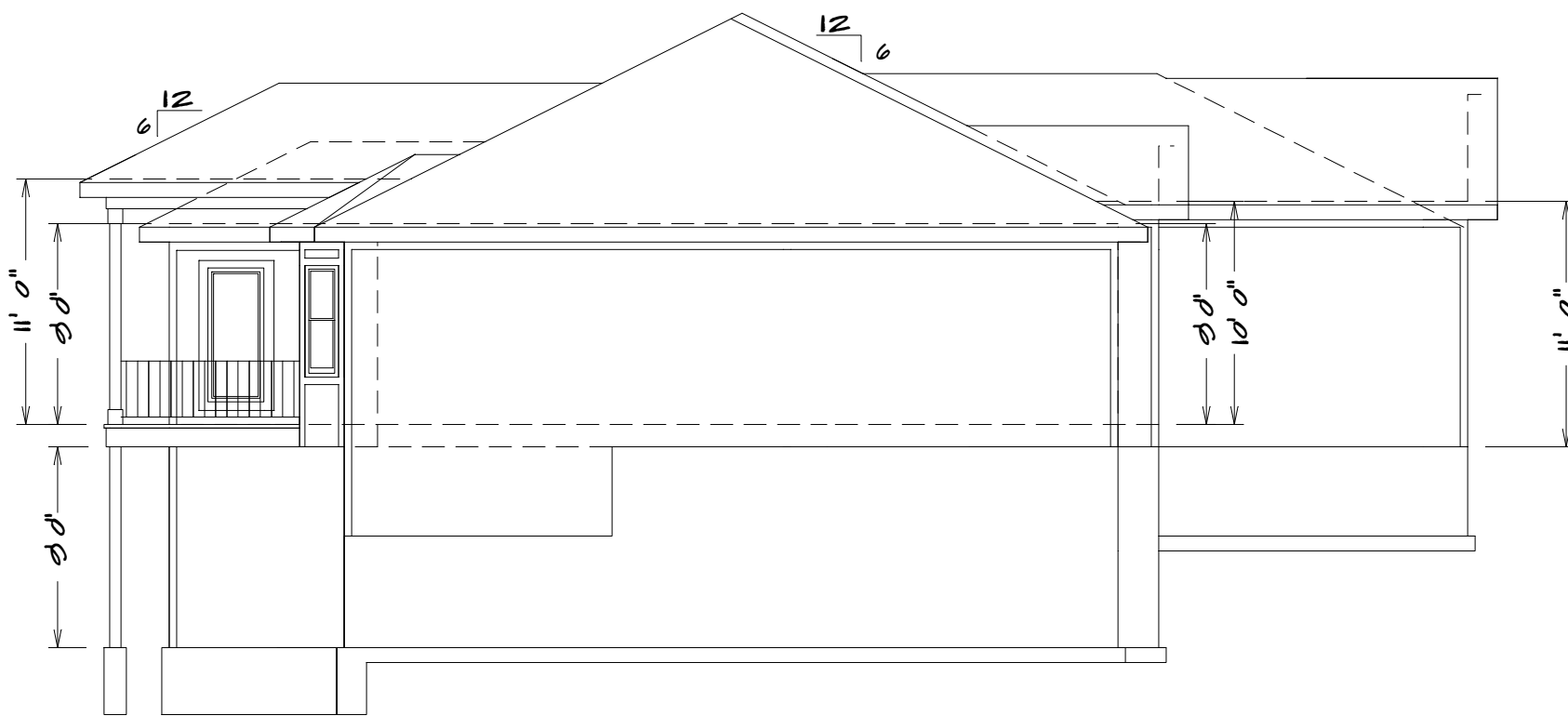
REAR ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



LEFT ELEVATION

1/8" = 1'0"

DD-7126 (LOT 12 W.W.)

THE "LITTLE COTTONWOOD"



SQUARE FOOTAGE

LIVING AREA  
FIRST FLOOR = 1684  
BASEMENT = 680  
COVERED DECK = 178  
UNFINISHED AREA  
STORAGE BASEMENT = 920  
GARAGE (FIRST FLOOR) = 780  
UNDER STOOP = 50

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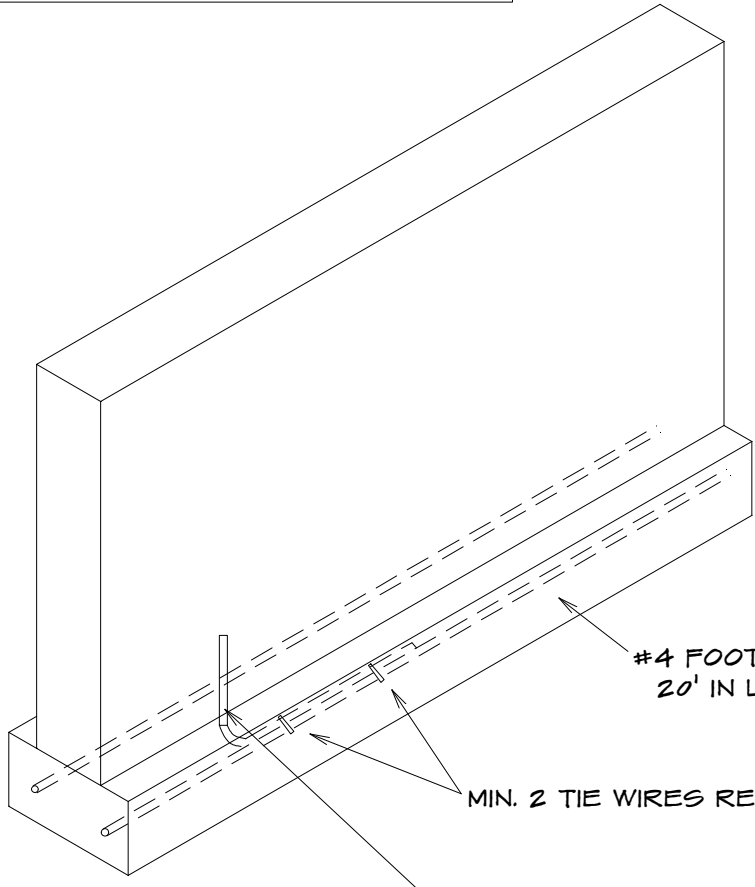
HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	DD-7126	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7126 ELEV	

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



REBAR MAY BE BROUGHT  
UP DIRECTLY THROUGH  
THE CONCRETE,  
PROVIDED IT IS SLEEVED  
AND COMES UP INSIDE  
THE BUILDING

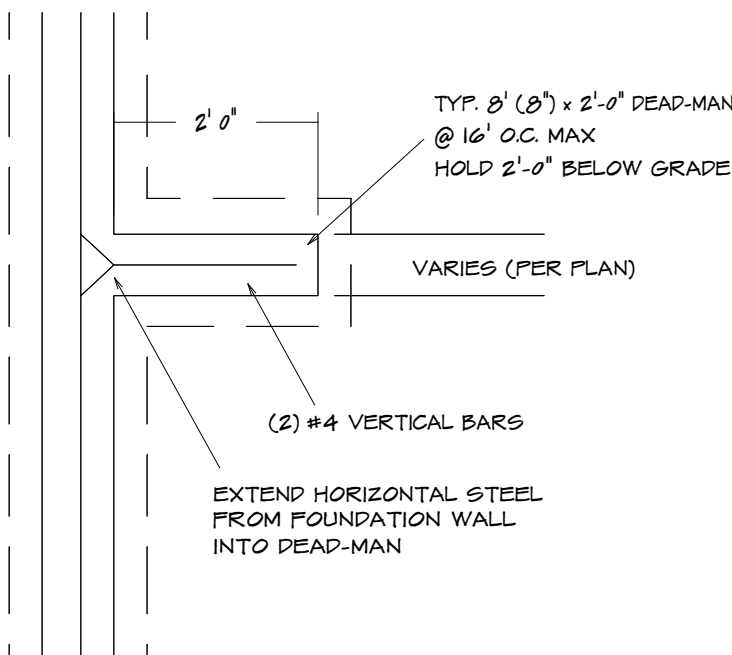
1 Section 25052 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within 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 usual 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 splices are required

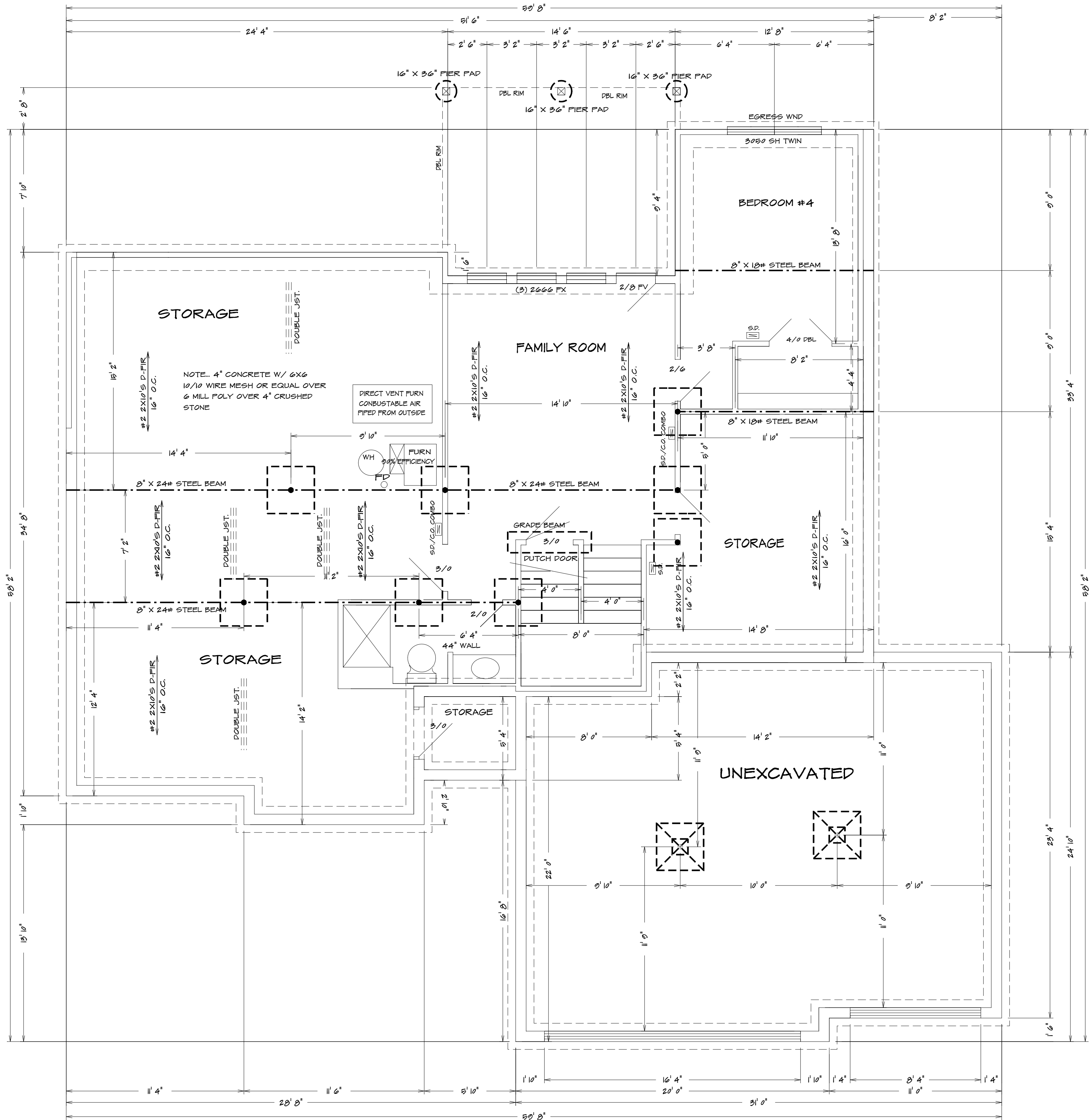
#### UFER GROUNDING SECTION

STEEL COLUMNS TO BE  
3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED  
IN ACCORDANCE WITH ASTM A53 GRADE B OR  
APPROVED EQUIVALENT UNLESS NOTED

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)



TYPICAL DEAD-MAN SECTION



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

#### BASEMENT PLAN

1/4" = 1'0"

DD-7126 (LOT 12 W.W.)

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			7126 BSMT	



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 50' R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 50' UP TO 72' R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE FLY
WINDOWS/DOORS 72' UP TO 96' R.O.	(2) 2 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 2 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 2 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 2 1/2" L.V.L.
8'0" 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 (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:

- 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.
- Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
- Windows that are provided with window opening control devices that comply with Section R312.2.2.

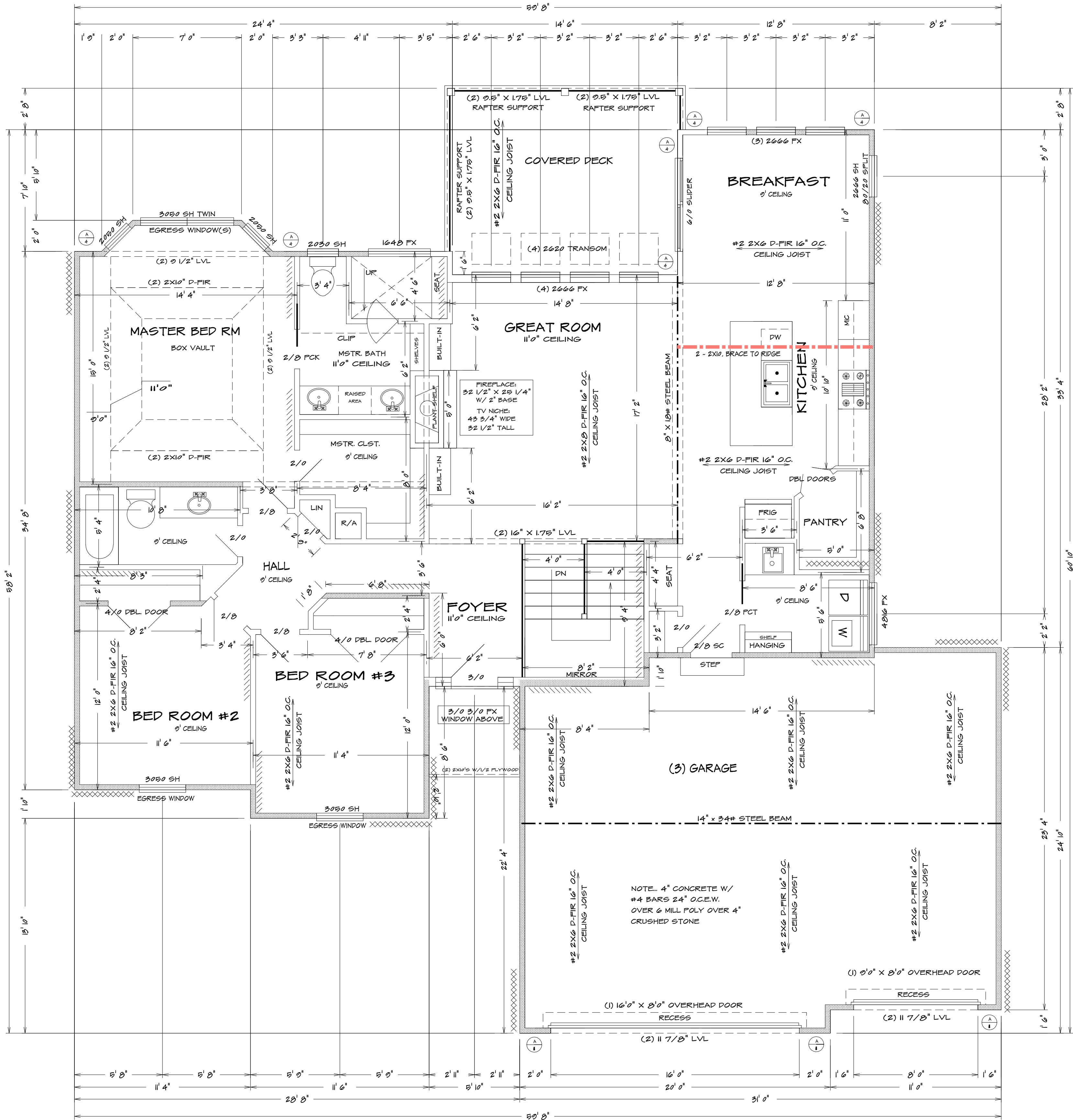
#### R312.2.2 Window opening control devices.

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 R310.11.

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.



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BEARING WALL LINES  
**FIRST FLOOR PLAN**  
1/4" = 1'0"

DD-7126 (LOT 12 W.W.)

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5	DD-7126	7126 FLR1			





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

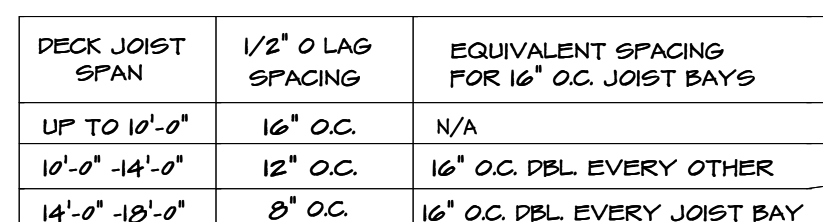
EXCEPT, REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP  
AND SINGLE OUTLET IN GARAGE FOR A FREEZER

2. ALL RECEP. TO BE TAMPER RESISTANT

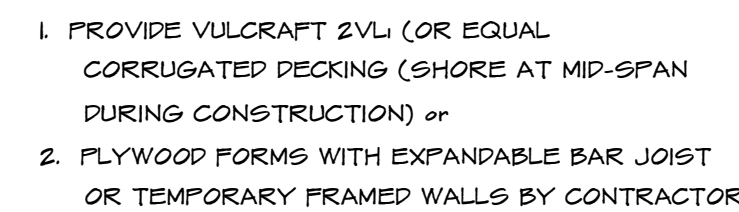
1. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS
2. DOORS BETWEEN GARAGE AND DWELLING - MIN 1 3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED
3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHOUT
4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IFC SECTION R908.4 SHALL BE APPROVED SAFETY 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 BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPools. GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 10' ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36"

### TYPICAL FRAMING DETAILS (Not to Scale)



### TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



SUSPENDED PORCH STOOP DETAIL

OPTIONAL

1. MAXIMUM SPAN = 6'
2. MINIMUM 6" THICKNESS
3. #4 REBARS AT 12" O.C. EACH WAY
4. MIN. 1-1/2" OF CONTINUOUS BEARING AT THE EDGES OF SLAB
5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

2019 IRC.  
PROVIDE SMOKE ALARMS IN EACH  
SLEEPING ROOM, OUTSIDE OF EACH  
SLEEPING ROOM AND ON EACH  
FLOOR, INCLUDING BASEMENT.  
ALARMS SHALL BE INTERCONNECTED  
IN SUCH A MANNER THAT THE  
ACTIVATION OF ONE ALARM WILL  
ACTIVATE ALL OF THE ALARMS IN THE  
DWELLING. (SECTION R314.5)

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1. ALL LUMBER SIZES ARE 2X4 D.P.R. LARCH
2. ALL HEADERS TO BE MIN (12) 2X8 JOIST
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OTHER BEAMS
4. ALL HEADERS TO BEAR ON MIN (12) 2X4 STUDS
5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH RCG SEC. R715.4
6. WATER RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR JOIST PER RCG SEC. R715
7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED TO THE RAFTER TAIL, THE JOIST MAY BE WEDGE CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE RAFTER TAIL 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. Rafter is designed for 20 PSF R. ROOF SNOW LOAD (MIN)
10. MIN 2" V.9 ASPHALT SHINGLES
11. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE BEAM HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULL VAULTED ROOF) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN PER RCG SEC. D6.3

Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

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PLAN NO.

SHEET NO.

BUILDER:

PHONE:

DATE REVISED:

DD-7126

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**SUB-DIVISION:**

LOT NO.

DESIGNER:

7/26 SEC  
7/27/2011

82

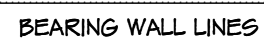




FOUNDATION NOTES:

F.W. WALL REINFORCEMENT (CLASS 60 SOL.  
 EXCEPT FOR RARE CIRCUMSTANCES)  
 (ALL REBARS TO BE GRADE 40)  
 0" WALL W/ 0" BACKSILL VERT. +4 REBARS @ 12" O.C.  
 0" WALL W/ 0" BACKSILL VERT. +4 REBARS @ 18" O.C.  
 SET ON A 16" X 24" CONCRETE FOOTER WITH (3) +4  
 REBARS CONTINUOUS.  
 10" WALL W/ 0" BACKSILL VERT. +4 REBARS @ 8" O.C.  
 10" WALL W/ 0" BACKSILL VERT. +4 REBARS @ 12" O.C.  
 SET ON A 24" X 24" CONCRETE FOOTER WITH (2) +4  
 REBARS CONTINUOUS.  
 HORIZ. +4 REBARS @ 24" O.C.  
 8" X 40" 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.  
 (SUPERVED GARAGE FLOORS TO BE  
 DESIGNED BY LICENCED ENGINEER)  
 COLUMN FOOTING FOR MIN. SOIL  
 LOAD OF 1000 PSF  
 42" X 42" X 4" CONCRETE PADS WITH (4)  
 +4 REBAR W/ 45° WAY (UNLESS NOTED)  
 CONCRETE GRADE PADS - 16" X 16" WITH (2)  
 +4 REBARS CONTINUOUS.  
 ALL FOOTINGS SHALL EXCEED A MINIMUM FROST  
 PROTECTION DEPTH OF 48" BELOW GRADE  
 MAXIMUM DEPTH OF UNCONSOLIDATED FILL (7 FEET)  
 FOR 8-INCH WALL AND (8 FEET) FOR TEN-INCH  
 WALL.  
 WATERPROOF CONCRETE WALL FROM FOOTING TO  
 GRADE LINE.  
 OPTIONAL WALL-OUT WALK:  
 1" X 24" CONCRETE FOOT FOOTING 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-PLY OVER CRUSHED  
 ROCK BELOW GRADE.  
 DRAINAGE TILES, GRAVEL OR CRUSHED STONE  
 DRAINAGE PROTECTED BY 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 A DRAINAGE SYSTEM OR TO THE STREET.  
 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 OR TO THE STREET SURFACE WITH AN APPROVED  
 FILTER MEMBRANE MATERIAL. THE TOP OF OPEN  
 JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH  
 STRIPS OF BUILDING PAPER, BENTONITE TILES OR  
 PERFORATED TYPE TILES SHALL BE PLACED ON A MINIMUM  
 OF 2 INCHES OF WASHED GRAVEL OR CRUSHED  
 ROCK AT LEAST ONE (1) INCHES LARGER THAN THE  
 TILE JOINT OPENING OR PERFORATION AND  
 CONVEYED TO THE STREET OR TO A DRAINAGE  
 SYSTEM NOT LESS THAN 6 INCHES OF THE  
 SAME MATERIAL.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	SPECIFIED COMPRESSIVE STRENGTH (1")		
	Weathering Potential <sup>(2)</sup>		
	Marine	Marine	Severe
Basement walls and foundations not exposed to the weather	2,500	2,500	2,500
Basement slabs and interior exterior grade, except garage floor slabs	2,500	2,500	2,500
Basement walls, foundation walls, exterior walls, and other vertical concrete work, exposed to the weather	2,500	3,000 <sup>(3)</sup>	3,000 <sup>(3)</sup>
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 <sup>(3)</sup>	3,000 <sup>(3)</sup>



## ROOF ELEVATION

$$1/8'' = 1'0''$$

NOTE... HIP RIDGE FOR THE MAIN ROOF AS:  
2X8 FOR UNBRACED LENGTH UP TO 9'0"  
2X10 FOR UNBRACED LENGTH UP TO 10'0"  
2X12 FOR UNBRACED LENGTH UP TO 12'0"

ALL RAFTERS TO BE #2 2X6 D-FIR 16' O.C.  
UNLESS OTHER WISE NOTED  
FURLING RAFTERS TO BEARING WALL LINES  
CONNECT RAFTERS TO CEILING JOIST W (4) 16d GALV. NAILS  
CONNECT RAFTERS TO RIDGE, VALLEY, AND HIF RIDGE  
WITH (4) 16d GALV. NAILS  
VERT. RIDGE AND RAFTER SUPPORTS TO BE EQUAL TO OR GREATER  
THAN THE DEPTH OF RAFTERS

