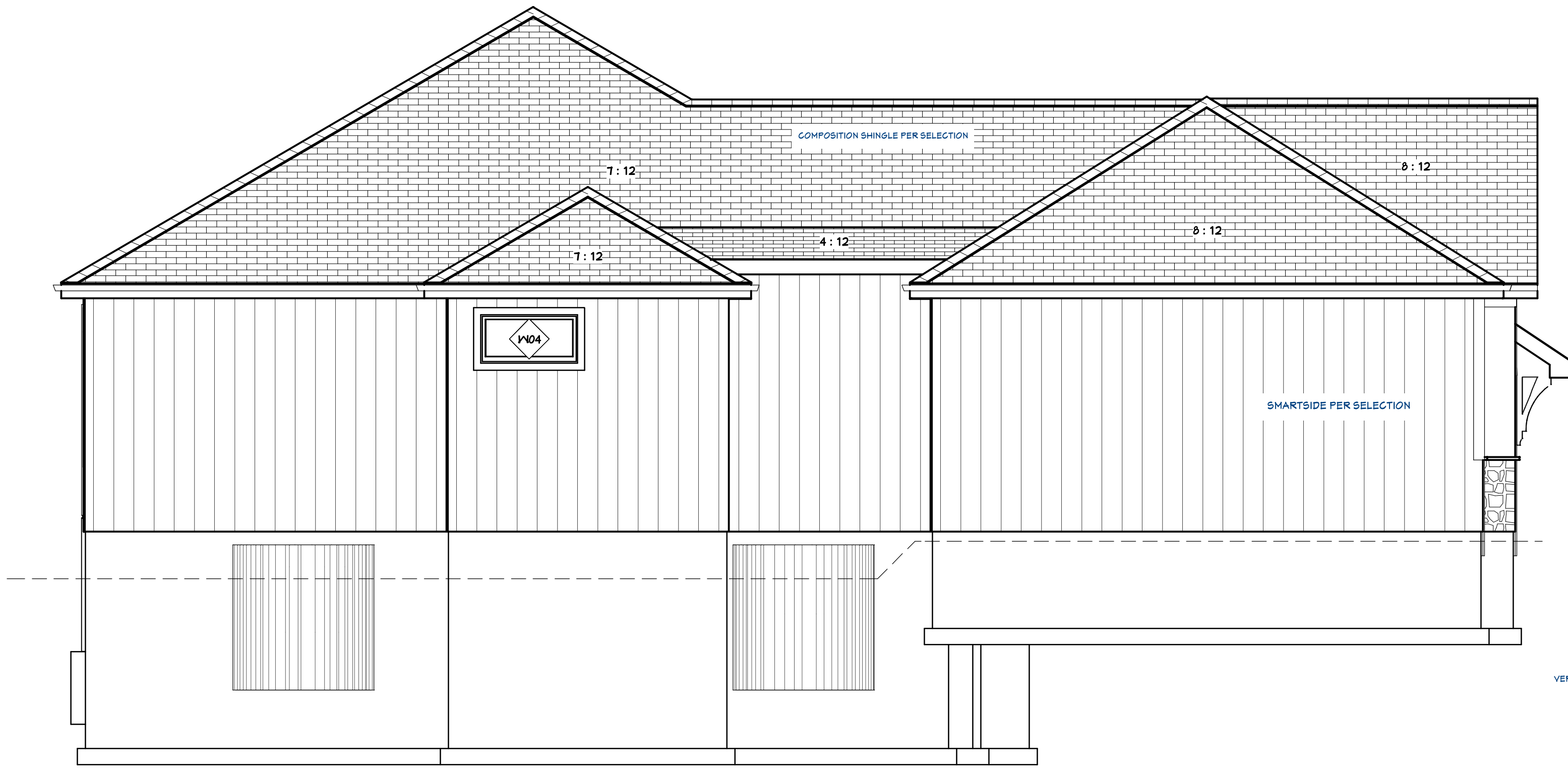
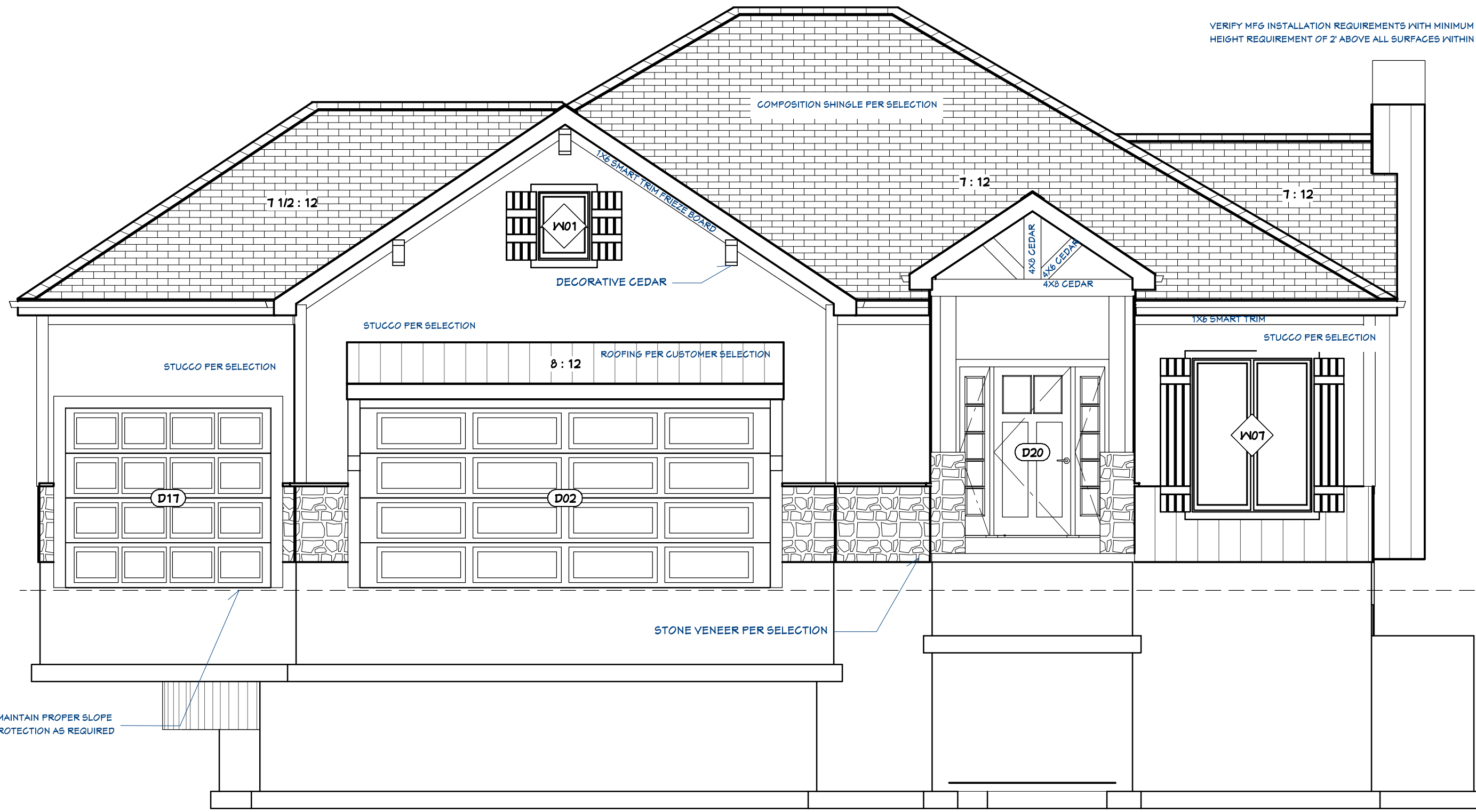


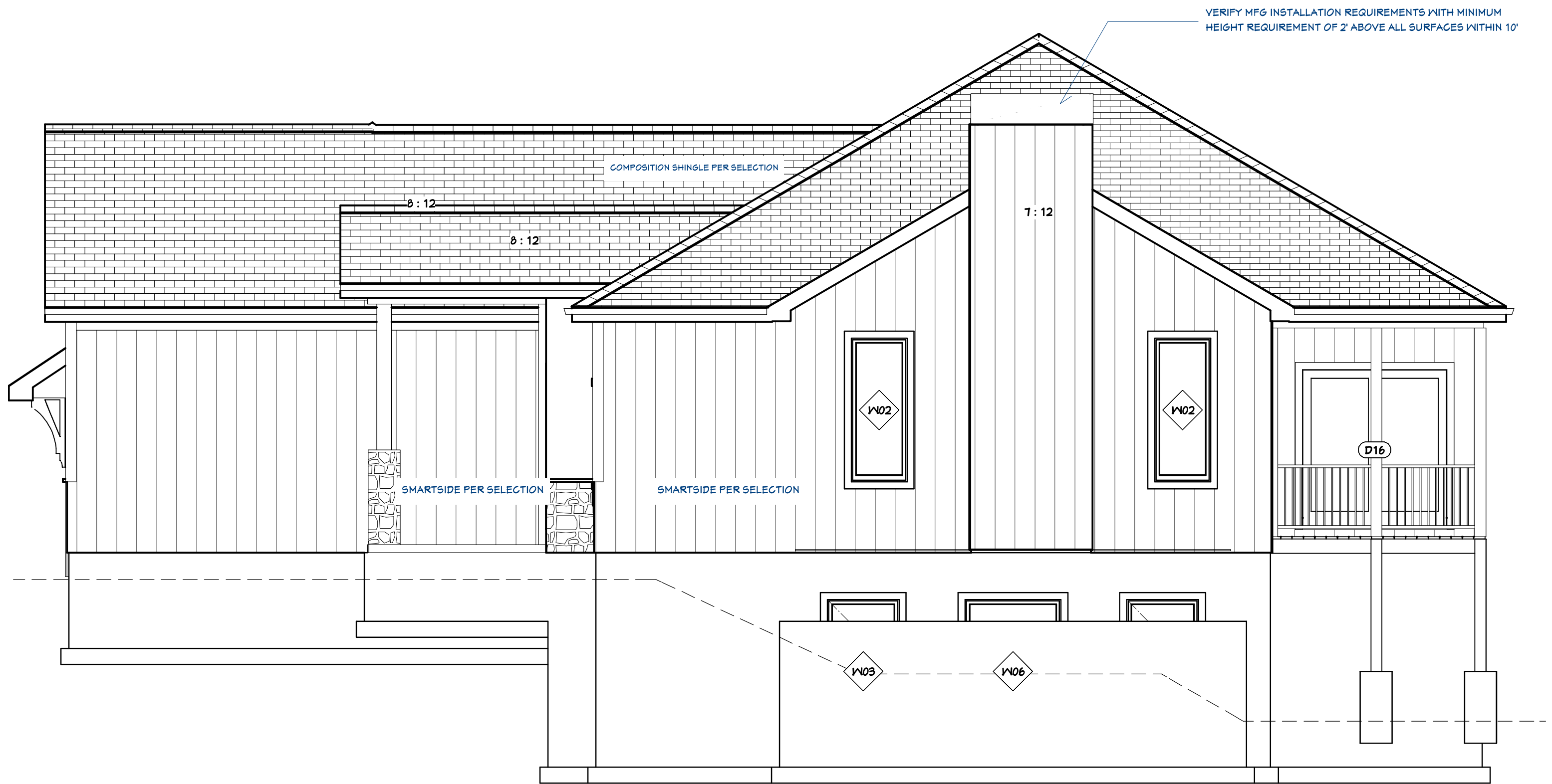
NOTE: ICE AND WATER SHIELD ALL VALLEYS AND EYES AS REQUIRED



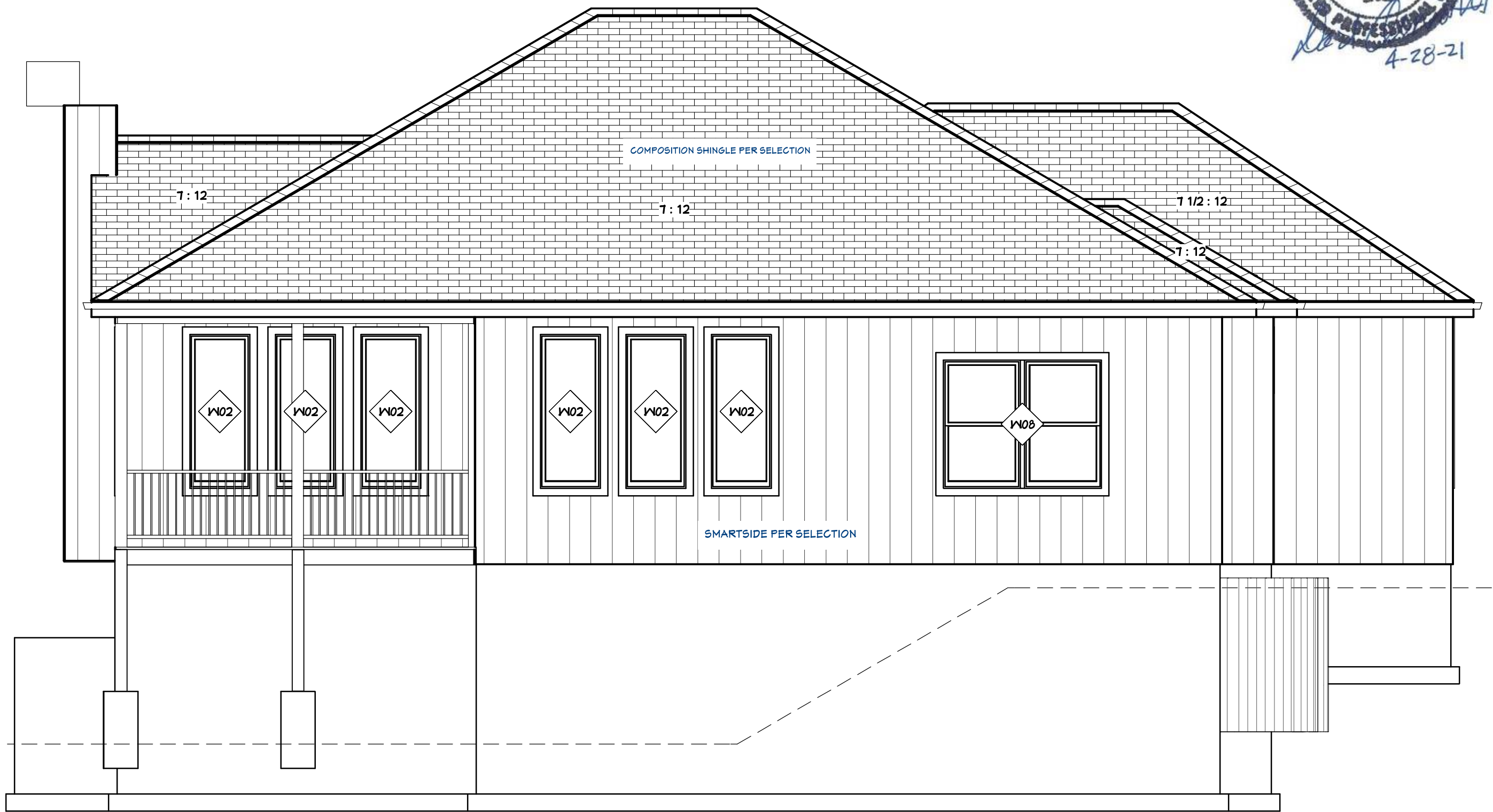
Exterior Elevation left



Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Back

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

ALL CONSTRUCTION TO ADHERE TO IRC 2018
WITH AMENDMENTS AS ADOPTED BY
THE CITY OF LEE'S SUMMIT, MO



512 SE DAVID RD
LEES SUMMIT, MO
LOT 3

1st FLOOR PLAN

THE KYLE I

DATE:

4/27/2021

SCALE:

1/4" = 1'

SHEET:

RELEASE FOR CONSTRUCTION
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LEE'S SUMMIT, MISSOURI

BY: DATE:

NOTE: ALL DOOR AND WINDOW R/O TO FOLLOW SEPARATELY PROVIDED MFG SPECIFICATIONS
VERIFY GRID PATTERNS IF APPLICABLE

WINDOW SCHEDULE						
FLOOR NUMBER	LABEL	QTY	SIZE	DESCRIPTION	COMMENTS	TOP
2	W01	2028SH	1	2028SH	SINGLE HUNG	53"
1	W02	2460FX	8	2460FX	FIXED GLASS	46"
0	W03	3060SC	2	3060SC	SINGLE CASEMENT-HR	80"
1	W04	4020FX	1	4020FX	FIXED GLASS	46"
0	W05	4040LS	2	4040LS	LEFT SLIDING	80"
0	W06	4060FX	1	4060FX	FIXED GLASS	80"
1	W07	TWIN 2450SC	1	4860	MULLED UNIT	84"
1	W08	TWIN 3050 EGRESS	1	6250	MULLED UNIT	84"

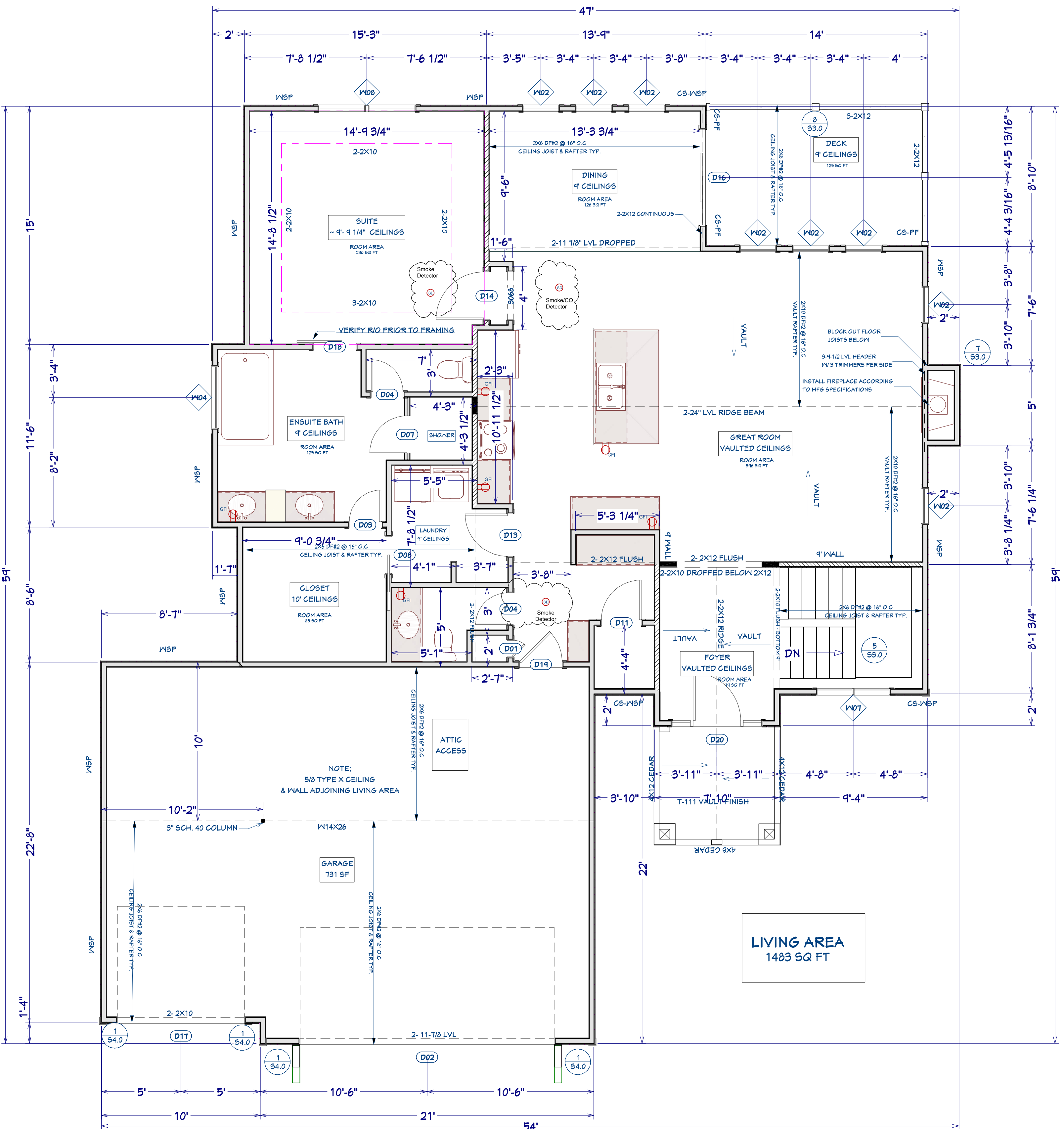
DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR SIZE	DESCRIPTION	COMMENTS
D01	1068	1	1	1068 R IN	HINGED-DOOR PS01
D02	16070	1	1	16070	GARAGE-ERP SOLID T'
D03	2068	1	1	2068 R IN	HINGED-DOOR PS01
D04	2068	2	1	2068 L IN	HINGED-DOOR PS01
D05	2468	1	0	2468 R IN	HINGED-DOOR PS01
D06	2468	1	0	2468 L IN	HINGED-DOOR PS01
D07	2468	1	1	2468 L	SHOWER-GLASS SLAB
D08	2468	1	1	2468 L	POCKET-DOOR PS01
D09	2668	3	0	2668 R IN	HINGED-DOOR PS01
D10	2668	1	0	2668 L IN	HINGED-DOOR PS01
D11	2668	1	1	2668 R IN	HINGED-DOOR PS01
D12	2868	1	0	2868 R IN	HINGED-DOOR PS01
D13	2868	1	1	2868 R IN	HINGED-DOOR PS01
D14	3068	1	1	3068 L IN	HINGED-DOOR PS01
D15	4068	3	0	4068 L/R IN	DOUBLE HINGED-DOOR PS01
D16	6068	1	1	6068 L EX	EXT. SLIDER-GLASS PANEL
D17	8070	1	1	8070	GARAGE-ERP SOLID T'
D18	2868 VERIFY R/O	1	1	2868 L	BARN-DOOR PS01
D19	2868SC 20 MIN	1	1	2868 L EX	EXT. HINGED-DOOR PS06
D20	3080 W 1280SL	1	1	5868	MULLED UNIT

NOTE:
INTERIOR HATCHED WALLS
DENOTE INTERIOR BEARING WALLS

SOLID FILL DENOTES
MINIMUM OF 4 STUDS UNDER
BEAM OR BEARING MEMBER

LIVING AREA - FLOOR 1 1483 SF
LIVING AREA - FOUNDATION 1211 SF
UNFINISHED AREA - FOUNDATION 260 SF
GARAGE AREA - 731 SF
PORCH AREA - 60 SF
DECK AREA - 125 SF

E4
A-1



E1
A-1

E2
A-1



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512 SE DAVID RD
LEES SUMMIT, MO
LOT 3

FOUNDATION PLAN

THE KYLE I

DATE:

4/27/2021

SCALE:

1/4" = 1'

SHEET:



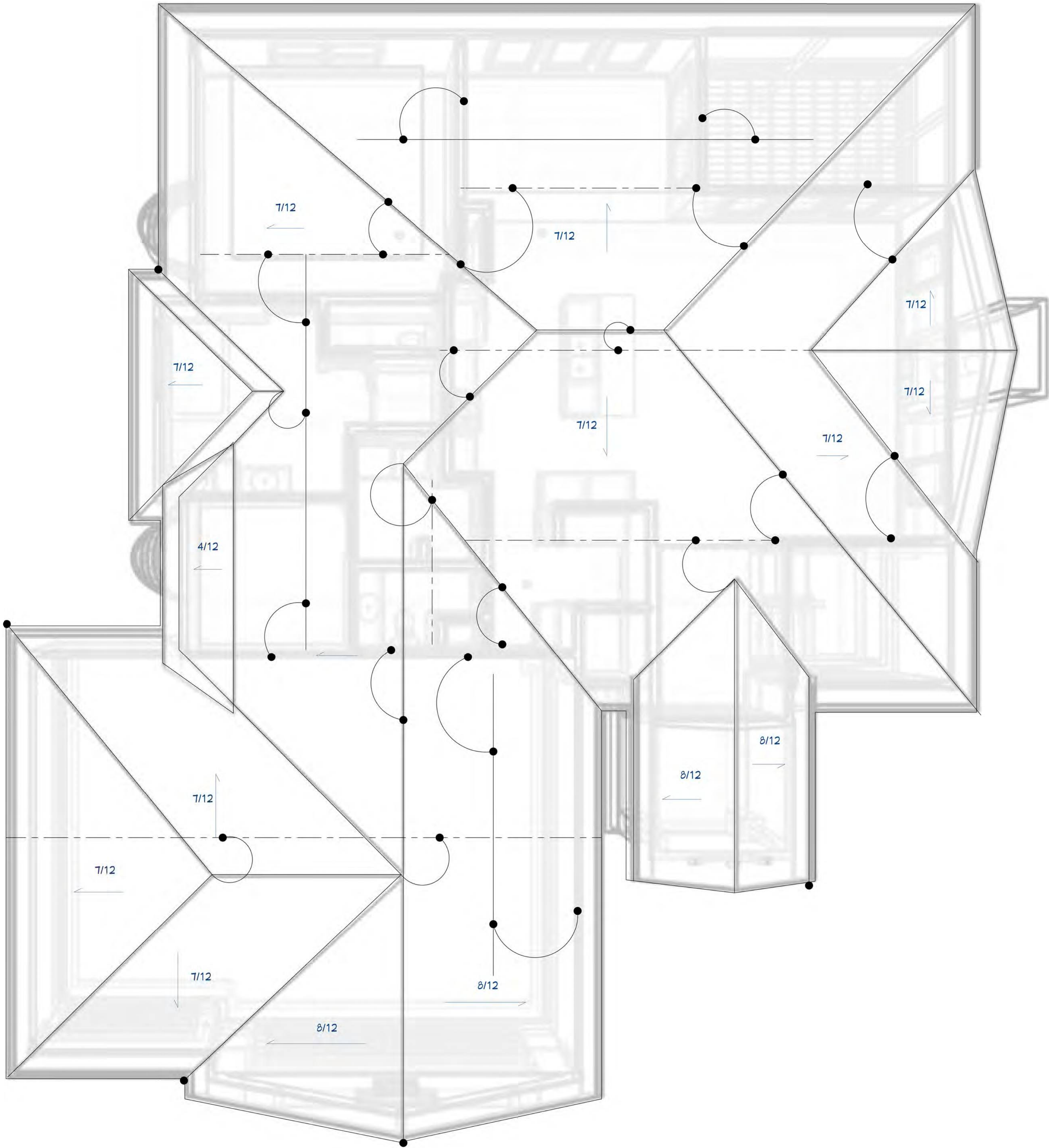
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RELEASED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

BY

DATE

NOTE: ICE AND WATER SHIELD ALL VALLEYS AND EYES AS REQUIRED



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512 SE DAVID RD
LEES SUMMIT, MO
LOT 3

ROOF PLAN

THE KYLE I

DATE:

4/27/2021

SCALE:

1/4" = 1'

SHEET:

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

BY

DATE

General
Plans shall comply with the 2012 International Residential Code with amendments as adopted by the governing jurisdiction. If any changes or deviations from the plans are

The dwelling shall comply with the following load conditions:

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	20	60
DECKS	20	40
CEILING JOISTS/ATTICS NO STORAGE- SCUTTLE ACCESS ONLY ROOF SLOPE 3/12 OR LESS	10	5
CEILING JOISTS/ATTICS W/O STORAGE- SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3/12	10	10
CEILING JOISTS/ATTICS W/ STORAGE- DOOR/PULL DOWN LADDER ACCESS	10	20
ROOMS- NON-SLEEPING	20	40
SLEEPING ROOMS	20	30
ROOF-LIGHT ROOF COVERING	10	20
ROOF-HEAVY ROOF COVERING CONCRETE/TILE/SLATE	20	20

Note: Heavy roof covering will not be installed or used in the design calculations unless it is specifically noted on the plans that the design is for a heavy roof covering.

Foundations

- The foundation design shall be based on a minimum soil bearing capacity of 2000 psf, unless otherwise indicated on the plans or if modified by an engineering report based on actual site conditions.
- Concrete shall meet the following specified design strength criteria:
 - 2500psi for basement floor slabs on undisturbed soil
 - 3000psi for footings & foundation walls
 - 3500psi for garage floor slabs.
- Footings shall extend below the frost line; minimum depth 36 inches below grade.
- Unless otherwise noted on the plans or if site conditions require otherwise, footings shall be a minimum of 16 inches wide and 8 inches deep with 2 - #4 bars continuous.
- Column pads shall be a minimum 30" x 30" x 12" with 4 - #4 bars each way unless otherwise noted.
- Unless otherwise noted on the plans, foundation walls shall be minimum 8 inches thick x 8'-0" (or 9'-0") tall and reinforced per detail 1-S2.0 (& 2-S2.0 where applicable). Foundation walls greater than 10'-0" tall require a separate engineered design. Provide a 2'-0" long interior or exterior dead-men for any straight wall panels exceeding 20'-0" in length (reference detail 3-S2.0).
- Reinforcement shall be minimum grade 40 unless otherwise noted. Reinforcement shall lap a minimum of 24 inches at ends, splices, and around corners.
- Foundation wall shall be backfilled with a clean lean clay (or better) low volume change material. On-site material may be used if deemed acceptable by the geotechnical engineer of record.
- Wall will not achieve full strength until the basement slab and first floor deck have been properly placed. If backfilling the interior of the foundation wall with greater than 8" of earthen fill or 24" of granular fill, a structural basement slab, or alternate engineered solution (i.e. engineered fill) will be required.
- Where jumps or steps in elevation occur foundation walls and footings shall be formed continuous and poured per detail 4-2.0.
- Concrete floor slabs shall be a minimum 4 inches thick over a minimum 4 inch base of ½" or ¾" clean graded rock, unless otherwise noted or if site conditions require otherwise.
- Provide a min. 6-mil. thick polyethylene moisture barrier over porous gravel base under basement floor slab per R405.2.2. Lap joints minimum 6" (not required for garage slabs or detached accessory buildings).
- For a structural reinforced concrete floor over a usable area, such as a garage floor located over a storage area, submit sealed engineered details and calculations.
- Garage slabs and basement overdrigs supported by fill consisting of more than 24 inches of granular fill or 8 inches of earth shall be reinforced per details 1-2.1 and 6-S2.1 respectively. Where the limitations of details 1-2.1 & 6-2.1 are not met, a separate engineered design shall be required.
- Basement foundation sill plates shall be bolted to the foundation w/ a minimum of ½" anchor bolts embedded at least 7" into the concrete and spaced not more than 3'-0" on center and within 12" of each end piece.
- Foundation walls shall be damp-proofed per IRC Section R406.
- Provide a minimum 4 inch perforated drain around usable space below grade or other equivalent materials per IRC Section 405.1. The pipe shall be covered with not less than 6 inches of washed gravel or crushed rock. The drain shall daylight to the exterior below the floor level or terminate in a minimum 20-gallon sump pit.
- Interior bearing walls and columns shall be isolated from the basement floor slab.
- Interior non-bearing walls, other than those resting directly on the footing, shall be isolated from the floor framing above.
- All earth retaining structures on the site greater than 4'-0" tall (excluding concrete foundation walls restrained at both the top and bottom) shall require a separate engineered design (i.e. retaining walls, wing walls, etc.)

Concrete

Concrete shall be air entrained with a minimum compressive strength at 28 days of 2,500 psi for basement and interior floor slabs, 3,000 psi for basement and foundation walls and 3,500 psi for porches, carport and garage floor slabs.

Stairways

- Stairways shall provide a maximum 7-3/4 inch rise and minimum 10 inch run.
- Provide minimum 36 inch guardrails on the open sides of raised floors, porches and balconies; minimum 34 inch guardrails on the open sides of stairways located more than 30 inches above the floor or grade below. Guardrail enclosures shall have intermediate rails or ornamental patterns that do not allow passage of a sphere 4 inches in diameter.
- Each stairway of three or more risers shall provide a continuous handrail on at least one side between 34 and 38 inches above the nosing of the treads.
- Handrails shall have a circular cross section of 1-1/4 inches minimum to 2 inches maximum or other approved graspable shape per IRC Section R311.7.8.3
- Provide a minimum 6 foot, 8 inches of headroom clearance in stairways.
- Enclosed accessible space under stairways shall have walls and the underside of the stair and landing protected with 1/2-inch gypsum board on enclosure side per IRC Section R302.7

Glazing

Glazing in hazardous locations as identified in IRC Section R308.4 shall be of 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 inch arch of the door in a closed position and whose bottom edge is within 60 inches of the floor, walls enclosing stairways and landings where the glazing is within 60 inches of the top or bottom of the stair, enclosures for spas, tubs, showers and whirlpools; glazing in fixed or openable panels exceeding 9 square feet and whose bottom edge is less than h 18 inches above the floor or walking surface within 36 inches.

Emergency egress and rescue

- Provide one window from each bedroom that has a minimum openable area of 5.7 square feet with a minimum openable height of 24 inches and width of 21 inches.
- Provide smoke alarms in each sleeping room, outside of each sleeping area and on each floor including basements. Alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the dwelling.

Framing general

- All lumber sizes are for Douglas Fir-Larch unless otherwise noted.
- All headers to be min. (2) #2- 2x10 unless otherwise noted.
- Block cantilevers, doorjamb, and over beams.
- All headers to bear on a minimum of (2) 2x4 stud posts unless otherwise noted.
- Interior non-bearing walls, other than those resting directly on the footing shall be isolated from the floor framing above.
- Where joists run parallel to foundation walls, solid blocking for a minimum of (2) joist spaces be provided at a maximum of 4'-0" centers to transfer lateral loads on the wall to the floor diaphragm. The blocking shall be securely nailed to the joists and flooring. Nail joists and blocking to sill plate with (3) 12d nails (IRC Section R404.1.3).
- If ducts are installed in the first joist space(s), nail 2x4s flat at 4'-0" centers within the joist space(s) and then provide solid blocking, installed upright, in the next two joist spaces. Secure the 2x4s to the sill plate with (4) 10d nails.
- All sills and sleepers supported on concrete or masonry and furring attached to concrete or masonry shall be of decay resistant materials.
- Joists under bearing partitions shall be doubled and comply with IRC Section R502.4.
- Joists framing from opposite sides over bearing supports shall lap a minimum 3 inches and shall be nailed together with a minimum 10d face nails.
- Joists framing into a wood girder or beam shall be supported by approved framing anchors or on minimum 2" x 2" ledger strips.
- Framing of openings - headers and trimmers shall be of sufficient cross section to support the floor framing. Trimmer joists shall be doubled when the header is supported more than 3 feet from the trimmer joist bearing. When the header span exceeds 4 feet, the header and trimmer shall be doubled.
- Joists at supports shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal thickness or by attachment to a header, band or rim joist or to an adjoining stud or otherwise provided with lateral support to prevent rotation.
- Water-resistive barrier shall be provided over all exterior walls. One layer of No.15 asphalt felt or any other barrier that meets ASTM D226 type I felt. (R703.2).
- Where ceiling joists are not installed connected to the rafters at the top plate and/or where ceiling joists are not installed parallel to the rafters, rafter ties shall be installed in the lower ½ of the attic space and in accordance with table 1-S1.0.
- Collar ties shall be provided in the upper ½ of the attic space in accordance with table 1-S1.0.

Garage

- The garage floor shall slope towards the garage doorways.
- Doors between the garage and the dwelling - minimum 1-3/8 inch solid core or honey combed steel door or 20-minute fire rated.
- The garage shall be separated from the dwelling and its attic areas by a minimum 1/2-inch gypsum board applied to the garage side. Where a floor/ceiling space is provided above the garage columns and beams supporting the separation shall also be protected with 1/2-inch gypsum board or equivalent. Where habitable space occurs above the garage the floor ceiling assembly shall be protected with minimum ½" Type X gypsum board on the garage ceiling.
- Garage door and frame- The H-frame for the attachment of the track and counter balance shall consist of the following: 2x6 vertical jambs running from floor to ceiling attached with 1½" x 0.120" nails @ 7" O.C. staggered with (7) 3 ½" x 0.120" nails thru the jamb into the header, minimum 2x8 header for attachment of counter balance system

Engineered Lumber (Min. Design Requirements)			
	Fb (psi)	E (psi)	Fv (psi)
LVL	2600	1.8 x 10 ⁶	285
Glu-Lam	2400	1.8 x 10 ⁶	190
Parallam	2600	2.0 x 10 ⁶	290

Cathedral/ Vaulted Ceiling Framing & Insulation				
	2 x 6	2 x 8	2 x 10	2 x 12
Max. Insulation Value 1" Air Space (Fiberglass)	R-13 (3-1/2")	R-19 (6-1/4")	R-30 (8-1/4")	R-38 (10-1/4")
Where the ceiling is applied directly to the bottom of the rafters a minimum 1" air space shall be provided between the top of the insulation and the sheathing for ventilation (R608.3) Note: Rafter sizes specified on the plans are the minimum required for structural purposes only. Builder to verify. If the full rafter depth is not adequate for the minimum insulation value, rafter sizes will need to be increased, or adequate furring shall be used to obtain the minimum joist depth for the required insulation. In addition, if the rafter size is				



1 SHEATHING & FRAMING FASTENING SCHEDULE
S1.0

SHEATHING & FRAMING FASTENING SCHEDULE		
BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING*	7/16" PLYWOOD	16 GA. X 1-3/4" STAPLES @ 6" O.C. EDGES & 12" O.C. IN FIELD
	1 X 4 #3 FURRING	1/2" CROWN STAPLES
FLOOR SHEATHING*	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERP. TO JOISTS & ENDS STAGGERED	8D COMMON NAILS @ 6" O.C. EDGES & 12" O.C. IN FIELD
		14 GA. X 1-3/4" STAPLES @ 6" O.C. EDGES & 12" O.C. IN FIELD
		12.5 GA. X 1-1/2" RING OR SCREW SHANK NAILS @ 6" O.C. EDGES & 12" O.C. IN FIELD
CEILING COVERING*	1/2" GYPSUM SHEATHING	7" O.C. NAILED / 12" O.C. SCREWED W/ 13GA, 1-3/8" LONG, 19/64" HEAD; 0.098 DIA., 1-1/4" LONG, ANG.-RINGED; 5D COOLER NAIL, 0.086 DIA., 1-5/8" LONG, 15/64" HEAD; OR GYP. BD. NAIL, 0.086 DIA., 1-5/8" LONG, 19/64" HEAD.
INTERIOR WALL COVERING*	1/2" GYPSUM SHEATHING	6D COMMON NAILS; 1/5/8" GALVANIZED STAPLES; 1-1/4" SCREWS, TYPE W OR S - @ 4" O.C. EDGES & 8" O.C. FIELD
EXTERIOR WALL SHEATHING	MIN. 5/16" APA RATED SHEATHING	8D COMMON NAILS @ 6" O.C. EDGES & 12" O.C. IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	* SUPPORTING 2 FLRS, ROOF, AND CEIL. OR LESS. * HEIGHT: 10'-0" OR LESS. * SIZE: NOM. 2x4 (NOM. 2x6 WHEN SUPP. 2 FLRS., CEIL., AND ROOF) * SPECIES: DOUG-FIR, HEM-FIR, SOUTH. PINE, SPRUCE-PINE-FIR * MAXIMUM SPACING 16" O.C. * GRADE: #3, STANDARD, OR STUD GRADE.	* TOE NAIL STUD TO SOLE PLATE W/ 3-8D OR 2-16D NAILS. * END NAIL TOP PLATE AND SOLE PLATE TO STUD W/ 2-16D NAILS. * FACE NAIL DBL STUDS W/ 10D NAILS @ 24" CTRS. * FACE NAIL JACK STUDS/TRIMMERS SUPPORTING HEADERS W/ 10D NAILS @6" CTRS. * FACE NAIL DBL TOP PLATE W/ 10D NAILS @16" CTRS. * DBL TOP PLATES W/ MIN. 48" OFFSET OF EACH. FACE NAIL LAPPED AREA W/ 8-16D NAILS. * FACE NAIL DBL TOP PLATES AT CORNERS & INTERSECTIONS W/ 2-10D NAILS. * FACE NAIL SOLE PLATE TO FRAMING SYSTEM W/ 16D NAILS @16" CTRS. * FACE NAIL BRACED WALL PANEL SOLE PLATE TO FRAMING SYSTEM W/ 3-16D NAILS @16" CTRS.
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	* TOE NAIL HEADERS TO WALL STUDS W/ 4-8D NAILS @ EA. END * FACE NAIL DOUBLE PIECE HEADERS W/ 16D NAILS @16" CTRS ALONG EACH EDGE.
RAFTER TIES ²	MIN. 2x4 MEMBERS @ EACH RAFTER	FACENAIL TO RAFTERS IN LOWER ½ OF ATTIC SPACE W/ (3) 8D NAILS @ EACH
COLLAR TIES	MIN. 1x4 MEMBERS @ 48" O.C.	FACENAIL TO RAFTERS IN UPPER ½ OF ATTIC SPACE W/ (3) 10D NAILS @ EACH
1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED. 2. RAFTER TIES SHALL NOT BE REQUIRED 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.		
BUILDING COMPONENT	FASTEN TO	FASTEN W/
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS	TOENAIL W/ 4-16D FACENAIL W/ 3-16D
	TO PLATE	TOENAIL W/ 2-16D
CEILING JOISTS	TO TOP PLATE	TOENAIL W/ 3-8D @ EACH END
WHERE C.J. RUN PARALLEL TO RAFTERS FACENAIL TO RAFTERS W/ 3-10D MIN.		
FLOOR JOISTS	TO BEARING	TOENAIL W/ 2-16D @ EACH END
BRACED WALL PANELS PERPENDICULAR TO FRAMING MEMBERS ABOVE/BELOW: PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO SOLID BLOCKING TO FRAMING MEMBER	(3) 16D NAILS @ 16" O.C.

Energy Conservation

The energy efficiency of the dwelling shall comply with one of the following tables (where there are discrepancies between this table and the plans, the most restrictive shall apply). If Table 1 is not completed and accompanied by ResCheck calculations, then Table 2 shall be applied.

Table 1- ResCheck compliance software (fill in applicable values from Res-Check calcs).
NOTE: For use of Table 1 a ResCheck compliance form must be submitted w/ plans.

Table 1			
Building Element	Min. Value	Building Element	Min. Value
Walls- Framed	R-	Doors- Glass	U-
Walls- Basement	R-	Doors- Solid	U-
Floors- Unconditioned Space	R-	Windows- Operable	U-
Floors- Over Outside Air	R-	Windows- Fixed	U-
Floors- Crawl Space	R-	Windows- Other	U-
Slab- Perimeter	R-		U-
Ceiling- Flat	R-	Furnace	AFUE-
Ceiling- Cathedral	R-	Air Conditioner	SEER-

Table 2- Prescriptive Envelope (Minimum prescriptive approach acceptable for any dwelling).

Prescriptive Building Envelope Requirements (All components must comply to use this table)			
Building Element	Min. Value	Building Element	Min. Value
Ceiling- Flat	R- 38	Walls- Exterior	R- 13
Ceiling- Cathedral	R- 30	Walls- Crawl Space	R- 19
Floors- Unconditioned Space	R- 19	Glazing*	U<= 0.40
Floors- Over Outside Air	R- 30	Glazing*	SHGF<=0.40
Walls- Basement	R- 10...	Insulation concrete walls adjacent to finished space. * Default U-Factor for dbl. pane, argon filled low-e treatment is U=0.40 For all skylights use U-factor = 0.80	

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512 SE DAVID RD
LEES SUMMIT, MO
LOT 3

Standard Details

THE KYLE I

DATE:

4/16/2021

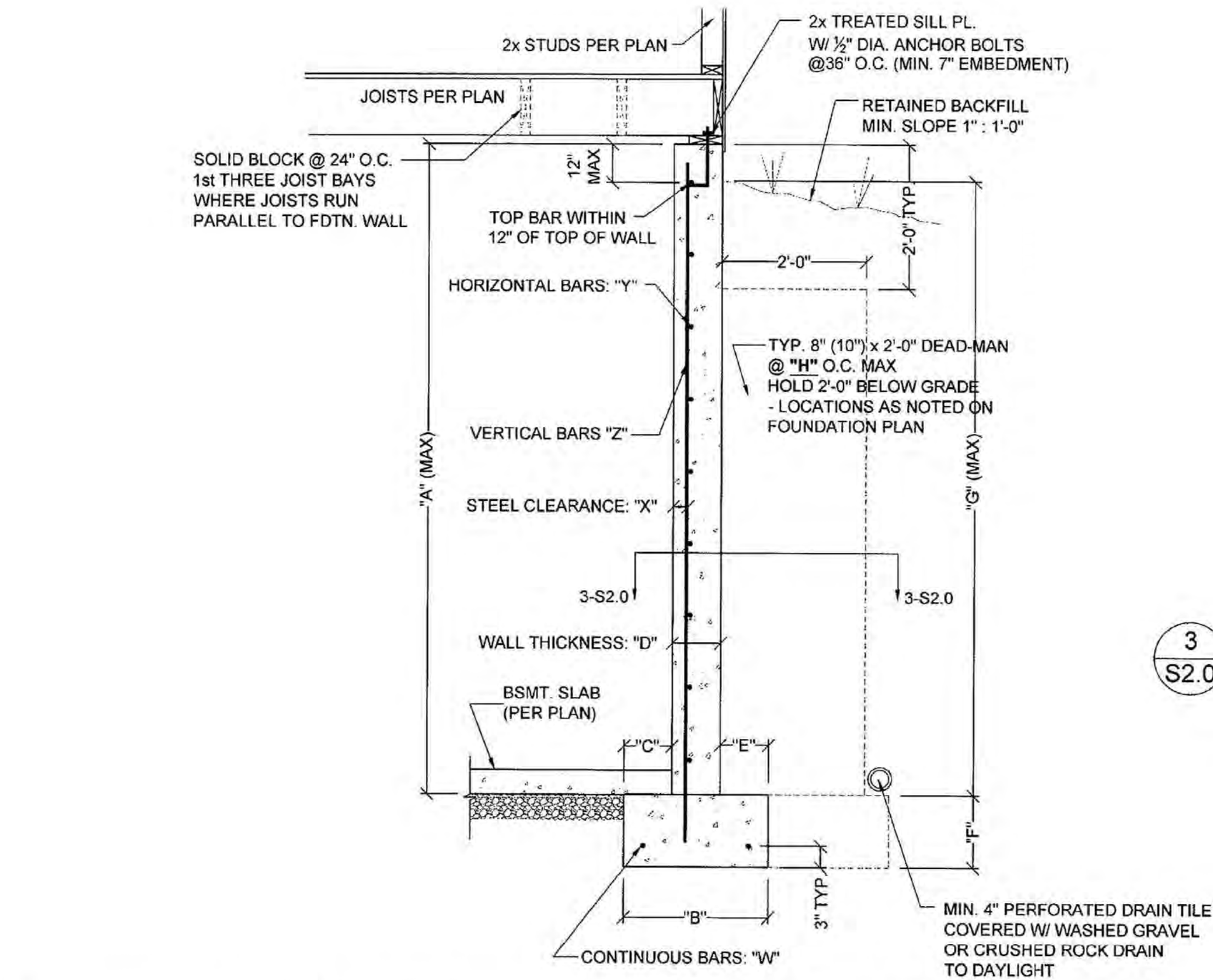
SCALE:

1/4" = 1'

SHEET:

31
RELEASE FOR CONSTRUCTION
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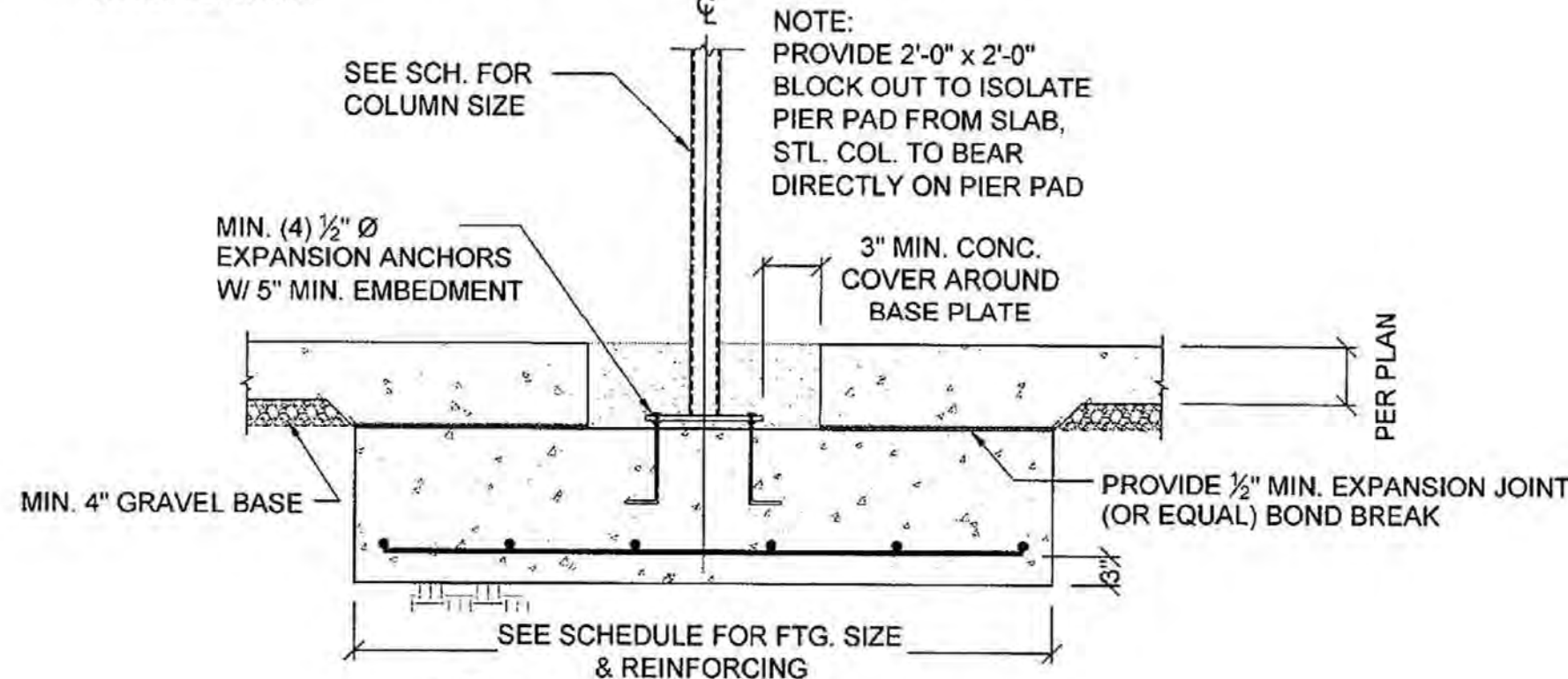


CONCRETE DIMENSIONS								REINFORCING BARS (GRADE 40 BARS)			
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"W"	"X"	"Y"	"Z"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	20'-0"	(2) #4	2 1/2"	#4's @ 24" O.C.	#4's @ 24" O.C.
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	20'-0"	(2) #4	2 1/2"	#4's @ 24" O.C.	#4's @ 24" O.C.
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	20'-0"	(2) #4	2 1/2"	#4's @ 18" O.C.	#4's @ 18" O.C.

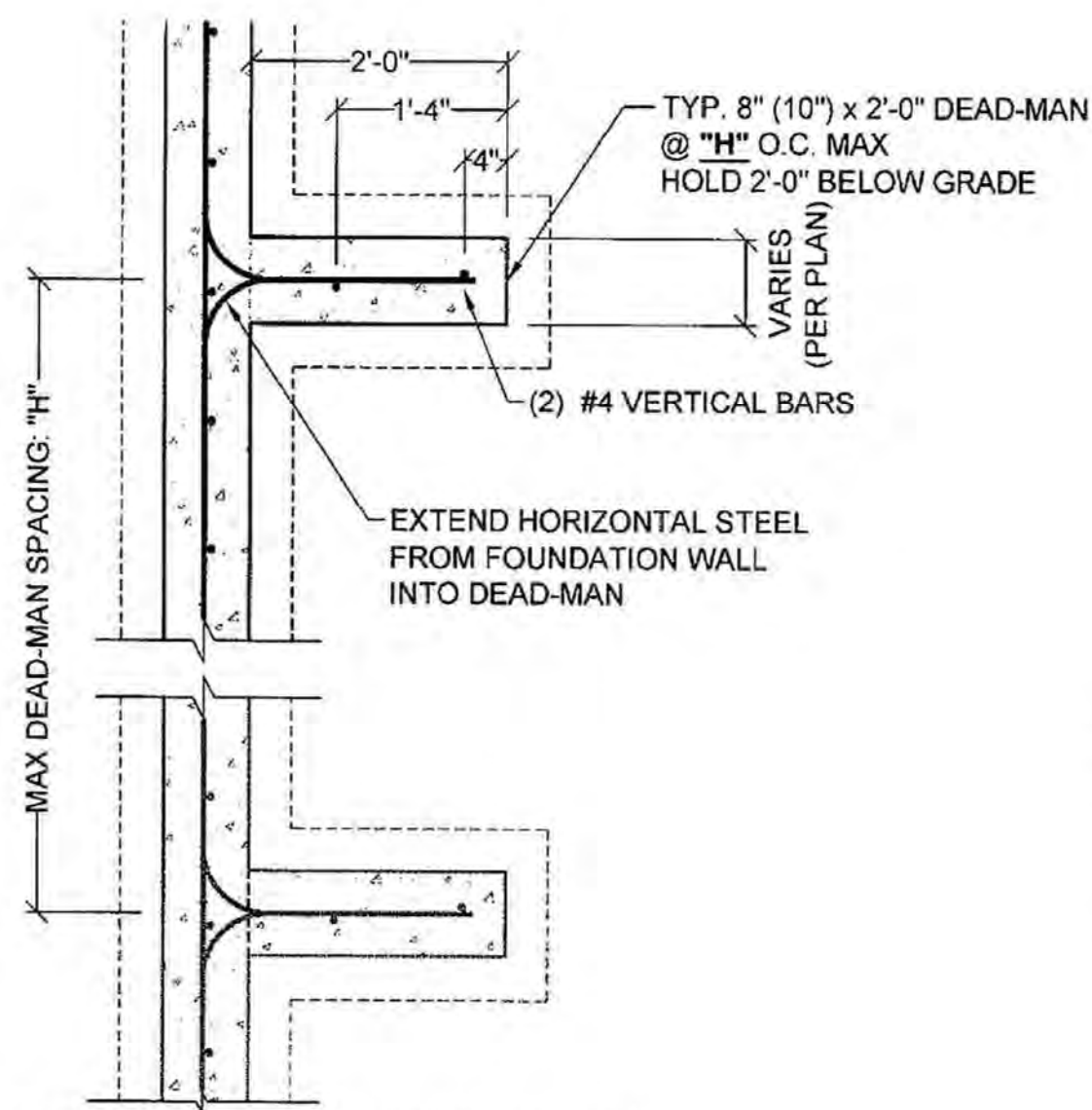
- DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE: A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.
- VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP OF WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP & BOTTOM OF WALL.
- BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS W/ #4 BARS @ 24" O.C. BOTH-WAYS OVER 10' x 8" CONCRETE FOOTING W/ (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
- WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

COLUMN & PIER PAD SCHEDULE				
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE	COLUMN TYPE
A	30" x 30" x 12"	(4) #4 BAR E.W.	3" DIA.	STANDARD WEIGHT STEEL PIPE (F _y = 36 ksi MIN.)
B	36" x 36" x 12"	(4) #4 BAR E.W.	3" DIA.	
C	42" x 42" x 12"	(5) #4 BAR E.W.	3" DIA.	
D	48" x 48" x 12"	(6) #4 BAR E.W.	3" DIA.	
E	54" x 54" x 16"	(8) #4 BAR E.W.	3 1/2" DIA.	
F	60" x 60" x 16"	(10) #4 BAR E.W.	3 1/2" DIA.	

- COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM COLUMN HEIGHT OF 10'-0". REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 10'-0" TALL.
- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000psf.

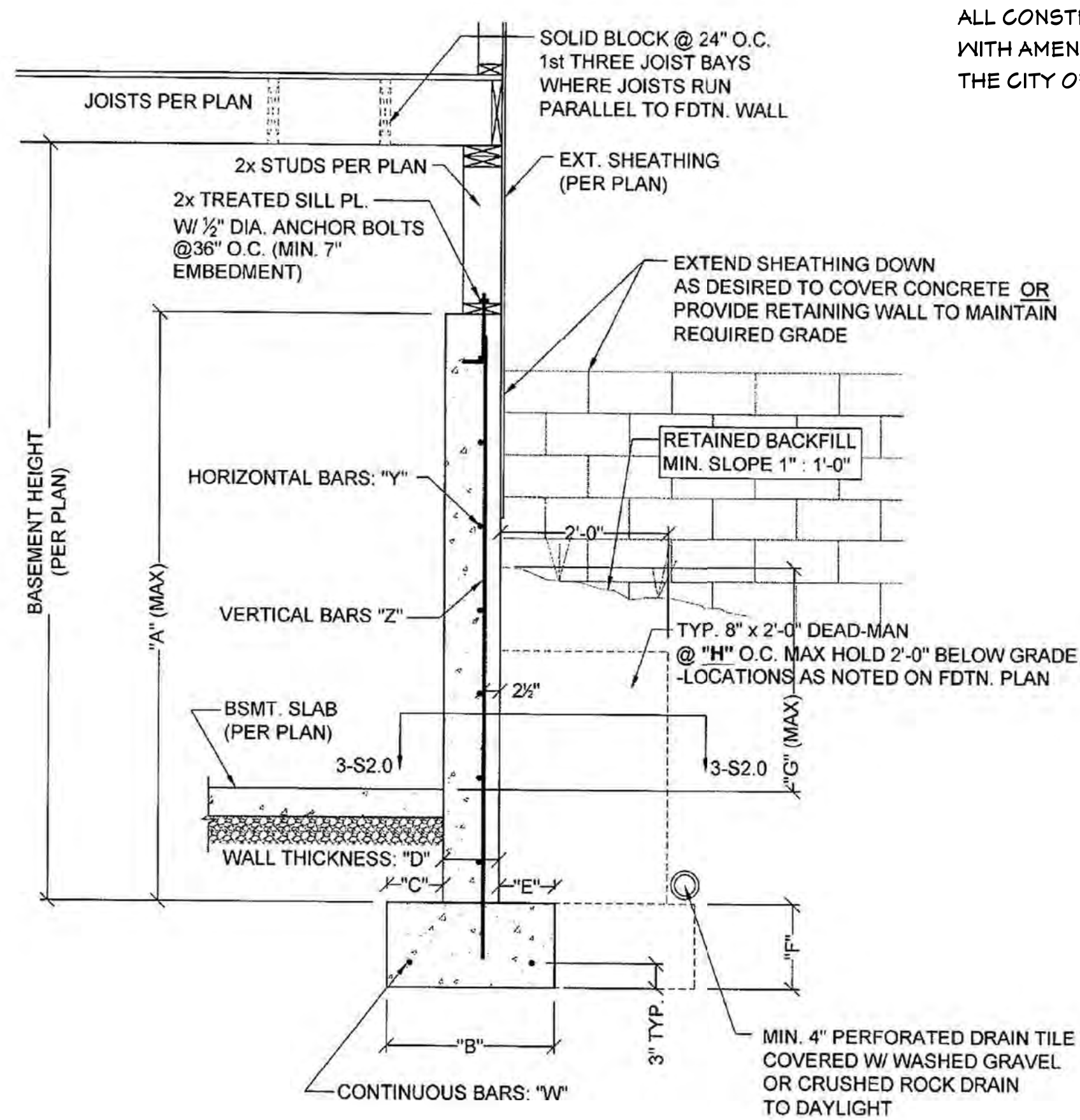


5 COLUMN PAD DETAIL
S2.0 SCALE 3/4" = 1'-0"

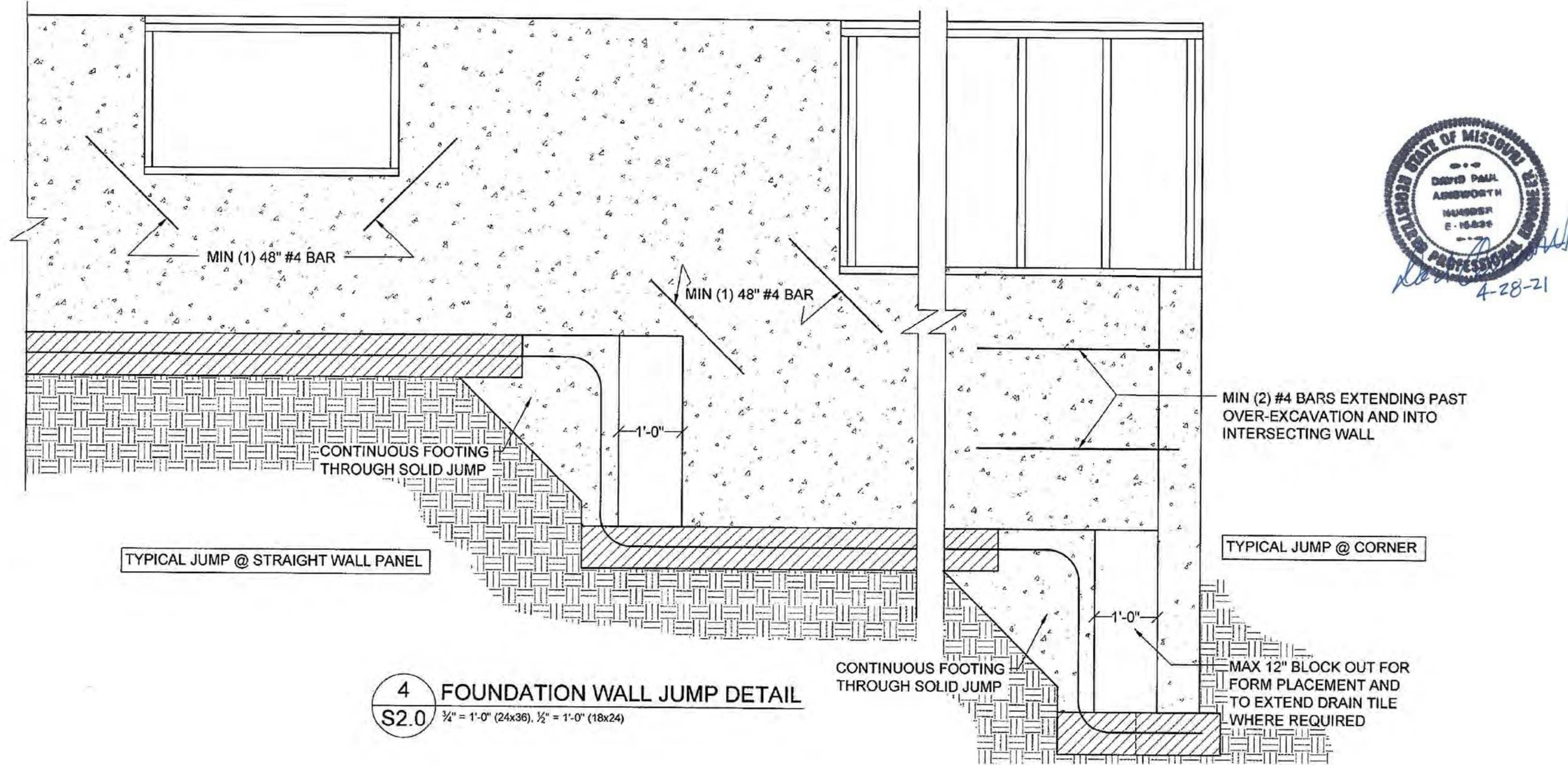


3 TYPICAL DEAD-MAN SECTION
S2.0 3/4" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

- NOTES:
- * MIN. 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH
 - * MIN. 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH
 - * AIR ENTRAINED BETWEEN 5% & 7% OF CONC. VOLUME
 - * GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED
 - * LAP SPLICES 24" MIN.
 - * ASSUMED 2000 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).
 - * WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.



2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL
S2.0 3/4" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)



4 FOUNDATION WALL JUMP DETAIL
S2.0 3/4" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

ALL CONSTRUCTION TO ADHERE TO IRC 2018
WITH AMENDMENTS AS ADOPTED BY
THE CITY OF LEE'S SUMMIT, MO

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4/16/2021

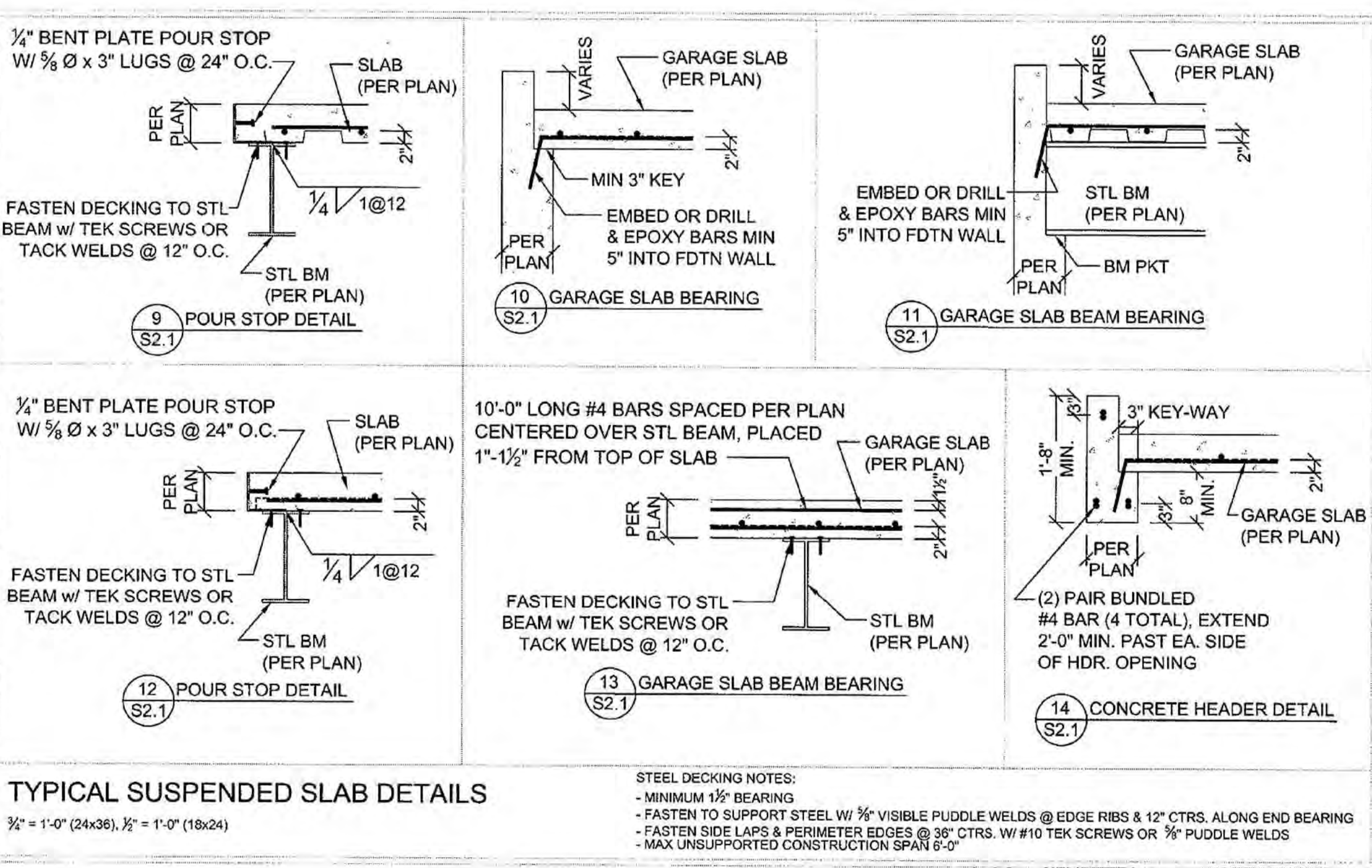
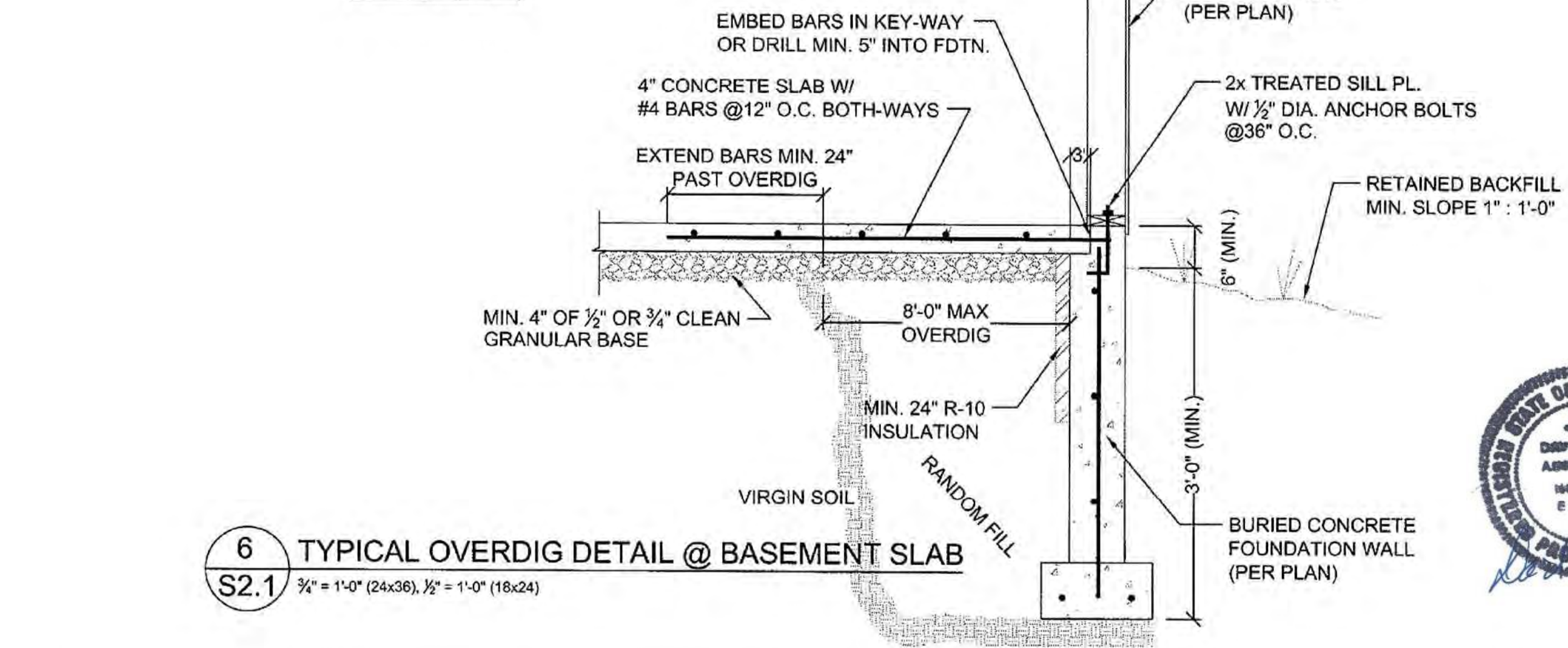
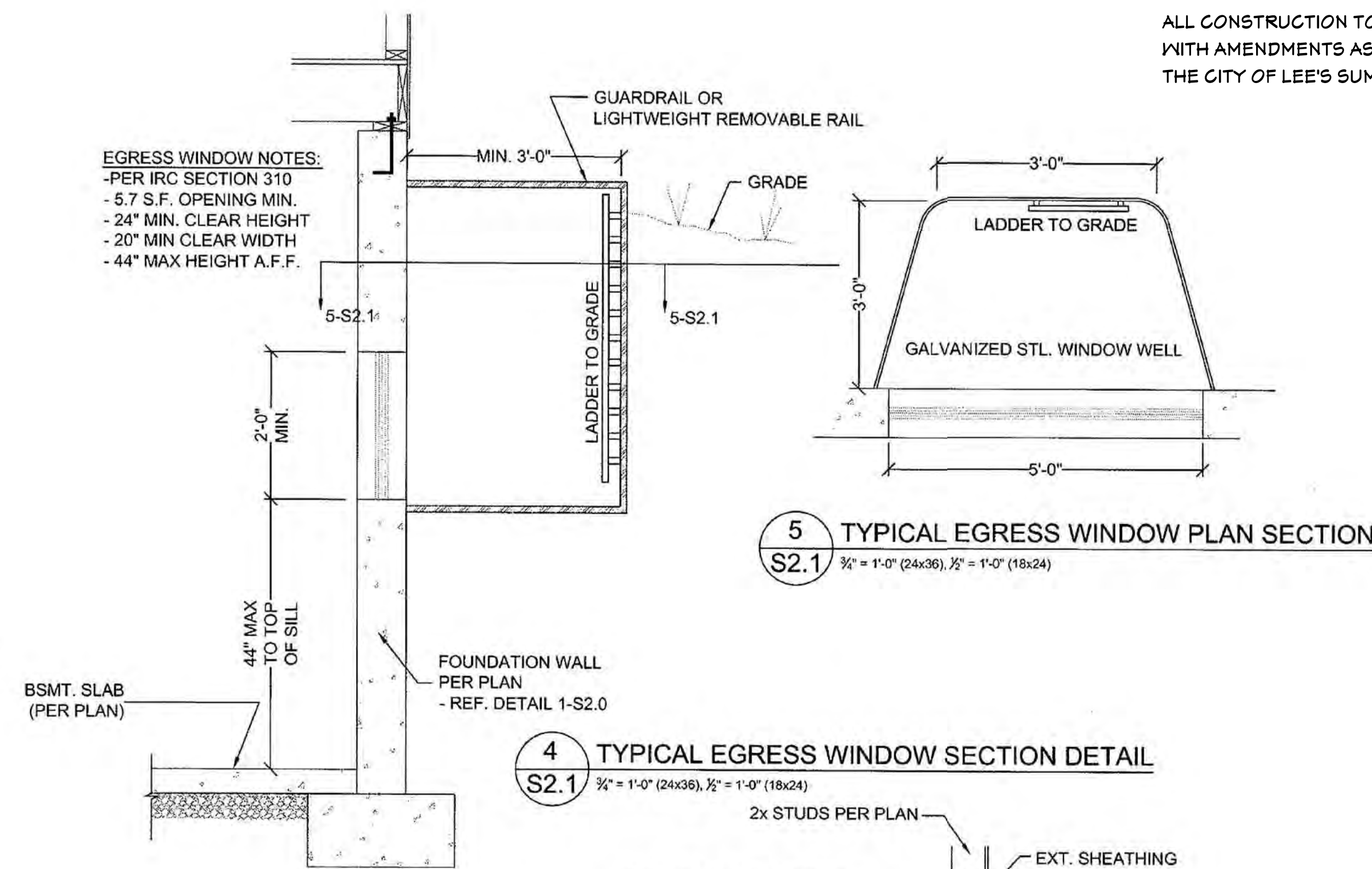
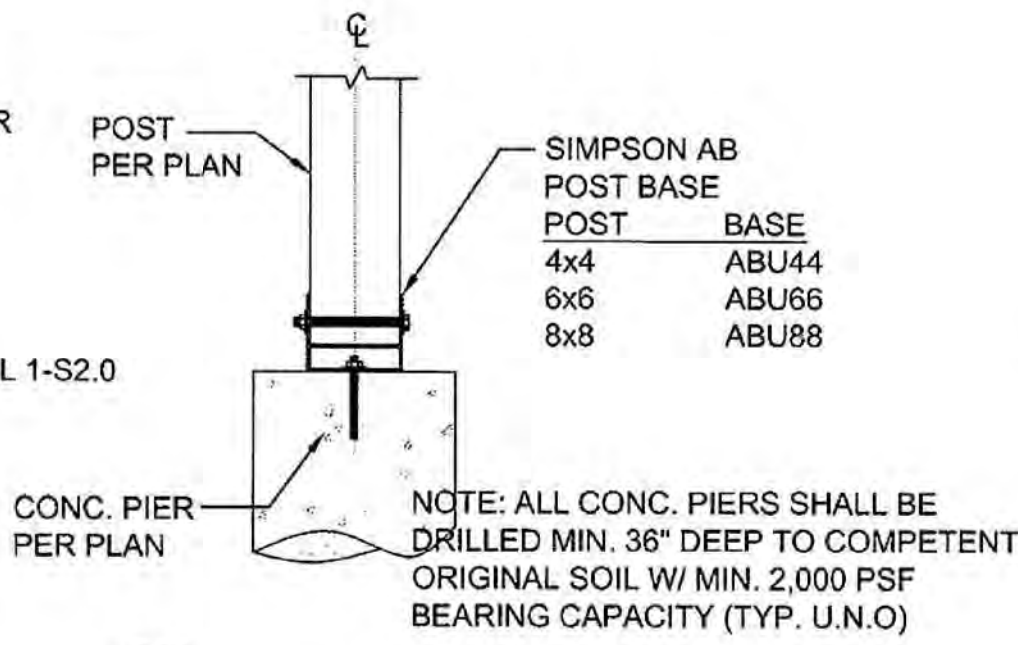
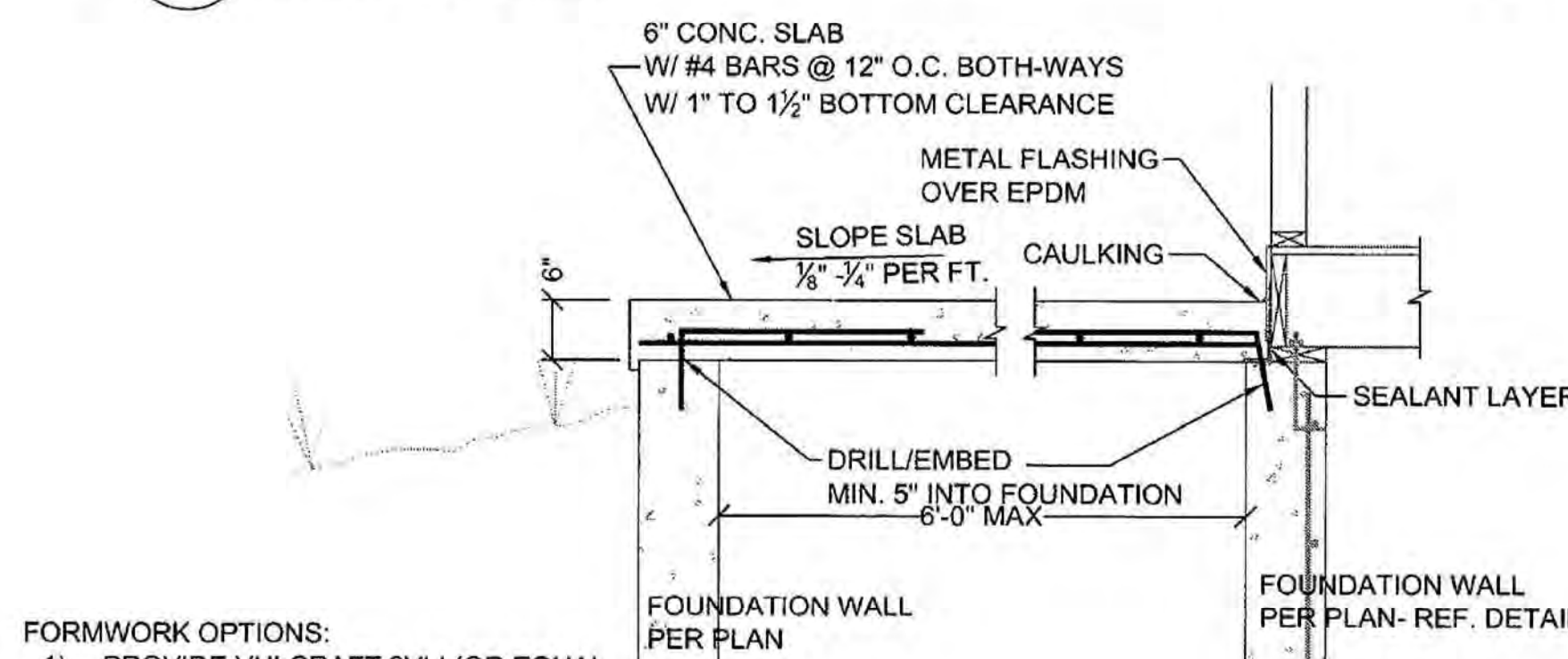
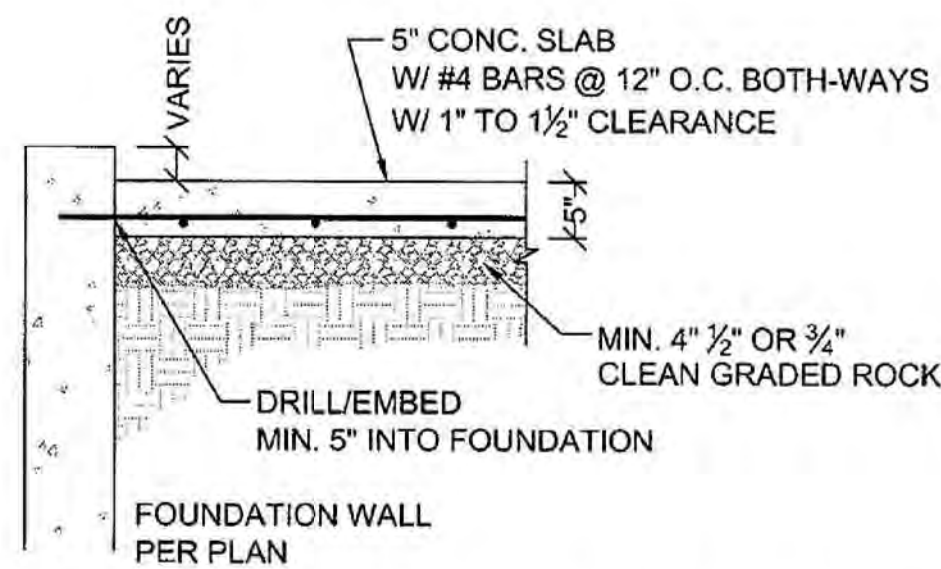
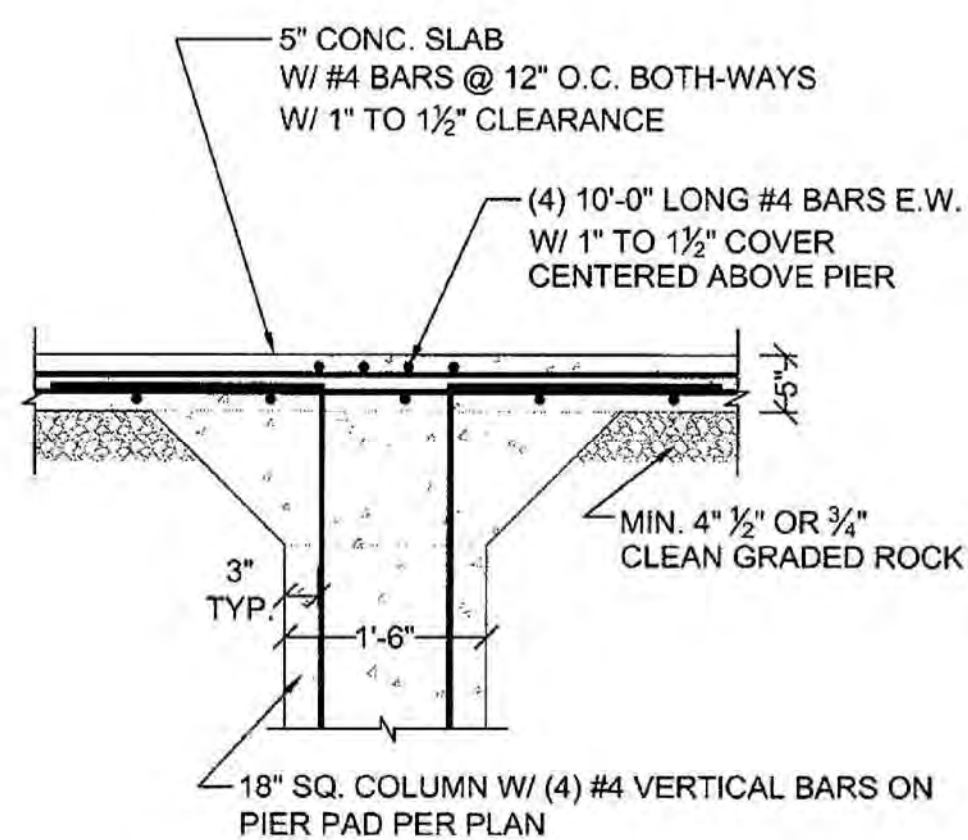
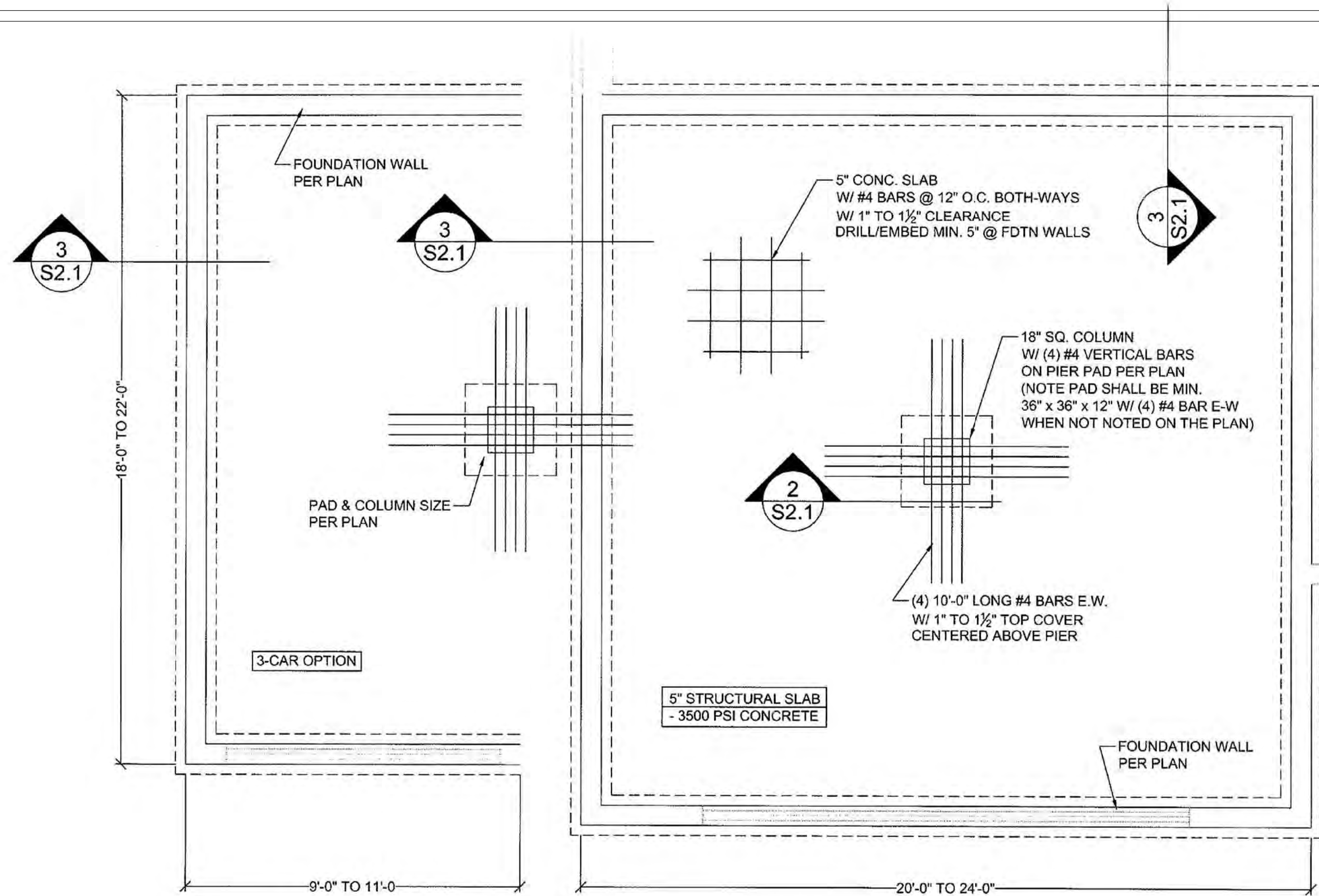
SCALE:

1/4" = 1'

SHEET:

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications, requests and directions. The owner, builder and contractors shall verify all dimensions, details and specifications within these drawings prior to the start of construction and report any errors. The owner, builder and or contractors agree by using these drawings for that they understand and agree that; Designer, High Point Custom Homes, LLC, High Point Design Studio are not liable for errors beyond revision of drawings brought to our attention before construction has begun. High Point Custom Homes, LLC. High Point Design Studio provide drafting services only. We recommend review of all plans by an architect and or engineer of your choice. This review may be required for permitting.

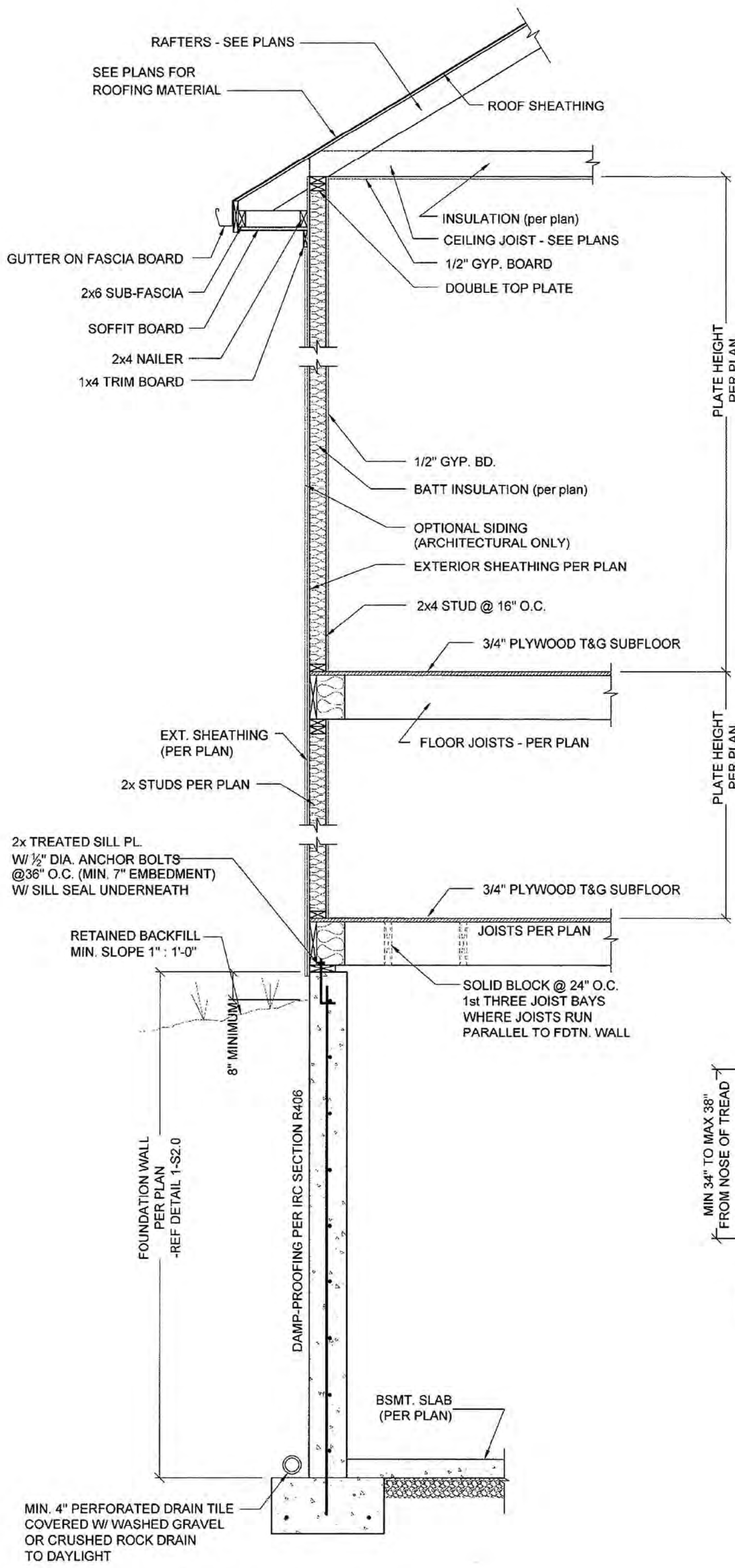
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AS NOTED ON PLANS REVIEW
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LEE'S SUMMIT, MISSOURI



ALL CONSTRUCTION TO ADHERE TO IRC 2018
WITH AMENDMENTS AS ADOPTED BY
THE CITY OF LEE'S SUMMIT, MO

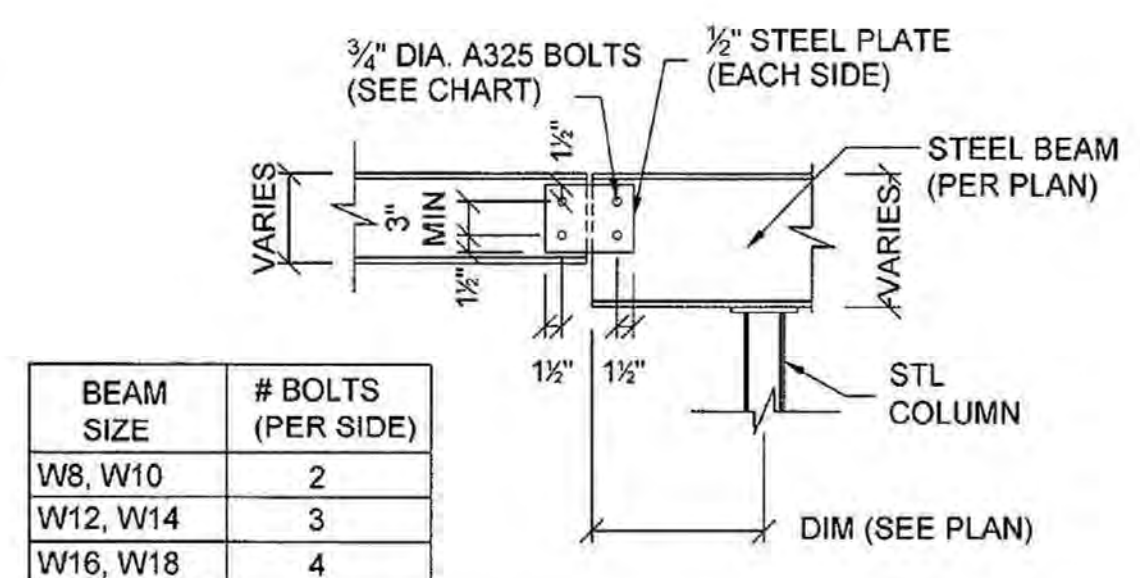
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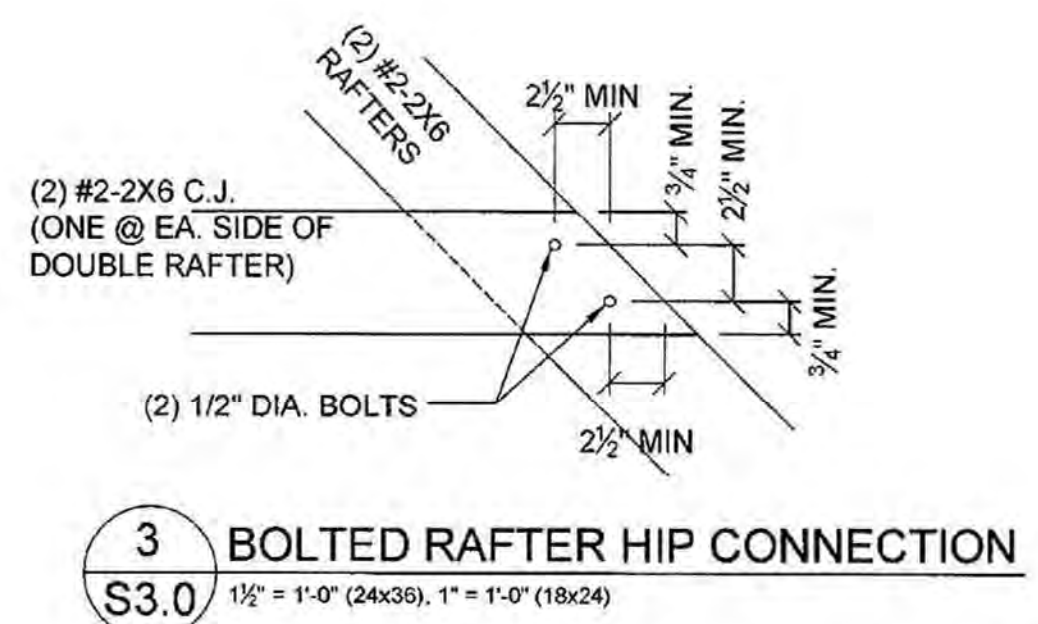


1 TYPICAL WALL CROSS-SECTION
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

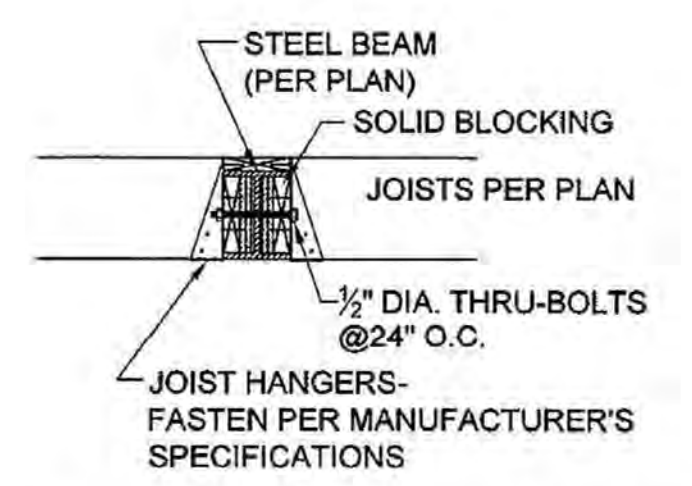
-VERIFY SIZES OF RAFTERS, CLG JOISTS, FLOOR JOISTS, AND WALLS WITH PLANS



2 BEAM SPLICE DETAIL
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)



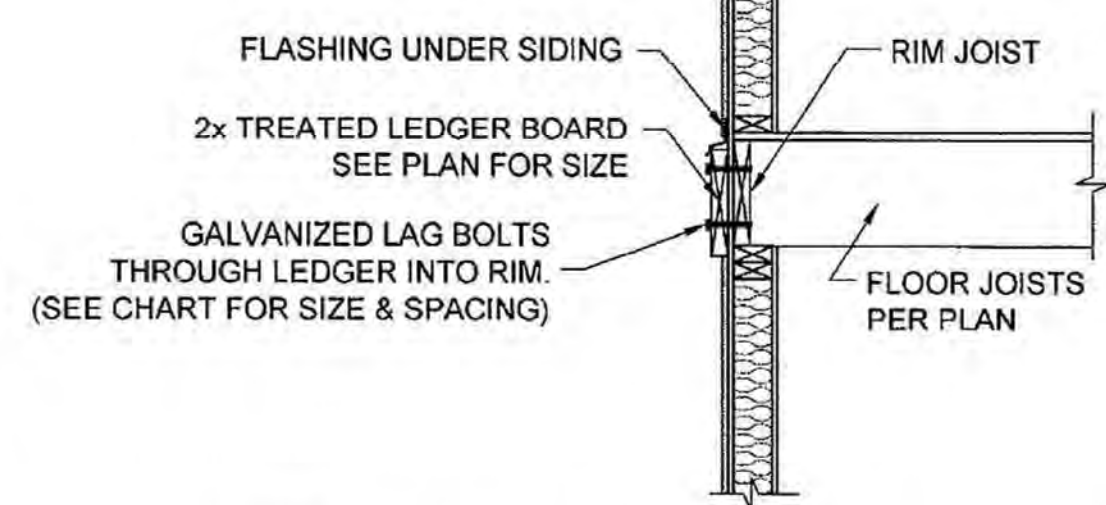
3 BOLTED RAFTER HIP CONNECTION
S3.0 1/2" = 1'-0" (24x36), 1" = 1'-0" (18x24)



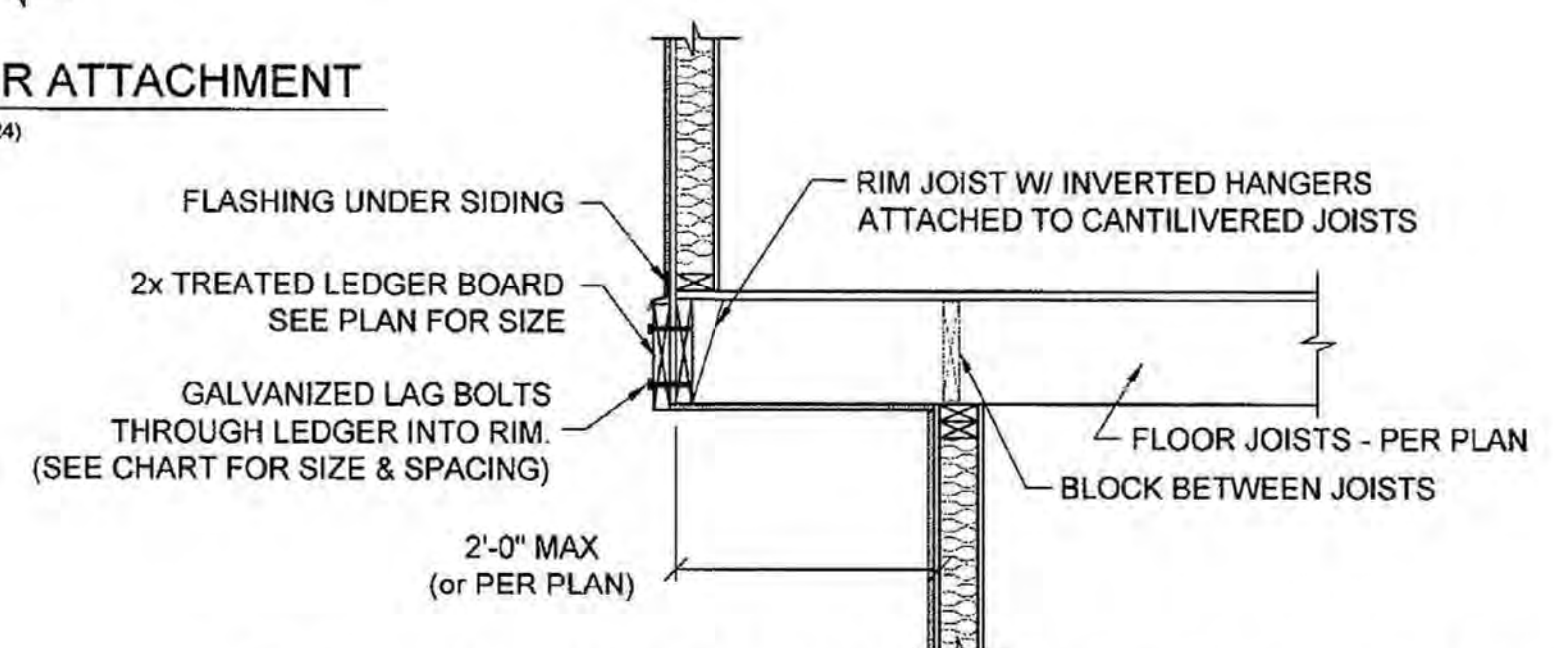
4 UPSET STEEL BEAM/JOIST CONNECTION
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

DECK LEDGER ATTACHMENT CHART

DECK JOIST SPAN	1/2" DIA. LAG SPACING	EQUIVALENT SPACING FOR 16" O.C. JOIST BAYS
UP TO 10'-0"	16" O.C.	N/A
10'-0" - 14'-0"	12" O.C.	16" O.C. DBL. EVERY OTHER
14'-0" - 18'-0"	8" O.C.	16" O.C. DBL. EVERY JOIST BAY

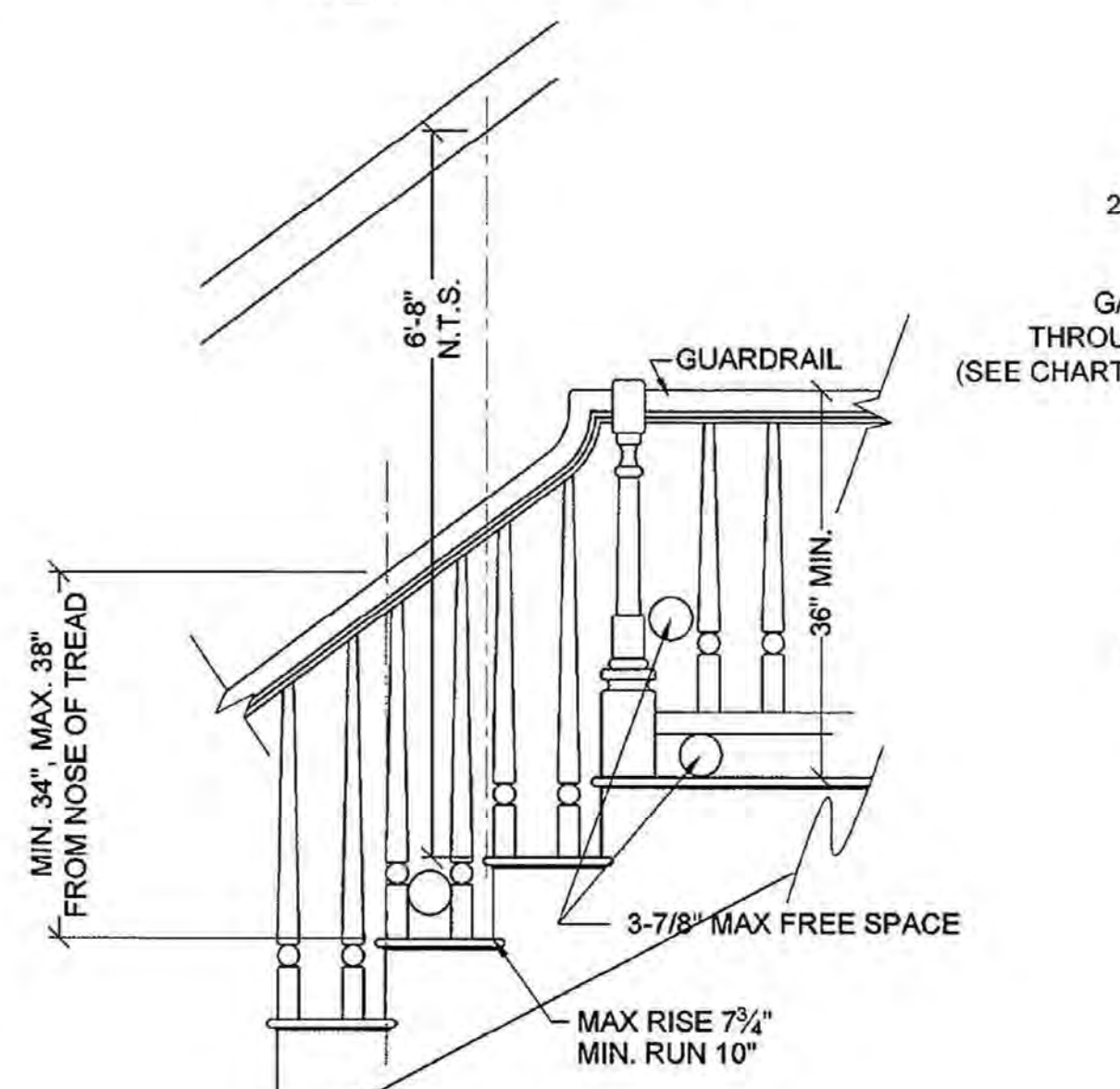


6 TYPICAL LEDGER ATTACHMENT
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

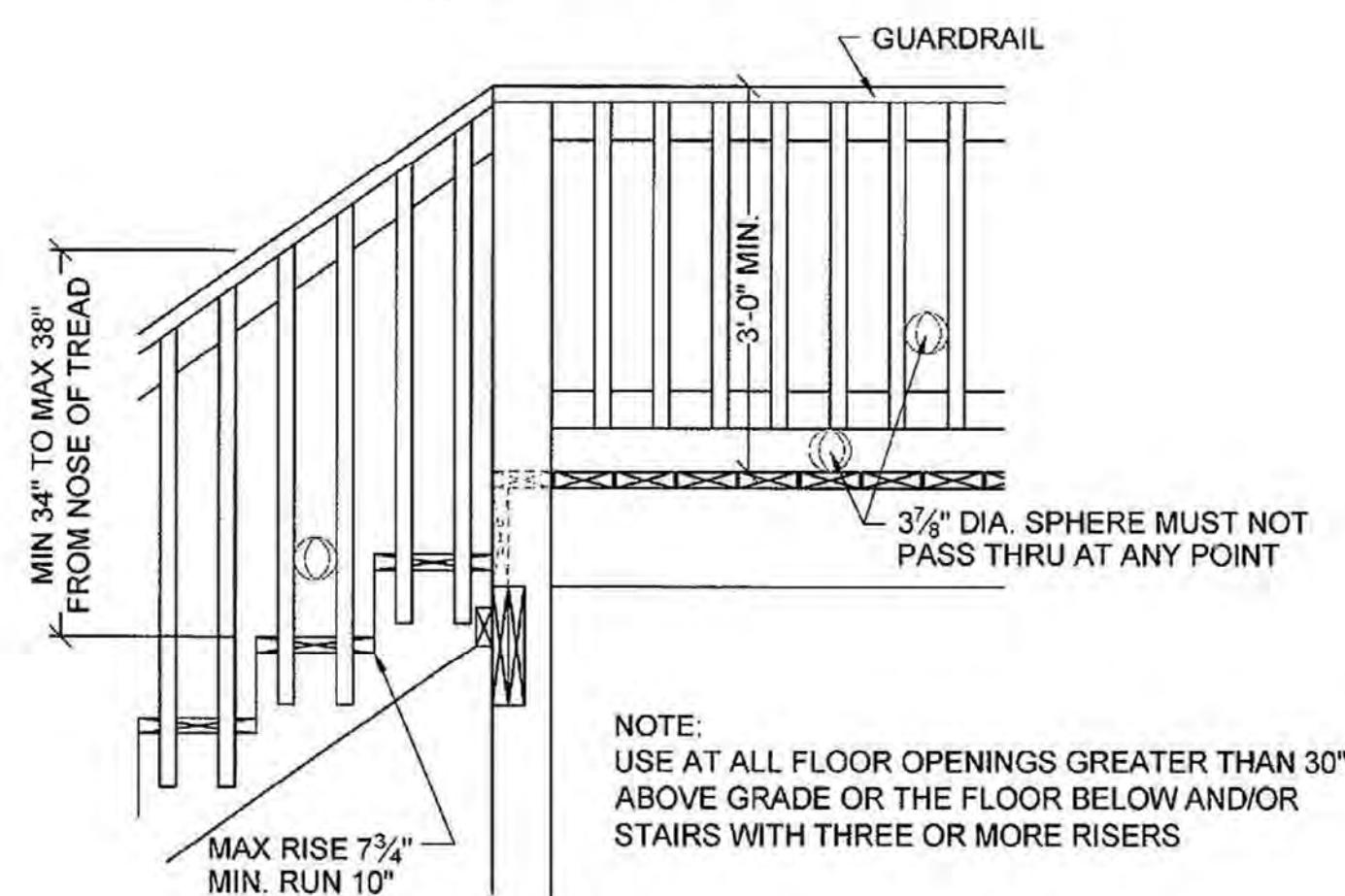


7 TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)

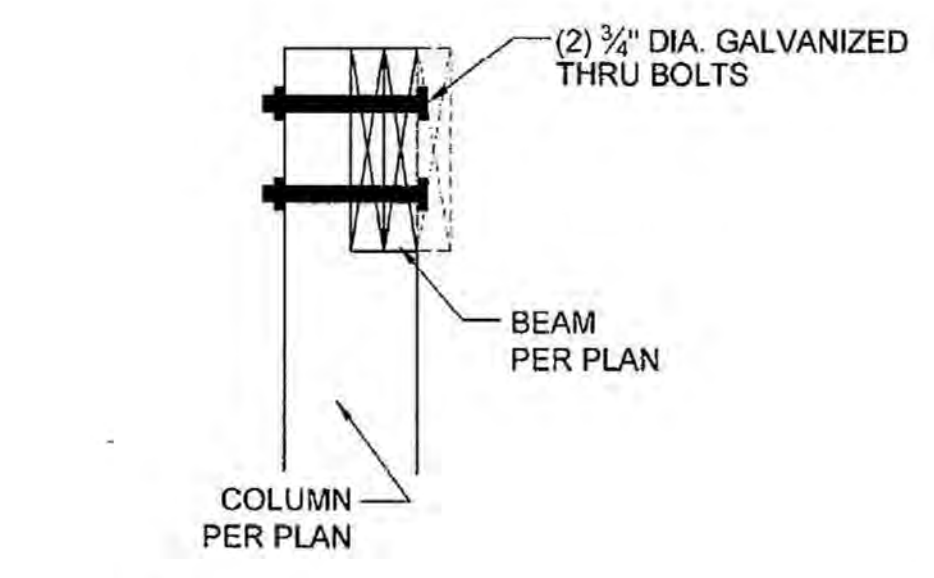
NOTE: CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN



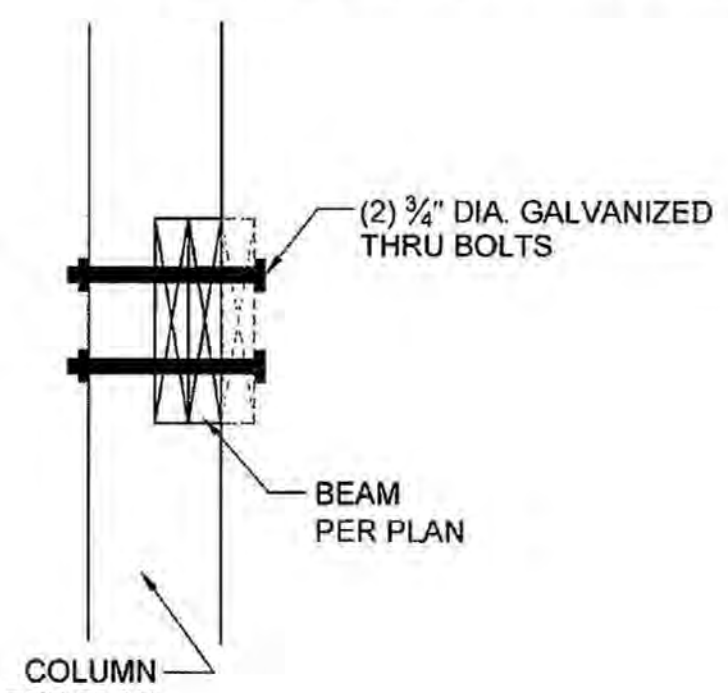
5 TYPICAL STAIR/RAIL DETAIL
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)



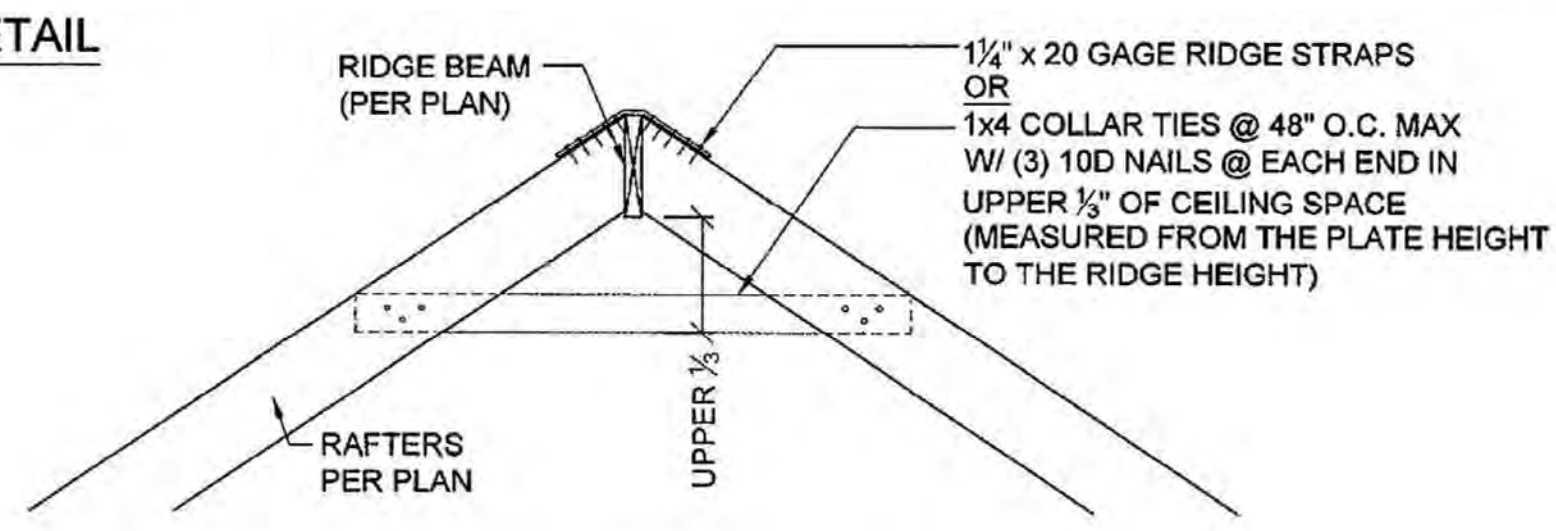
8 TYPICAL STAIR/RAIL DETAIL
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)



9 DECK BEAM/COLUMN CONNECTION
S3.0 1 1/2" = 1'-0" (24x36), 1" = 1'-0" (18x24)



10 DECK BEAM/CONTINUOUS COLUMN CONNECTION
S3.0 1 1/2" = 1'-0" (24x36), 1" = 1'-0" (18x24)



11 RIDGE BEAM DETAIL
S3.0 1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)



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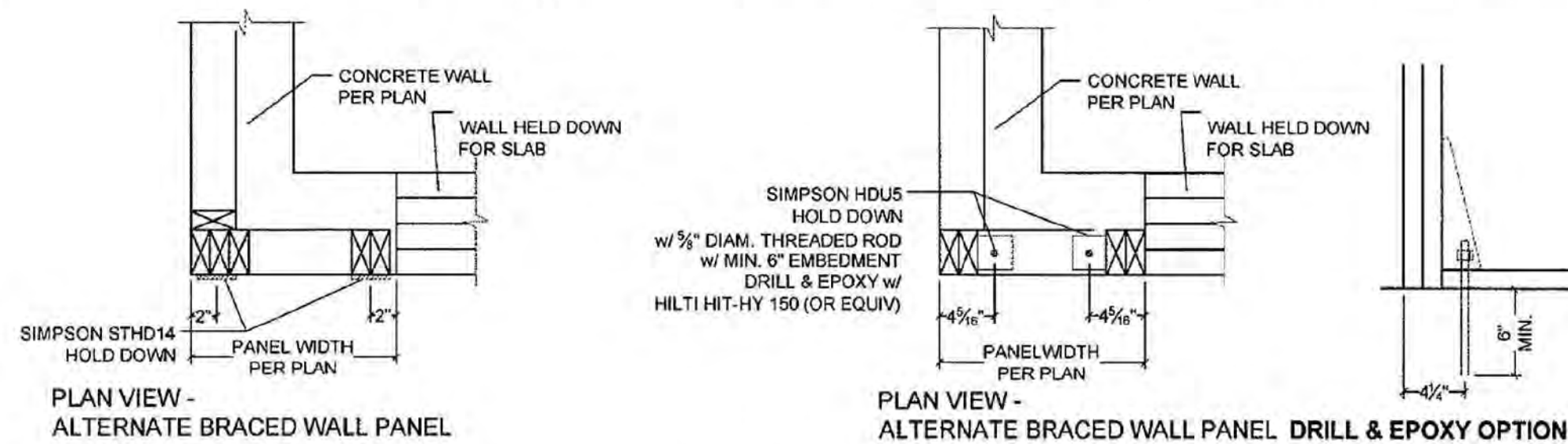
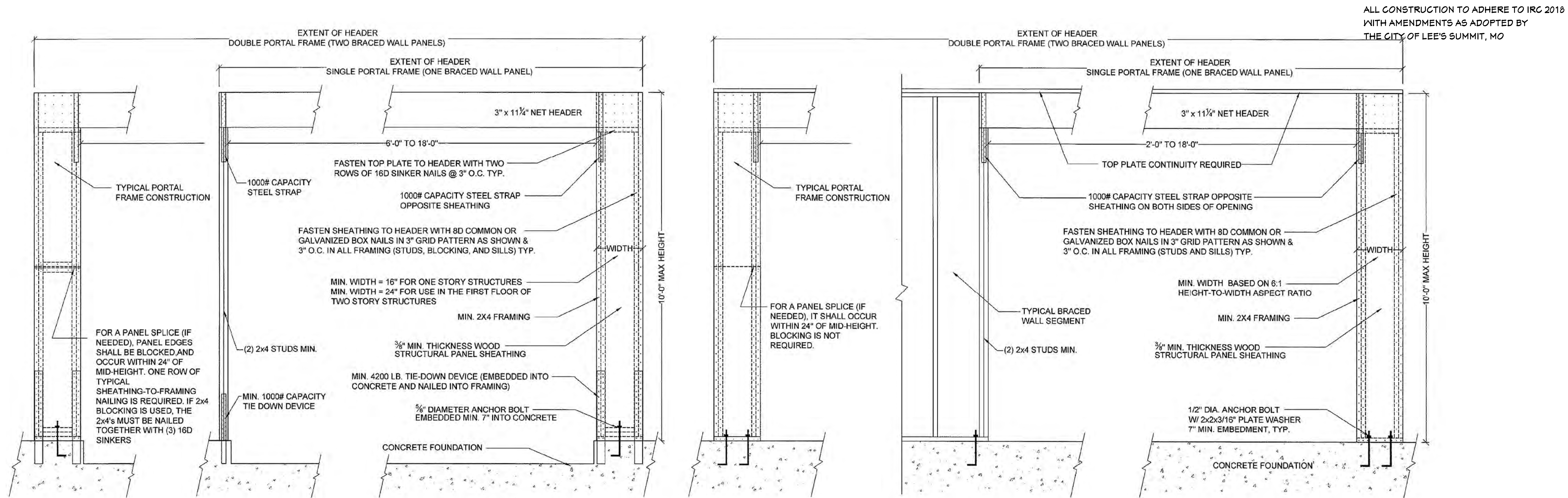
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LOT 3

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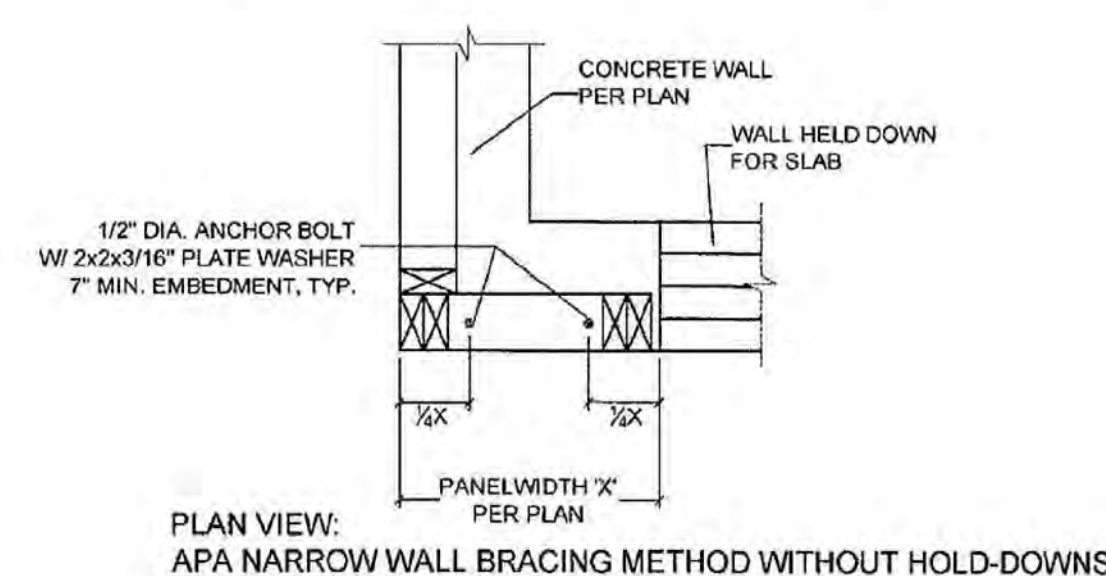
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DATE:
4/16/2021
SCALE:
1/4" = 1'
SHEET:

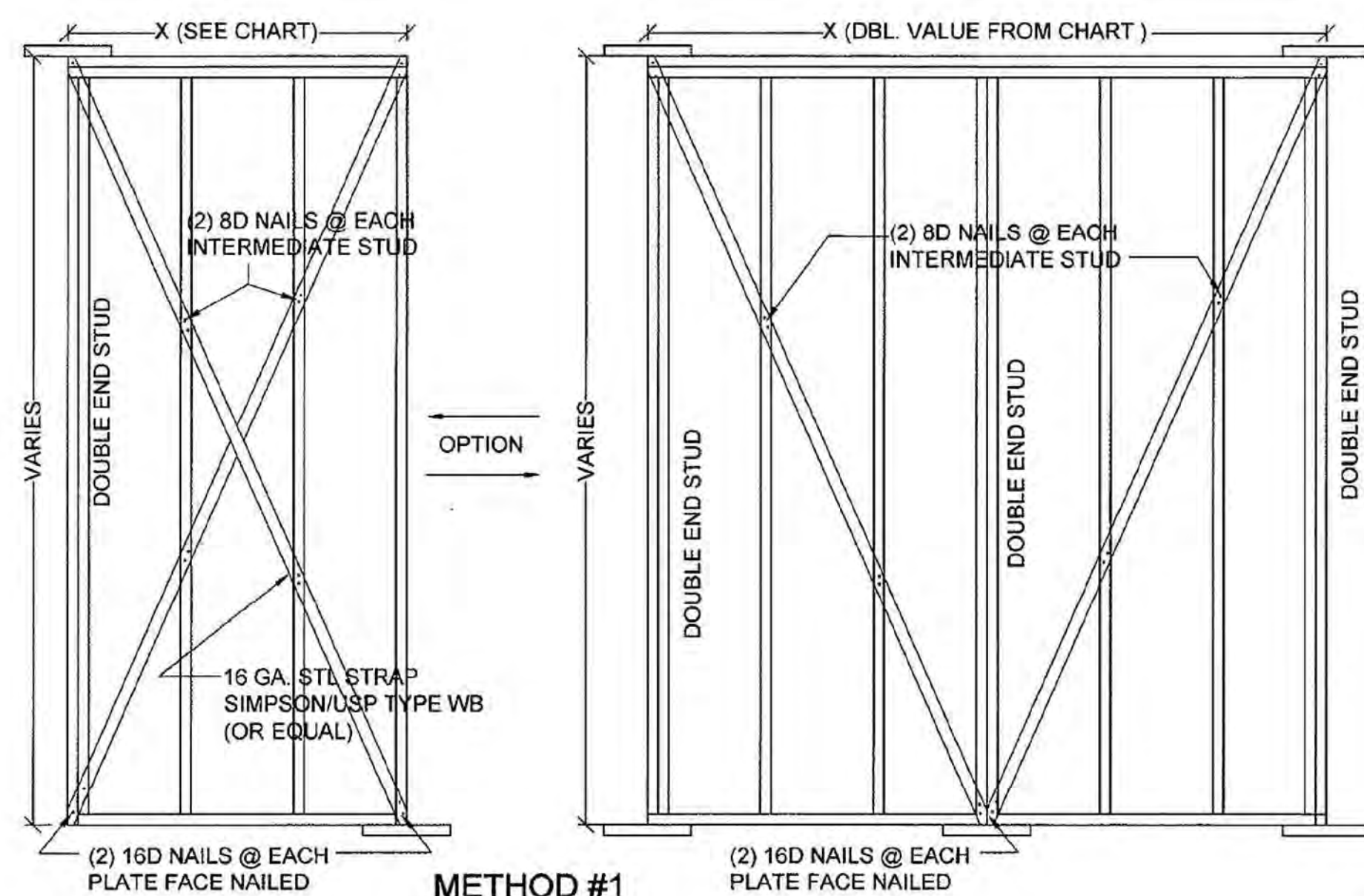
RELEASER FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
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1
S4.0
1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)
ALTERNATE BRACED WALL PANEL
(PER IRC 2006 R602.10.6.2)

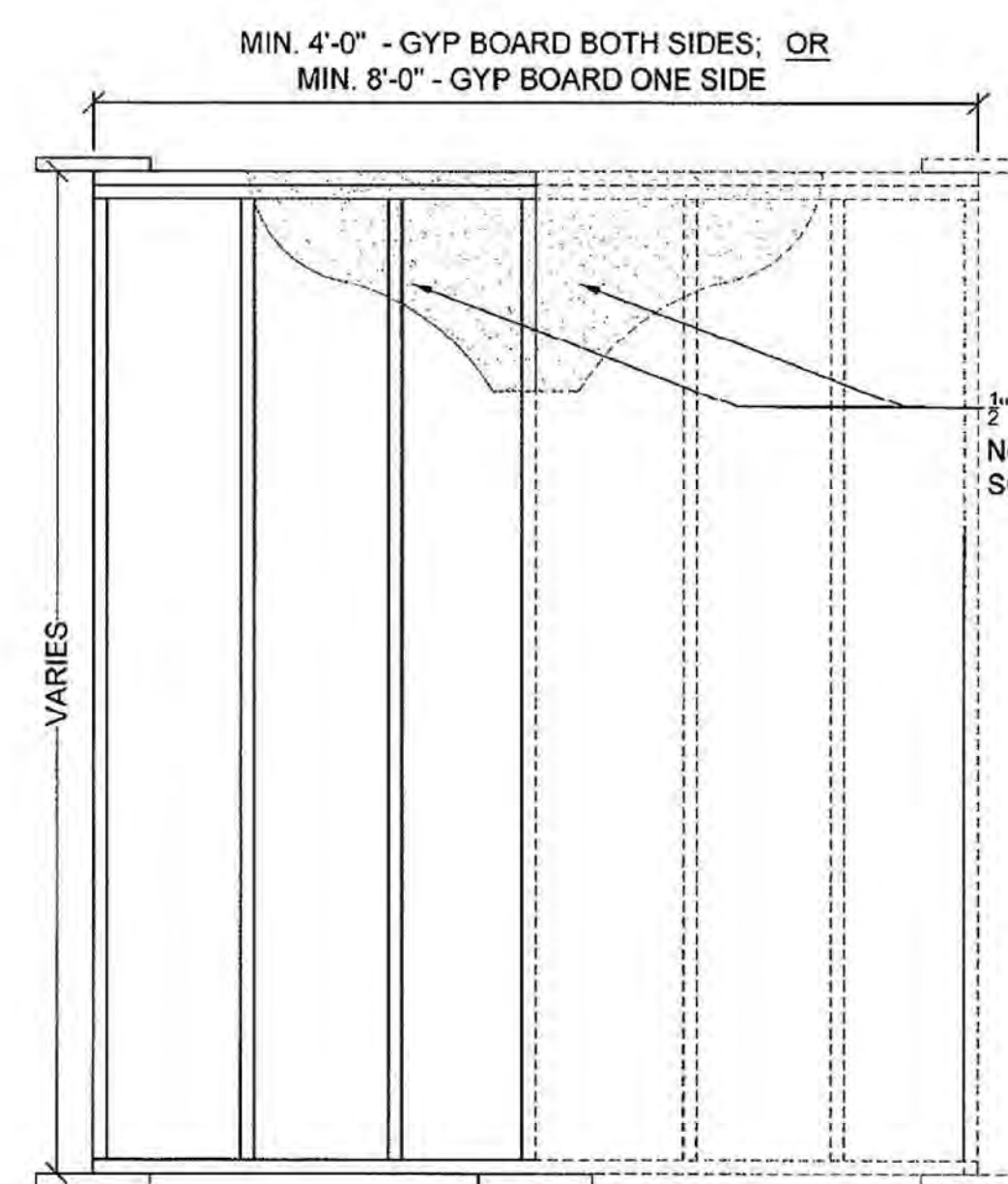


1
S4.0
1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)
ALT.
APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS



BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR IRC, METHOD #1		
WALL HEIGHT	MIN. WALL LENGTH (X)	MAX. WALL LENGTH (X)
8'-0"	4'-7"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-9"	10'-0"
11'-0"	6'-4"	11'-0"
12'-0"	6'-11"	12'-0"
13'-0"	7'-6"	13'-0"
14'-0"	8'-1"	14'-0"

2
S4.0
1/2" = 1'-0" (24x36), 1/2" = 1'-0" (18x24)
ALTERNATE BRACED WALL PANEL- IRC METHODS #1 AND #5



- BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER METHOD #3 (BELOW)
UNLESS OTHERWISE NOTED ON THE PLAN
- XXXX EXTERIOR BRACED WALLS:
- METHOD #3: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/8" FOR 16" STUD SPACING AND NOT LESS THAN 3/4" FOR 24" STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 8d NAILS @ 6" O.C. EDGES AND 12" O.C. IN FIELD.
(NOTE: FRAMING MEMBERS 16" O.C. MAX, UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)
*8d NAILS MAY BE SUBSTITUTED BY 1-1/2" 16 GA. STAPLES W/ MIN. 7/16" CROWN WIDTH AND MINIMUM 1" PENETRATION @ 3" O.C. EDGES & 12" O.C. IN FIELD.
- IIII INTERIOR BRACED WALLS (REF 2/S4.0):
- METHOD #5: 3/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS @ 7" O.C. EDGES AND FIELD (MIN. 8'-0" SECTIONS ONE SIDE OF WALL OR MIN. 4'-0" SECTION FOR BOTH SIDES.)
- OR
- METHOD #1: SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S)
OR, 1x4 LET-IN BRACING PER IRC



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