

LOT 151  
1816 SW Sage Canyon  
LEES SUMMIT MO

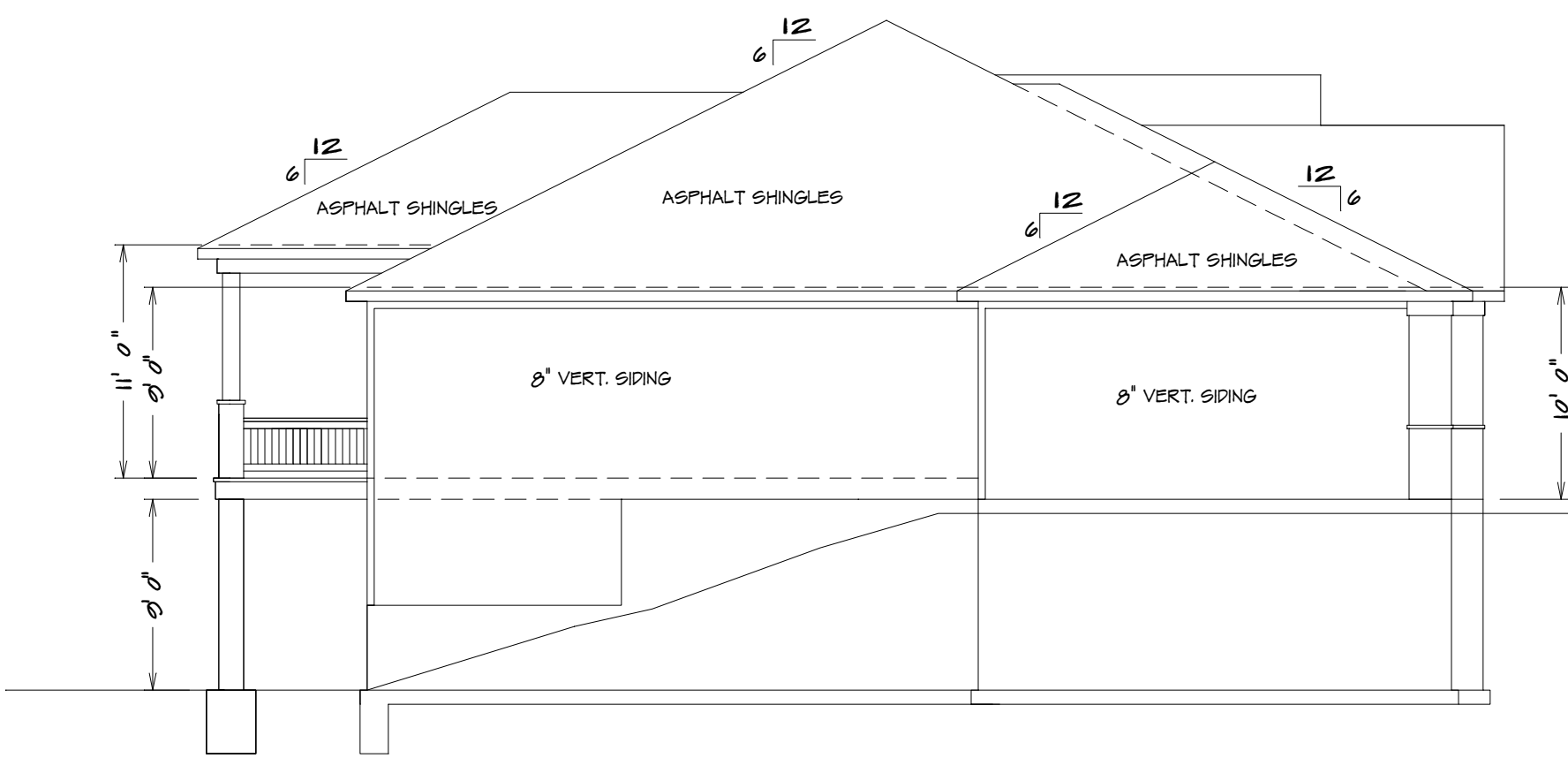
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES.

FRONT ELEVATION  
1/4" = 1'0"

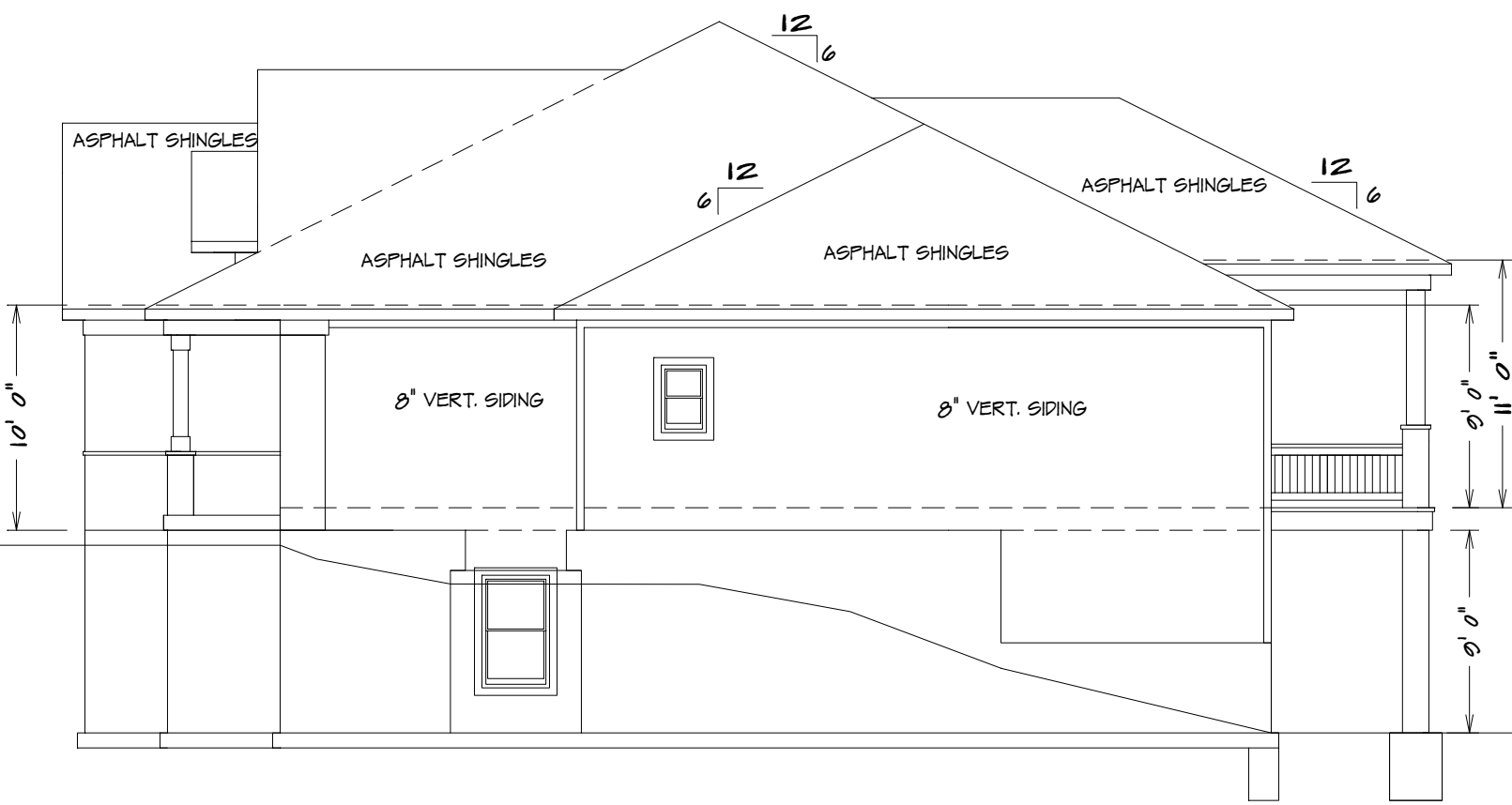
NOTE:  
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS. FRONT ELEVATION IS ARCHITECTURAL DRAWING AND MAY VARY DUE TO MATERIALS AVAILABILITY.

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

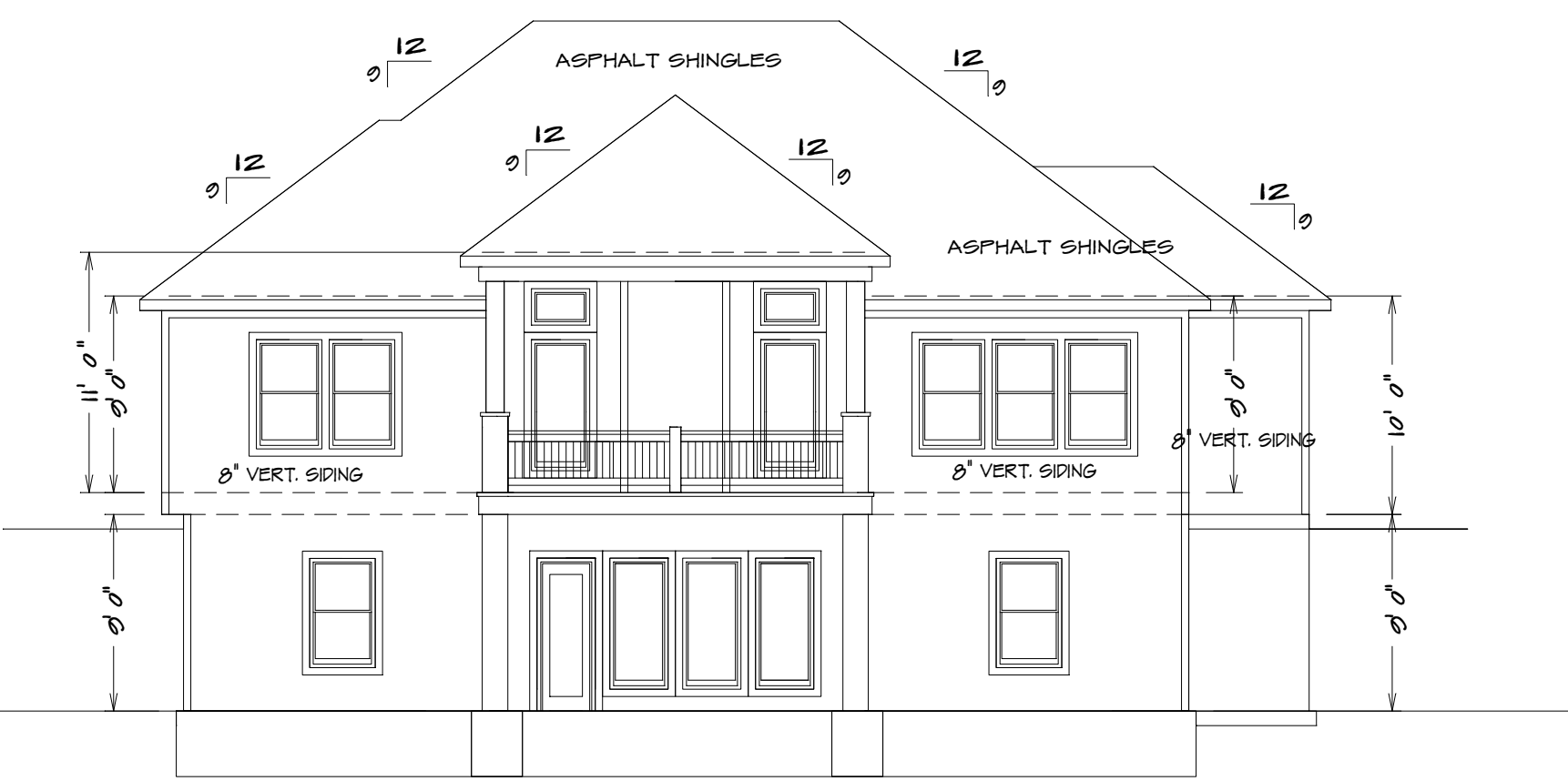
THE "CYPRESS"



LEFT ELEVATION  
1/8" = 1'0"



RIGHT ELEVATION  
1/8" = 1'0"



REAR ELEVATION  
1/8" = 1'0"

KH-6105 (LOT 188)



SQUARE FOOTAGE

LIVING AREA	
FIRST FLOOR	= 1625
BASEMENT	= 1215
COVERED DECK	= 106
UNFINISHED AREA	
STORAGE BASEMENT	= 287
GARAGE	= 725
UNDER STOOP	= 52

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

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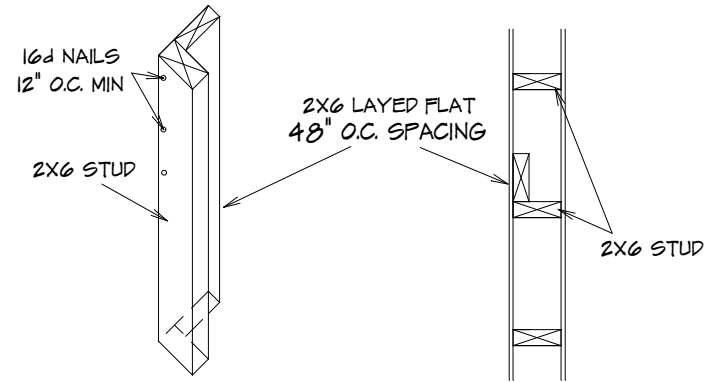


SEE ELEVATION FOR  
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE  
TO BE 200 AMP.

NOTE... DOUBLE JOIST UNDER  
ALL PARALLEL WALLS  
ABOVE UNLESS NOTED

S.D.  
= SMOKE DETECTOR



EXTERIOR TALL WALL SECTION

10' TRU 18' UNINTERRUPTED TALL WALLS  
TO BE CONSTRUCTED WITH  
2X6 STUDS 16\"/>

GENERAL HEADER SPECIFICATIONS:

REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 5'8" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 5'8" UP TO 7'2" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GULF
WINDOWS/DOORS 7'2" UP TO 9'6" R.O.	(2) 1/2" LVL
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 1/2" LVL
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 1/2" LVL
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 1/2" LVL
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" LVL
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" LVL
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" LVL

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

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 2018 IRC

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 2018 IRC

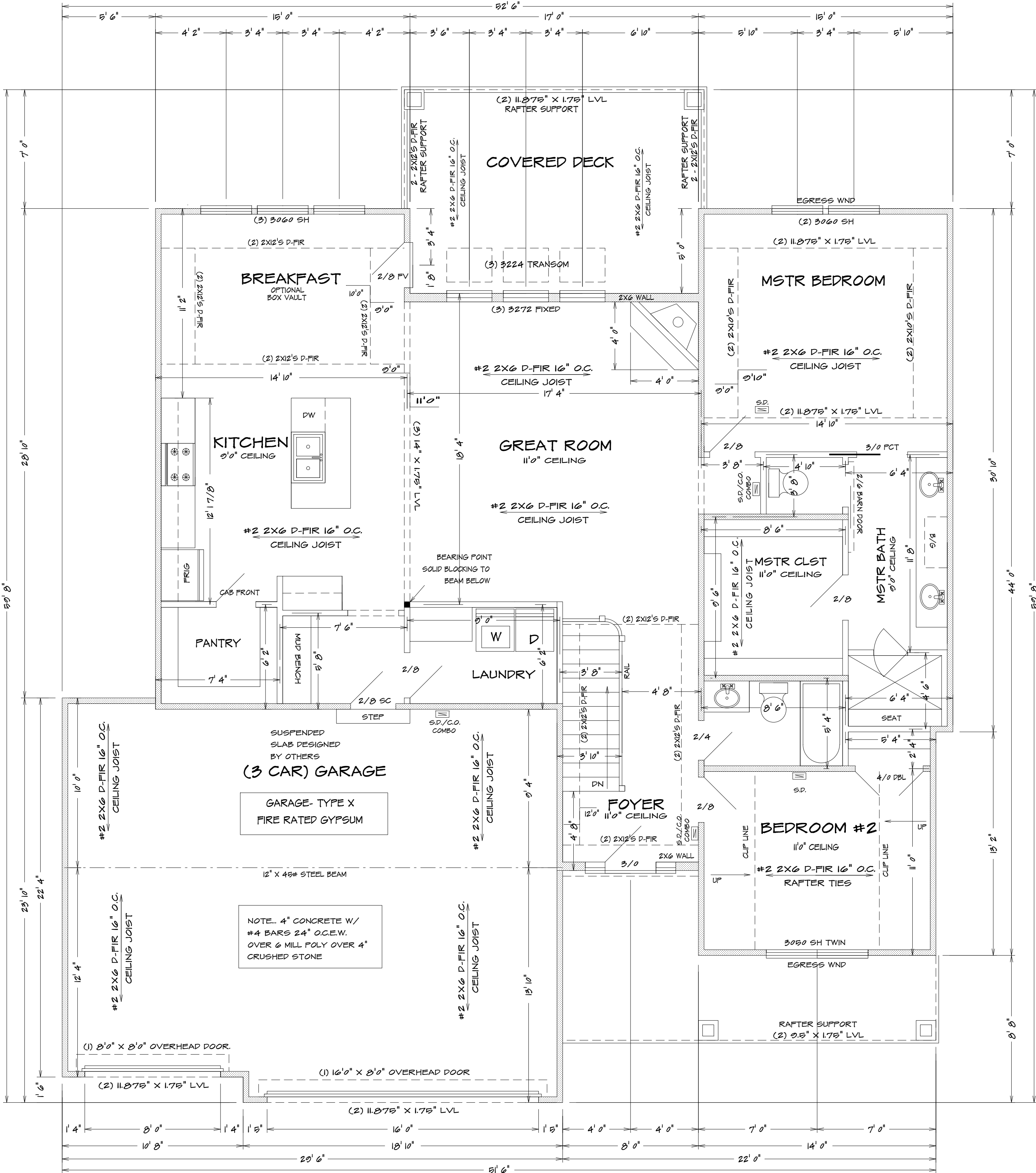
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable.

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 2018 IRC

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



BEARING WALL

FIRST FLOOR PLAN  
1/4" = 1'0"

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

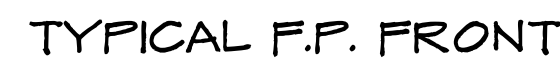
KH-6105 (LOT 188)

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
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SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6105 FLR1	

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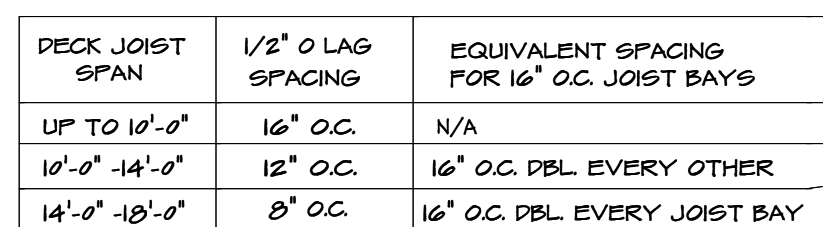


1. PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN. OPENABLE AREA OF 5.7 SQ. FT. WITH A MIN. OPENABLE HEIGHT OF 24" AND WIDTH OF 21"

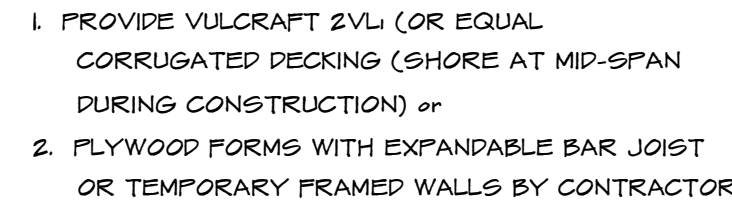
EXCEPT, REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP  
AND SINGLE OUTLET IN GARAGE FOR A FREEZER

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 R308.4 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 ENCLOSED 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 0.50 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 10" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36"



### 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

1. ALL LUMBER SIZES ARE PER #2 D-PRI-LARCH
2. ALL HEADERS TO BE MIN (3) 2X12
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS
4. ALL HEADERS TO BEAR ON (3) 2X12 STUDS
5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED  
AND COMPLY WITH IRC SEC. K802.4
6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED  
OVER ALL EXTERIOR WALL PER IRC SEC. K703
7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED  
TO THE RATTIER AT THE TOP OF WALL OR WHERE  
CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE  
RATTIER TES SHALL BE PROVIDED IN THE LOWER 1/3 OF ATTIC SPACE
8. COLLAR TIES SHALL BE INSTALLED IN THE ATTIC SPACE  
IN THE UPPER 1/3 OF ATTIC
9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN)
10. MIN 2X12 ARE ASPHALT SHINGLES
11. ROOF RATTIER SHALL BE PROVIDED WHEN A STRUCTURAL  
ROOF HAS BEEN PROVIDED AND ADEQUATELY DESIGNED  
(AS IN A FULL VAULTED ROOF SUCH SHALL BE NOTED AS  
"STRUCTURAL" ON THE PLAN PER IRC SEC. D02.5

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.

BUILDERCONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: FOUNDATION, FLOOR, CEILING, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, AND JOIST LOCATIONS AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS TO OTHER COMPROMISED PLANS. COPYRIGHT INFRINGEMENTS OR RESIMILANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

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BUILDER:

SUB-DIVISION:

PHONE:

PHONE:

LOT NO.

PLAN NO.

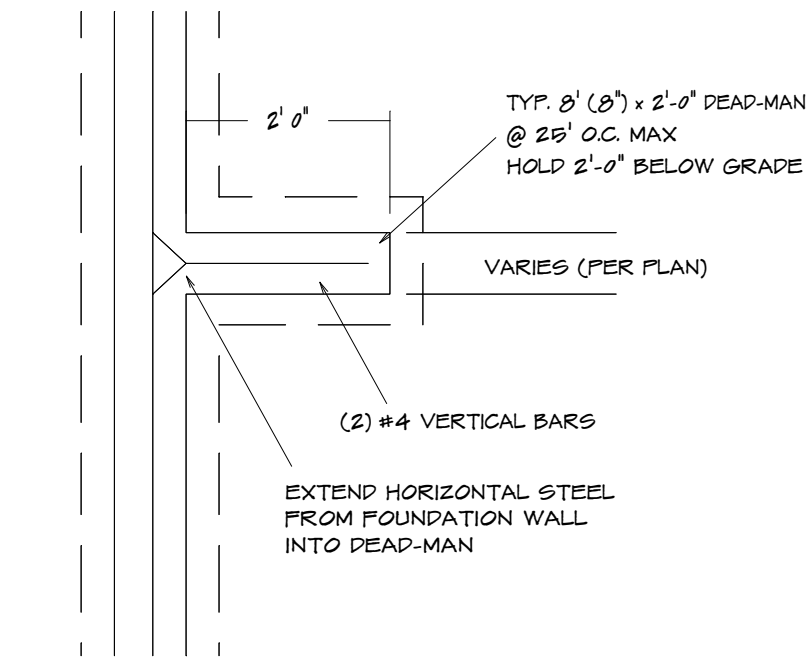
KH-6105

6/05 SEC

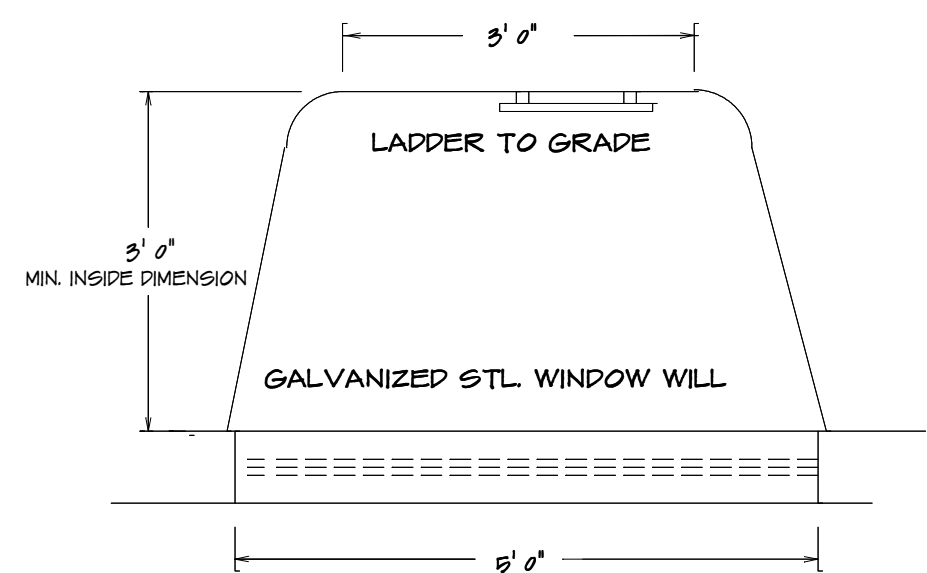
SHEET NO.

## TYPICAL DETAILS

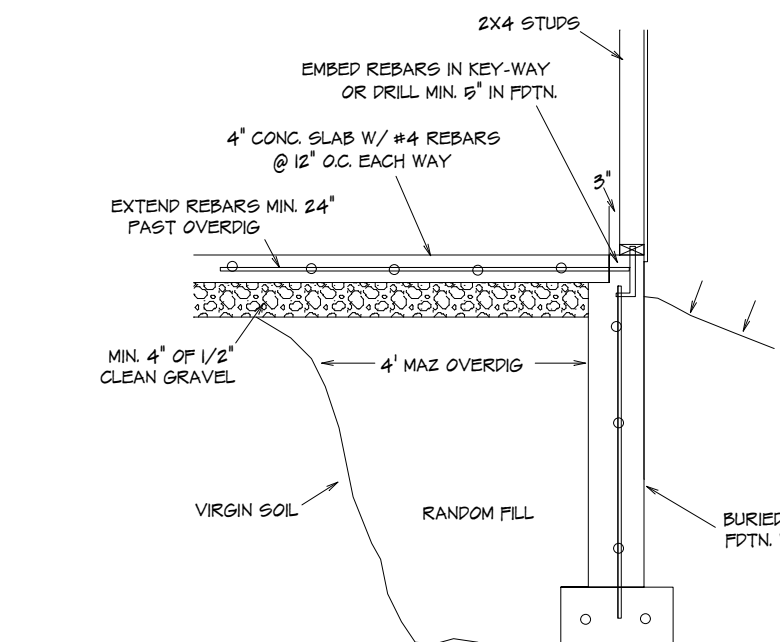




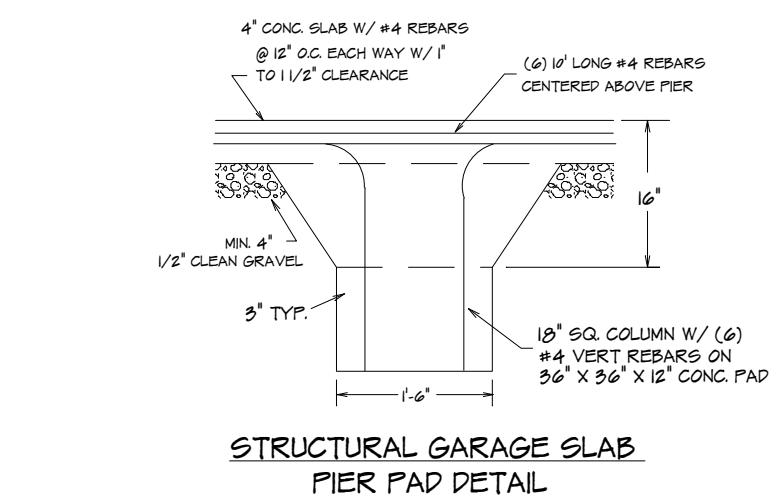
TYPICAL DEAD-MAN SECTION



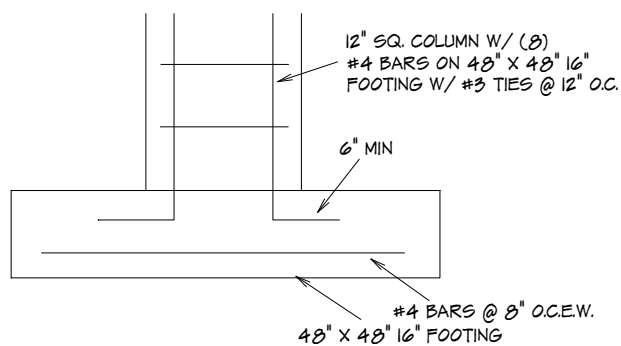
TYPICAL EGRESS WINDOW PLAN SECTION



TYPICAL OVERDIG @ SLAB

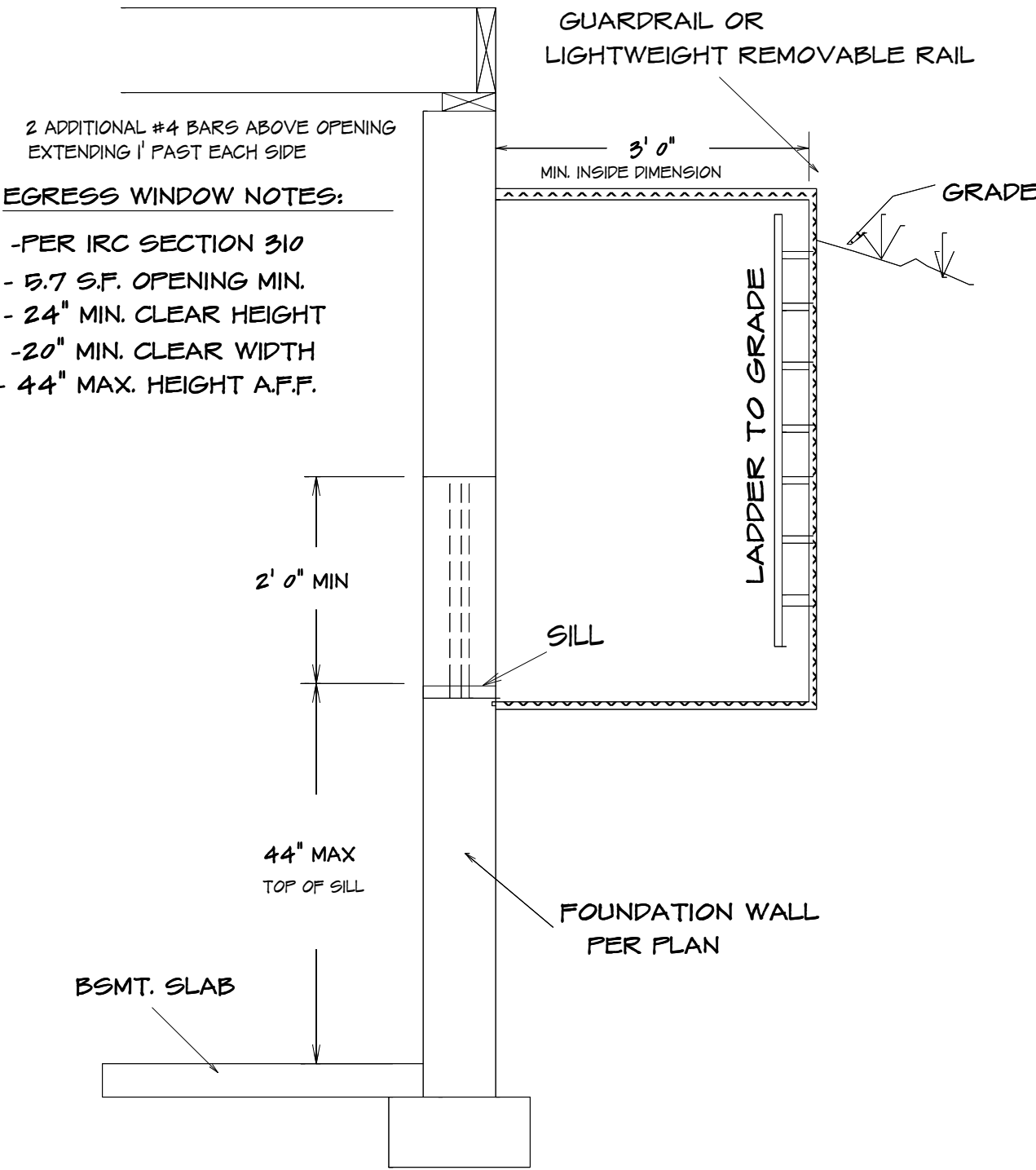
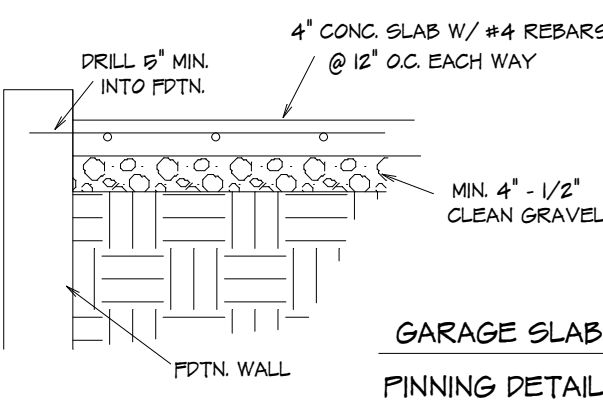


STRUCTURAL GARAGE SLAB PIER PAD DETAIL

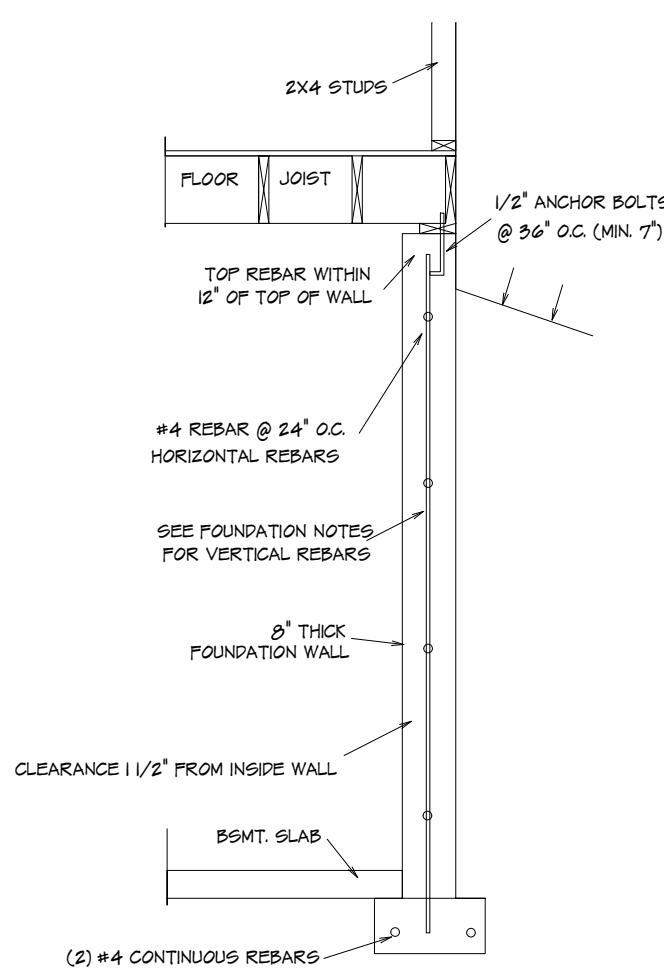


PEDESTAL AT FOOTING

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.



TYPICAL EGRESS WINDOW SECTION 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.

8" 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/ 8" 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 100K LBS

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.

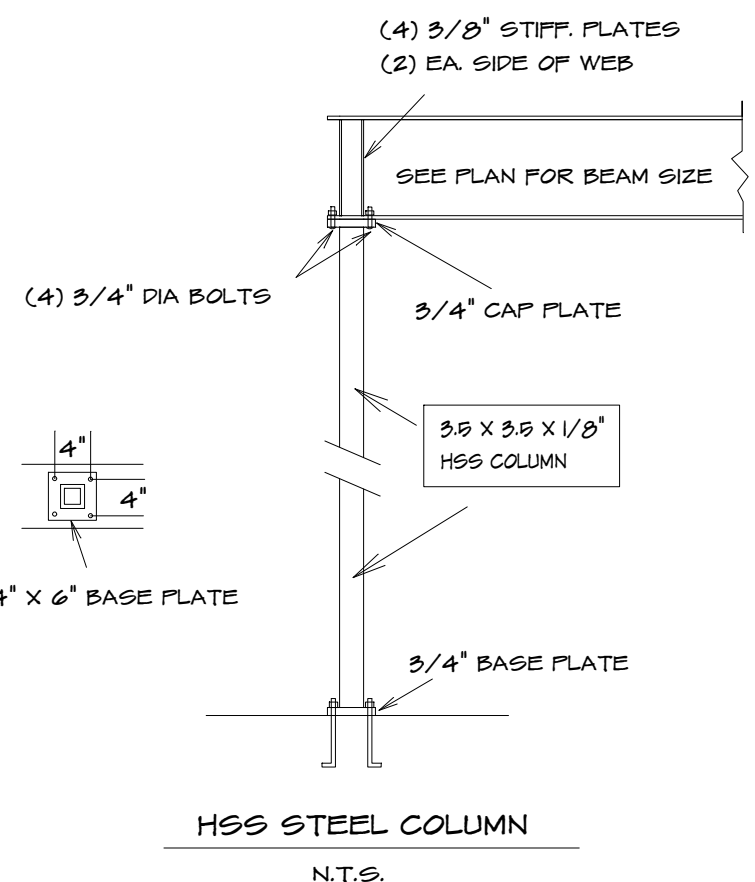
DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

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-302.2			
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE		DESIGNED COMPRESSION STRENGTH (F <sub>CD</sub> )	
TYPE OF LOCATION OF CONCRETE CONSTRUCTION		Weathering Potential	Quality
		Severe	Normal
Reinforced walls and foundations not exposed to the weather	Exposure to weather	2,500	2,000
	Exposure to weather	2,500	2,000
Reinforced walls and foundations exposed to the weather	Exposure to weather	2,500	2,000
	Exposure to weather	2,500	2,000
Reinforced walls, foundations, walls, exterior walls, and other vertical concrete walls not exposed to the weather	Exposure to weather	2,500	2,000
	Exposure to weather	2,500	2,000
Pavement, airport slabs and slabs exposed to the weather and garage floor slabs	Exposure to weather	2,500	2,000
	Exposure to weather	2,500	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

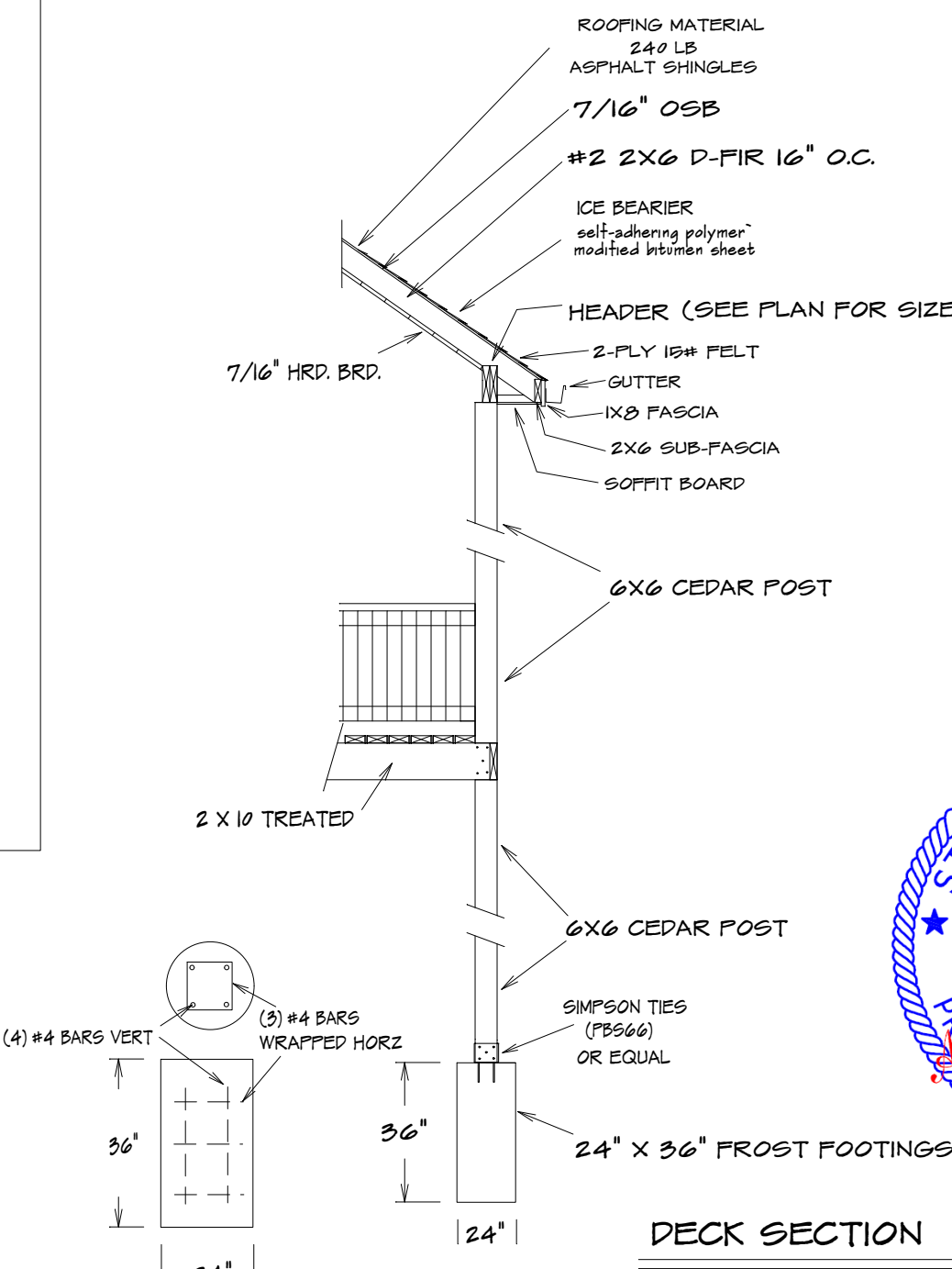
FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 FURLING

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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