



LOT 155 NAPA  
1841 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

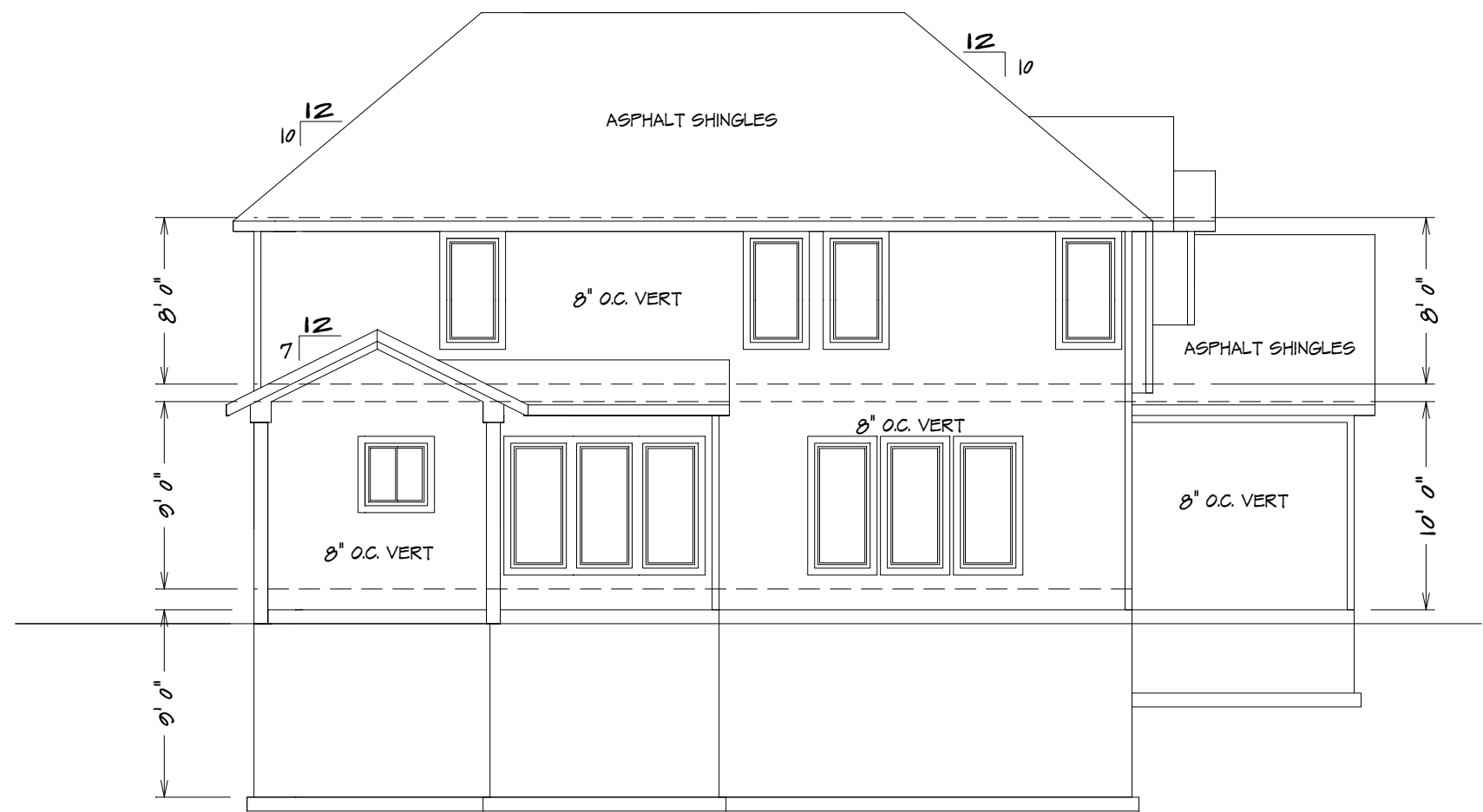
1/4" = 1'0"

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

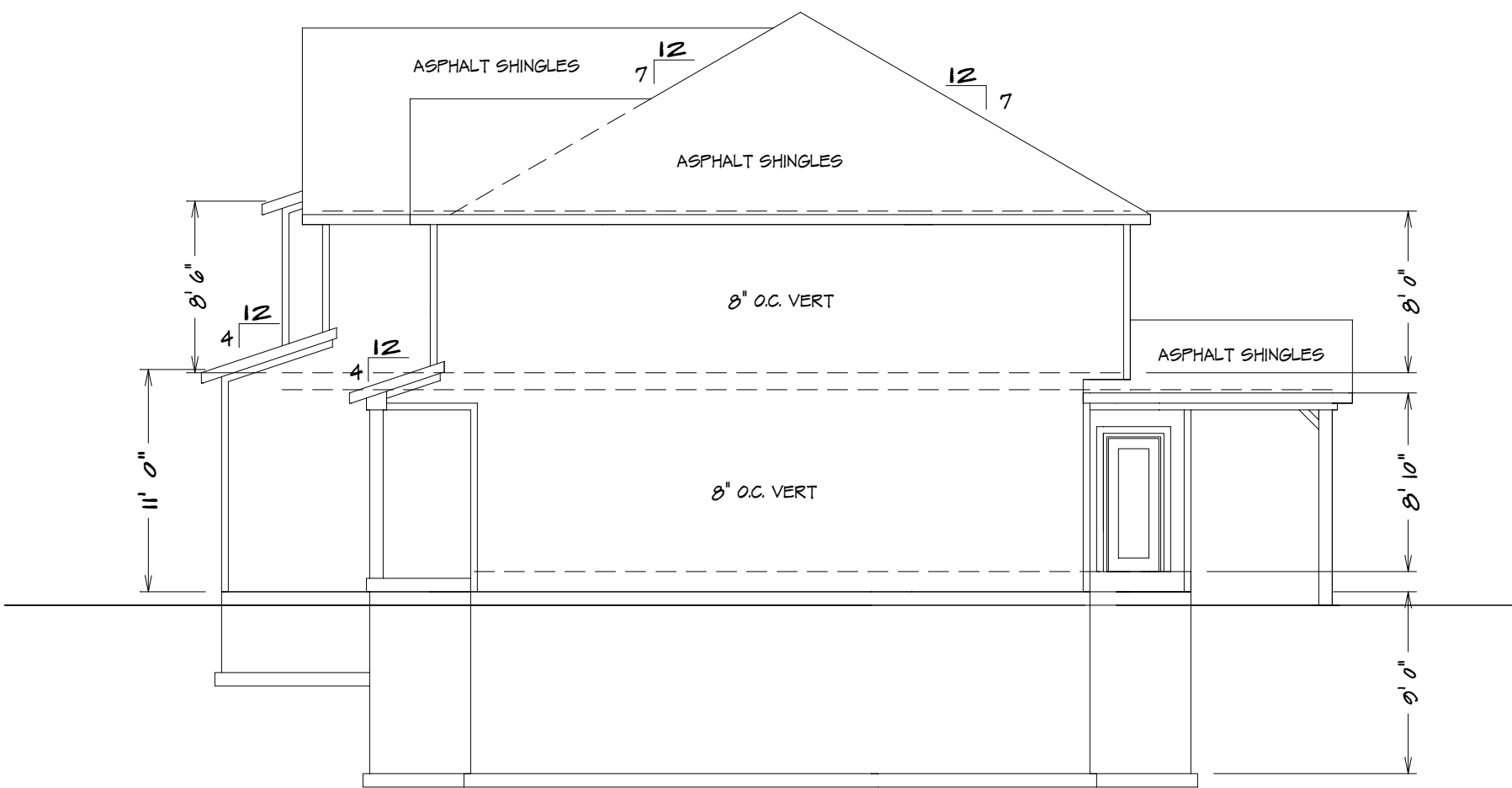


BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY  
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,  
PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR IS TO CHECK FOR  
CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. BUILDER/  
CONTRACTOR 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 RESUBMISSIONS TO OTHER COPYRIGHTED PLANS.  
BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE  
TO STRUCTURE.



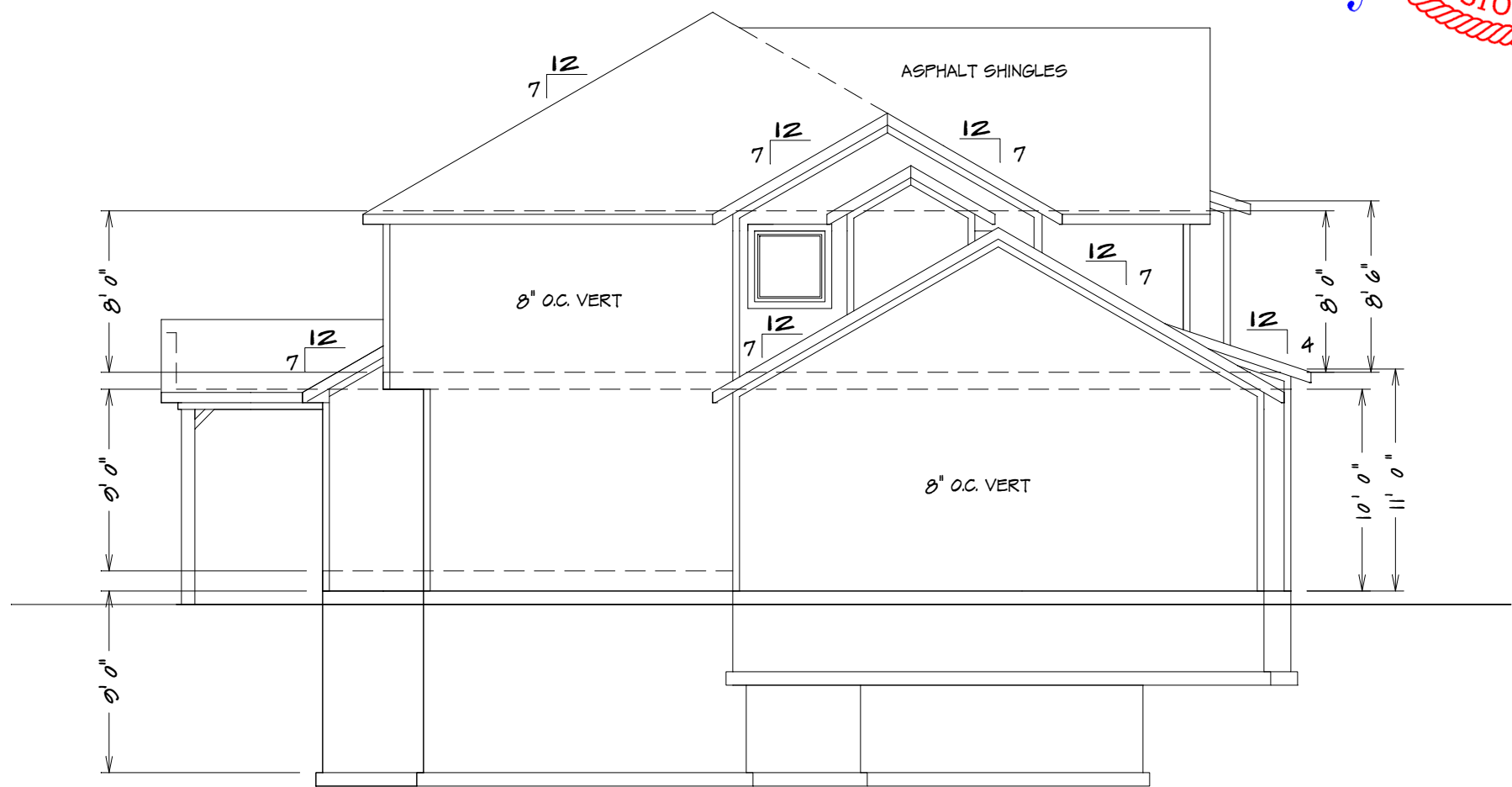
REAR ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



LEFT ELEVATION

1/8" = 1'0"

SQUARE FOOTAGE

LIVING AREA  
FIRST FLOOR = 1146  
SECOND FLOOR = 1441  
COVERED DECK = 140  
(OPTIONAL FINISH)  
BASEMENT = 888  
UNFINISHED AREA  
GARAGE = 790  
BASEMENT = 1026

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

BY \_\_\_\_\_  
DATE \_\_\_\_\_

KH-6113 (LOT 155 NAPA)

THE "REGAL 2"


HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6113	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			613 FRNT	613 FRNT



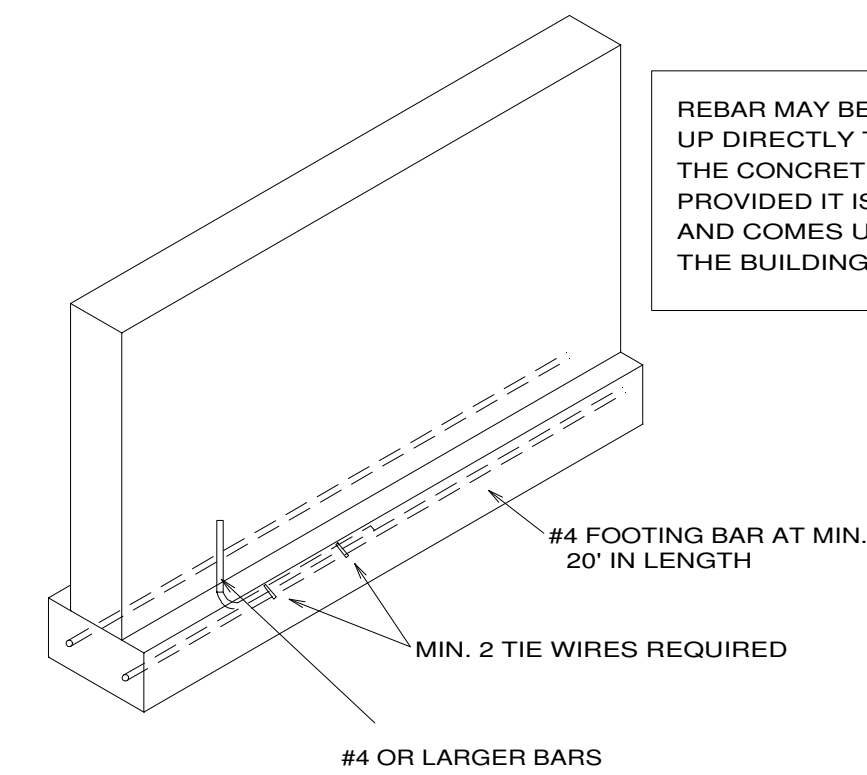
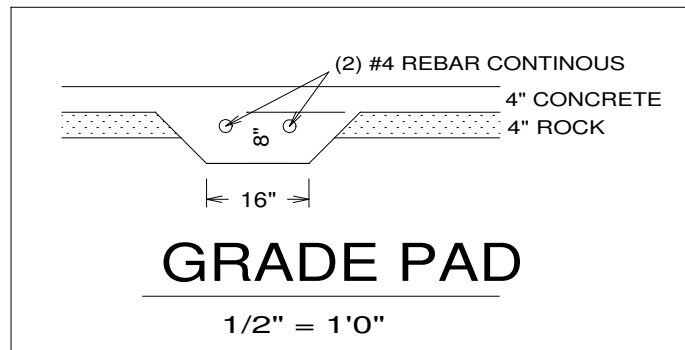
SEE ELEVATION FOR  
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE  
TO BE 200 AMP.

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

S.D.  
 = SMOKE DETECTOR

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

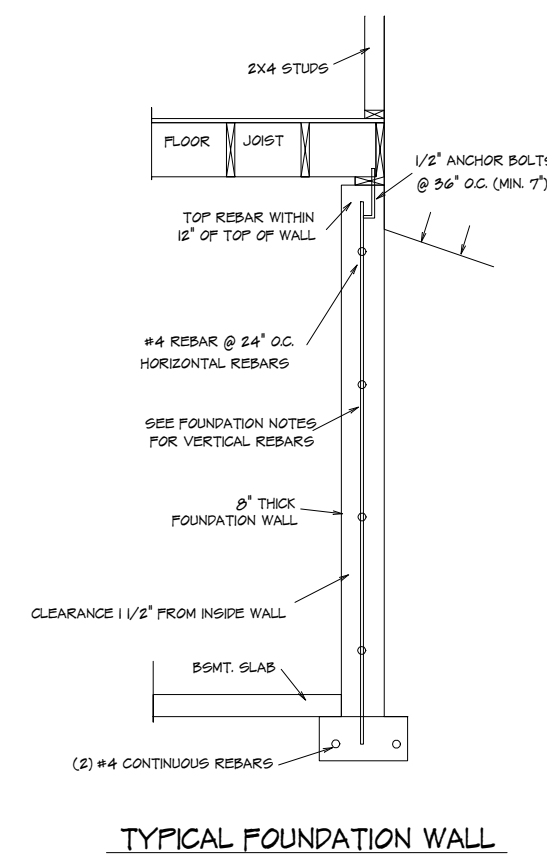


1. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within 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

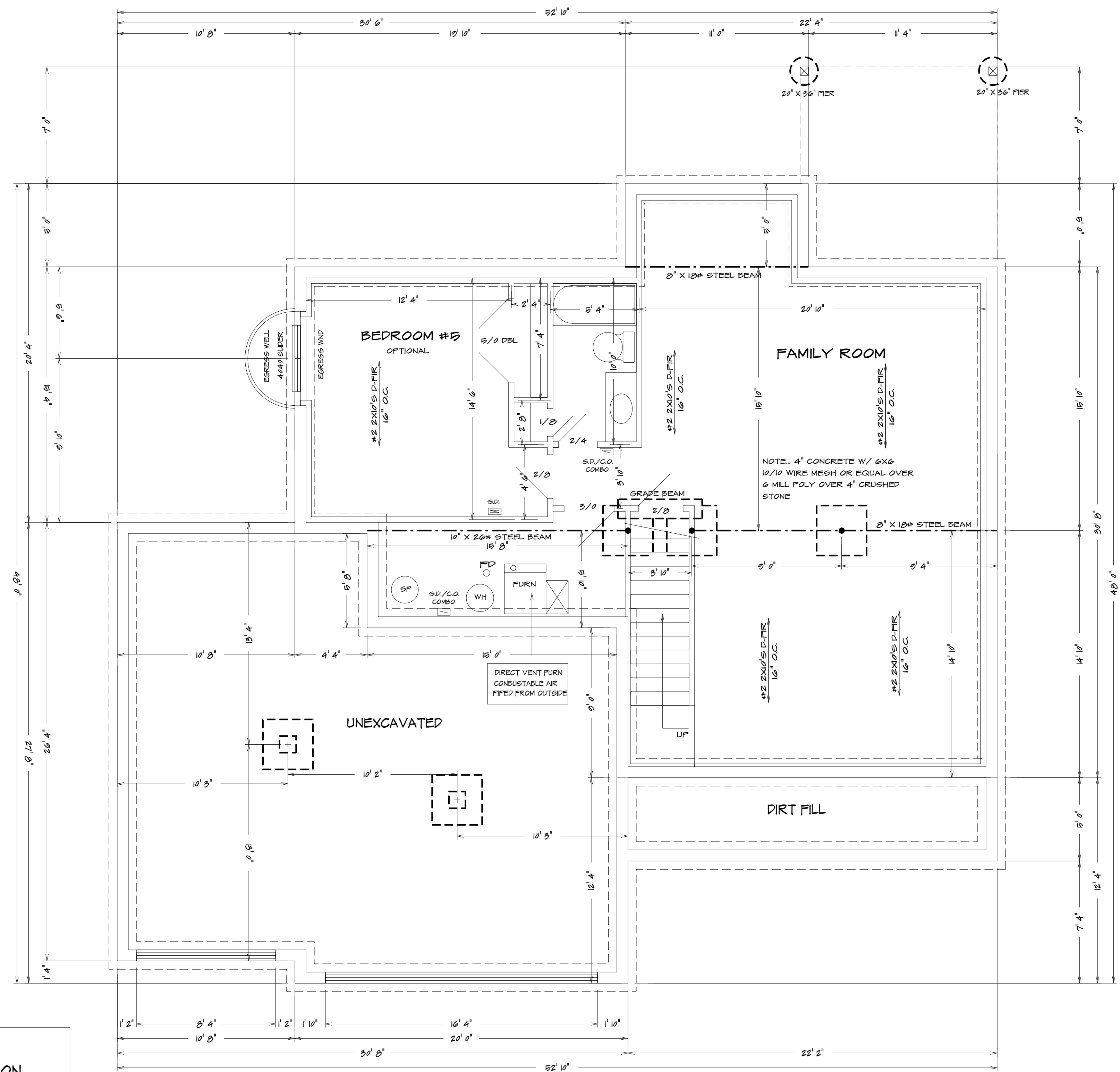
UFER GROUNDING SECTION

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)



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## BASEMENT PLAN

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

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO. 2
BUILDER:	PHONE:	DATE REVISED:	KH-615	
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			615 BSMT	

[illegible]

KH-6113 (LOT 155 NAPA)

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

DATE \_\_\_\_\_



S.D.  
 = SMOKE DETECTOR

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

DATE \_\_\_\_\_



S.D.  
 = SMOKE DETECTOR

USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

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.



Architectural floor plan of a 2-story house. The plan includes the following rooms and features:

- Master Bed RM:** 10'0" x 10'0", featuring a fireplace, a closet, and a door to the Master Bath.
- Bedroom #3:** 12'5" x 12'5", featuring a fireplace and a closet.
- Bedroom #2:** 12'5" x 12'5", featuring a fireplace and a closet.
- Bedroom #4:** 10'8" x 10'8", featuring a fireplace and a closet.
- Master Bath:** 5'4" x 6'4", featuring a bathtub, shower, and toilet.
- Hall:** Central hallway connecting the bedrooms, bath, and foyer.
- Foyer:** 2-story ceiling, featuring a staircase and a closet.
- Master Closet #1:** 7'6" x 7'6", featuring a bench and a closet.
- Master Closet #2:** 2'4" x 7'6", featuring a closet.
- Other Features:** Multiple doors (e.g., 3'0" X 6'0" CS), windows (e.g., 2'6" X 6'4" CS), and structural elements like a "CLIP LINE" and "LVL RAISER".

The plan is heavily annotated with dimensions and material specifications, such as "#2 2X6 D-FIR 16' O.C. CEILING JOIST".

BEARING WALL LINES

SECOND FLOOR PLAN

$1/4" = 1'0"$

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-0113	4
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			0113 FLR2	



KH-6113 (LOT 155 NAPA)

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

BY \_\_\_\_\_  
DATE \_\_\_\_\_



NOTE..SEE SPECS FOR SPECIFIC APPLICATIONS.

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

BY \_\_\_\_\_

DATE \_\_\_\_\_



Foundation Wall Reinforcement Schedule - Table 2

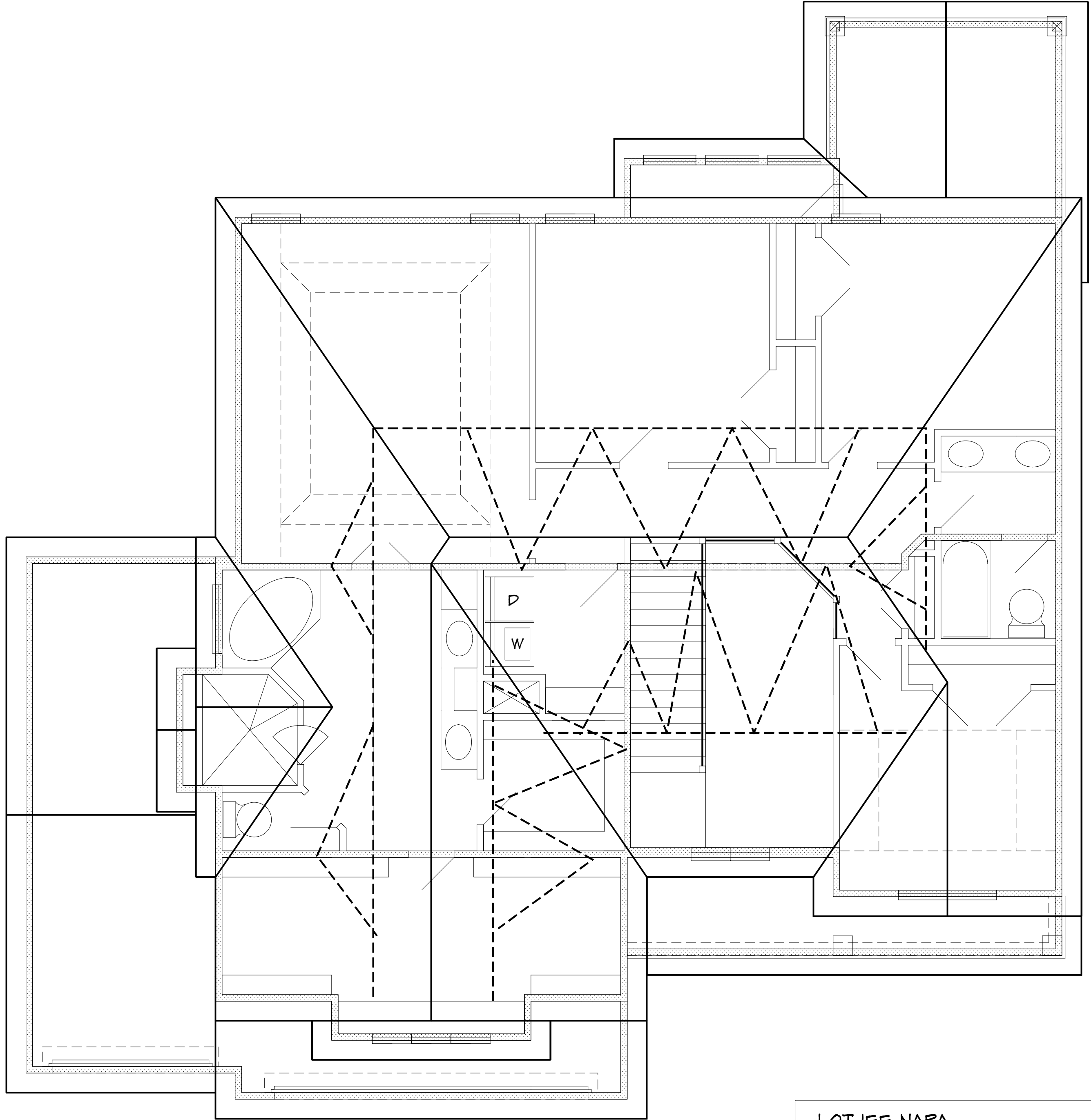
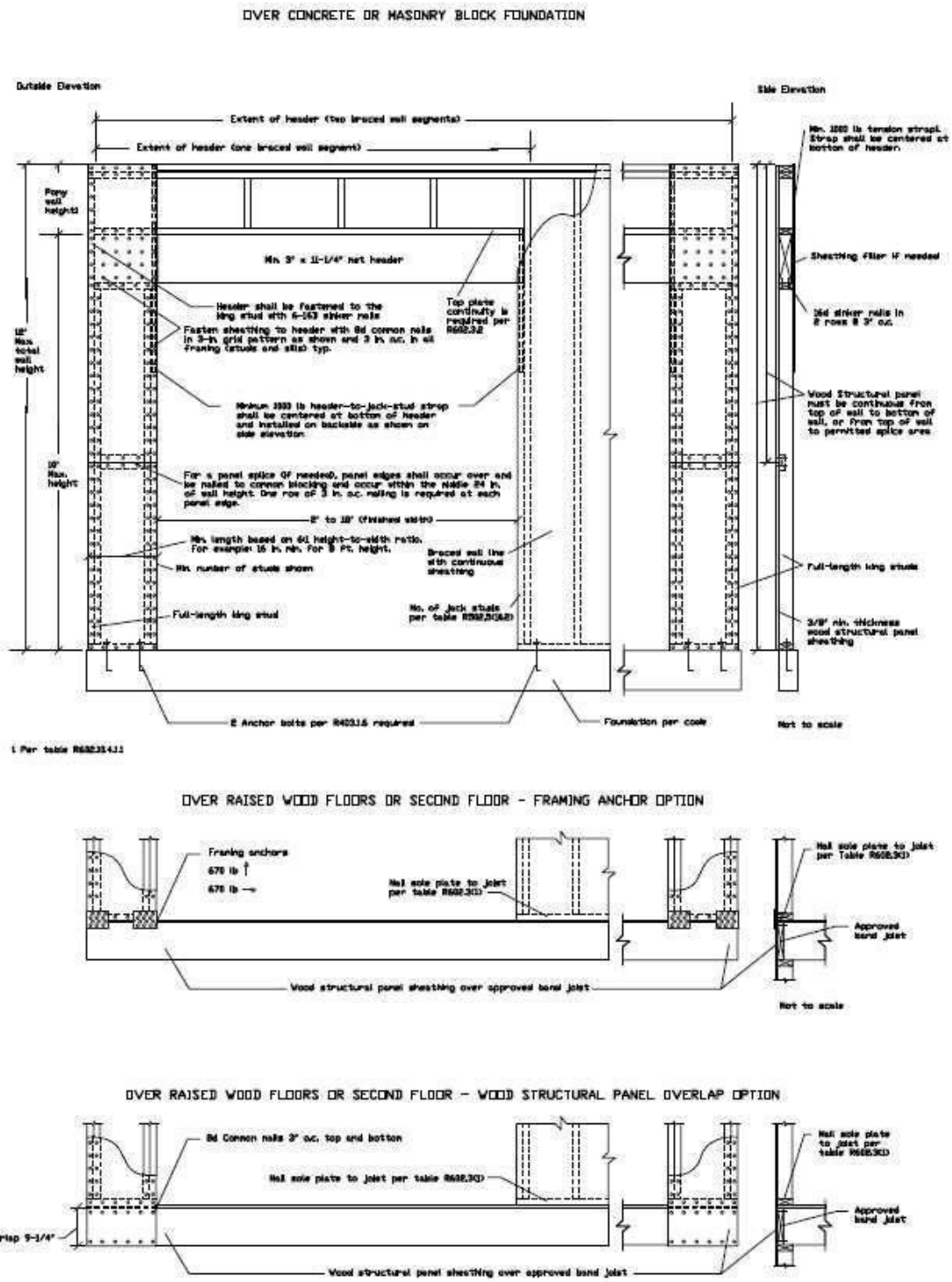
Vertical reinforcement spacing 60 psf soil							
Concrete strength/Grade	8 inch thick wall			10 inch thick wall			
Reinforcement #4 bar	8'	9'	10'	8'	9'	10'	
3,000 psi / Grade 40	16	12	NP	24	16	12	
3,500 psi / Grade 40	16	12	NP	24	24	12	
3,000 psi / Grade 60	24	16	NP	24	24	16	
3,500 psi / Grade 60	24	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	

- Footnotes:
- Wall height is measured from the top of the wall to the top of the floor slab.
  - Vertical reinforcement for concrete walls that are not full height and for reinforcement spaced 24 inch on center may be placed in the middle of the wall. Other walls shall have vertical reinforcement place as follows:
    - 8-inch wall - Minimum 5 inches from the outside face.
    - 10-inch wall – Minimum 6.75 inches from the outside face.
    - Extend bars to within 8 inches of the top of the wall.
  - Reinforcement clearances:
    - Concrete exposed to earth – minimum 1-1/2 inches.
    - Not exposed to weather (interior side of walls) – minimum 3/4 inch.
    - Concrete exposed to weather (top clearance in garage and driveway slabs)- 1-1/2 inches.
  - Horizontal reinforcement:
    - One bar shall be placed within 12 inches of the top of the wall.
    - Other bars shall be equally spaced with spacing not to exceed 24 inches on center.
    - Horizontal bars should be as close to the tension face as possible (interior) and behind the vertical reinforcement (i.e.2" towards the inside).
    - Supplemental reinforcement at corners - Place 1 #4 bar 48 inches long at 45 degree angle at corners of openings per Figure 4a. Place reinforcement within 6" of the edge of inside corners
  - Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners.
  - At masonry ledges the minimum wall thickness shall be 3-1/2 inches. Ledges shall not exceed a depth of more than 24 inches below the top of the wall. For wall thicknesses less than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall.
  - 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 inside the shortest dimension between intersecting walls (See 7/S2).

TABLE PB02.1C1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS <sup>a, b, c</sup>	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafter to top plate, toe nail	3-8d (2 1/2" x 0.133")	---
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.133")	---
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	---
4	Collar tie to rafter, face nail or 1 1/4" x 20 gauge ridge strap	3-10d (3" x 0.125")	---
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" x 0.125") or 3-16d common (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
6	Roof rafter to ridge, valley or hip rafter: toe nail face nail	4-16d (3 1/2" x 0.135") or 3-16d (3 1/2" x 0.135")	---
Wall			
7	Build-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Blocking studs at intersecting wall corners, face nail	16d (3 1/2" x 0.135")	12" o.c.
9	Build-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.125")	---
12	Double study, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plate, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24 inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	---
15	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced panel ends	3-16d (3 1/2" x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.133") or 3-16d (3 1/2" x 0.135")	---
18	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.125")	---
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.125") or 2 staples 1 3/4"	---
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.125") or 2 staples 1 3/4"	---
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.125") or 3 staples 1 3/4"	---
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.125") or 4 staples 1 3/4"	---
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.125")	---
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.125")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.125")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.125") or 2 staples 1 3/4"	---
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
30	Build-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

CF-PF WALL BRACING SECTION



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 OTHERWISE NOTED

PURLING RAFTERS TO BEARING WALL LINES

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



## ROOF ELEVATION

1/4" = 1'0"

ROOF DESIGNED WITH:  
LIVE LOAD = 20 PSF  
DEAD LOAD = 10 PSF

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PAC LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR  
COMPLIANCE WITH CONTRACTS CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR  
RESPECTS ALL RIGHTS OF INVENTION, DESIGN, SETBACKS, AND FLOOD PLANS.  
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HOME BUYER:

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PLAN NO.

FILE NAME:

619 SEC2

SHEET NO.

6

APPROX. SQ.FT.