

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.

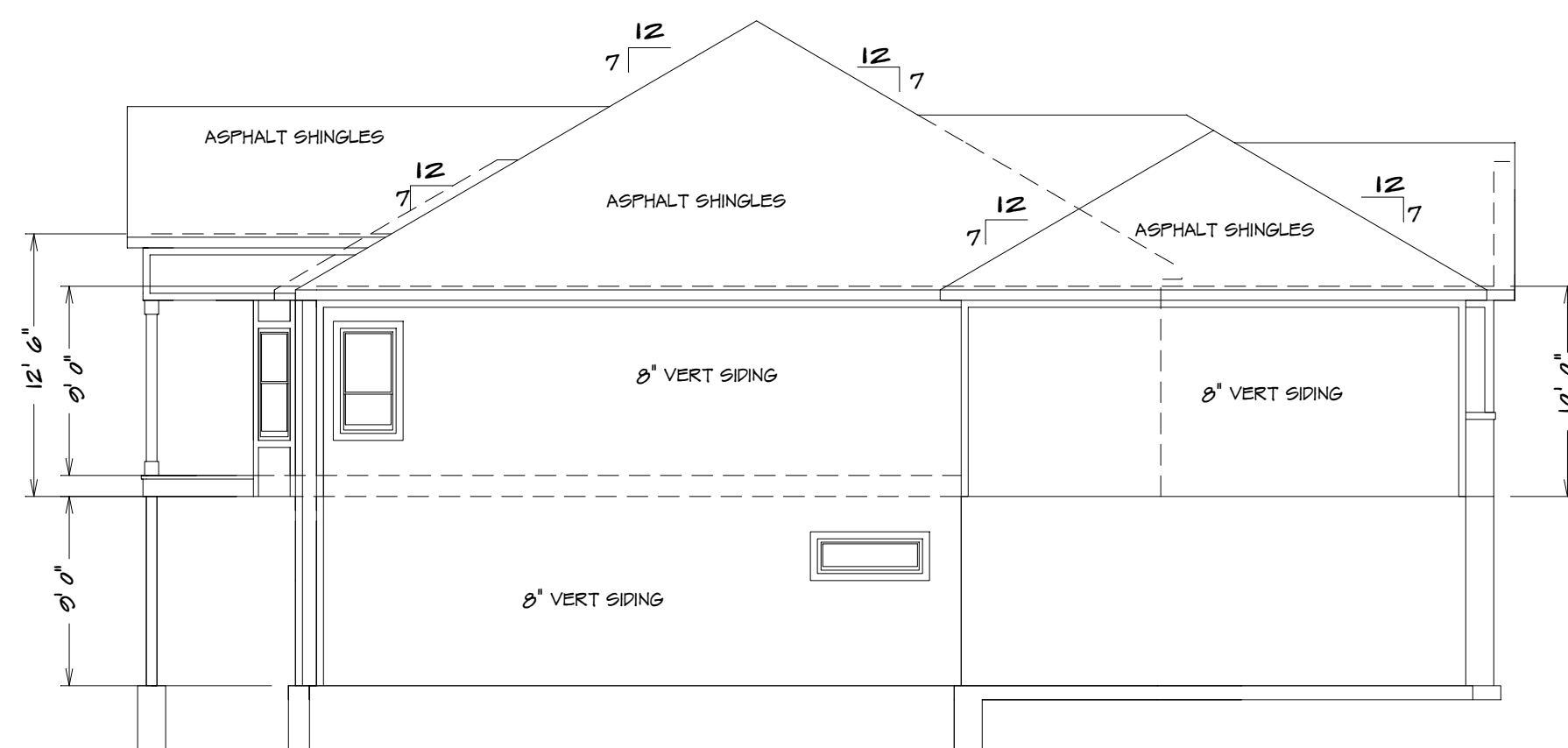
FRONT ELEVATION

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.

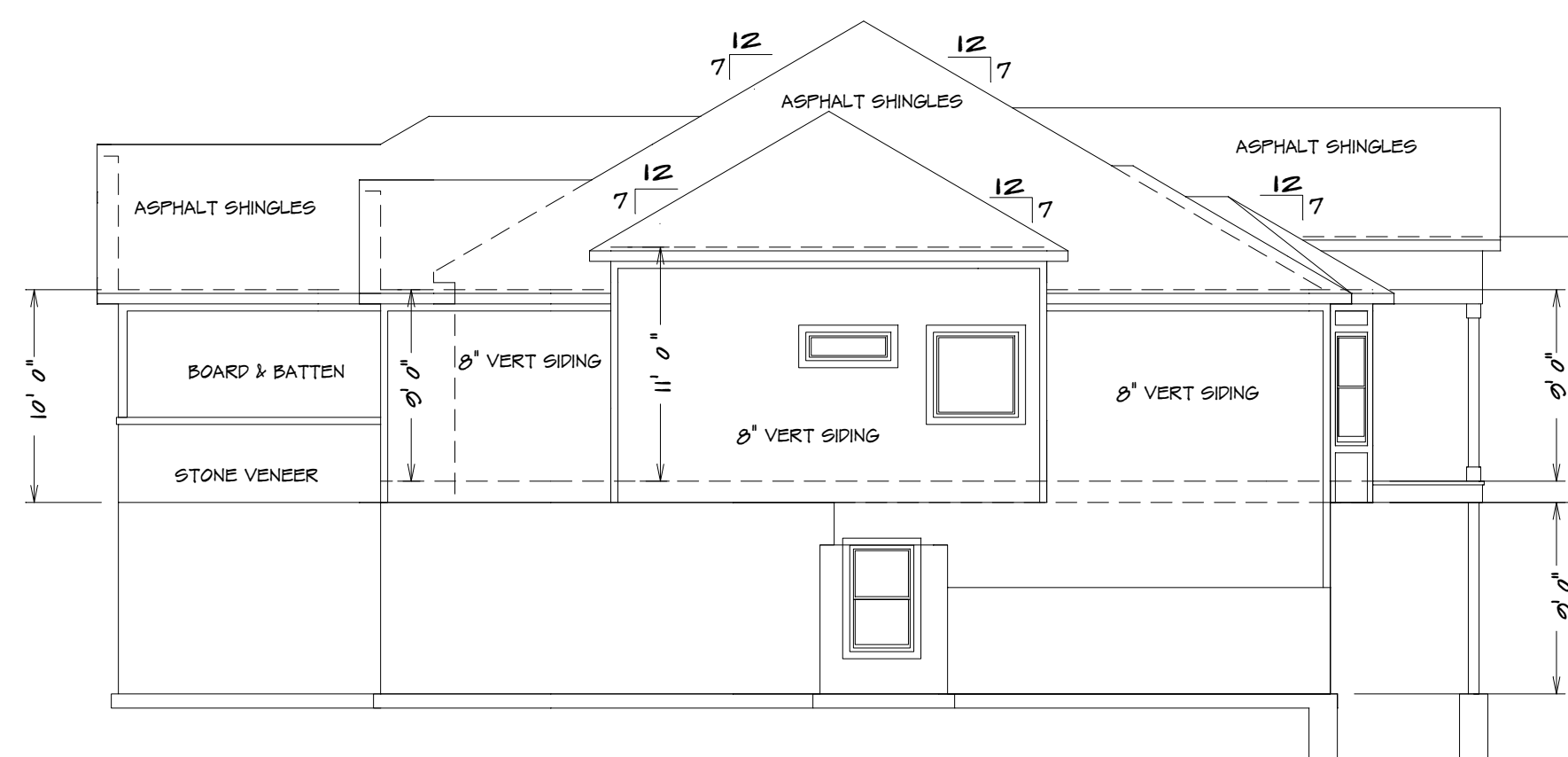
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

LOT 39
1609 SW 27TH ST
LEES SUMMIT MO.



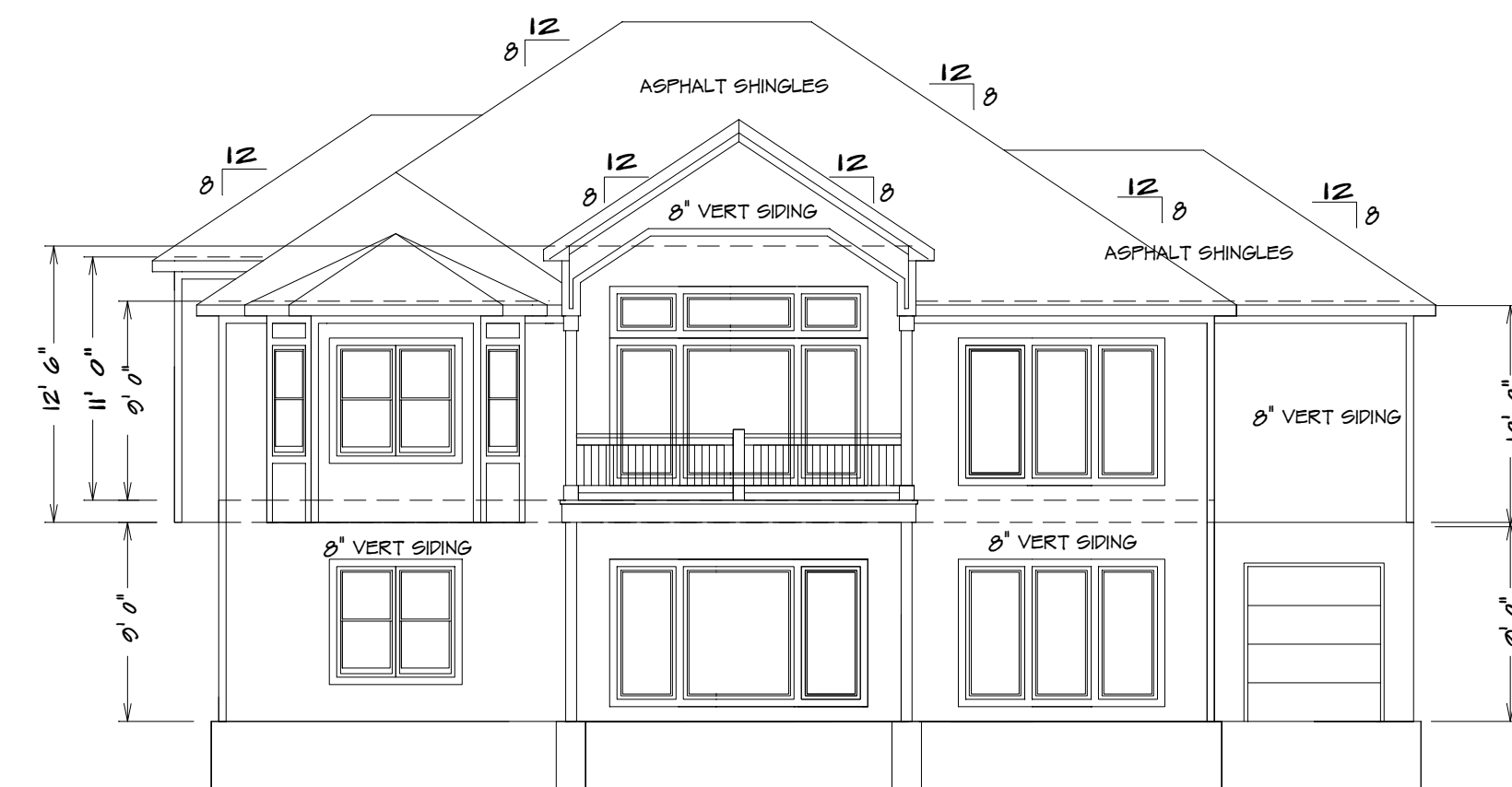
LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"

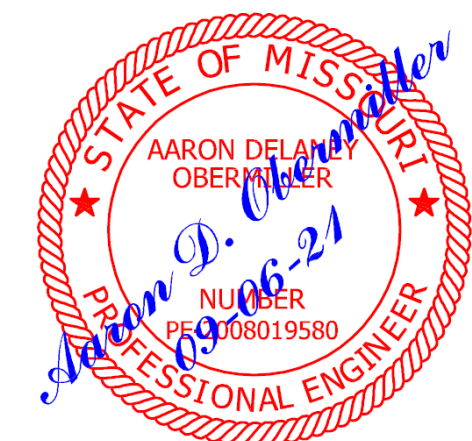


REAR ELEVATION

1/8" = 1'0"

DD-7167-B

"LOT 39 WHISPERING WOODS"



SQUARE FOOTAGE
LIVING AREA
FIRST FLOOR = 1678
BASEMENT = 1037

UNFINISHED AREA
STORAGE BASEMENT = 428
GARAGE = 730
STORAGE UNDER STOOP = 46

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BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,
PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR
CONFLICTS WITH EXISTING UTILITIES. BUILDER/CONTRACTOR TO CHECK FOR
ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND FLOOD 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.

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	DD-7167	I
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7167 FRNT	

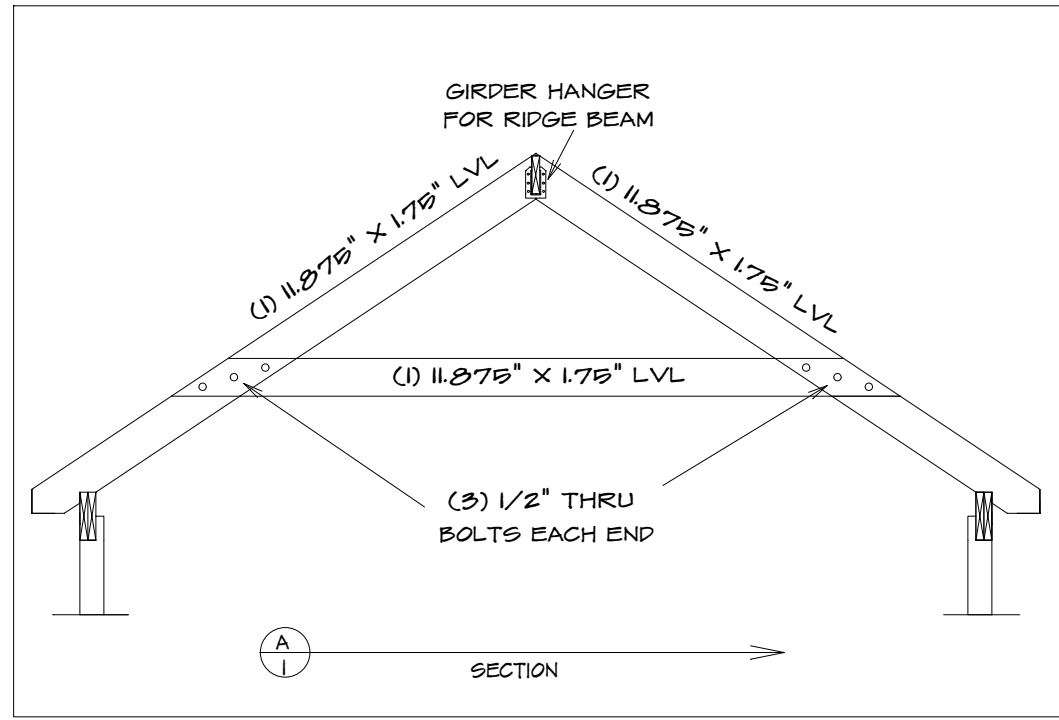
A circular red seal for the State of Missouri Professional Engineer. The outer ring contains the text "STATE OF MISSOURI" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two red stars. The center of the seal contains the name "AARON DELANY OBERMILLER" and the license number "NO. 08019580". A blue ink signature "Aaron D. Obermiller" is written across the seal, and the date "09-26-21" is stamped in blue ink over the signature and license number.

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 38\" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38\" UP TO 72\" R.O.	(2) #2 D-FIR 2X10'S W/1/2\" GLUE PLY
WINDOWS/DOORS 72\" UP TO 96\" R.O.	(2) 9 1/2\" L.V.L.
80\" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2\" L.V.L.
90\" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2\" L.V.L.
80\" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2\" L.V.L.
90\" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8\" L.V.L.
160\" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8\" L.V.L.
160\" GARAGE DOORS W/SECOND FLOOR	(2) 14\" L.V.L.

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

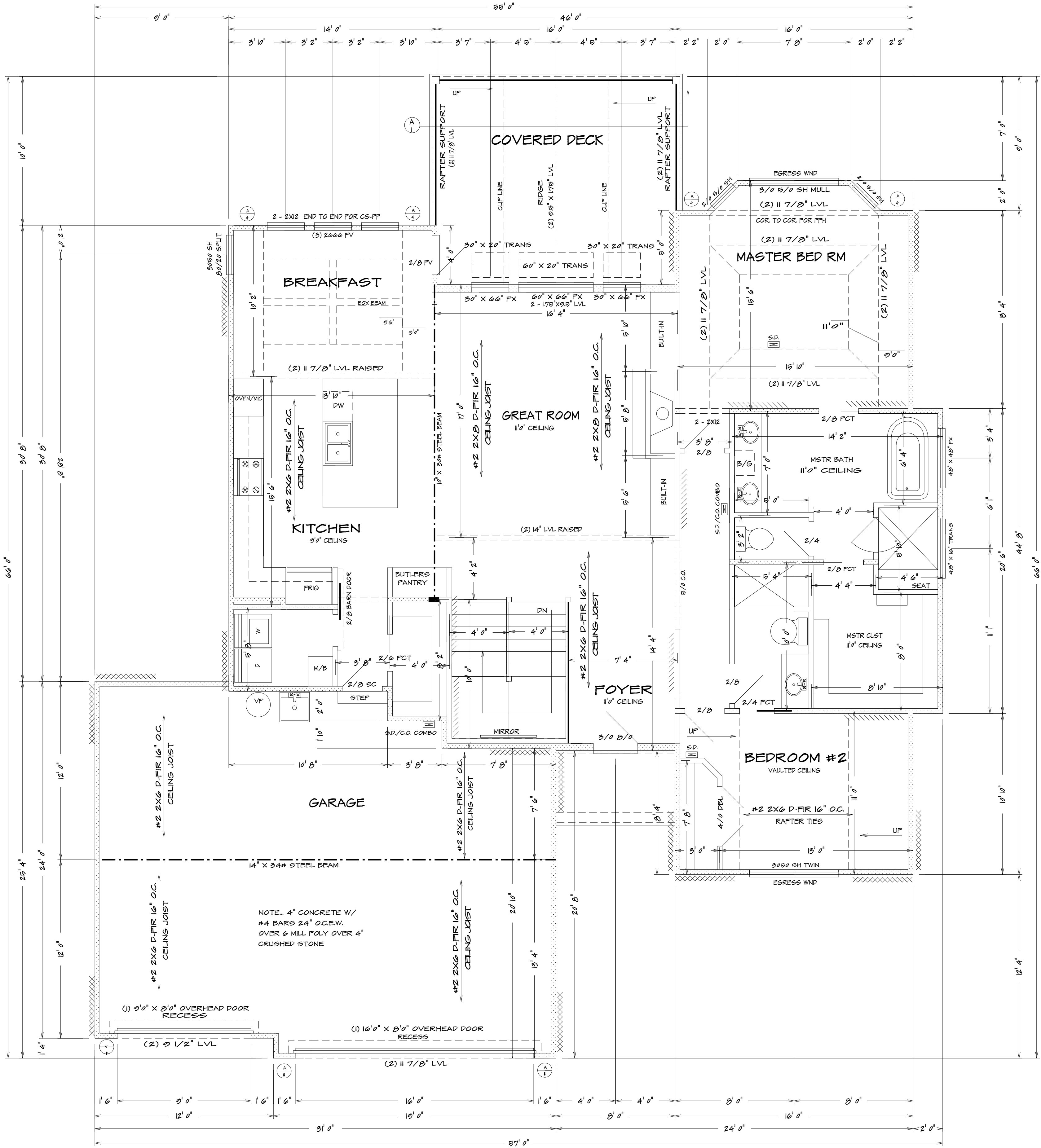
Window opening control devices.

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 Section M1507. Exhaust air from the space shall be exhausted directly to the outdoors.



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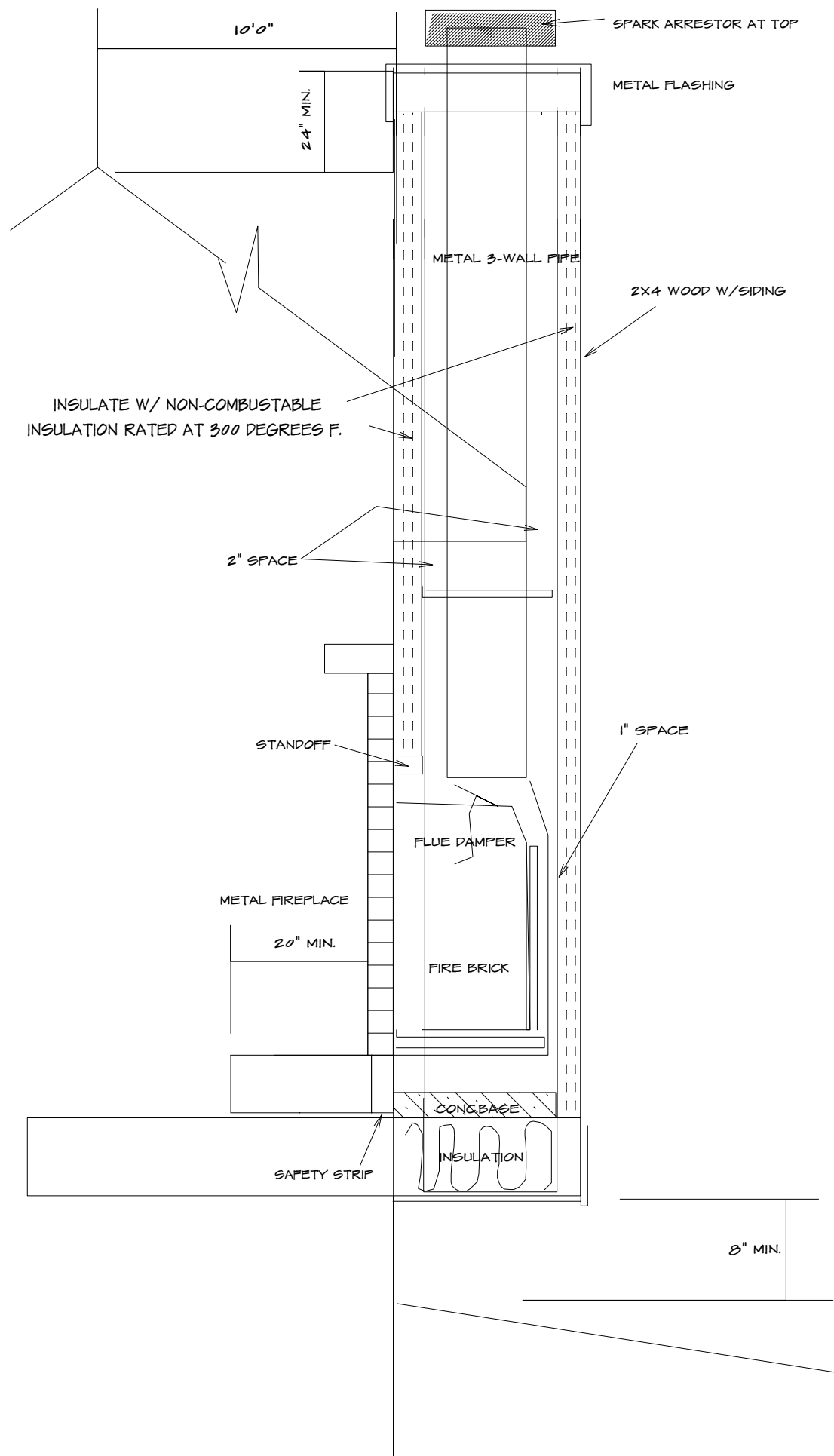
BEARING WALL LINES
FIRST FLOOR PLAN
1/4" = 1'0"

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	DD-7167	3
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7167 FLR1	

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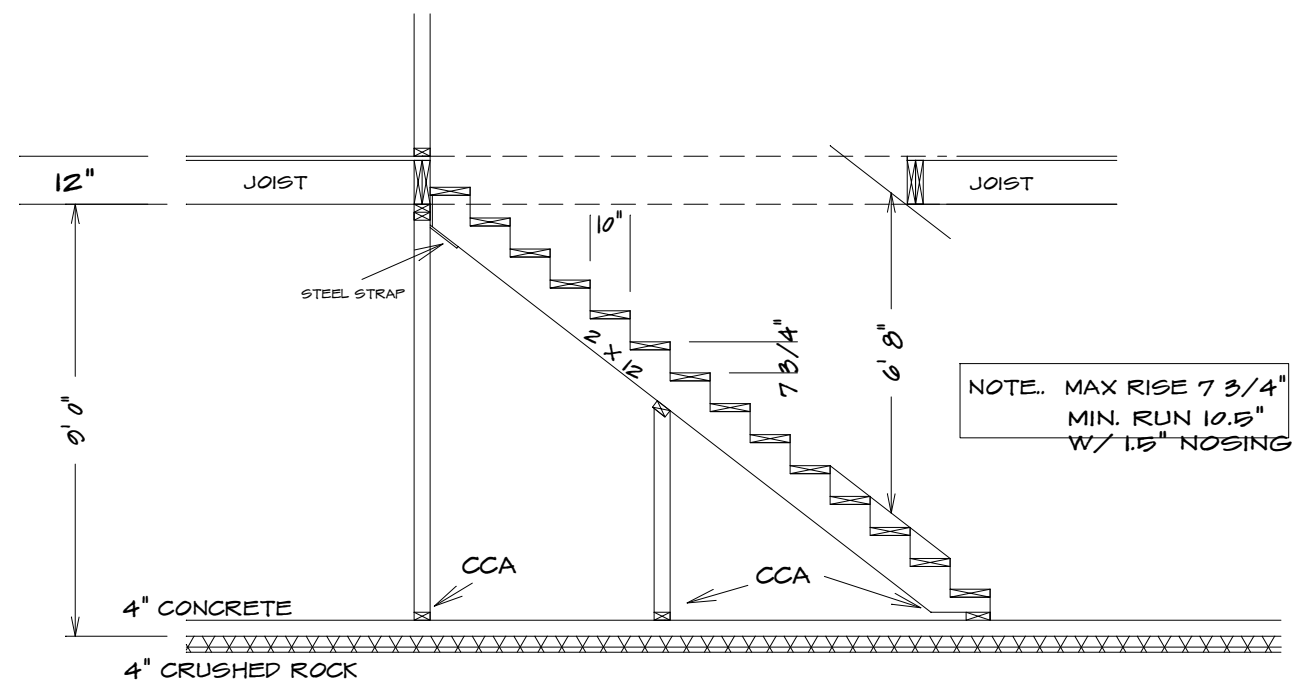


DD-7167-B

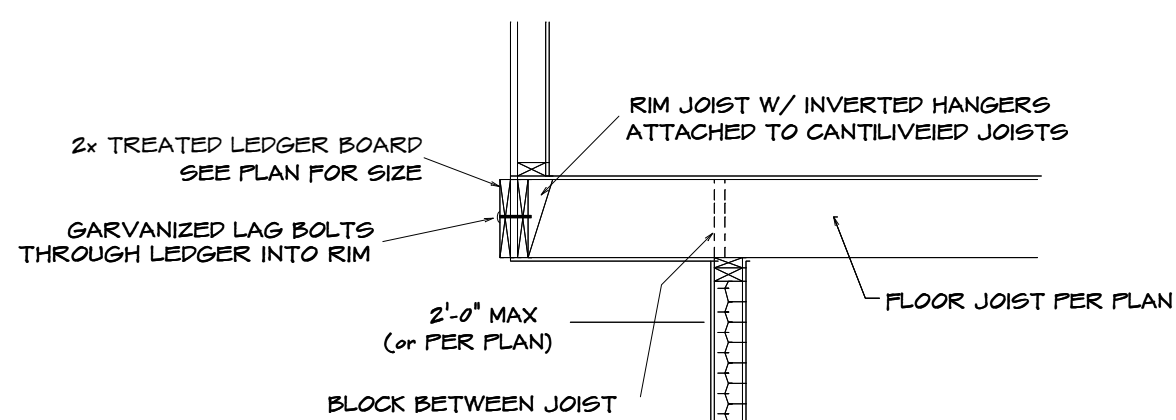


TYPICAL METAL FIRE PLACE

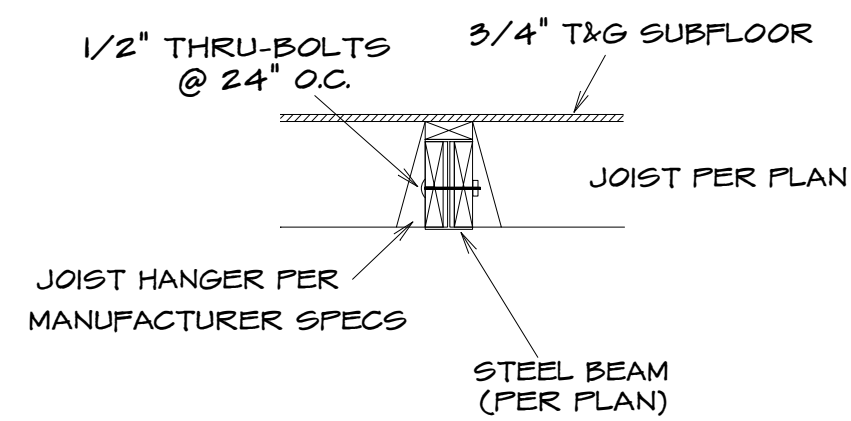
NOTE..SEE SPECS FOR SPECIFIC APPLICATIONS.



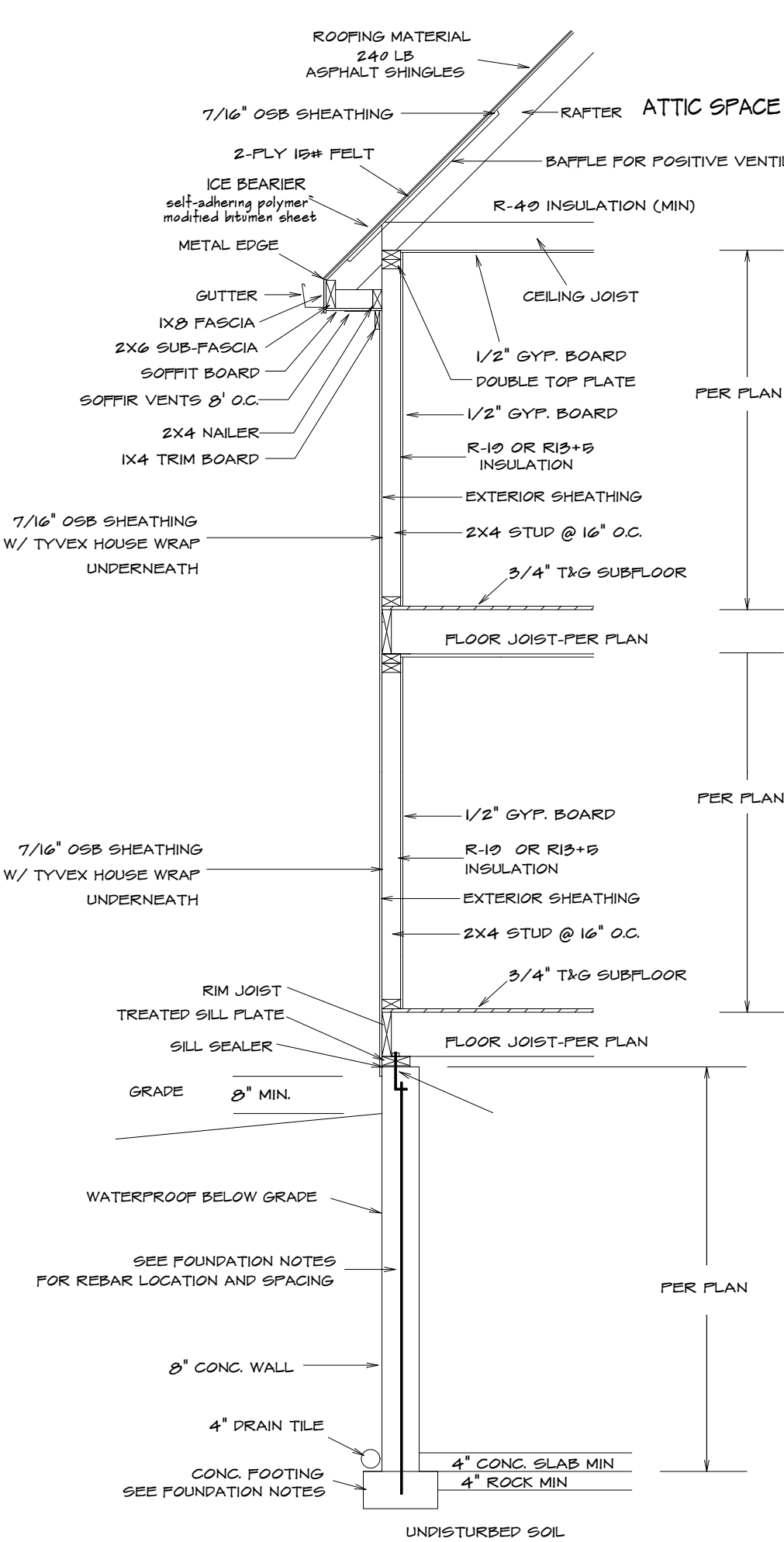
STAIR SECTION (TYP)



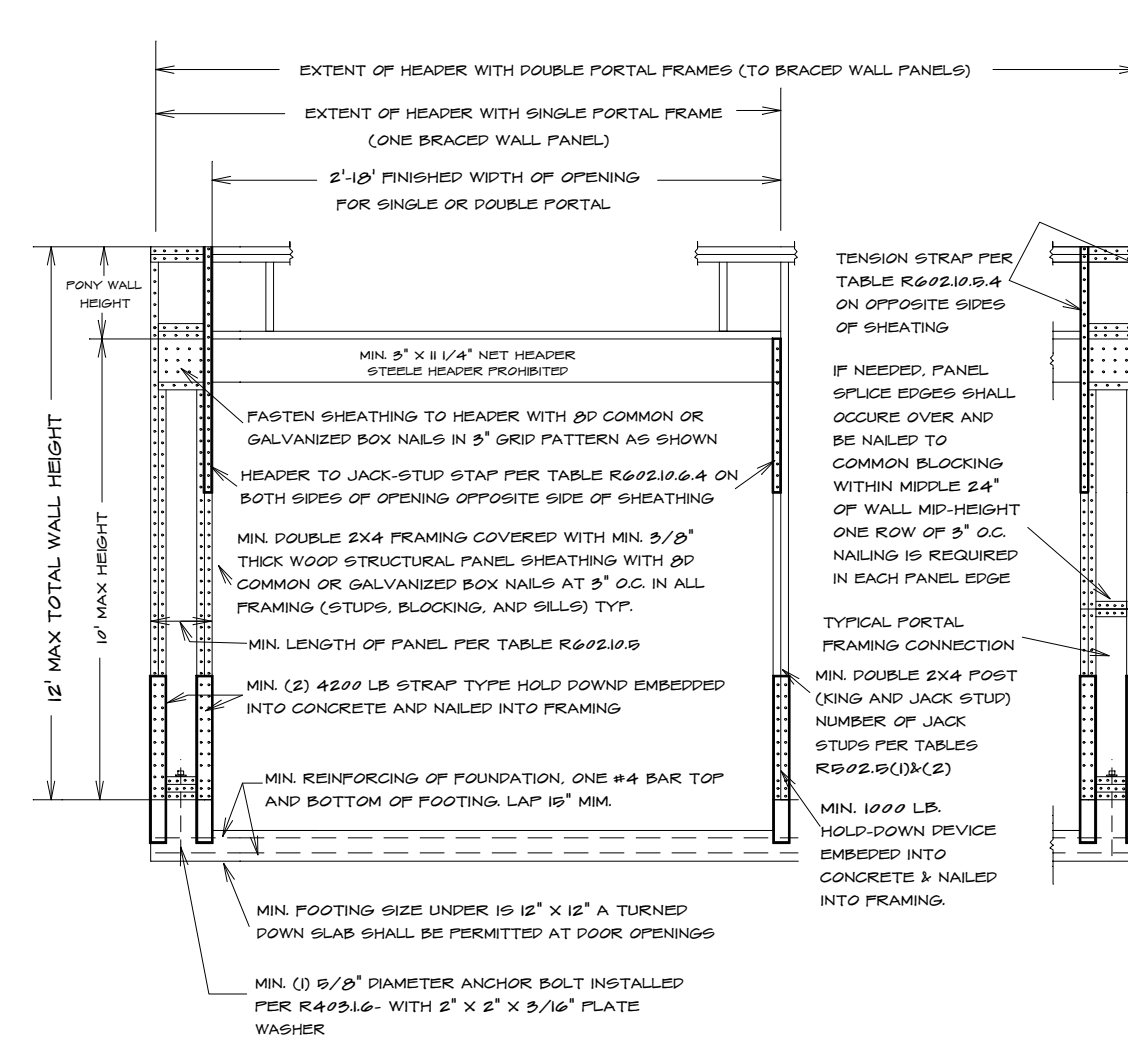
TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



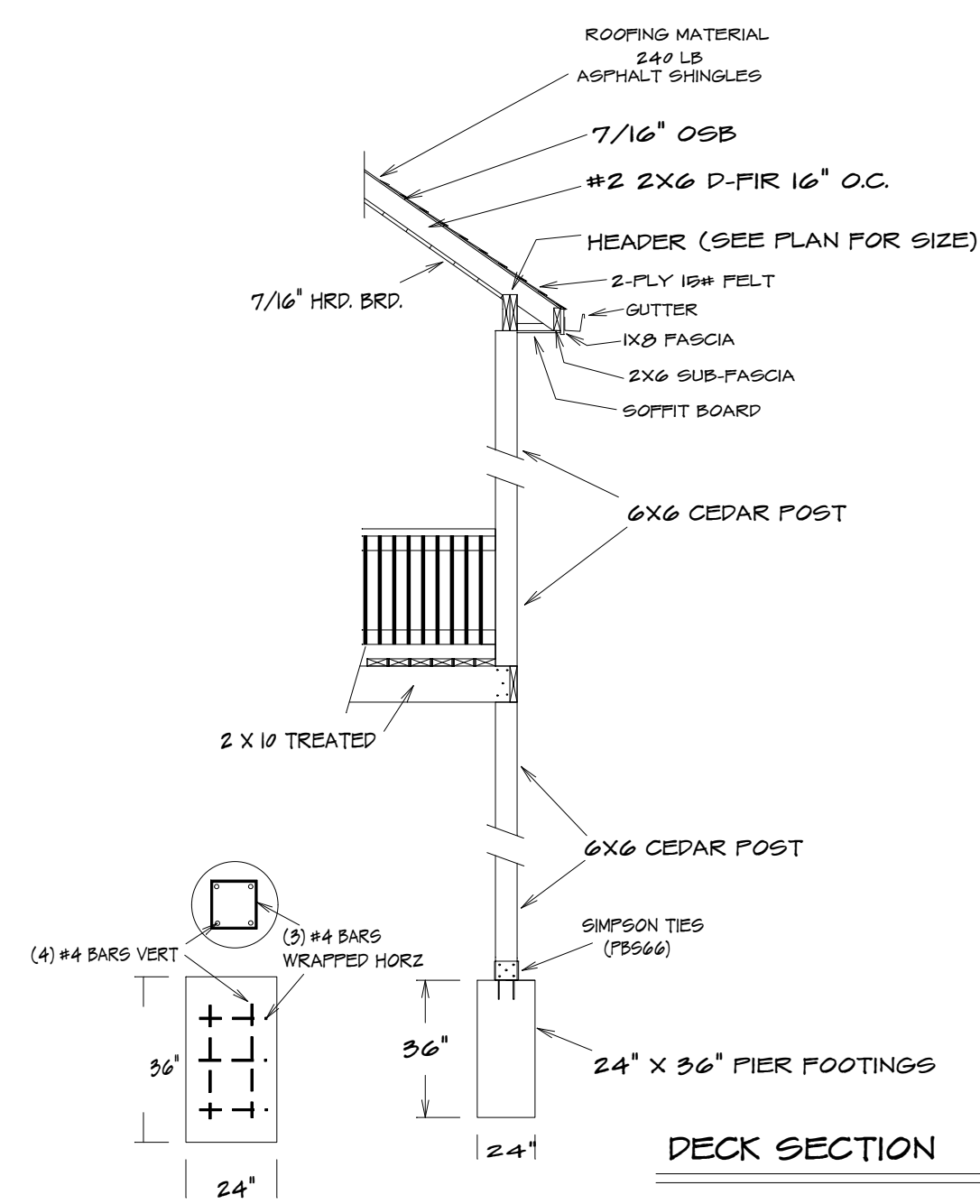
UPSET STEEL BEAM/JOIST CONNECTION



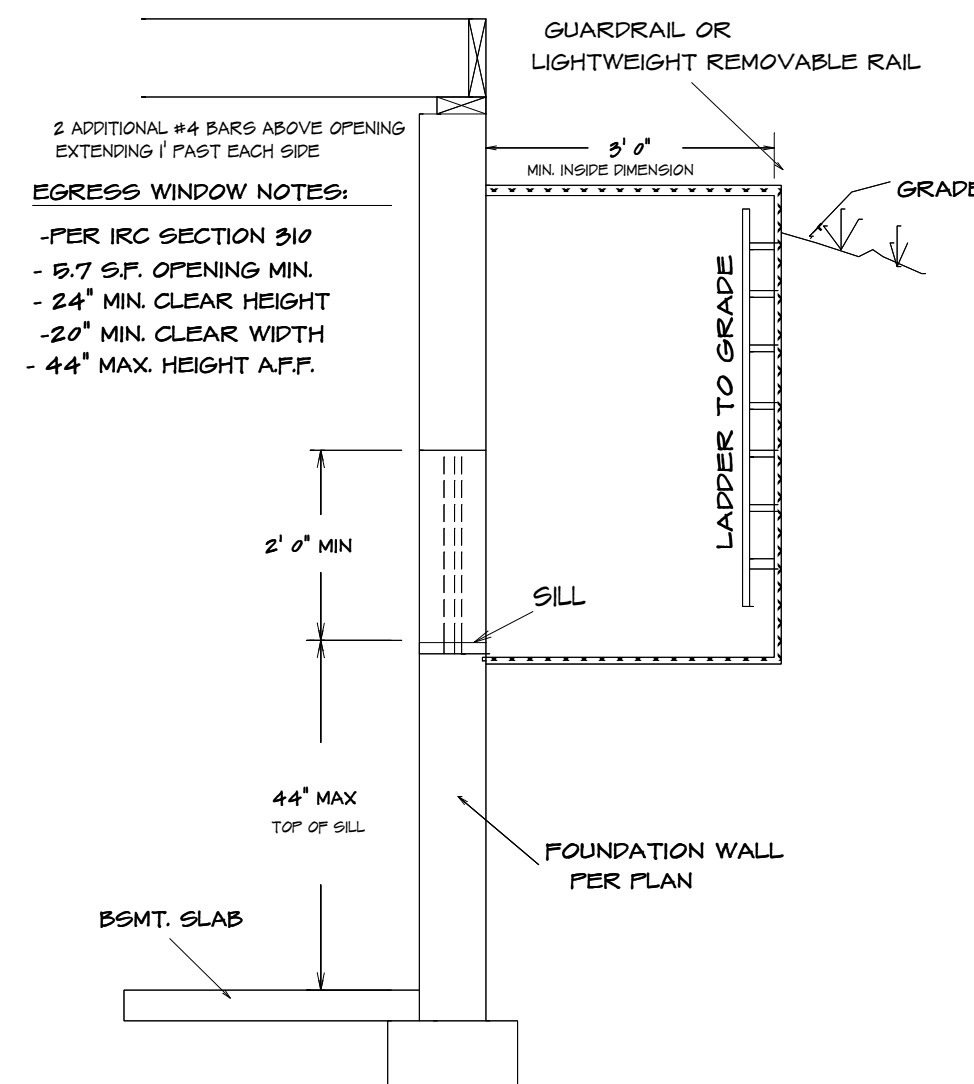
TYPICAL WALL SECTION



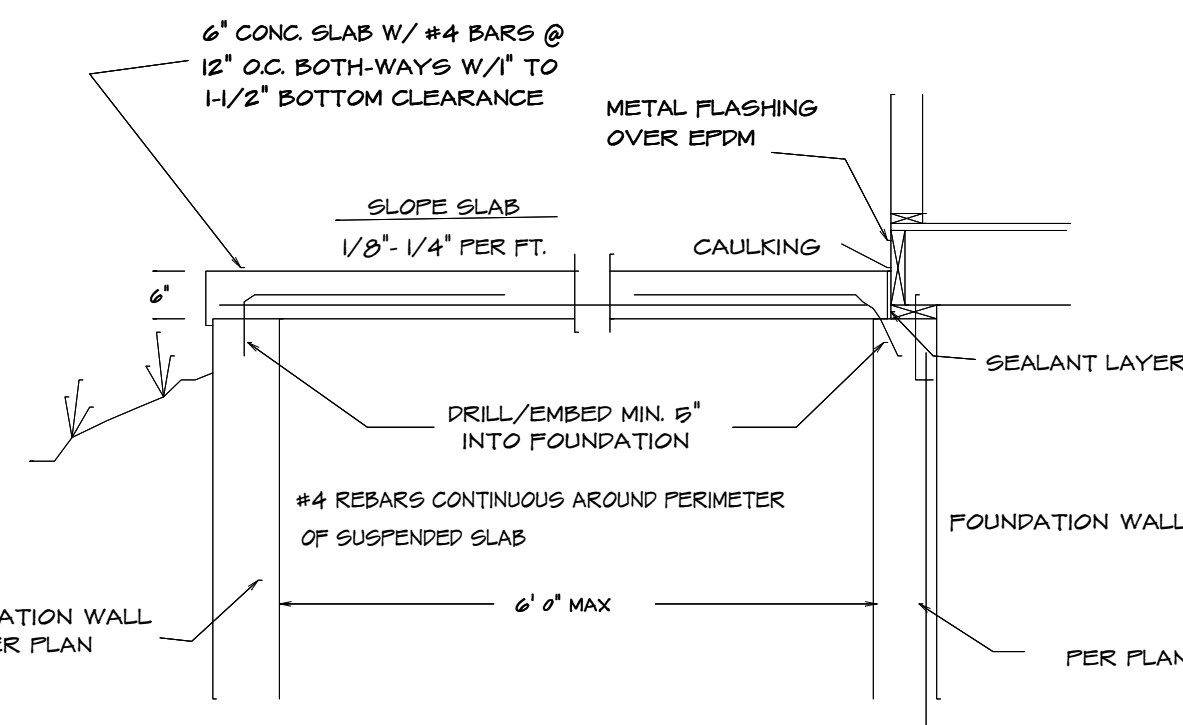
BRACED WALL SECTION



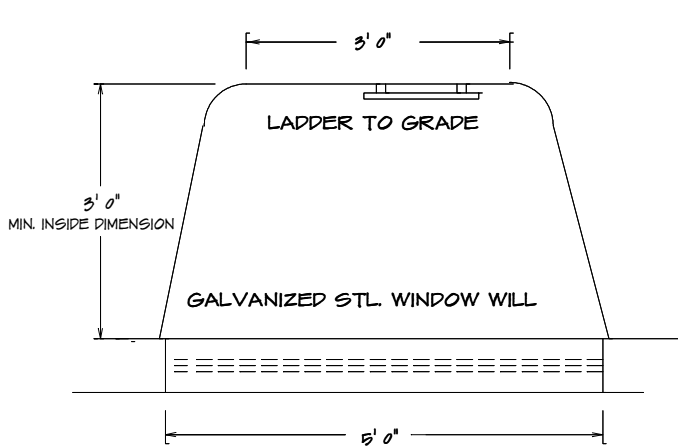
DECK SECTION



TYPICAL EGRESS WINDOW SECTION DETAIL



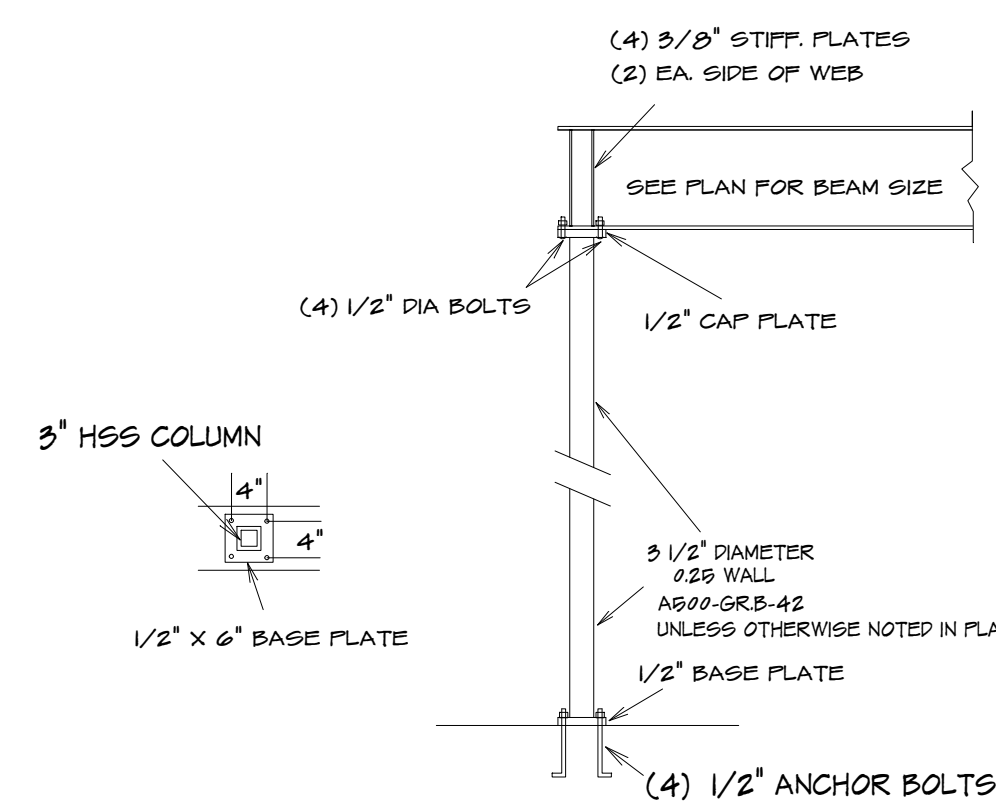
SUSPENDED PORCH STOOP DETAIL OPTIONAL



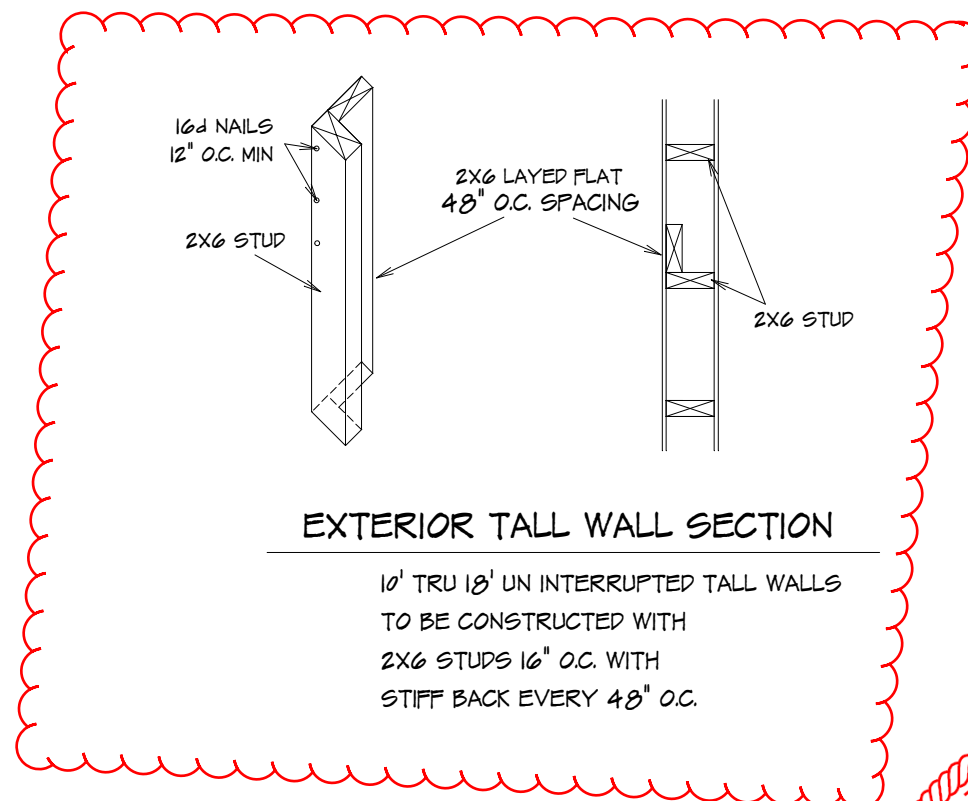
TYPICAL EGRESS WINDOW PLAN SECTION



TYPICAL F.P. FRONT



HSS COLUMN DETAIL



EXTERIOR TALL WALL SECTION

GARAGE

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

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC 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 66" OF THE FLOOR WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 66" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSURES FOR STAIRS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36"

EMERGENCY EGRESS

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"

ELECTRICAL OUTLETS

1. ALL OUTLETS TO BE ARC FAULT CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED
EXCEPT: REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND SINGLE OUTLET IN GARAGE FOR A FREEZER
2. ALL OUTLETS TO BE TAMPER RESISTANT

CARBON MONOXIDE ALARMS

Carbon monoxide alarms.
For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-burning appliances are installed and in dwelling units that have attached garages.

Carbon monoxide detection systems.
Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 722, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2978. Where a household carbon monoxide detection system is installed, it shall become a permanent feature of the occupancy, owned by the homeowner and shall be monitored by an approved supervising station.

FRAMING NOTE

1. ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH
2. ALL HEADERS TO BE MIN (3) #2-DX10
3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS
4. ALL HEADERS TO BEAR ON MIN. OF (3) 2X4 STUDS
5. JOIST UNDER BEAMS PARTITIONS SHALL BE DOUBLED AND COMPLY WITH 2408 IRC
6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALL PER 2408 IRC
7. WHERE CEILING JOIST ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOIST ARE NOT INSTALLED IN THE LOWER 1/3 OF ATTIC SPACE RAFTER TIES 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. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN)
10. MIN 21 YR. ASPHALT SHINGLES
11. 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 PER 2408 IRC

Guard opening limitations.
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.

Opening protection.
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.

SMOKE ALARMS:

2408 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 R314.9)

INSULATION NOTES:

2408 IRC
MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS:
EXTERIOR FRAMED WALLS (R10 OR R15+5)
FLOOR OVER HEATED SPACE R10
FLOOR OVER OUTSIDE AIR R10
ATTIC - BLOWN IN R40
CATHEDRAL CEILING R20

SHEET NO.	4	PLAN NO.	DD-7167	DATE DRAWN:	PHONE:	HOME BUYER:
APPROX. SQ.FT.	7067 SQ	FILE NAME:	7067 SQ	DATE REVISED:	PHONE:	BUILDER:
		DESIGNER:				SUB-DIVISION:

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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 8.75 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 R602.3(1) – continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

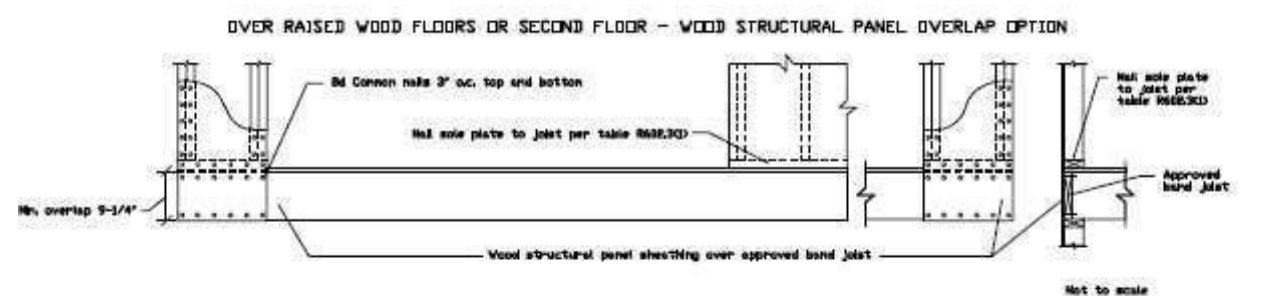
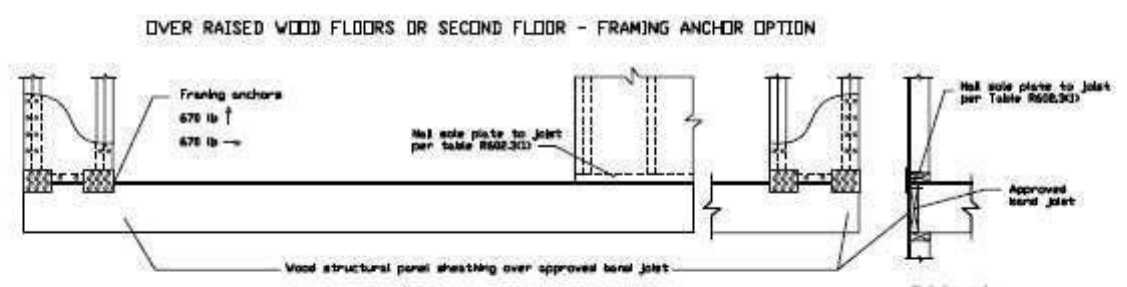
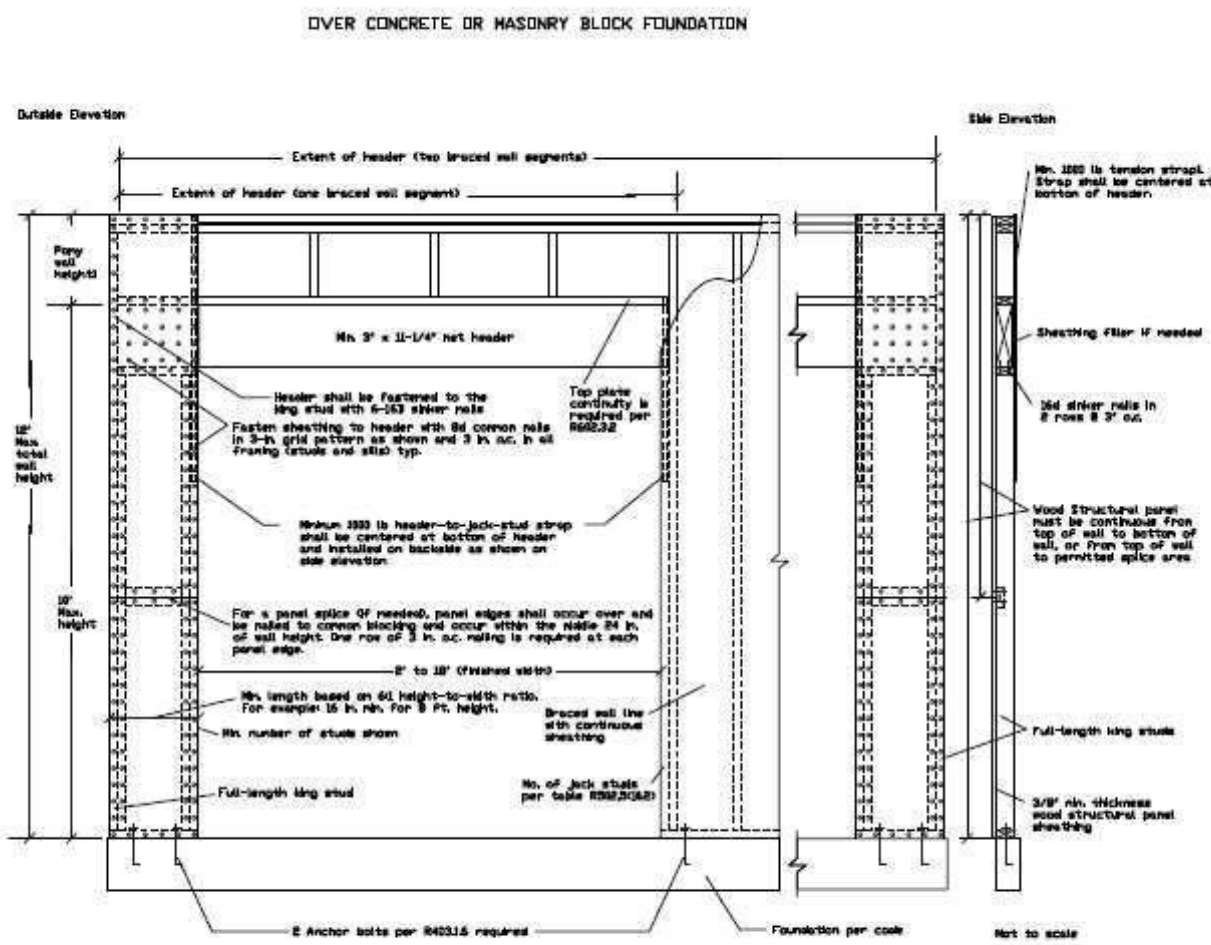
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, e}	SPACING OF FASTENERS	
			Edges (inches)	Intermediate supports ^{c, e} (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall) 8d common (2 1/2" × 0.131") nail (roof) ^f	6	12 ^g
33	1 1/2" - 1"	8d common nail (2 1/2" × 0.131")	6	12 ^g
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
Other wall sheathing ^b				
35	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
36	2 5/8" structural cellulose fiberboard sheathing	2 5/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing ^d	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
38	7/8" gypsum sheathing ^d	1 3/4" galvanized roofing nail, staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
A	Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

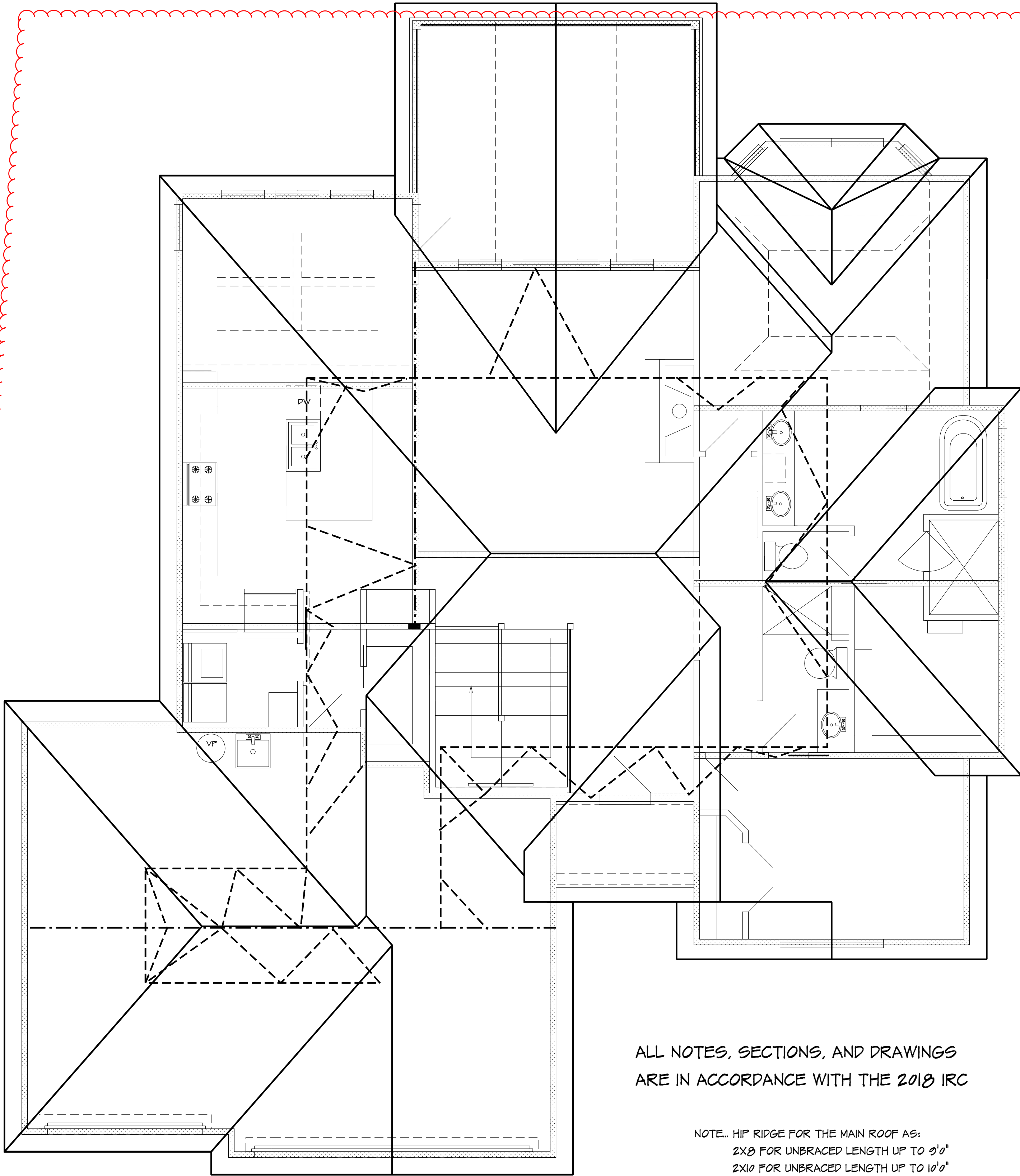
REQUIRED FOOTING:			
BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION
1 OR 2 STY.	8" T × 16" W	2-#4	5" FROM BTM.
3 STORY	8" T × 24" W	2-#4	5" FROM BTM.
ACC. STR.	8" T × 12" W	2-#4	5" FROM BTM.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-6d (2 1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—
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" × 20 gage ridge strap	3-10d (3" × 0.120")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")	—
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	—
Wall			
7	Built-up studs-face nail	16d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" × 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
12	Double studs, face nail	16d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	16d (3" × 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" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	—
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	—
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer at follows: 12" 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" × 0.135")	At each joist or rafter



CF-PF WALL BRACING SECTION



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

NOTE... HIP RIDGE FOR THE MAIN ROOF AS:
2X8 FOR UNBRACED LENGTH UP TO 0'0"
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

DD-7167-B

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	PHONE:	DATE REVISID:	DD-7167	8
BUILDER:	PHONE:	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
SUB-DIVISION:			7167 sec2	
LOT NO.				

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,
AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR
CORRECTIONS TO THE PLANS. BUILDER/CONTRACTOR TO CHECK FOR
ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOR PLANS.
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TO STRUCTURE.

