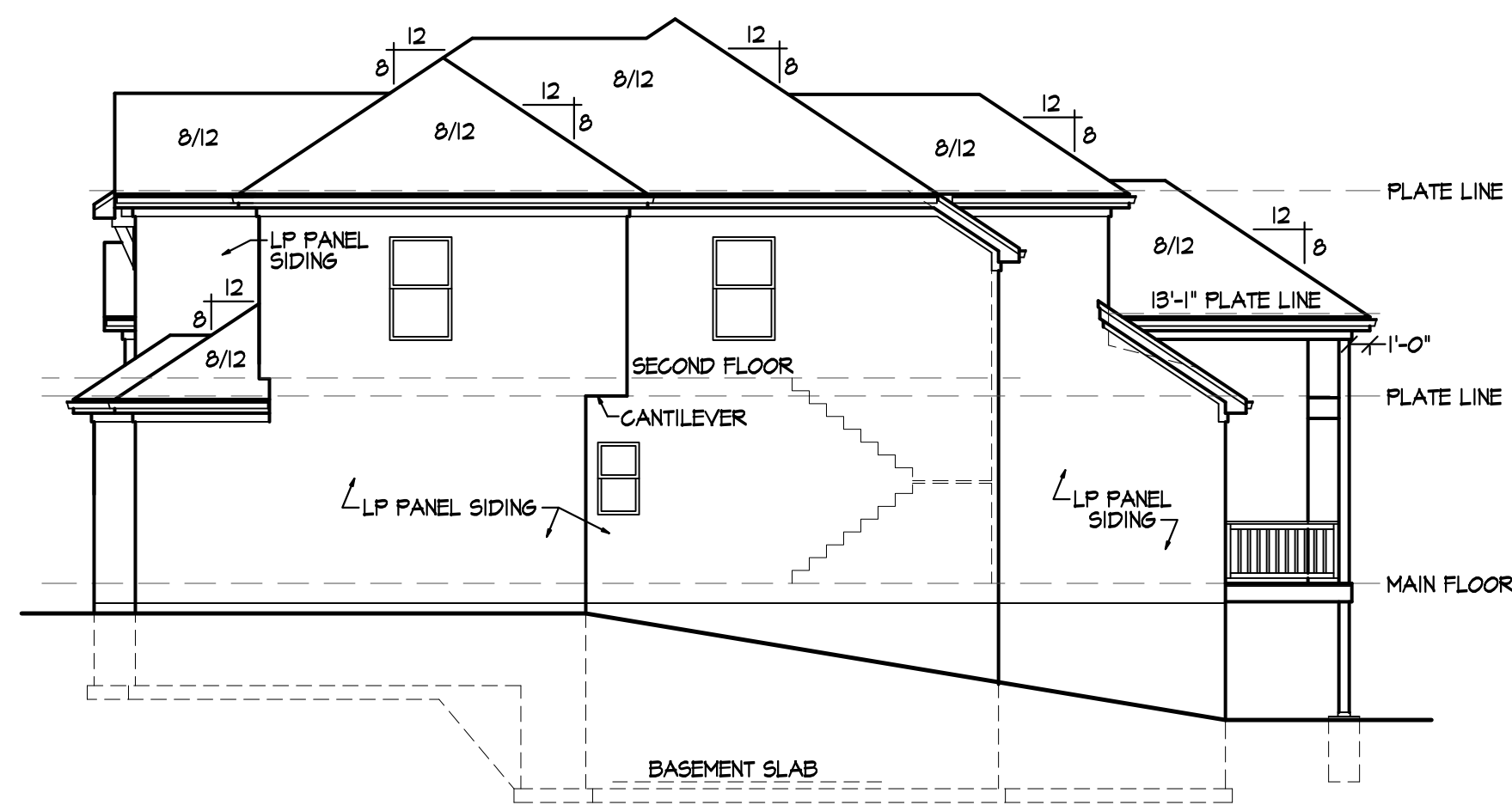
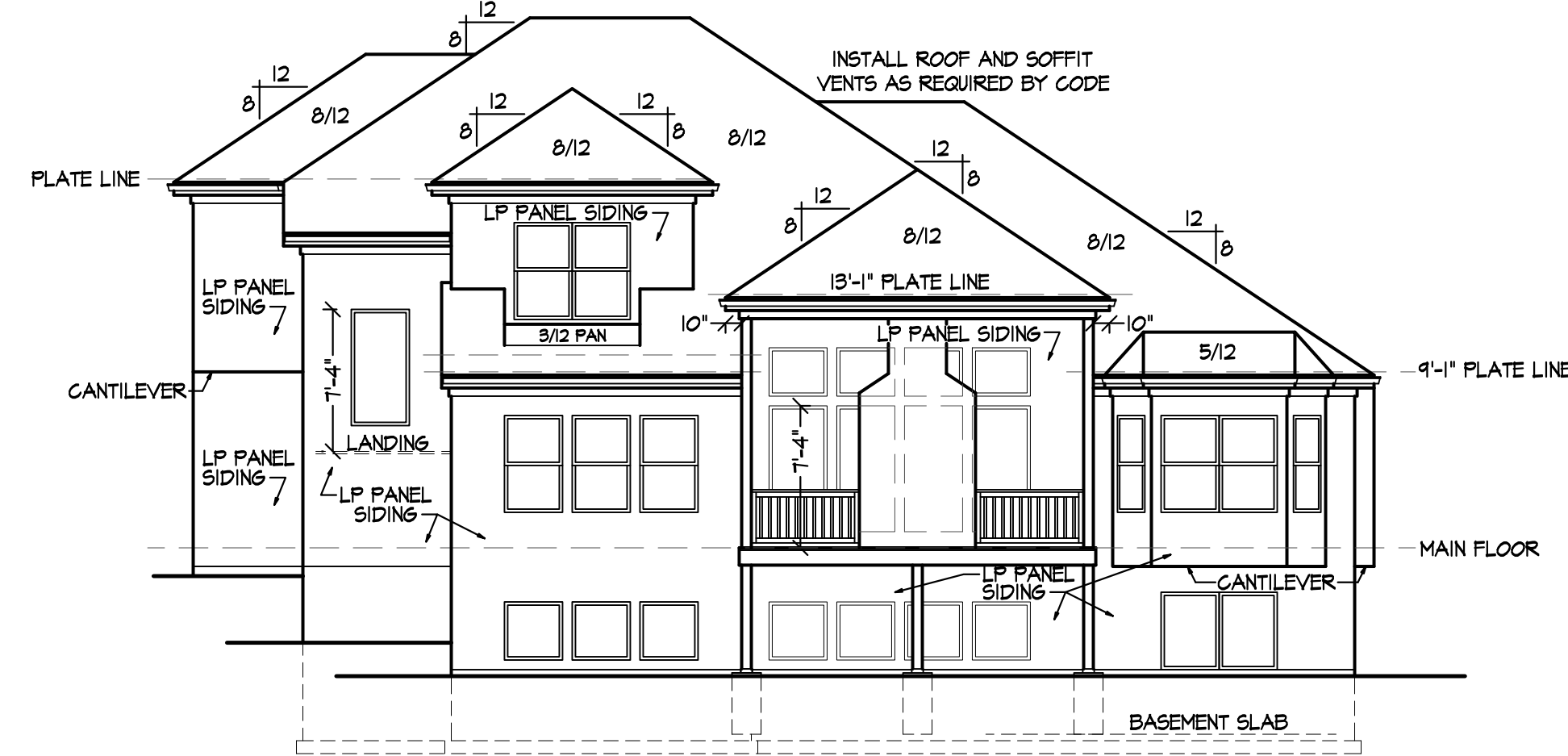




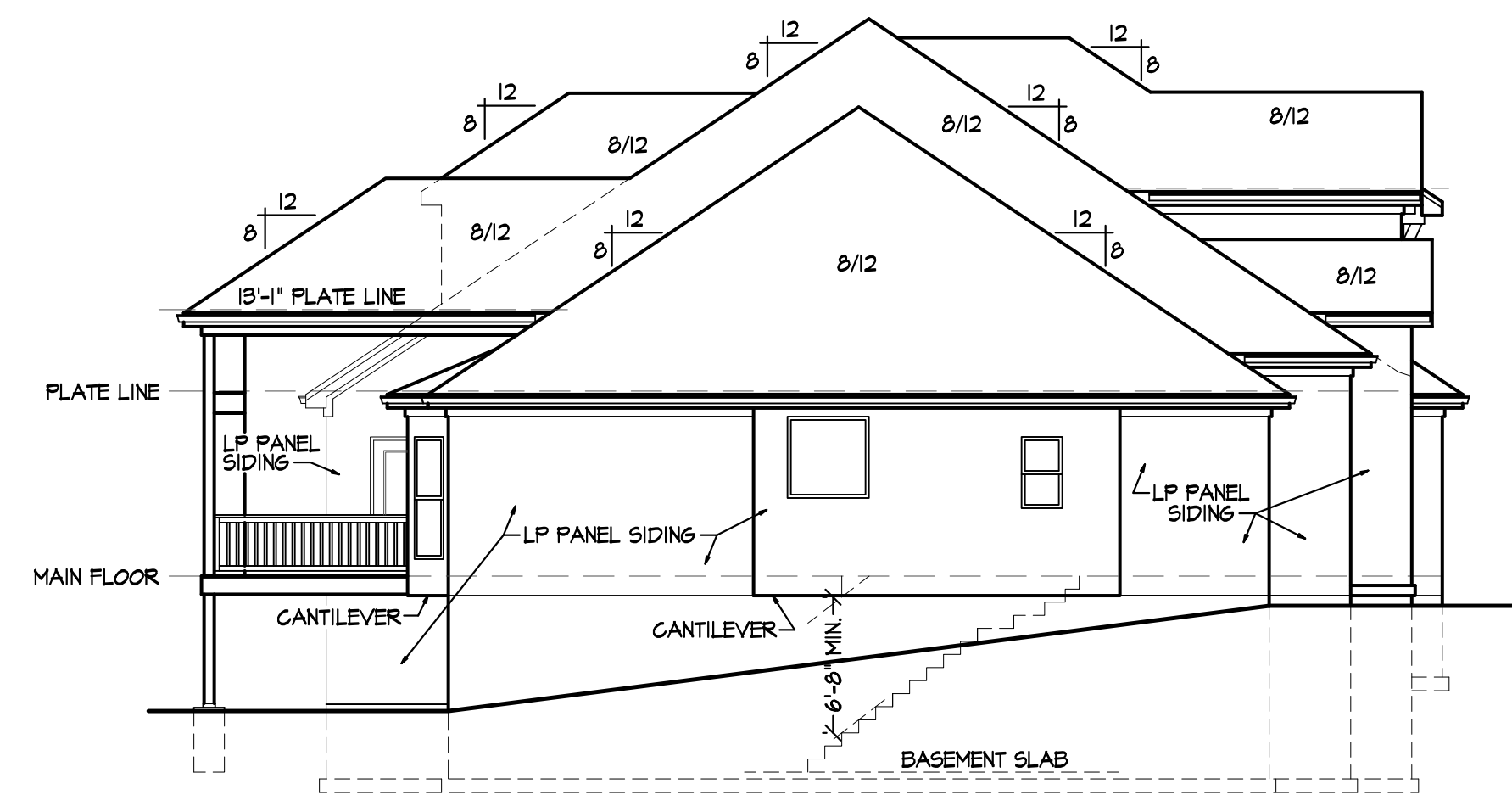
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

DISCLAIMER
ACTUAL PLANS AND ELEVATIONS MAY VARY
FROM ARCHITECTURAL DRAWINGS.
DUE TO TERRAIN/BACKFILL PROCESS.
FRONT ELEVATIONS ARE ARCHITECTURAL
DRAWINGS AND MAY VARY DUE TO
MATERIAL AVAILABILITY.

NOTE:
PLANS DESIGNED PER IRC AS
ADOPTED BY GOVERNING JURISDICTION

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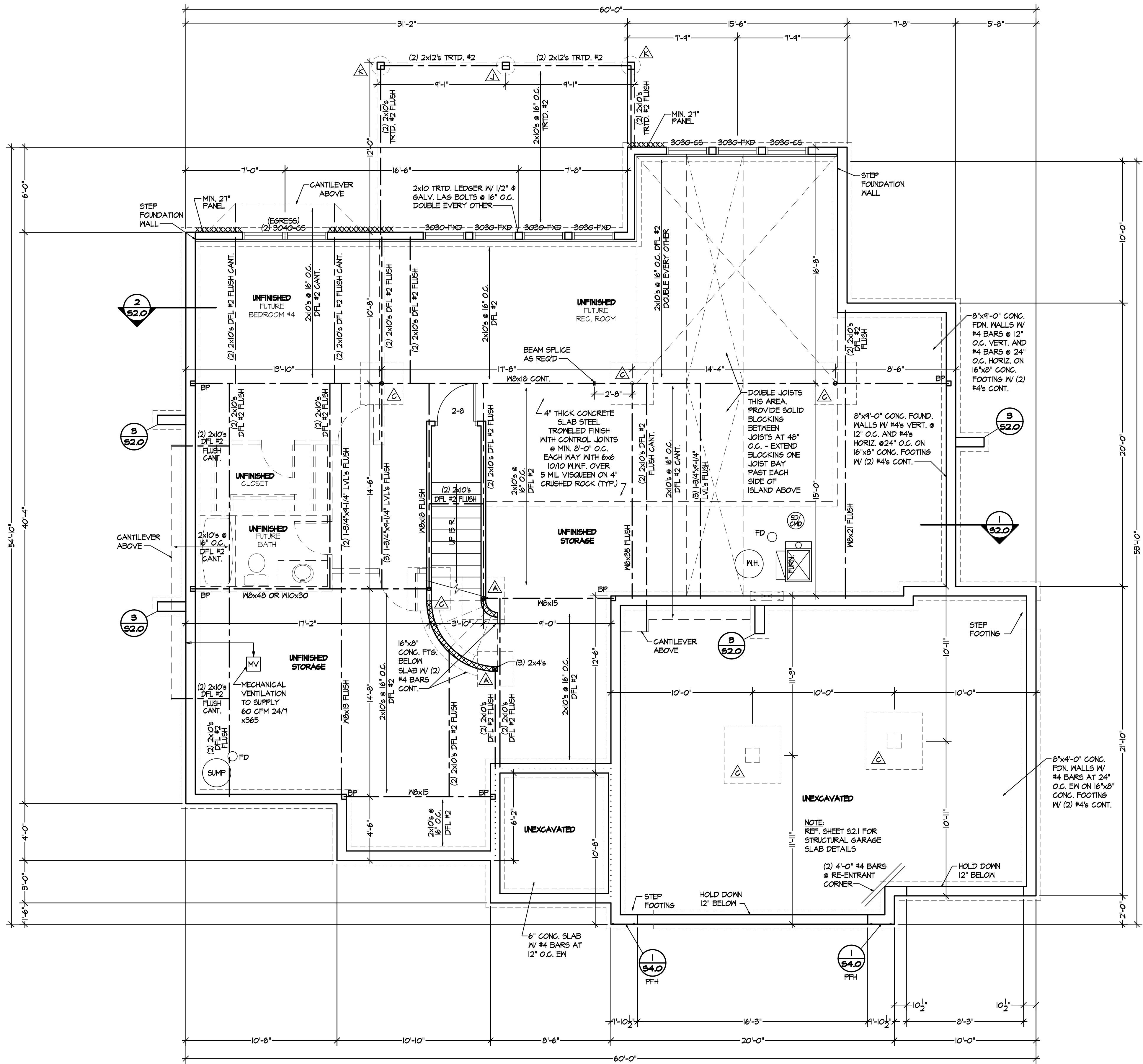
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/2" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX. UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/2" TYPE "W" OR "S" DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES).

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:

- ALL UNMARKED HEADERS MIN (2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
- [Symbol] = MIN 4'-0" BEARING WALL

COLUMN & PIER PAD SCHEDULE (REF. 5/S2.0)

COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE	COLUMN TYPE
[Symbol]	30" x 30" x 12"	(4) #4 BAR E.W.	3" NOMINAL	SCHEDULE 40 STEEL PIPE (F _y = 36 ksi Min.)
[Symbol]	36" x 36" x 12"	(4) #4 BAR E.W.	3" NOMINAL	
[Symbol]	42" x 42" x 12"	(5) #4 BAR E.W.	3" NOMINAL	
[Symbol]	48" x 48" x 12"	(6) #4 BAR E.W.	3" NOMINAL	
[Symbol]	54" x 54" x 16"	(8) #4 BAR E.W.	3 1/2" NOMINAL (4" OD)	
[Symbol]	60" x 60" x 16"	(10) #4 BAR E.W.	3 1/2" NOMINAL (4" OD)	

- 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.

COLUMN & PIER SCHEDULE

MARK	COLUMN SIZE	PIER DIA.
[Symbol]	6x6	12"
[Symbol]	6x6	16"
[Symbol]	6x6	18"
[Symbol]	6x6	24"
[Symbol]	6x6	28"

- ALL PIERS TO BEAR ON ORIGINAL, UNDISTURBED SOIL OF 2,000 PSF BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- PIERS SHALL EXTEND BELOW THE FROST LINE: MIN. DEPTH OF 36" BELOW GRADE.
- POST SHALL BE TREATED OR CEDAR WITH SIMPSON ABU66 POST BASE

DETAIL REFERENCES

[Symbol] TYPICAL FOUNDATION WALL DETAIL

[Symbol] TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL

[Symbol] TYPICAL DEAD MAN DETAIL

[Symbol] FOUNDATION WALL JUMP DETAIL

[Symbol] COLUMN PAD DETAIL

[Symbol] TYPICAL STRUCTURAL GARAGE SLAB PLAN

[Symbol] STRUCTURAL GARAGE SLAB PIER PAD DETAIL

[Symbol] STRUCTURAL GARAGE SLAB / WALL SECTION

[Symbol] TYPICAL OVERDIG DETAIL AT BASEMENT SLAB

[Symbol] ALTERNATE BRACED WALL PANEL DETAIL

[Symbol] APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS ALT.

[Symbol] COLUMN AND PIER PAD SCHEDULE (SHEET S2.0)

EXPANSIVE SOILS DISCLAIMER:

THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

ALL WINDOW SIZES ARE EXPRESSED IN FEET AND INCHES TO THE UNIT SIZE.

NOTE:
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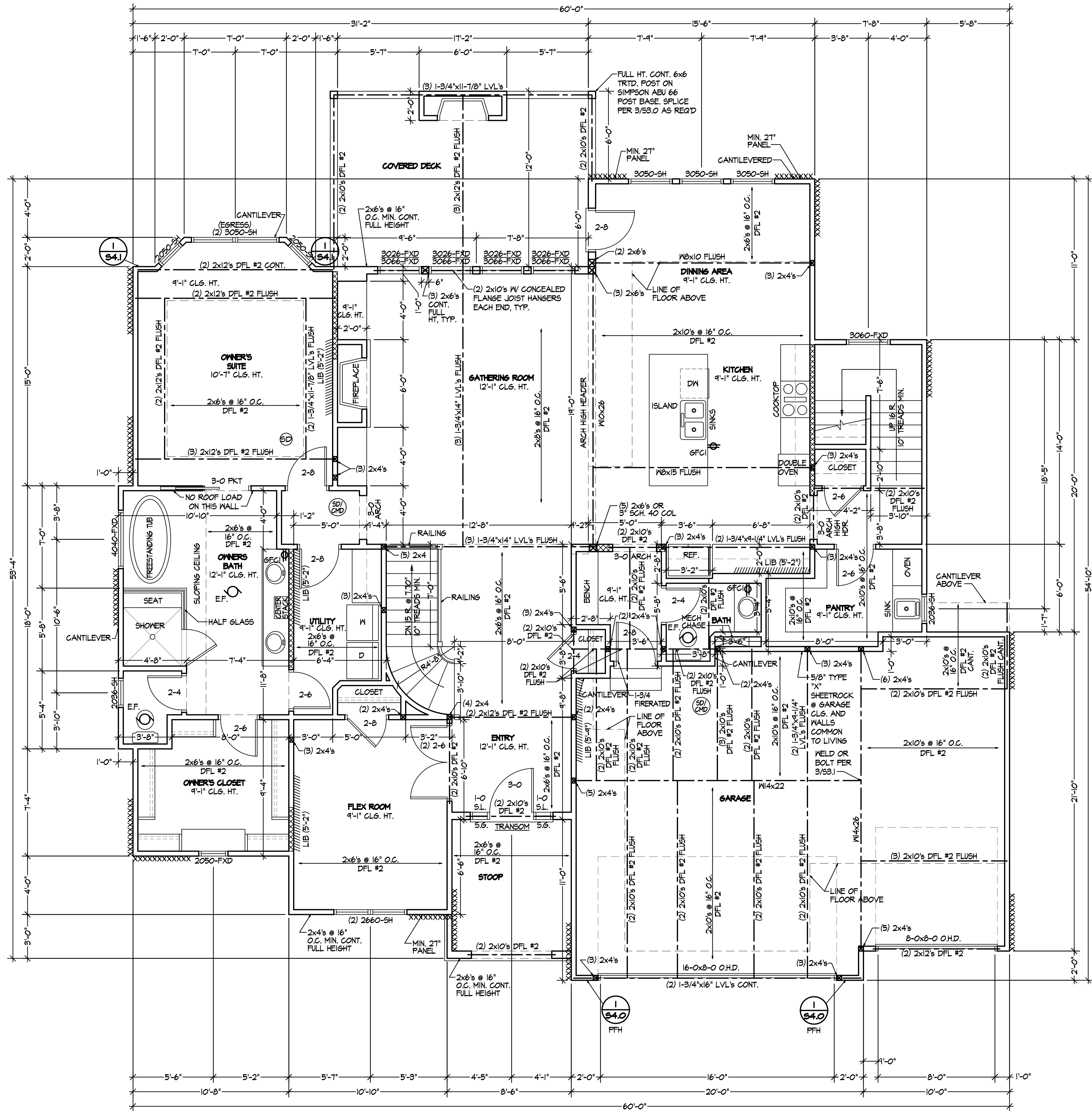
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PROJ. #20-154



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/2" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX. UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:

- ALL UNMARKED HEADERS MIN (2)#2x10
- ALL HEADERS AND BEAMS MIN #2
- GRADE DFL (OR EQ.)
- XXXXXXXX = MIN 4'-0" BEARING WALL

MAIN FLOOR -	1,970 SQ. FT.
SECOND FLOOR -	964 SQ. FT.
LOWER LEVEL -	25 SQ. FT.
TOTAL	2,961 SQ. FT.
UNFINISHED BASEMENT	1,812 SQ. FT.
COVERED DECK/PATIO	215 SQ. FT.
GARAGE	650 SQ. FT.

*ALL WINDOWS TO HAVE U = 0.4 OR LESS.

ALL WINDOWS SIZES ARE EXPRESSED
IN FEET AND INCHES TO THE UNIT
SIZE.

NOTE:
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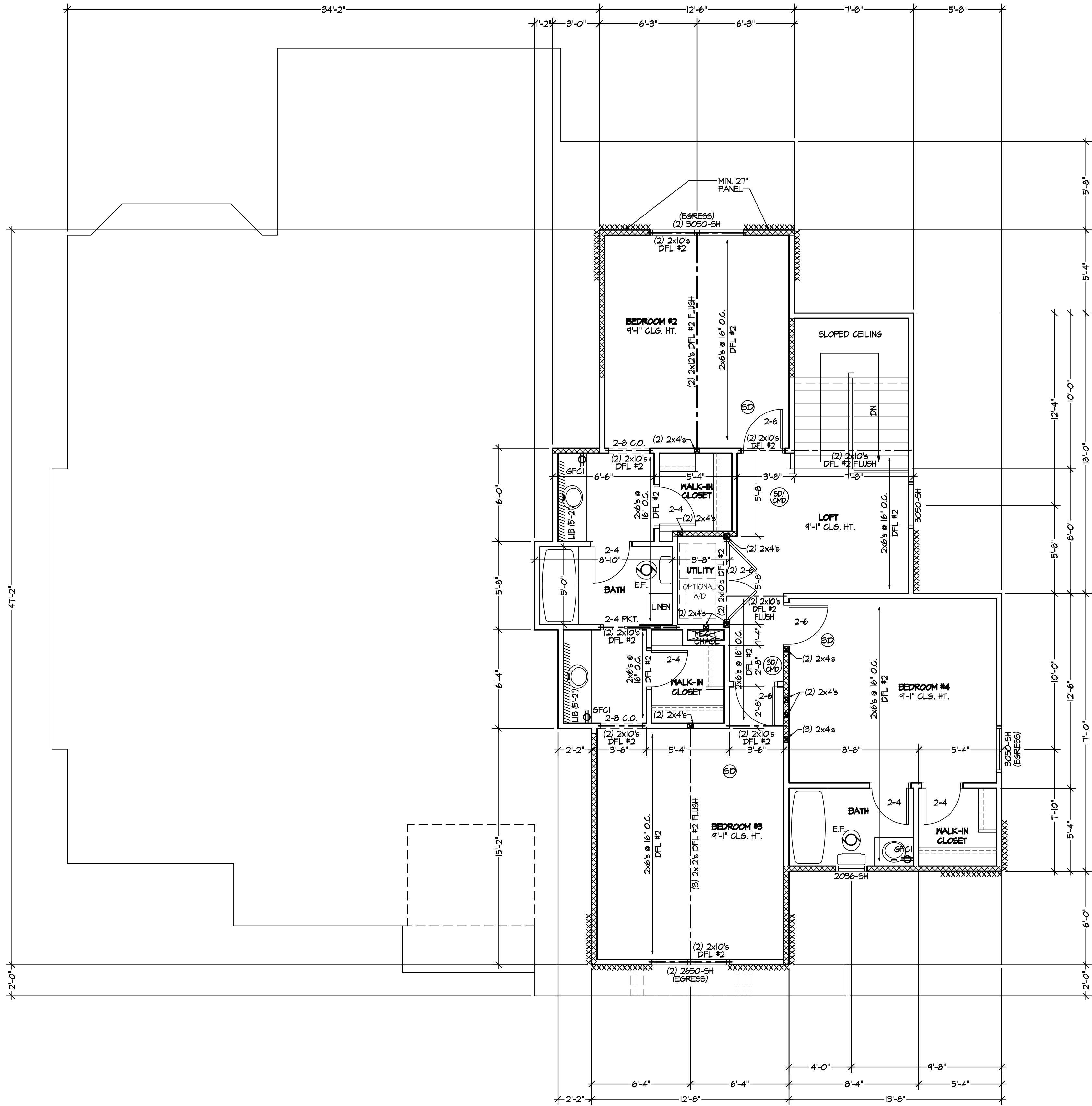
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX, UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2-S4.0):

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR

LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:

- ALL UNMARKED HEADERS MIN (2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2
- GRADE DFL (OR EQ.)
- [XXXXXX] = MIN 4'-0" BEARING WALL

*ALL WINDOWS TO HAVE U = 0.4 OR LESS.

ALL WINDOWS SIZES ARE EXPRESSED
IN FEET AND INCHES TO THE UNIT
SIZE.

NOTE:
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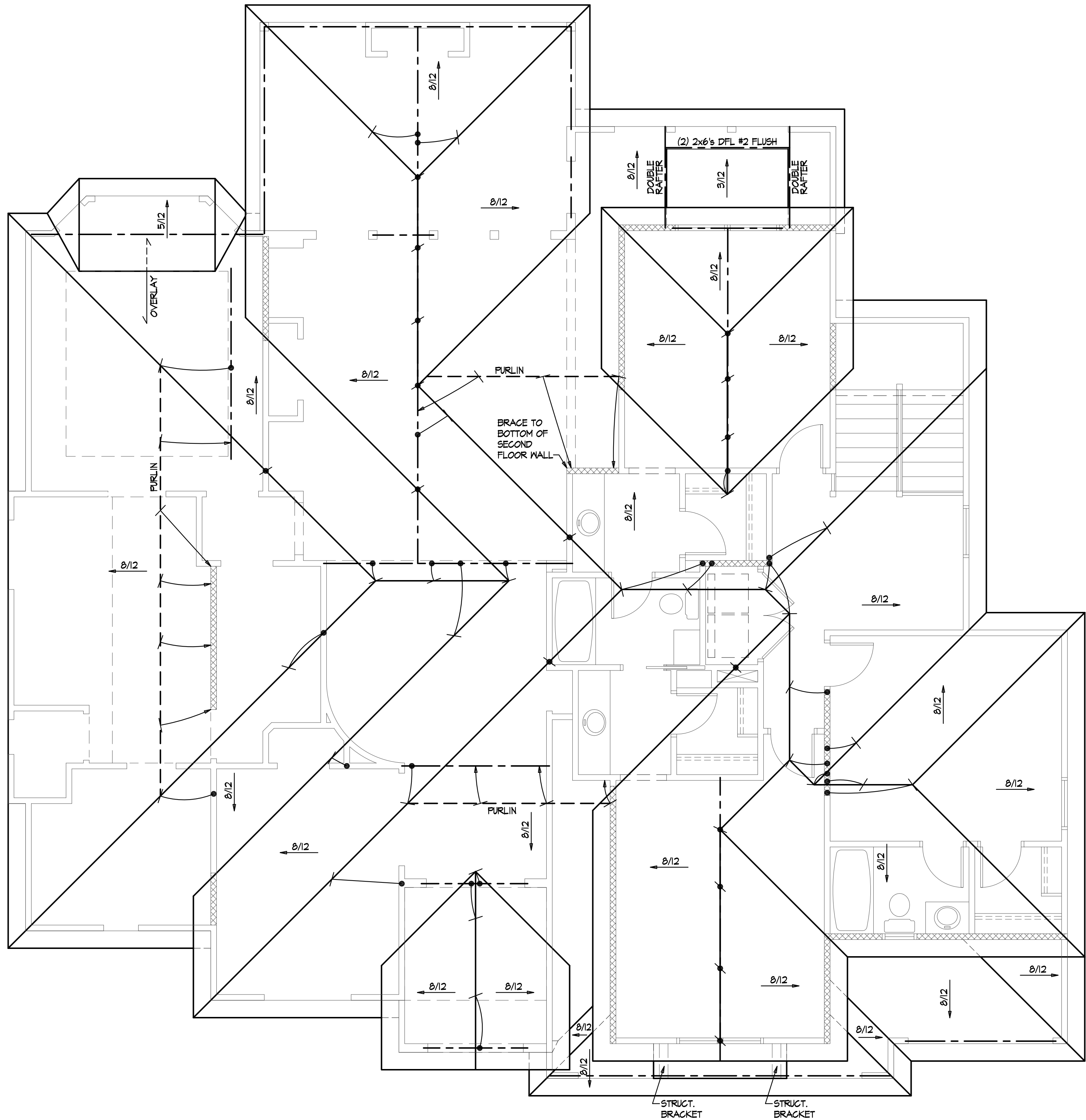
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ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

ROOF DESIGNED FOR LIGHT ROOF COVERING
30psf TOTAL LOAD [10psf DL, 20psf LL (SL)]

ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS
OF IRC 802

*RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL):
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	11'-7"
#2-2x6	AT 16" OC	14'-2"
#2-2x8	AT 24" OC	14'-8"
#2-2x8	AT 16" OC	17'-11"
#2-2x10	AT 24" OC	17'-10"
#2-2x10	AT 16" OC	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	AT 24" OC	8'-6"
#2-2x6	AT 16" OC	9'-9"
#2-2x8	AT 24" OC	11'-3"
#2-2x8	AT 16" OC	12'-9"
#2-2x10	AT 24" OC	14'-3"
#2-2x10	AT 16" OC	16'-3"

APEX ENGINEERS, INC. RECOMMENDED
DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

*RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)

#2-2x10 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

*ALL HIPS AND VALLEYS ARE (UNLESS OTHERWISE NOTED)

#2-2x10 UP TO 9:12 PITCH

#2-2x12 OVER 9:12 PITCH

*PURLINS ARE 2x6 MIN

- PURLIN STRUTS ARE AT 4'-0" OC

- PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS
THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL

- ALL PURLIN STRUTS SHALL HAVE A MAX UNBRACED
LENGTH OF 8'-0"

- PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T"
CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2)2x4	8'-0"
(1)2x4 AND (1)2x6	12'-0"
(1)2x6 AND (1)2x8	20'-0"
(2)2x6 AND (1)2x8	30'-0"
CONSULT ARCH ENGR	>30'-0"

*EACH END OF STRUT SHALL BE FASTENED WITH MIN (3)8d
OR (2)16d NAILS

*RIDGE BRACERS ARE SAME AS PURLIN BRACES-SPACING,
SIZE, CONFIGURATION, AND INSTALLATION (SEE PURLIN
BRACE NOTES ABOVE)

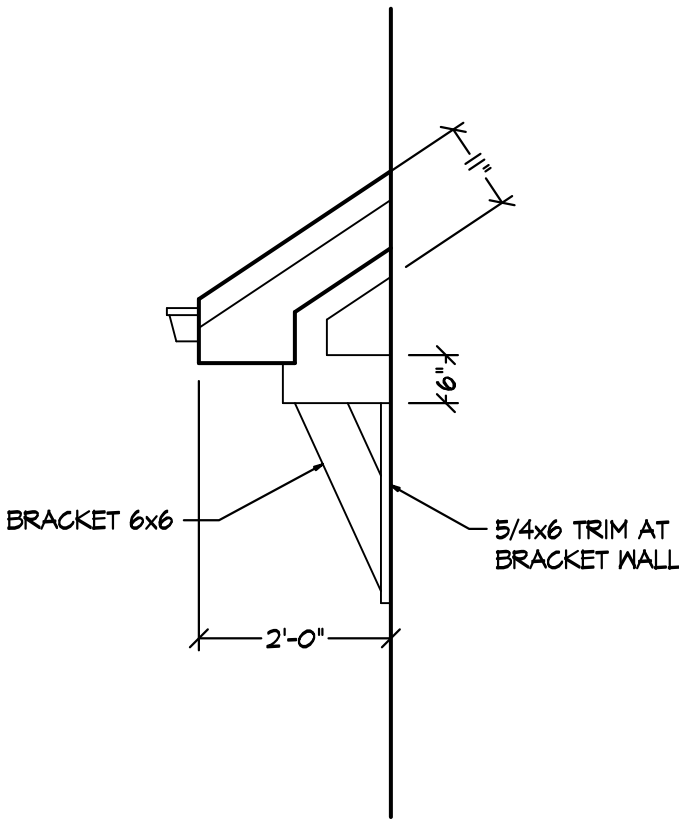
*HIP AND VALLEY BRACES ARE THE SAME AS PURLINS SIZE,
CONFIGURATION, AND INSTALLATION (SEE PURLIN BRACE
NOTES ABOVE)

= ROOF BRACE/STRUT (PER CHART)
-SLASH IS TOP END OF BRACE
-CIRCLE IS BOTTOM END OF BRACE

= PURLIN STRUTS AT 48" OC (PER CHART) U.N.O.
-SLASH IS TOP END OF BRACE
-ARROW IS BEARING LOCATION

--- DENOTES BEARING WALL
--- DENOTES PURLIN
=== DENOTES BEARING STRUCTURE

1. THIS IS AN ENGINEERED ROOF STRUCTURE
DESIGNED FOR COMPLIANCE WITH IRC 802.3,
BUILD AS SHOWN WITH NO DEVIATIONS.
2. ALL HIPS ARE DESIGNED TO BE CONTROLLED BY
BENDING.
3. SHEAR AT BEARING WITH MIN 5 1/2" DEPTH DOES
NOT CONTROL DESIGN. FOR VALLEYS REF 4/S3.2



BRACKET DETAILS

SCALE: 1/2" = 1'-0"

NOTE:
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