



SITE ADDRESS:
205 NW AMBERSHAM DR.
LEE'S SUMMIT, MO

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

REAR ELEVATION

1/8" = 1'0"

LEFT ELEVATION

1/8" = 1'0"

RIGHT ELEVATION
 $1/8" = 1'0"$

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



SQUARE FOOTAGE

LIVING AREA

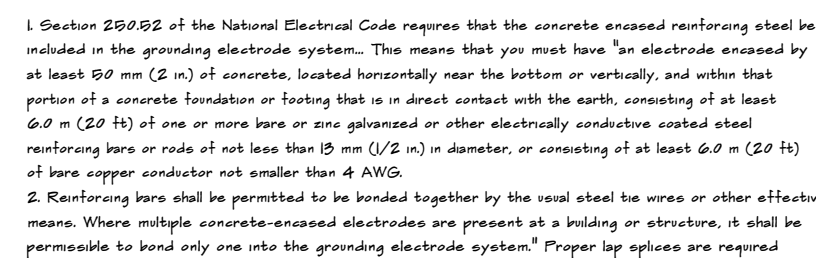
FIRST FLOOR = 1920
BASEMENT = 1362
COVERED DECK = 387

UNFINISHED AREA

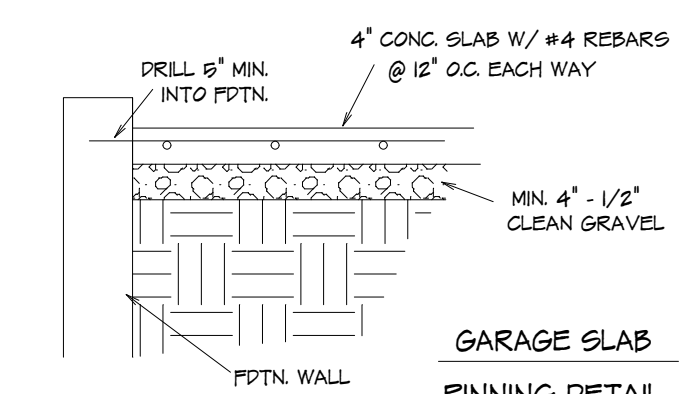
STORAGE = 290
GARAGE = 754

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY. BUILDING SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN ON THE PLANS. VARIATIONS IN FOUNDATION, FLOOR, AND ELEVATIONS, ALSO VERIFY ALL BEAM, RAFTERS, JOISTS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT LAYOUT, SET BACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESSEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

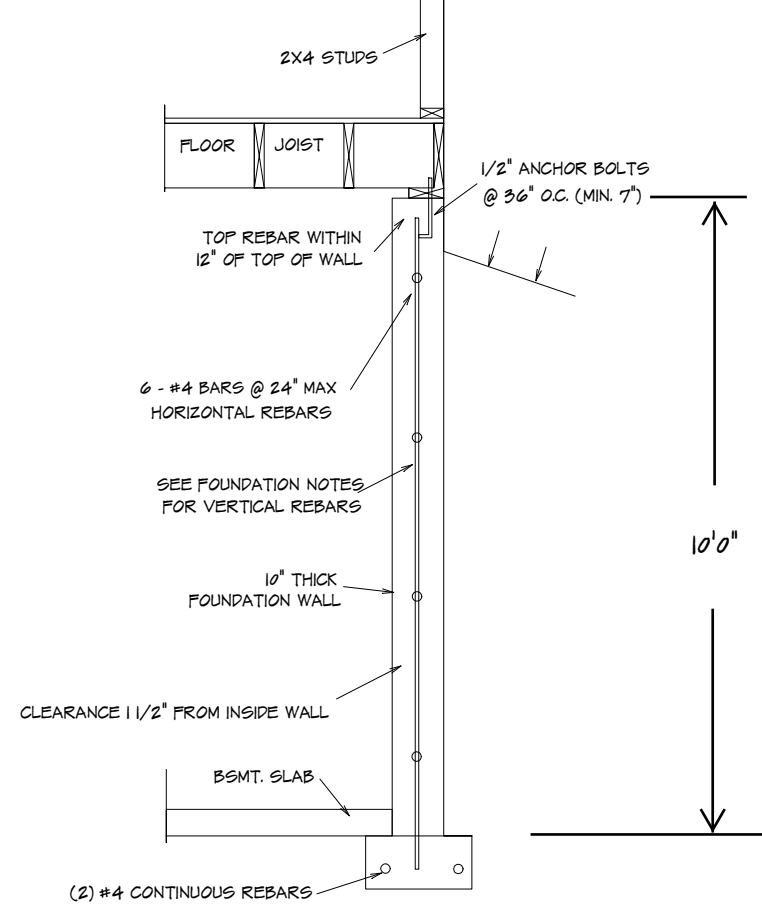
HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	SF-7027	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7027 FRNT	



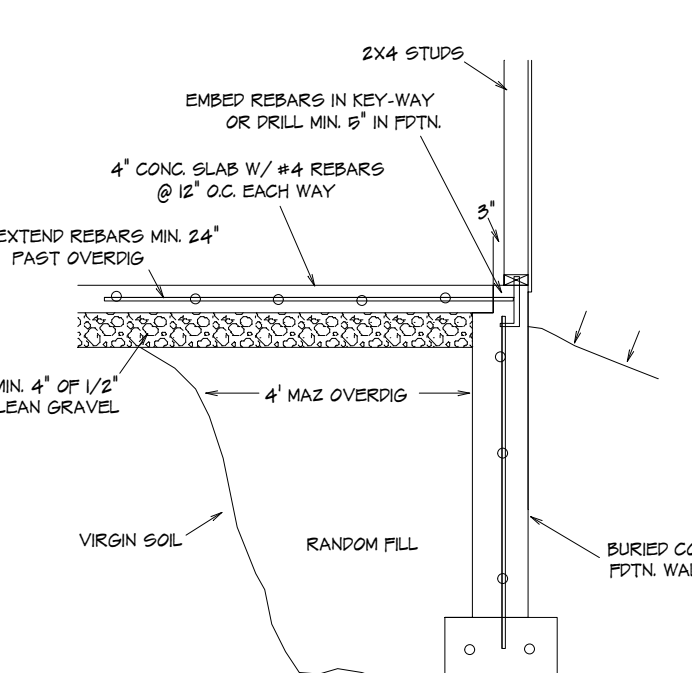
UPPER GROUNDING SECTION



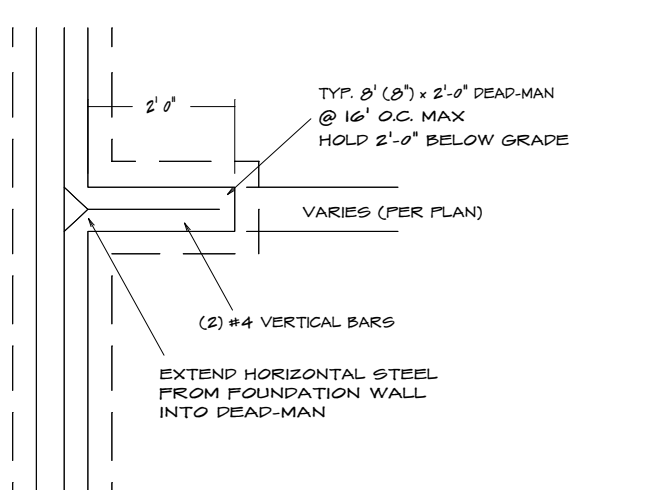
TYPICAL EGRESS WINDOW PLAN SECTION



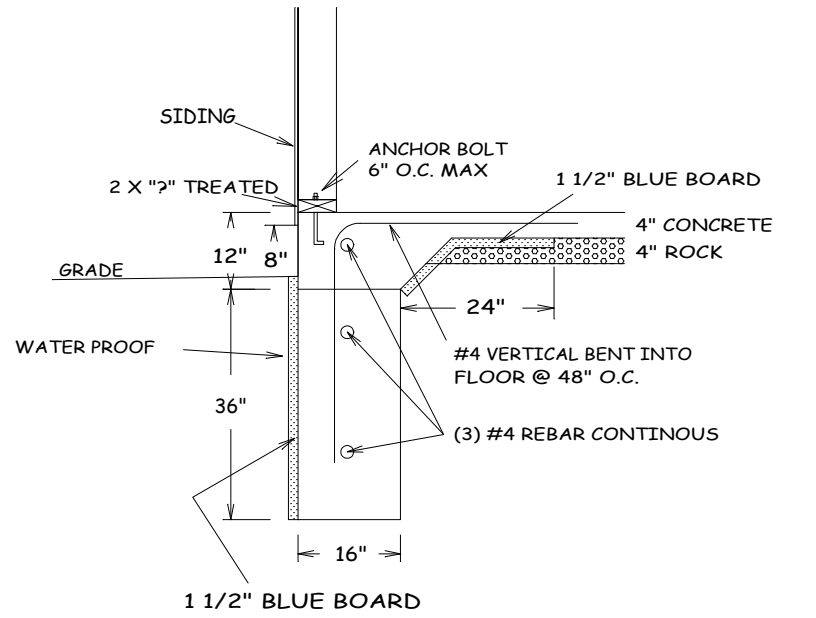
TYPICAL FOUNDATION WAL



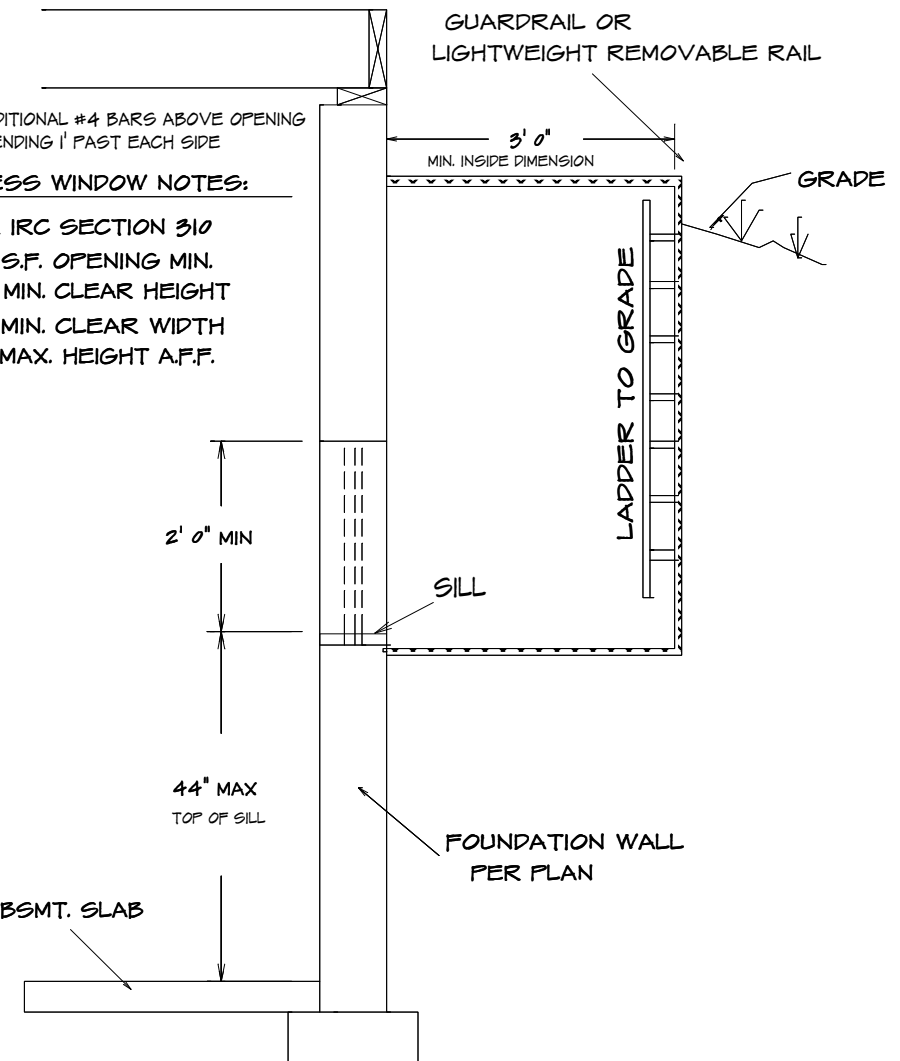
TYPICAL OVERDIG @ SLAB



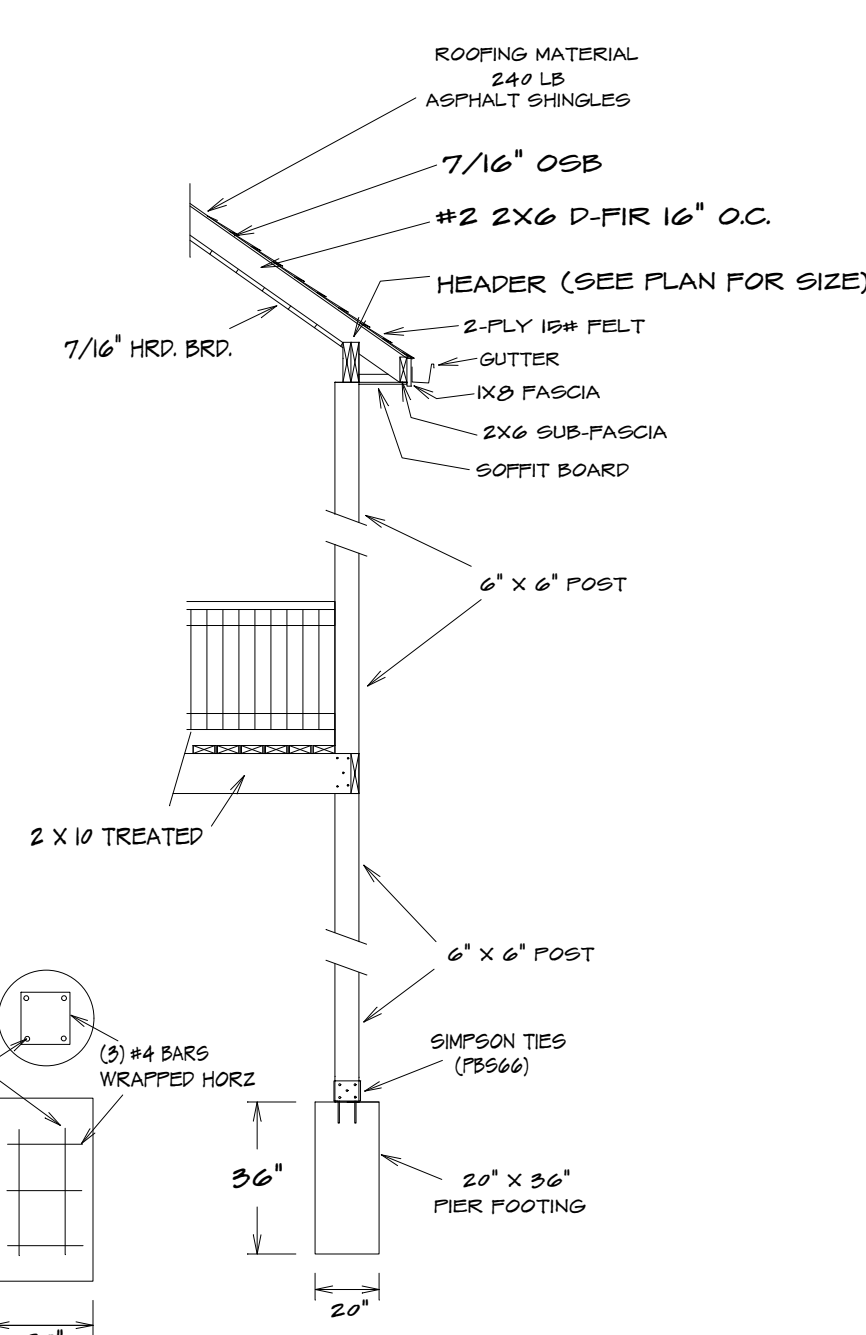
TYPICAL DEAD-MAN SECTION



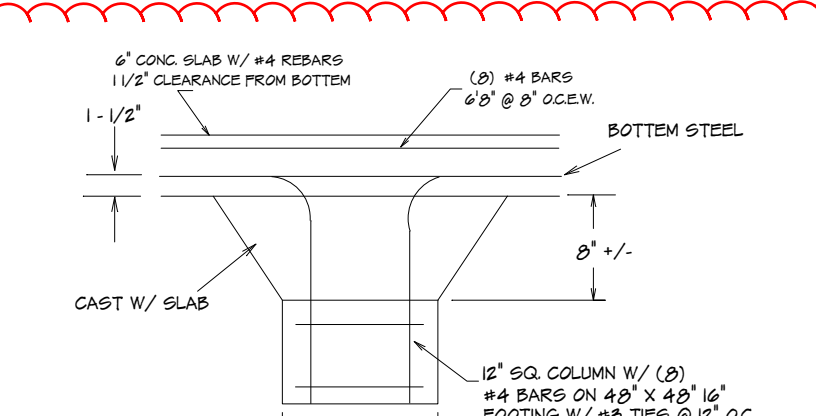
FROST FOOTING



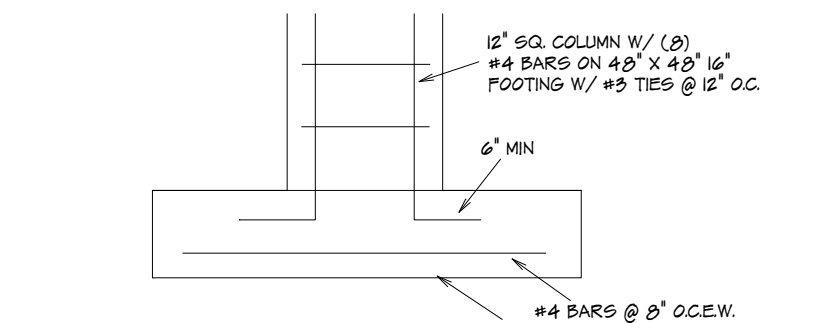
TYPICAL EGRESS WINDOW SECTION DETAIL



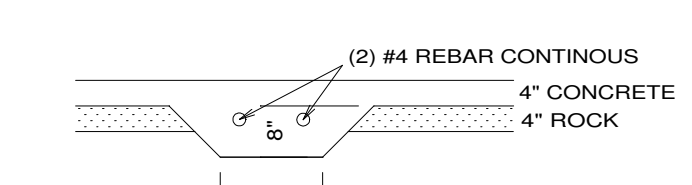
DECK SECTION



SLAB AT PEDESTAL



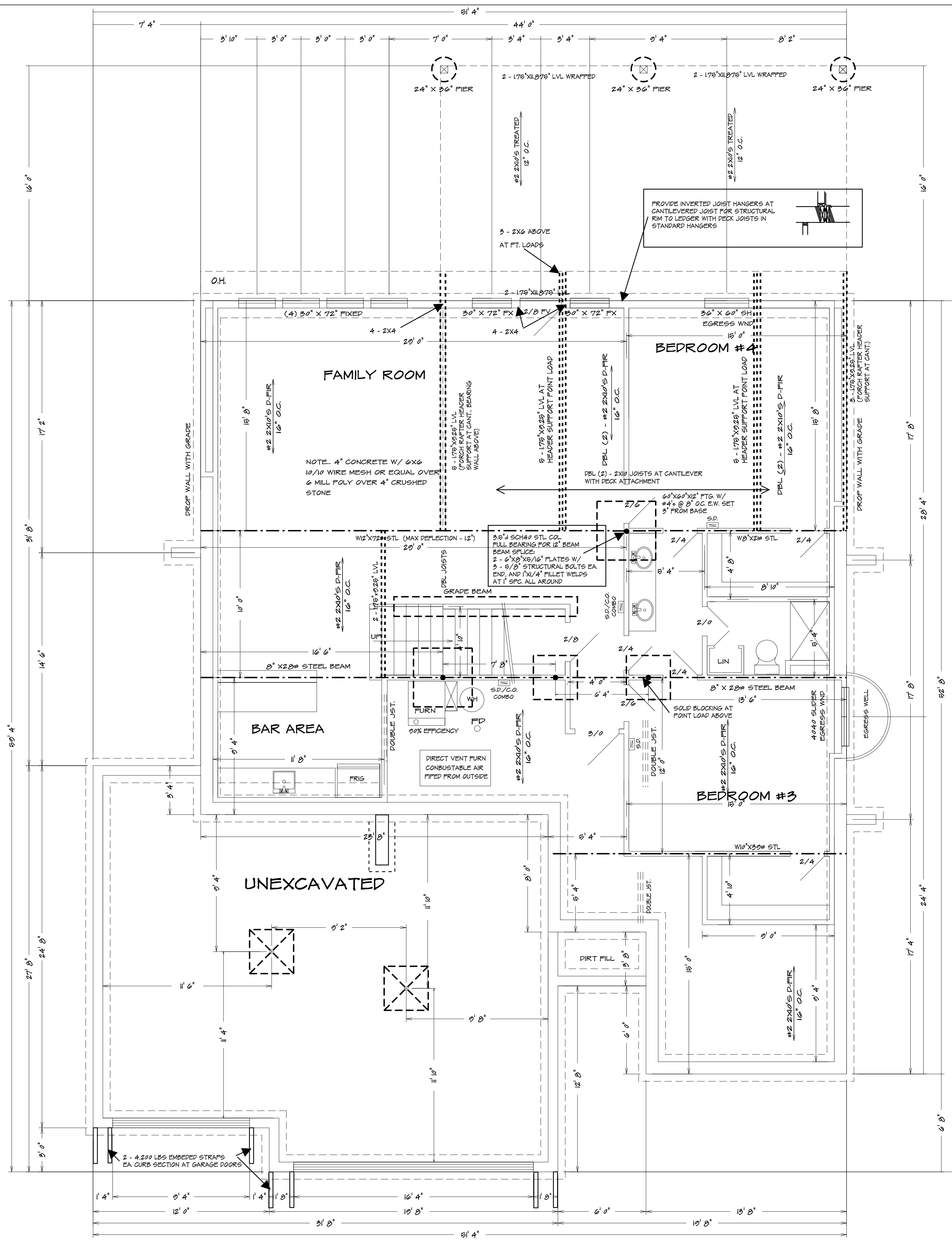
PEDESTAL AT FOOTING



GRADE PAD

$$1/2'' = 1'0''$$

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BASIS PLAN

$$1/4'' = 1/2''$$

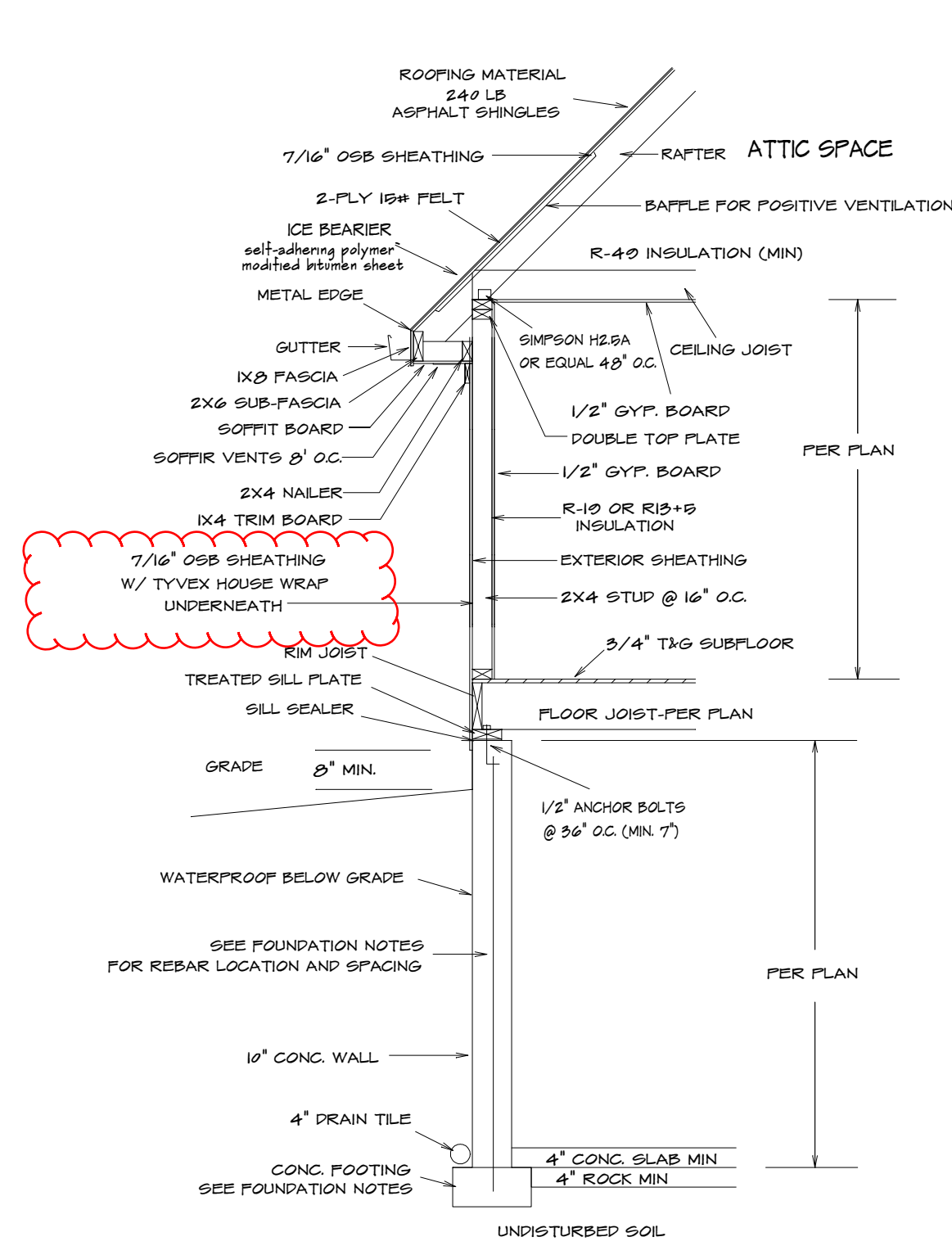
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LEE'S SUMMIT, MO

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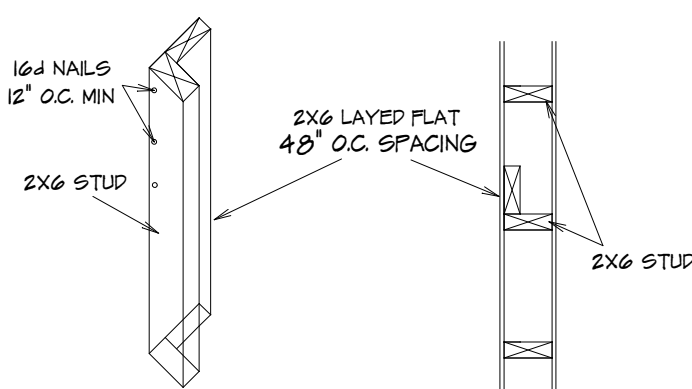
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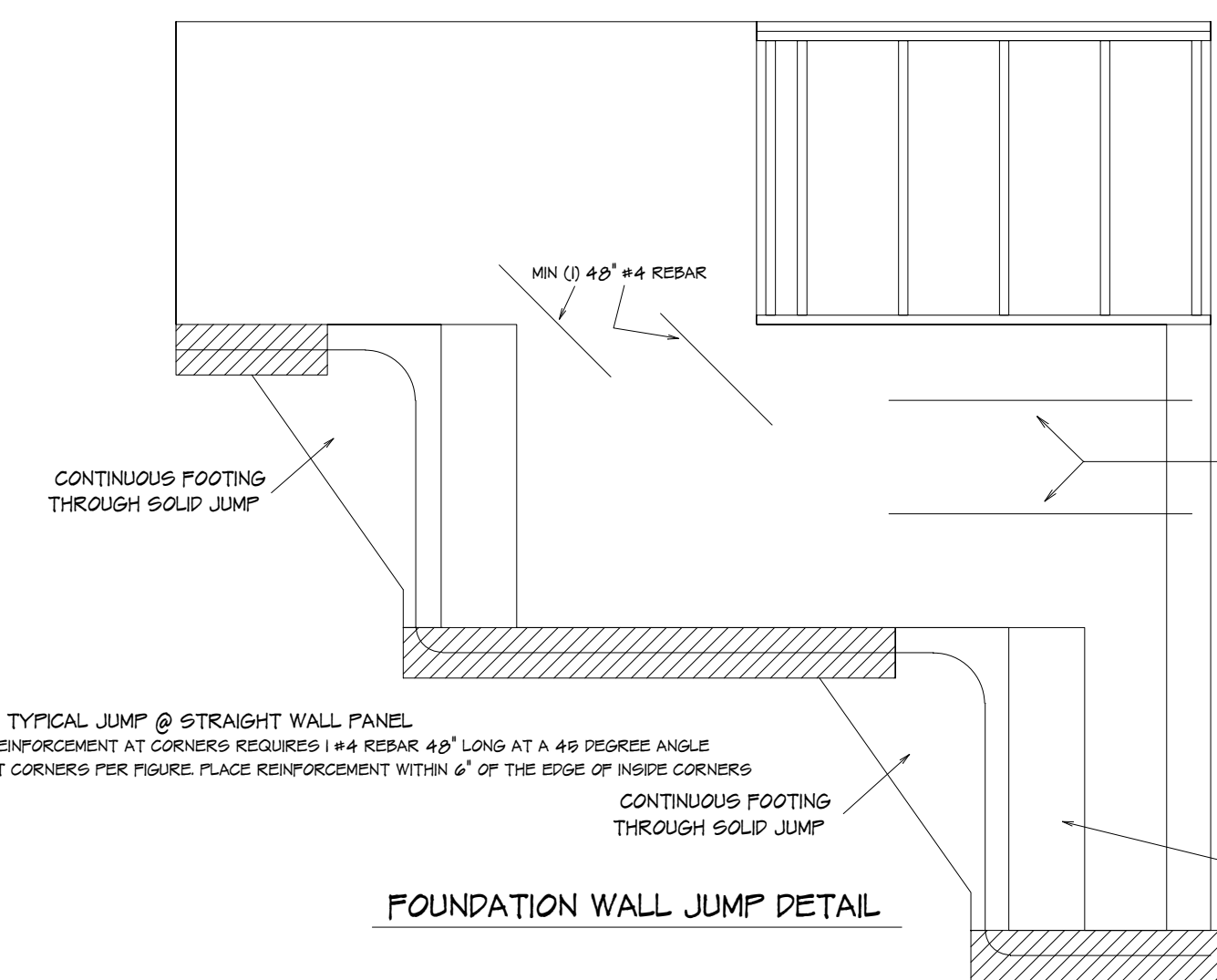


TYPICAL WALL SECTION

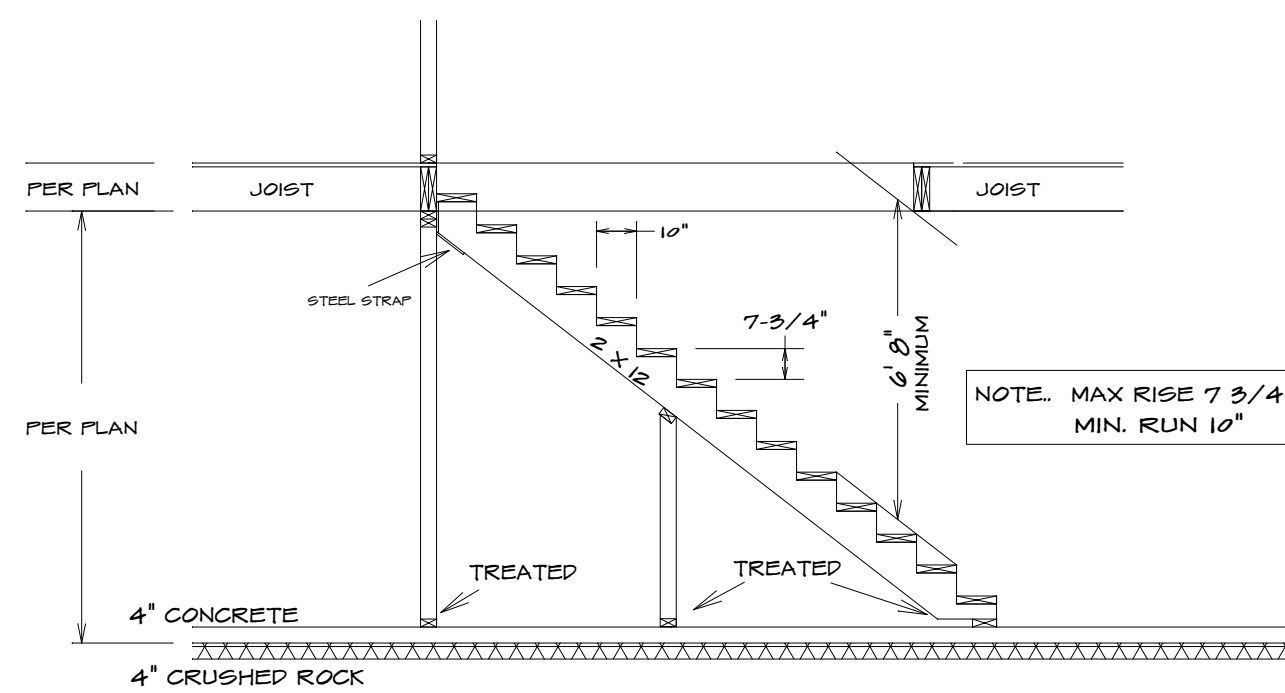


EXTERIOR TALL WALL SECTION

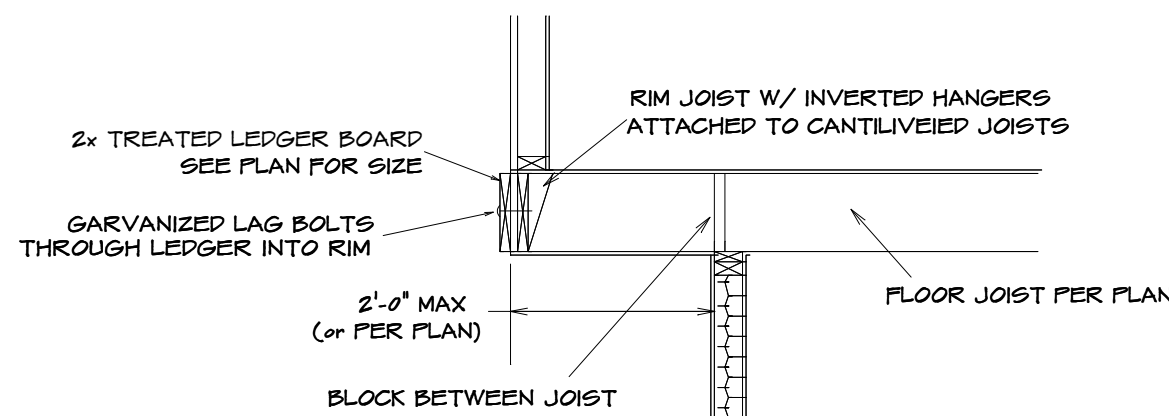
10' TRU 10" TALL WALLS UNINTERRUPTED TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.



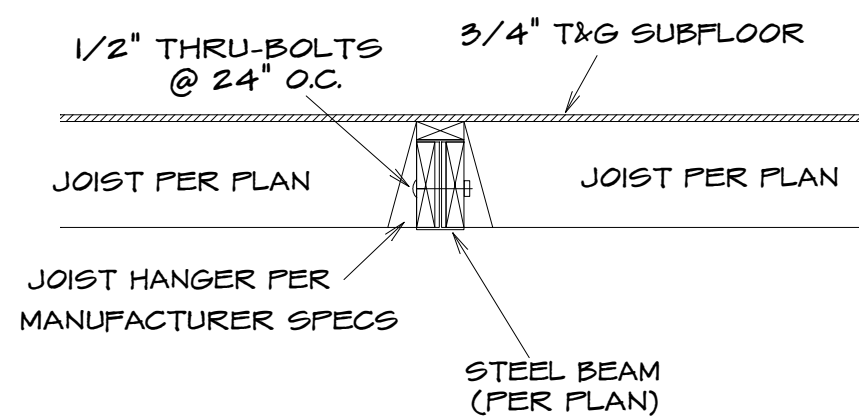
FOUNDATION WALL JUMP DETAIL



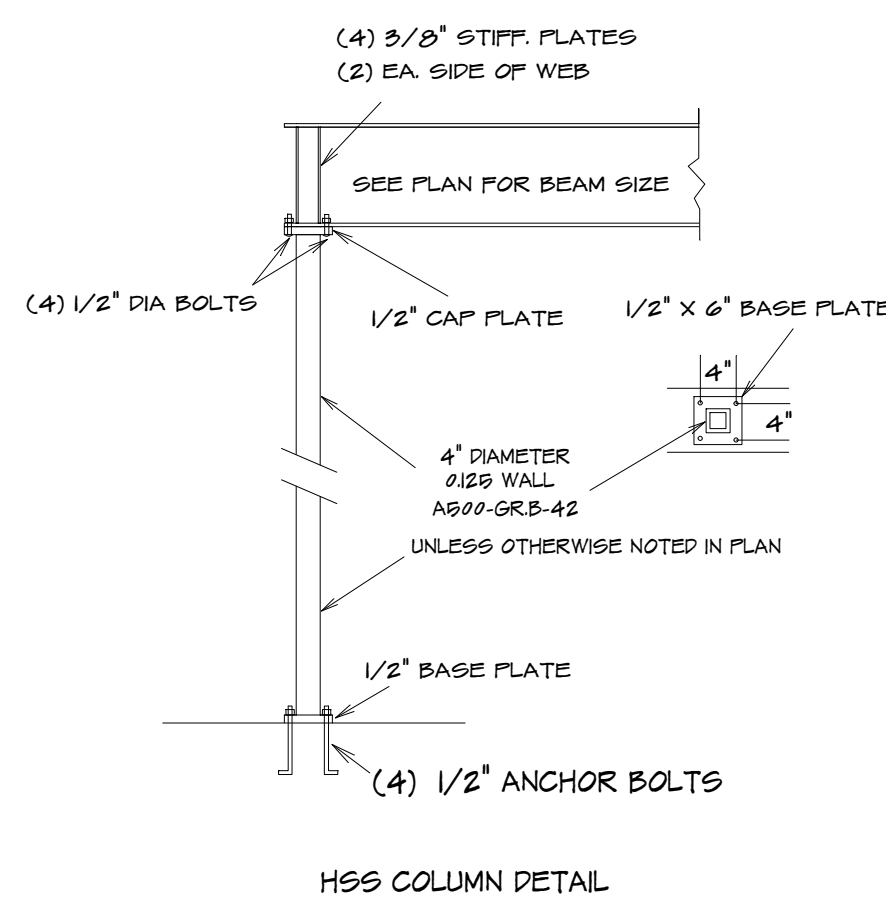
STAIR SECTION (TYP)



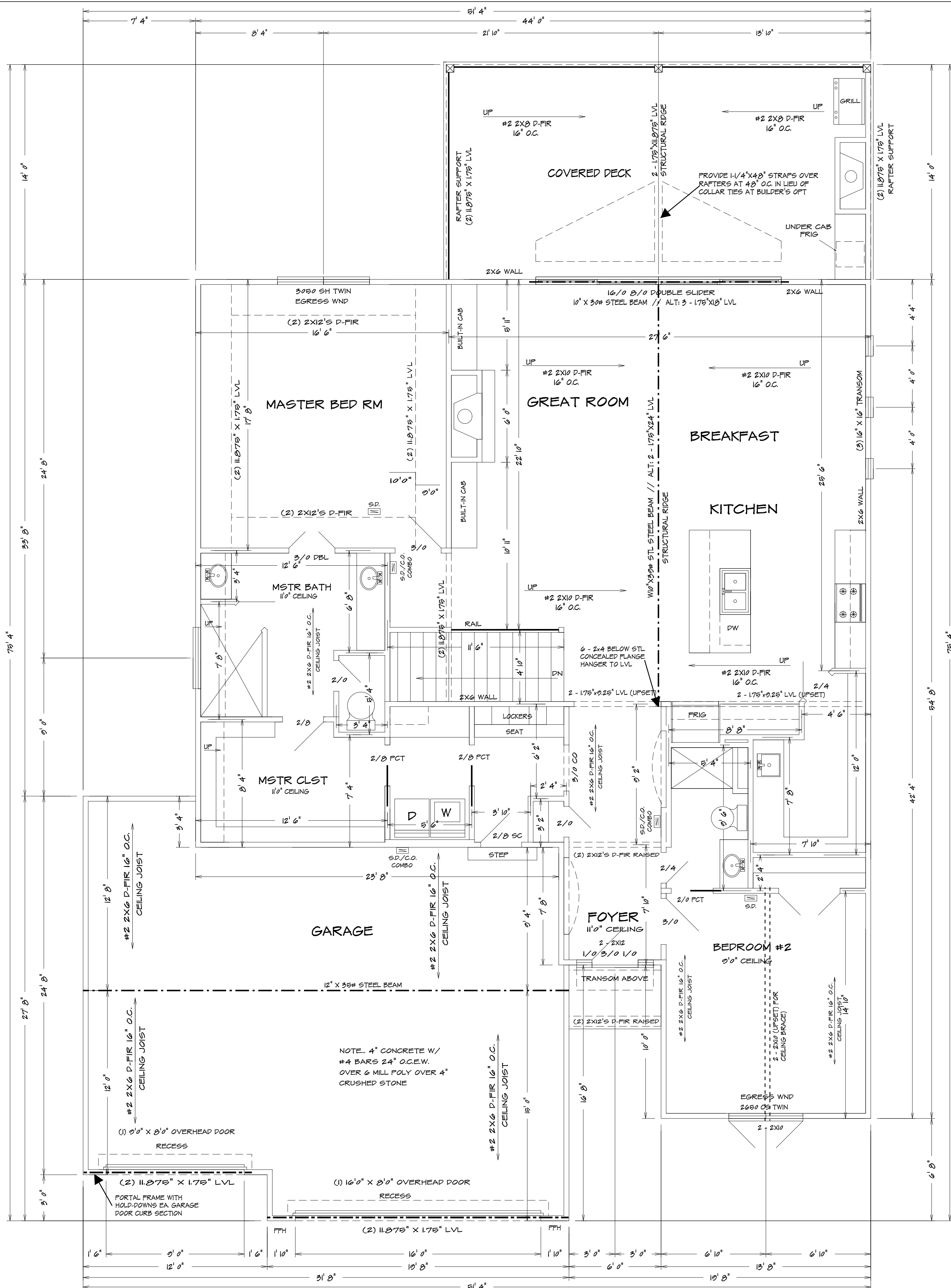
TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



UPSET STEEL BEAM/JOIST CONNECTION



HSS COLUMN DETAIL



FIRST FLOOR PLAN

1/4" = 1'0"

BEARING WALL LINES

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

SHEET NO.	3
PLAN NO.	9F-7027
DATE DRAWN:	
DATE REVISED:	
DESIGNER:	
PHONE:	
PHONE:	
LOT NO.	
FILE NAME:	7027 FLR1
APPROX. SQ.FT.	

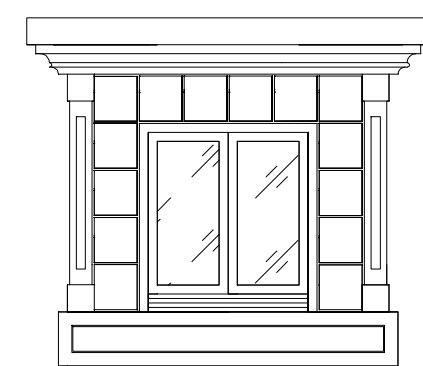
HOME BUYER:
BUILDER:
SUB-DIVISION:

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TYPICAL METAL FIRE PLACE

NOTE..SEE SPECS FOR SPECIFIC APPLICATIONS.

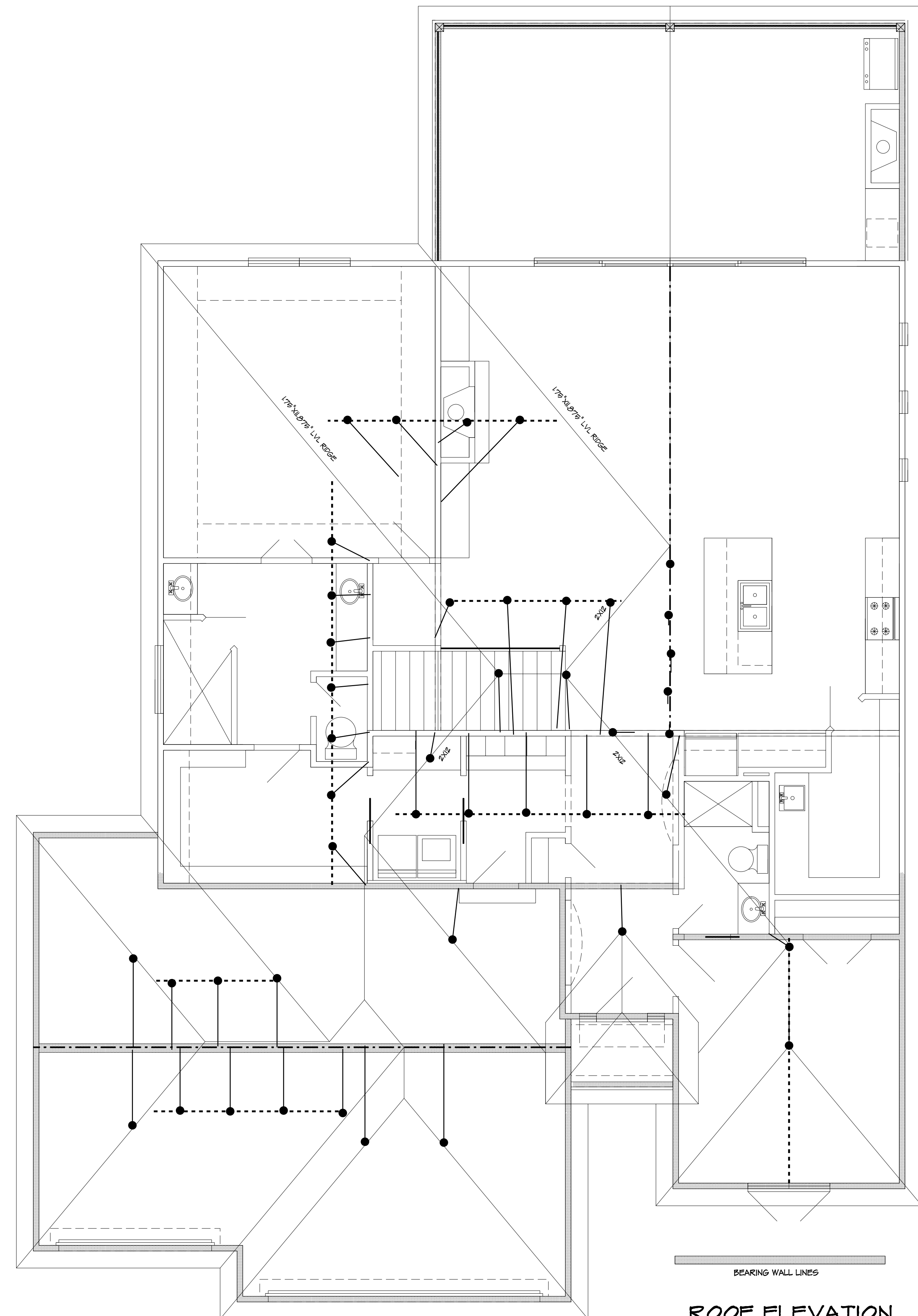


TYPICAL F.P. FRONT

2 - 2X6 PURLIN WHERE SHOWN, MAINTAIN RAFTER
HORIZONTAL SPAN 12' OR LESS, 2 - 2X4 TEE PURLIN
BRACES AT 48" O.C. TO BEARING WALL/MEMBER,
AT A MAX ANGLE FROM VERT OF 45 DEGREES

2 - 2X4 TEE PURLIN BRACES (MAX LENGTH OF 10'
(2X4 W/ 2X6 TEE FOR BRACE 10' - 14')

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 W/ 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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SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			7027 ROOF	

THE BUILDING CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BEFORE FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, RAFTERS, TRAP LOCATIONS, AND COLUMN SIZES. BUILDING CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDING CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND FLOOD PLAINS. BUILDING CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESIMILARANCES TO OTHER COPYRIGHTED PLANS. BUILDING CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.



WINDOW SIZES SHOWN ARE APPROXIMATE.
THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE
REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL
ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY
WINDOW/ DOOR MANUFACTURER.

GARAGE
THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS
DOORS BETWEEN GARAGE AND DWELLING - MIN 1/8" 1'0" SLOPE
OR HONEY COMBED STEEL FLOOR OR 20 MIN. RATED
GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT
THE H-FRAM SHALL CONSIST OF 2X6 FRAMING
1/2" X 8" JOISTS NOT CALLED OUT ARE TO BE 2x6 SFF
1/2" X 8"
1/2" VAULTS TO BE PURRED DOWN 1/2" MATERIAL TO PRO
FOR R-30 INSULATION
ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEAD

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

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-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS
THAT HAVE ATTACHED GARAGE.

GUARD OPENING LIMITATIONS
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR
AREA, BALCONIES, AND PORCHES SHALL HAVE INTERMEDIATE RAILS
OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A
SPHERE 4" OR MORE IN DIAMETER.

SMOKE ALARMS
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.

TO BE (3) 2x10 DPMR 2x UNLESS NOTED OTHERWISE ON PLANS
ALL RIDGES, HIPS, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL
NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER
WITH (3) 16d COM (3 1/2"x10x162") NAILS AND THE RAFTER SHALL BE
NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (3 1/2"x10x15")
NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY
JOINED WITH (3) 16d COM (3 1/2"x10x162") NAILS WHERE THEY MEET
OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT
RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING
WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS.
WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT
THE TOP WALL PLATE (e.g. AT LOCATIONS WHERE G.I. ARE

HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN. PER 2018 IRC

EXCEPTIONS:
WINDOWS WHOSE OPENING WILL NOT ALLOW A 4" DIAMETER
SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS
IN ITS LARGEST OPENED POSITION. OPENINGS THAT ARE PROVIDED
WITH WINDOW FALL PREVENTION DEVICES, WHICH COMPLY WITH
ASTM F 2090.
WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL
DEVICES THAT COMPLY WITH SECTION R312.2.2.

BRIDGING
JOISTS EXCEEDING A NOMINAL 2" X 12" SHALL BE SUPPORTED
LATEROALLY BY SOLID BLOCKING, DIAGONAL BRIDGING
(WOOD OR METAL), OR A CONTINUOUS 1" X 3" STRIP NAILED
ACROSS THE BOTTEM OF THE JOIST PERPENDICULAR TO JOIST AT
INTERVALS NOT EXCEEDING 8 FEET

1. ALL WINDOWS ARE SHOWN IN FEEET
(IE 3050 IS A 3'0"-15" WINDOW).
- ALL DOORS SHOWN IN FEET AND INCHES
(IE 2060 DOOR IS A 2'-8"-6" DOOR)
- CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH
BUILDER SUPPLIED CUT SHEET PRIOR TO PRAMING.
2. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL
ENERGY CODE REQUIREMENTS.
3. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS.
WINDOWS SHALL COMPLY WITH THE FOLLOWING:

A. MINIMUM OPEN AREA	5.7 SQ.FT.
B. MINIMUM OPENING HEIGHT	24 INCHES
C. MINIMUM OPENING WIDTH	20 INCHES
D. SILL HEIGHT 44" MAX ABOVE FLOOR	
4. ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR.
OR SHALL BE FIXED/OPERABLE
5. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH
IRC SECTION R502.4: GLAZING IN HAZARDOUS LOCATIONS SHALL
BE OF APPROVED SAFETY GLAZING MATERIALS.
GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE
PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL
EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR. WALLS
ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS
WITHIN 60" OF THE TOP OR BOTTOM OF STAIR, ENCLOSURES FOR
TUBS, SHOWERS AND WHIRLPOOLS, GLAZING IN FIXED OR
OPERABLE PANELS EXCEEDING 6" SF AND WHOSE BOTTOM EDGE
IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE
WITHIN 56".
6. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER
IRC R612.2.
7. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH
THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC
16 CFR 1201.
8. WINDOW MANUFACTURER TO CONFIRM EXACT SAFETY AND
EGRESS WINDOW LOCATIONS PER LOCAL CODES.

1. ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING. DIAGRAM, UNO. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" UNO.
2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 602.3.
3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
4. ALL EXTERIOR DOORS SERVED BY LANDING.
5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 316 OUTSIDE OF EACH SLEEPING AREA.
6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 316.
7. PROVIDE 2" THICK, GRADE-LEVEL PER IRC 606.1.

AND/OR CALCULATIONS.

8. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS.

10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE GARAGE DOOR TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING:

2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED TO 2x4 VERTICAL NAILS @ 6" STAGGERED WITH (7) 3/4x12x8 NAILS THRU JAMBS INTO WEDGE. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

11. OVERHEAD GARAGE DOORS TO MEET 80 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 100-S AND ASTM E 330-02 PER IRC SECTION R 602.4.

12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4". MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".

13. ALL EXTERIOR AND DOOR BEAMS UNLESS NOTED OTHERWISE ON PLANS.

14. ALL HEADER BEAMS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE.

WINDOW HEADER BEAMS TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.

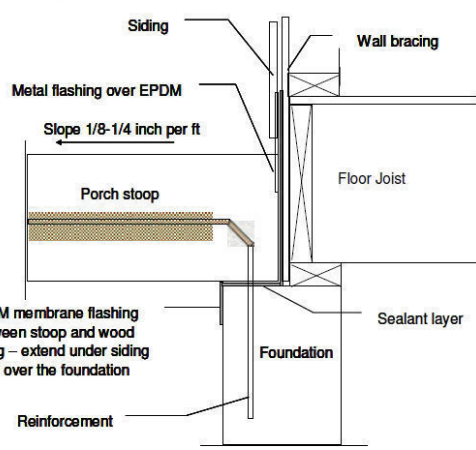
1. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
3. FOR ALL CONC WALL OPENINGS, FOOTING 1 WALL STEPS, PROVIDE ONE #4 BAR, 40" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPICES AND AROUND CORNERS.
5. ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 18" OF THE END OF EACH PLATE SECTION.
6. FASTEN JOISTS TO SLAB PLATES WITH (3) 8# CONC NAILS.
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOILD BLOCKING @ 36". FOR JOIST SPICES, FASTEN TO SLAB PLATE PER NOTE 6.
8. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED: A MIN OF 6" BETWEEN SLABS & BASE.
9. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE JOISTS, VOIDS BEFORE DRAIN.
10. FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUM" PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
11. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE AFG CREATED LUMBER.
12. ALL STEEL FASTENERS (NAILS/FOUNDRY ANCHOR BOLTS) ON AGG TO BE (POSSIBLE HOT-DIPPED) GALVANIZED.
13. PROVIDE A "UFER" GROUP PER 3609.10 PROVIDE A "UFER":
A. GROUP PER 3609.14 EXPRESS WALL REQUIREMENTS:
A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

- A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING ALL PUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N1002.
- B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1024.
- C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM
- D. INSULATION TO COMPLY WITH IECC AS FOLLOWS:
INSULATION TO COMPLY WITH IECC AS FOLLOWS:

WALLS	R-15
CEILING (PLAT)	R-40
CEILING (VAULTED)	R-30
(NOTE: VAULTED AREA NOT TO 200sq ft OR 20% OF ROOF AREA, WHICHEVER IS LESS)	
FLOORS OVER UNCONDITIONED SPACE	R-10
CRAWL SPACE WALLS	R-15 (or R-10 CONTINUOUS)
BASEMENT WALLS	R-15 (or R-10 CONTINUOUS)
SLABS	N/R
DUCTWORK	R-8
WINDOWS	
U-FACTOR	U 0.35 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	
U-FACTOR	U 0.35 (MAX)
SHGC	0.40 (MAX)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, N.	SPACING OF FASTENERS
		Roof	
1	Blocking between joists or rafters to top plate, toe nail	3-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
2	Ceiling joists to plate, toe nail	3-rods $(2 \frac{1}{2} \times 6)$ (0.13×37)	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-rods	—
4	Collar tie to rafter, face over partitions, face ridge stud	3-1rod (3×6) (0.13×37)	—
5	Rafter or roof truss to plate, toe nail	3-1rod box nails $(2 \frac{1}{2} \times 6)$ or $(3 \frac{1}{2} \times 8)$ (0.13×157) or (0.13×188) 2 to nail on one side and 2 to nail on opposite side (each rafter or truss)	—
6	Roof rafters to ridge, valley or hip rafters, toe nail face nail	4-1rod $(3 \frac{1}{2} \times 7)$ (0.13×157)	—
		Wall	
7	Builder's studs-face nail	16d (3×0.128)	24" o.c.
8	Abutting stud at intersecting wall	16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	12" o.c.
9	Builder's head, two pieces with $1 \frac{1}{2}$ " spacer	16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	16" o.c. along each edge
10	Continued header, two pieces	16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	16" o.c. along each edge
11	Continued header to stud, toe nail	4-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
12	Double studs, face nail	10d (3×0.128)	24" o.c.
13	Double top plates, face nail	10d (3×0.128)	24" o.c.
14	Double top plates, minimum 24-in offset of end joints, face nail lap rafter	8-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	—
15	Side plate to joint of blocking, face nail	16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	16" o.c.
16	Side plate to joint of blocking at braced wall face nail	3-1rod $(3 \frac{1}{2} \times 6)$ (0.13×157)	16" o.c.
17	Stud to side plate, toe nail	3-rods $(2 \frac{1}{2} \times 6)$ (0.13×157) or 2-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	—
18	Top or sole plate to stud, toe nail	2-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	—
19	Top plates, nails at corners and end joints, face nail	2-1rod (3×7) (0.13×188)	—
20	1" brace to each stud and plate, toe nail	2-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
21	1" x 6" sheathing to each bearing, face nail	2-staples $3 \frac{1}{4} \times 4$ (0.13×37)	—
22	1" x 8" sheathing to each bearing, face nail	2-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
		Floor	
24	Joist to sill or girder, toe nail	3-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
25	Joim joist to plate, toe nail (roof applications also)	8d $(2 \frac{1}{2} \times 6)$ (0.13×37)	6" o.c.
26	Joist blocking to sill plate, toe nail	8d $(2 \frac{1}{2} \times 6)$ (0.13×37)	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-rods $(2 \frac{1}{2} \times 6)$ (0.13×157)	—
28	2" subfloor to joist or girder, end and face nail	2-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	—
29	2" planks (plank & beam-floor) floor	2-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	at each bearing
30	2-inch girders and beams, built-up lumber layers	10d (3×0.128)	At each joist or rafter
31	Ledge strip supporting joists, toe nail	3-16d $(3 \frac{1}{2} \times 7)$ (0.13×157)	Nail each layer as follows: 12" o.c. at top and bottom, staggered. Two nails at ends and at each splice.



FLASHING OR ANOTHER APPROVED WEATHER RESISTIVE BARRIER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR STOOD AND THE DWELLING (IRC R510). THE WEATHER RESISTIVE BARRIER SHALL EXTEND UNDER THE WALL COVERING AND DOWN OVER THE EDGE OF THE FOUNDATION WALL TO FORM A CONTINUOUS BARRIER TO PREVENT WATER INTRUSION INTO THE BUILDING (IRC R7). PENETRATIONS, SEAMS, AND JOINTS SHALL BE EFFECTIVELY SEALED.

THE FLASHING AND SEALANTS SHALL FORM A PHYSICAL BARRIER TO RESTRICT TERMITE ACCESS (IRC R5201)

SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

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

S.D.
[M] = SMOKE DETECTOR

Foundation Wall Reinforcement Schedule - Table 2									
Vertical reinforcement spacing 60 psf soil									
Concrete strength/Grade	Reinforcement #4 bar	8 inch thick wall			10 inch thick wall				
		8'	9'	10'	8'	9'	10'		
3,000 psi / Grade 40		16	12	NP	24	24	16	12	
3,500 psi / Grade 60		16	12	NP	24	24	16	12	
3,000 psi / Grade 60		24	16	NP	24	24	16	12	
3,500 psi / Grade 60		24	16	NP	24	24	16	12	
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:

- Footnotes:**
 - a) Wall height is measured from the top of the wall to the top of the floor slab.
 - b) Vertical reinforcement for concrete walls that are not full height and for reinforcement spaced 24 inches on center may be placed in the middle of the wall. Other walls shall have vertical reinforcement placed as follows:
 - 8-inch wall – Minimum 8 inches from the outside face.
 - 10-inch wall – Minimum 8.75 inches from the outside face.
 - c) Extend bars to within 8 inches of the top of the wall.
 - d) Reinforcement clearance
 - a) Concrete exposed to weather – minimum 1 1/2 inches
 - b) Concrete exposed to weather – minimum 3/4 inch
 - c) Concrete exposed to weather – top clearance in garage and driveway slabs: 1-1/2 inches
 - Horizontal reinforcement:**
 - a) One bar shall be placed within 12 inches of the top of the wall.
 - b) Other bars shall be equally spaced with spacing not to exceed 24 inches on center.
 - c) Horizontal bars should be as close to the bottom face as possible (interior) and behind the exterior face (exterior) for concrete walls.
 - d) Supplemental reinforcement at corners: Place #4 bar #3 inches long at 45 degree angle at corners of openings (see Figure 4a). Place reinforcement #6 of the edge of the opening.
 - Reinforcement shall be lapped** a minimum 24 inches at ends, splices, and around corners. The lap splice must be made in the middle of the lap. The lap splice must be made and exceed a depth of more than 24 inches below the top of the wall. For wall thickness less than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall.
 - Strait walls** more than 5 feet tall and more than 16 feet long shall be provided with exterior braced walls. Wall length shall be measured using the shortest dimension

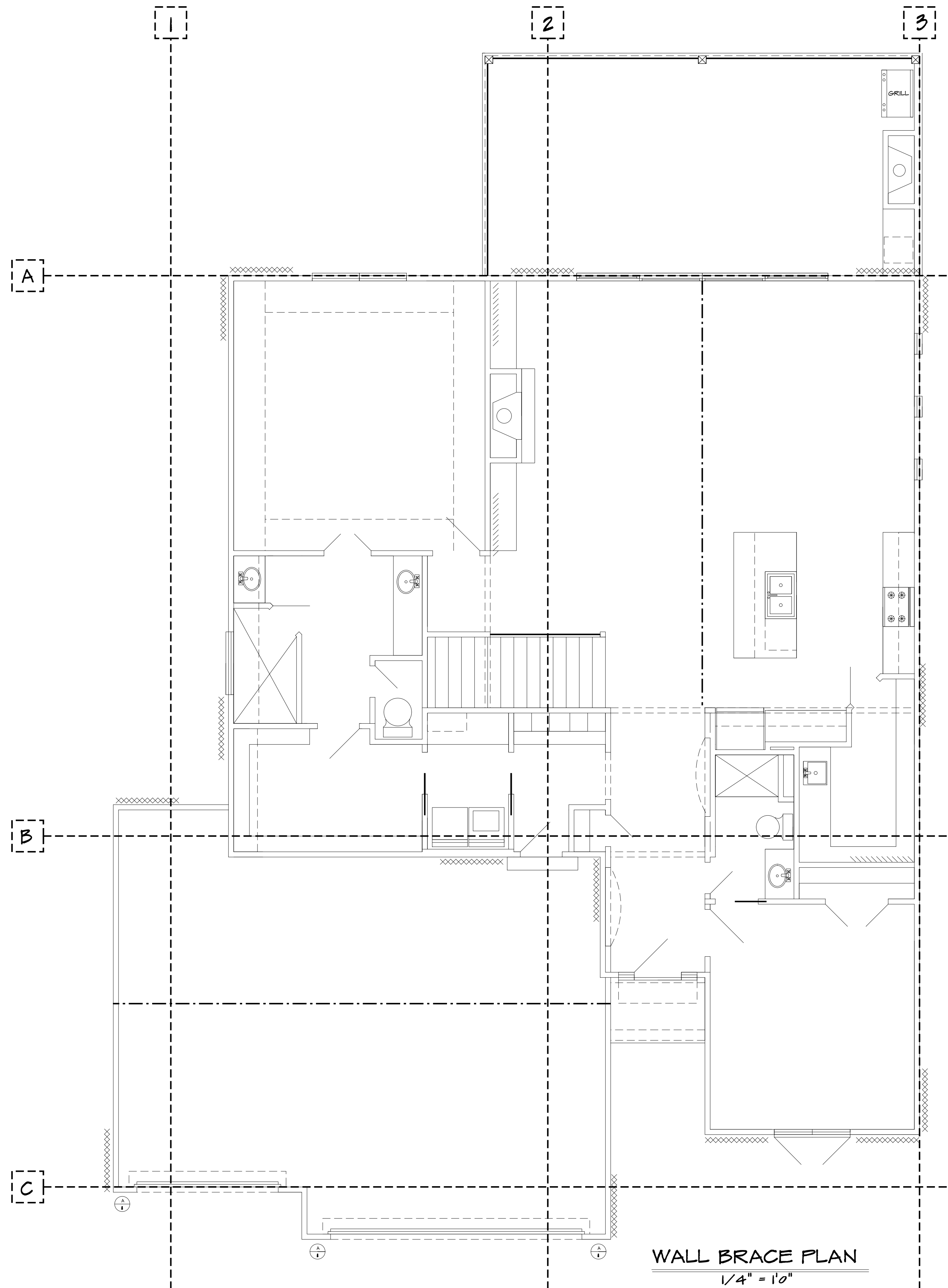
GENERAL HEADER SPECIFICATIONS:	
REQUIRED AREAS NEEDING HEADERS:	HEADER DESCRIPTIONS:
WINDOWS/DOORS UP TO 38" R.O.	(2) #2 D-FIR 2X10'S
WINDOWS/DOORS 38" UP TO 72" R.O.	(2) #2 D-FIR 2X10'S W/1/2" GLUE PLY
WINDOWS/DOORS 72" UP TO 96" R.O.	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/CEILING & ROOF LOAD	(2) 9 1/2" L.V.L.
8'0" GARAGE DOORS W/SECOND FLOOR	(2) 9 1/2" L.V.L.
9'0" GARAGE DOORS W/SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOOR W/NO SECOND FLOOR	(2) 11 7/8" L.V.L.
16'0" GARAGE DOORS W/SECOND FLOOR	(2) 14" L.V.L.
USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.	

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY FROM FLOORS, FOUNDATION, AND ELEVATIONS, ALSO VERIFY ALL BEAM, HEADERS, PARTS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOD PLANS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL CONVEYANCE INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.

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205 NW AMBERSHAM DR
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