

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.

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

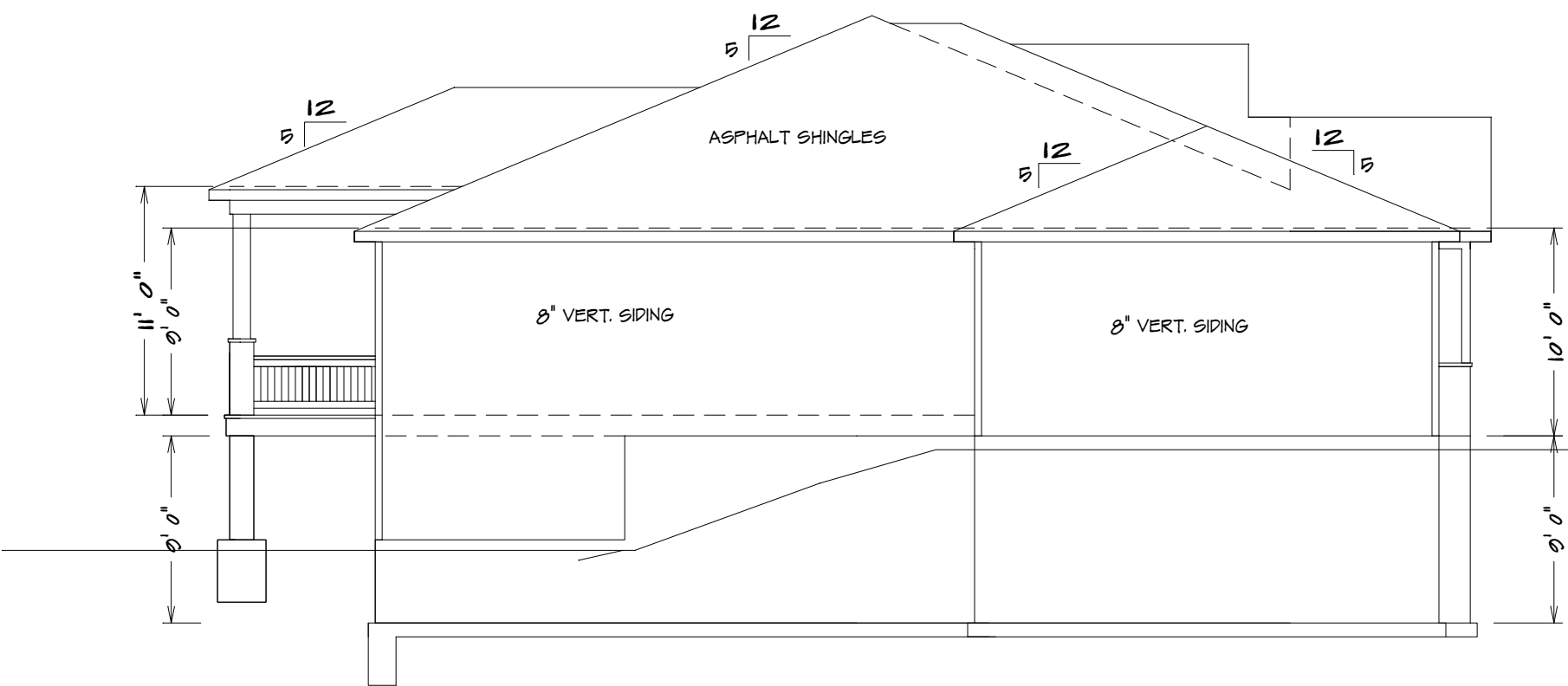
FRONT ELEVATION

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.

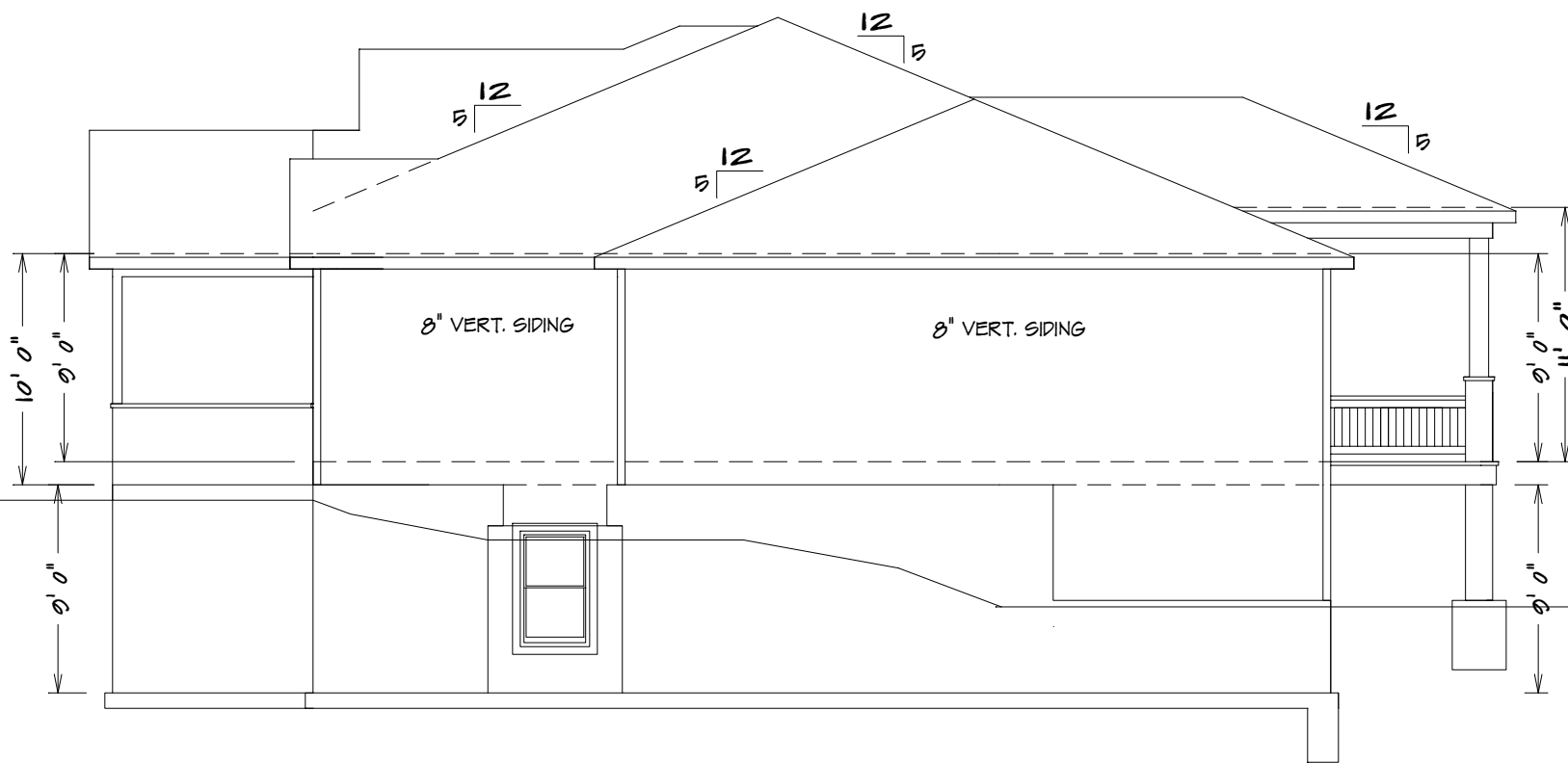
1821 SW SAGE
LEES SUMMIT MO
LOT 160

THE "CYPRESS"



LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



REAR ELEVATION

1/8" = 1'0"



SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1625
BASEMENT = 1215
COVERED DECK = 136

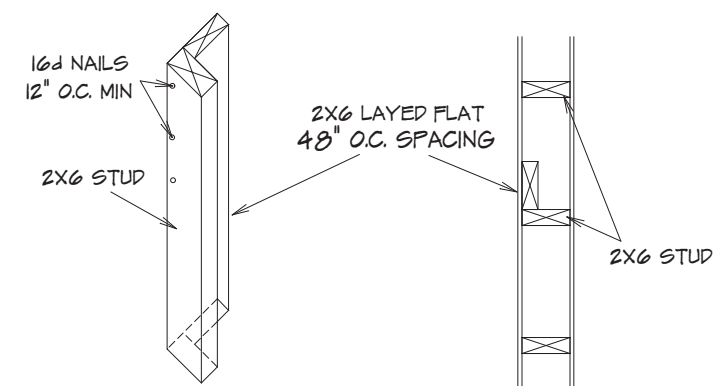
UNFINISHED AREA
STORAGE BASEMENT = 287
GARAGE = 725
UNDER STOOP = 32
UNDER GARAGE = 672

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEES SUMMIT, MISSOURI
02/24/2022

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	

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 TO CHECK FOR CONSTRUCTION VARIATIONS. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND 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.

S.D.
M = SMOKE DETECTOR



10' TRU 18' TALL WALLS UNINTERRUPTED
TO BE CONSTRUCTED WITH
2X6 STUDS 16" O.C. WITH
STIFF BACK EVERY 48" O.C.

(2) 11 7/8" L.V.L.

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.

BRACED WALL LINES				
BWL	SPC	REQ'D	PROVIDED	TYPE
A	30	5.5	20	WSP
B	30	5.5	16	WSP
1	27	5.5	13	CS / WSP
2	27	5.5	8	WSP
3	25	5.5	8	WSP / PHF

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

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

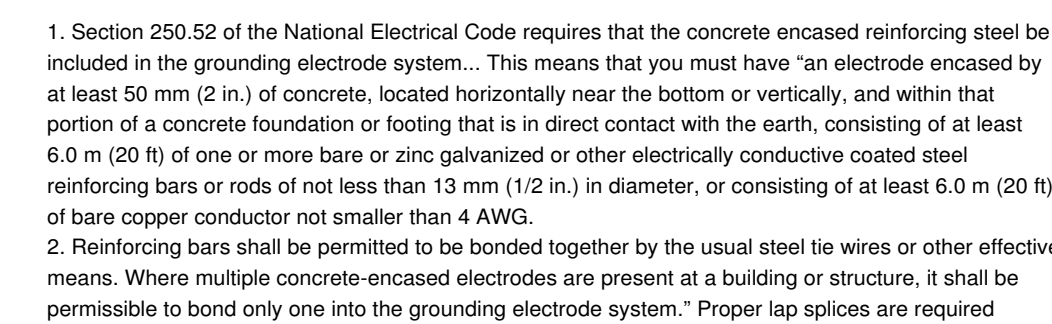
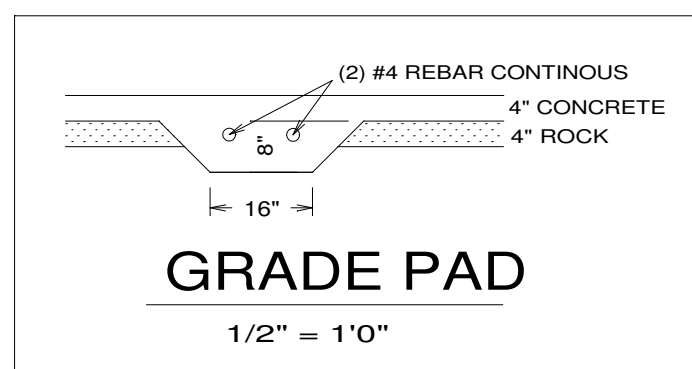
KH-6105 (LOT 160)

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BEFORE FLOORS, FOUNDATION, 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 PLAINS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESSEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR AN ON SITE CHANGES MADE TO A STRUCTURE.



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

02/24/2022



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)

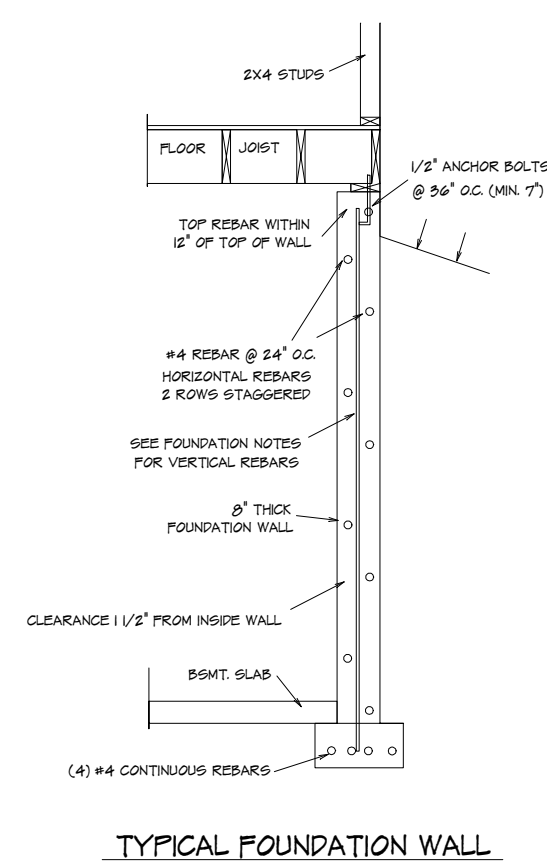
SEE ELEVATION FOR
WALL HEIGHTS

NOTE... ELECTRICAL SERVICE
TO BE 200 AMP.

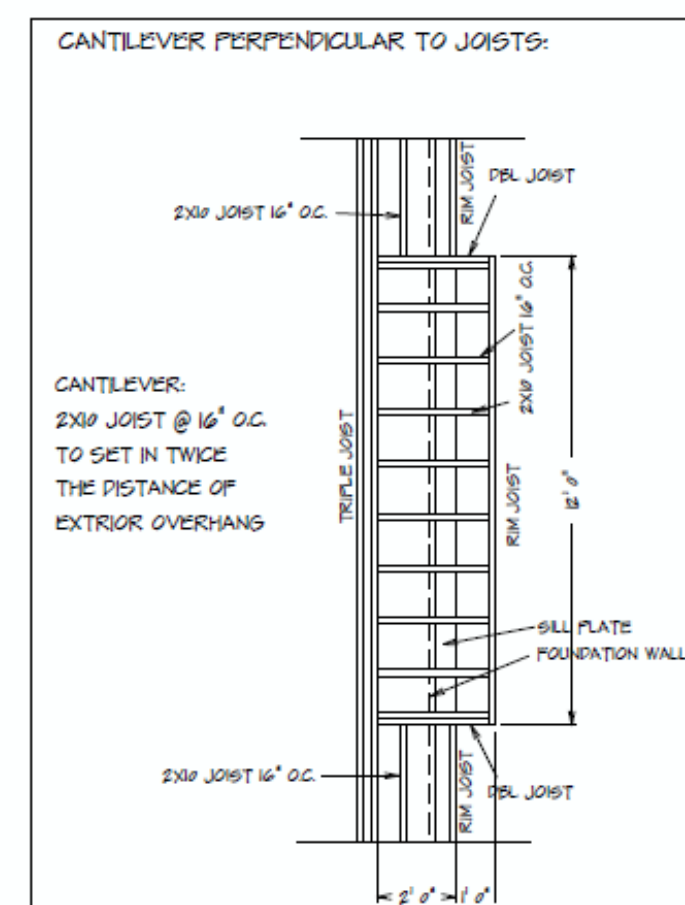
NOTE... DOUBLE JOIST UNDER
ALL PARALLEL WALLS
ABOVE UNLESS NOTED

S.D.
☐ = SMOKE DETECTOR

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

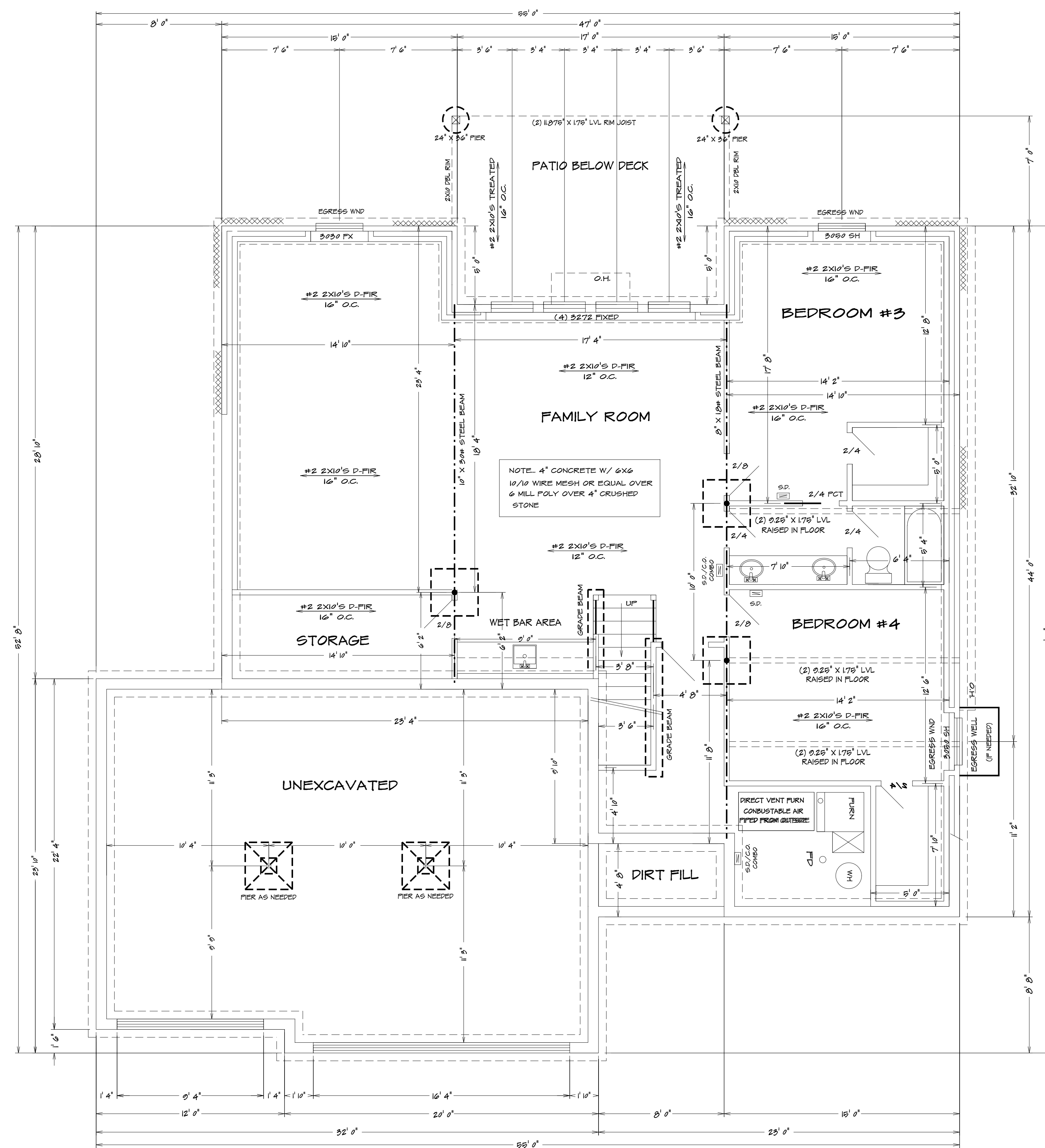


REBAR MAY BE BROUGHT UP DIRECTLY THROUGH THE CONCRETE, PROVIDED IT IS SLEEVED AND COMES UP INSIDE THE BUILDING



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

FOOTING FOR 12" THICK WALL TO BE DESIGNED BY OTHERS



18121SW SAGE
LEES SUMMIT MO
LOT 160

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

BASEMENT PLAN

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

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO. KH-6108	SHEET NO. 2
BUILDER:	PHONE:	DATE REVISED:	FILE NAME: 6108 BSWT	APPROX. SQFT:
SUB-DIVISION:	LOT NO.	DESIGNER:		

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS, ALSO VERIFY ALL BEAM HEADERS, AND LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR CONFORMANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET BACKS, AND PL-00D 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.



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	16	12
3,500 psi / Grade 40	16	12	NP	24	24	12
3,000 psi / Grade 60	24	16	NP	24	20	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

- 1) Wall height is measured from the top of the wall to the top of the floor slab.
- 2) 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:
 - a) 6-inch wall - Minimum 5 inches from the outside face.
 - b) 10-inch wall - Minimum 6.75 inches from the outside face.
 - c) Extend bars to within 8 inches of the top of the wall.
- 3) Reinforcement clearances:
 - a) Concrete exposed to earth – minimum 1-1/2 inches.
 - b) Not exposed to weather (interior side of walls) – minimum 3/4 inch.
 - c) Concrete exposed to weather (top clearance in garage and driveway slabs)- 1-1/2 inches.
- 4) Horizontal reinforcement:
 - a) 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 tension face as possible (interior) and behind the vertical reinforcement (i.e.2" towards the inside).
- 5) 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
- 5) Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners.
- 6) 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 24 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall.
- 7) 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 7/52).

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND SIZE OF FASTENERS, n, t	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (21/2" x 0.135")	—
2	Ceiling joists to plate, toe nail	3-8d (21/2" x 0.135")	—
3	Ceiling joists not attached to parallel rafter, laps over corners, face nail	3-10d	—
4	Collar to rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d (3 1/2" x 0.135") 2-16d (3 1/2" x 0.135") (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of rafter or truss
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	—
Wall			
7	Build-up studs, face nail	10d (3" x 0.128")	24" o.c.
8	Build-up of 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 0.135")	—
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24 inch end 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	4-16d (3 1/2" x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.135") or 2-16d (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 0.128")	—
20	1" brace to each stud, face nail	2-8d (2 1/2" x 0.135")	—
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.135") 2 staples 1 3/4"	—
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.135") 3 staples 1 3/4"	—
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.135") 4 staples 1 3/4"	—
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.135")	—
25	Rim joist to top plate, toe nail (see specifications also)	8d (2 1/2" x 0.135")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.135")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.135") 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 (flank & beam - floor or rafter)	2-16d (3 1/2" x 0.135")	at each bearing
30	Build-up headers 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	Ledge strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a,b,c}	SPACING OF FASTENERS	
			Edges (inches) ^d	Intermediate supports ^e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to Framing				
32	3/8" - 1/2"	8d common nail (2" x 0.113") nail (subfloor wall) 8d common (2 1/2" x 0.131") nail (roof)	6	12 ^e
33	1 9/32" - 1"	8d common nail (2 1/2" x 0.131") 10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6	12 ^e
34	1 1/8" - 1 1/4"		6	12
Other wall sheathing^b				
35	1/2" structural cellularis fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellularis fiberboard sheathing	2 1/4" 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	5/8" gypsum sheathing ^d	2 1/4" 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	8d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail or 8d common (2 1/2" x 0.131") nail or 8d deformed (2" x 0.120") nail	6	12
40	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2" x 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.131") nail	6	12

OVER RAISED WOOD FLOORS OR SECOND FLOOR - FRAMING ANCHOR OPTION

OVER RAISED WOOD FLOORS OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

FRAMING ANCHOR OPTION

WOOD STRUCTURAL PANEL OVERLAP OPTION

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

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 OTHER WISE NOTED

PURLING RAFTERS TO BEARING WALL LINES

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

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