

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.

3301 SW FLINTROCK
LEES SUMMIT MO
LOT 166

SQUARE FOOTAGE

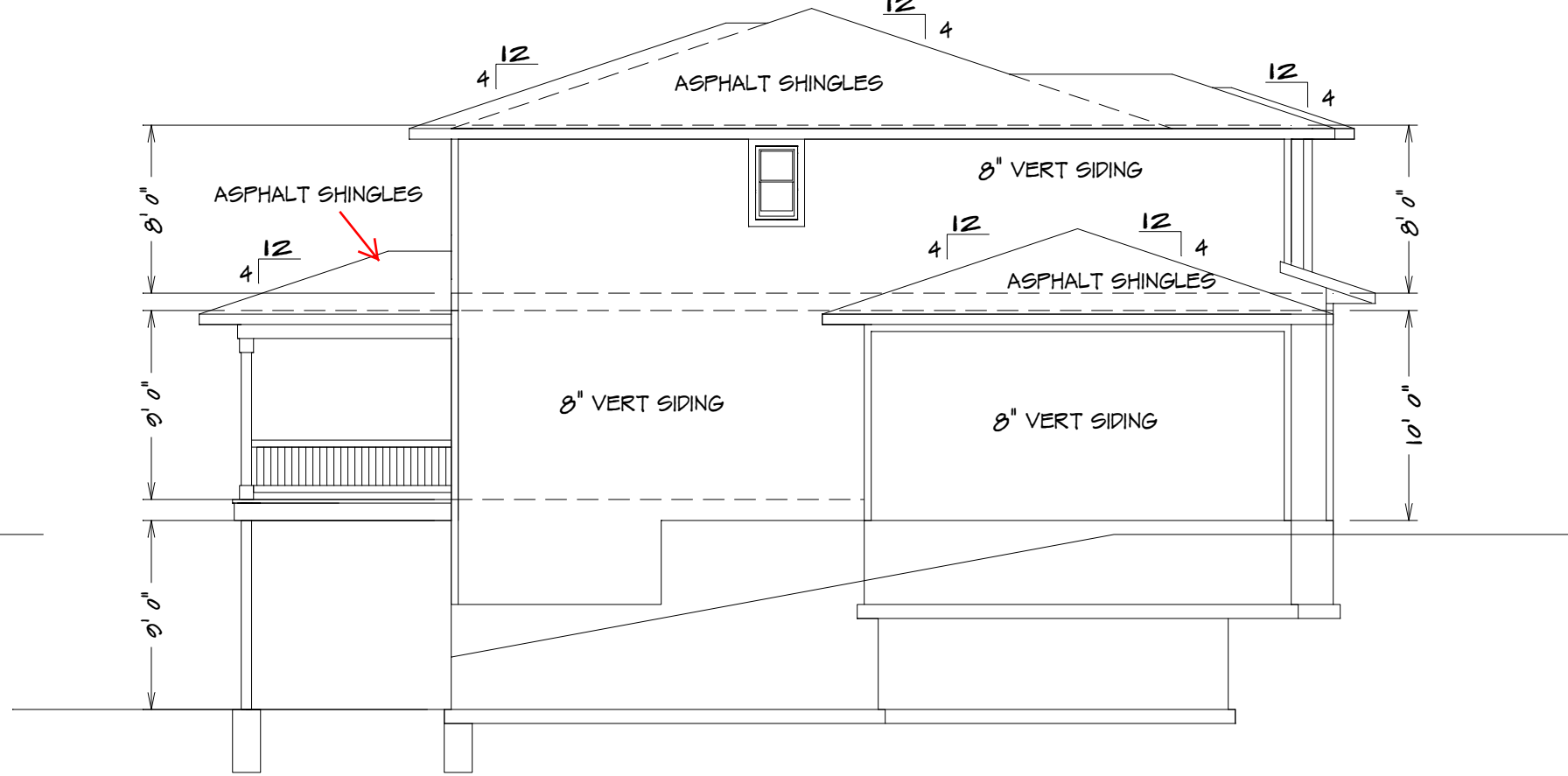
LIVING AREA
FIRST FLOOR = 1533
SECOND FLOOR = 1470
OPTIONAL BASEMENT = 703
COVERED PATIO = 140

UNFINISHED AREA
STORAGE BASEMENT = 206
GARAGE = 722



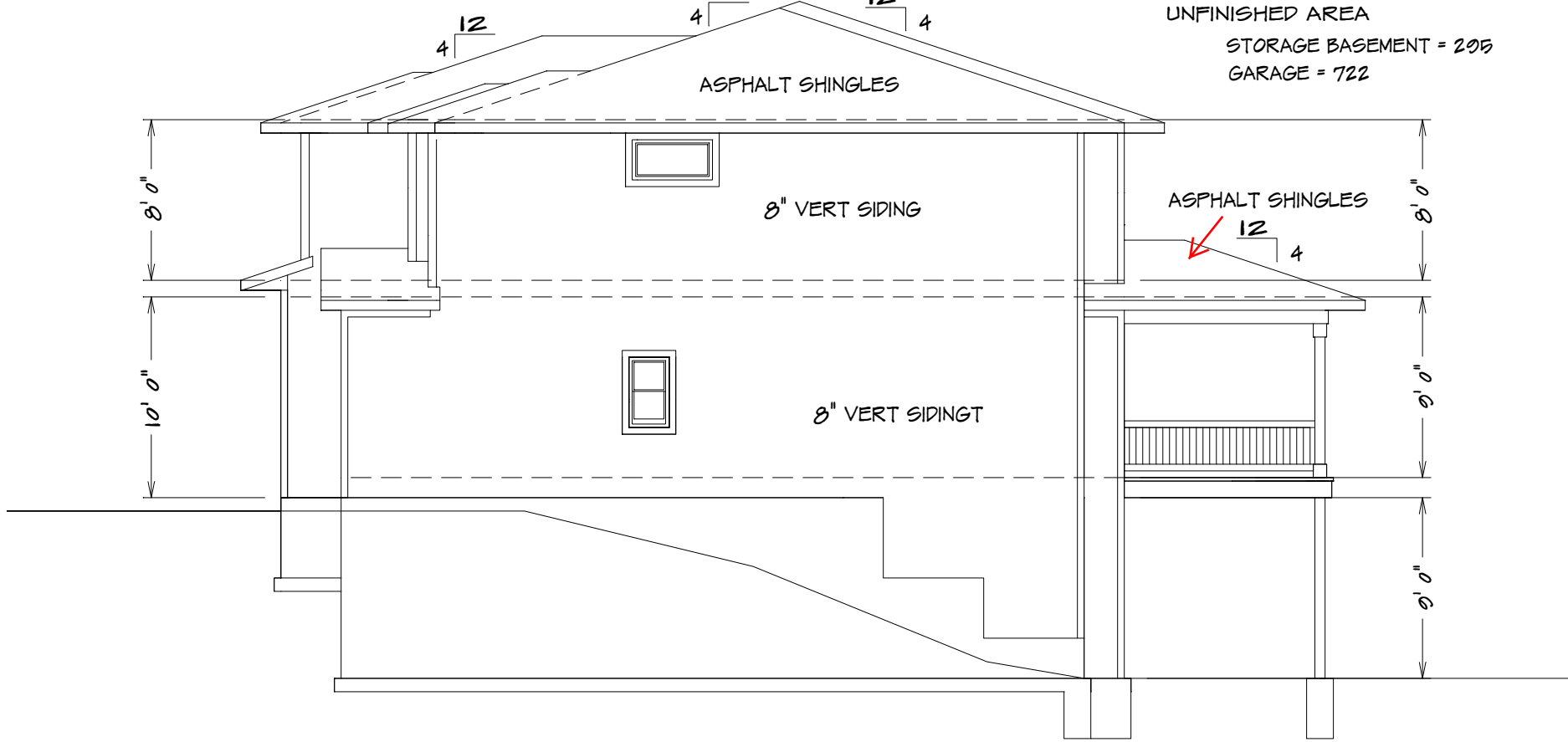
REAR ELEVATION

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
09/08/2025 4:21:10

STRUCTURAL MEMBER REVIEW AND CERTIFICATION:



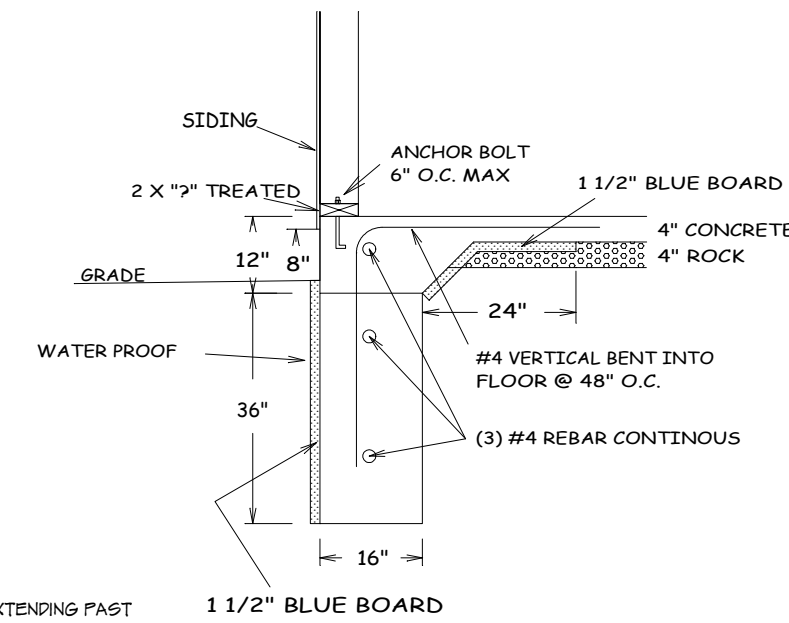
ENGINEERING, P.C.
CIVIL ENGINEERING CONSULTANTS
1805 HATERS ROAD, HARRISONVILLE, MISSOURI 64701
PH: (816) 380-5100 FAX: (816) 384-3200 EMAIL: MAIL@PEENGINEERING.COM
MO. CERTIFICATE OF AUTHORITY #32002187

CERTIFICATION IS PROVIDED HEREON FOR STRUCTURAL ITEMS NOT OTHERWISE ADDRESSED IN THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION MATERIALS, FASTENING NOT SPECIFICALLY IDENTIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC AND THEREIN REFERENCED STANDARDS. ANY REQUIRED CLARIFICATIONS OR MODIFICATIONS TO STRUCTURAL ITEMS SHALL BE APPROVED BY THE ENGINEER OF RECORD OR OTHER LICENSED PROFESSIONAL CAPABLE OF CERTIFYING COMPLIANCE WITH THE MINIMUM STANDARDS OF THE APPLICABLE CODE. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DRAWING ERRORS AND OMISSIONS IN PLAN OR ELEVATION OF PROVIDED PLANS.

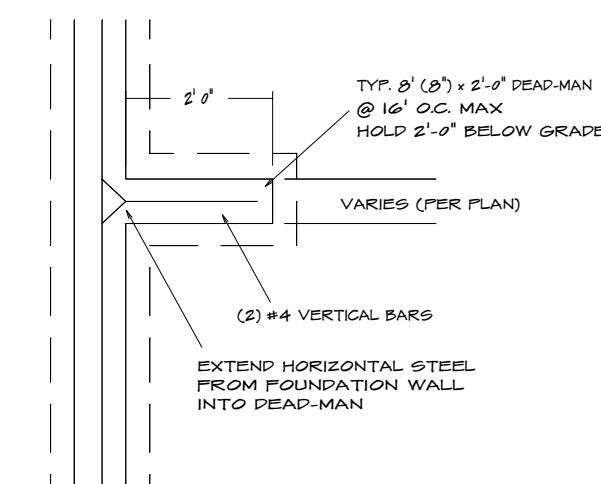
BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR'S RESPONSIBILITY FOR ANY AND ALL CHANGES TO THE PLANS, INCLUDING BUT NOT LIMITED TO, CHANGES TO THE FOUNDATION, STRUCTURE, AND FINISHES, SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR. 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.

HOME BUYER:	DATE DRAWN:	PHONE:	SHEET NO.
BUILDER:	DATE REVISED:	PHONE:	PLAN NO.
SUE-DIVISION:	DESIGNER:	LOT NO.	FILE NAME:
			APPROX. SQ.FT.

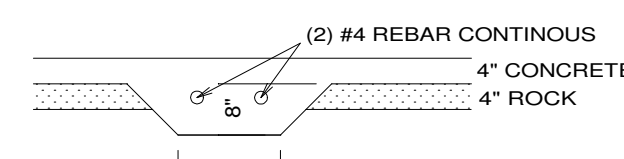
KH-6106 (LOT 166)



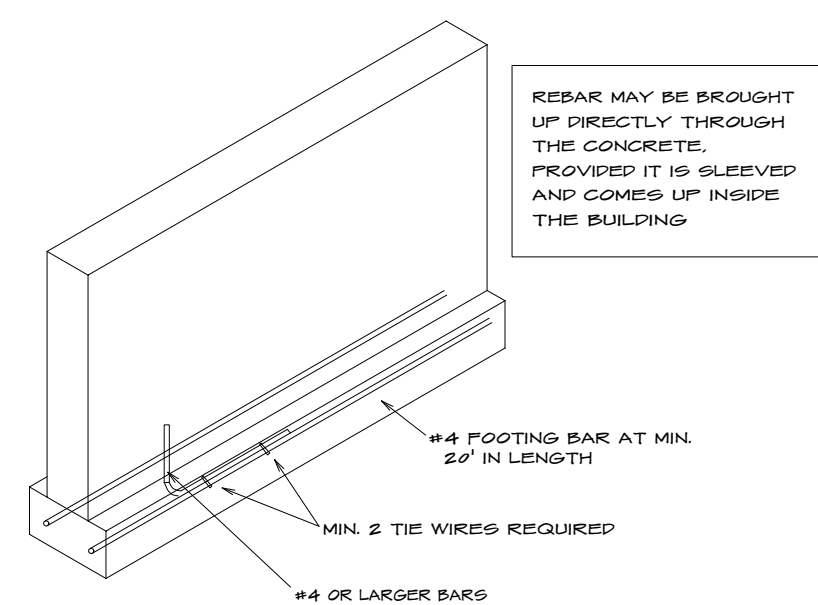
FROST FOOTING



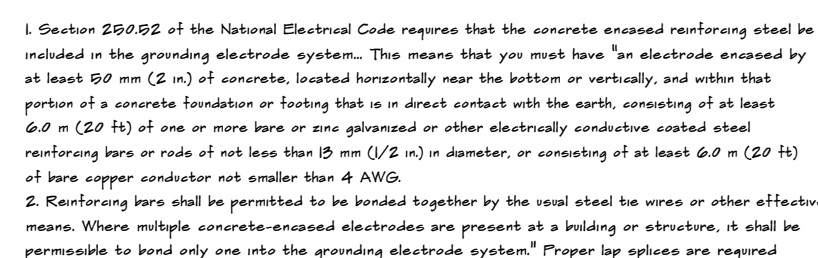
TYPICAL DEAD-MAN SECTION



GRADE PAD

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


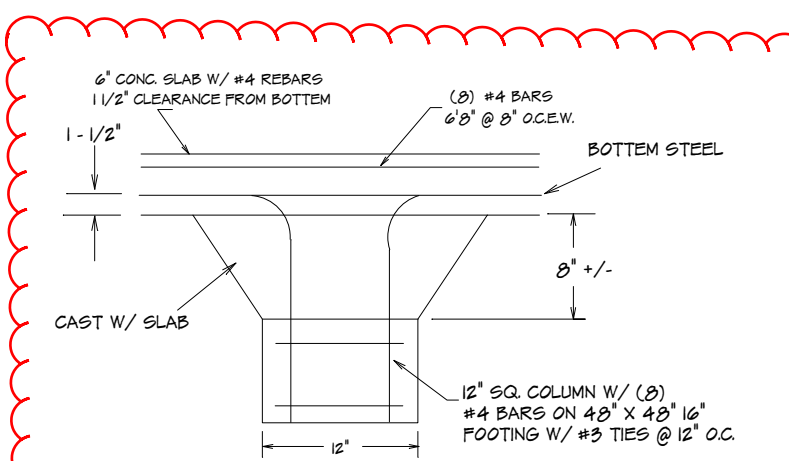
TYPICAL EGRESS WINDOW PLAN SECTION



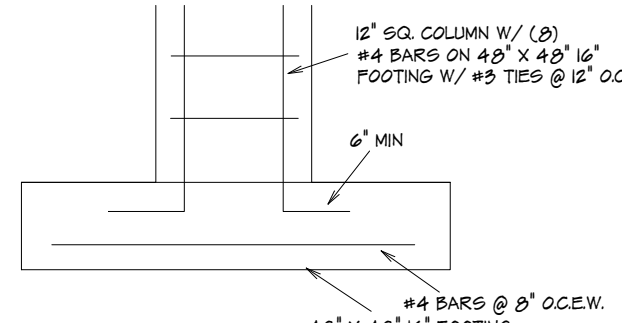
UFER GROUNDING SECTION

1. Section 260.05 of the National Electrical Code requires that the concrete encased reinforcing shall be isolated in the grounding electrode system. This means that you must have "an electrode encased by at least 60 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 90 m (30 ft) of one or more bars or one galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 10 mm (1/2 in.) diameter, or consisting of at least 6.0 m (20 ft) of bare copper conductor not smaller than 4 AWG.

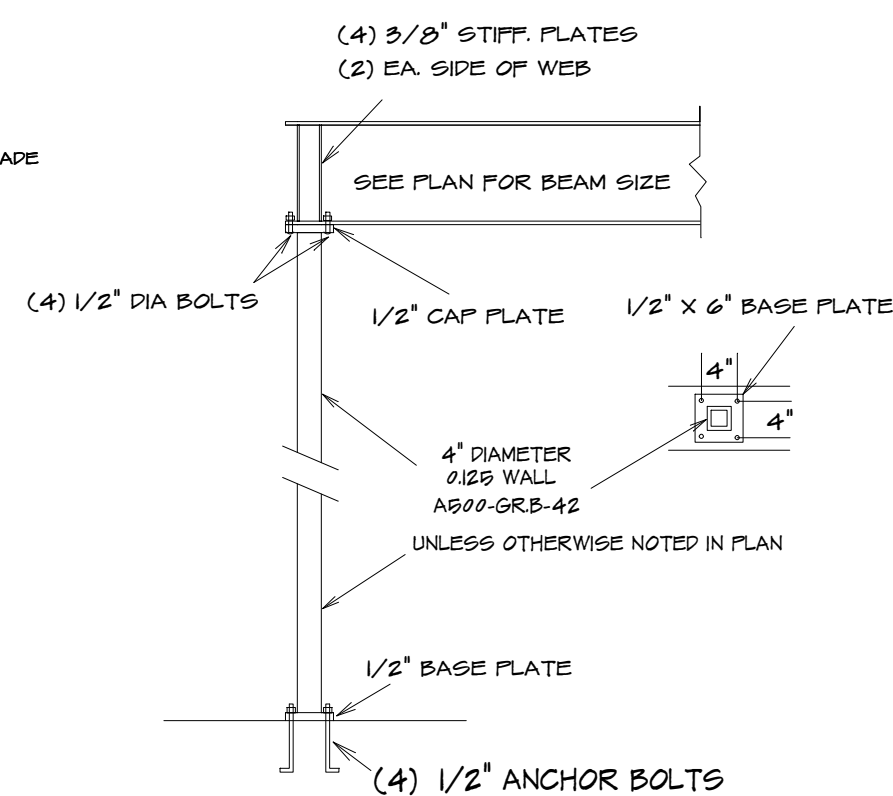
2. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one to the grounding electrode system.¹⁶ Proper bylaws are required



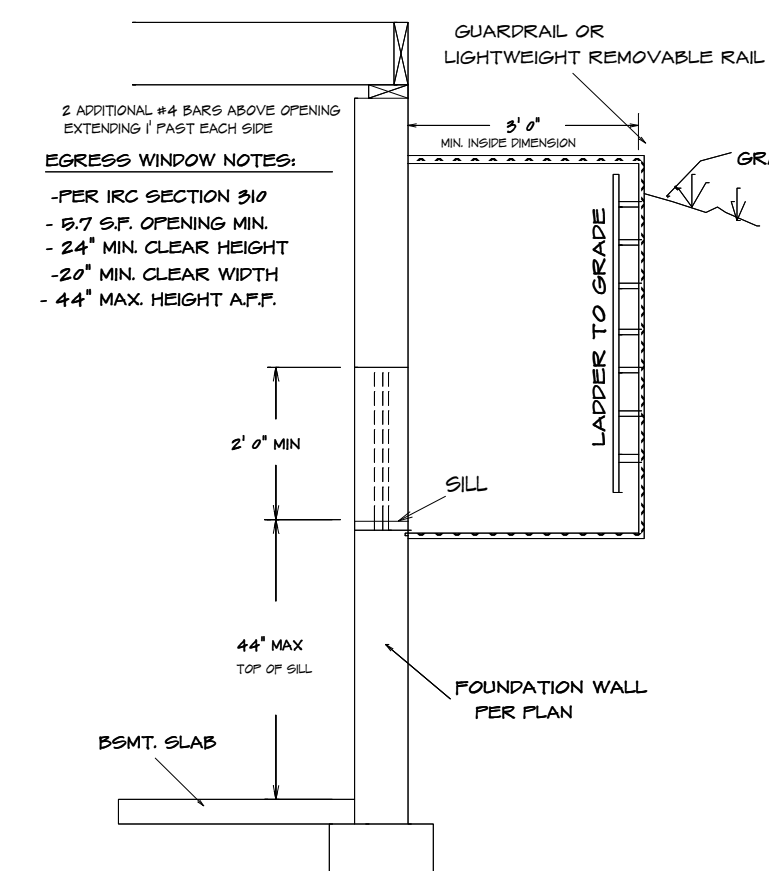
SLAB AT PEDESTAL



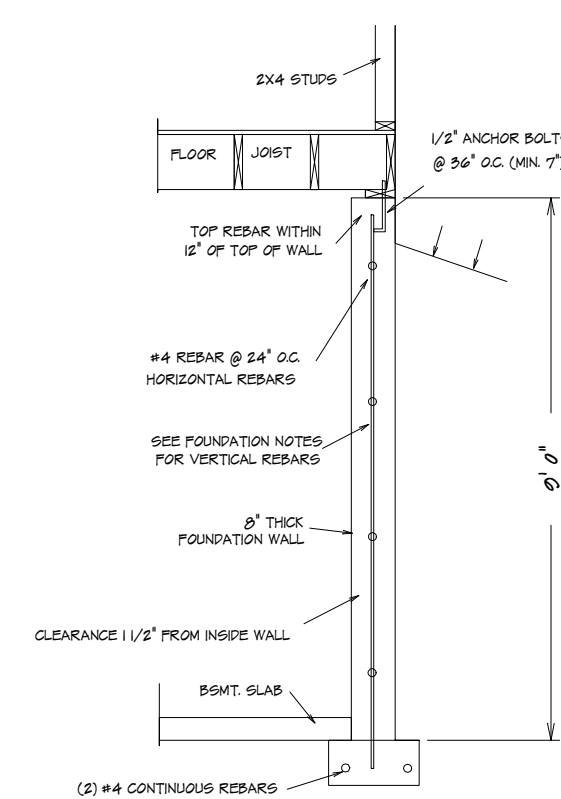
PEDESTAL AT FOOTING



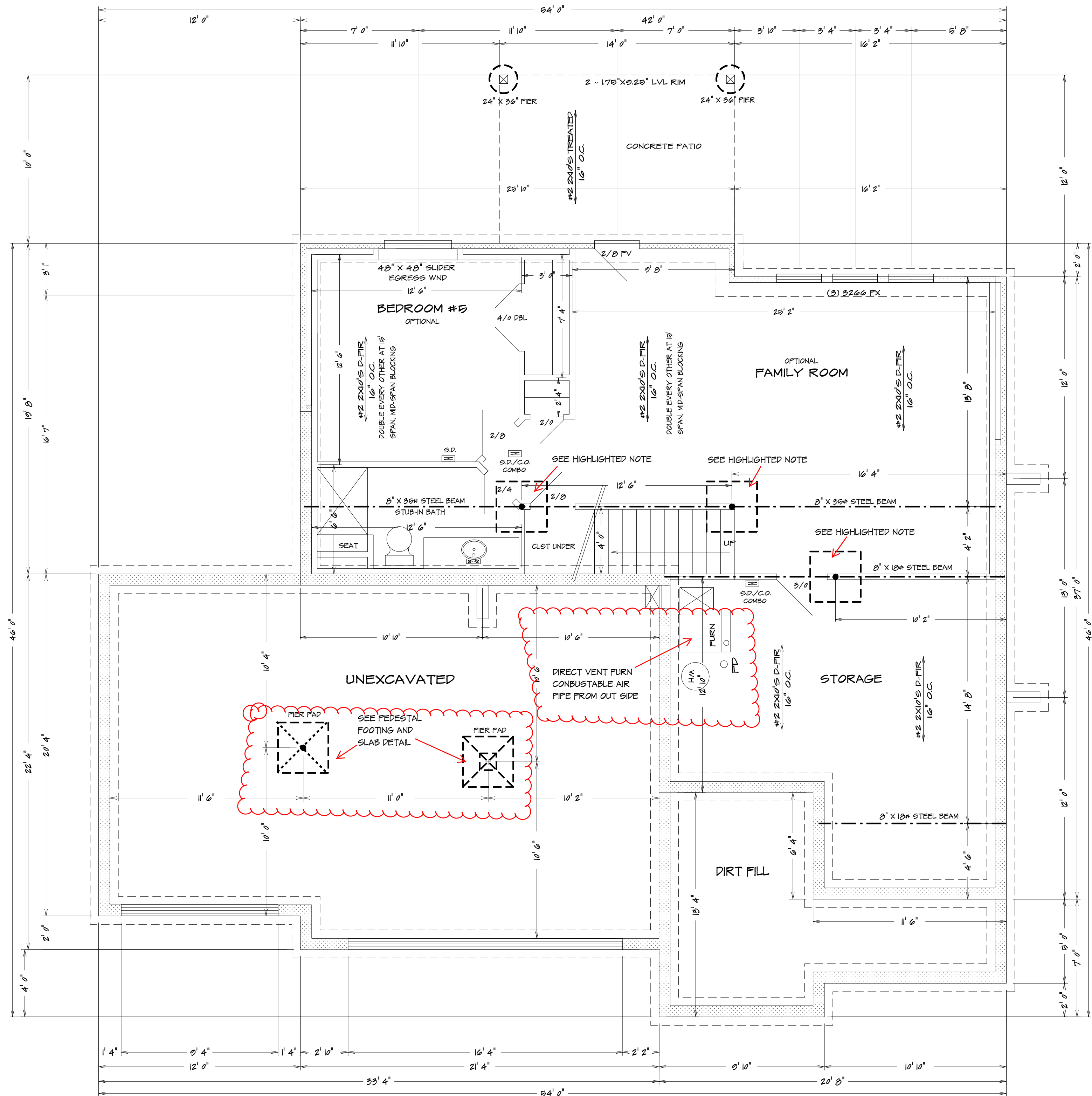
HSS COLUMN DETAIL



TYPICAL EGRESS WINDOW SECTION DETAIL



TYPICAL FOUNDATION WALL



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

3901 SW FLINTROCK
LEES SUMMIT MO
LOT 166

BASEMENT PLAN

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

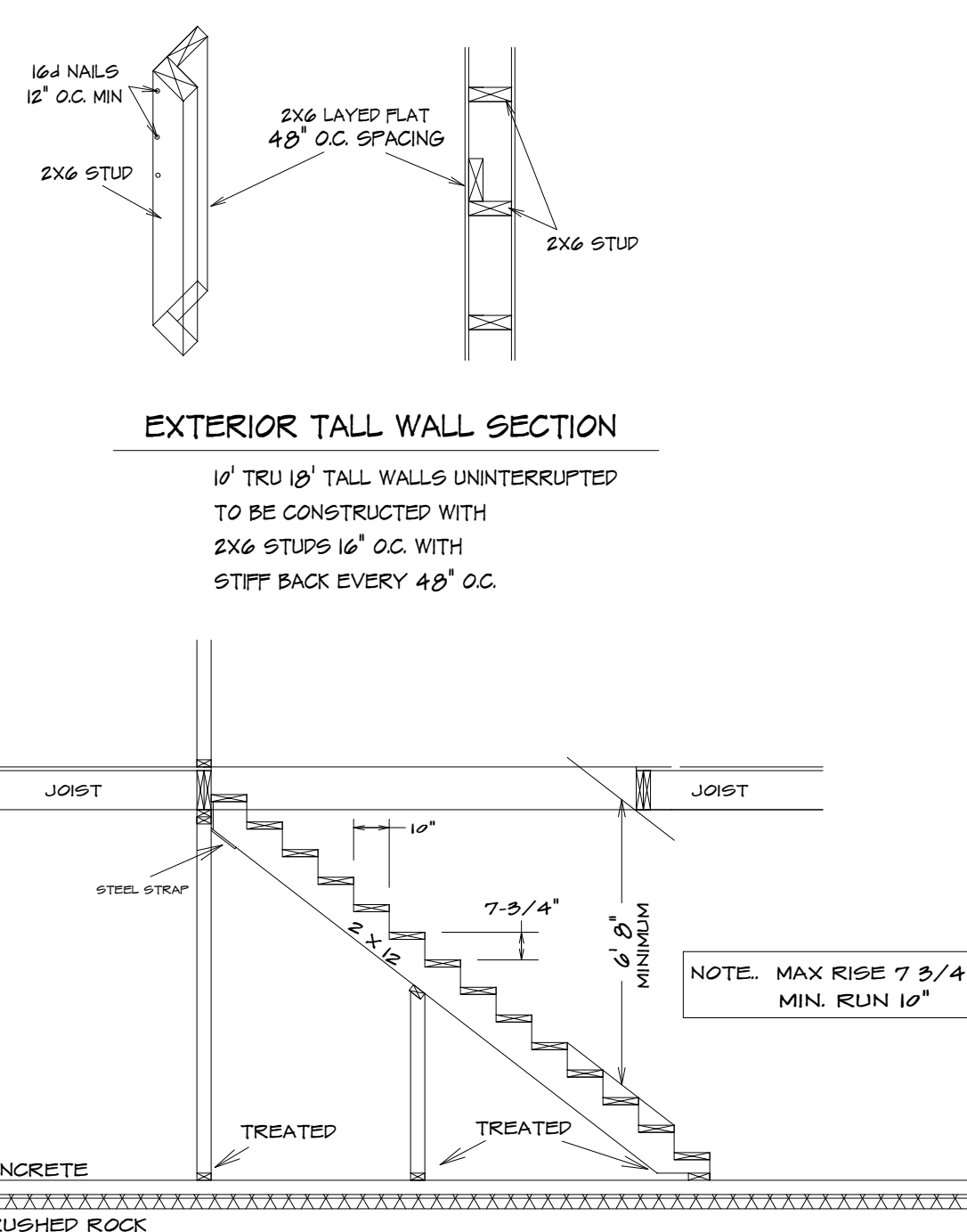
KH-6106 (LOT 166)

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6106	2
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6106 BSM1	

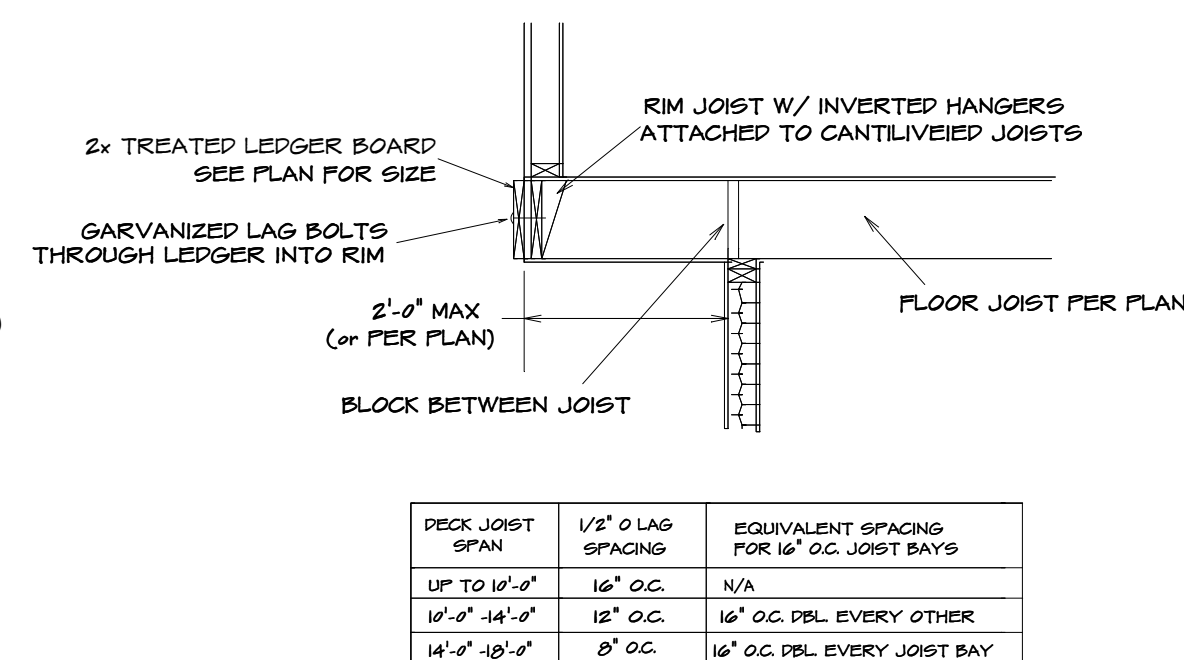
COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESSEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE TO STRUCTURE.



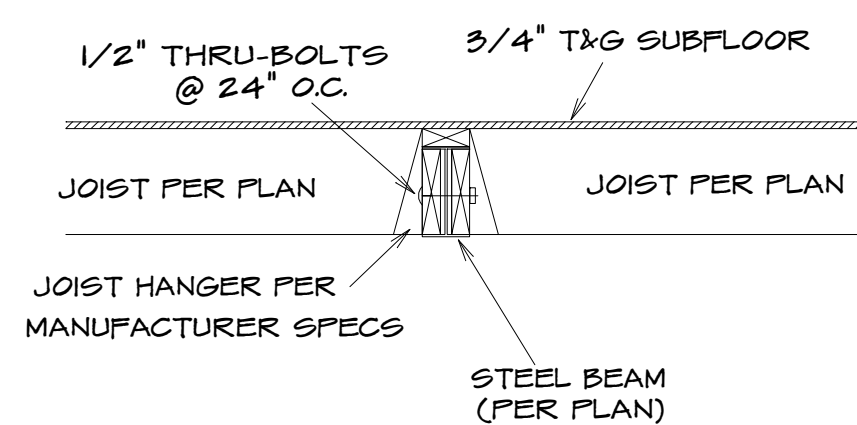
RELEASE FOR CONSTRUCTION
S NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
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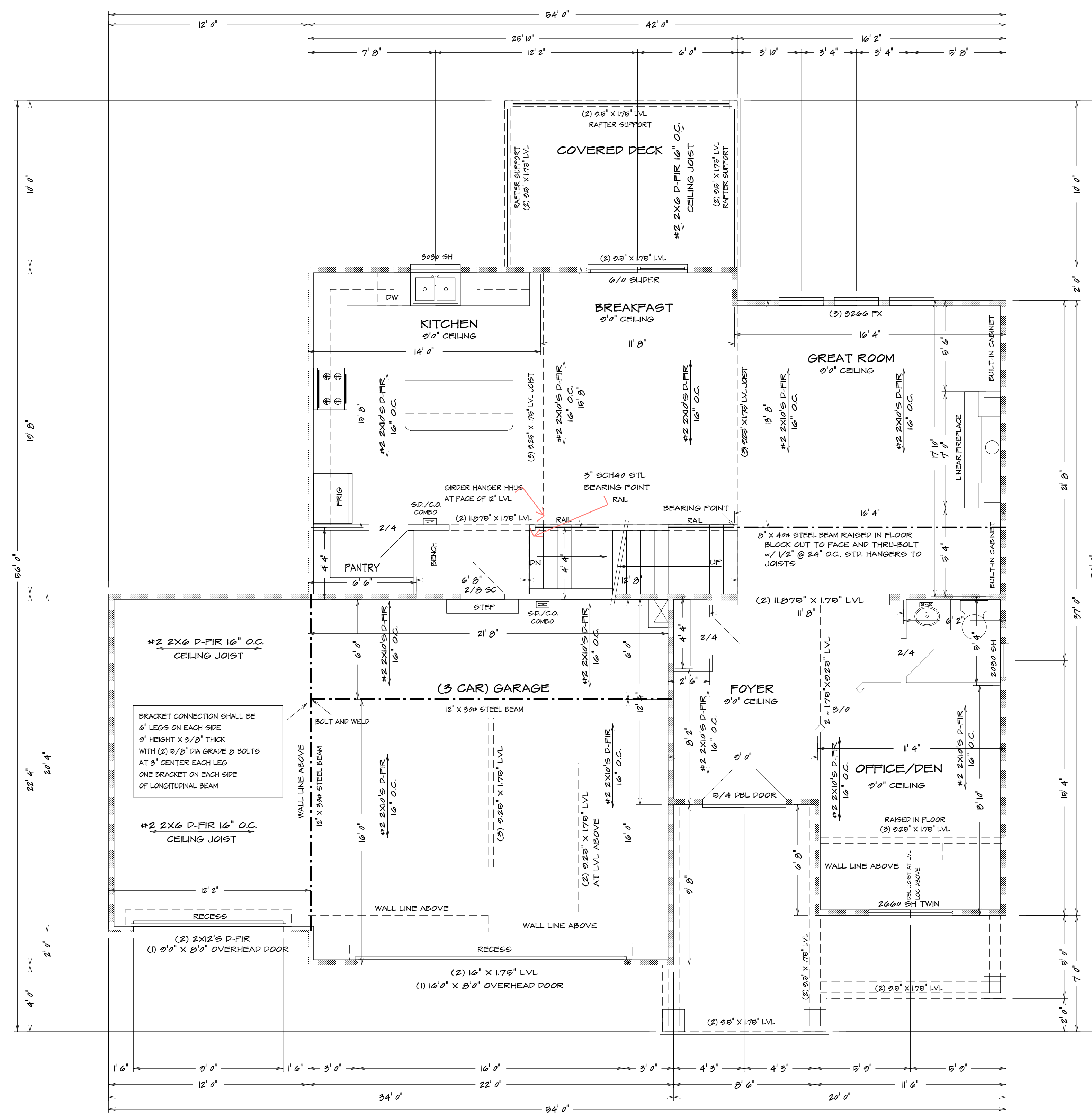
STAIR SECTION (TYP)



TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



UPSET STEEL BEAM/JOIST CONNECTION



3901 SW FLINTROCK
LEES SUMMIT MO
LOT 166

BEARING WALL

FIRST FLOOR PLAN
1/4" = 1'0"

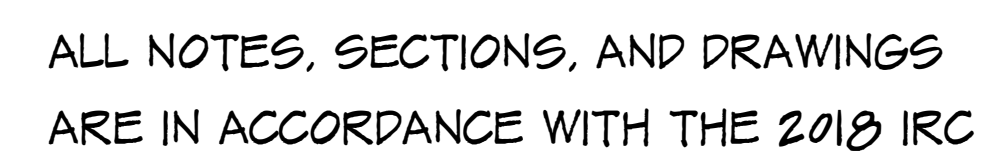
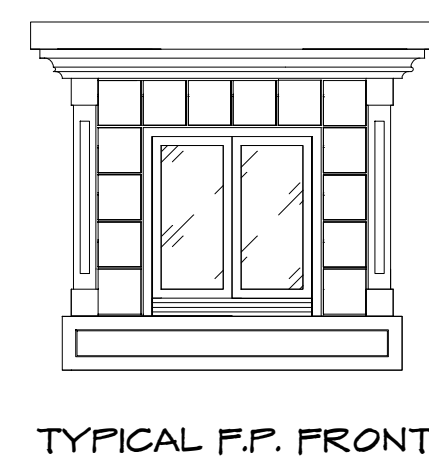
HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6106	3
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQFT.
			6106 FRI	

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KH-6106 (LOT 166)

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
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BEARING WALL

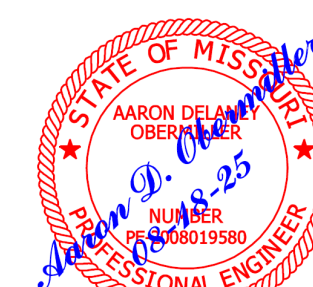
SECOND FLOOR PLAN

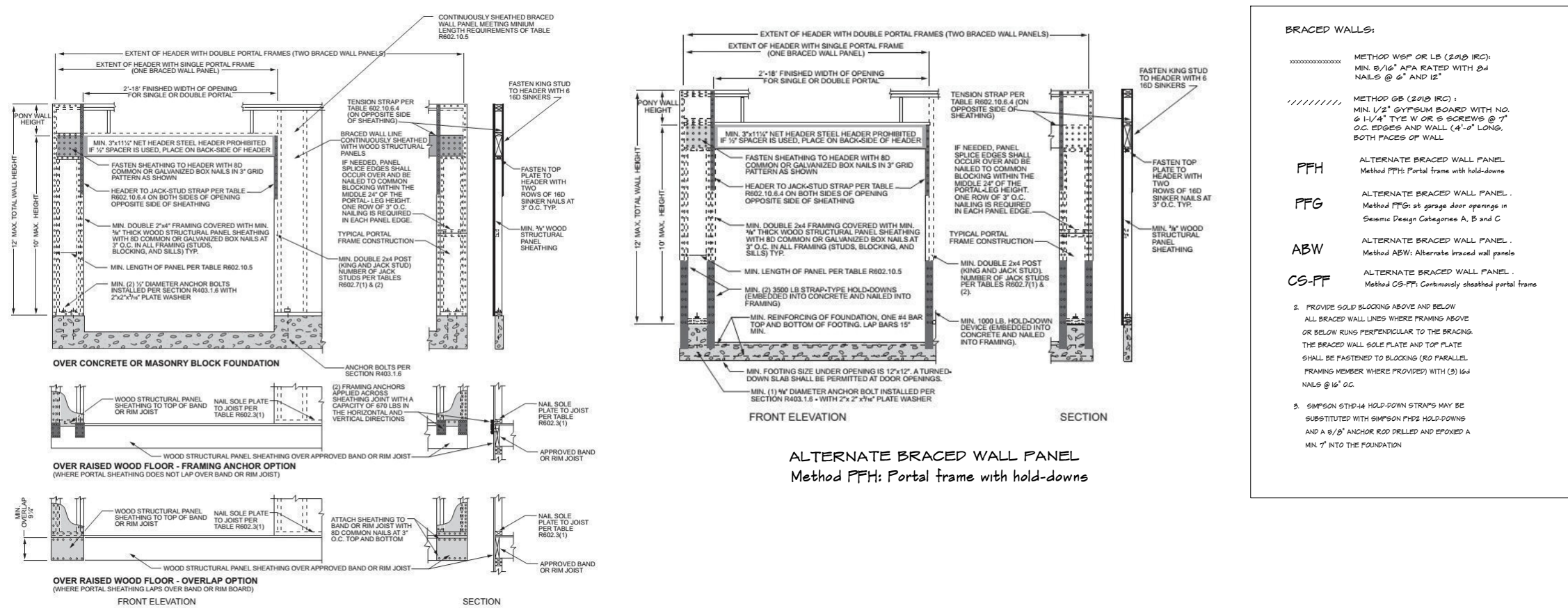
$$1/4'' = 1'0''$$

3901 SW FLINTROCK
LEES SUMMIT MO
LOT 166

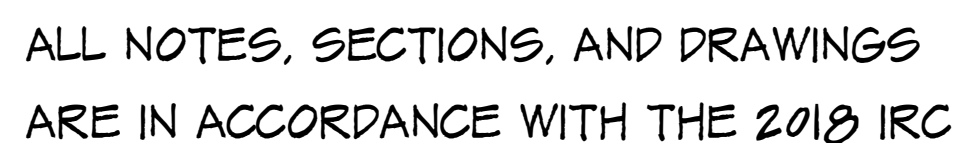
HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-4106	4
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			6106 FLR2	

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KH-6106 (LOT 166)



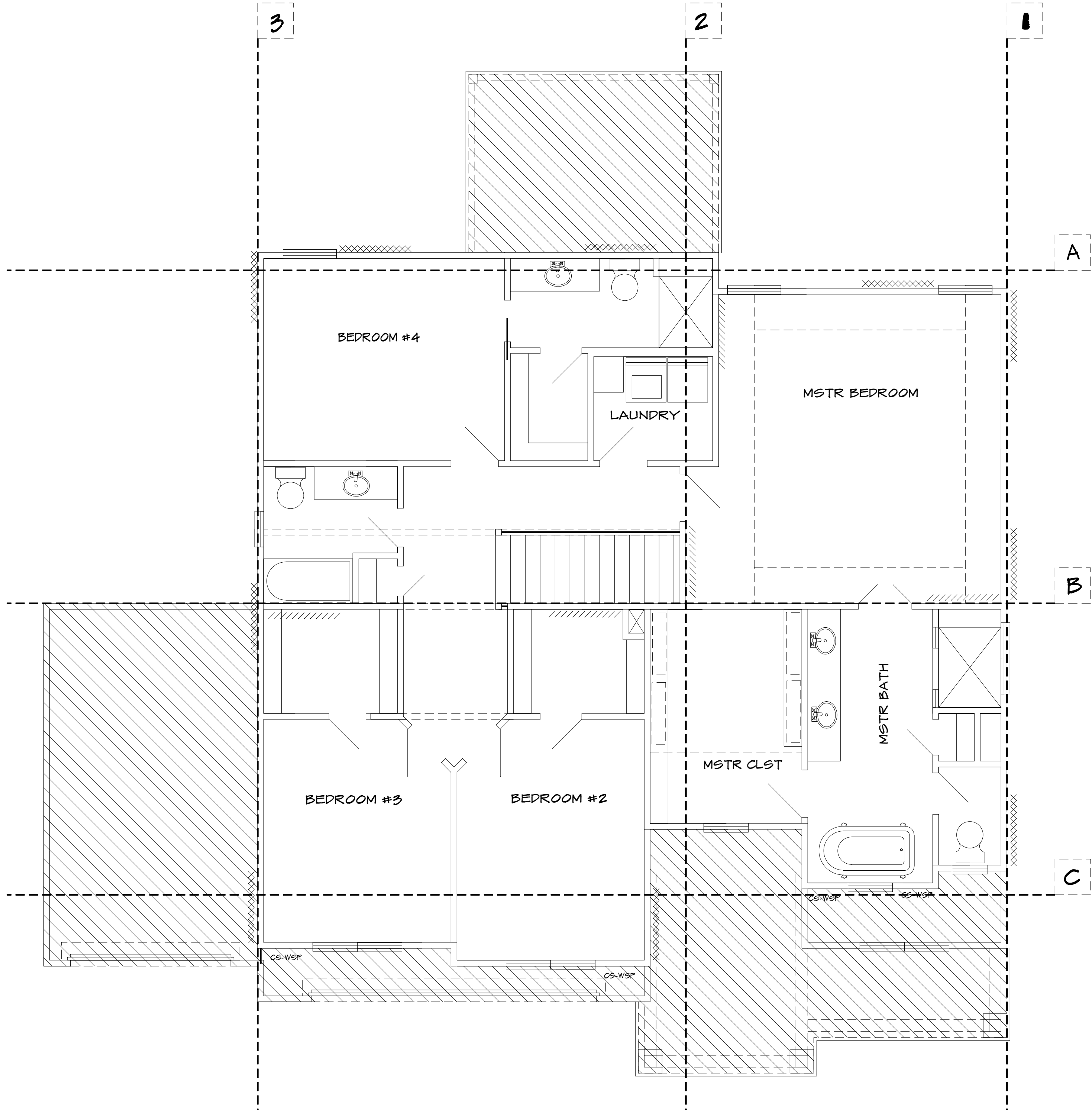
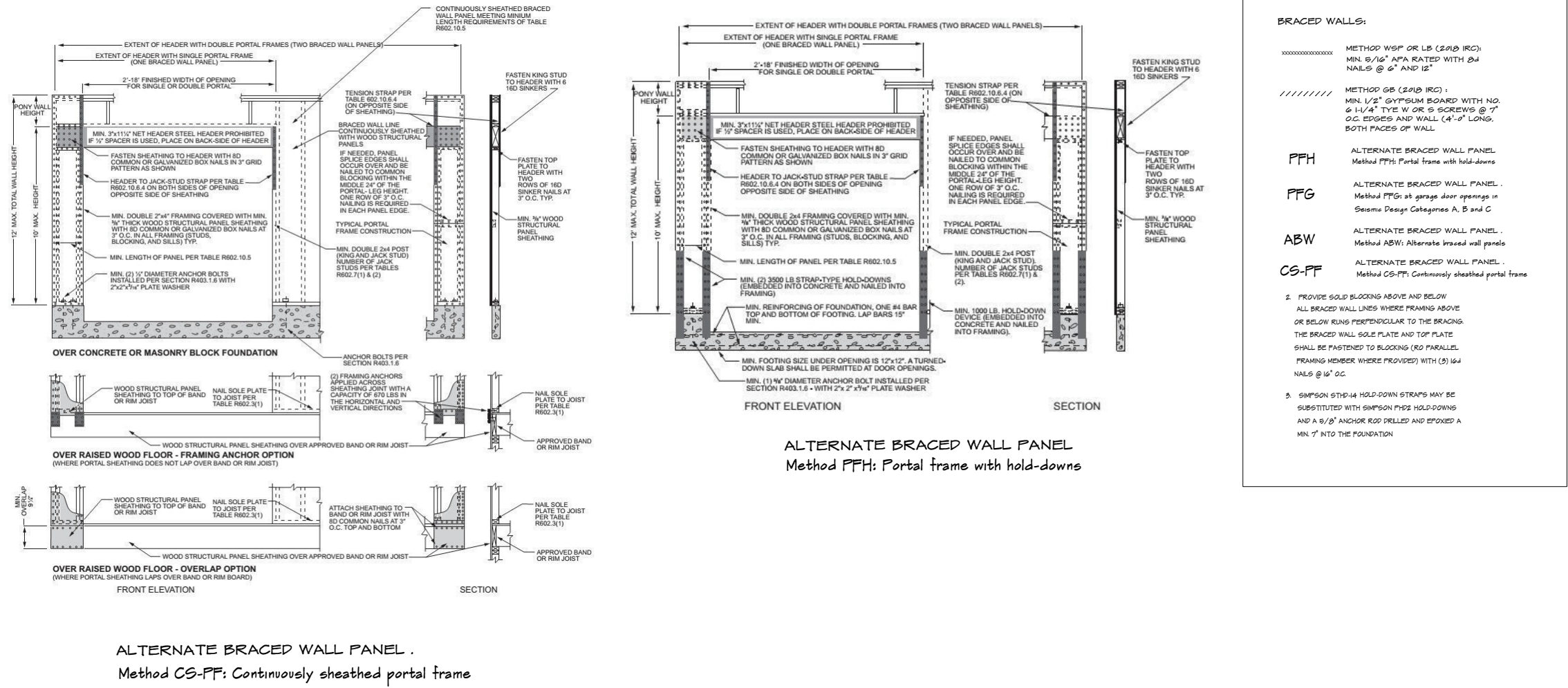
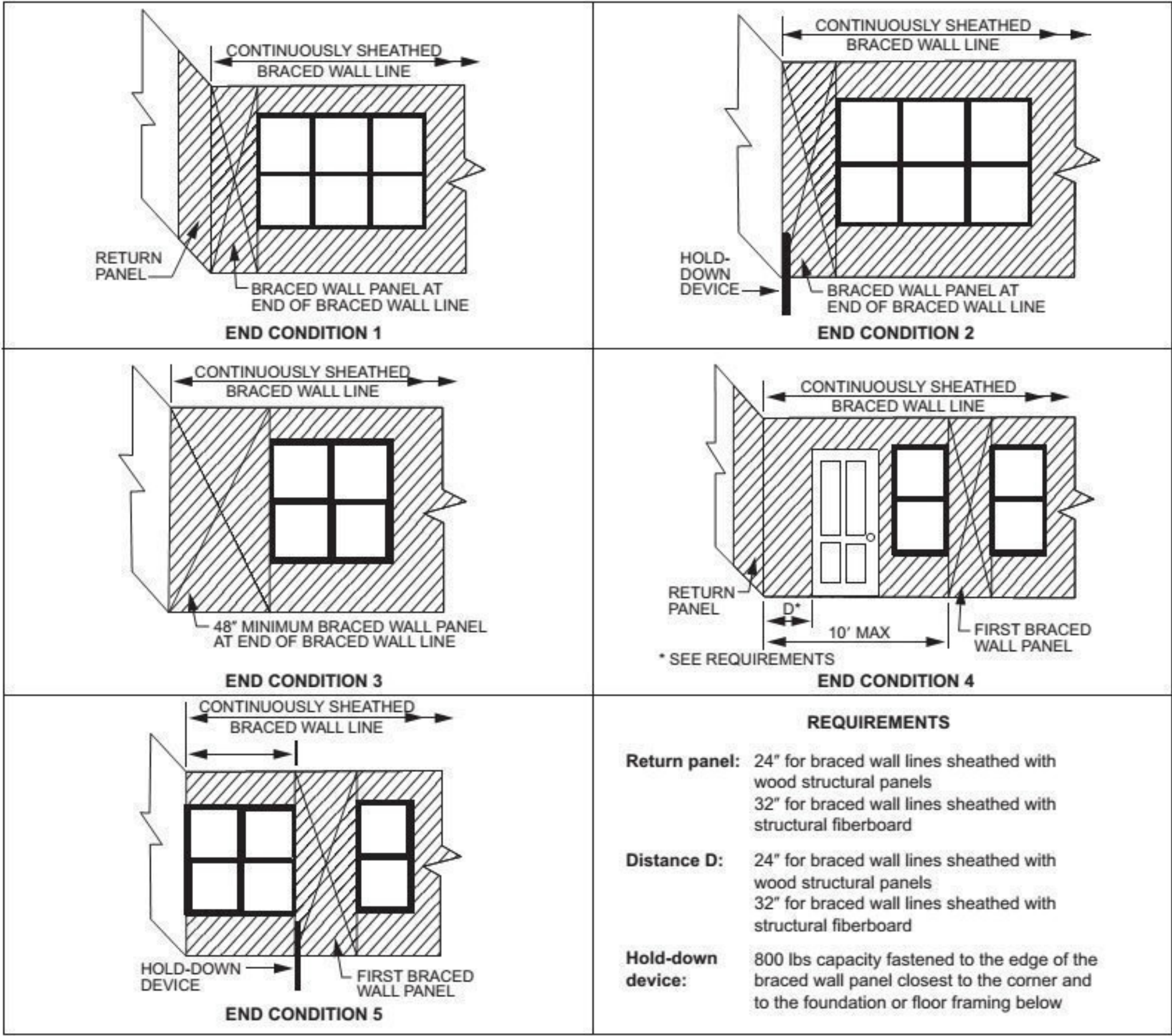
FIRST FLOOR PLAN
1/4" = 1'0"

3901 SW FLINTROCK
LEES SUMMIT MO
LOT 166

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-2106	6
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME: 6106 WBSI	APPROX. SQ.FT.

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

SECOND FLOOR PLAN
1/4" = 1'0"

3001 SW FLINTROCK
LEES SUMMIT MO
LOT 166

KH-6106 (LOT 166)

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
BUILDER:	PHONE:	DATE REVISED:	KH-6106	7
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME: 6106 WBS2	APPROX. SQ.FT. 6106 WBS2

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