







4016 MERITAGE
LEES SUMMIT MO
LOT 117 NAPA VALLEY

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

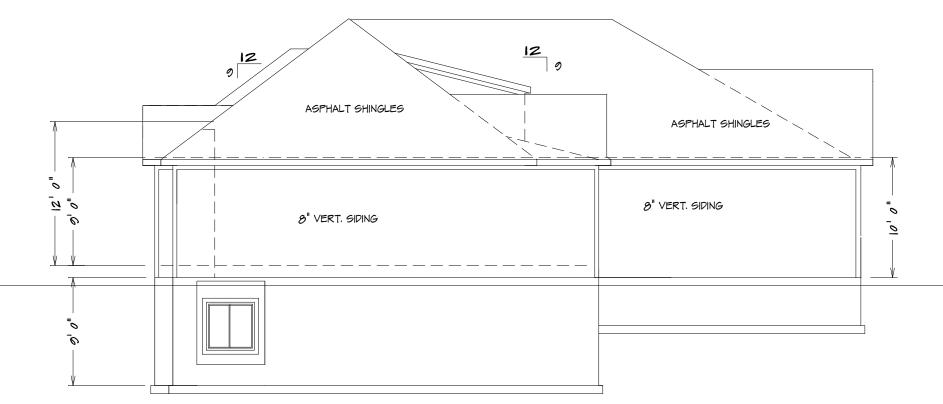
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY

8 ASPHALT SHINGLES	ASPHALT SHINGLES	<u>12</u> 8
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		-0-0

ASPHALT SHINGLES

ASPHALT SHIN

RIGHT ELEVATION



LEFT ELEVATION

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

1/8" = 1'0"



SQUARE FOOTAGE

LIVING AREA

FIRST FLOOR = 1823

FRONT PORCH = 167

OPEN PATO = 204

UNFINISHED AREA STORAGE BASEMENT = 1661 GARAGE = 747 UNDER STOOP = 139

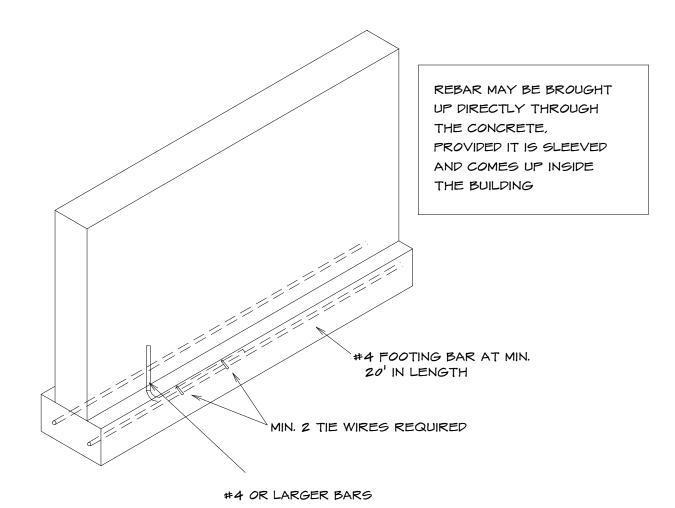


SEE ELEVATION FOR WALL HEIGHTS

NOTE... ELECTRICAL SERVICE TO BE 200 AMP.

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

S.D. SMOKE DETECTOR

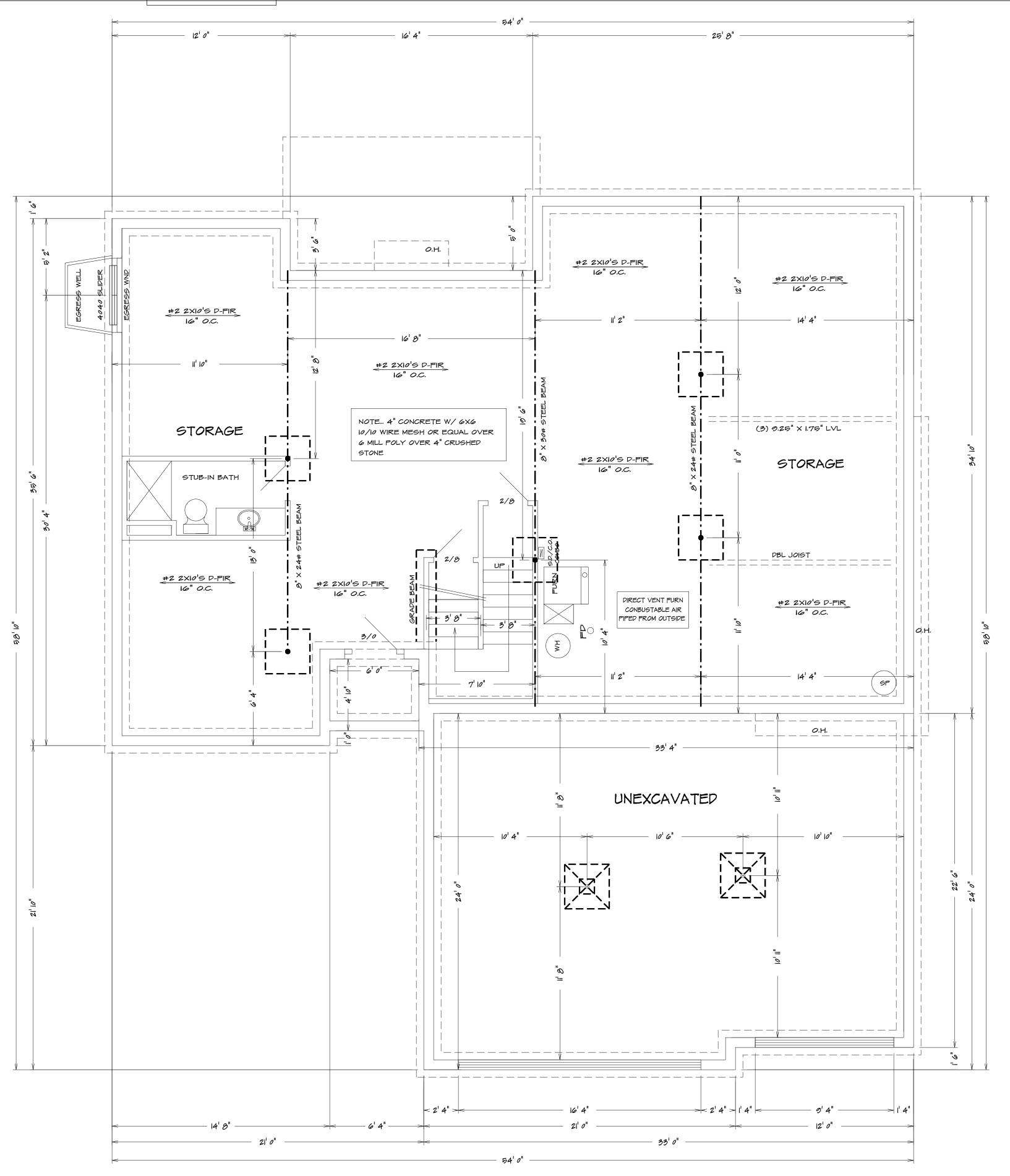


I. Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system... This means that you must have "an electrode encased by at least 50 mm (2 in.) of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 6.0 m (20 ft) of one or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 13 mm (1/2 in.) 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 into the grounding electrode system." Proper lap splices are required

UFER GOUNDING SECTION

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)



BASEMENT PLAN

1/4" = 1'0"

ALL NOTES, SECTIONS, AND DRAWINGS ARE IN ACCORDANCE WITH THE 2018 IRC RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/07/2020

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

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.

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1820 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.

Exception

- I. 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.
- 2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
- 3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2000. 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.

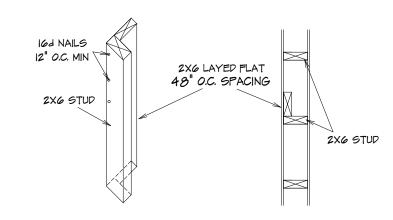
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

Exception:

The glazed areas shall not be required where artificial light and a local exhaust system are provided.

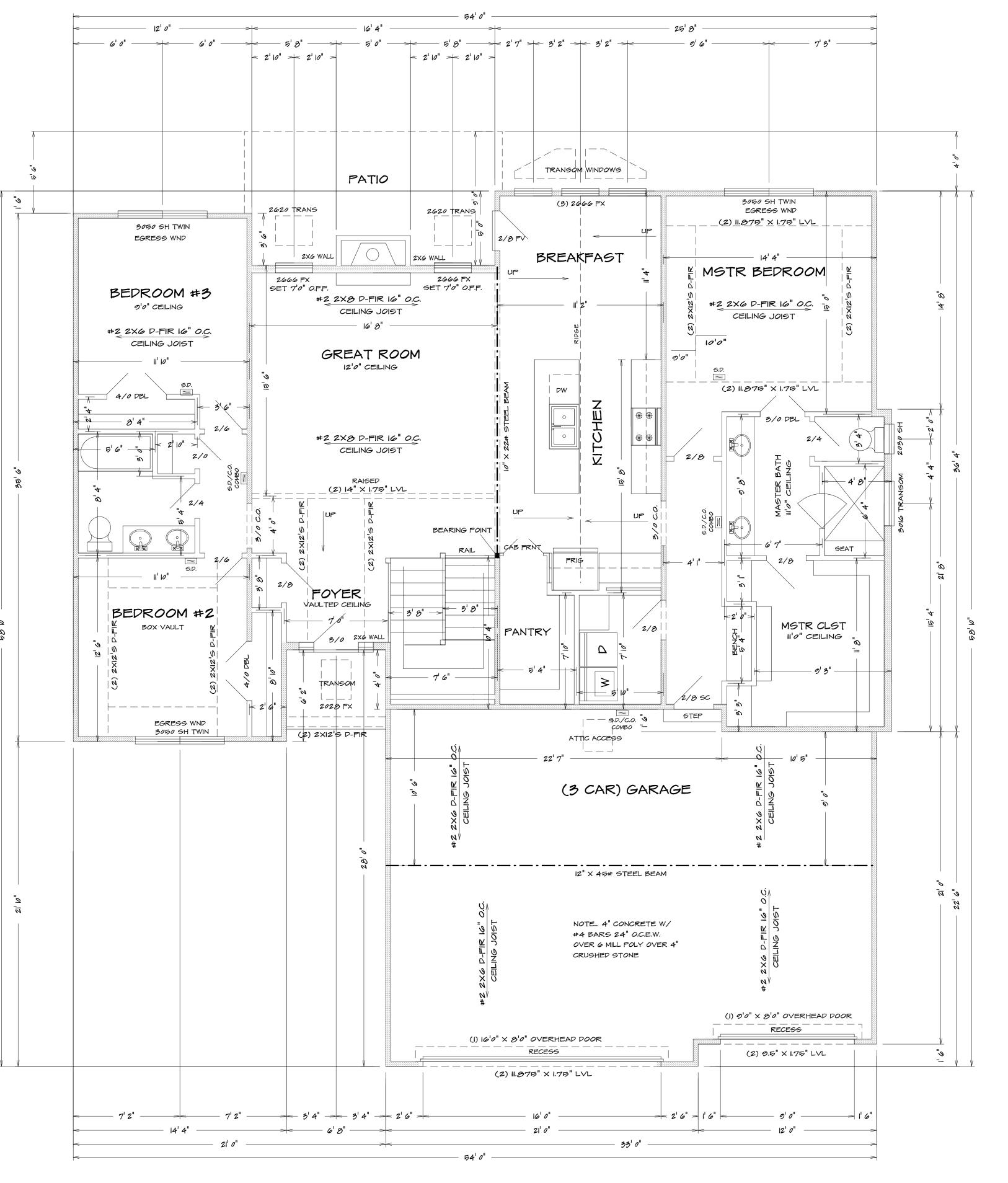
The minimum local exhaust rates shall be determined in accordance with Section MI507.

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



EXTERIOR TALL WALL SECTION

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



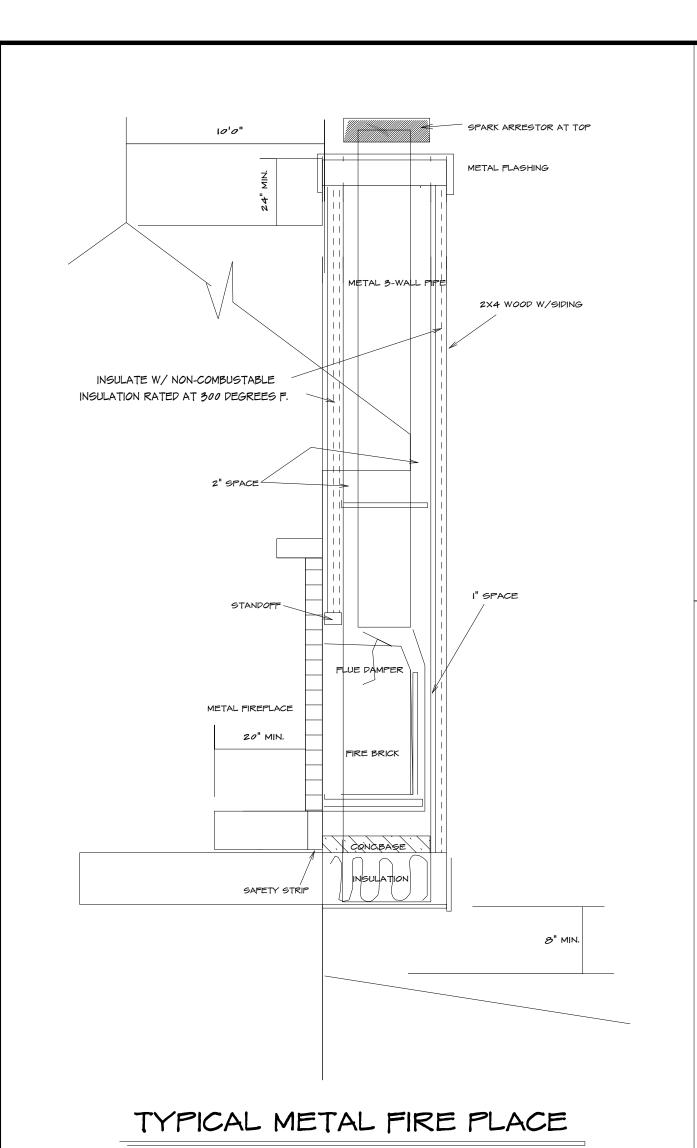
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

FIRST FLOOR PLAN

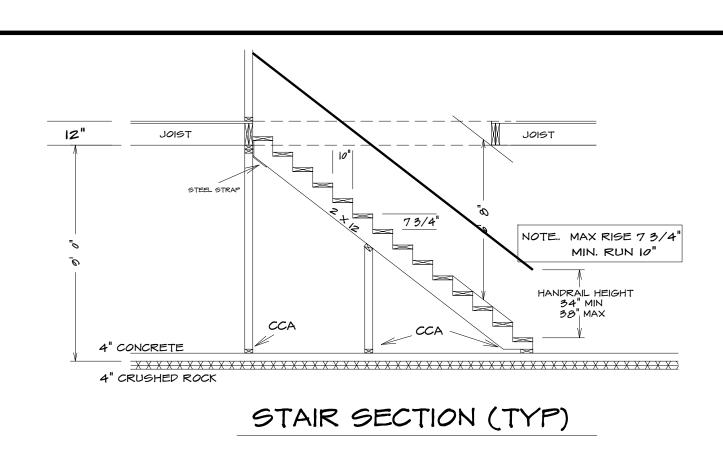
1/4" = 1'0"

AARON DELANDY
OBERMINER

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PE 2008019580



NOTE SEE SPECS FOR SPECIFIC APPLICATIONS.



TYPICAL F.P. FRONT

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 OD 21"

ELECTRICAL OUTLETS

- ALL OUTLETS TO BE BRANCH 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 RECEP. TO BE TAMPER RESISTANT

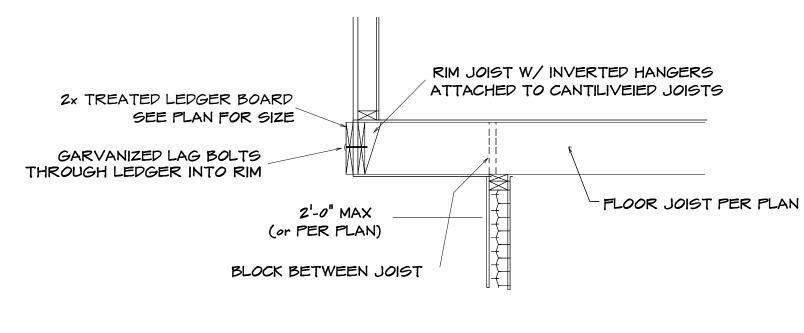
GARAGE

4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

I. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS 2. DOORS BETWEEN GARAGE AND DWELLING - MIN | 3/3" SOILD CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED 3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHTOUT

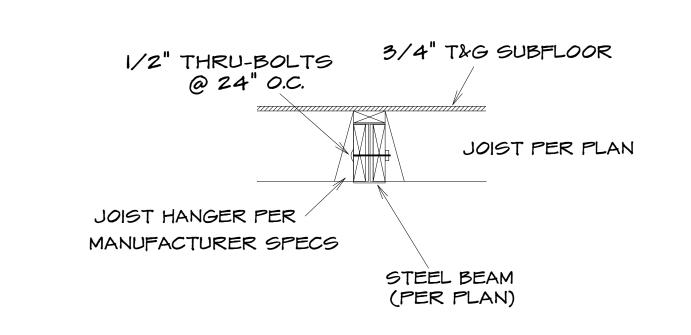
GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE APPROVED SAFTY GLAZING MATERIALS: GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 60" OF THE FLOOR: WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTEM OF THE STAIR: ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS: GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQ. FT. AND WHOSE BOTTEM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR

TYPICAL FRAMING DETAILS (Not to Scale)



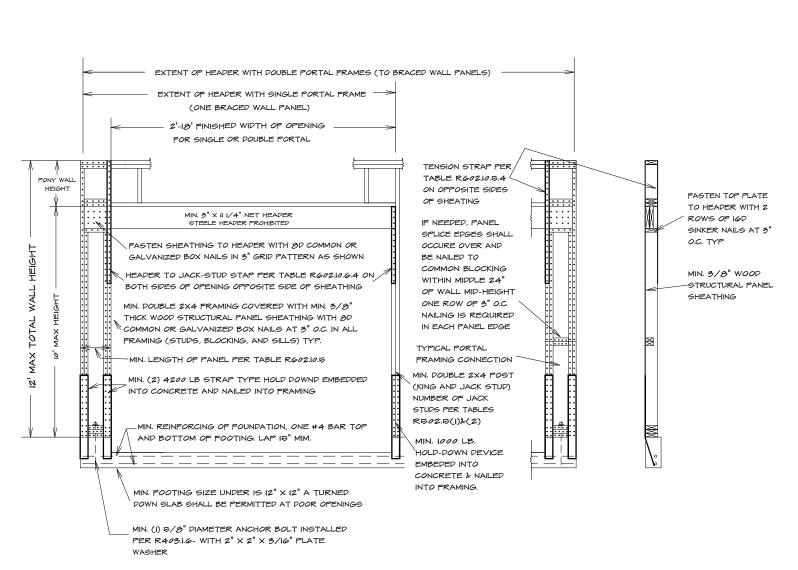
DECK JOIST SPAN	1/2" O LAG SPACING	EQUIVALENT SPACING FOR 16" O.C. JOIST BAYS
UP TO 10'-0"	16" O.C.	N/A
10'-0" -14'-0"	12" O.C.	16" O.C. DBL. EVERY OTHER
14'-0" -18'-0"	8" O.C.	16" O.C. DBL. EVERY JOIST BAY

TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT

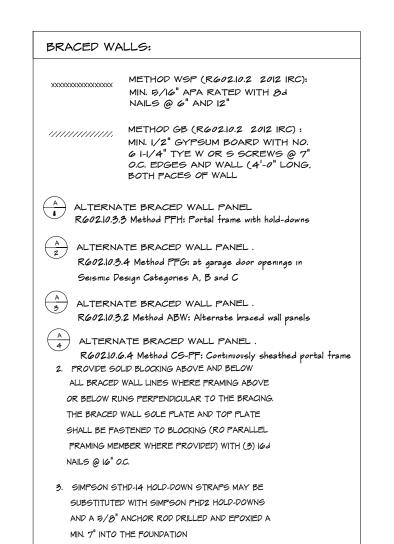


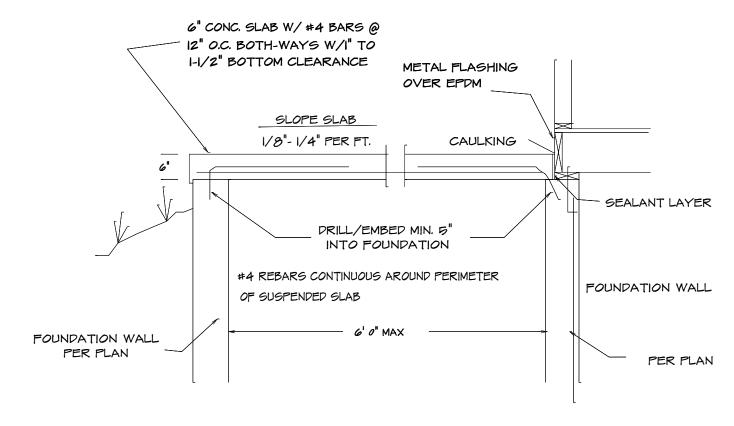
UPSET STEEL BEAM/JOIST CONNECTION

ROOFING MATERIAL 240 LB ASPHALT SHINGLES FAFTER ATTIC SPACE 7/16" OSB SHEATHING — - BAFFLE FOR POSITIVE VENTILATION ICE BEARIER R-40 INSULATION (MIN) CEILING JOIST IX8 FASCIA 2X6 SUB-FASCIA 1/2" GYP. BOARD SOFFIT BOARD -- DOUBLE TOP PLATE PER PLAN SOFFIR VENTS 8' O.C. -1/2" GYP. BOARD 2X4 NAILER-R-10 OR R13+5 IX4 TRIM BOARD -- EXTERIOR SHEATHING 7/16" OSB SHEATHING -2X4 STUD @ 16" O.C. W/ TYVEX HOUSE WRAP UNDERNEATH 3/4" T&G SUBFLOOR FLOOR JOIST-PER PLAN —— 1/2" GYP. BOARD 7/16" OSB SHEATHING R-19 OR R13+5 INSULATION W/ TYVEX HOUSE WRAP -EXTERIOR SHEATHING — 2X4 STUD @ 16" O.C. 3/4" T&G SUBFLOOR RIM JOIST TREATED SILL PLATE FLOOR JOIST-PER PLAN SILL SEALER -WATERPROOF BELOW GRADE SEE FOUNDATION NOTES FOR REBAR LOCATION AND SPACING PER PLAN 10" CONC. WALL 4" DRAIN TILE 4" CONC. SLAB MIN CONC. FOOTING 4" ROCK MIN SEE FOUNDATION NOTES TYPICAL WALL SECTION



ALTERNATE BRACED WALL PANEL R602.10.3.3 Method PFH: Portal frame with hold-downs





FORMWORK OPTIONS:

- I. PROVIDE VULCRAFT 2VLI (OR EQUAL CORRUGATED DECKING (SHORE AT MID-SPAN DURING CONSTRUCTION) or
- 2. PLYWOOD FORMS WITH EXPANDABLE BAR JOIST OR TEMPORARY FRAMED WALLS BY CONTRACTOR

SUSPENDED PORCH STOOP DETAIL OPTIONAL

PORCH SLAB (6'SPAN OR LESS)

- I. MAXIMUM SPAN = 6 2. MINIMUM 6" THICKNESS 3. #4 REBARS AT IZ" O.C. EACH WAY
- 4. MIN. 1-1/2" OF CONTINUIUS BEARING AT THE EDGES OF SLAB
- 5. PORCH SLAB GREATER THEN 6' SHALL BE TREATED AS AN ELEVATED GARAGE SLAB

MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS AS FOLLOWS: EXTERIOR FRAMED WALLS (RID OR RI3+5) FLOOR OVER HEATED SPACE RIO FLOOR OVER OUTSIDE AIR RIO

SECTION R315 CARBON MONOXIDE ALARMS

CATHEDRAL CEILING

R315.2 Carbon monoxide detection systems.

INSULATION NOTES:

R315.1 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 garages.

Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, nstalled and maintained in accordance with this section for carbon monoxide alarms and NFPA 720, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner and shall be monitored by an approved

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. (SECTION R314.5)

FRAMING NOTE

- . ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH 2. ALL HEADERS TO BE MIN. (2) #2-2XIO
- 3. BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS 4. ALL HEADRS TO BEAR ON MIN. OF (2) 2X4 STUDS
- 5. JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED
- AND COMPLY WITH IRC SEC. R502.4
- 6. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALL PER IRC SEC. R703
- 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

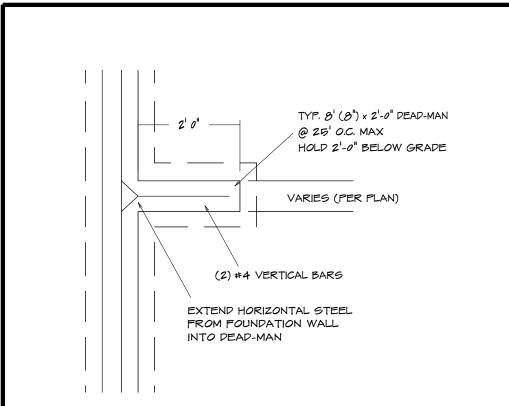
- THE UPPER 1/3 OF ATTIC
- 9. ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.) 10. MIN 20 YR. ASPHALT SHINGLES II. RAFTER TIES SHALL NOT BE REQUIED WHEN A STRUCTURAL
- RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN. PER IRC SEC. 802.3

R312.2 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.

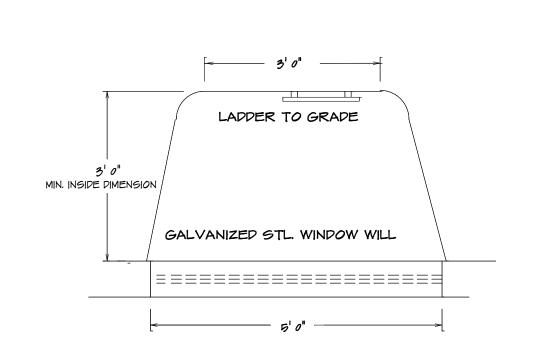
R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb-core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

TYPICAL DETAILS

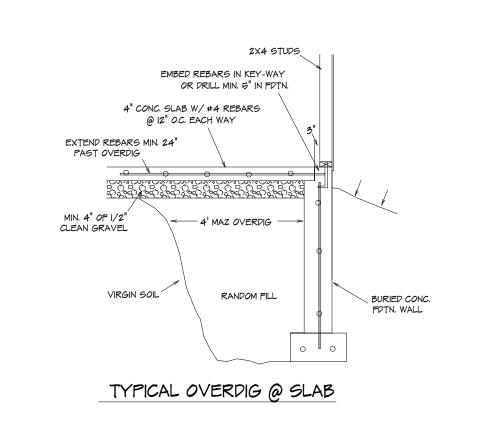


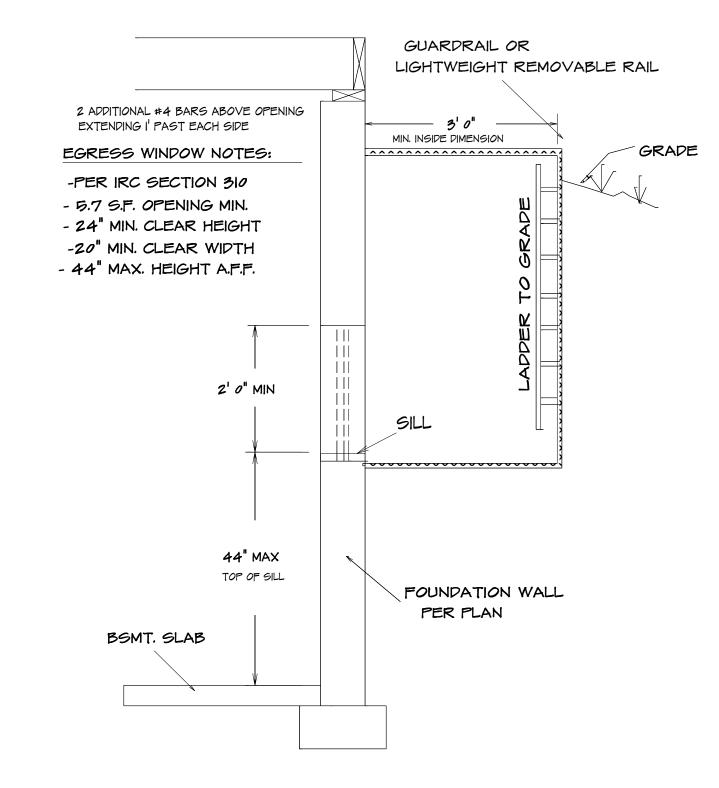


TYPICAL DEAD-MAN SECTION

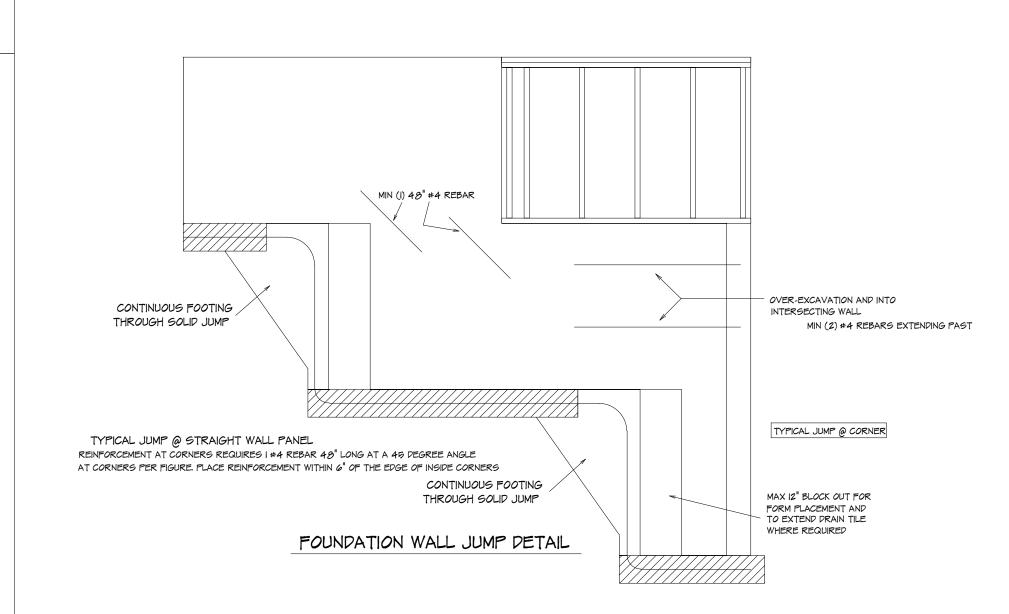


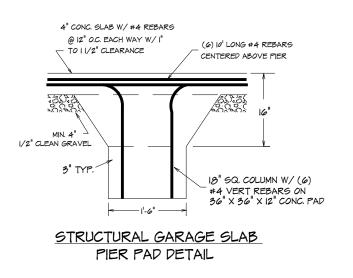
TYPICAL EGRESS WINDOW PLAN SECTION

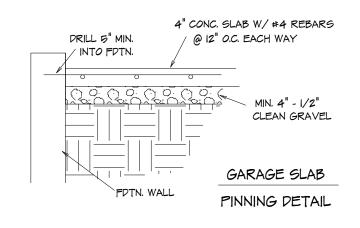




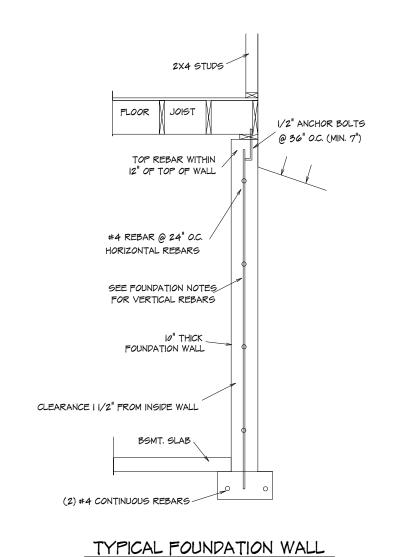
TYPICAL EGRESS WINDOW SECTION DETAIL







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



FOUNDATION NOTES:	
FND WALL REINFORCEMENT (CLASS 60 EXCEPT FOR RARE CIRCUMSTANCES (ALL REBARS TO BE GRADE 40)	
9' WALL W/ 8' BACKFILL VERT. #4 REBARS 9' WALL W/ 7' BACKFILL VERT. #4 REBARS (SET ON A 16" X 8" CONCRETE FOOTER WITH (REBARS CONTINOUS.	@ 18" O.

10' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 8" O.C. 10' WALL W/ 8' BACKFILL VERT. #4 REBARS @ 12" O.C. SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4 REBARS CONTINOUS. HORIZ #4 REBARS @ 24" O.C. 8" X 4'0" CONCRETE WALL WITH (3) #4 REBARS HORZ. AND WITH #4 REBARS @ 24" O.C. VERTICALLY CONCRETE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK.

CONCRETE GARAGE FLOOR - 4" CONCRETE ON 4" CRUSHED ROCK WITH 6X6 10/10 WIRE MESH. (SUPENDED GARAGE FLOORS TO BE DESIGNED BY LICENCED ENGINEER) COLUMN FOOTING FOR MIN. SOIL LOAD OF 1500 PSF

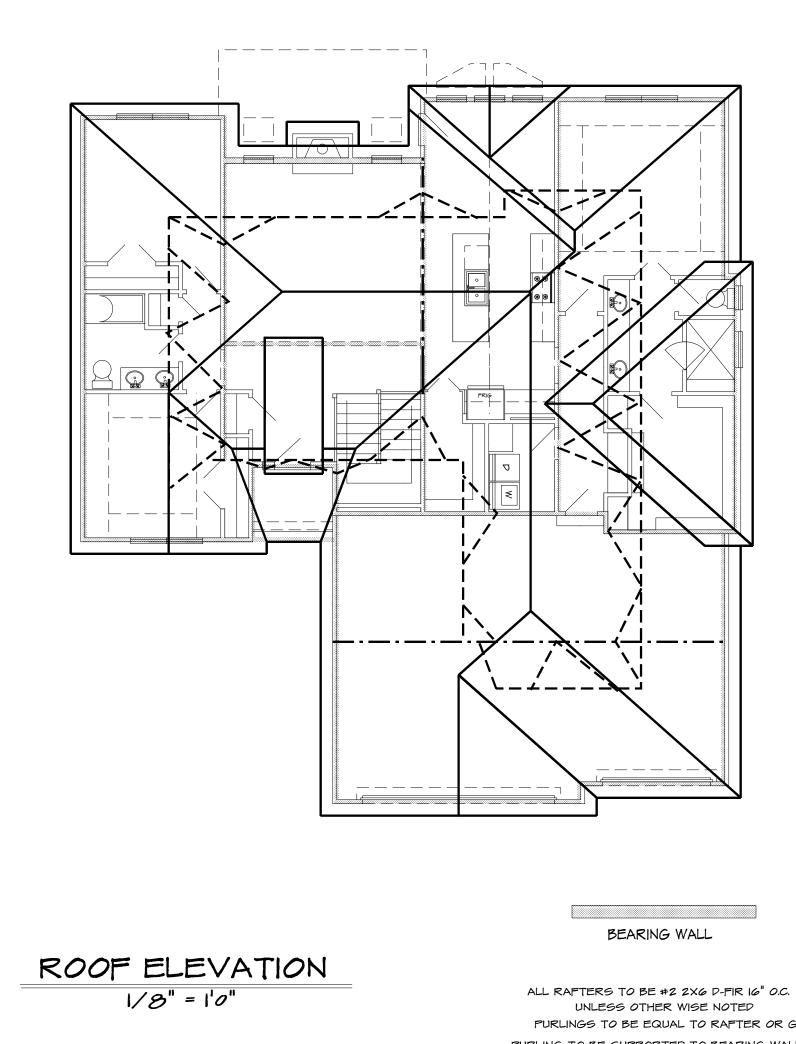
42" X 42" X 12" CONCRETE PADS WITH (6) #4 REBARS EACH WAY (UNLESS NOTED) CONCRETE GRADE PADS - 16" X 8" WITH (2) #4 REBARS CONTINOUS. ALL FOOTINGS SHALL EXCEED A MINIMUM FROST DEPTH OF 36 INCHES BELOW GRADE. MAXIMUM DEPTH OF UNBALANCED FILL IS (7 FEET) FOR 8-INCH WALL AND (8 FEET) FOR TEN-INCH WATERPROOF CONCRETE WALL FROM FOOTING TO

GRADE LINE. OPTIONAL WALK-OUT WALL 16" X 36" CONCRETE FROST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINOUS. #4 REBAR VERT. BENT INTO FLOOR 7'0" @ 24" O.C.

BELOW GRADE USE 4" OF CONCRETE ON 4" CRUSHED ROCK WITH 6 MIL-POLY OVER CRUSHED

ROCK BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN PPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED SONE DRAINS SHALL EXTEND AT LEAST I FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND DRANAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COMVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

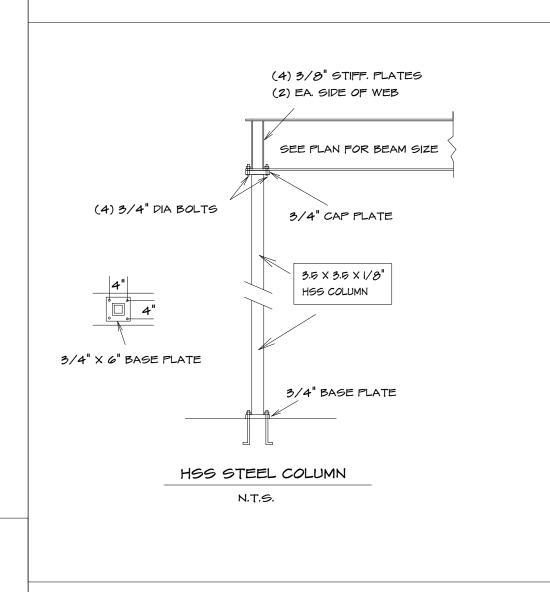
Tak	le No. R-302.2		
MINIMUM SPECIFIED COM		ENGTH OF CONCR	ETE
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	SPECIFIED COMPRESSIVE STRENGTH († c) Westhering Potential (KG AREA)		
	Negligible	Moderate	Severe
Basement walls and foundations not exposed to the weather	2.500	2.500	2.500
Basement slabs and interior slabson grade, except garage floor slabs	2,500	2,500	2.500
Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather	2500	\$.969°	3.0004
Porches, carport slabs and steps exposed to the weather, and garge floor slabs	2,500	2,000,10	3.500 ^{4.5}

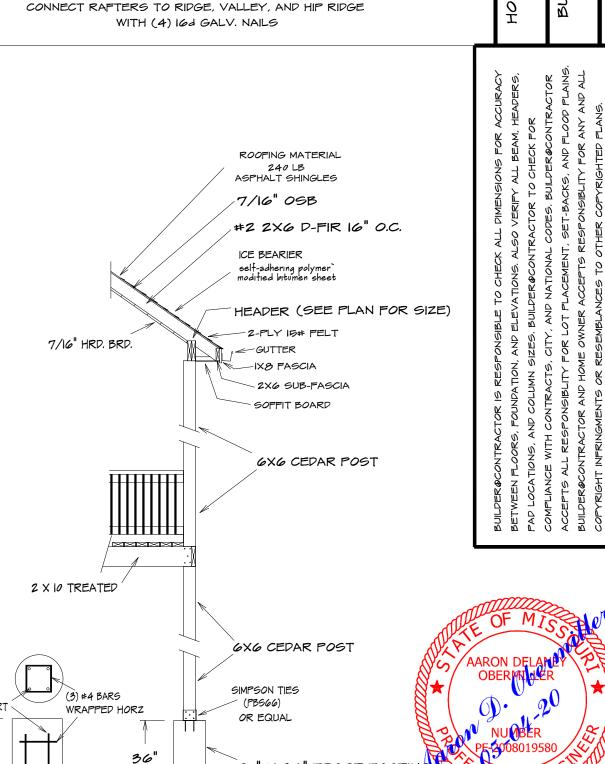


NOTE... HIP RIDGE FOR THE MAIN ROOF AS: 2X8 #2 D-FIR FOR UNBRACED LENGTH UP TO 9'0" 2XIO #2 D-FIR FOR UNBRACED LENGTH UP TO 10'0" 2XI2 #2 D-FIR FOR UNBRACED LENGTH UP TO 12'0"

PURLINGS TO BE EQUAL TO RAFTER OR GREATER PURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 PURLING 6'0" O.C. MAX FOR 2X8 PURLING 8'0" O.C. MAX FOR 2XIO PURLING

CONNECT RAFTERS TO CEILING JOIST W (4) 164 GALV. NAILS CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE





DECK SECTION