

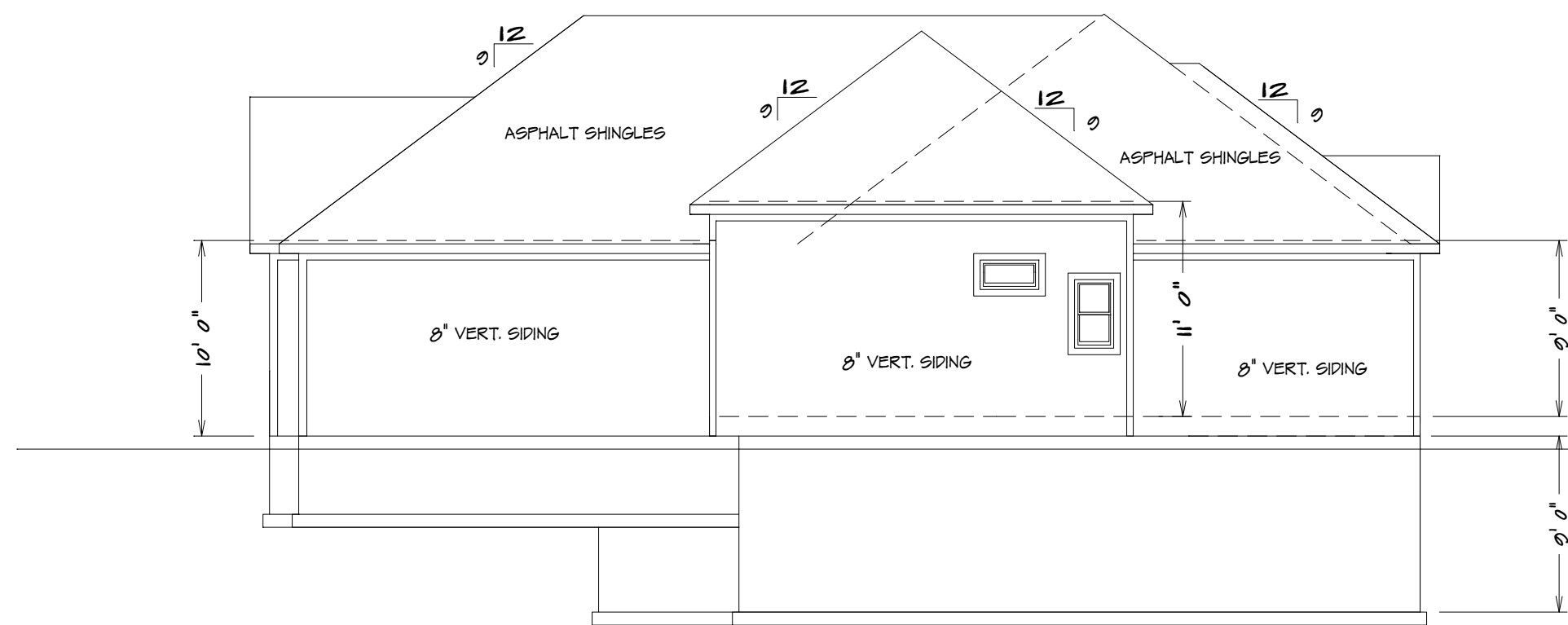


4016 MERITAGE
LEES SUMMIT MO
LOT 117 NAPA VALLEY

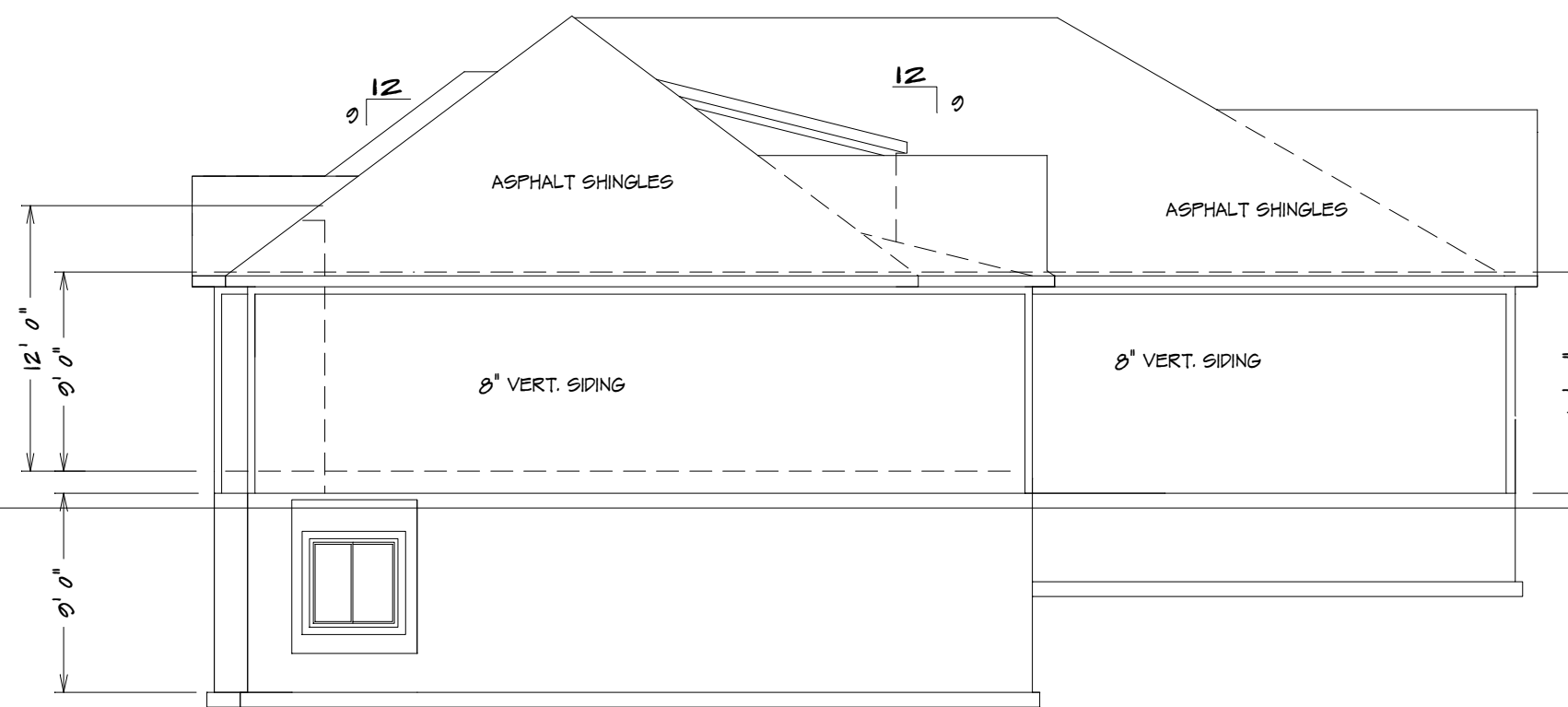
BUILDER/CONTRACTOR IS RESPONSIBLE TO
CHECK ALL DIMENSIONS FOR ACCURACY
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS.
ALSO VERIFY ALL BEAM, HEADERS, PAD LOCATIONS,
AND COLUMN SIZES.

FRONT ELEVATION
1/4" = 1'0"

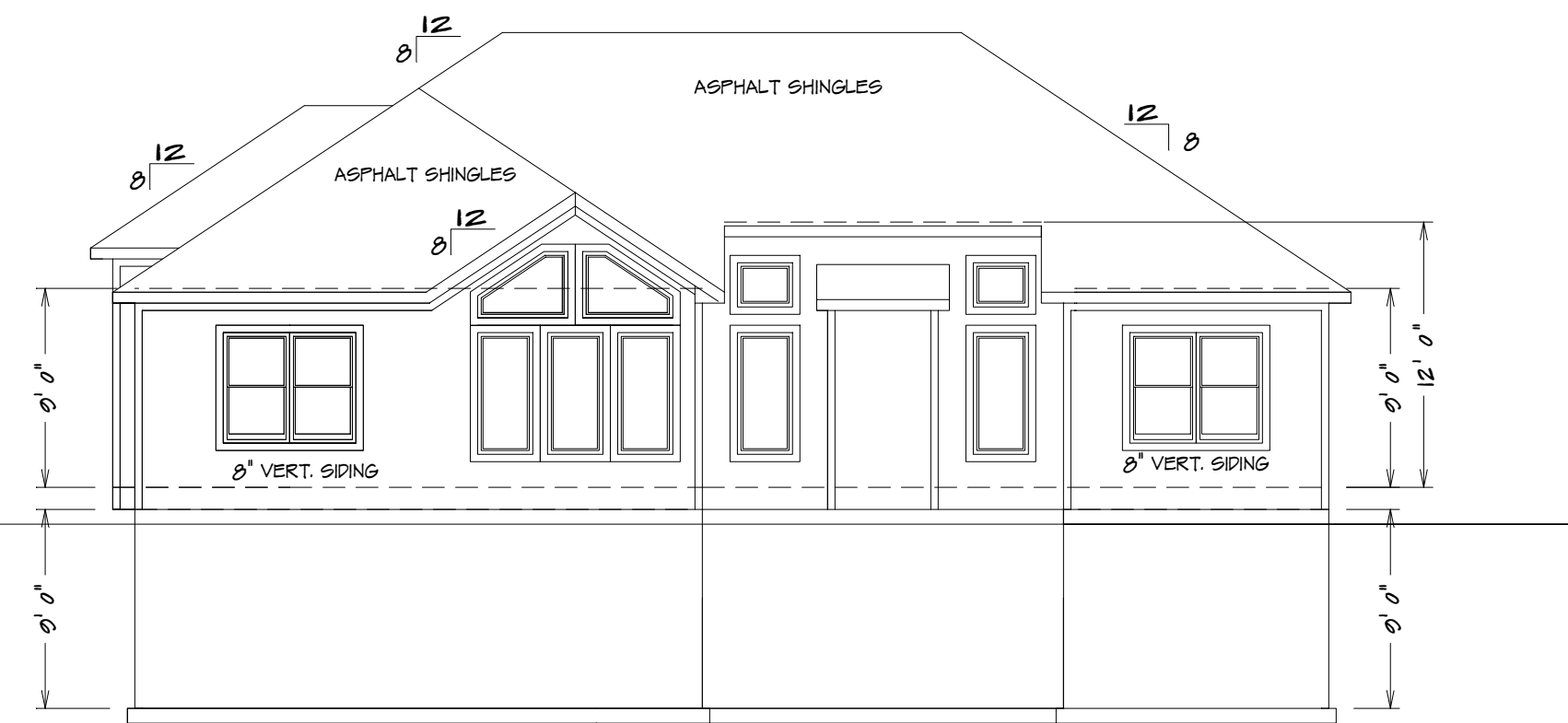
NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY



RIGHT ELEVATION
1/8" = 1'0"



LEFT ELEVATION
1/8" = 1'0"



REAR ELEVATION
1/8" = 1'0"

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

KH-6104 (LOT 117)



SQUARE FOOTAGE
LIVING AREA
FIRST FLOOR = 1023
FRONT PORCH = 167
OPEN PATO = 204

UNFINISHED AREA
STORAGE BASEMENT = 1601
GARAGE = 747
UNDER STOOD = 130

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ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND FLOOD PLANS.
BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL
COPYRIGHT INFRINGEMENTS OR RESUBMITTALS 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:	KH-6104	1
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.

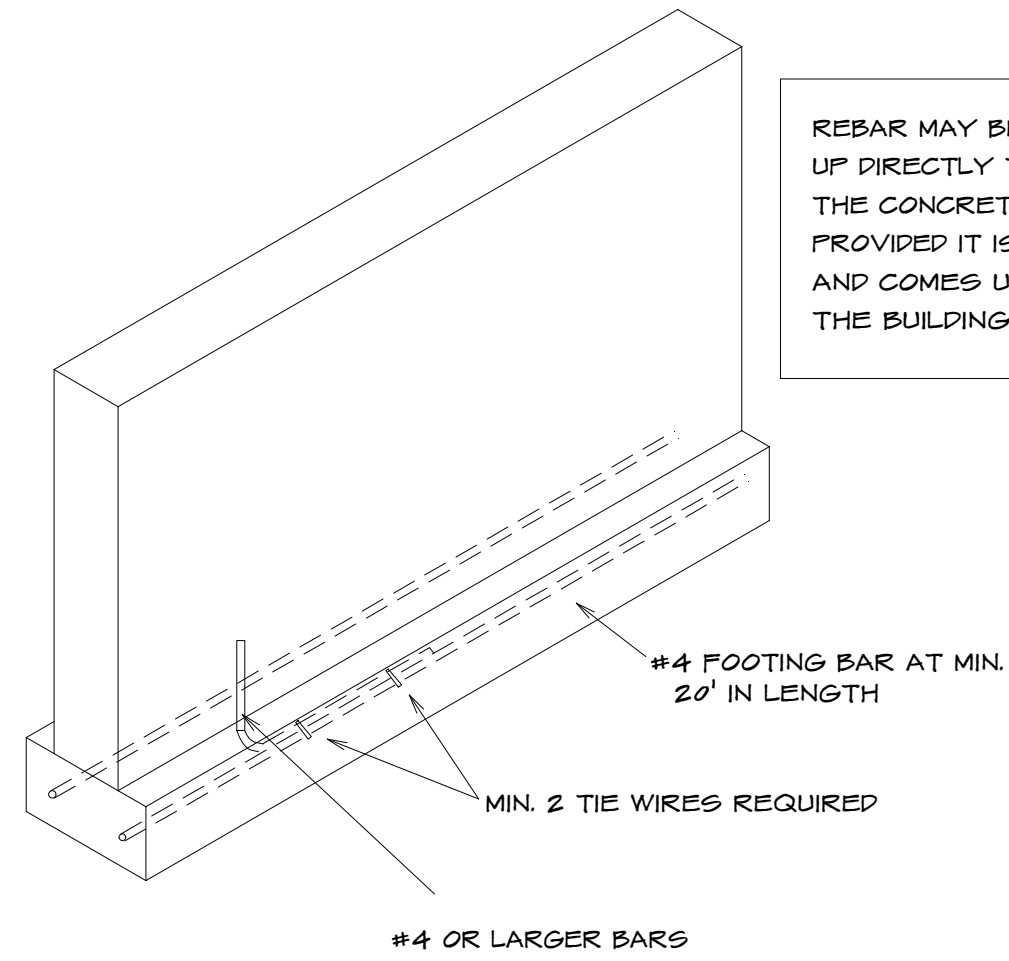
**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/07/2020**

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



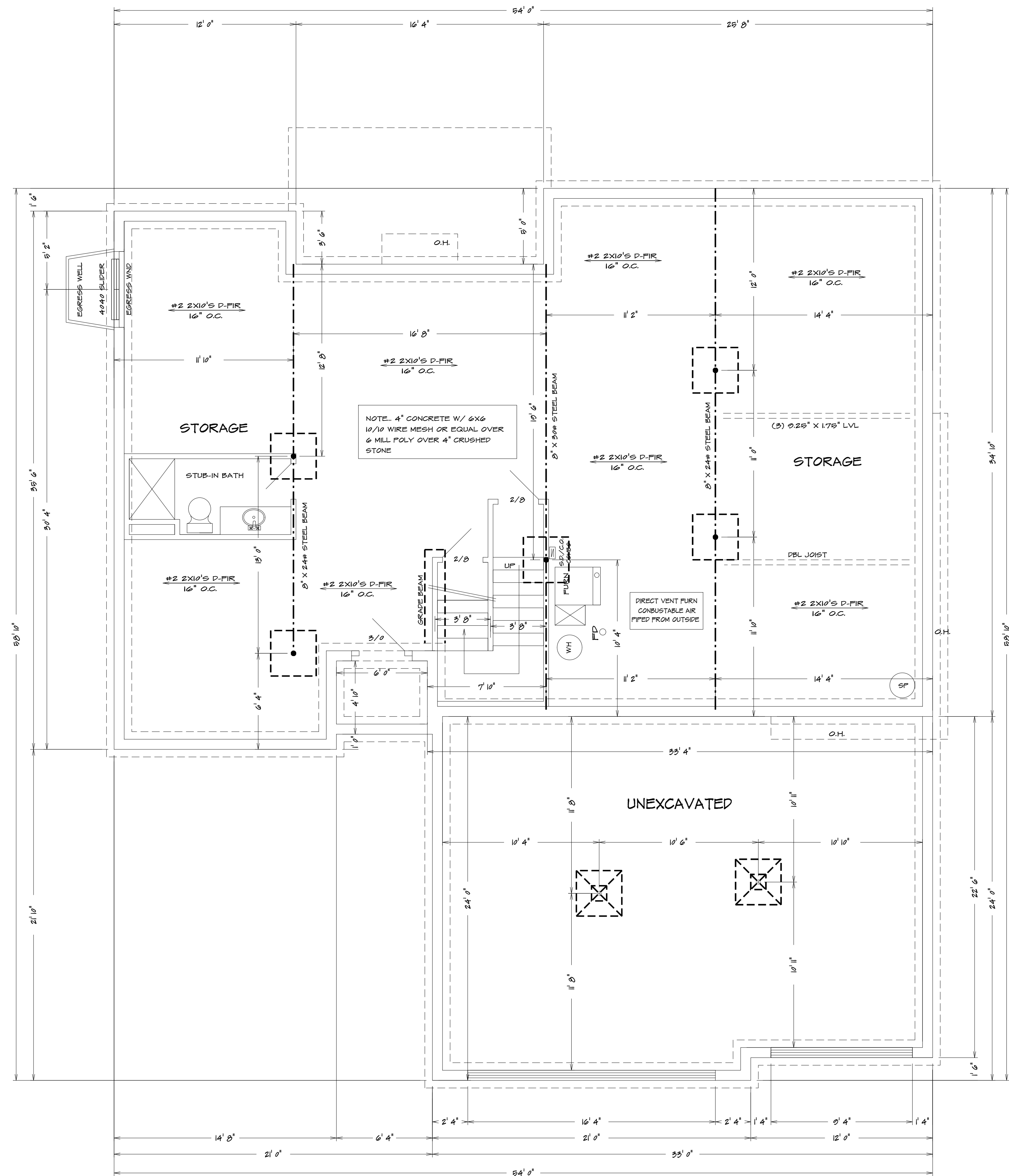
REBAR MAY BE BROUGHT
UP DIRECTLY THROUGH
THE CONCRETE,
PROVIDED IT IS SLEEVED
AND COMES UP INSIDE
THE BUILDING

1. Section 200.02 of the National Electrical Code requires that the concrete-encased reinforcing steel 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 60 mm (2 1/2 in.) of one or more bars or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 10 mm (3/8 in.) in diameter, or consisting of at least 60 mm (2 1/2 in.) 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.¹ Proper lap splices are required

UFER GROUNDING 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

KH-6104 (LOT 117)

FROM FLOORS, FOUNDATION AND ELEVATIONS, ALSO VERIFY ALL BEAM, JOISTERS, RAFTER 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 FLOOR 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.



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DESIGNER:

FILE NAME:

APPROX. SQ.F.

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

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.

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 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.

Exceptions:

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

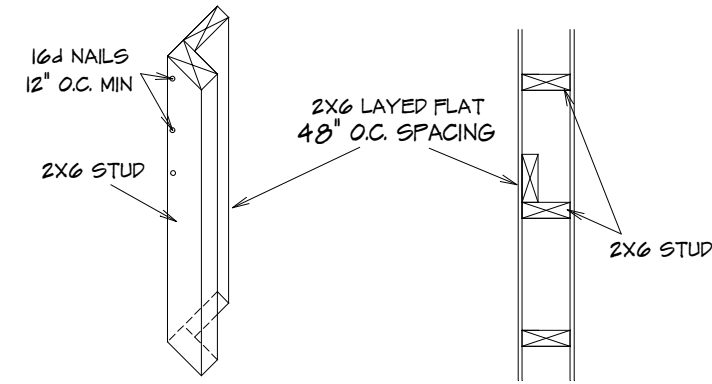
R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. 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 R310.11.

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 operable.

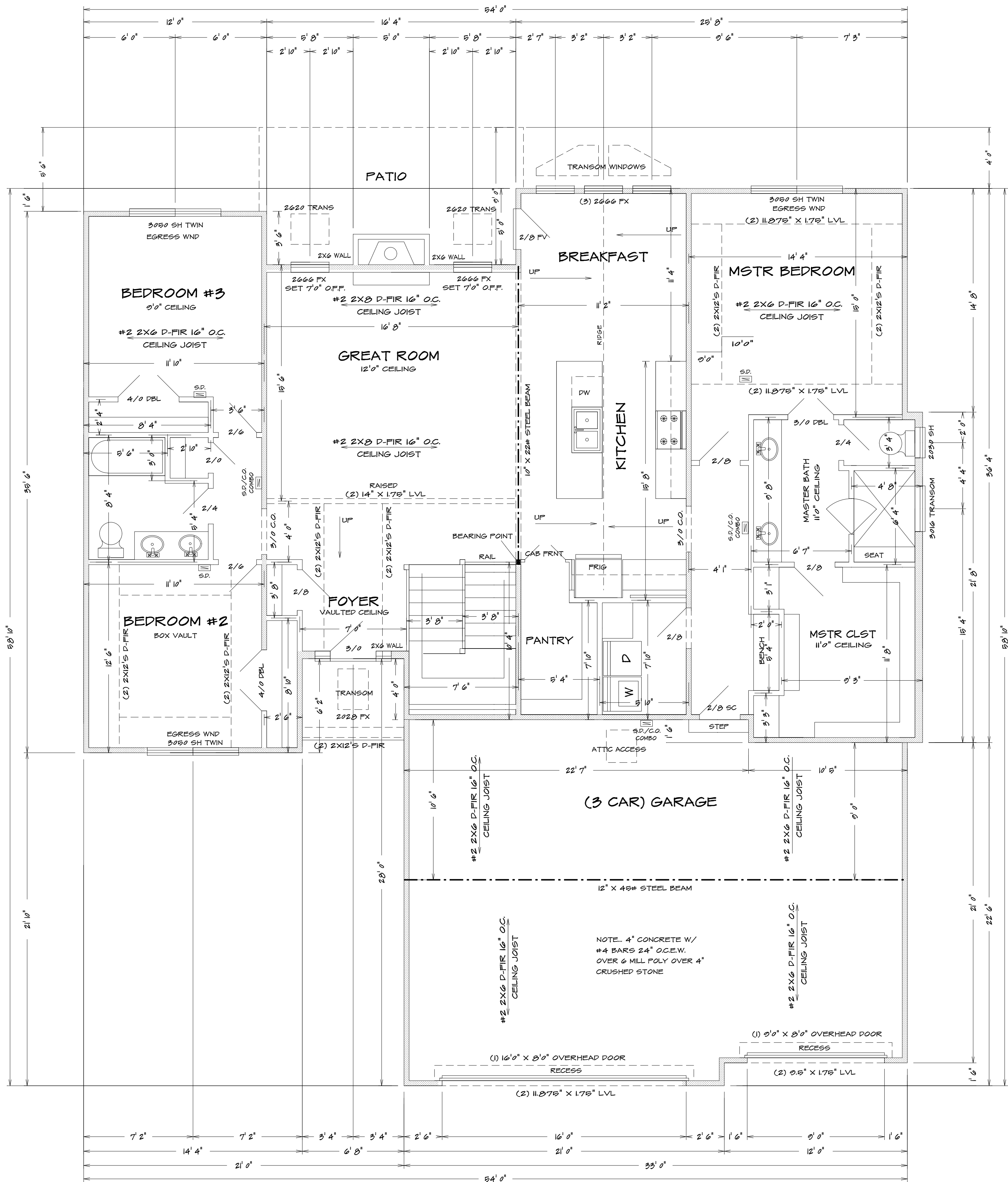
Exception:

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 M1507. Exhaust air from the space shall be exhausted directly to the outdoors.



EXTERIOR TALL WALL SECTION

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



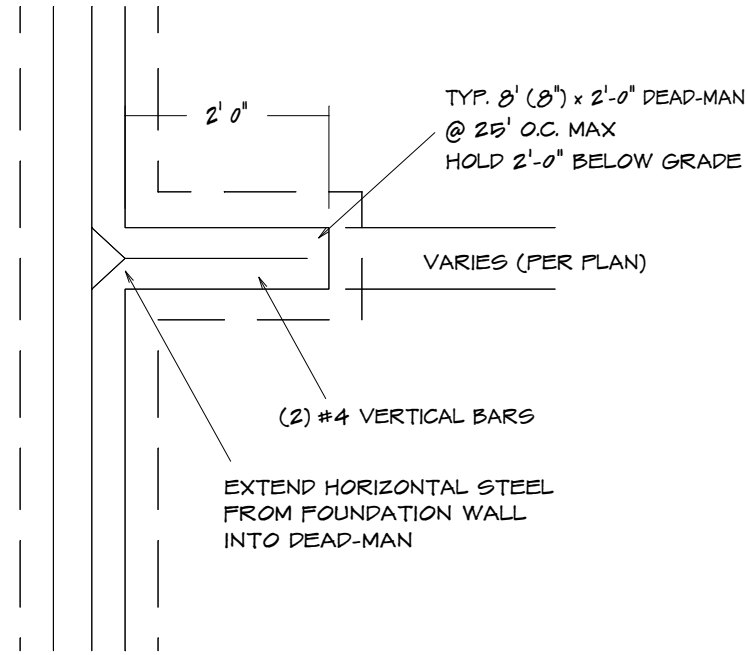
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BEARING WALL
FIRST FLOOR PLAN
1/4" = 1'0"

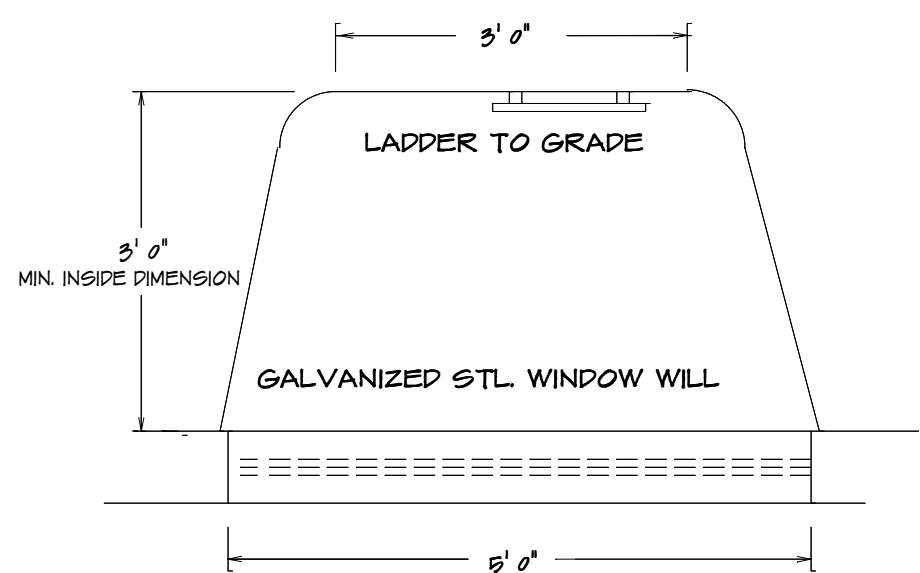
KH-6104 (LOT 117)

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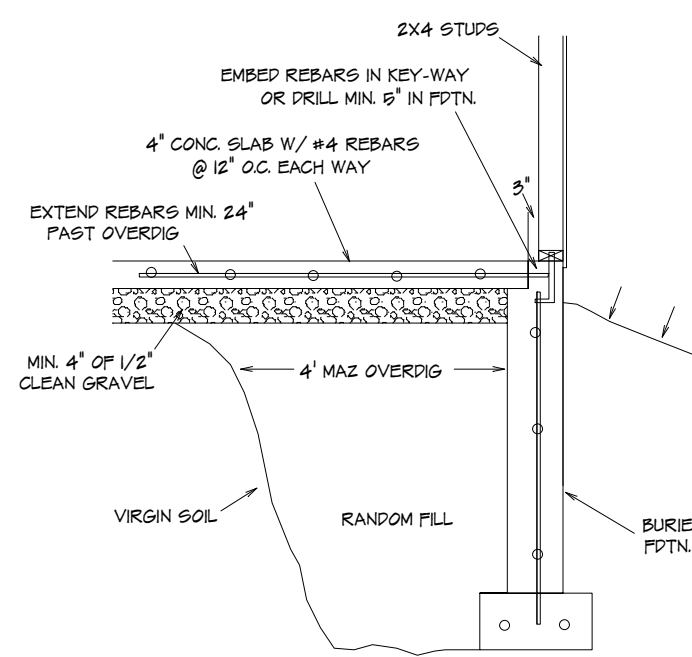




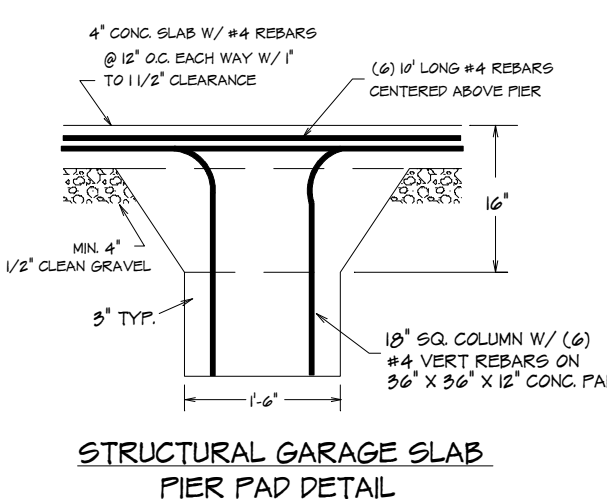
TYPICAL DEAD-MAN SECTION



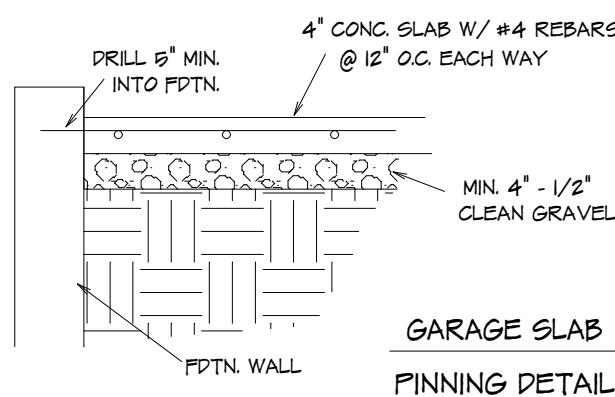
TYPICAL EGRESS WINDOW PLAN SECTION



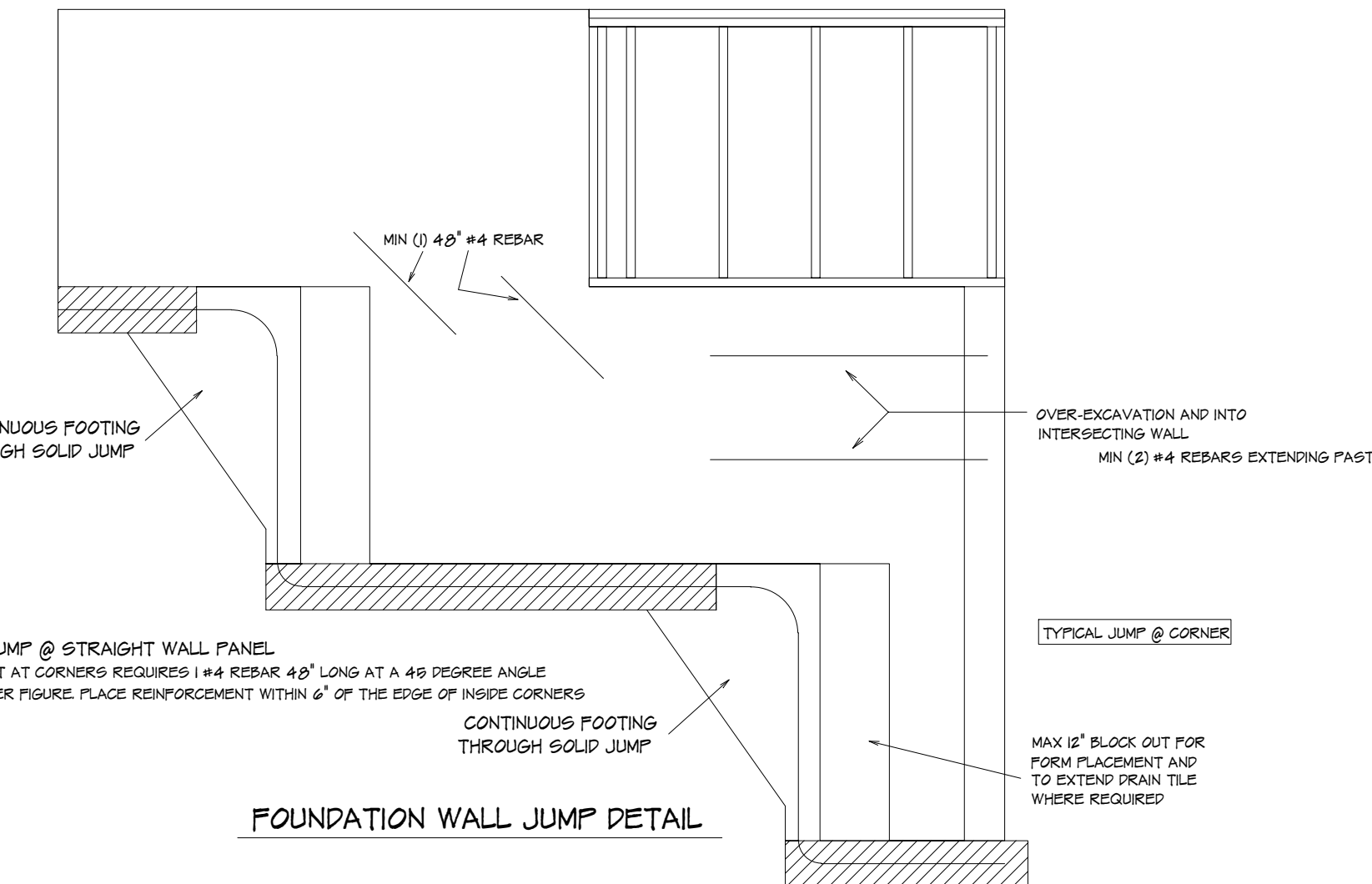
TYPICAL OVERDIG @ SLAB



STRUCTURAL GARAGE SLAB
PIER PAD DETAIL

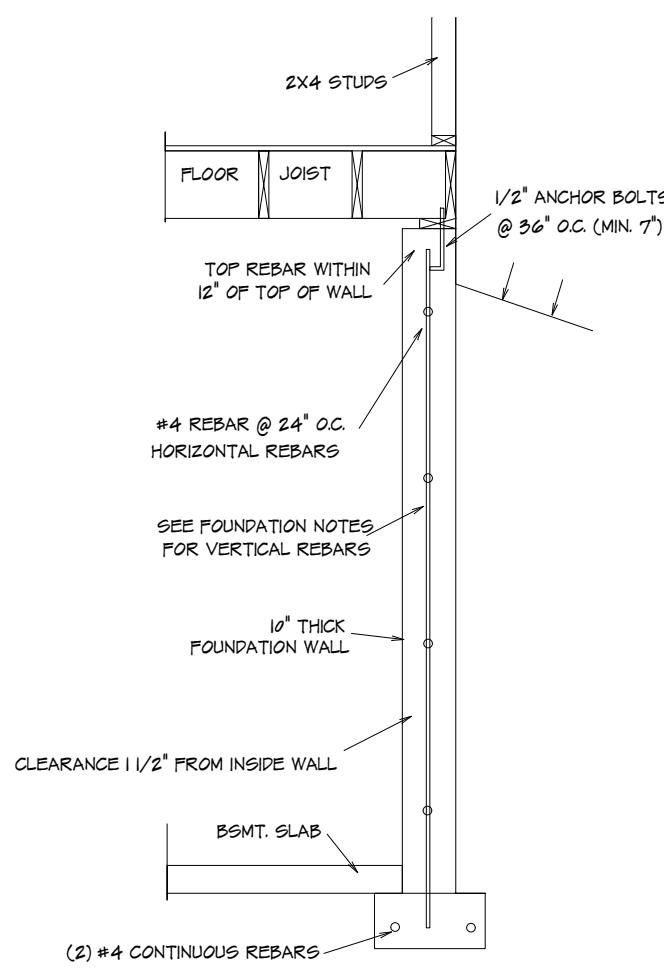
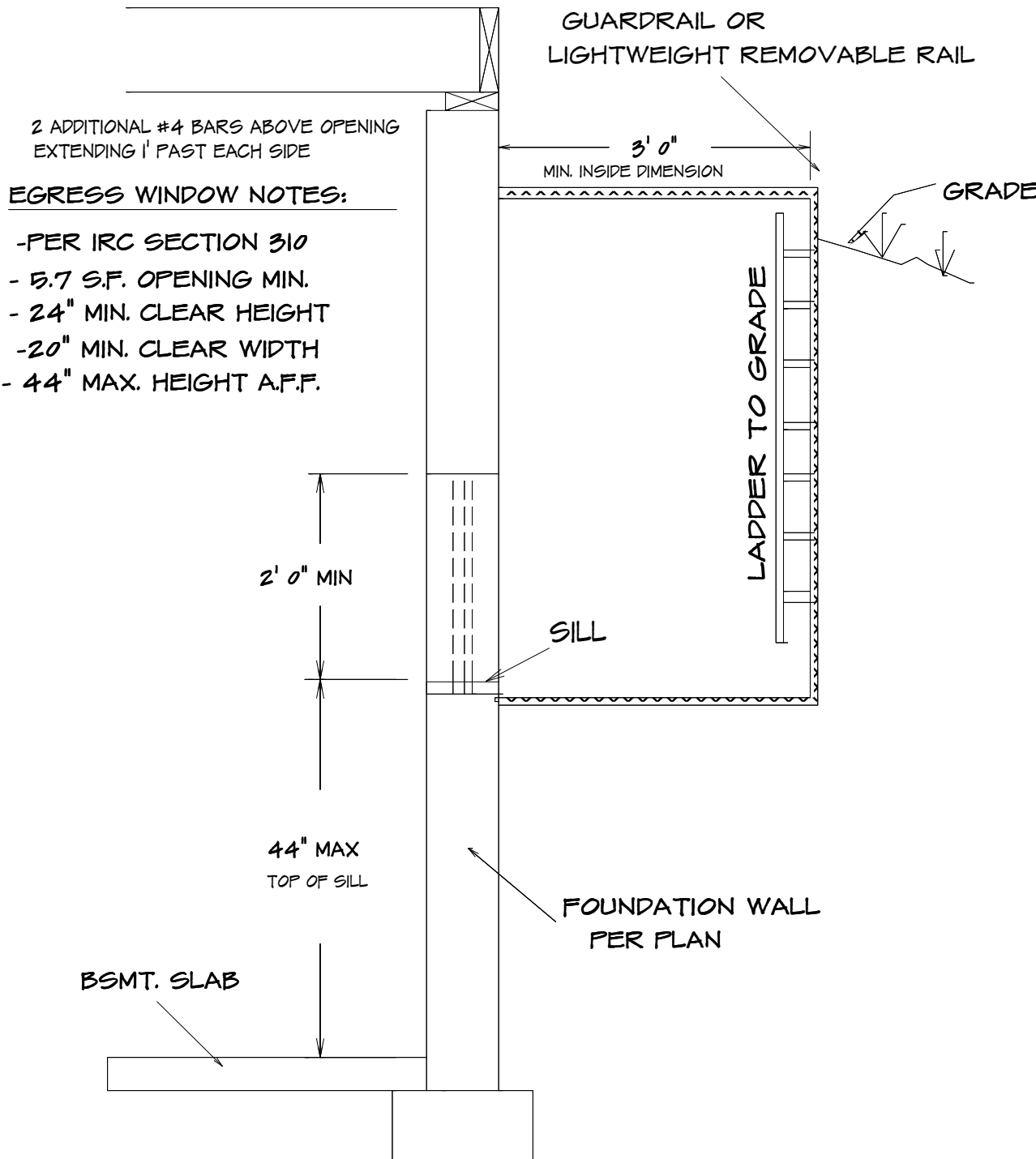


GARAGE SLAB
PINNING DETAIL



FOUNDATION WALL JUMP DETAIL

TYPICAL EGRESS WINDOW SECTION DETAIL



TYPICAL FOUNDATION WALL

FOUNDATION NOTES:

FND WALL REINFORCEMENT (CLASS 60 SOL. EXCEPT FOR RARE CIRCUMSTANCES) (ALL REBARS TO BE GRADE 40)

9' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 12" O.C.

9' WALL W/ 7' BACKFILL VERT. #4 REBARS @ 18" O.C.

SET ON A 16" X 8" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.

10' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 8" O.C.

10' WALL W/ 9' BACKFILL VERT. #4 REBARS @ 12" O.C.

SET ON A 20" X 12" CONCRETE FOOTER WITH (2) #4 REBARS CONTINUOUS.

HORIZ #4 REBARS @ 24" O.C.

8' X 4'0" CONCRETE WALL WITH (3) #4 REBARS HORIZ. 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.

(SUSPENDED GARAGE FLOORS TO BE DESIGNED BY LICENSED ENGINEER)

COLUMN FOOTING FOR MIN. SOL. LOAD OF 1000 LBS

42" X 42" X 16" CONCRETE PADS WITH (4) #4 REBARS EACH WAY (UNLESS NOTED)

CONCRETE GRADE PADS - 16" X 8" WITH (2) #4 REBARS CONTINUOUS.

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 (9 FEET) FOR TEN-INCH WALL.

WATERPROOF CONCRETE WALL FROM FOOTING TO GRADE LINE.

OPTIONAL WALK-OUT WALL

16" X 24" CONCRETE POST FOOTER W/ (3) #4 REBARS PARALLEL 12" O.C. CONTINUOUS.

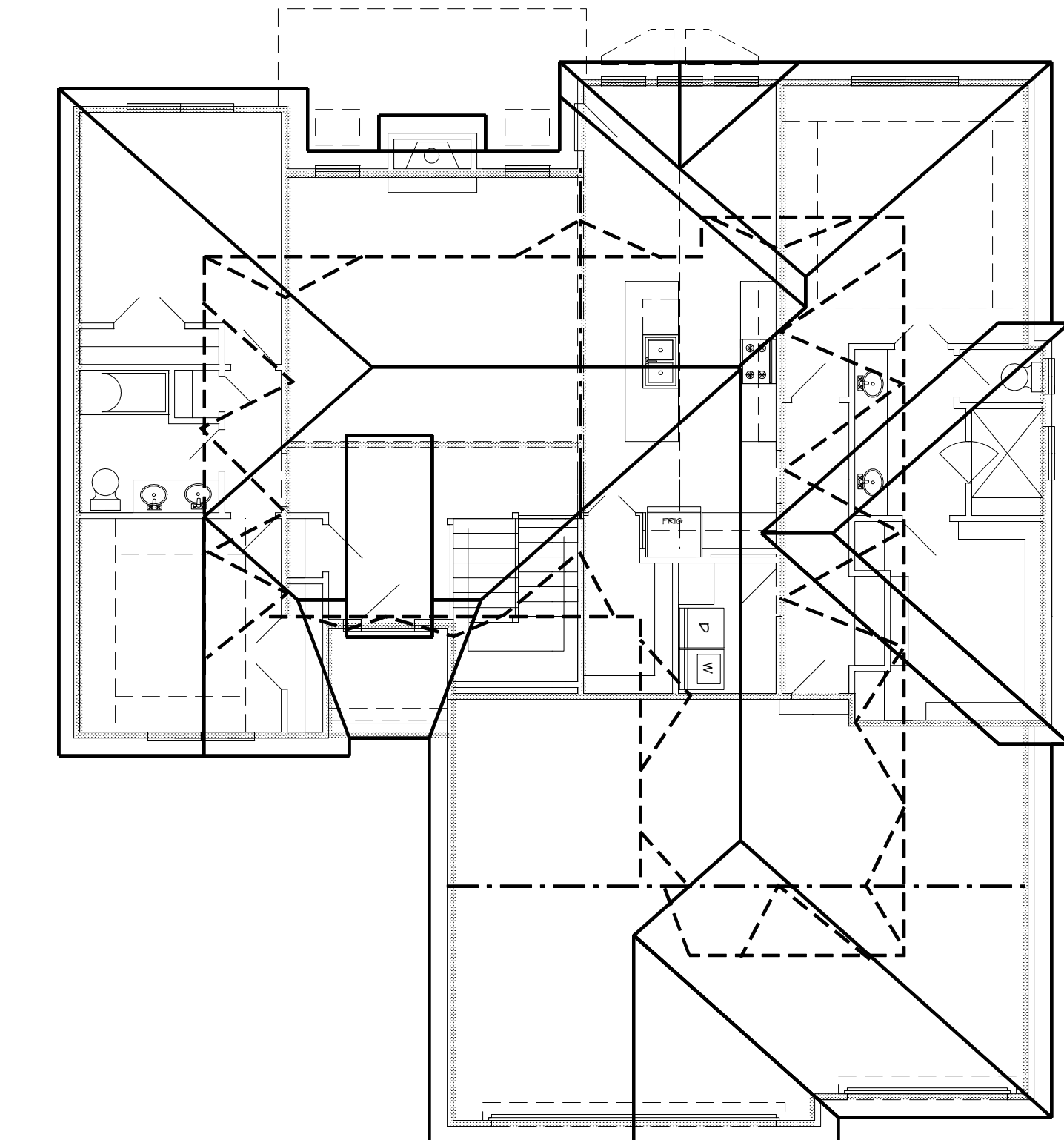
#4 REBAR VERT. BENT INTO FLOOR 7' @ 24" O.C.

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 DRAIN. 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 APPROVED DRAINAGE SYSTEM.

GRAVEL OR CRUSHED STONE DRAIN SHALL EXTEND AT LEAST 1 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 DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

Table No. R-302.2			
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE			
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c)		MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f'c)
	Normalweight Concrete	Lightweight Concrete	
Foundation walls and footings not exposed to the weather	3,000	3,000	3,000
Foundation walls and exterior slabs not exposed to the weather	3,000	3,000	3,000
Foundation walls, footings, walls, exterior walls, and other concrete not exposed to the weather	3,000	3,000	3,000
Partitions, interior walls, and slabs exposed to the weather and garage floor slabs	3,000	3,000	3,000



ROOF ELEVATION
1/8" = 1'0"

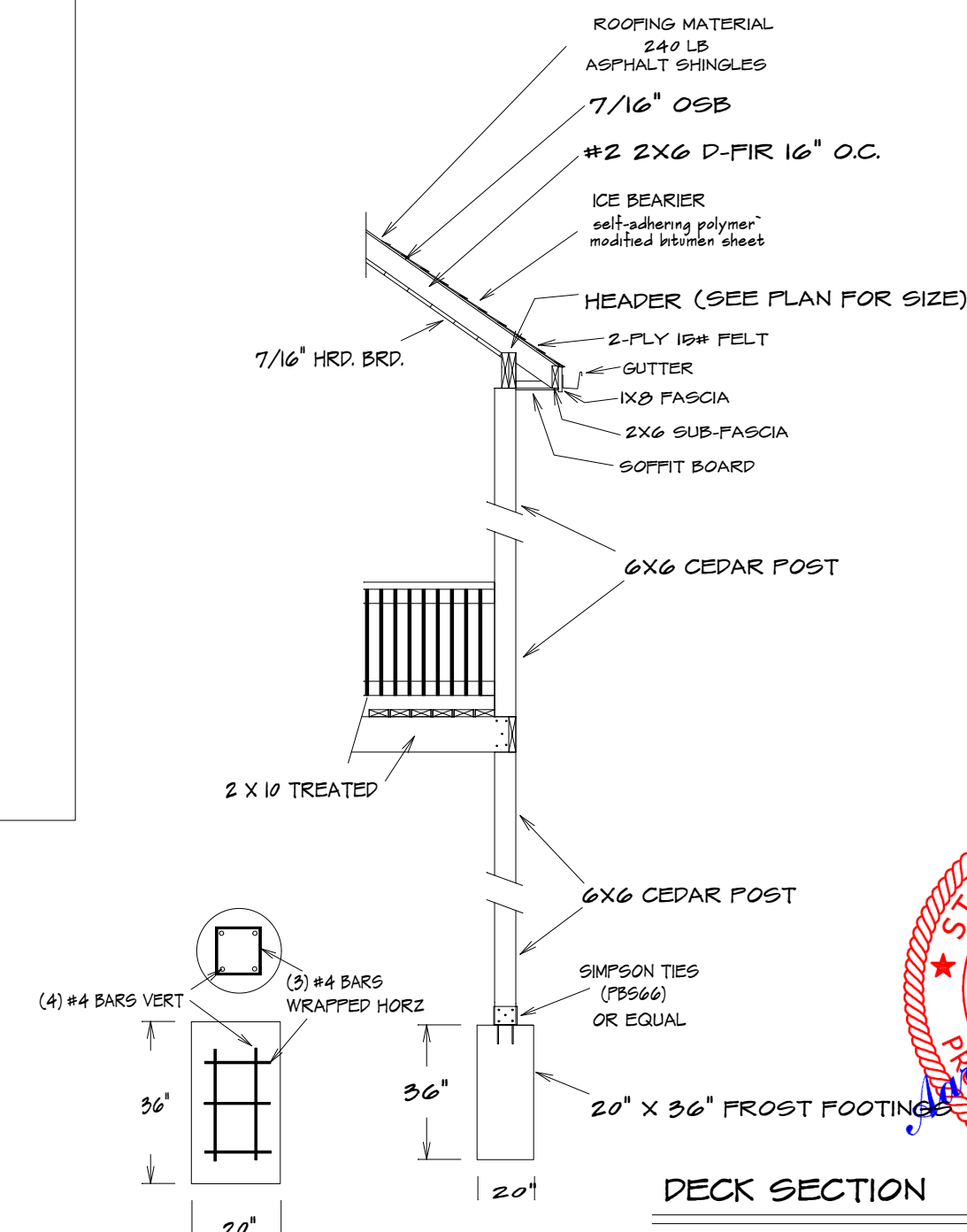
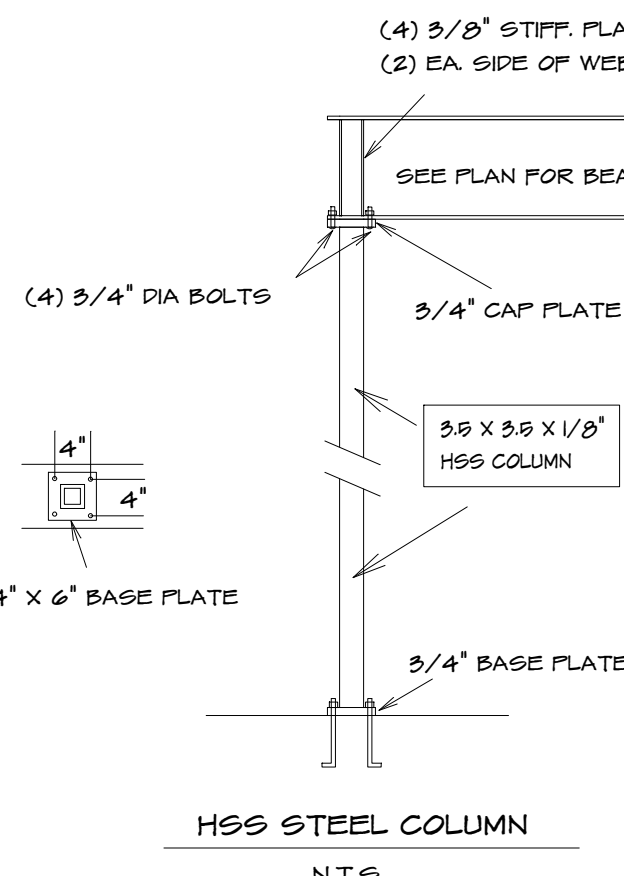
ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C. UNLESS OTHERWISE NOTED

FURLINGS TO BE EQUAL TO RAFTER OR GREATER

FURLING TO BE SUPPORTED TO BEARING WALL LINES WITH SUPPORTS SPACED 4'0" O.C. MAX FOR 2X6 FURLING 6'0" O.C. MAX FOR 2X8 FURLING 8'0" O.C. MAX FOR 2X10 FURLING

CONNECT RAFTERS TO CEILING JOIST W/ (4) 16d GALV. NAILS

CONNECT RAFTERS TO RIDGE, VALLEY, AND HIP RIDGE WITH (4) 16d GALV. NAILS



DECK SECTION

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SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
			604 SEC2	