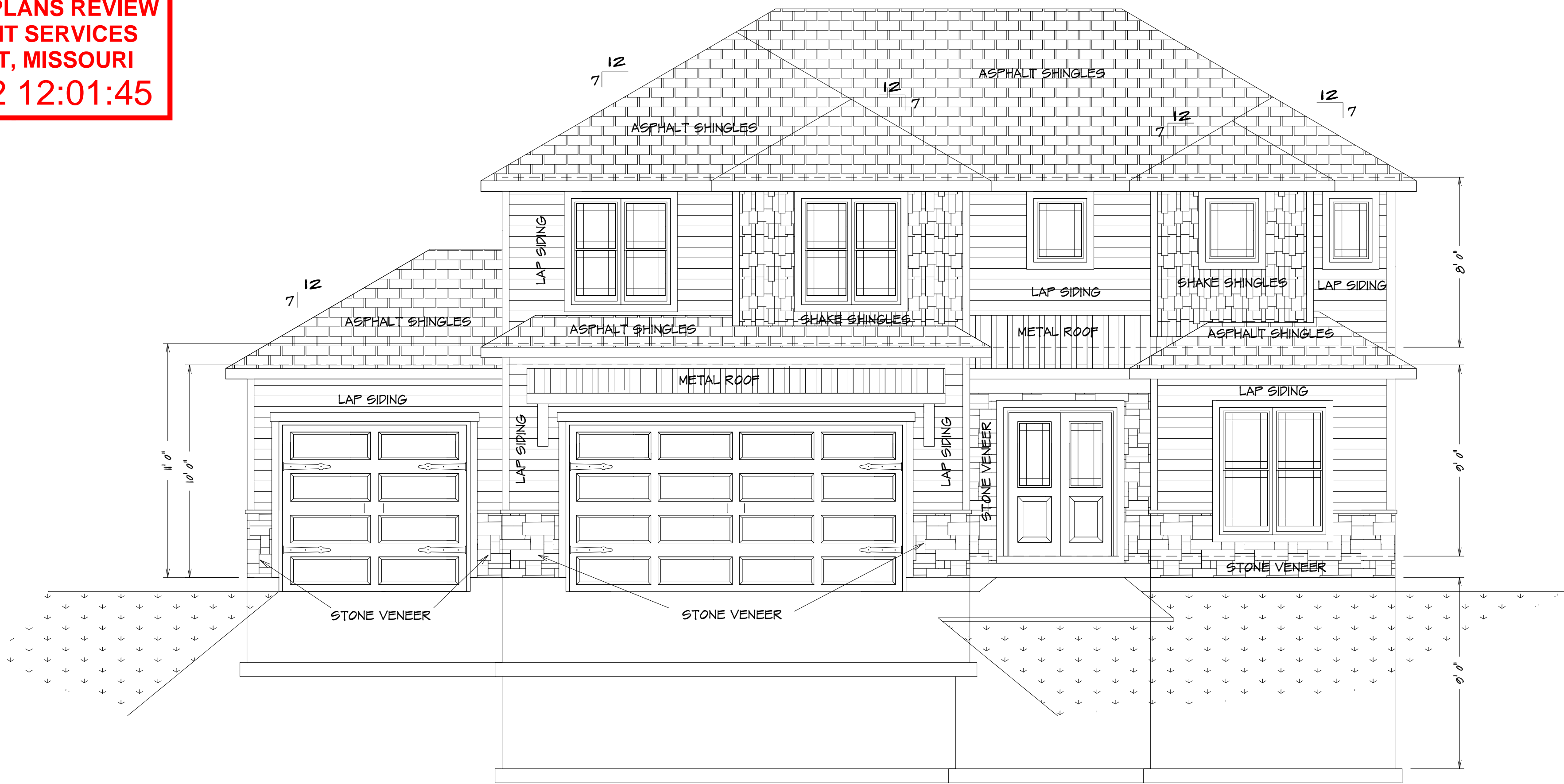




RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/18/2022 12:01:45



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.

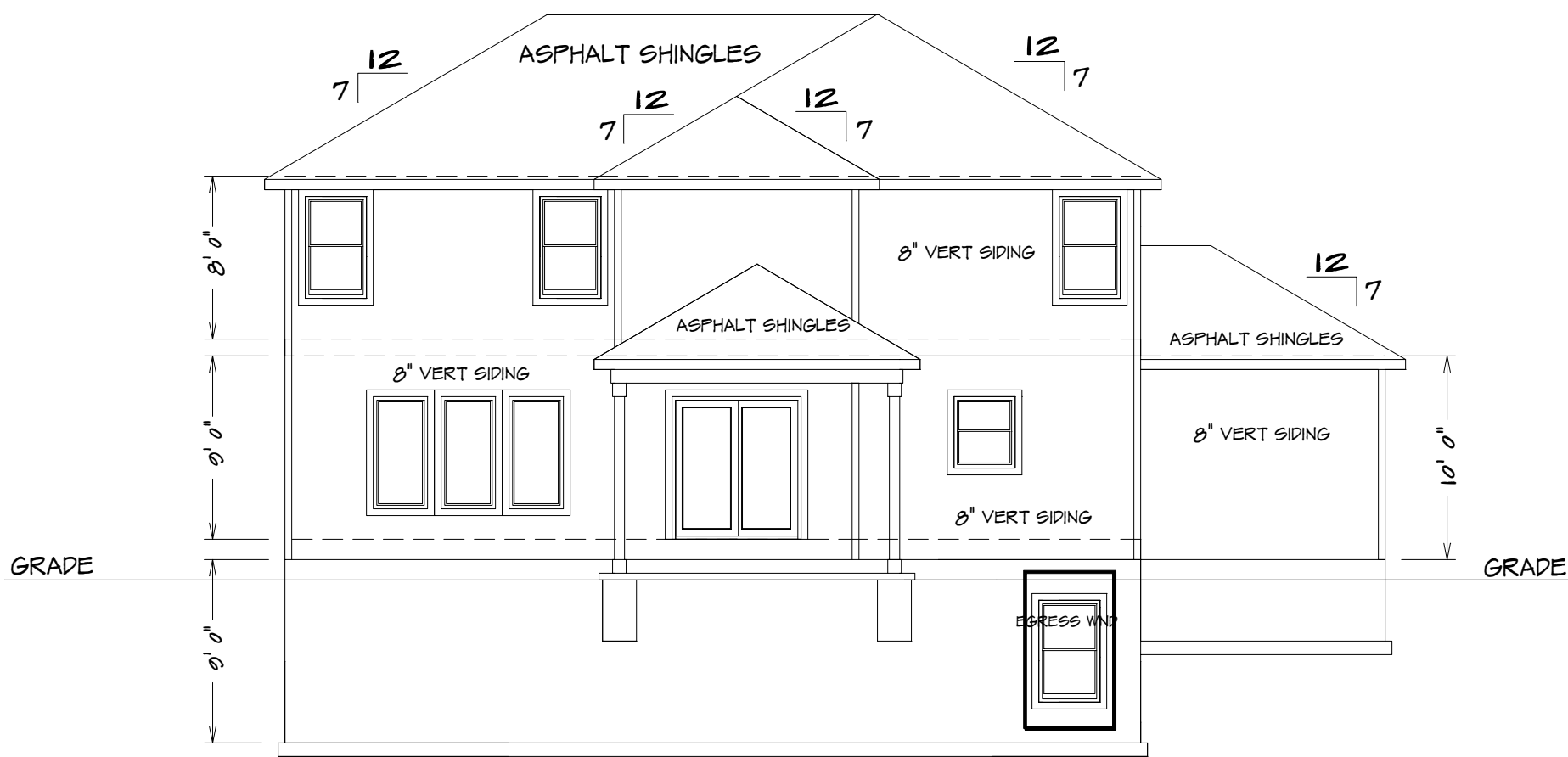
ALL NOTES, SECTIONS, AND DRAWINGS
ARE IN ACCORDANCE WITH THE 2018 IRC

FRONT ELEVATION

1/4" = 1'0"

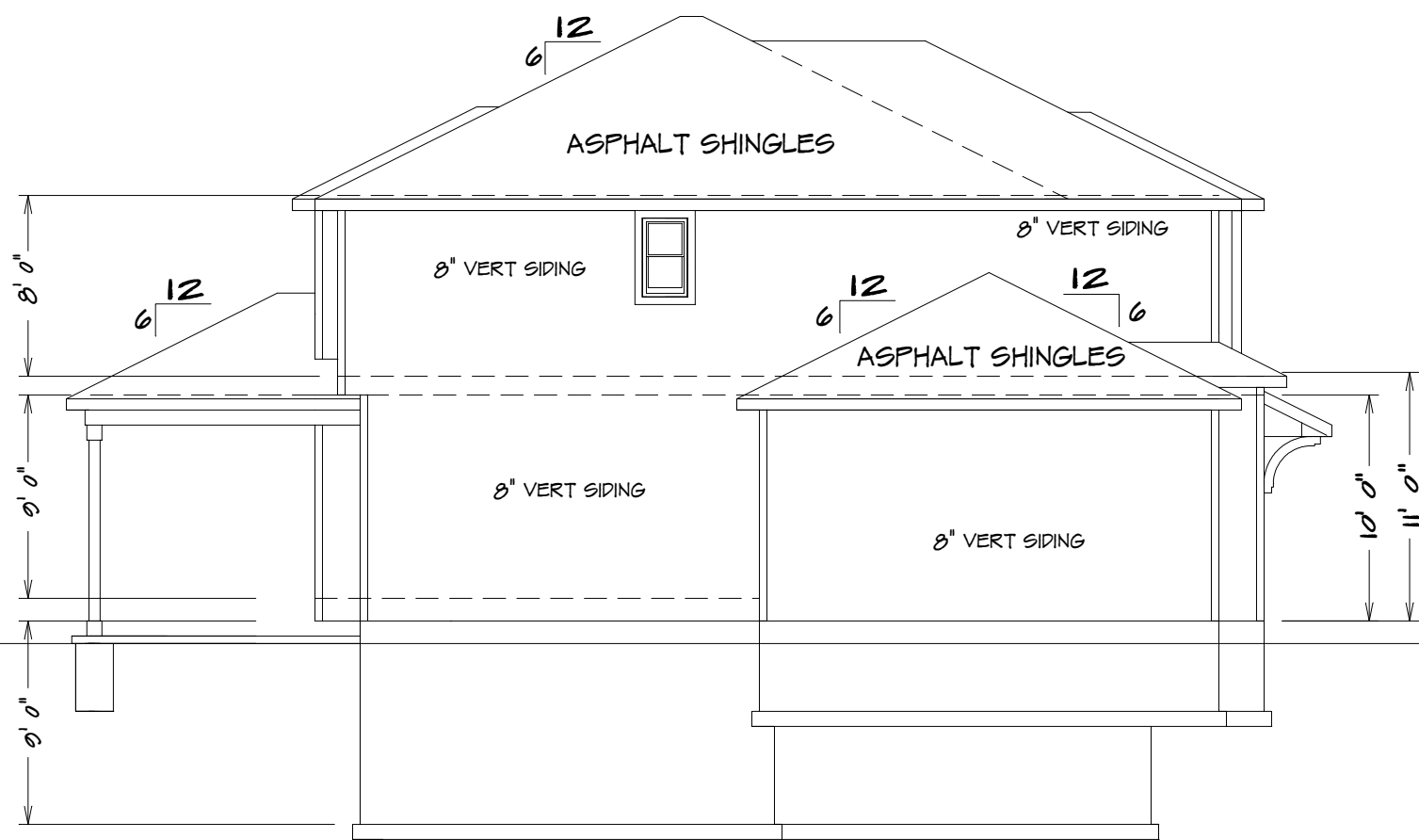
NOTE:
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND
MAY VARY DUE TO MATERIALS AVAILABILITY

1833 SW SAGE CANYON
LEES SUMMIT MO
LOT 157 NAPA VALLEY



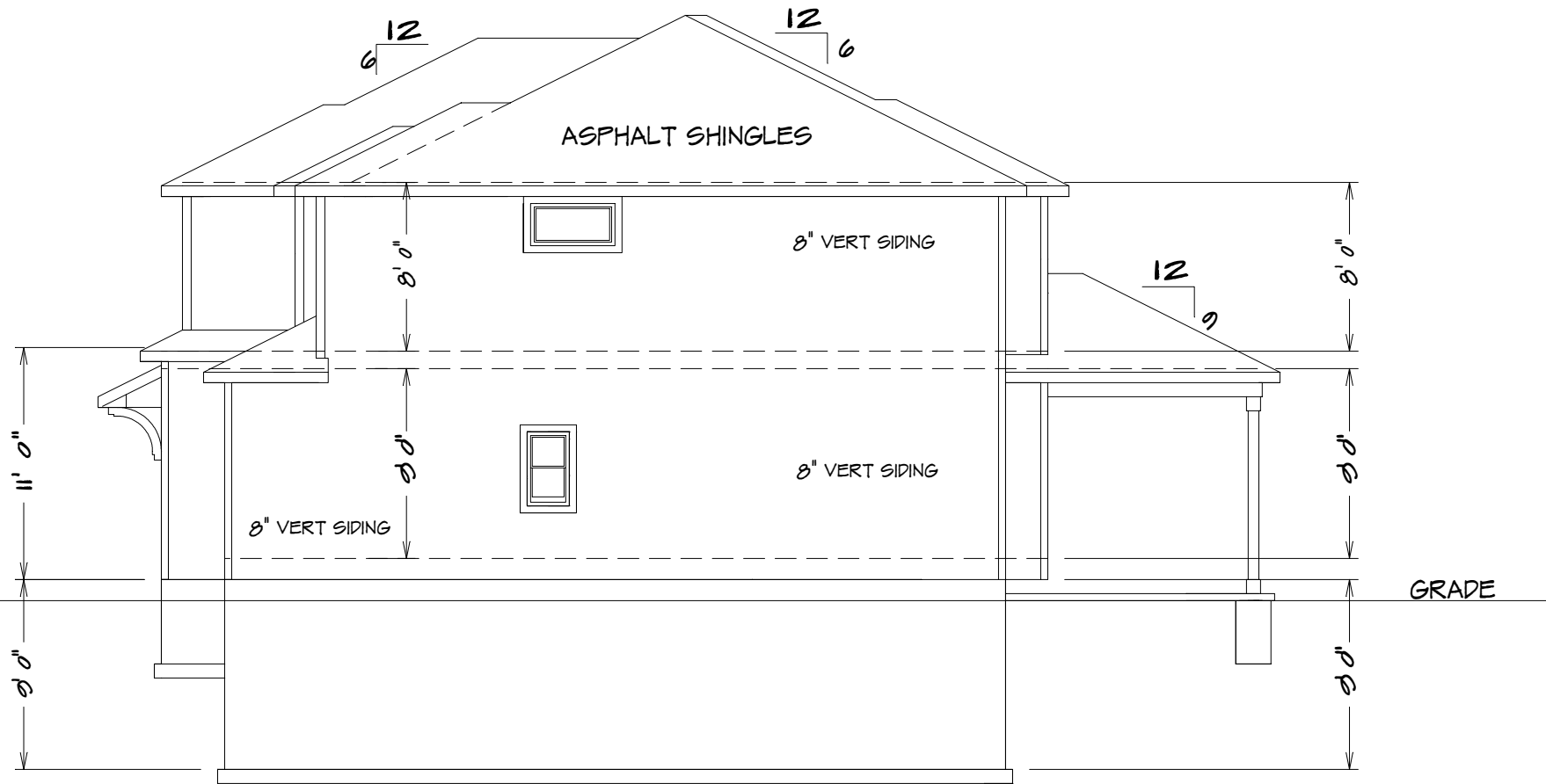
REAR ELEVATION

1/8" = 1'0"



LEFT ELEVATION

1/8" = 1'0"



RIGHT ELEVATION

1/8" = 1'0"



SQUARE FOOTAGE

LIVING AREA
FIRST FLOOR = 1105
SECOND FLOOR = 1465
OPTIONAL BASEMENT = 675
COVERED PATIO = 144

UNFINISHED AREA
STORAGE BASEMENT = 205
GARAGE = 722

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
CONCRETE CURING, REINFORCEMENT, AND FINISHES. 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 RESUBMISSIONS TO OTHER COPYRIGHTED PLANS.
BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON SITE CHANGES MADE
TO STRUCTURE.

HOME BUYER:

PHONE:

DATE DRAWN:

SHEET NO.

BUILDER:

PHONE:

DATE REVISED:

PLAN NO.

1

SUB-DIVISION:

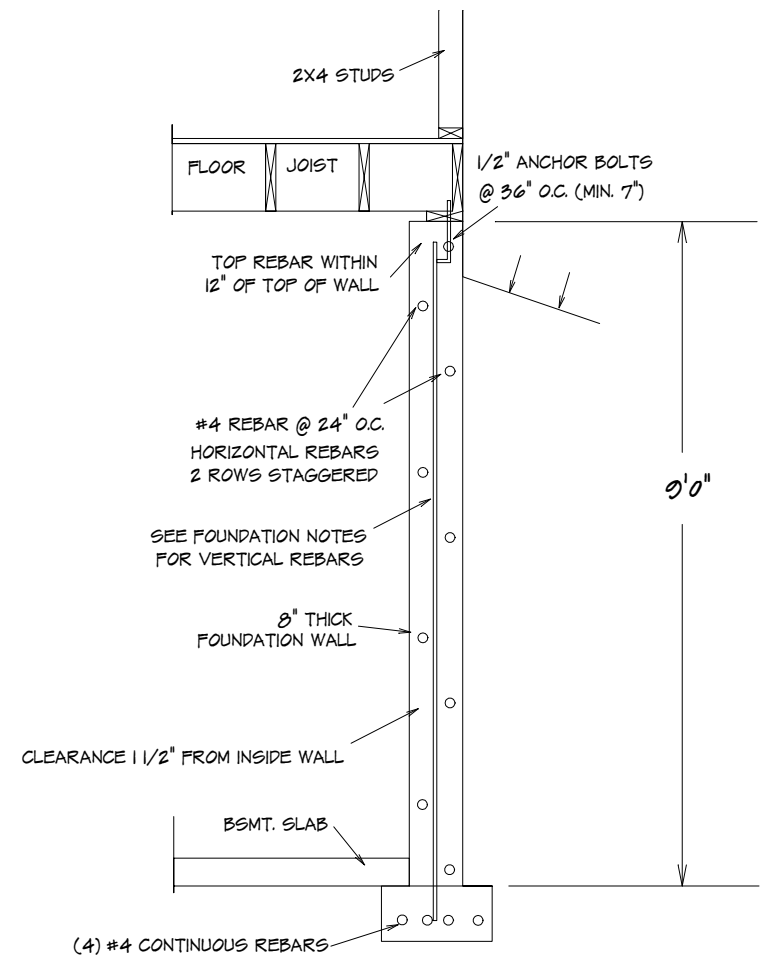
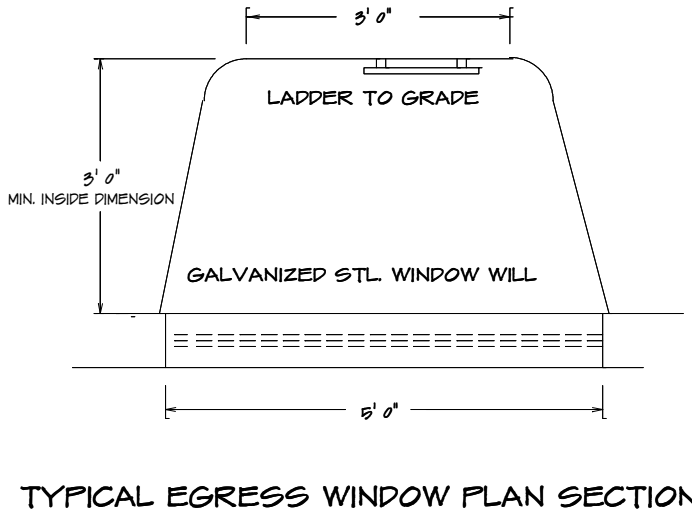
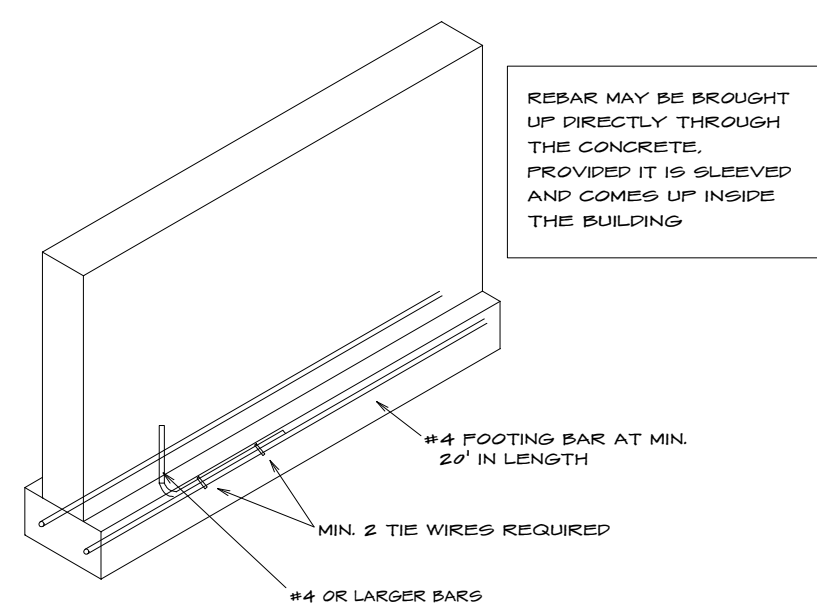
LOT NO.

DESIGNER:

FILE NAME:

APPROX. SQ.FT.

6106 ELEV



1. Section 2505.2 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 in at least 90 mm (3 1/2 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 600 mm (24 in.) of one or more bars or one galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 16 mm (5/8 in.) in diameter, or consisting of at least 600 mm (24 in.) of bare copper conductor not smaller than 4 AWG.

2. Reinforcing bars shall be permitted to be bonded together by the steel shall be used in 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.

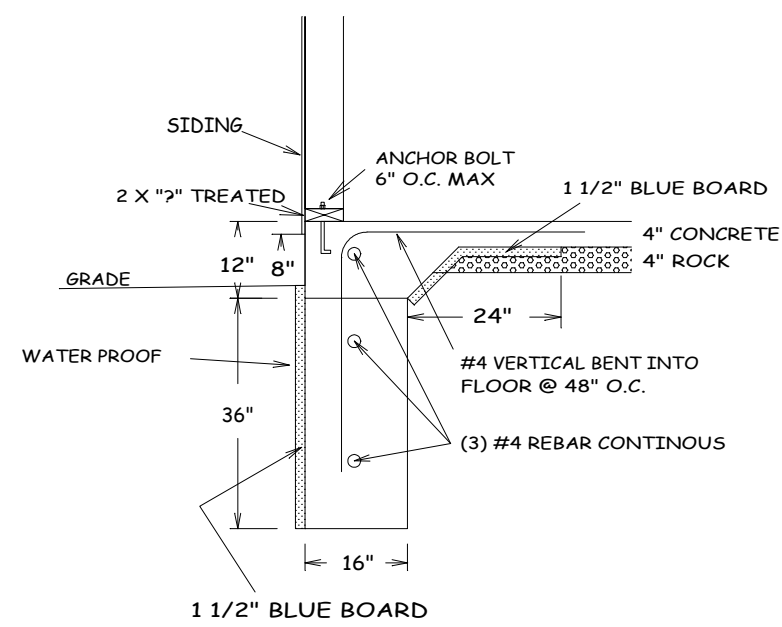
UPPER GROUNDING SECTION

STEEL COLUMNS TO BE 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B OR APPROVED EQUIVALENT UNLESS NOTED

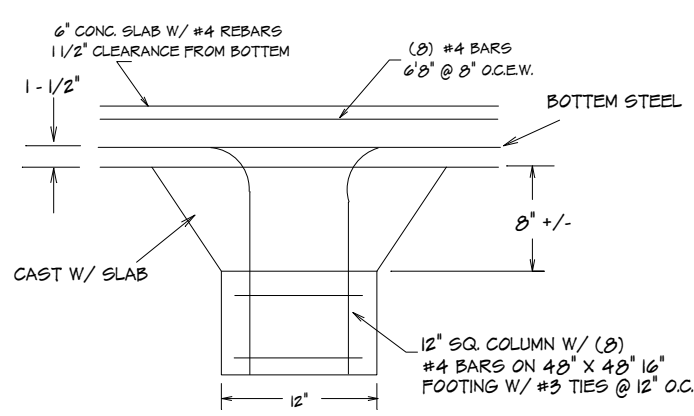
42" X 42" X 12" CONCRETE PADS WITH (6) #4 REBARS EACH WAY (UNLESS NOTED)

REQUIRED FOOTING:	MINIMUM REBAR:	HORIZONTAL REBAR:	LOCATION OF REBAR:
BUILDING HEIGHT:	3" DIA.	3" DIA.	3" FROM BTM.
3 STORY:	3" DIA.	3" DIA.	3" FROM BTM.
ACC. STR.	3" DIA.	3" DIA.	3" FROM BTM.

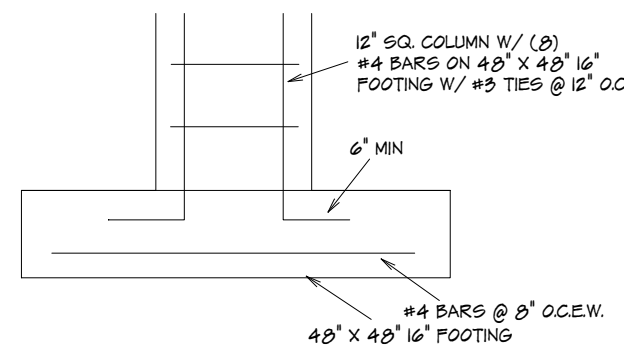
FOOTING FOR 12" THICK WALL TO BE DESIGNED BY OTHERS



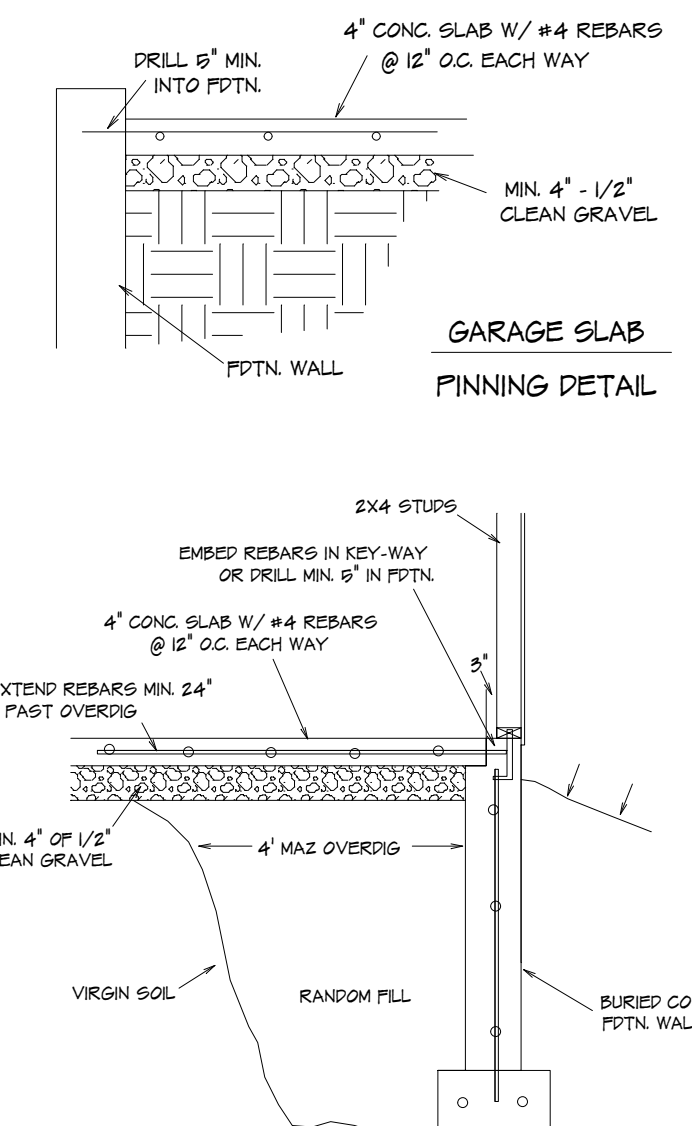
FROST FOOTING



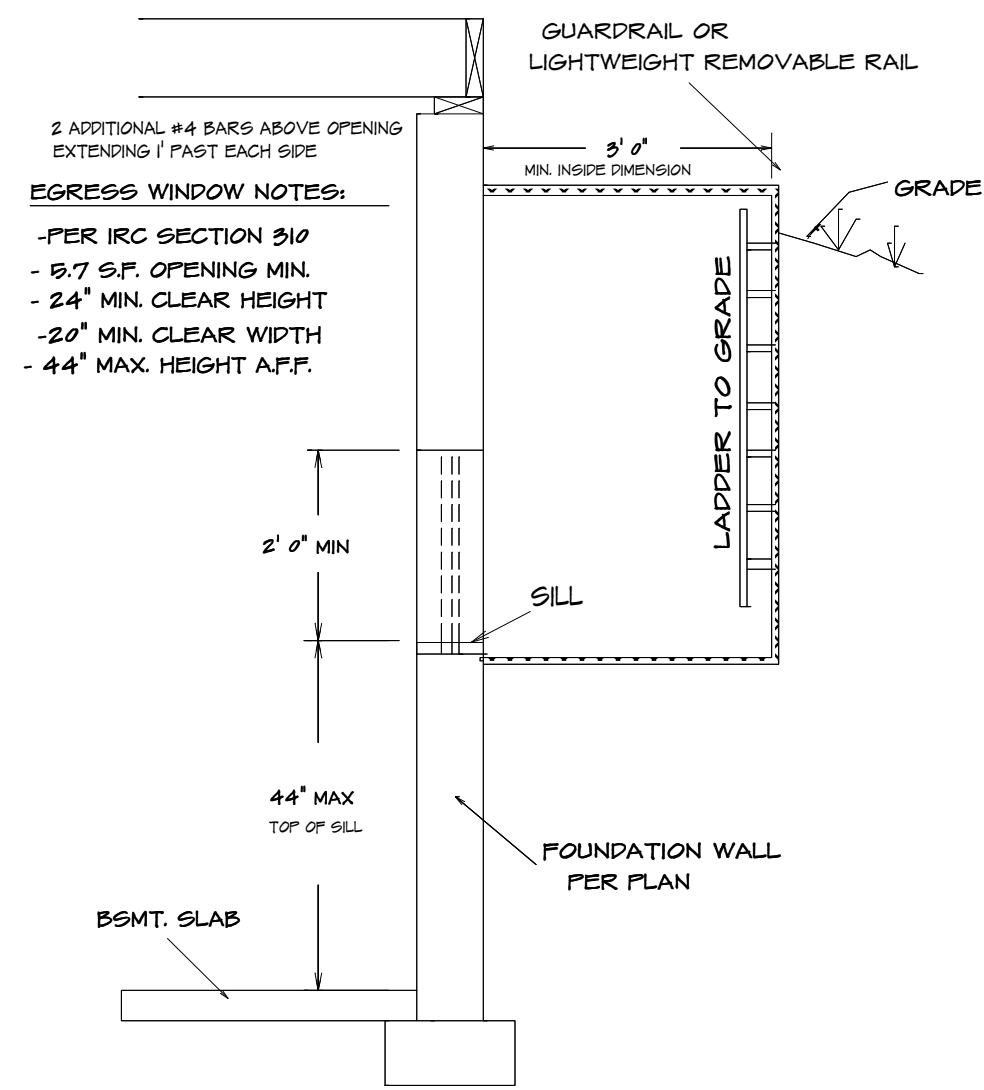
SLAB AT PEDESTAL



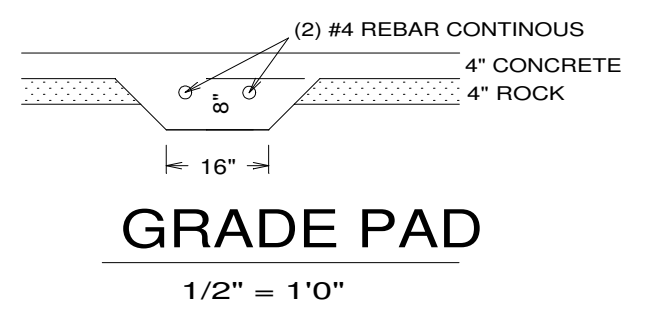
PEDESTAL AT FOOTING



TYPICAL OVERDIG @ SLAB

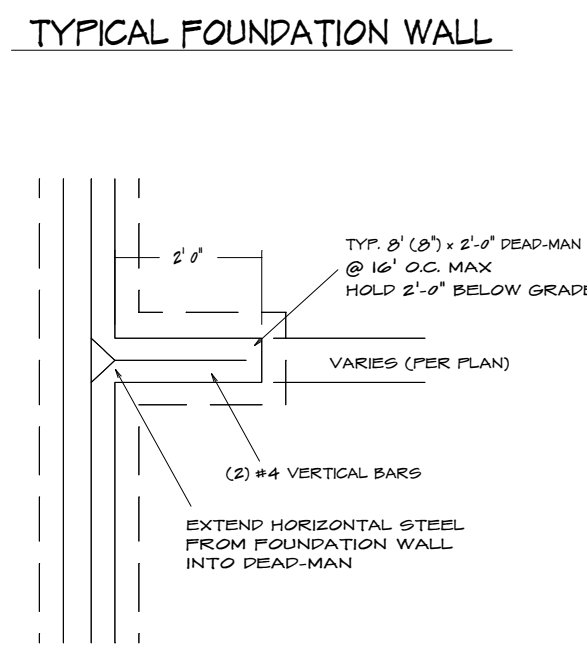


TYPICAL EGRESS WINDOW SECTION DETAIL

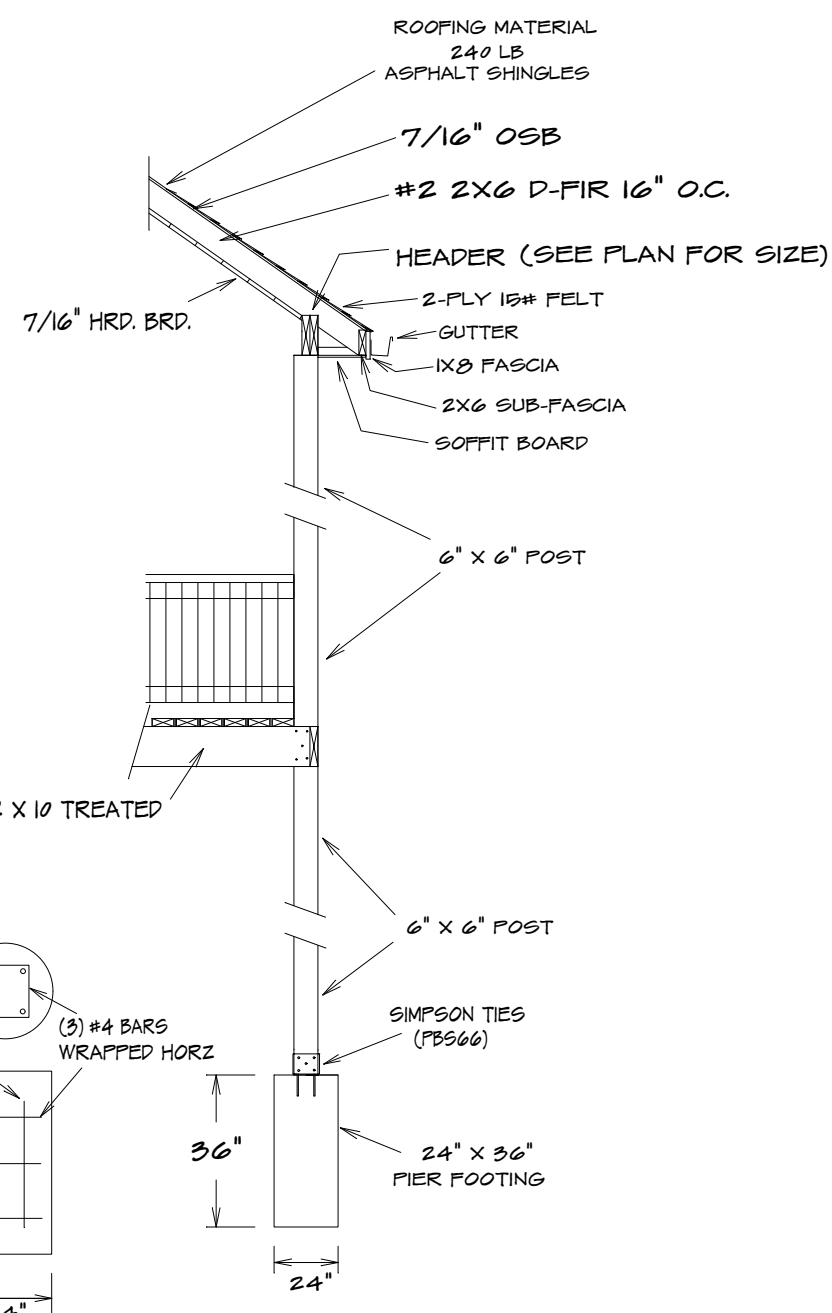


GRADE PAD

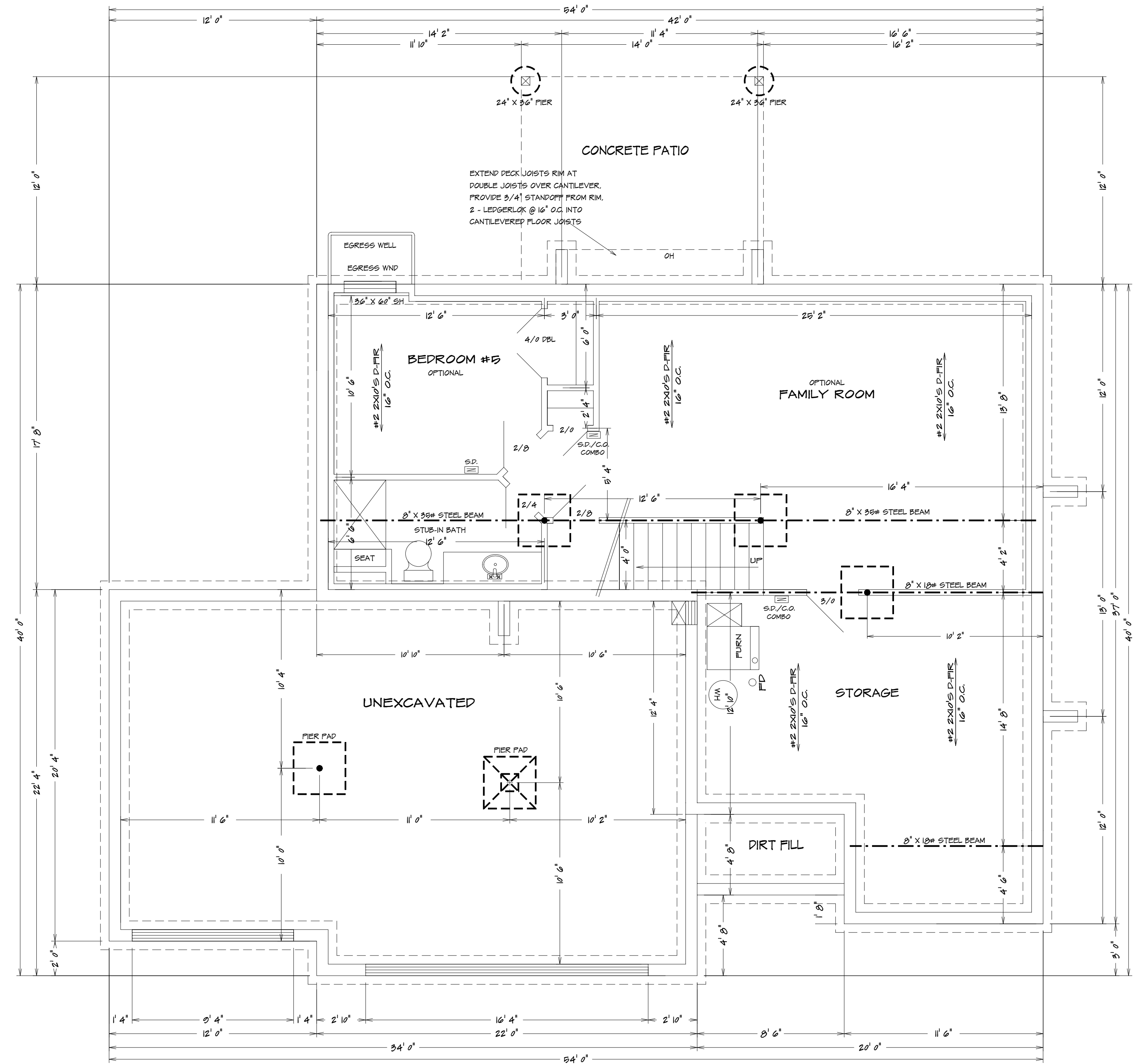
1/2" = 1'0"



TYPICAL DEAD-MAN SECTION



DECK SECTION



1933 SW SAGE CANYON
LEES SUMMIT MO
LOT 157 NAPA VALLEY

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

BASEMENT PLAN
1/4" = 1'0"

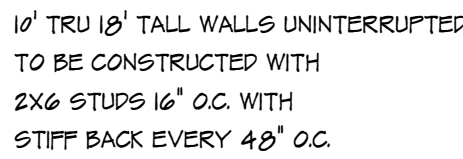
KH-6106 (LOT 157)

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 BSMT	

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, PIER LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR CONFLICTS WITH EXISTING UTILITIES, EGRESS, AND OTHER STRUCTURAL REQUIREMENTS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY AND ALL CONFLICTS, INFRINGEMENTS OR RESUBMITTALS TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON-SITE CHANGES MADE TO STRUCTURE.



S.D.
M = SMOKE DETECTOR

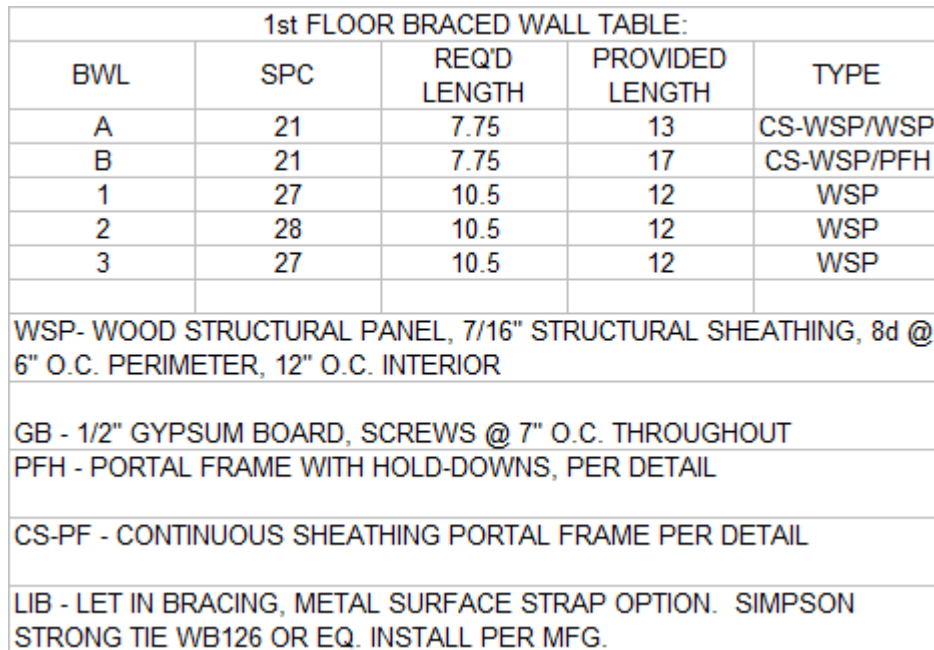


USE HEADERS FOR OPENINGS ABOVE UNLESS SPECIFIED OTHERWISE.

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 R3101.1.

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.

1833 SW SAGE CANYON LEES SUMMIT MO
LOT 157 NAPA VALLEY



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

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GARAGE

1. THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS
2. DOORS BETWEEN GARAGE AND DWELLING - MIN 1 3/8" SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED
3. GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHOUT
4. THE H-FRAM SHALL CONSIST OF 2X6 FRAMING

GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R908.4 SHALL BE 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" ARCH OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSED FOR SPAS, TUBS, SHOWERS, AND WHIRLPOLLS; GLAZING IN FIXED OR OPERABLE PA exceeding 9 SQ. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WALKING SURFACE WITHIN 36"

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

1. ALL OUTLETS TO BE ARC FAULT CIRCUIT-INTERRUPTER OR GROUND FAULT CIRCUIT-INTERRUPTER PROTECTED EXCEPT. REFRIGERATOR, SINGLE OUTLET FOR SUMMER AND SINGLE OUTLET IN GARAGE FOR A FREEZER
2. ALL OUTLETS TO BE TAMPER RESISTANT

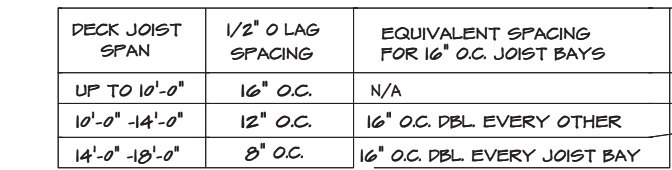


Diagram illustrating the connection between a steel beam and a joist:

- 1/2" THRU-BOLTS @ 24" O.C.**: Indicated by a line pointing to the bolts securing the joist hanger.
- 3/4" T x G SUBFLOOR**: Indicated by a line pointing to the subfloor above the joist.
- JOIST PER PLAN**: Indicated by a line pointing to the joist being connected.
- JOIST HANGER PER MANUFACTURER SPECS**: Indicated by a line pointing to the hanger connecting the joist to the steel beam.
- STEEL BEAM (PER PLAN)**: Indicated by a line pointing to the beam supporting the joist.

R312.2 Guard opening limitations. Required guards on open sides of raised floor areas, balconies, and have intermediate rails or ornamental balusters that do not allow passage of a sphere more in diameter.

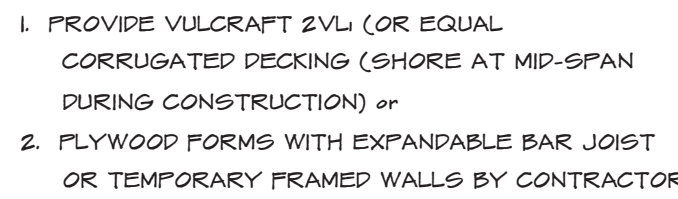
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

2018 IRC.
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)

2019 IRC.
MIN. INSULATION SHALL BE PROVIDED
ADJACENT TO HABITABLE AREAS AS
FOLLOWS:

EXTERIOR FRAMED WALLS	(R19 OR R13+5)
FLOOR OVER HEATED SPACE	R19
FLOOR OVER OUTSIDE AIR	R19
ATTIC - BLOWN IN	R49
CATHEDRAL CEILING	R90



TYPICAL F.P. FRONT



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