

BUILD IN ACCORDANCE WITH  
2018 INTERNATIONAL  
BUILDING CODE AND LOCAL  
CODES

POOL HOUSE  
1901 SW RIVER RUN DR  
LEE SUMMIT MO

SCALE  
1/4"=1'-0"

DATE 4-3-23  
4-12-23

PERMIT NO  
PRCOM20226C

SHEET NO.  
1 OF 5

WHISPERING WOODS POOL  
1901 SW RIVER RUN DR, LEE'S SUMMIT, MO 64082

LEGAL DESCRIPTION:  
TRACT C OF WHISPERING WOODS, 1ST PLAT

CODE REFERENCE:  
2018 INTERNATIONAL BUILDING CODES  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2011 NATIONAL ELECTRIC CODE (NECA TO  
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE  
2004 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)

CONSTRUCTION TYPE:  
V-8 (PROPOSED POOL HOUSE)  
NON-SPRINKLERED, SINGLE-STORY BUILDING  
OCCUPANCY TYPE: ASSEMBLY A-5 & S-1 (PROPOSED POOL HOUSE);  
PARTICIPATION IN OUTDOOR ACTIVITIES

OCCUPANCY LOAD: (16SPC) TABLE 608.1 OCCUPANT LOAD  
TOTAL: 470 USERS  
EQUIPMENT/STORAGE - (1 USER) 176 SQ. FT. / 300 PER USER  
POOL DECK - (315 USERS) 4,645 SQ. FT. / 15 S.F. PER USER  
POOL WADING AREA - (51 USERS) 300 SQ. FT. / 8 S.F. PER USER  
POOL DEEP AREA - (120 USERS) 1,200 SQ. FT. / 10 S.F. PER USER

ZONING:  
R-1 SINGLE FAMILY RESIDENTIAL

PARKING SPACES:  
TABLE 6-1 (UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF LEE'S SUMMIT, MISSOURI)  
1 FOR EVERY 16 LOTS IN SUBDIVISION OR MINIMUM OF 6 PARKINGS  
TOTAL PROVIDED: 11 PARKINGS  
10 - STANDARD PARKINGS PROVIDED  
1 - VAN ACCESSIBLE PARKING PROVIDED  
5 - DESIGNATED GOLF CART PARKING  
ROOF SNOW LOAD: 20 POUNDS PER SQUARE FOOT  
WIND SPEED: 115 MILES PER HOUR  
TOPOGRAPHIC EFFECTS: NO  
SEISMIC DESIGN CATEGORY: A  
WEATHERING: SEVERE  
FROST LINE DEPTH: 56 INCHES  
TERMITES: MODERATE TO HEAVY  
DECAY: SLIGHT TO MODERATE  
WINTER DESIGN TEMPERATURE: SIX DEGREES FAHRENHEIT  
ICE BARRIER UNDERLAYMENT REQUIRED: YES  
FLOOD HAZARDS: LATEST ADOPTED FIRM AND BEFM DOCUMENTS.  
AIR FREEZING INDEX: 1000  
MEAN ANNUAL TEMPERATURE: 54.7 DEGREES FAHRENHEIT

STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH R103.1, TABLE R103.4 AND FIGURE R103.1. THESE VENEERS INSTALLED OVER A BACKING OF WOOD SHALL BE LIMITED TO THE FIRST STORY ABOVE-GRADE AND SHALL NOT EXCEED 5 INCHES IN THICKNESS. COMPLY WITH SECTION R602.12 FOR WALL BRACING REQUIREMENTS FOR MASONRY VENEER FOR WOOD FRAMED CONSTRUCTION.

R103.6.2 SIDING TO BE PORTLAND CEMENT PLASTER APPLIED TO METAL LATH, THREE COATS - 7/8 INCH THICKNESS ON A VAPOR-PERMEABLE, WATER-RESISTANT BUILDING PAPER OVER SHEATHING AND FRAMING.

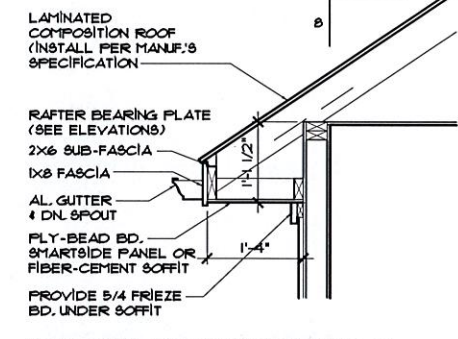
INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C 126 AND ASTM C 1063 AND THE PROVISIONS OF R103.6.

R103.6.1 LATH:  
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 7/8" 16 GA. STAPLES SPACED 6" APART.

R103.2 WEATHER-RESISTANT SHEATHING PAPER:  
ASPHALT SATURATED FELT FREE FROM HOLES AND BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER-RESISTANT MATERIAL SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS REQUIRED BY TABLE R103.4. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES.

R103.3.1 WOOD SIDING: JOINTS IN WOOD, WOOD STRUCTURAL PANEL SIDING SHALL BE MADE AS FOLLOWS UNLESS OTHERWISE APPROVED. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH OR SHALL BE SHIPLAPPED OR SHALL BE FLASHED WITH Z-FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.

FIBER-CEMENT PANELS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO FRAMING. VERTICAL AND HORIZONTAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING, COVERED WITH BATTENS OR SHALL BE DESIGNED TO COMPLY WITH SECTION R103.1. PANEL SIDING SHALL BE INSTALLED WITH FASTENERS ACCORDING TO TABLE R103.4 OR APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.



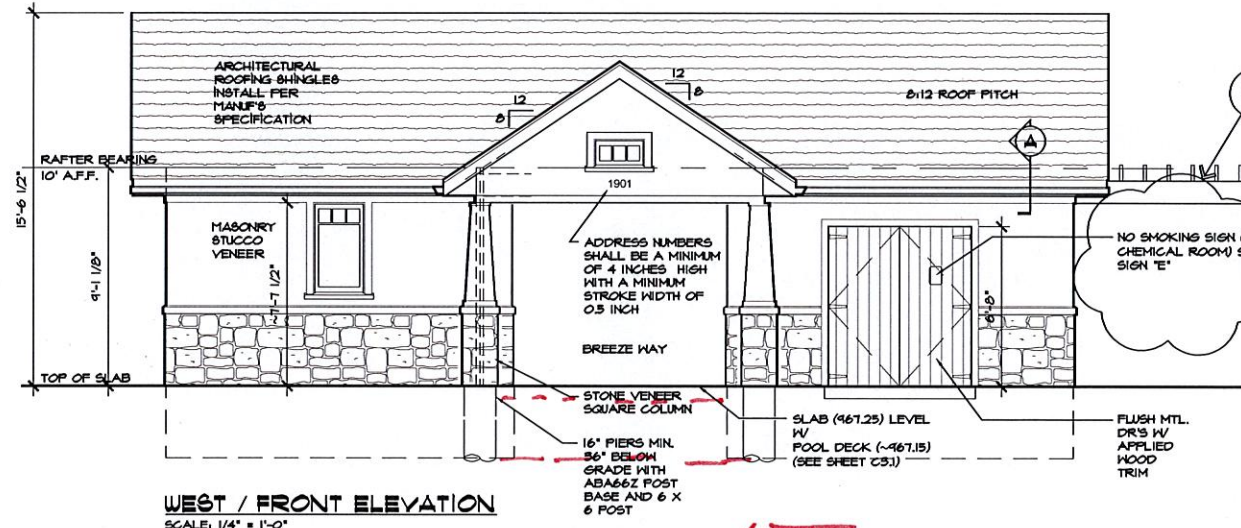
SOFFITS SHALL COMPLY W/ SECTION R103.3.1 OR MANUFACTURER'S INSTALLATION INSTRUCTIONS

EAVE SECTION 8:12 PITCH  
SCALE: 3/4" = 1'-0"

(16SPC) TABLE 608.1 OCCUPANT LOAD				
ROOM	NET AREA	AREA/OCCUPANT	OCCUPANCY	
EQUIPMENT/STORAGE	176 SQ. FT.	300 SQ. FT. / PERSON	1	
POOL - WADING AREA	300 SQ. FT.	8 SQ. FT. / PERSON	37	
POOL - DEEP AREA	1,200 SQ. FT.	10 SQ. FT. / PERSON	120	
DECK AREA	4,645 SQ. FT.	15 SQ. FT. / PERSON	315	
TOTAL OCCUPANCY			471	
MALE			236	
FEMALE			235	

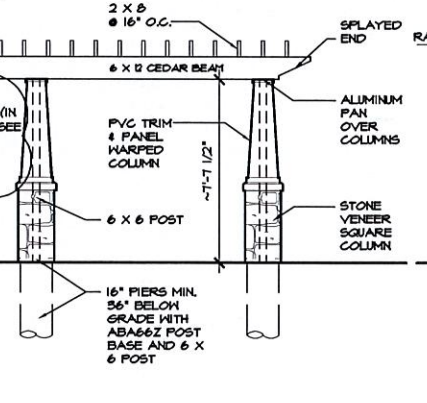
609.2 NUMBER OF FIXTURES (609.2.1 WATER AREA LESS THAN 1500 SQ. FT.)				
OCCUPANT	FIXTURES	SECTION 609.2.1	REQUIRED	PROVIDED
MALE	URINAL	1	1 - REQUIRED	1
MALE	WATER CLOSETS	1	1 - REQUIRED	1
FEMALE	WATER CLOSETS	2	2 - REQUIRED	2
MALE	LAVATORIES	1	1 - REQUIRED	1
FEMALE	LAVATORIES	1	1 - REQUIRED	1
MALE	DECK SHOWER	1	1 - REQUIRED	1
FEMALE	DECK SHOWER	1	1 - REQUIRED	1

(IPC) TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES  
REFERENCE:  
(IPC) TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES  
(16SPC) TABLE 608.1 OCCUPANT LOAD  
(16SPC) SECTION 609.2.1

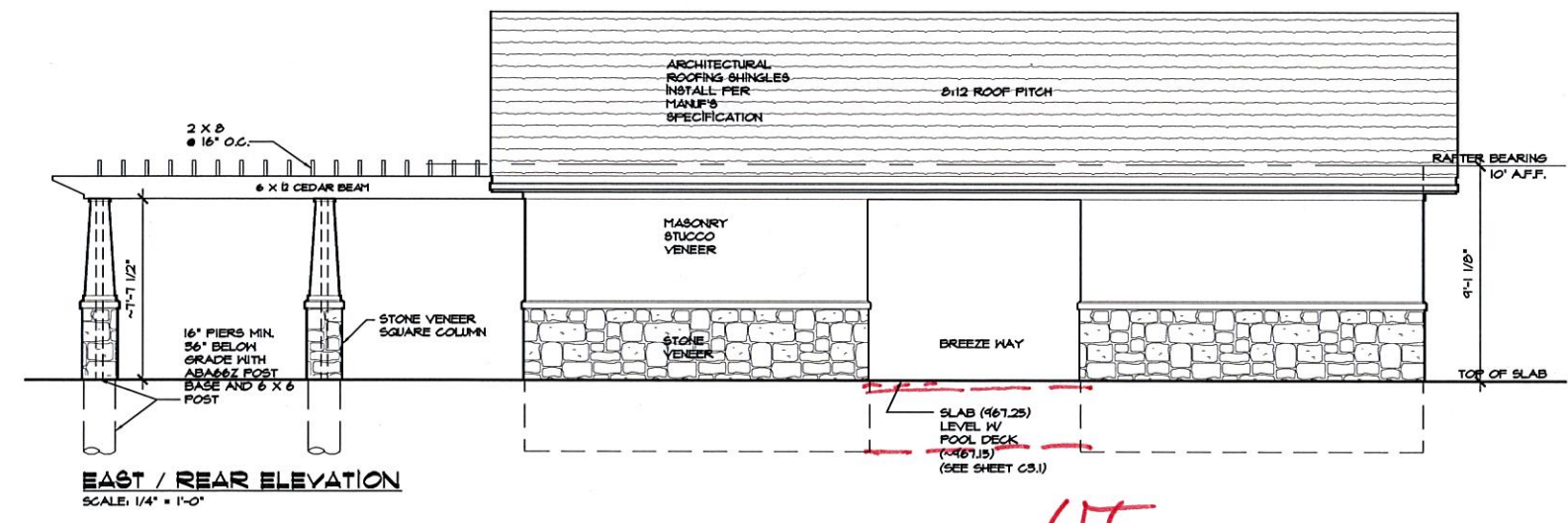


WEST / FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

W.T.

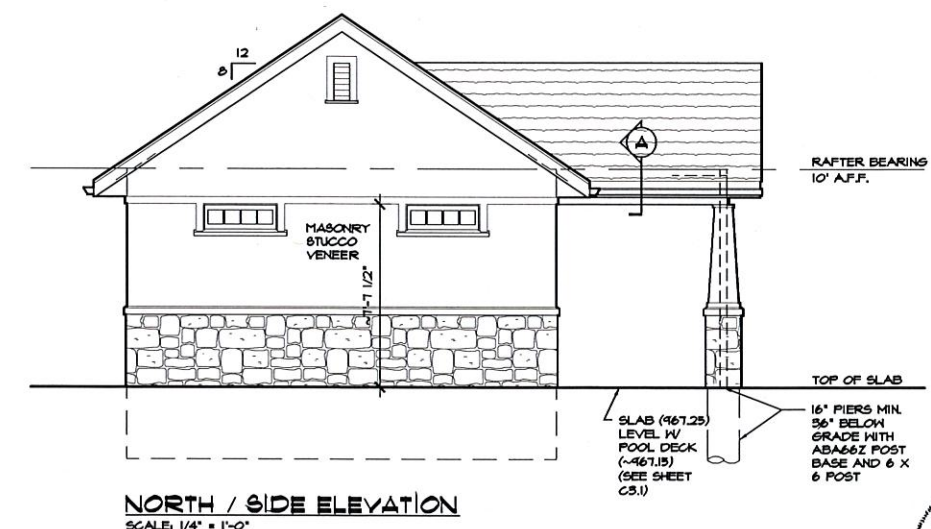


SOUTH / SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EAST / REAR ELEVATION  
SCALE: 1/4" = 1'-0"

W.T.



NORTH / SIDE ELEVATION  
SCALE: 1/4" = 1'-0"





3/08/2024

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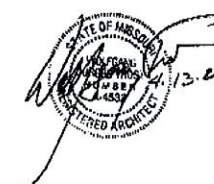
POOL HOUSE  
1901 SW RIVER RUN DR  
LEE SUMMIT MO

SCALE  
1/4"=1'-0"

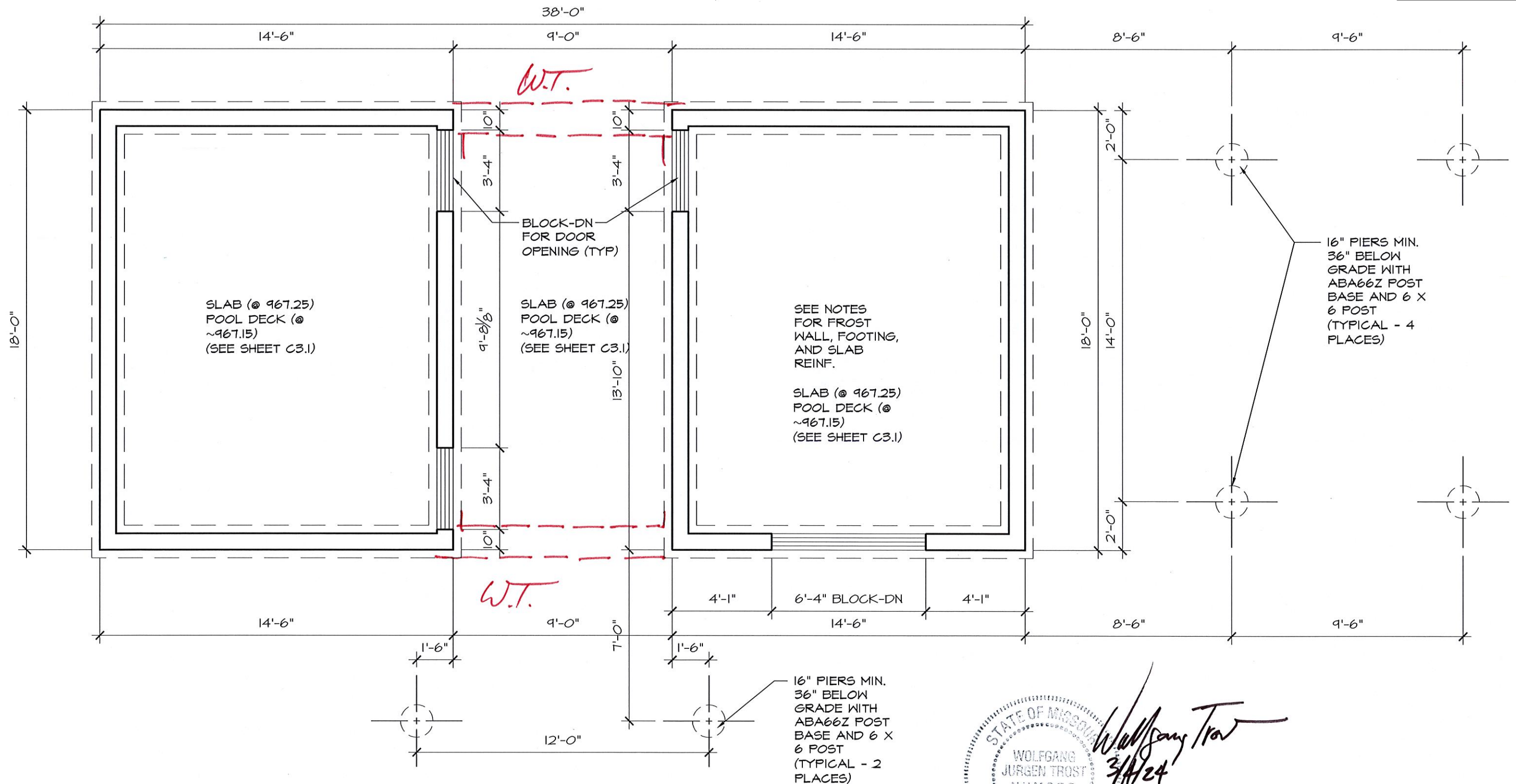
DATE 4-3-23  
4-12-23

PERMIT NO  
PRCOM20226C

SHEET NO.  
2 OF 5







**POOL HOUSE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

STATE OF MISSOURI  
WOLFGANG  
JURGEN TROST  
NUMBER  
A-4532  
REGISTERED ARCHITECT  
Wolfgang Trost  
3/4/24