

10/20/2023 11:31:50 AM

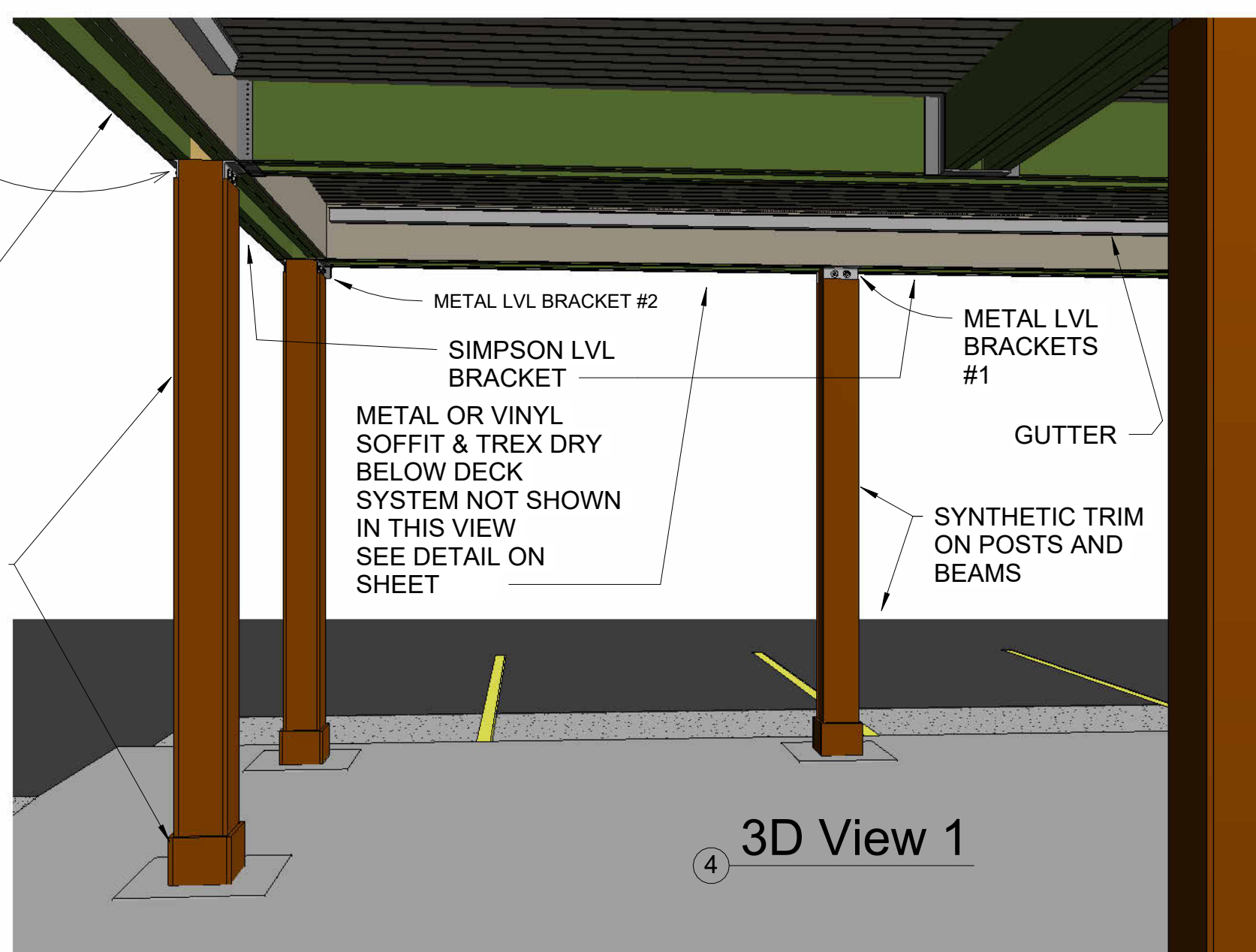


3D View 5

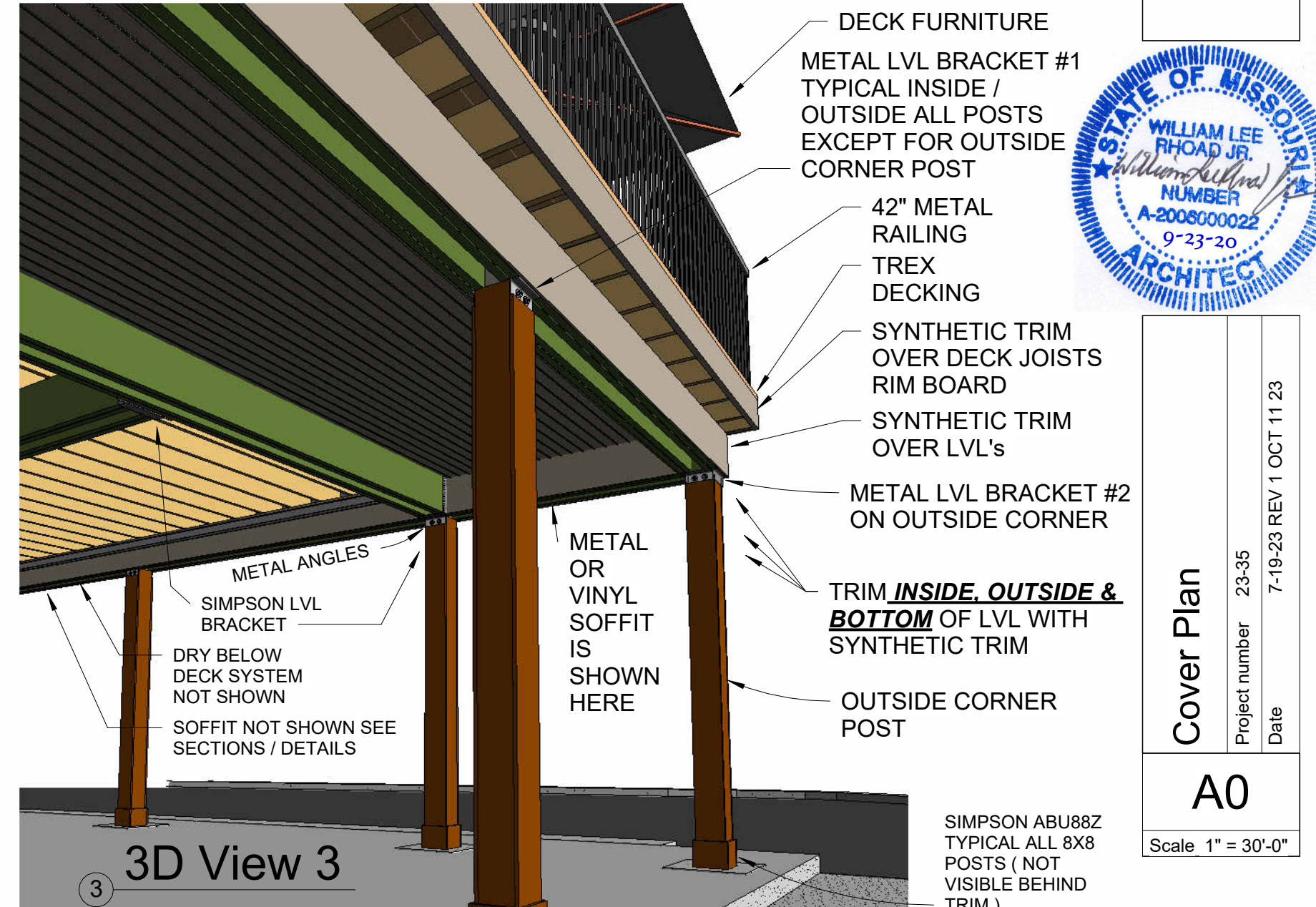
SEE METAL LVL BRACKETS #1 AND #2 ON SHEET

SYNTHETIC TRIM OVER LVL's / POSTS / ETC... REQUIRED OVER ALL WOOD

TREX TRIM, JAMES HARDI TRIM OR EQUAL AROUND COLUMN & BASE - COVER SIMPSON ABU88Z POST ANCHOR BRACKETS (ABU88Z NOT VISIBLE BEHIND TRIM)



3D View 1



3D View 3

SIMPSON ABU88Z TYPICAL ALL 8X8 POSTS (NOT VISIBLE BEHIND TRIM)



3D View 4

OWNER / CONTRACTOR TO SELECT MATERIAL AND COLOR OF TRIM TO MATCH / GO AGREEABLY WITH EXISTING BUILDING MATERIALS TO REMAIN

SEE STAIR DESIGN, HANDRAIL ATTACHMENT & COLUMN ATTACHMENT DETAILS ON SHEET A5

42" METAL DECK RAILING
FINISH MATERIAL WILL BE TREX / SYNTHETIC TRIM
METAL OR VINYL SOFFIT UNDER TREX DRY BELOW DECK SYSTEM

ADD EXTERIOR WALL SCONCE AND EMER. EGRESS LIGHTS TO NEW WALL ABOVE DECK AND 2 LIGHTS PER STAIRS - ONE HIGH / ONE LOW TO PROVIDE AMPLE EMERGENCY LIGHT

NO EXPOSED WOOD WILL BE USED ON ANY PORTION OF THE NEW DECK - ALL WOOD TO BE COVERED IN A SYNTHETIC TRIM - TREX DECK TRIM OR EQUAL - UNDER DECK TO BE TREX DRY BELOW SYSTEM WITH A METAL OR VINYL SOFFIT BELOW DECK JOISTS

3D View 2

PLAN REVIEW CORRECTION 1,2,3,4

PLAN REVIEW CORRECTION 3

PLAN REVIEW CORRECTION 1

PLAN REVIEW CORRECTION 2

PLAN REVIEW CORRECTION 3

LIGHT FIXTURES AS SELECTED BY OWNER AND CONTRACTOR

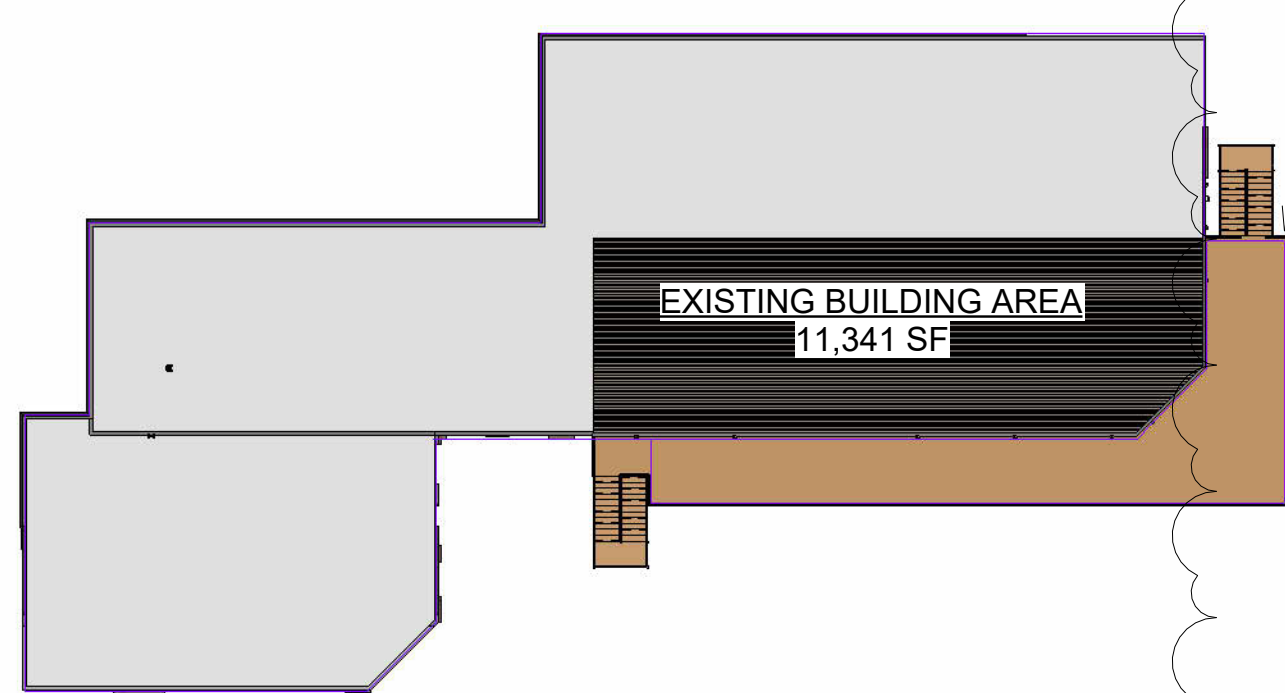
ADD EXT. LIGHTING & EMERGENCY EGRESS LIGHTS

DECORATIVE WALL SCONCE X 8 (MIN.) EXTERIOR EMERGENCY EGRESS LIGHTS X 10 (MIN.)

FIRE PLAN REVIEW 8/29/23 CORRECTION 1 - LIGHTING ADDED / EMERGENCY LIGHTS ADDED

NEW WALL COVERING MATERIAL WILL BE TREX SYNTHETIC DECKING

PLAN REVIEW CORRECTION 4



NEW DECK AREA 1,418 SF

2018 IRC 1104:

2018 IBC 1104.4.2 - Stories, mezzanines or occupied roofs that do not contain accessible elements or other spaces as determined by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.

2018 IBC 1108.2.9.1 - Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the facility and located on a level accessed by an accessible route.

THIS FACILITY DESIGN MEETS THE REQUIREMENTS OF 2018 IBC SECTION 1104

THE MEZZANINE AREA REPRESENTS LESS THAN HALF OF THE TOTAL DINING AREAS AT THE FACILITY

CODE REQUIREMENTS
2018 International Building Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Residential Code
2018 International Fire Code
2017 National Electrical Code
ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities
USE GROUP A2
CONSTRUCTION TYPE - VB
EXISTING BUILDING AREA - 11,341 SF
NEW DECK AREA 1,418 SF
BUILDING HEIGHT 20' 1 STORY
BUILDING OCCUPANT LOAD 1 OCC PER 15 SF NON FIXED TABLES / CHAIRS 1418 / 15 = 94 (90 CHAIRS SHOWN ON PLAN)
SITE UTILITY NOTE:
Before demolition or excavation, contractor is responsible for contacting underground service providers for locate or declaration that they have no underground facilities in the limits of excavation.

BLDG CODE CORRECTION 1

FIRE REVIEW CORRECTION 1

All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
06/26/2025

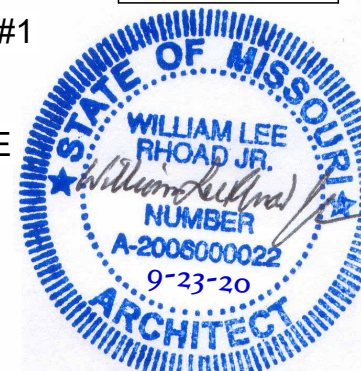
SHEET LIST:

- A0 Cover / 3D / Code Data - Review Notes
- A1 Ground Level Plan
- A2 Elevations
- A3 Deck Sections
- A4 Deck Plan / 3D
- A5 Deck Framing / Dtls
- A6 Footings Plan

7 PAGES

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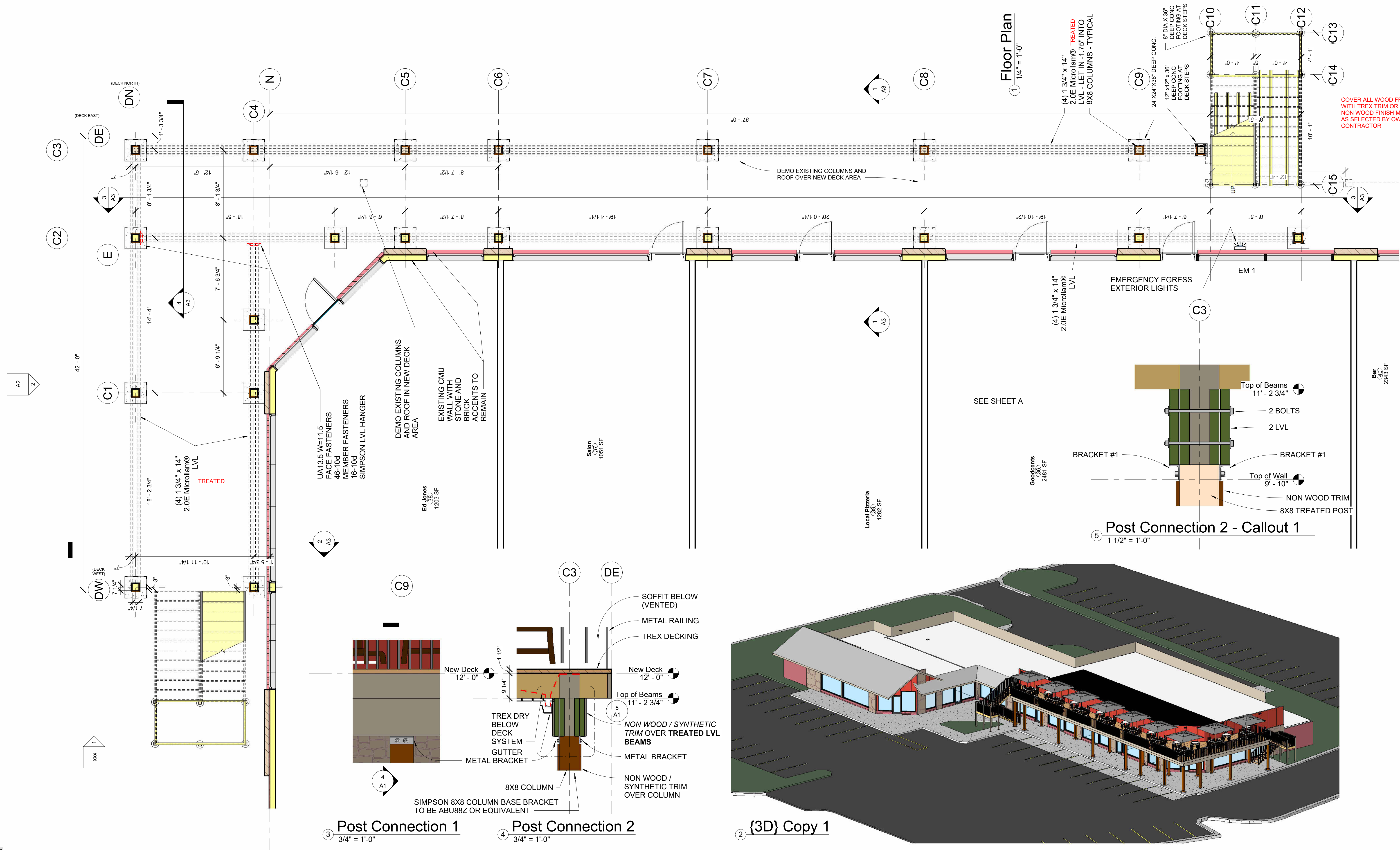
NEW OUTDOOR DINING AREA
Smitty's Oasis
801-815 NE LAKEWOOD - LEE'S SUMMIT, MISSOURI



Cover Plan
Project number 25-35
Date 7-19-23 REV 1 OCT 11 23

A0

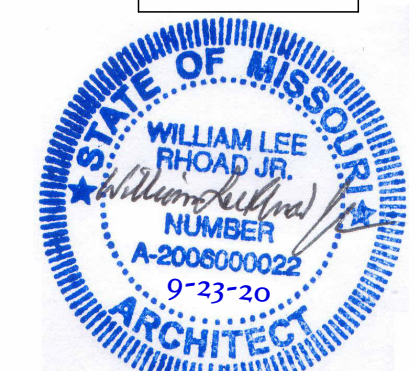
Scale 1" = 30'-0"



2018 CODE NOTE: Plans, engineering calculations, diagrams and other data shall comply with the 2018 International Residential Code **ALL ASPECTS OF CONSTRUCTION TO FOLLOW 2018 IRC**

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NEW OUTDOOR DINING AREA
Smitty's Oasis
801-815 NE LAKEWOOD - LEE'S SUMMIT, MISSOURI

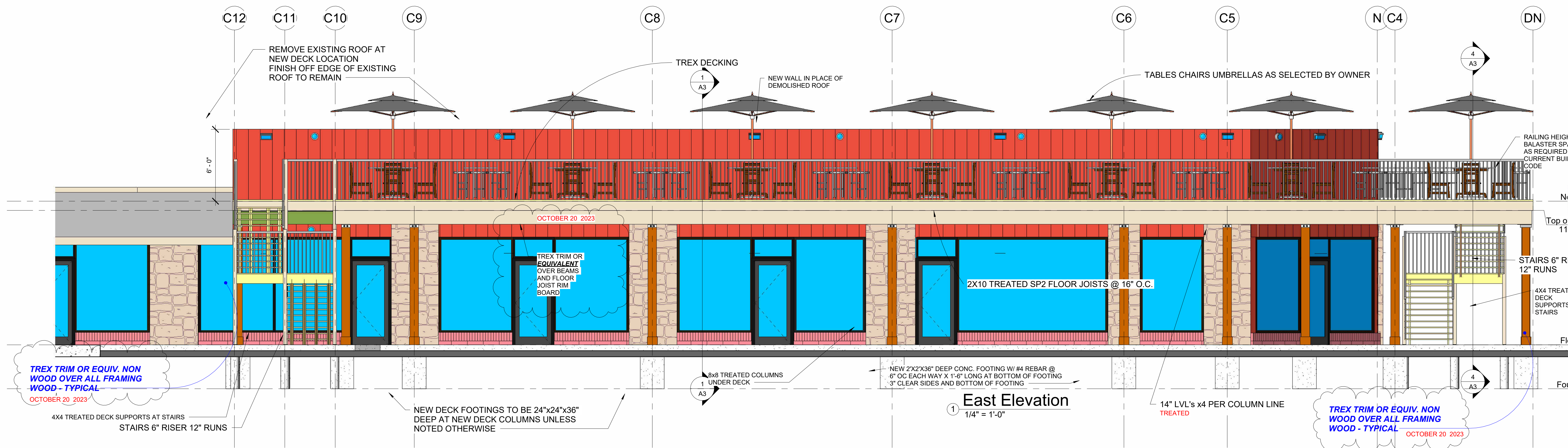
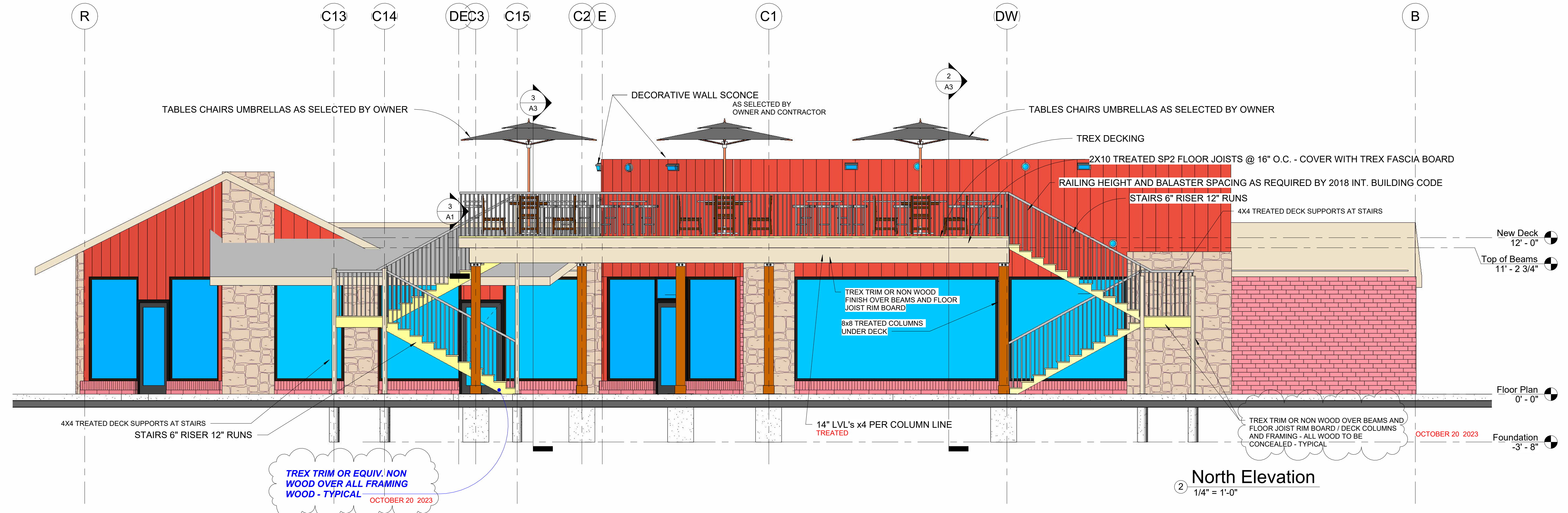


First Floor Plan
Project number 23-35
Date 7-19-23 REV 1 OCT 11 23
A1
Scale As indicated

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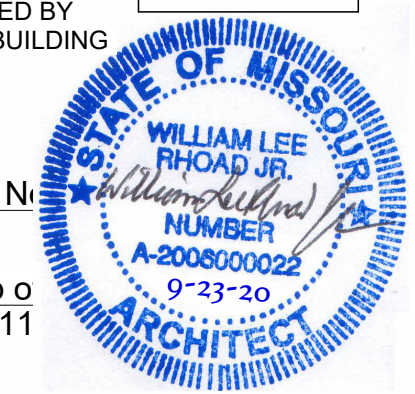
all wood to be covered with non wood TREX trim OR EQUIVALENT - see notes on cover sheet

OCTOBER 20 2023

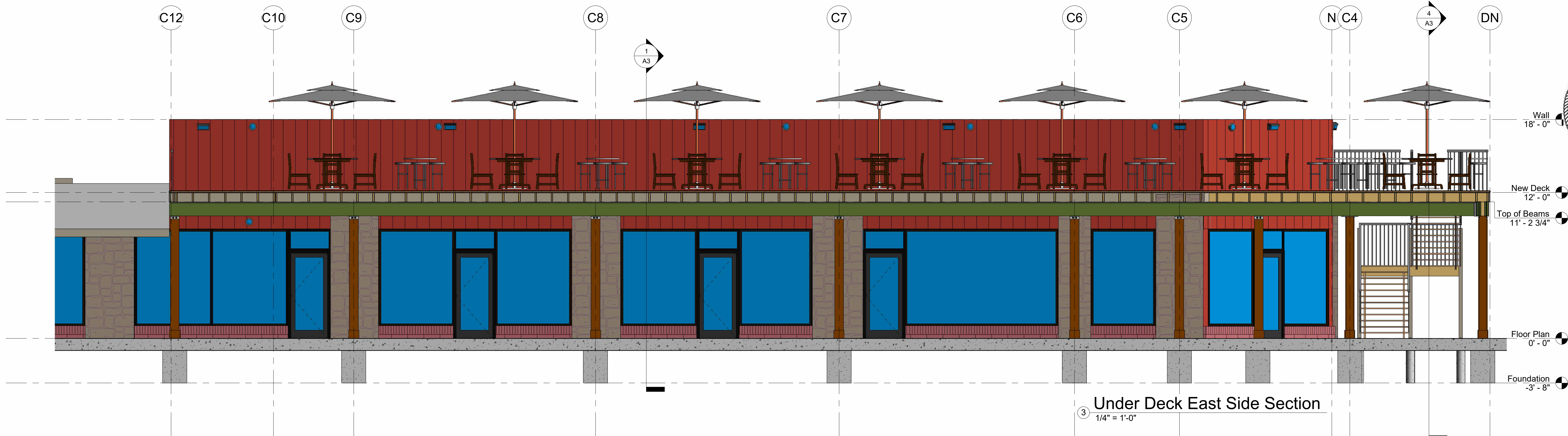


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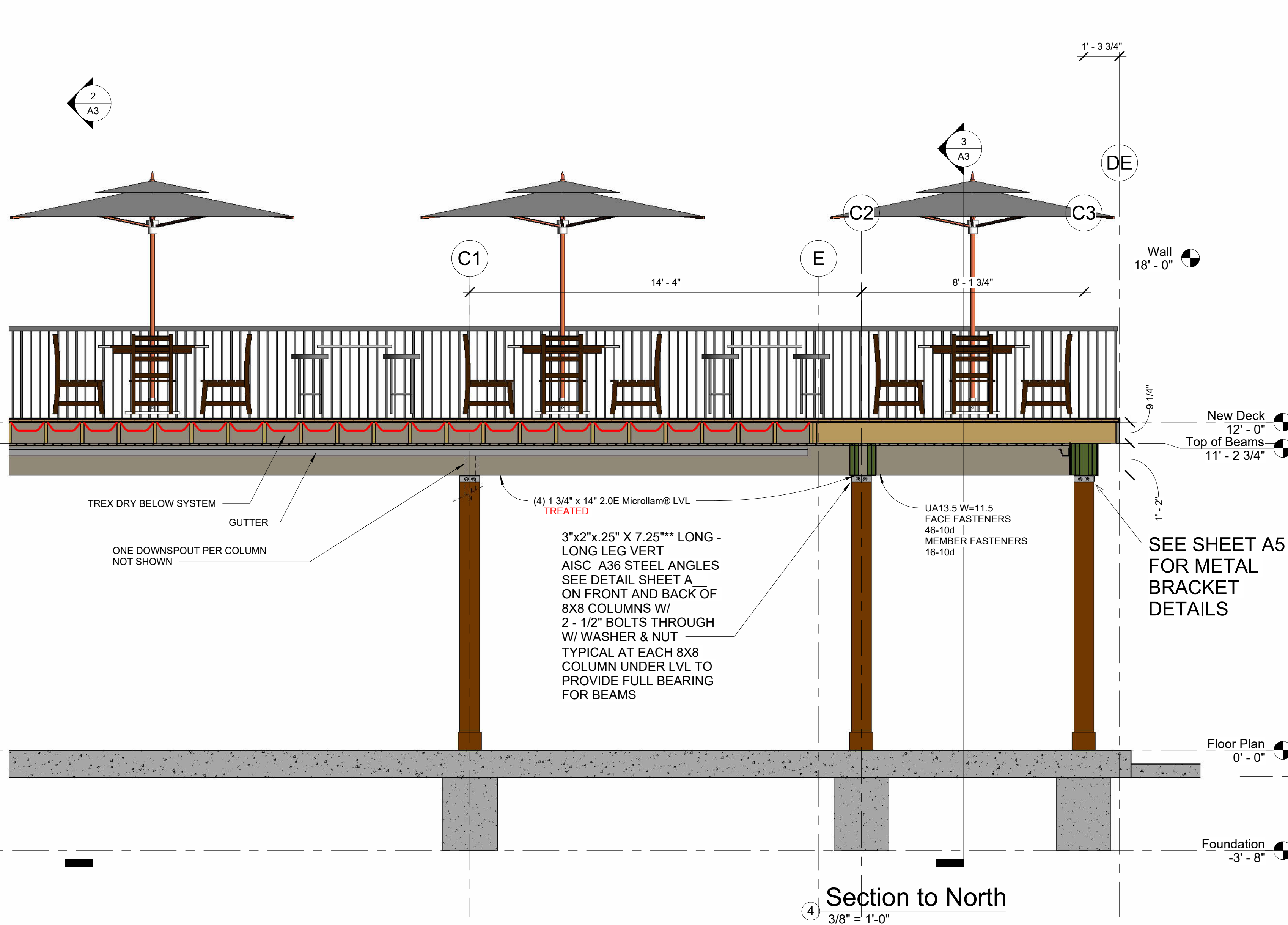
NEW OUTDOOR DINING AREA
Smitty's Oasis
801-815 NE LAKEWOOD - LEE'S SUMMIT, MISSOURI



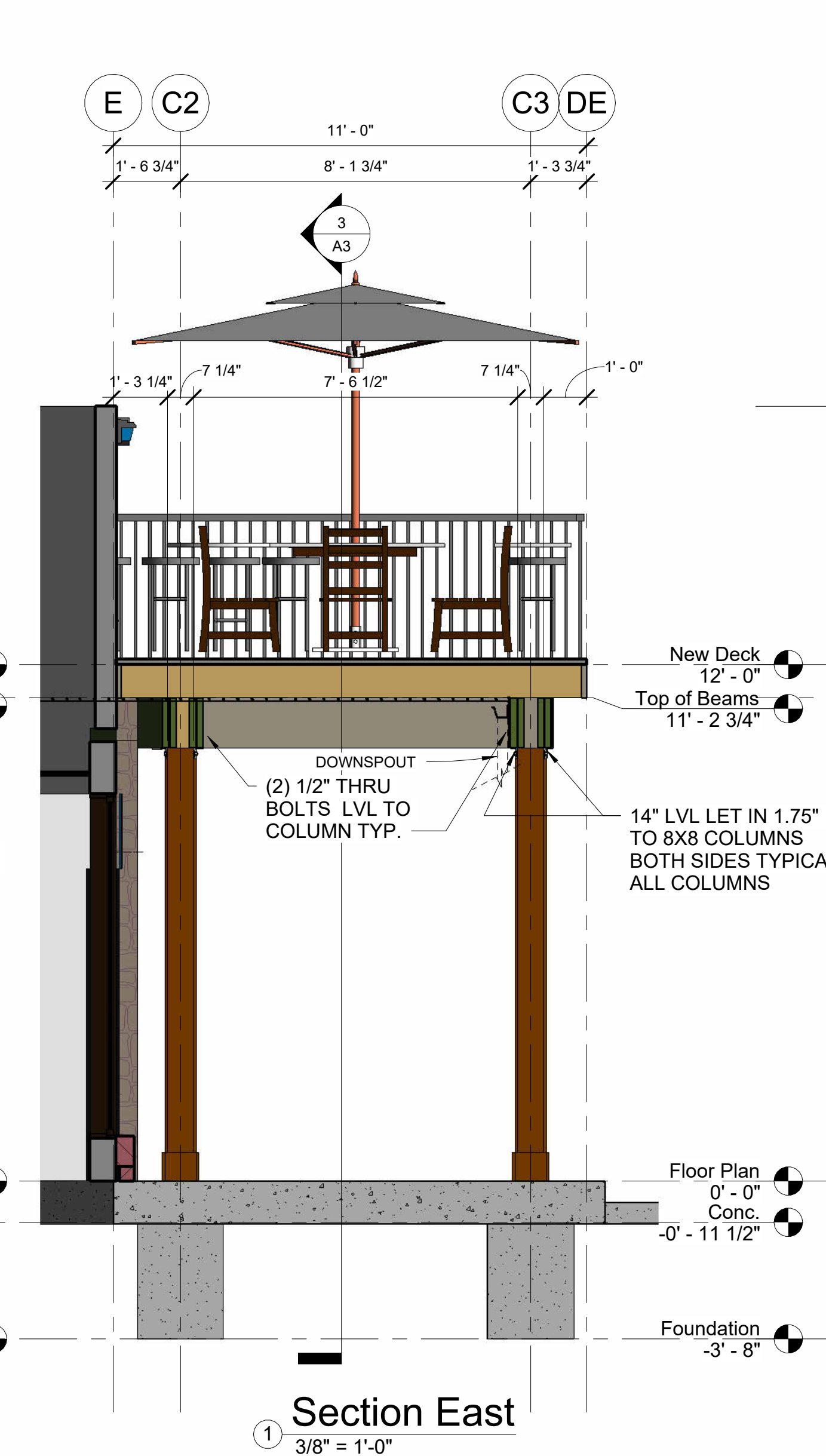
Project number	23-35
Date	7-19-23 REV 1 OCT 11 23
Elevations	A2
Scale	1/4" = 1'-0"



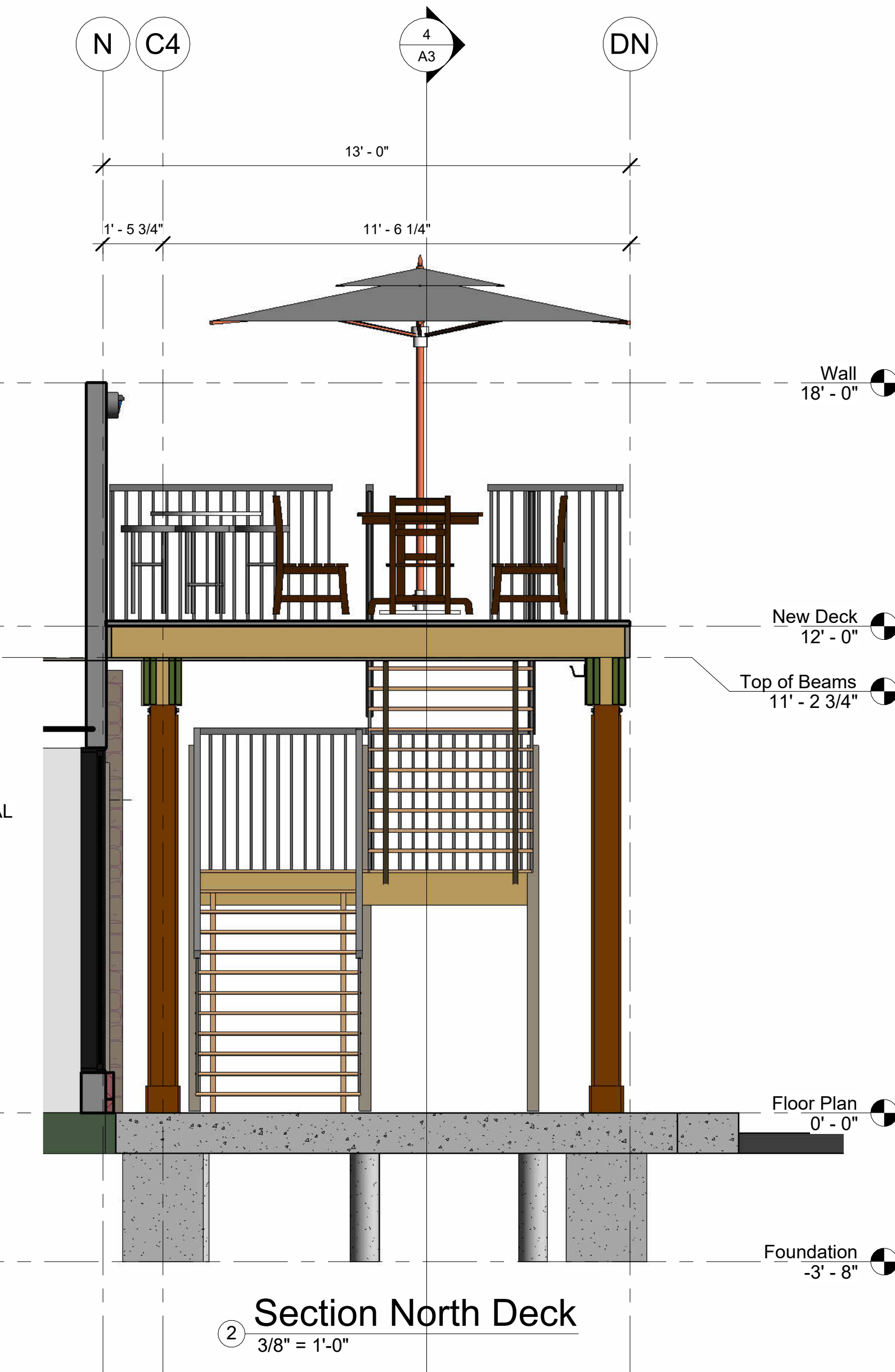
③ Under Deck East Side Section
1/4" = 1'-0"



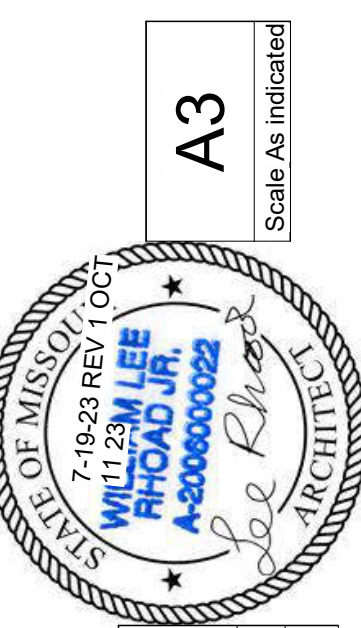
④ Section to North
3/8" = 1'-0"



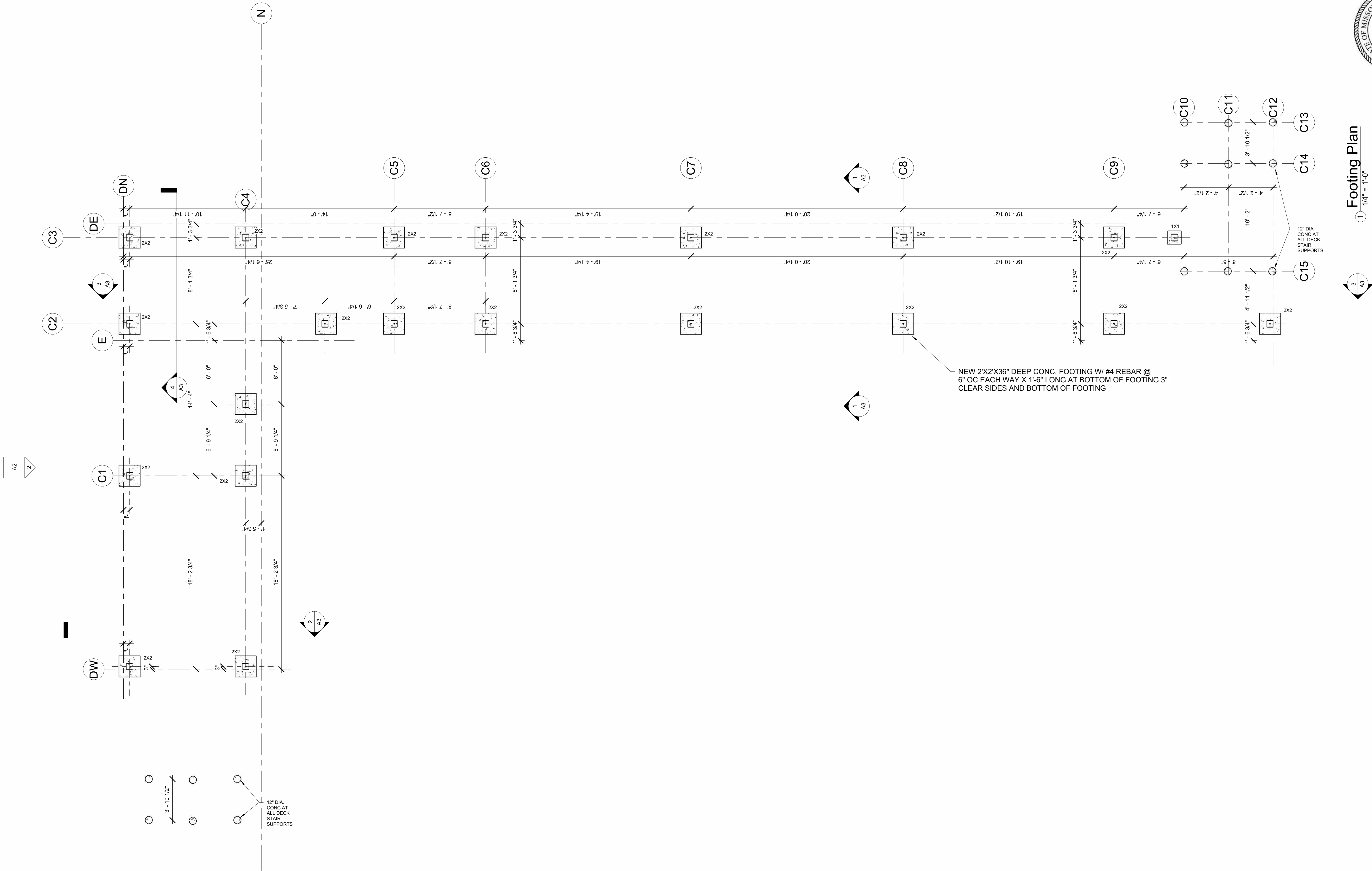
① Section East
3/8" = 1'-0"



② Section North Deck
3/8" = 1'-0"







Footing Plan
1 1/4" = 1'-0"



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NEW OUTDOOR DINING AREA
Smitty's Oasis
801-815 NE LAKEWOOD - LEE'S SUMMIT, MISSOURI

Footing Plan
Project number 23-35
Date 7-19-23 REV 1 OCT 11 23