

GENERAL NOTES

Division #1 - GENERAL REQUIREMENTS
DO NOT SCALE DRAWINGS. Follow written dimensions only. Superintendent shall check and verify all written dimensions prior to commencing construction.

These architectural drawings convey design concept. The Superintendent remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly and for performing the work in a safe manner.

Prior to beginning work, the Superintendent shall review all plans and details, elevation restrictions and site conditions as it affects the job site and notify the Architect of any drawing errors or inconsistencies.

014000 - QUALITY CONTROL
All construction work shall meet the requirements of the 2012 International Residential Code as adopted by the governing municipality.

Division #2 - SITE WORK

02500 - SITE DRAINAGE
1. Downspouts, basement area drains or foundation drain tiles shall not be connected to the sanitary sewer.
2. All grades shown on drawings are assumed. Site surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Loss shall be graded so as to drain surface water away from foundation walls. The grade adjacent to foundation walls shall fall a minimum of 6 inches within the first 10 feet. Impervious surfaces within 10' of the building foundation shall be sloped a minimum of 2% away from building. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within the first 10 feet, drains or swales shall be provided to ensure drainage away from the structure. Finished grade shall be 8" minimum below top of foundation. All areas shall be sloped to lower elevations or drainage structures on or near the site. Superintendent shall review all on-site lot inspections & check all grades and contact Architect prior to making necessary adjustments.
3. Provide splash blocks at all downspouts. Downspouts shall direct water away from the foundation so as to prevent soil erosion.
4. It is the responsibility of the Superintendent or their subcontractors to determine the subsurface characteristics at the building site. Soils must provide a minimum bearing pressure of 2000 pounds per square foot. When in doubt, the Superintendent shall consult with a soils engineer to determine soil characteristics and provide a soils report to the Architect.
5. Indicated existing slopes and drainage (after rough grading) and finish grading per Code.

Division #3 - CONCRETE
03300 - CAST-IN-PLACE CONCRETE
1. All concrete footings & piers shall extend a minimum of 36" into undisturbed soil. Extend footing below elevation shown only as needed to obtain adequate bearing into undisturbed soil. Extend the footing below elevation shown only as needed to obtain bearing into undisturbed soil. It shall be the Superintendent's responsibility to confirm soil-bearing pressure of the site.
2. Concrete-encased electrode. An electrode encased in at least 2" of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20' of one or more bare zinc-galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 1/2" dia., or consisting of at least 20' of bare copper conductor not smaller than No. 4 shall be considered as a grounding electrode. Reinforcing bars shall be permitted to be bonded together by the usual tie wires or other effective means.
3. Concrete minimum compressive strength shall be 3000 PSI at 28 days in vertical walls that are not exposed to the weather (excluding the top 8" of the wall which may be exposed).
4. Concrete minimum compressive strength shall be 3500 PSI at 28 days in all exposed flatwork surfaces, including garage floor slab.
5. All concrete work shall be air-entrained as per the most stringent Code.
6. Concrete floor slabs supported directly on the ground shall be a minimum of 4" thick. Interior slabs (including garage slabs) shall be placed over a minimum 4" thick base of gravel or crushed stones. A 6 mil polyethylene barrier with joints lapped a minimum of 6" shall be placed between the concrete floor slab and the base course.
7. All voids under garage, porch or exterior stairs & slopes shall be filled with granular fill.
8. All piers shall be at least 14" diameter and extend a minimum of 36" below finished grade and at least 24" into undisturbed soil.

3400 - CONCRETE FOOTINGS & FOUNDATIONS
1. The frost wall shall be set in the middle of the footing. The footing thickness shall be a minimum of 6" but not less than the distance the footing extends horizontally past the face of the frost wall.
2. The bottom of footings must be a minimum of 36" below finished grade and bear directly on undisturbed soil or soil prepared under the supervision of a licensed Soils Engineer.

Division #5 - METALS
05100 - STRUCTURAL METAL FRAMING
1. All steel beams & columns shall be prime-painted.
2. All steel connections shall be ground smooth.
3. Steel beam splices shall be welded or bolted together.

Division #8 - WOOD AND PLASTICS
06100 - ROUGH CARPENTRY
1. All framing lumber shall be at least #2 yellow pine KD 19 unless noted otherwise.
2. Use (3) 6d or (2) 16d nails per joint into joists. Joists spliced over beams shall be nailed together with (3)-16d nails.
3. All framing lumber and sheathing shall be nailed in place in accordance with the fastening schedule found in Table R602.2 of the 2012 International Residential Code.
4. All unsupported stair stringers shall have metal stringer straps.
6. All girder trusses shall be supported by minimum triple studs and solid blocking to foundation.
7. Provide treated structural framing members within 6" of grade.
8. General Contractor shall inspect all studs in field prior to framing the floor to ensure proper fit and clearance.
9. All headers shall be (2) 2x10's FD-1050 joist, #2 grade southern pine unless noted otherwise.
10. All floor joists shall be 2x12's EPLT export.
11. All framing shall be in conformance with the National Forest Products Manual for house framing.
12. Join and install Mitrebars and Parallels per manufacturer's instructions.
13. All nailing shall comply with the 2012 IRC.
14. Cutting, notching and/or boring holes in wood beams, joists, rafters or studs shall not exceed the limitations of the 2012 IRC.
15. Provide dropped soffits over all walk-hung cabinets.
16. Firestop all stud walls at top and bottom of wall. Firestop all stud walls over 8' tall and the midpoint.
17. All soffits and dropped ceilings shall be freestopped as per code.
18. Truss design shall be provided by the truss fabricator. Trusses shall comply with NIAPO NDS-91 and TP-95 and the 2012 IRC.
19. All roof framing shall be designed to support the following minimums:
Top chord - live load 20 lb per sq ft
Bottom chord - dead load 10 lb per sq ft or 20 lb when the area above the chord (not vaulted) bottom chord has a clear height of 42" or greater and the area is accessible by a pull down stair
20. Truss manufacturer shall verify knee heights and roof configuration and shall notify the Architect of any inconsistencies prior to fabrication.
21. All roof framing members shall be designed to support the following minimums:
Floor areas other than sleeping rooms shall be designed for a live load of 40lbs/sf
Sleeping rooms shall be designed for a live load of 30lbs/sf
22. Trusses shall be nailed to the top plate of the wall w/ 16d nails, toe nailed without splitting the end of the truss.
23. Minimum size exterior entry door shall be 36" in width.
24. Keyed locks are not permitted on the inside of exterior doors. Locks with thumb turns on the inside are permitted.
25. Minimum clear opening of an interior egress door lead for bathrooms and habitable spaces (spaces used for living, sleeping, eating or cooking) is 20" unless specified differently in local ordinances.
26. Minimum clear width of doors to and from stairways within the dwelling is 29.3/4" unless specified differently in local ordinances
27. Minimum clear (drywall face to drywall face) width of stairway is 36"
28. Minimum clear headroom in stairways is 6'8" measured vertically from the tread nosing and from the floor surface of a landing or platform
29. Note number and size of stair stringers (2x12's minimum) and material used for treads. Stairs shall be designed for 40psf live load or 300 to concentrated load on 6" sq inches at mid span of a tread, whichever produces the greater stress and deflection.
30. Risers must be solid.
31. Stair must have one continuous handrail mounted at least 4" above nosing for stairs with 4 or more risers. The handrail ends must return to the wall. Handrails must be projected into the required stair width more than 4.1/2". Stair handrails must have a circular cross section with a minimum diameter of 1.1/4" but no larger than 2" diameter, or else be an approved shape having a maximum allowable width of 2.1/4". Maximum graspable perimeter dimension of 5.1/4" and a minimum graspable perimeter of 4".
32. Guards along stair openings shall be solid or have intermediate vertical balusters no more than 4" apart and be a minimum height of 36" above the finish floor.
33. All interior stairways shall have a maximum riser height of 7.3/4" and a minimum tread depth of 10". Solid risers must have a 1" nosing.
34. All exterior stairways shall have a maximum riser height of 7" and a minimum tread depth of 11".
35. Spaces between solid floor joists and suspended ceilings in finished areas must be draft-stopped at 500 square feet intervals parallel to joists.
36. Use (2) 6d nail driven at an angle 15' from ends and (2) 14d - maximum graspable perimeter dimension of 5.1/4" and a minimum graspable perimeter of 4".
37. Firestop all areas as required by the 2012 IRC, including all dropped soffits, ceiling areas and at floor & roof levels within finished areas.
38. Stairways shall be installed per 2012 IRC code Section R311.7.9.

06170 - PREFABRICATED STRUCTURAL WOOD
Unless noted directly on these plans, engineered lumber shall not be cut or notched without prior approval from Tru-Joist MacMillan field representative, and the Architect/ Structural Engineer of record.

06200 - FINISH CARPENTRY
All exposed materials for porches, gabios, soffits, overhangs, trim etc. shall be of approved exterior grade materials.

06400 - ARCHITECTURAL WOODWORK
1. Guardrails (where occurring) shall be installed at 36" high, minimum above finished floor per 2012 International Residential Code.
2. Stair handrails (where occurring) shall be installed per 2012 International Residential Code. Handrail cross section shall not exceed 2.1/4" or 8.1/4" circumference. Mount handrail 34" above stair nosing.
3. All open stairways and guardrails (where occurring) shall have balusters or intermediate spindles spaced such that no opening exceeds 4".
4. All stairs shall meet the minimum handrail length the full length of the stair run.
5. The required handrail CANNOT dead-end into a wall, ceiling, newel post or any other object. A stair is defined as having four or more risers. The required minimum stair width is 36" with projections into that width not greater than 4.1/2" on each side or below handrail height.

07100 - THERMAL & MOISTURE PROTECTION
1. All required underlayment shall be a minimum of Type I per ASTM D226-95 AND 2012 IRC
2. Corrosion resistant metal flashing shall be used at all roof intersections, roof and wall intersections, etc. Rolled roofing or two layers of Type 14 asphalt saturated felt or adhesive ice and water shield may be substituted for flashing at roof valleys provided the shingles are interlaced
3. 15/8" roofing felt is required under all asphalt roof shingles.
4. Caulking and Sealants: Exterior joints around windows and door frames, between wall and foundation, between wall and roof, between wall panels at penetrations of utility services through floors, walls and roofs and all other openings in the exterior envelope shall be sealed in an approved manner.
5. An ice shield of two layers of underlayment cemented together or a waterproof membrane shall be provided from the eave to the eave to a point at least 24" inside the exterior wall line and/or where roof pitch is less than 4/12.

07200 - WATERPROOFING & DAMPPROOFING
1. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed or dampproofed depending on the presence or absence of groundwater.
2. An exterior waterproofing membrane shall be installed on the exterior surface of foundation walls. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.
3. No ground water penetration. Provided spaces shall have a minimum height of 18" and shall be provided with open venting located within 6" of each corner. The total vent area shall be at least 1/150 of the area served. Exception: when an approved vapor barrier is provided over the surface of the ground the required vent area may be reduced to 1/500 if a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side or the insulation, or if the gable or ridge vents are located in the upper third of the attic or enclosed rafter space and provide 50% to 80% of the required venting area for the presence or absence of the groundwater is required.
4. A 1" clear space is required between the top of the insulation and the bottom of the roof sheathing when ventilation is provided by eave vents.
5. Foundation crack prevention: Provided spaces shall have a minimum height of 18" and shall be provided with open venting located within 6" of each corner. The total vent area shall be at least 1/150 of the area served. Exception: when an approved vapor barrier is provided over the surface of the ground the required vent area may be reduced to 1/500 if a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side or the insulation, or if the gable or ridge vents are located in the upper third of the attic or enclosed rafter space and provide 50% to 80% of the required venting area for the presence or absence of the groundwater is required.
6. A minimum clearance of 36" and 30" wide is required in front of electrical panels. Counters and cabinets cannot be installed under the electrical panel.
7. Lighting is required in the vicinity of the electrical panel.
8. Electrical panels shall not be installed in areas with less than 6" of headroom.
9. Maximum heights may be reduced when preservative-treated or naturally durable wood is used for framing and subfloor.
10. Unfinished basements and utility rooms require natural ventilation (net openable area) at the ratio of 1 sq ft of net free area of the exterior wall to each 150 sq ft of finished floor area (not recirculated air) in accordance with the 2012 IRC may be substituted at a rate of .05 cfm/sq ft of area.

Division #9 - FINISHES
Maximum flame-spread rating on all interior finish materials shall be 200 or less. Exposed insulation shall have a flame-spread rating not greater than 25 and a smoke-developing rating of 450 or less.

09250 - GYPSUM WALLBOARD
1. Gypsum wallboard shall be installed in accordance with the Gypsum Association's recommended practice as to thickness (walls minimum 1/2" thick, ceilings minimum 5/8" thick with nails shall be spaced at no greater than 12" o.c. and screws shall be spaced at no greater than 16" o.c.).
2. Downspouts shall be protected by a minimum 4" thick base of gravel or crushed stones. All assemblies shall be installed in accordance with the specifications of the approved tested assembly.
3. Green board gypsum wallboard shall be used behind one-piece tub/shower & shower enclosures.
4. Maximum height gypsum wallboard shall be used behind multi-piece tub/shower & shower enclosures.
4. Duracork or approved equivalent shall be used beneath all tile walls & floors.

Division #15 - MECHANICAL
15000 - GENERAL PROVISIONS
All mechanical equipment shall meet the requirements of the 2014 International Mechanical Code.
15010 - HEATING VENTILATING AND AIR CONDITIONING
1. Heating and conditioning contractor shall furnish plans indicating furnace location, type, source of combustion air, fuel sizes, duct layout, diffuser locations and at least one programmable thermostat. A section detail shall be provided showing all gas appliances, fuel sizes, connectors, lengths and venting or exhaust connections. Supply ductwork outside of building envelope shall be insulated to a minimum of R-6.
2. Approved vent systems for appliances shall be sized, installed and terminated per manufacturers written installation instructions. Unvented appliances that require an open window are prohibited.
3. Metal flues shall extend above the roof that they penetrate at least a minimum of 36". Flue outlets shall be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally.
4. Gas appliances located in rooms or spaces whose volume is less than 100 cubic feet/100BTU/hour input rating shall have combustion and dilution air provided in accordance with the following:
Using inside air: 1sq in of free area shall be provided per 1000 BTU/hour at each opening.
Exhausts: A. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
B. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
C. Kitchen and dining area countertop receptacles shall be supplied by at least two different.
D. 20 ampere branch circuit shall be provided for each kitchen receptacle and 20 ampere branch circuit shall be provided for each dining area receptacle.
E. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
F. At least one receptacle in laundry areas supplied by a dedicated 20 ampere branch circuit.
G. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
H. required receptacle outlets located in floors shall be within 18" of wall or fixed room divider and shall be installed in boxad listed for that purpose.
I. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
12. Arc-fault circuit interruption protection shall be provided by an arc-fault circuit interrupter listed to 20 ampere branch circuit, 15 and 20 ampere outlets in bedrooms.
13. Ground fault circuit interruption protection shall be provided for all 120 volt, single phase, 15 and 20 ampere receptacles installed in the following locations:
A. Bathrooms
B. All receptacles within 6' of a sink. Basin receptacles shall be on a 20 amp circuit and can only be used for the sink.
C. Garages, unfinished portions of accessory buildings at or below grade level.
Exceptions: 1. Ceiling mounted receptacles for garage door opener.
2. Receptacles intended to serve kitchen receptacles for appliances located in a dedicated space for cooking purposes.
C. Outdoors
D. Unfinished basement areas and crawl spaces except for laundry circuit, opt. freezer circuit and single receptacle dedicated to sump pump.
E. Receptacle intended to serve kitchen countertop surfaces.
F. Receptacles intended to serve the countertop surfaces of a wet bar that are located within 72" of the outside edge of the wet bar sink.
G. Balconies, decks and porches.
H. Less than 25% from an air conditioning conditioning unit.
14. Receptacles shall be installed where a bathtub or shower space.
15. Provide a GFI duplex outlet in the basement next to the electrical panel.
16. At least one receptacle in bathrooms installed adjacent to each basin shall be supplied by a dedicated 20 ampere branch circuit to the wall or roof termination (calculated by adding 6' for each 90 degree bend and 2.5' for each 45 degree bend to the overall length of the straight runs).
17. Garage receptacle shall not be installed at the duct termination.
18. Gas water heater tanks shall be vented to the exterior.
19. Thermostats used for heating and cooling shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence.
20. Insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) times the perimeter of these basement walls). In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation. Basement insulation shall be required only to depth of the roof line. Exhaust systems shall be installed in the home and designed to have the capacity to exhaust a minimum air flow rate of 50 cfm intermittent or 20 cfm continuous to help provide outside air through typical home use and passive mechanical filtration.
4. Recessed Lighting - Recessed luminaires penetrating the building thermal envelope shall be sealed with a gasket or caulking to limit air leakage.
5. All exterior walls and bands joints/bands minimum R-13
Energy Conservation and a thermal break. Window maximum U-value of 0.35.
6. Makeup air required - Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhausted air rate. Such makeup air systems shall be required with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.
7. Joints, seams and connections - Joints of duct systems shall be made substantially airtight in unconditioned areas by means of tapes, mastics, liquid sealants, gaskets or other approved closure systems.
8. Window and door U-values shall be determined in accordance with NFRC 100-2004 and labelled on or certified by the manufacturer or shall be assigned the U-values listed in the Code.
9. Typical sections through the building are provided indicating the type, thickness and R-value of insulating materials and the U-values of windows and doors. R-values shown indicate only the insulation material used, not the total assembly.
10. The following represent the minimum insulation to be used:
Roof/Ceiling - minimum R38 insulation
Wood frame walls and bands joints/bands minimum R13
Concrete/masonry Basement Foundation walls for unfinished basement area - minimum R-13 (full height)
11. All doors except overhead garage doors shall have a maximum U-value of 0.40

07900 - SEALANTS
Exterior joints around window & door frames, between wall cavities & door frames, between wall & foundation, between wall and roof, between wall panels, at all penetrations & utility services through walls, floors & roofs, and all other openings in the exterior envelope shall be sealed with caulking and/or sealant in an approved, workmanlike manner.
08100 - ATTIC ACCESS
1. A 22x30" minimum access opening is required for attic areas which exceed 30 sq ft and have a clear height of over 30". The access shall be installed in a hallway or other accessible location.
30" minimum headroom testing - The head pressure for a water test on drain, waste and vent (DWV) systems shall be 10".
16. Protection against physical damage - Piping installed through bored holes or in notches shall have a minimum clearance distance from the concealed piping to the edge of the framing member of 1 1/2".
17. Sink & dishwasher - The dishwasher waste discharge pipethose shall be elevated and securely attached to the bottom side of the countertop before connecting to the head of the food-waste disposer to a wye fitting in the sink tailpiece. This method is intended to reduce the potential for dishwasher waste material from potential backflow into the dishwasher.
18. Water heater relief valve discharge pipe - The temperature and pressure relief valve discharge pipe termination is considered a potable water outlet and therefore must be protected against backflow potential. The discharge pipe must be held above the floor drain or waste receptor a minimum of 2 times the discharge pipe diameter size with a maximum of 6' above it.
19. Trap seal protection - Trap seal protection of basement floor drains shall allow a deep seal trap as per city ordinance amendment of this code section.

08400 - GLAZING
1. Glazing in exterior doors, sidelights, windows within 24" of doors, windows greater than 9 square feet with sills and less than 18" above the adjacent floor, and all glazing in tub & shower enclosures shall be tempered.
2. General Contractor & window manufacturer representative shall verify the size, fit and proper installation requirements of all windows and sliding glass doors prior to manufacture and notify the Architect in writing of any drawing errors or inconsistencies.
3. Glass area in habitable and occupiable rooms shall not be less than 8% of the floor area being served. One half of this area must be operable for unobstructed ventilation with screens included.
4. All basements and each bedroom must have one window for emergency escape meeting the following minimum requirements:
Maximum height to bottom of clear opening - 44"
Minimum clear opening width - 20"
Minimum net clear opening height - 24"
Minimum net clear opening area - 5.7 sq ft (the net clear opening dimension shall be obtained by the normal operation of the window from the inside). Exception: Grade floor windows are provided from the eave to the eave to a point at least 24" inside the exterior wall line and/or where roof pitch is less than 4/12.
5. Attic and enclosed rafter space ventilation (net free) area is to be at least 1/150 of the area served. Two remote vents are required for each attic/rafter space (minimum). Exception: required ventilation may be reduced to 1/500 if a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side or the insulation, or if the gable or ridge vents are located in the upper third of the attic or enclosed rafter space and provide 50% to 80% of the required venting area for the presence or absence of the groundwater is required.
6. A 1" clear space is required between the top of the insulation and the bottom of the roof sheathing when ventilation is provided by eave vents.
7. Foundation crack prevention: Provided spaces shall have a minimum height of 18" and shall be provided with open venting located within 6" of each corner. The total vent area shall be at least 1/150 of the area served. Exception: when an approved vapor barrier is provided over the surface of the ground the required vent area may be reduced to 1/500 if a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side or the insulation, or if the gable or ridge vents are located in the upper third of the attic or enclosed rafter space and provide 50% to 80% of the required venting area for the presence or absence of the groundwater is required.
8. Clear heights may be reduced when preservative-treated or naturally durable wood is used for framing and subfloor.
9. Unfinished basements and utility rooms require natural ventilation (net openable area) at the ratio of 1 sq ft of net free area of the exterior wall to each 150 sq ft of finished floor area (not recirculated air) in accordance with the 2012 IRC may be substituted at a rate of .05 cfm/sq ft of area.

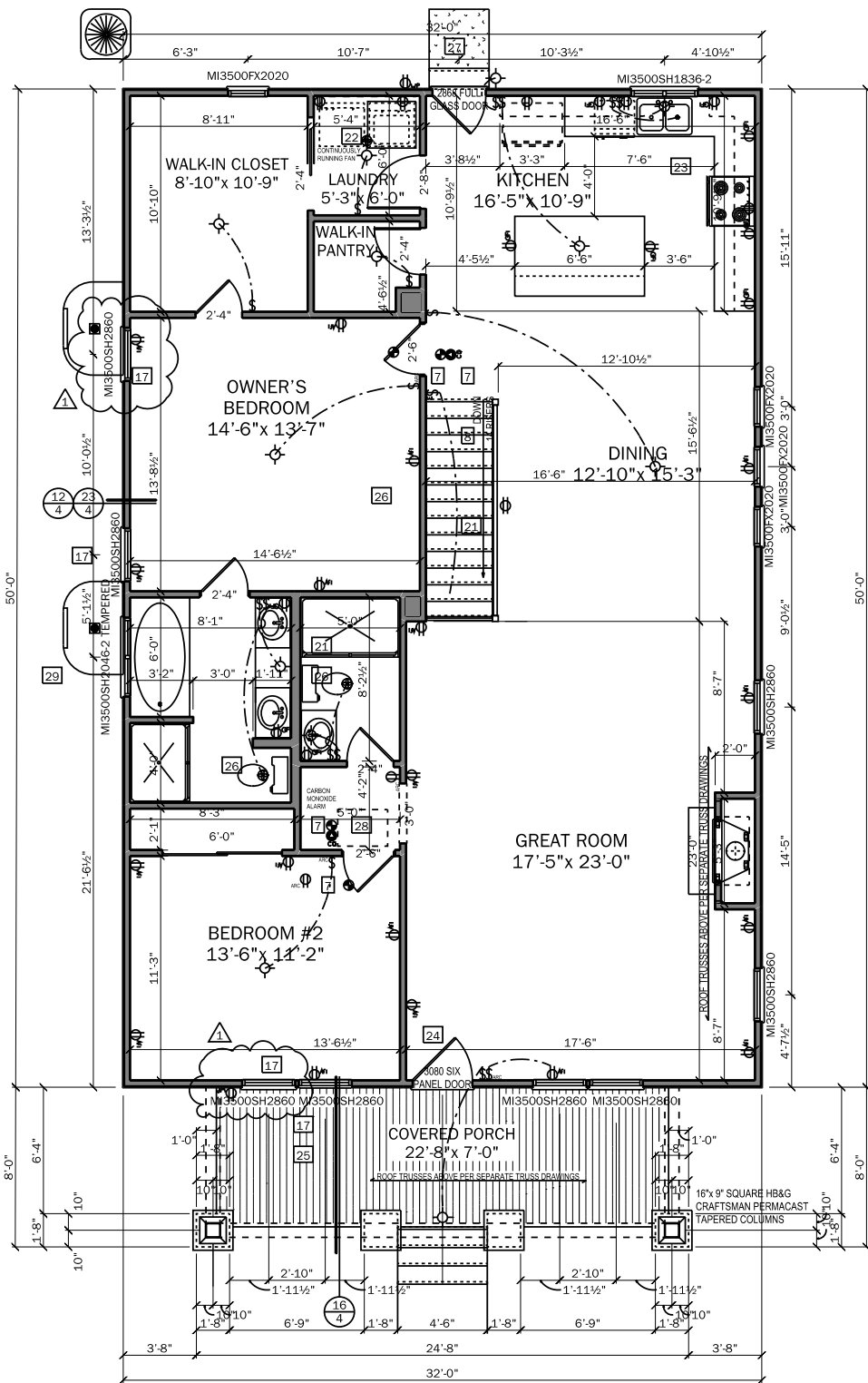
Division #16 - ELECTRICAL
16010 - GENERAL PROVISIONS
1. Heating and conditioning contractor shall furnish plans indicating furnace location, type, source of combustion air, fuel sizes, duct layout, diffuser locations and at least one programmable thermostat. A section detail shall be provided showing all gas appliances, fuel sizes, connectors, lengths and venting or exhaust connections. Supply ductwork outside of building envelope shall be insulated to a minimum of R-6.
2. Approved vent systems for appliances shall be sized, installed and terminated per manufacturers written installation instructions. Unvented appliances that require an open window are prohibited.
3. Metal flues shall extend above the roof that they penetrate at least a minimum of 36". Flue outlets shall be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally.
4. Gas appliances located in rooms or spaces whose volume is less than 100 cubic feet/100BTU/hour input rating shall have combustion and dilution air provided in accordance with the following:
Using inside air: 1sq in of free area shall be provided per 1000 BTU/hour at each opening.
Exhausts: A. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
B. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
C. Kitchen and dining area countertop receptacles shall be supplied by at least two different.
D. 20 ampere branch circuit shall be provided for each kitchen receptacle and 20 ampere branch circuit shall be provided for each dining area receptacle.
E. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
F. At least one receptacle in laundry areas supplied by a dedicated 20 ampere branch circuit.
G. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
H. required receptacle outlets located in floors shall be within 18" of wall or fixed room divider and shall be installed in boxad listed for that purpose.
I. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
12. Arc-fault circuit interruption protection shall be provided by an arc-fault circuit interrupter listed to 20 ampere branch circuit, 15 and 20 ampere outlets in bedrooms.
13. Ground fault circuit interruption protection shall be provided for all 120 volt, single phase, 15 and 20 ampere receptacles installed in the following locations:
A. Bathrooms
B. All receptacles within 6' of a sink. Basin receptacles shall be on a 20 amp circuit and can only be used for the sink.
C. Garages, unfinished portions of accessory buildings at or below grade level.
Exceptions: 1. Ceiling mounted receptacles for garage door opener.
2. Receptacles intended to serve kitchen receptacles for appliances located in a dedicated space for cooking purposes.
C. Outdoors
D. Unfinished basement areas and crawl spaces except for laundry circuit, opt. freezer circuit and single receptacle dedicated to sump pump.
E. Receptacle intended to serve kitchen countertop surfaces.
F. Receptacles intended to serve the countertop surfaces of a wet bar that are located within 72" of the outside edge of the wet bar sink.
G. Balconies, decks and porches.
H. Less than 25% from an air conditioning conditioning unit.
14. Receptacles shall be installed where a bathtub or shower space.
15. Provide a GFI duplex outlet in the basement next to the electrical panel.
16. At least one receptacle in bathrooms installed adjacent to each basin shall be supplied by a dedicated 20 ampere branch circuit to the wall or roof termination (calculated by adding 6' for each 90 degree bend and 2.5' for each 45 degree bend to the overall length of the straight runs).
17. Garage receptacle shall not be installed at the duct termination.
18. Gas water heater tanks shall be vented to the exterior.
19. Thermostats used for heating and cooling shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence.
20. Insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) times the perimeter of these basement walls). In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation. Basement insulation shall be required only to depth of the roof line. Exhaust systems shall be installed in the home and designed to have the capacity to exhaust a minimum air flow rate of 50 cfm intermittent or 20 cfm continuous to help provide outside air through typical home use and passive mechanical filtration.
4. Recessed Lighting - Recessed luminaires penetrating the building thermal envelope shall be sealed with a gasket or caulking to limit air leakage.
5. All exterior walls and bands joints/bands minimum R-13
Energy Conservation and a thermal break. Window maximum U-value of 0.35.
6. Makeup air required - Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhausted air rate. Such makeup air systems shall be required with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.
7. Joints, seams and connections - Joints of duct systems shall be made substantially airtight in unconditioned areas by means of tapes, mastics, liquid sealants, gaskets or other approved closure systems.
8. Window and door U-values shall be determined in accordance with NFRC 100-2004 and labelled on or certified by the manufacturer or shall be assigned the U-values listed in the Code.
9. Typical sections through the building are provided indicating the type, thickness and R-value of insulating materials and the U-values of windows and doors. R-values shown indicate only the insulation material used, not the total assembly.
10. The following represent the minimum insulation to be used:
Roof/Ceiling - minimum R38 insulation
Wood frame walls and bands joints/bands minimum R13
Concrete/masonry Basement Foundation walls for unfinished basement area - minimum R-13 (full height)
11. All doors except overhead garage doors shall have a maximum U-value of 0.40

15000 - GENERAL PROVISIONS
All mechanical equipment shall meet the requirements of the 2014 International Mechanical Code.
15010 - HEATING VENTILATING AND AIR CONDITIONING
1. Heating and conditioning contractor shall furnish plans indicating furnace location, type, source of combustion air, fuel sizes, duct layout, diffuser locations and at least one programmable thermostat. A section detail shall be provided showing all gas appliances, fuel sizes, connectors, lengths and venting or exhaust connections. Supply ductwork outside of building envelope shall be insulated to a minimum of R-6.
2. Approved vent systems for appliances shall be sized, installed and terminated per manufacturers written installation instructions. Unvented appliances that require an open window are prohibited.
3. Metal flues shall extend above the roof that they penetrate at least a minimum of 36". Flue outlets shall be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally.
4. Gas appliances located in rooms or spaces whose volume is less than 100 cubic feet/100BTU/hour input rating shall have combustion and dilution air provided in accordance with the following:
Using inside air: 1sq in of free area shall be provided per 1000 BTU/hour at each opening.
Exhausts: A. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
B. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
C. Kitchen and dining area countertop receptacles shall be supplied by at least two different.
D. 20 ampere branch circuit shall be provided for each kitchen receptacle and 20 ampere branch circuit shall be provided for each dining area receptacle.
E. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
F. At least one receptacle in laundry areas supplied by a dedicated 20 ampere branch circuit.
G. At least one receptacle in unfinished basement areas and the garage in addition to the laundry receptacle.
H. required receptacle outlets located in floors shall be within 18" of wall or fixed room divider and shall be installed in boxad listed for that purpose.
I. At least one communication outlet shall be installed within the dwelling and cabled to the service provider demarcation point.
12. Arc-fault circuit interruption protection shall be provided by an arc-fault circuit interrupter listed to 20 ampere branch circuit, 15 and 20 ampere outlets in bedrooms.
13. Ground fault circuit interruption protection shall be provided for all 120 volt, single phase, 15 and 20 ampere receptacles installed in the following locations:
A. Bathrooms
B. All receptacles within 6' of a sink. Basin receptacles shall be on a 20 amp circuit and can only be used for the sink.
C. Garages, unfinished portions of accessory buildings at or below grade level.
Exceptions: 1. Ceiling mounted receptacles for garage door opener.
2. Receptacles intended to serve kitchen receptacles for appliances located in a dedicated space for cooking purposes.
C. Outdoors
D. Unfinished basement areas and crawl spaces except for laundry circuit, opt. freezer circuit and single receptacle dedicated to sump pump.
E. Receptacle intended to serve kitchen countertop surfaces.
F. Receptacles intended to serve the countertop surfaces of a wet bar that are located within 72" of the outside edge of the wet bar sink.
G. Balconies, decks and porches.
H. Less than 25% from an air conditioning conditioning unit.
14. Receptacles shall be installed where a bathtub or shower space.
15. Provide a GFI duplex outlet in the basement next to the electrical panel.
16. At least one receptacle in bathrooms installed adjacent to each basin shall be supplied by a dedicated 20 ampere branch circuit to the wall or roof termination (calculated by adding 6' for each 90 degree bend and 2.5' for each 45 degree bend to the overall length of the straight runs).
17. Garage receptacle shall not be installed at the duct termination.
18. Gas water heater tanks shall be vented to the exterior.
19. Thermostats used for heating and cooling shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence.
20. Insulated exterior frame walls for walkout basements and walls common to both basement and attached garages) times the perimeter of these basement walls). In unfinished areas, the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24 inches below outside finished grade when the grade is above the floor slab elevation. Basement insulation shall be required only to depth of the roof line. Exhaust systems shall be installed in the home and designed to have the capacity to exhaust a minimum air flow rate of 50 cfm intermittent or 20 cfm continuous to help provide outside air through typical home use and passive mechanical filtration.
4. Recessed Lighting - Recessed luminaires penetrating the building thermal envelope shall be sealed with a gasket or caulking to limit air leakage.
5. All exterior walls and bands joints/bands minimum R-13
Energy Conservation and a thermal break. Window maximum U-value of 0.35.
6. Makeup air required - Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhausted air rate. Such makeup air systems shall be required with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.
7. Joints, seams and connections - Joints of duct systems shall be made substantially airtight in unconditioned areas by means of tapes, mastics, liquid sealants, gaskets or other approved closure systems.
8. Window and door U-values shall be determined in accordance with NFRC 100-2004 and labelled on or certified by the manufacturer or shall be assigned the U-values listed in the Code.
9. Typical sections through the building are provided indicating the type, thickness and R-value of insulating materials and the U-values of windows and doors. R-values shown indicate only the insulation material used, not the total assembly.
10. The following represent the minimum insulation to be used:
Roof/Ceiling - minimum R38 insulation
Wood frame walls and bands joints/bands minimum R13
Concrete/masonry Basement Foundation walls for unfinished basement area - minimum R-13 (full height)
11. All doors except overhead garage doors shall have a maximum U-value of 0.40

15000 - GENERAL PROVISIONS
All mechanical equipment shall meet the requirements of the 2014 International Mechanical Code.
15010 - HEATING VENTILATING AND AIR CONDITIONING
1. Heating and conditioning contractor shall furnish plans indicating furnace location, type, source of combustion air, fuel sizes, duct layout, diffuser locations and at least one programmable thermostat. A section detail shall be provided showing all gas appliances, fuel sizes, connectors, lengths and venting or exhaust connections. Supply ductwork outside of building envelope shall be insulated to a minimum of R-6.
2. Approved vent systems for appliances shall be sized, installed and terminated per manufacturers written installation instructions. Unvented appliances that require an open window are prohibited.
3. Metal flues shall extend above the roof that they penetrate at least a minimum of 36". Flue outlets shall be at least 24" higher than any portion of the building within a radius of 10'-0" horizontally.
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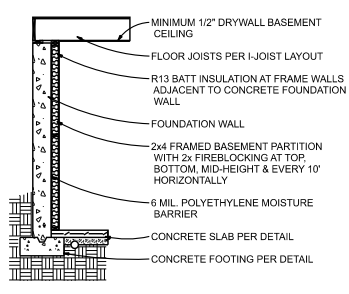
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2. Approved vent systems for appliances shall be sized, installed and terminated per manufacturers written installation instructions. Unvented appliances that require an open window are prohibited.
3. Metal flues shall extend above the roof that they penetrate at least a minimum of 36".

- KEYED PLAN NOTES**
1. 4" CONCRETE SLAB WITH 6x6, 10/16" REBAR W/ WIRE FABRIC OVER 6 MIL MOISTURE BARRIER AND 4" OF COMPACTED FILL
 2. 10" WIDE CONCRETE FOUNDATION WALL WITH 10"x 24" CONCRETE FOOTING
 3. PROVIDE 3/4" PIPE FROM OUTSIDE DIRECTLY TO RETURN AIR DUCT TO SUPPLY MAKEUP AIR FOR CONTINUOUS RUNNING FAN
 4. 200 AMP ELECTRICAL SERVICE - LOCATION OF PANEL DEPENDENT ON LOCATION OF SUPPLY
 5. 2 - #4 REBARS 48" LONG VERTICALLY @ 12" o.c., LAPPED & TIED AT ALL CORNERS, TYPICAL
 6. MECHANICAL SYSTEMS AREA - 40 GALLON MIN. WATER HEATER, FLOOR DRAIN & GAS FORCED AIR FURNACE
 7. SMOKE DETECTOR - 120V INTERWIRED WITH BATTERY BACKUP
 8. WOOD STAIR W/ HANDRAIL AT 36" ABOVE NOSING - CARPET ENTIRE TREAD. HALF WALL OR SPINDLE & GUARDRAIL REQUIRED AT EXPOSED STAIR 36" MINIMUM ABOVE FLOOR & RISERS
 9. LINE OF 2x4 PRESSURE-TREATED SILL PLATE ABOVE
 10. CONCRETE CONTROL JOINT - 20'-0" MAXIMUM ON CENTER SPACING, EACH WAY
 11. 18" DIA. SUMP PIT W/ FITTED CAP W/ PUMP PIPED TO EXTERIOR AND SINGLE, DEDICATED OUTLET
 12. BUTTRESS WALL - RETURN 10" FOUNDATION WALL & FOOTING 24"
 13. 1 1/8" TIMBERSTRAND FLOOR JOISTS AND 3/4" T&G PLYWOOD SUBFLOOR ABOVE
 14. 48" WIDE x 48" TALL VINYL UNIT (16 S.F.) W/ GALVANIZED STEEL EGRESS WELL W/ BAKED ON ENAMEL FINISH ON FACE, EGRESS LADDER, AND SAFETY GRATE - DRAIN TO INTERIOR DRAIN TILE TO SUMP
 15. HVAC MAIN TRUNK LINE
 16. 16" SQUARE CONCRETE PORCH PIER OVER A 32"x 21'-0" x 8" DEEP FOOTING. SET BOTTOM OF FOOTING AT LEAST 24" INTO UNDISTURBED SOIL & AT LEAST 36" BELOW ADJACENT GRADE. REDUCE PIER TO 12" SQUARE IF CULTURED STONE PIER IS OPTIONED
 17. WINDOW MEETS EGRESS REQUIREMENTS
 18. 3" DIAMETER, 11GA, PRIME PAINTED STEEL TELEPOST SET DIRECTLY ON A 36"x 36"x 12" DEEP CONCRETE FOOTING W/ (3) #5 BARS EACH WAY AT BOTTOM
 19. BEAM POCKET - STEEL BEAM SHALL BE SHIMMED & SOLIDLY GROUTED INTO BEAM POCKET WITH CEMENT
 20. STEEL BEAM PER PLAN - PRIME PAINTED & ALL JOINTS SHALL BE BOLTED OR WELDED TOGETHER
 21. 2x6 WALL FRAMING
 22. WASHER & DRYER - 120V ELECTRICAL SERVICE SUPPLY, HOT & COLD WATER, 2" ROUND LAUNDRY DRAIN, 220V ELECTRICAL SERVICE SUPPLY, VENTED ROUTE TO EXTERIOR THROUGH BANDBOARD ABOVE, NOT TO EXCEED 25'-0". PROVIDE SHEET METAL OR FIBERGLASS PAN WITH DRAIN BELOW WASHER
 23. UPPER & LOWER CABINETS
 24. 36" INSULATED STEEL OR FIBERGLASS THERMATRU DOOR UNIT
 25. EXTERIOR GRADE HIG BEAD BOARD PORCH CEILING
 26. EXHAUST FAN - MINIMUM 50 C.F.M. VENTED TO EXTERIOR
 27. MAX. 2 RISERS FROM FINISHED FLOOR TO CONCRETE PATIO SLAB. IF MORE THAN 2 RISERS, LANDING SHALL BE REQUIRED 7.3/4" MAX. BELOW THRESHOLD OF DOOR
 28. 22"x 30" SCUTTLE - PLACE SCUTTLE TO PROVIDE 36" HEADROOM ABOVE
 29. 4" CONCRETE SLAB FOR AIR CONDITIONING CONDENSER
 30. WHERE COMBINING SPACES ON THE SAME STORY, EACH OPENING SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 1,000 BTU OF THE TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, BUT NOT LESS THAN 100 SQUARE INCHES. ONE PERMANENT OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP AND ONE PERMANENT OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE MINIMUM DIMENSION OF THE AIR OPENINGS SHALL NOT BE LESS THAN 3 INCHES. IRC SECTION G2407.5.3.2

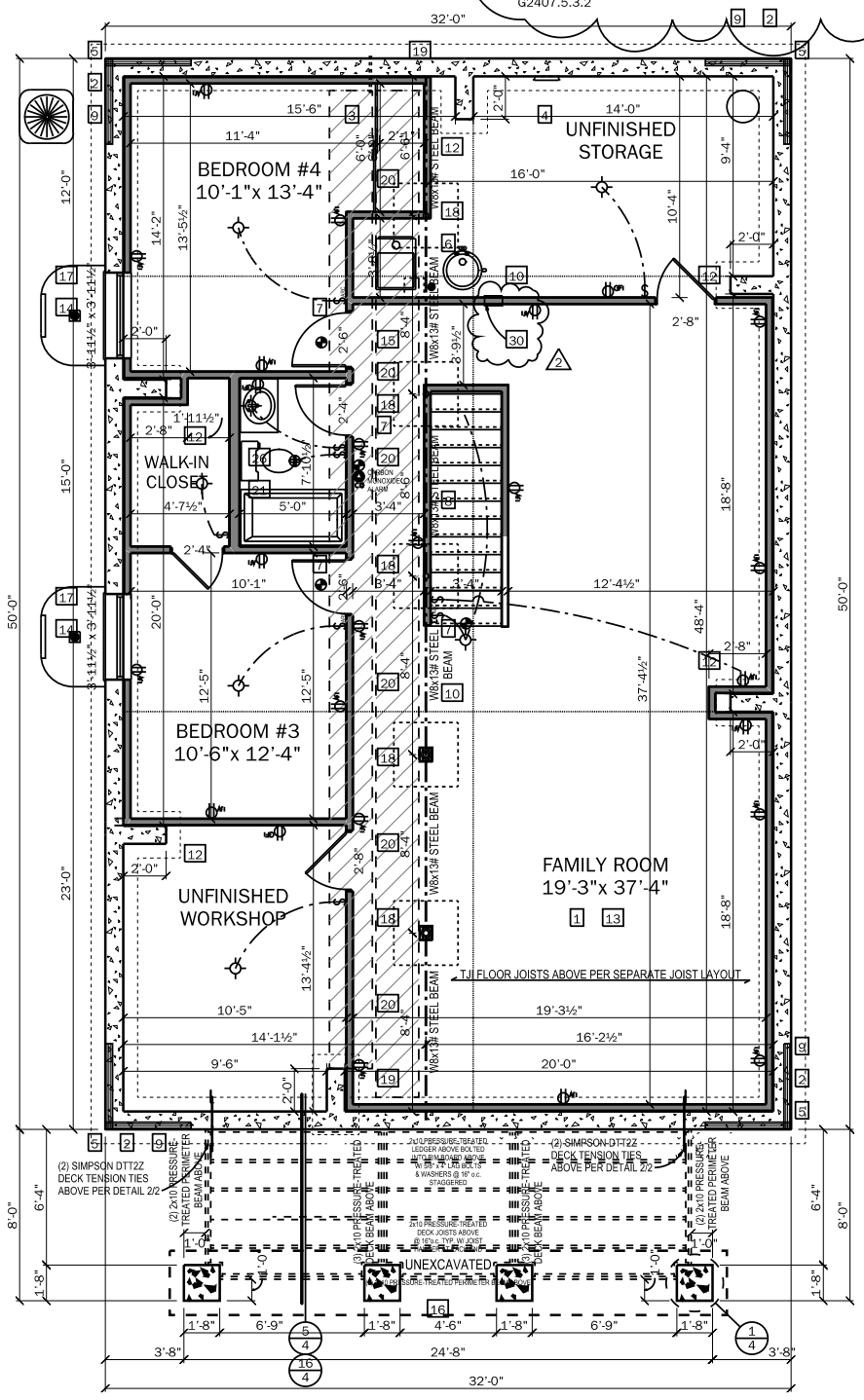


FIRST FLOOR PLAN
STD. 9'-1.1/8" HIGH FIRST FLOOR WALLS

- GENERAL FLOOR PLAN NOTES**
- STD. 9'-1.1/8" HIGH FIRST FLOOR WALLS
 - ALL LOAD-BEARING HEADERS SHALL BE 3.1/2" x 9.1/4" x 1.7E TIMBERSTRAND LVL WITH (2) 2x4 JACK STUDS WITH (2) 2x4 JACKS STUDS ON EACH SIDE UNLESS NOTED ON THE EXTERIOR ELEVATIONS
 - ALL INTERIOR WALLS TO BE 3.1/2" (2x4 STUDS) UNLESS NOTED OTHERWISE
 - INTERIOR DIMENSIONS ARE TO ROUGH FRAMING, EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING
 - NO SUPPLY WATER PIPING SHALL BE LOCATED IN EXTERIOR WALL OR CANTILEVERED FLOOR CAVITIES
 - MAXIMUM RISER HEIGHT IS 7.3/4", MINIMUM RISER HEIGHT IS 4"
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOORS NOT NOTED ON PLAN
 - SEE EXTERIOR ELEVATIONS FOR WINDOW SIZED & HEAD HEIGHT
 - PROVIDE FIRE BLOCKING WHERE REQUIRED BY CODE OR LOCAL JURISDICTIONS
 - WINDOWS SHOWN ARE MI WINDOWS SERIES 3500 VINYL WINDOWS WITHOUT GRILLES

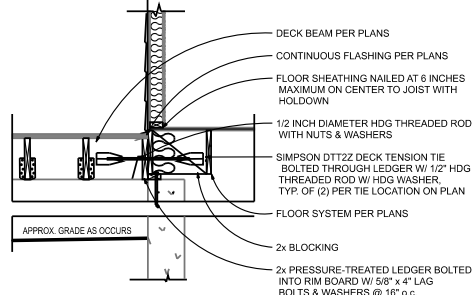


BASEMENT PARTITION AT WALKOUT LOT



BASEMENT PLAN
1146 square feet of finished living area

- FOUNDATION GENERAL NOTES:**
- STD. 7'-10" HIGH CONCRETE FOUNDATION WALLS (ALL FOUNDATION WALL HEIGHTS ARE APPROXIMATE)
 - BOTTOM OF FOOTINGS SHALL BE MINIMUM OF 36" BELOW FINISH GRADE ON UNDISTURBED SOIL
 - ALL METAL FASTENERS, HANGERS, ANCHOR BOLTS, ETC. IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR TRIPLE DIPPED GALVANIZED
 - ALL STEEL SHALL BE ASTM A615 GRADE 60.
 - PROVIDE 1/2" DIAMETER FOUNDATION ANCHOR BOLTS @ 4'-0" o.c. WITH NUTS AND WASHERS SET A MINIMUM OF 8" INTO CONCRETE. PROVIDE MINIMUM OF (2) ANCHORS PER PLATE AND MAXIMUM DISTANCE OF 12" FROM ENDS. SEE FIRST FLOOR PLAN FOR PORTAL FRAMES AND SHEAR WALLS WHICH REQUIRE ADDITIONAL CAST IN PLACE ANCHORS.
 - NO-FREEZE HOSE BIBB TO BE LOCATED AT WATER SERVICE ENTRY TO STRUCTURE



DDTZ2 DECK TENSION TIE

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

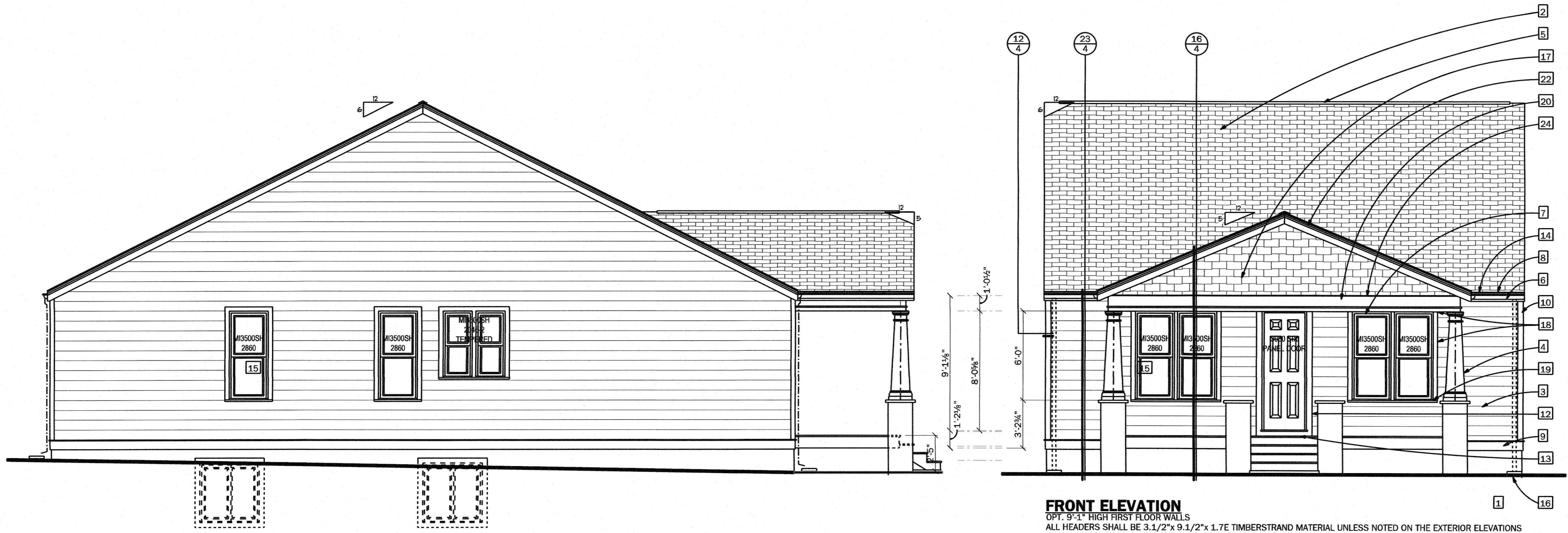
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433 BLUFF STREET, ALTON, IL 62002 314-280-3855
MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

Revised	By	Kind	Issued for	Date
per building plan review revision request	TM	DE	building permit application	8/22/2020
			building permit approval	7/27/2020

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Timothy Louis Busse - Architect
MO# A-007231

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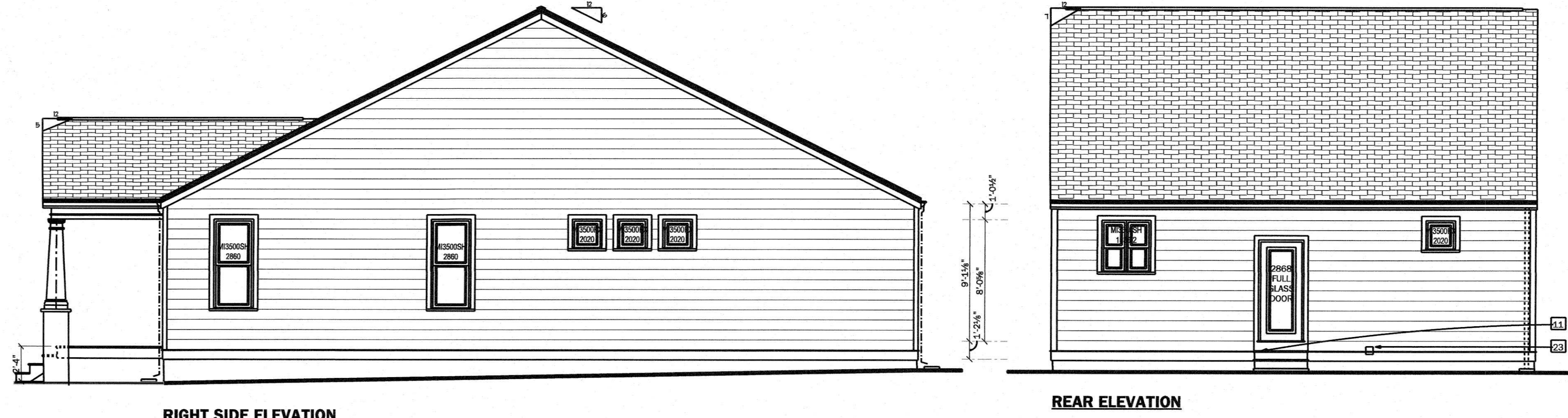


LEFT SIDE ELEVATION

FRONT ELEVATION
 OPT. 9'-1" HIGH FIRST FLOOR WALLS
 ALL HEADERS SHALL BE 3.1/2" x 9.1/2" x 1.7E TIMBERSTRAND MATERIAL UNLESS NOTED ON THE EXTERIOR ELEVATIONS
 KEYED NOTES SHOWN ON ELEVATIONS ARE TYPICAL FOR ENTIRE BUILDING

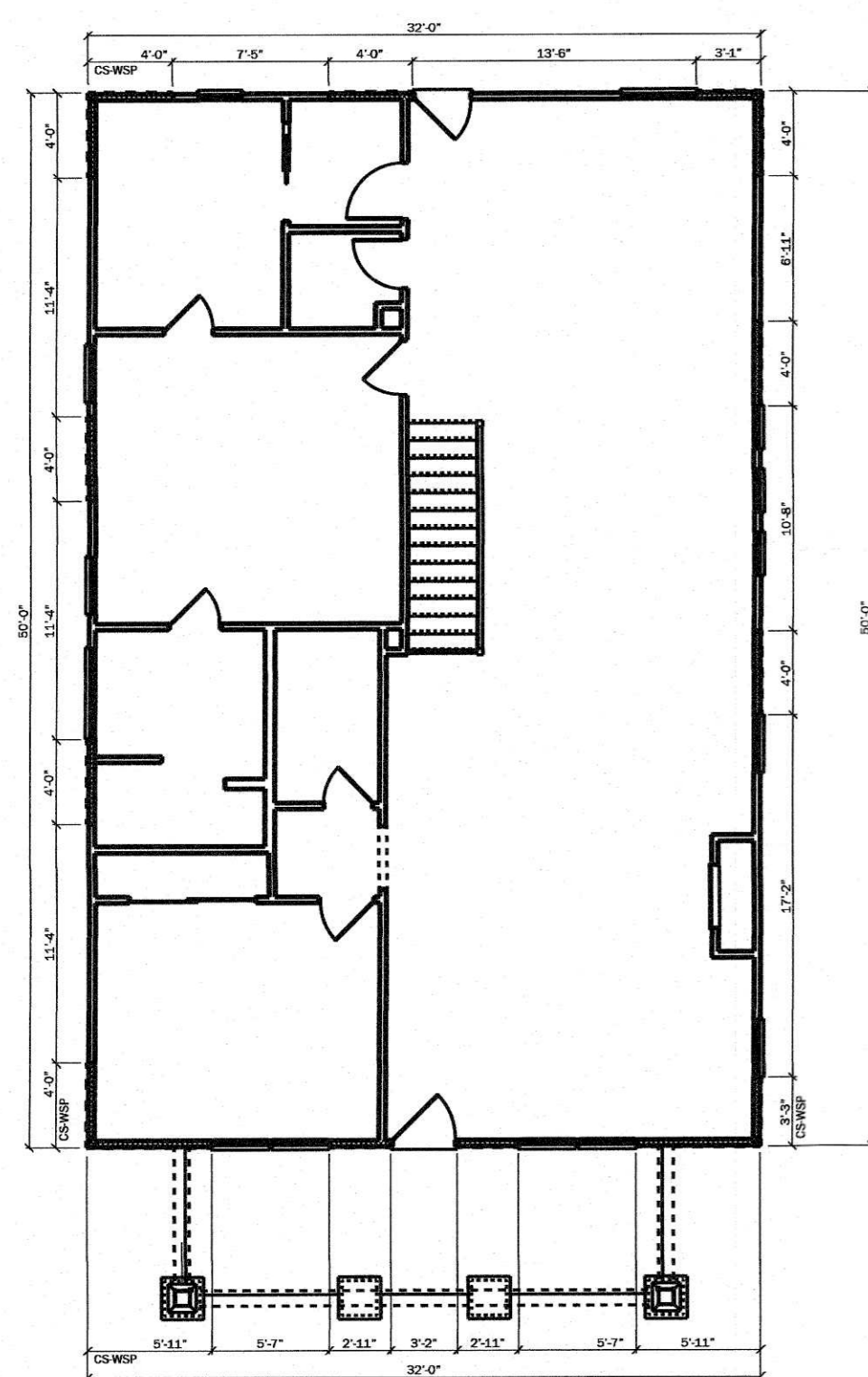
- KEYED ELEVATION NOTES
- APPROXIMATE FINISH GRADE - SLOPE AWAY FROM HOUSE AT 1" PER FOOT FOR 10'-0"
 - 220# FIBERGLASS SHINGLES WITH SEAL DOWN TABS, INTERLACE SHINGLES AT VALLEYS, TYPICAL - INSTALL PER MANUFACTURERS SPECIFICATIONS
 - 8 1/4" LP SMARTSIDE SIDING, 7" EXPOSURE
 - 16" x 9" SQUARE HB&G CRAFTSMAN PERMACAST TAPERED COLUMNS
 - CONTINUOUS RIDGE VENT FOR CONCEALED ATTIC SPACES
 - S-400 STRIP COR-A-VENT IN EAVE
 - MI WINDOWS 3500 SERIES VINYL WINDOW UNIT, TYP.
 - PREFINISHED ALUMINUM "OGEE" STYLE GUTTER & DOWNSPOUT
 - 1x8 AZEK BANDBOARD WITH 1.5/8" x 11/16" TALL DRIP CAP
 - 5/4x4 AZEK CORNERS
 - WOOD OR CONCRETE STEPS TO PATIO SLAB, NUMBER OF STEPS IS DETERMINED IN FIELD BY ACTUAL DISTANCE FROM GRADE TO FINISHED FLOOR - PROVIDE HANDRAIL ON STAIRS WITH MORE THAN 3 RISERS
 - DOOR TRIM - 5/4" x 4" AZEK (1" THICK)
 - 1.5/8" DRIP CAP ON TOP OF PORCH DECKING AT SIDING, INSTALL 5/4" x 6" AZEK KICK BOARD UNDER DOOR
 - MAIN HOUSE FASCIA BOARD - 5/4" x 8" AZEK (1" THICK)
 - WINDOW MEETS EGRESS REQUIREMENTS. PROVIDE MANUFACTURERS SAFETY LOCK WHEN WINDOW SILL IS LESS THAN 24" ABOVE FINISH FLOOR
 - SPLASH BLOCK
 - PREFINISHED SHINGLE STYLE FIBER CEMENT SIDING PAINTED TO MATCH TYP. MI WINDOWS, TYPICAL
 - WINDOW SILL TRIM - 5/4" x 1.1/2" NOMINAL AZEK AT SILL OF MI WINDOWS, TYPICAL
 - WRAP PORCH BEAM WITH 5/8" x 7.1/4" AZEK TRIM
 - FRIEZE BOARD - 5/4" x 6" AZEK (1" THICK)
 - SHINGLE MOLDING - #212 PVC
 - DRYER VENT COVER
 - 1.5/8" x 11/16" TALL DRIP CAP

ATTIC VENTILATION CALCULATIONS
 REQUIRED:
 MINIMUM: 1600 sq. ft. x 1/300 = 5.33 sq. ft.
 PROVIDED:
 High Ventilation (ridge vent):
 30.33 lineal feet x 15.0 sq. in./lineal foot of vent =
 3.15 sq. ft.
 Low Ventilation (soffit vent):
 50.16 lineal feet x 10.0 sq. in./lineal foot of soffit =
 3.48 sq. ft.
 TOTAL OVERALL ATTIC VENTILATION PROVIDED:
 6.63 sq. ft.



RIGHT SIDE ELEVATION

REAR ELEVATION



FIRST FLOOR BRACED WALL PLAN

MINIMUM LENGTH OF BRACED WALL PANELS

ADJACENT WALL PANEL OR LESS	MINIMUM BRACING LENGTH
66 INCHES	37 INCHES
72 INCHES	37 INCHES
78 INCHES	37 INCHES
84 INCHES	32 INCHES
90 INCHES	41 INCHES

WALL BRACING NOTES:
 1. BRACING SHALL BE INSTALLED PER SECTION 102.1
 2. MINIMUM SPACING OF BRACED WALLS SHALL BE 8 FEET
 3. THE CENTERLINE OF THE BRACED WALLS SHALL BE CONTINUOUSLY BRACED AND BRACED WITH MINIMUM INCHES
 4. BRACING SHALL BE INSTALLED PER SECTION 102.1
 5. WALLS SHALL BE BRACED WITH 2x4 WALL FRAMING WITH 4x4 CORNERS
 6. WALLS WITH 1/2" MIN. BRACING @ 8' ON CENTER, 12' MAX. SPACING

Proposed residence, 1600-32 model
 Permit #
 Lot #2, 514 NW Main Street
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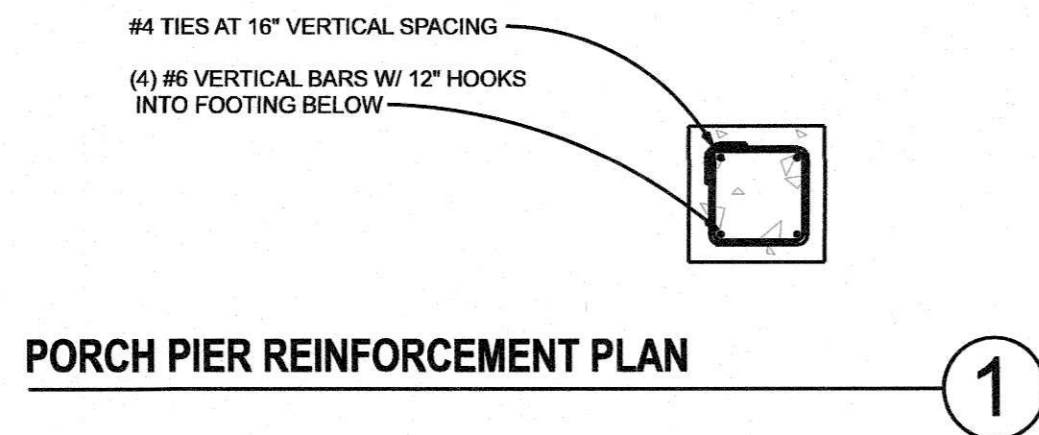
revised	by	issued for	date
	Tim	building permit application	5/22/2020

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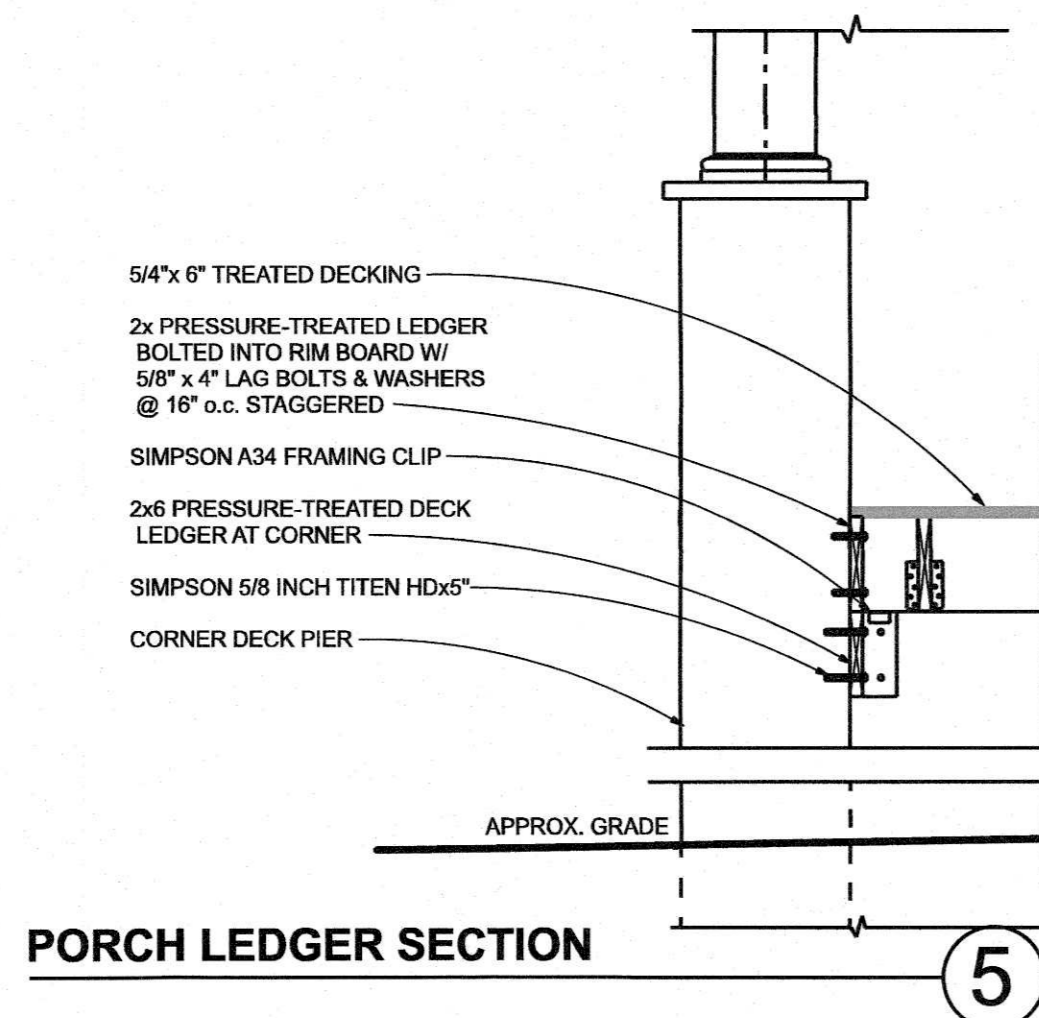
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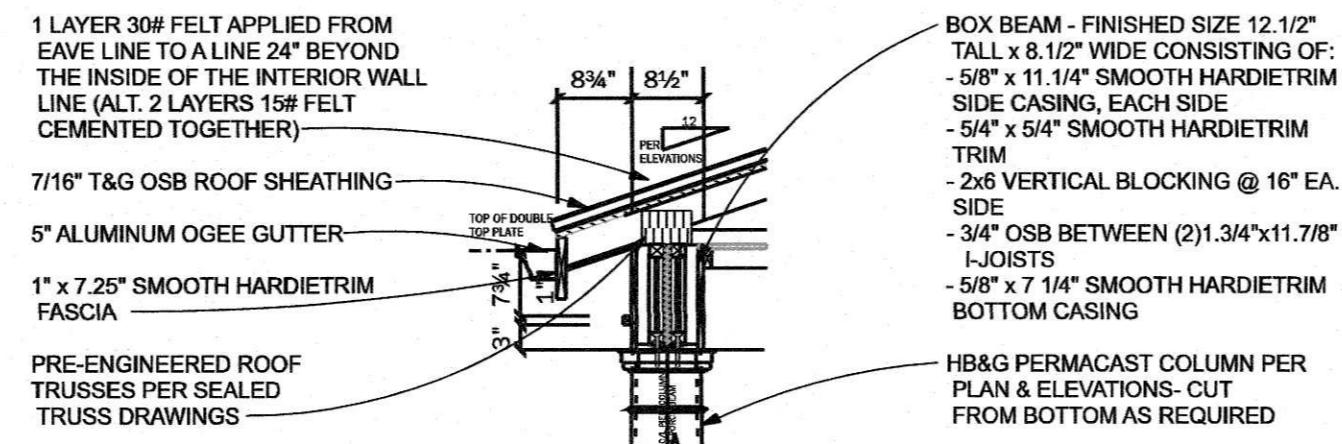
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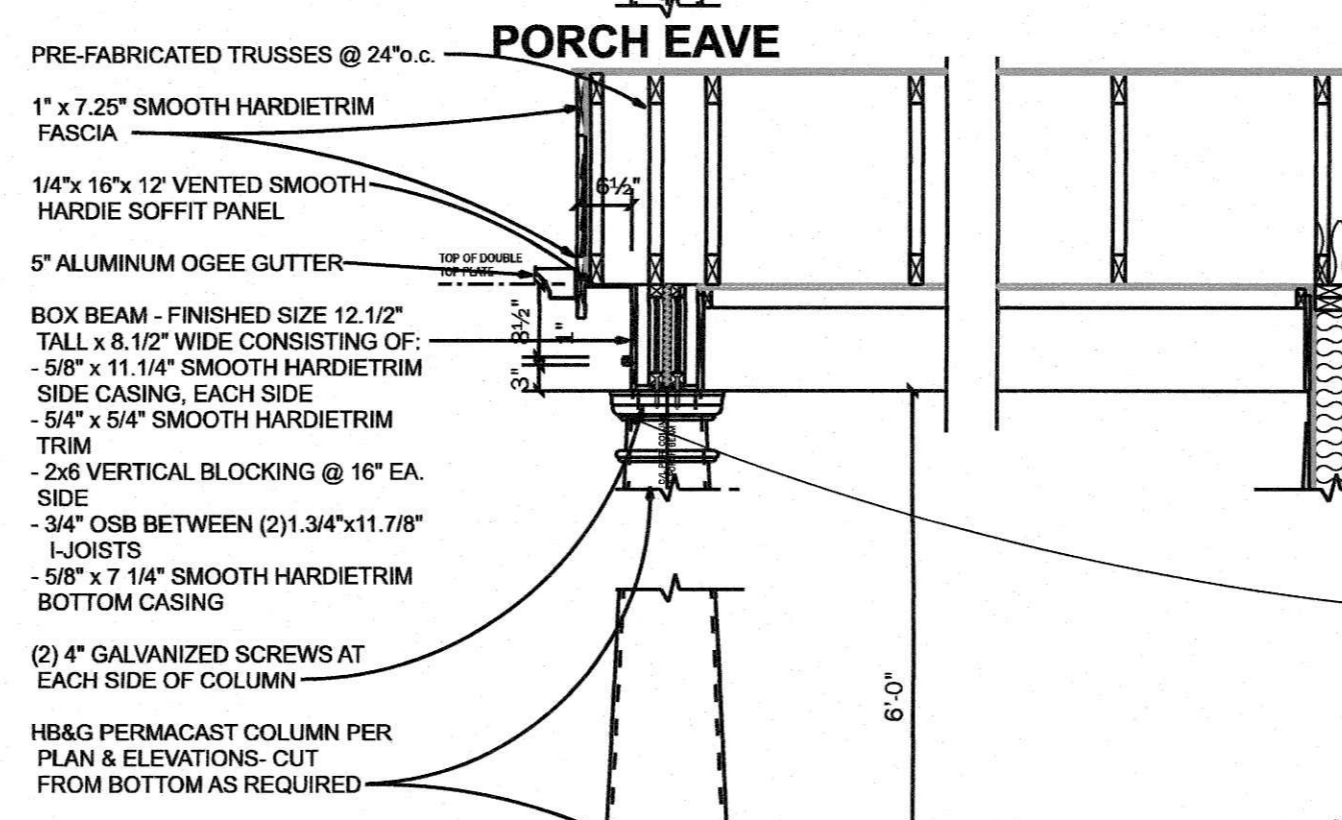
PORCH PIER REINFORCEMENT PLAN 1



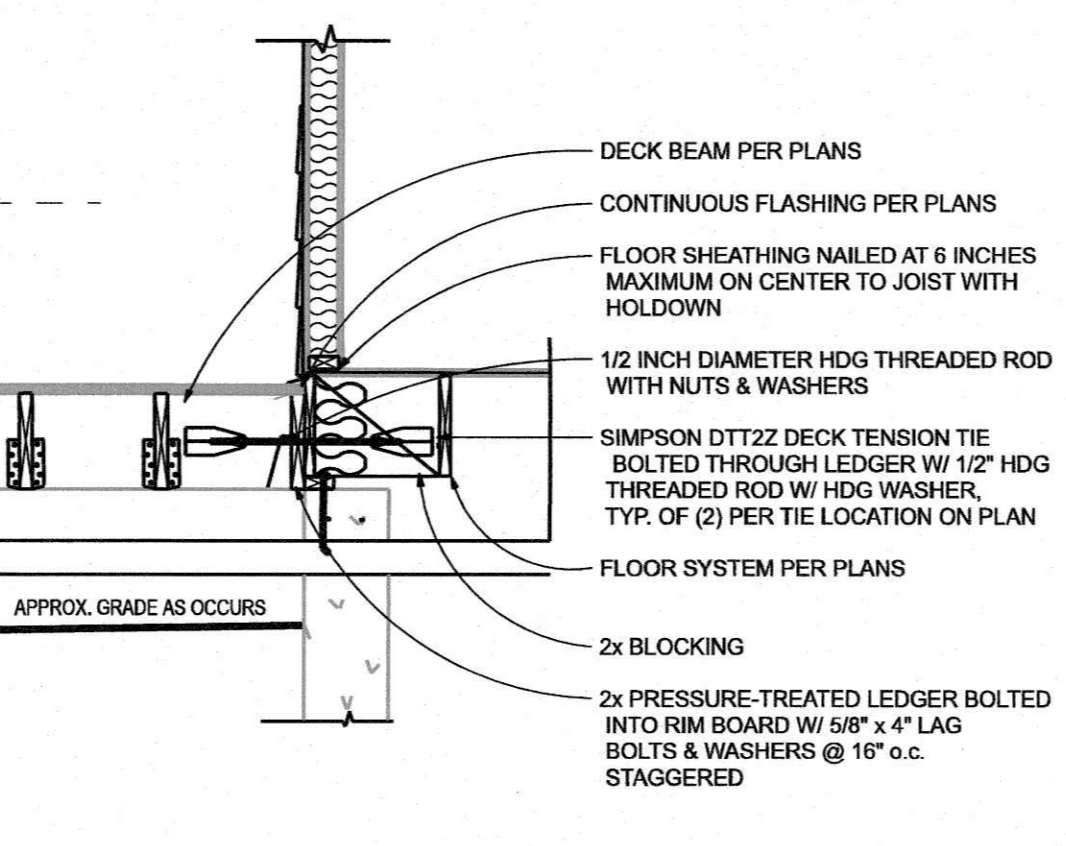
PORCH LEDGER SECTION 5



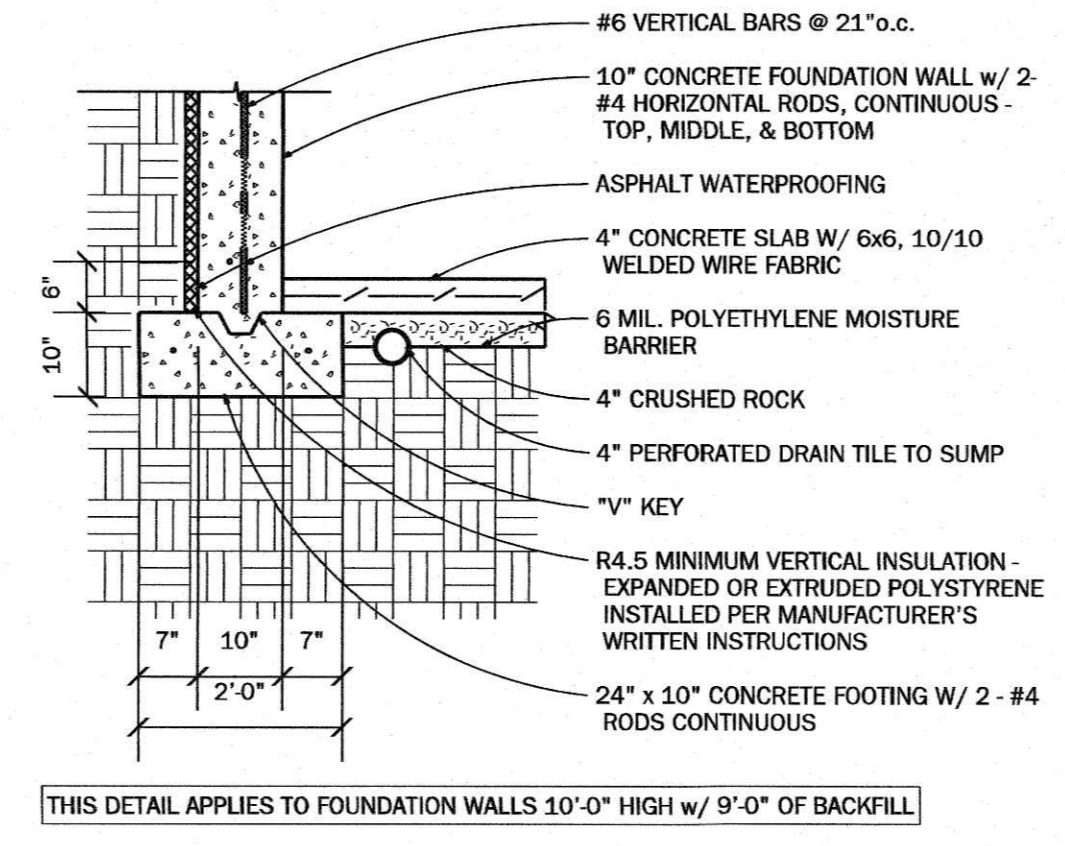
PORCH EAVE



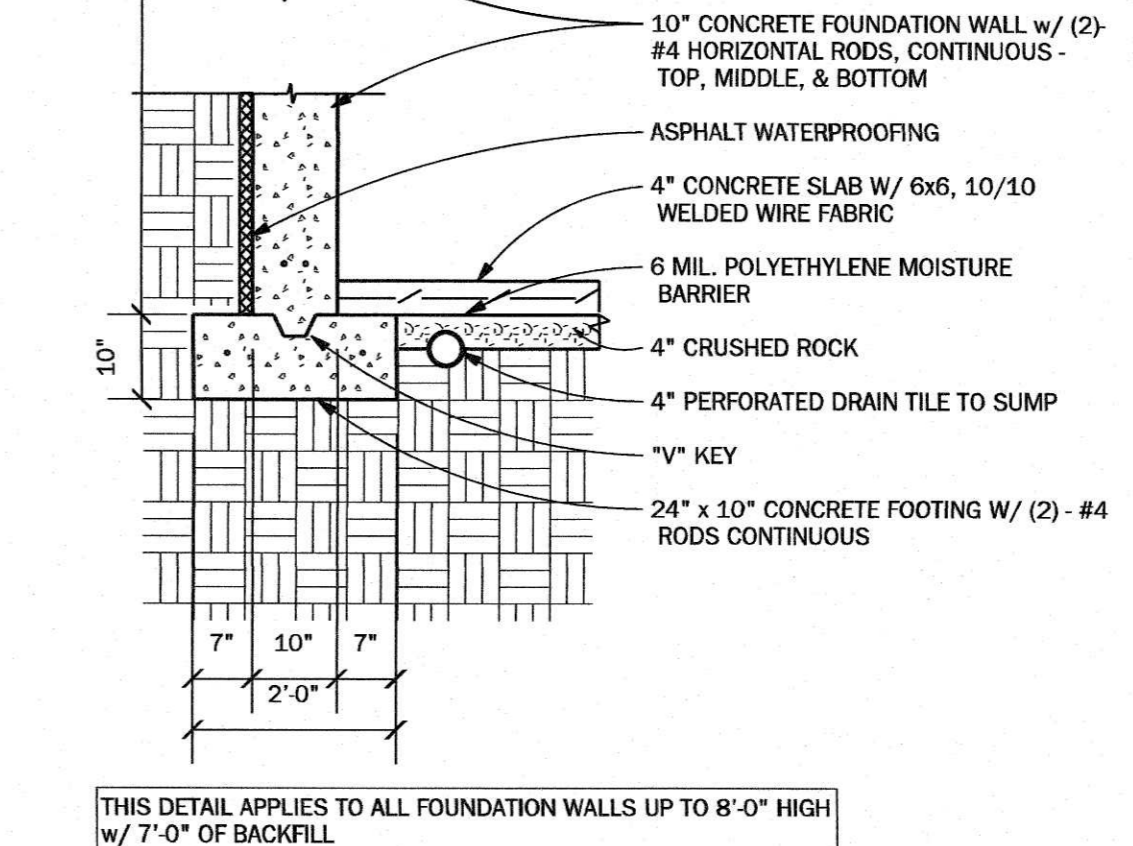
PORCH DETAILS 16



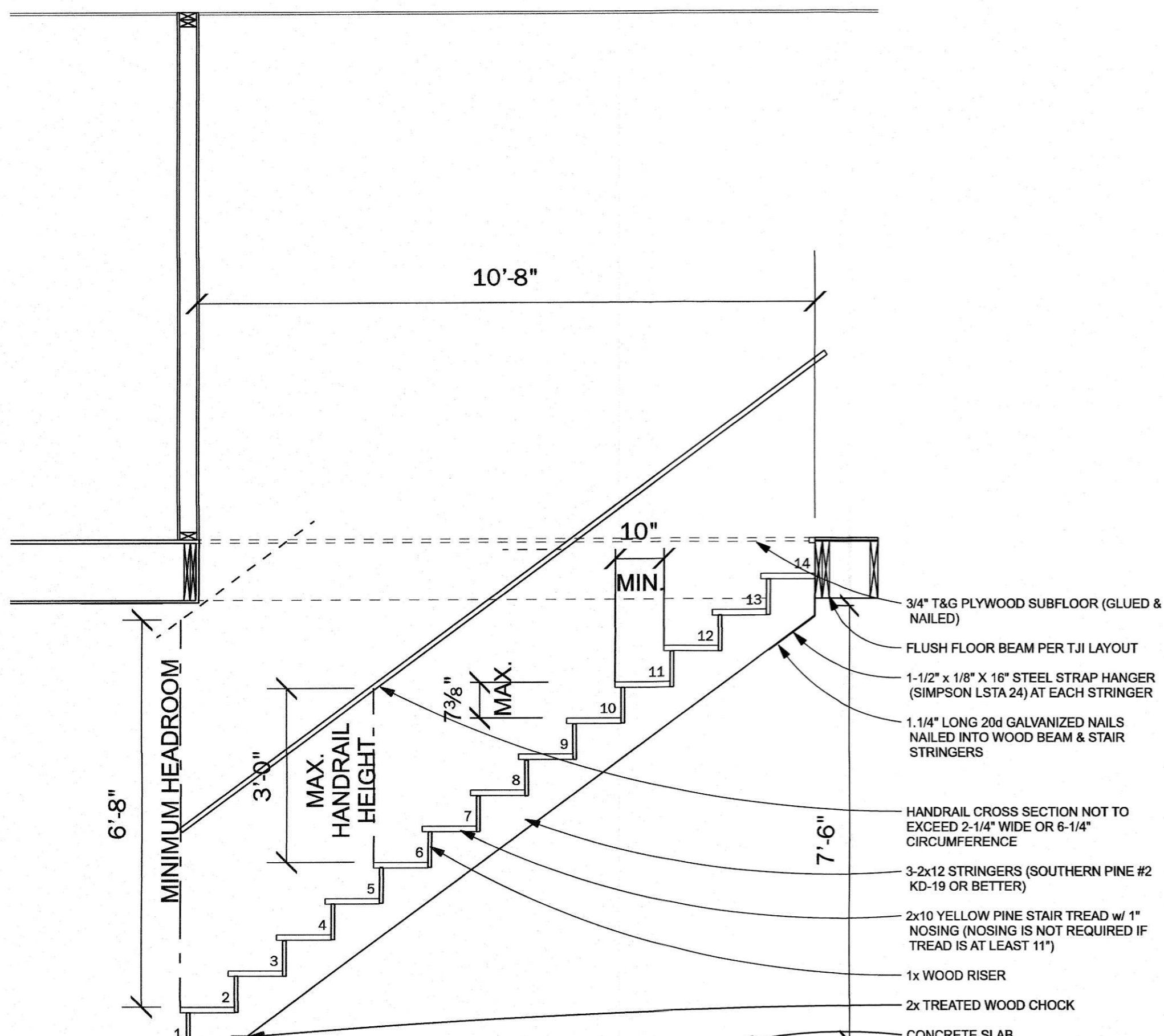
DDT22 DECK TENSION TIE 21



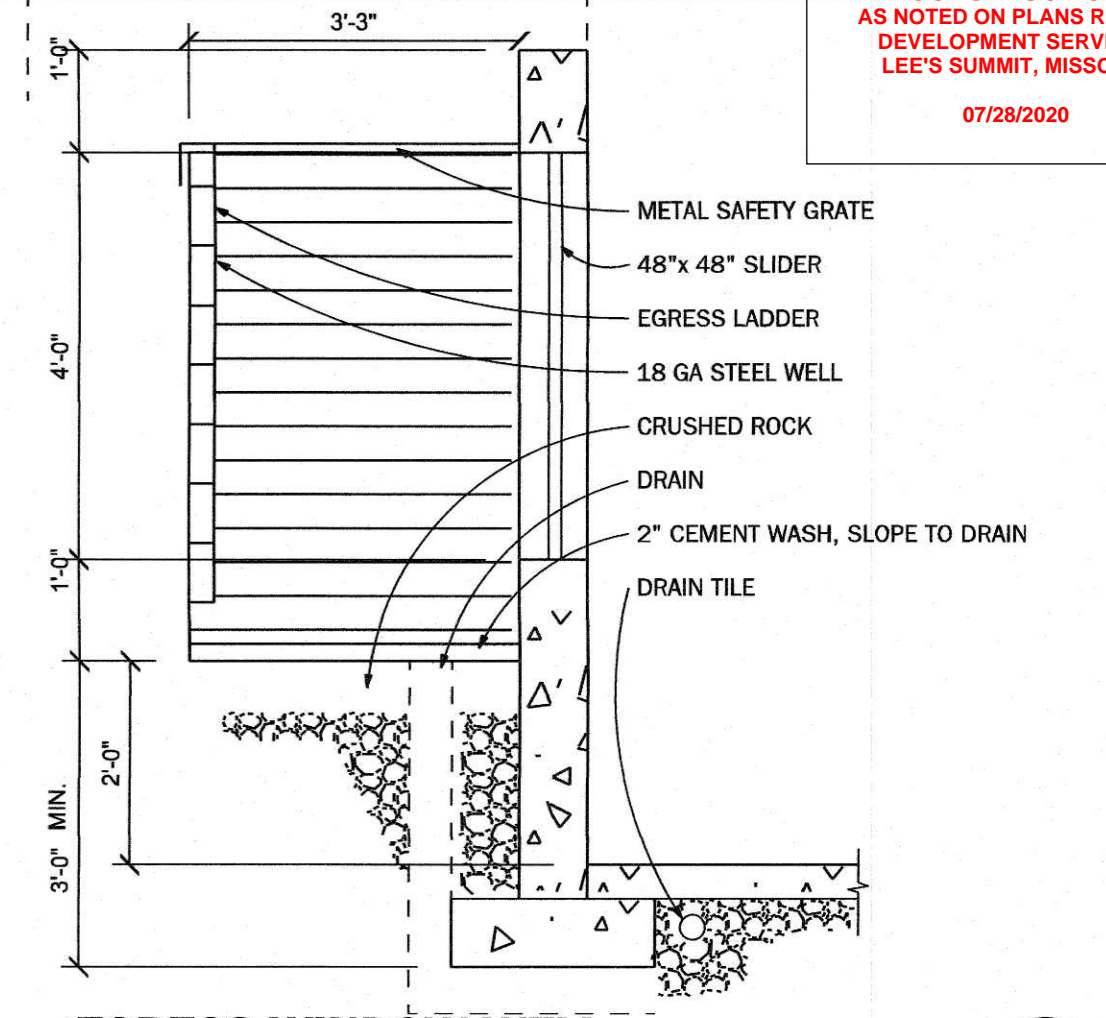
FOOTING - OPTIONAL 10'-0" POUR 22



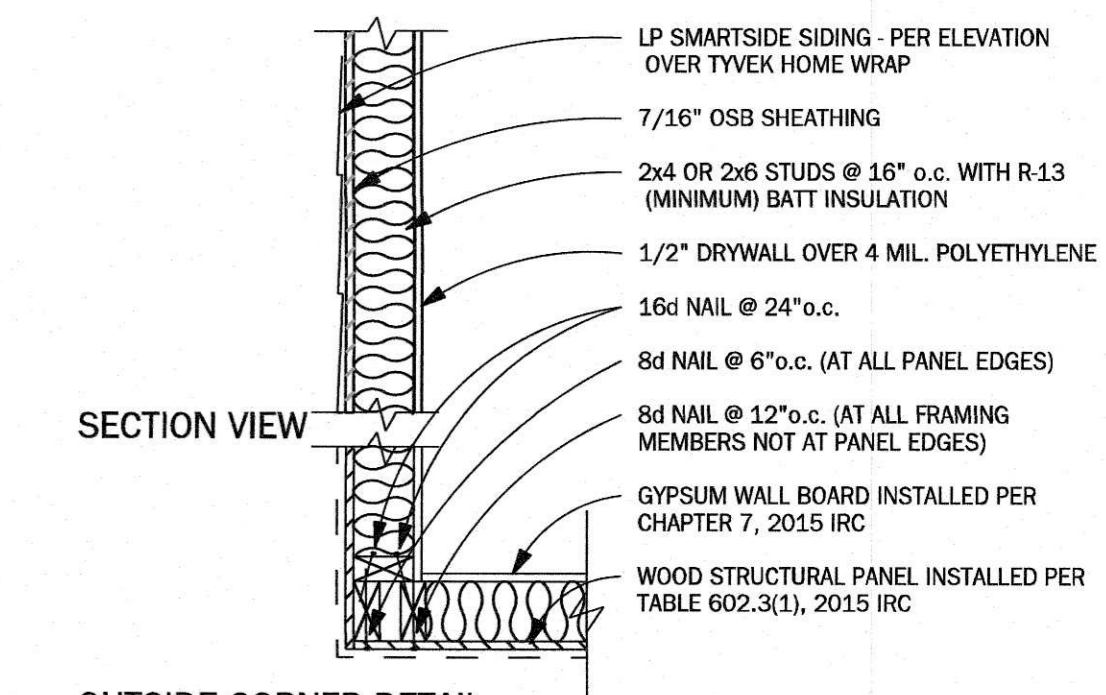
WALL SECTION - STANDARD 7'-10" POUR 23



STAIR SECTION 20



EGRESS WINDOW WELL 6



SECTION VIEW

OUTSIDE CORNER DETAIL PLAN VIEW
 TYP. CONTINUOUS STRUCTURAL PANEL SHEATHING @ EXTERIOR FRAME WALL 12

Proposed residence, 1600-32 model
 Permit #
 Lot #2, 514 NW Main Street
 Lee's Summit, Jackson County, Missouri 64063
 for Walker Custom Homes LLC

STUDIO ARCHAEO
 433 BLUFF STREET, ALTON, IL 62002 314-280-3855
 MISSOURI STATE CERTIFICATE OF AUTHORITY #2011021199

revised	by	checked for	date
	Tim	building permit application	5/22/2020

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Timothy Louis Busse - Architect
 MO# A-007231

sheet 4 of 25
 5/20/2020

EXCERPTS FROM IRC FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
ROOF		
6 Roof truss to plate	3-16d box nails (31/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
WALL		
8 Stud to stud (not at braced wall panels)	10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
9 Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (31/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
10 Built-up header (2,c to 2,c header with 1/2,c/nspacer)	16d box (31/2" x 0.135")	12" o.c. each edge face nail
11 Continuous header to stud	5-8d box (21/2" x 0.113"); or 4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12 Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails	12" o.c. face nail
13 Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25.5	8-16d common (31/2" x 0.162"); or 12-16d box (31/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14 Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (31/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
15 Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (31/2" x 0.135"); or 2-16d common (31/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16 Top or bottom plate to stud	4-8d box (21/2" x 0.113"); or 3-16d box (31/2" x 0.135"); or 4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
16 Top or bottom plate to stud	3-16d box (31/2" x 0.135"); or 2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17 Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (31/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
FLOOR		
21 Joist to sill, top plate or girder	4-8d box (21/2" x 0.113"); or 3-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22 Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (21/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail
23 1" x 6" subfloor or less to each joist	3-8d box (21/2" x 0.113"); or 2-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 13/4" long	Face nail
26 Band or rim joist to joist	3-16d common (31/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail
27 Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
27 Built-up girders and beams, 2-inch lumber layers	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
27 Built-up girders and beams, 2-inch lumber layers	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice
28 Ledger strip supporting joists or rafters	4-16d box (31/2" x 0.135"); or 3-16d common (31/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
Wood structural panels, subfloor, roof and interior wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]		
30 3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall); 8d common (21/2" x 0.131") nail (roof)	6 inch at edge, 12 inch at intermediate supports
31 19/32" - 1"	8d common nail (21/2" x 0.131")	6 inch at edge, 12 inch at intermediate supports
Wood structural panels, combination subfloor underlayment to framing		
37 3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (21/2" x 0.131") nail	6 inch at edge, 12 inch at intermediate supports

FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

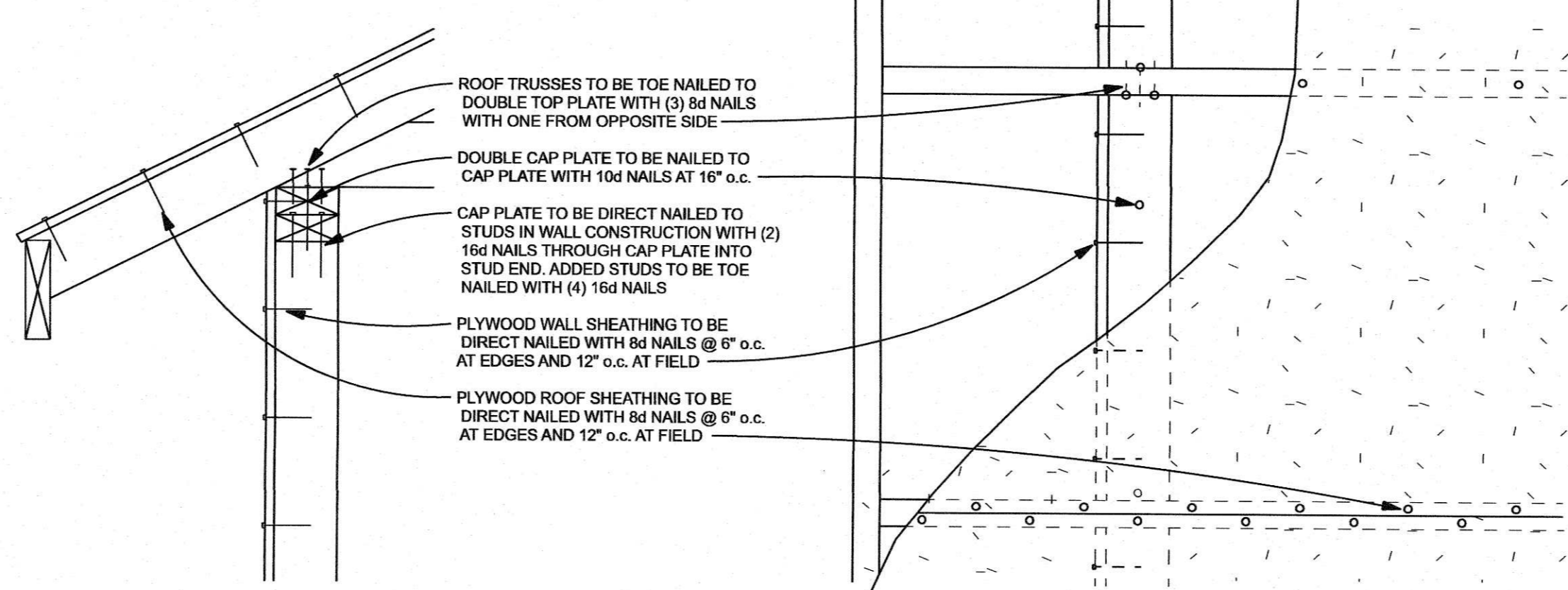
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

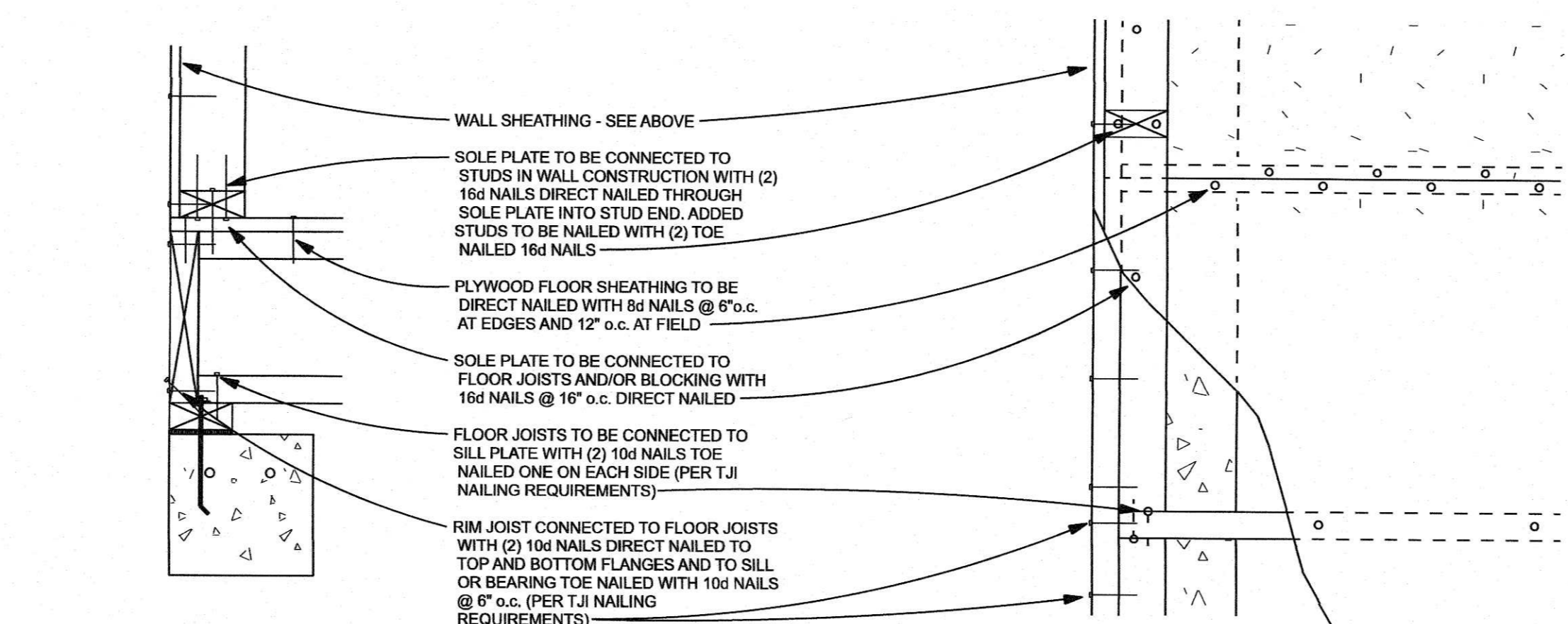
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

Silent Floor System Nailing Requirements for TJI/Pro 120TS Joists
Per Trus Joist MacMillan publication JM0399/30M - reorder # 2027
TJI Joists at bearing: (2) 10d or 12d box nails, 1 1/2" min. from end, one each side
Blocking panels, rim joists or rim board to bearing plate:
TJI blocking panels or rim joists: 10d box nails @ 6" o.c.
Timberstrand LSL rim board: Toe nail 10d box nails @ 6" o.c., or 16d box nails @ 12" o.c.
Shear transfer: Connections equivalent to decking nail schedule
Rim board, rim joist or closure to TJI joist: (2) 10d box nails, one each @ top & bottom flange
2x4 minimum squash blocks: (2) 10d box nails, one each @ top and bottom flange
TJI/Pro 120TS rim joist: (2) 10d box nails, one each @ top and bottom flange

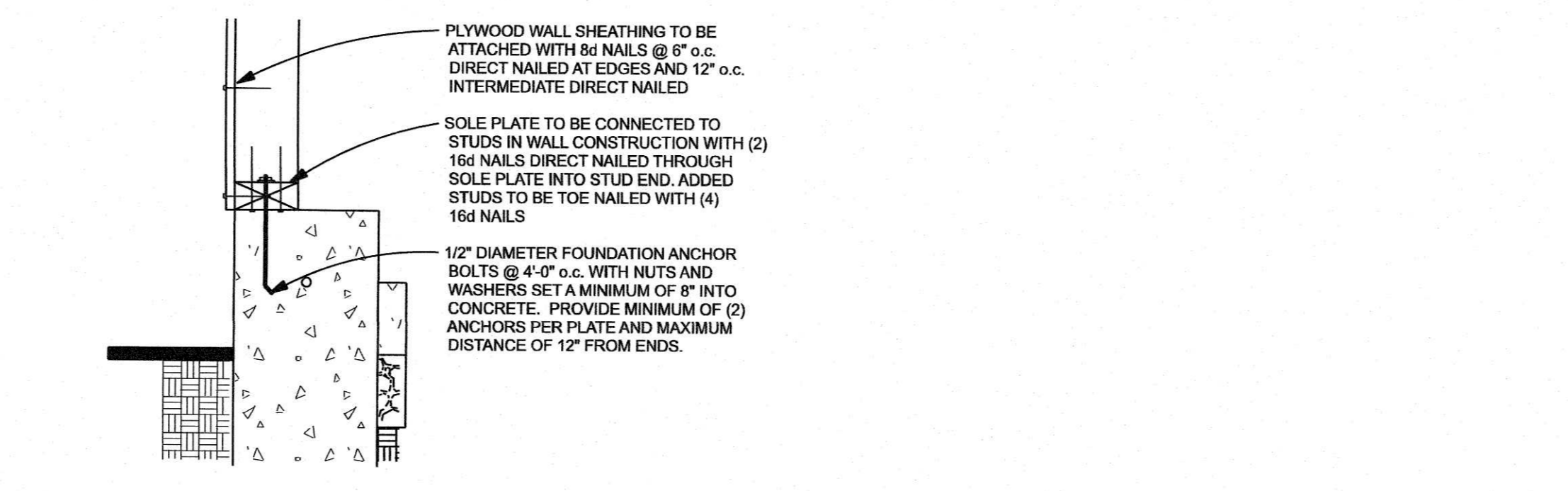
Silent Floor System Nailing Requirements for TJI/Pro 150, 250, 350 & 550 Joists
Per Trus Joist MacMillan publication NW0798/30M - reorder # 2025
TJI Joists at bearing: (2) 10d or 12d box nails, 1 1/2" min. from end, one each side
Blocking panels, rim joists or rim board to bearing plate:
TJI blocking panels or rim joists: 10d box nails @ 6" o.c.
Timberstrand LSL or Microflam LVL rim board: Toe nail 10d box nails @ 6" o.c., or 16d box nails @ 12" o.c.
Shear transfer: Connections equivalent to decking nail schedule
Rim board, rim joist or closure to TJI joist:
1 3/4" width or less: (2) 10d box nails, one each @ top and bottom flange
TJI/Pro 350 rim joist: (2) 16d box nails, one each @ top and bottom flange
TJI/Pro 550 rim joist: Toe nail joist to rim joist with (1) 10d box nail on each side of top flange
2x4 minimum squash blocks: (2) 10d box nails, one each @ top and bottom flange



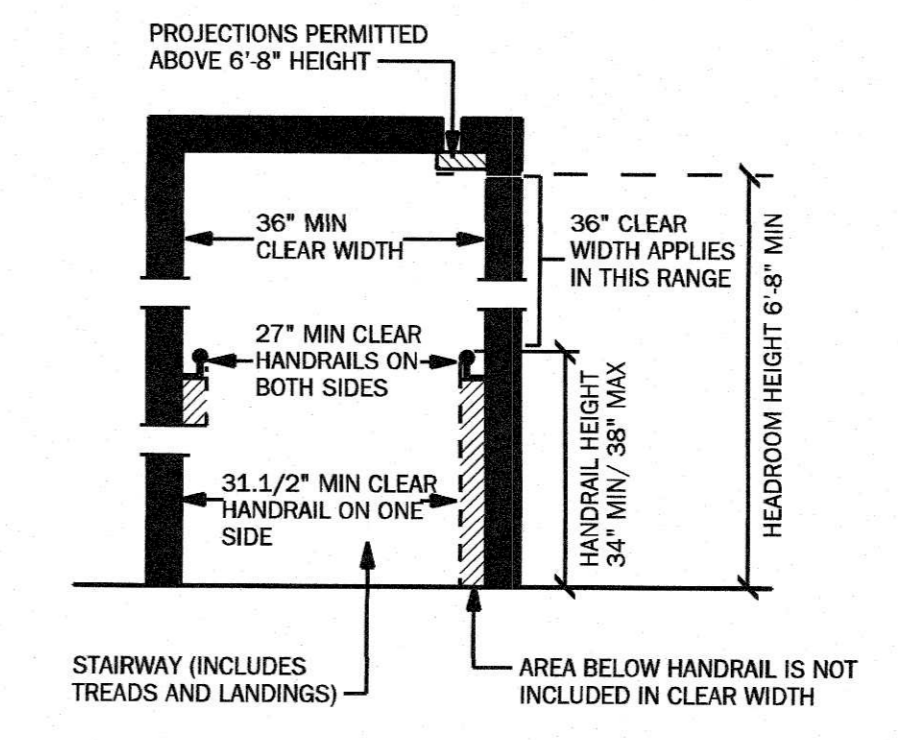
NAILING @ ROOF AND TOP PLATES



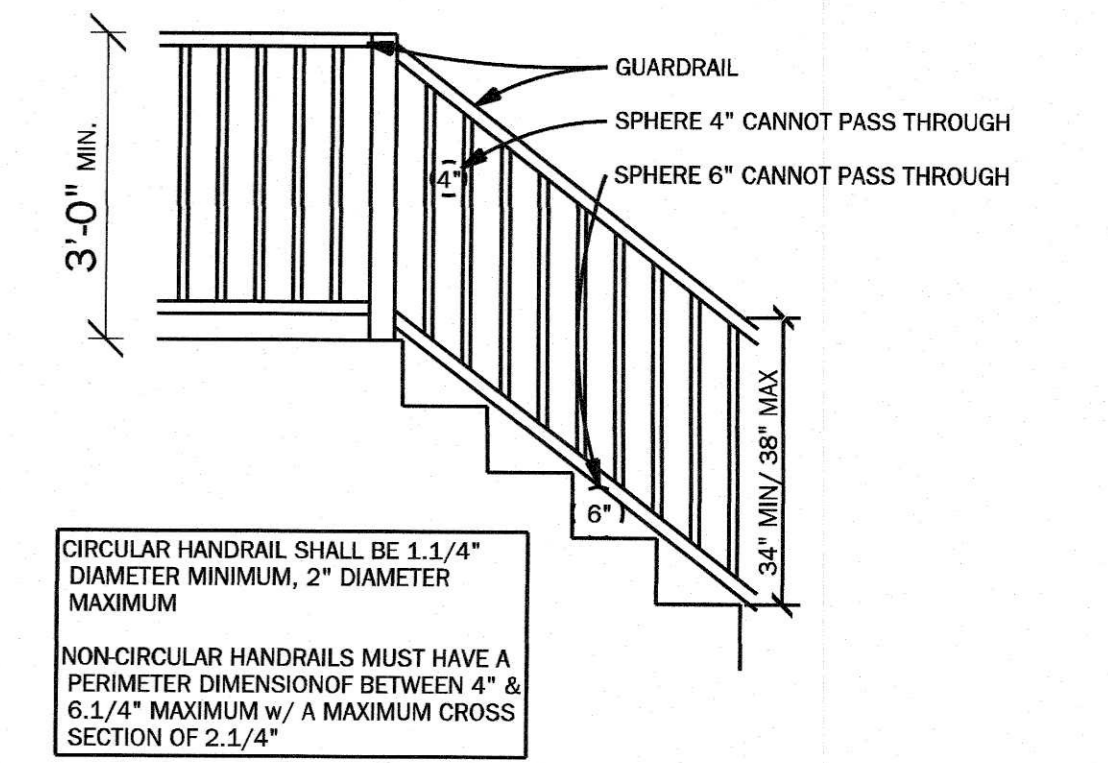
NAILING @ JOISTS OVER CONCRETE



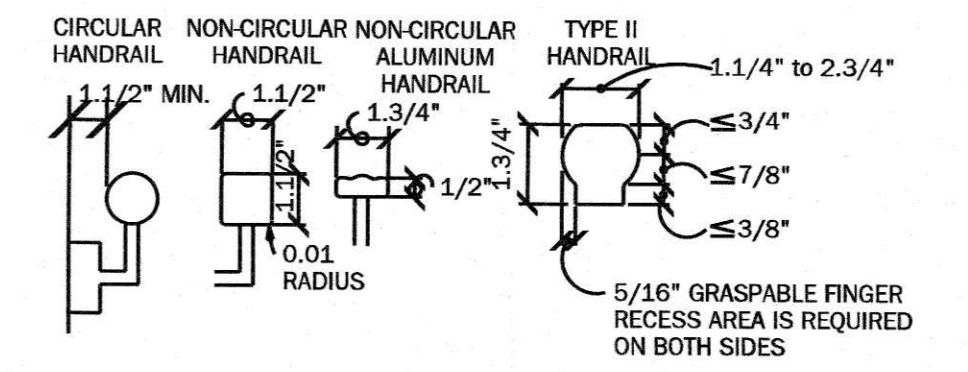
NAILING @ FRAMING OVER FROST WALL



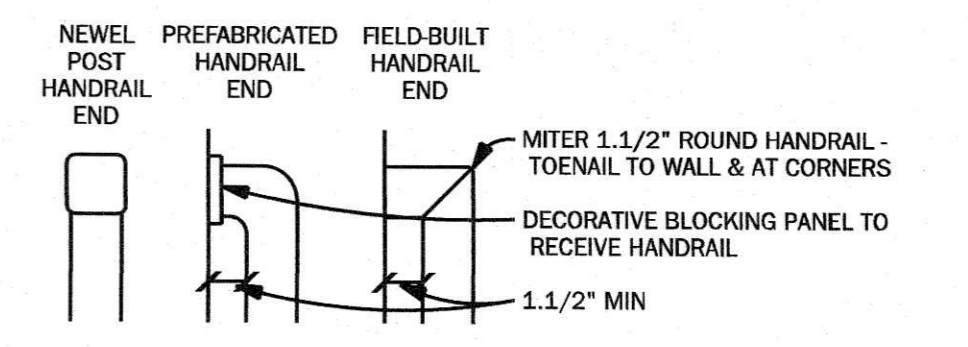
STAIRWAY CROSS SECTIONAL CLEARANCES



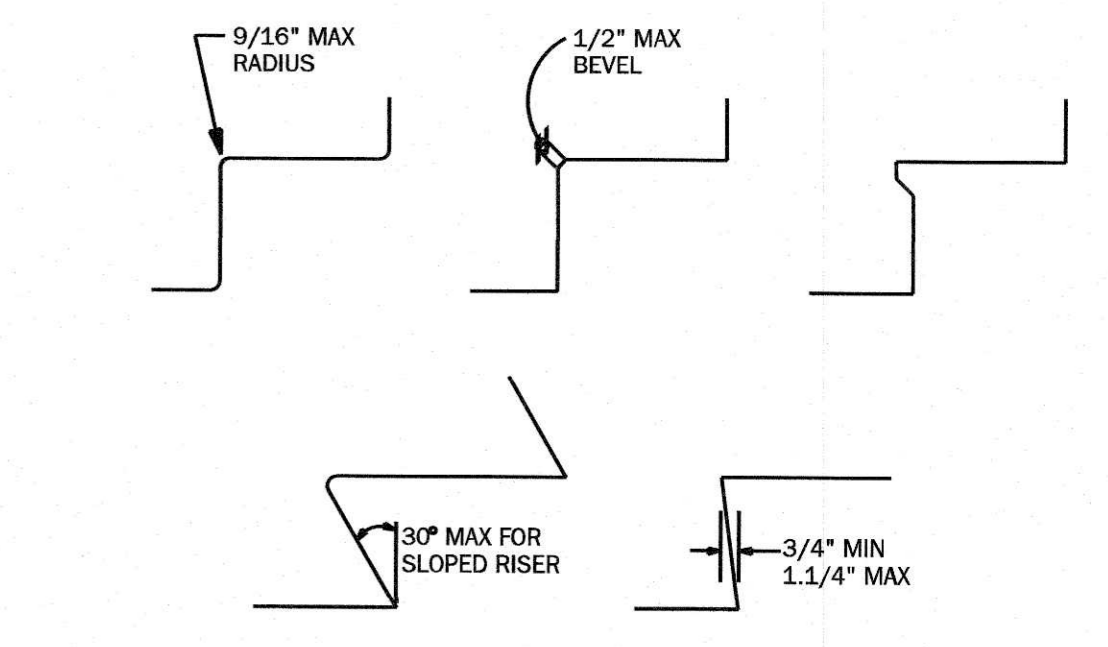
GUARDRAIL REQUIREMENTS



HANDRAIL CROSS SECTIONS



HANDRAIL TERMINATION - PLAN VIEWS



TREAD PROFILES

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS (IRC TABLE R602.7.5)

HEADER SPAN	16 INCHES	24 INCHES
	MAXIMUM STUD SPACING	MAXIMUM STUD SPACING
3 FEET OR LESS	1	1
4 FEET	2	1
8 FEET	3	2
12 FEET	5	3
16 FEET	6	4

Proposed residence, 1600-32 model
Permit #
Lot #2, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEOUS

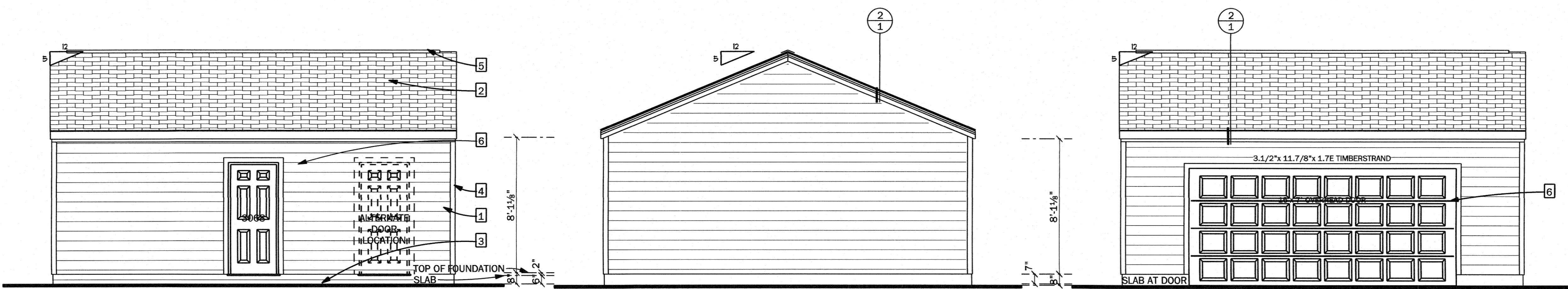
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MO# A-007231

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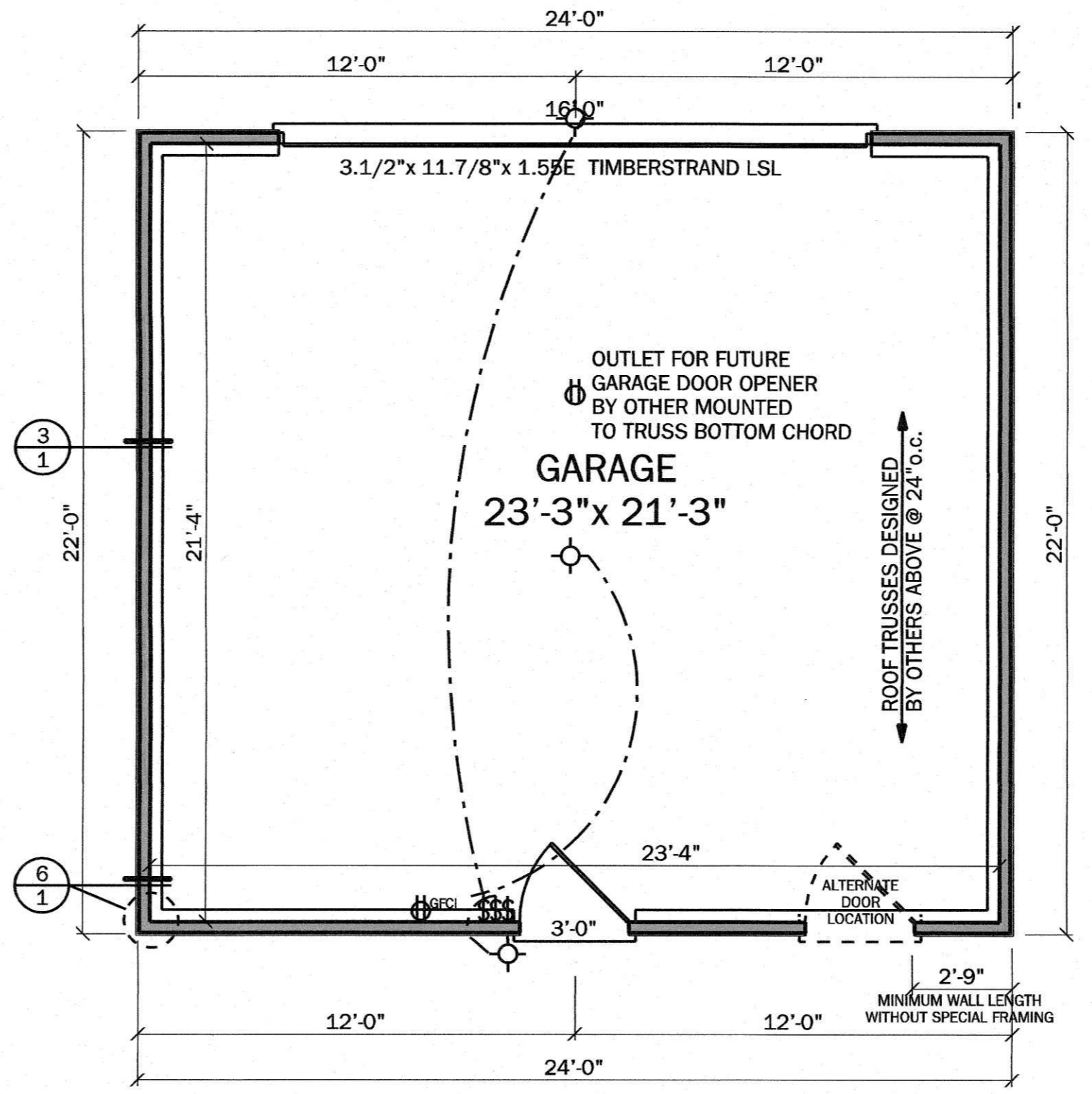


FRONT ELEVATION
 STANDARD 8'-1" HIGH WALLS,
 ALL HEADERS SHALL BE (2) 2X10 #2 KDYP UNLESS NOTED ON PLAN OR ELEVATIONS

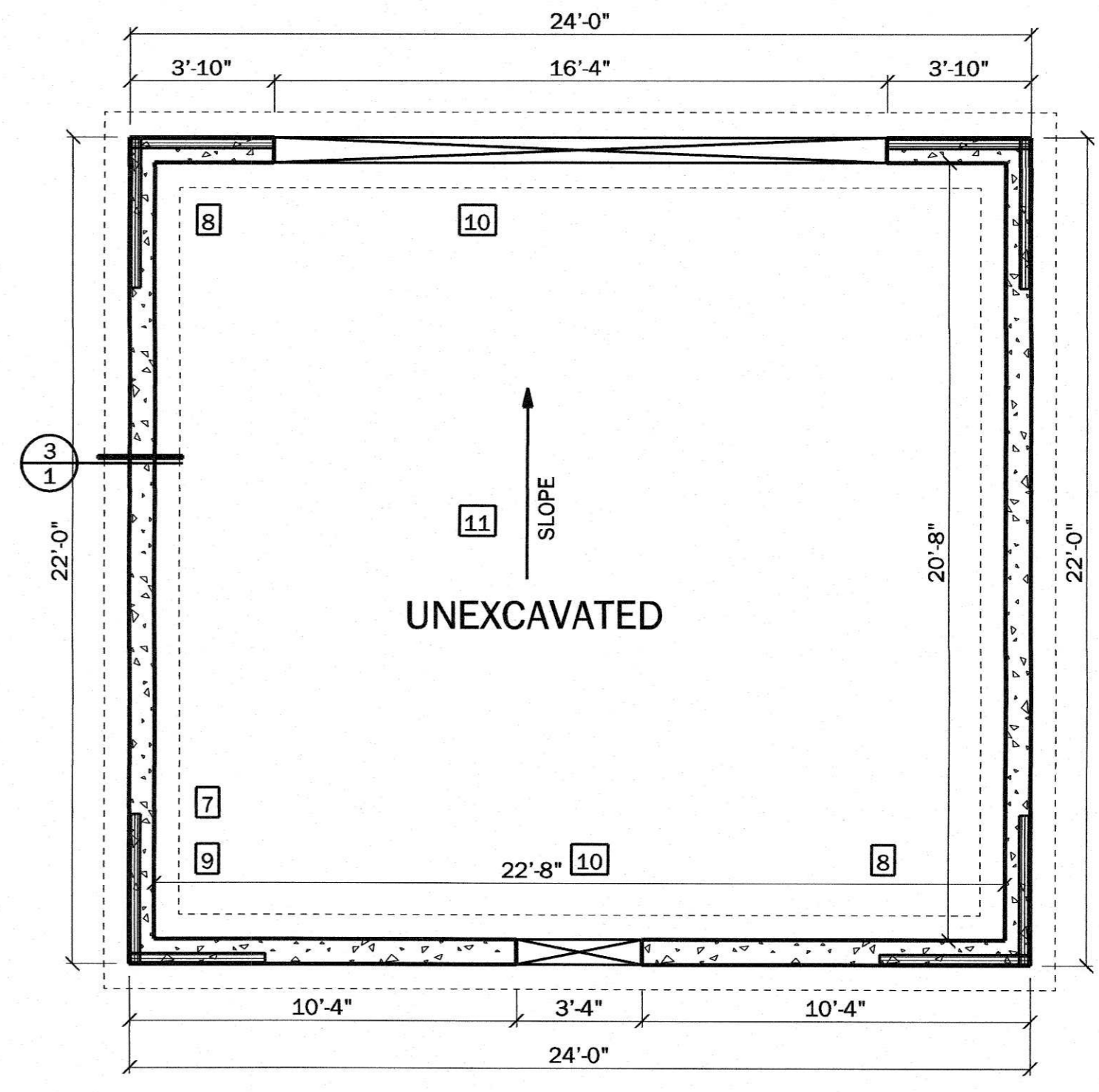
SIDE ELEVATION (TYPICAL)

REAR ELEVATION (ALLEY)

- KEYED GARAGE NOTES**
- 8.25" PRE-PREFINISHED HARDIEPLANK FIBER CEMENT SIDING, 7" EXPOSURE
 - LAMINATED ASPHALT SELF SEALING SHINGLES TO MATCH HOUSE - INSTALL PER MANUFACTURERS SPECIFICATIONS
 - APPROXIMATE FINISH GRADE - THE GRADE ADJACENT TO FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN THE FIRST 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. FINISHED GRADE SHALL BE 8" MINIMUM BELOW TOP OF FOUNDATION. ALL AREAS SHALL BE SLOPED TO LOWER ELEVATIONS OR DRAINAGE STRUCTURES ON OR NEAR THE SITE.
 - CORNER BOARD - 3.1/2" WIDE 5/4 SMOOTH HARDIETRIM (1" THICK)
 - CONTINUOUS RIDGE VENT
 - DOOR TRIM - 3.1/2" WIDE 5/4" SMOOTH HARDIETRIM (1" THICK) AT HEAD & JAMBS, TYPICAL
 - SILL PLATE LINE ABOVE
 - 8" WIDE CONCRETE FROST WALL - EXTEND 8"x24" WIDE CONCRETE FOOTING 30" BELOW GRADE, TYPICAL
 - 2-#4 REBARS 48" LONG VERTICALLY @ 12" o.c. LAPPED & TIED AT ALL CORNERS, TYPICAL
 - HOLD DOWN WALL FOR SLAB THRU DOOR ABOVE
 - GARAGE SLAB; 4" CONCRETE SLAB OVER COMPACTED FILL - SLOPE AT 1/4" PER FOOT MINIMUM TOWARD GARAGE DOORS. 4" CONCRETE SLAB WITH 6x6, 10/10 WELDED WIRE FABRIC OVER 6 MIL MOISTURE BARRIER AND 4" OF COMPACTED FILL - REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER 1/3 OF THE SLAB FOR THE DURATION OF CONCRETE PLACEMENT



FLOOR PLAN
 528 SQUARE FEET (unfinished, uninsulated garage)
 STANDARD 8'-1" HIGH FIRST FLOOR WALLS
 ALL HEADERS SHALL BE (2) 2X10 #2 KDYP UNLESS NOTED ON PLAN OR ELEVATIONS
 WHEN TWO OR MORE CIRCUITS ARE RUN, SUB-PANEL IN GARAGE IS REQUIRED



FROST WALL PLAN

Proposed 24'x 22' garage
Permit #
Lots #2 & 5, 514 NW Main Street
Lee's Summit, Jackson County, Missouri 64063
for Walker Custom Homes LLC

STUDIO ARCHAEOUS
 3213 SOUTH MESTER STREET, ST. CHARLES, MO 63301 314-280-3855
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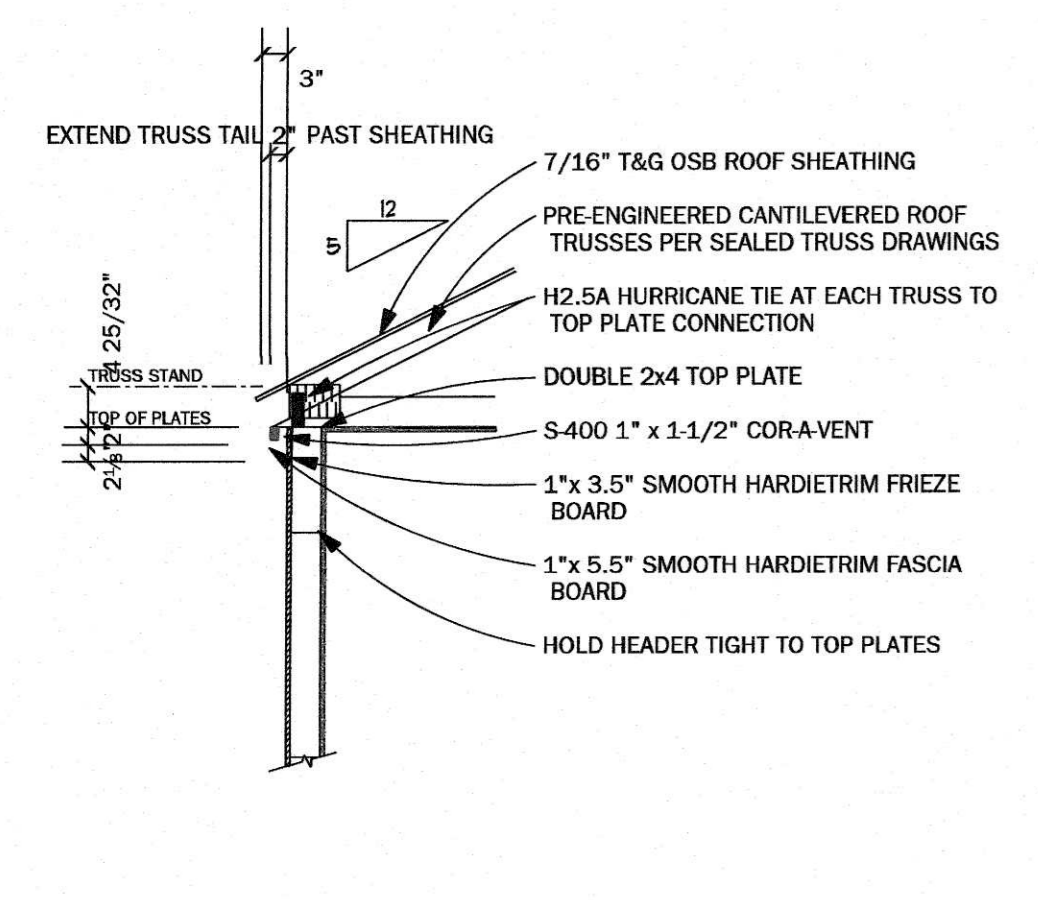
revised	by	issued for	date
	Tim	building department submittal	5/22/2020

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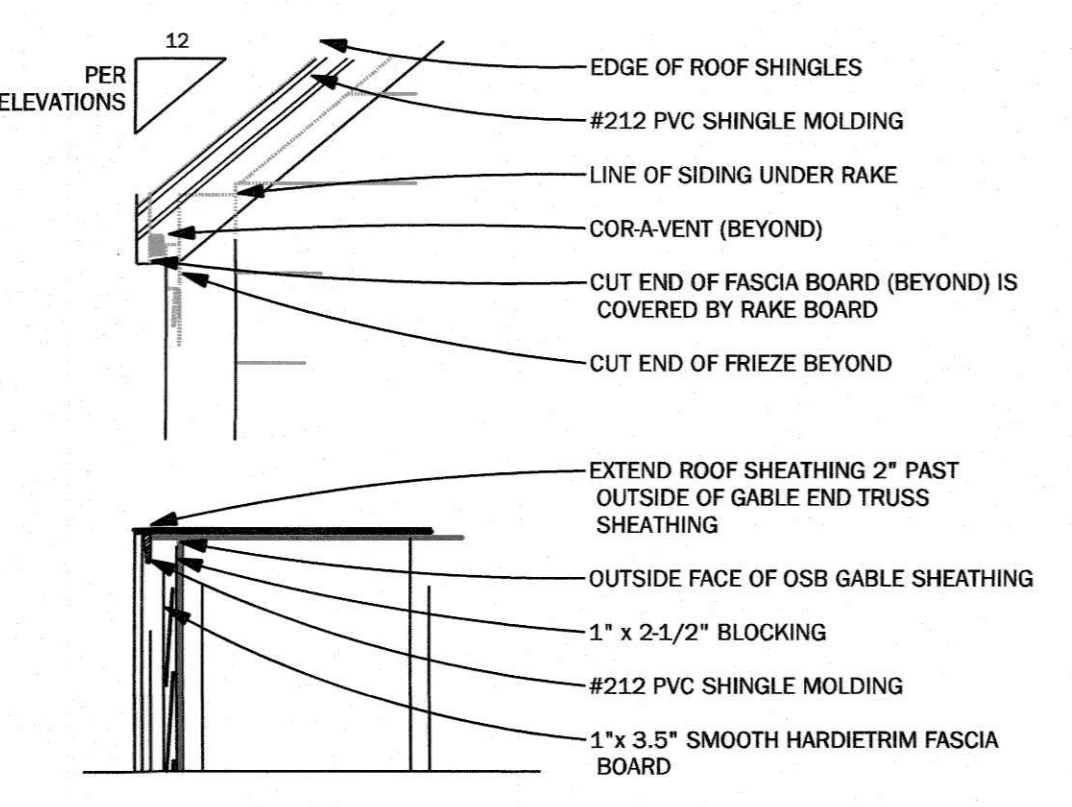
Timothy Louis Busse - Architect
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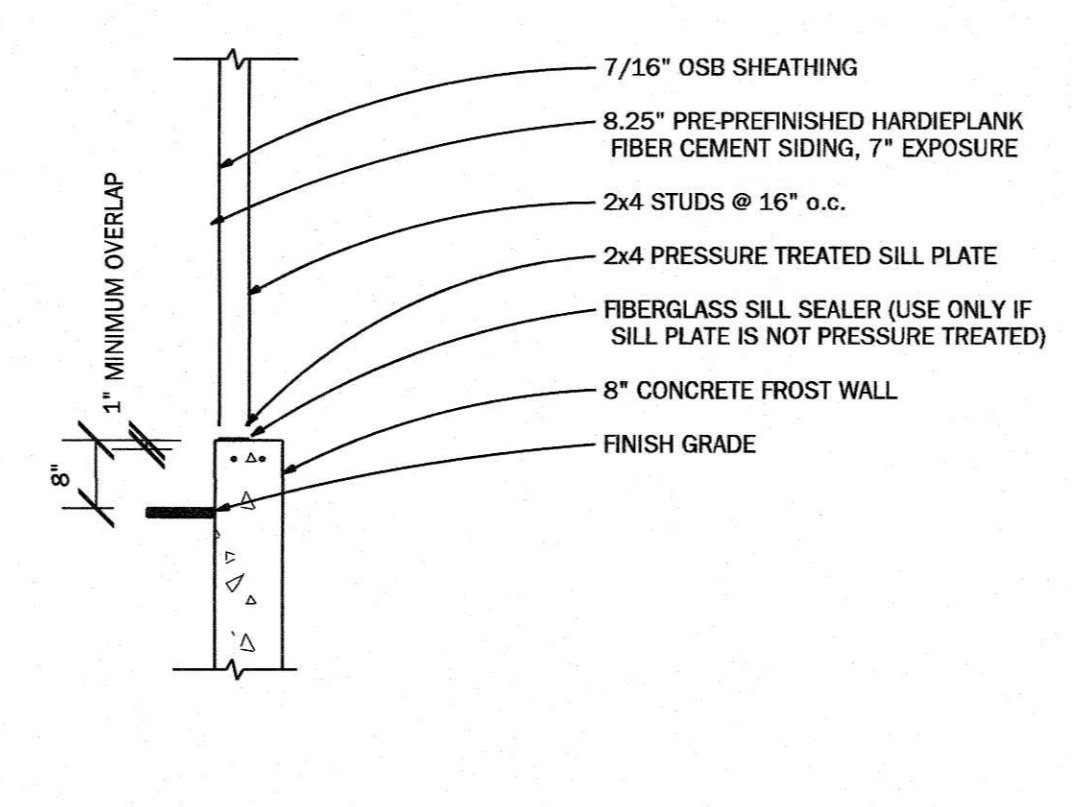
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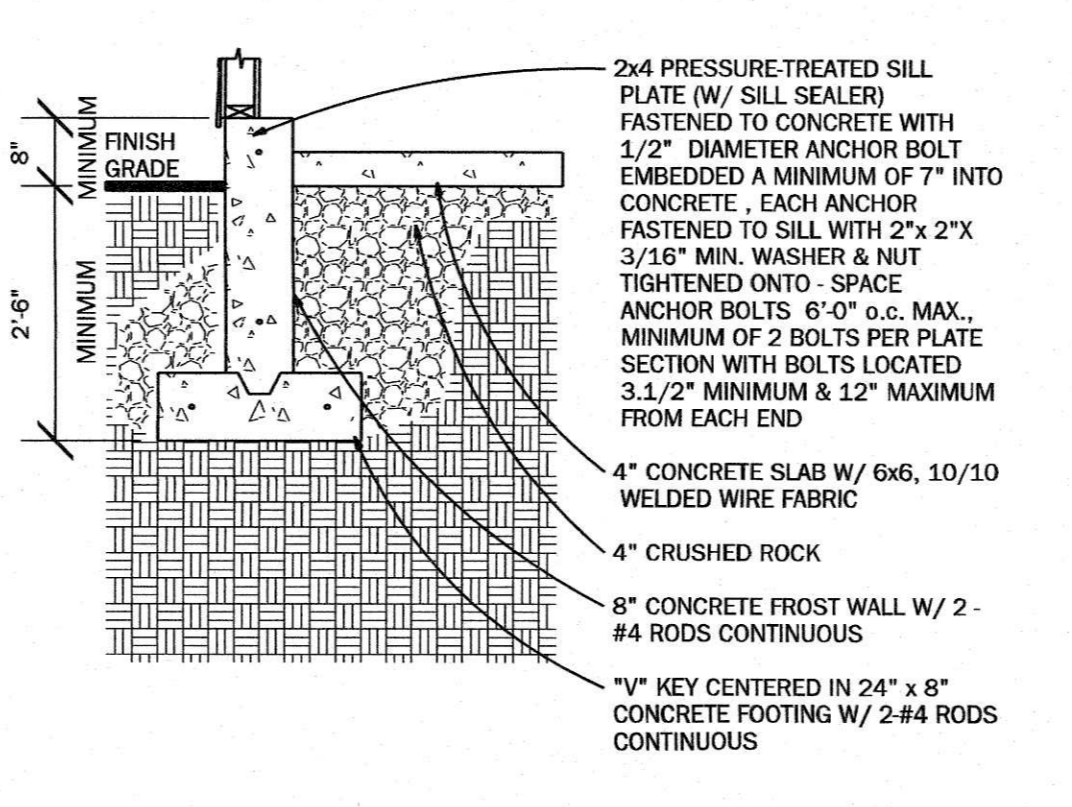
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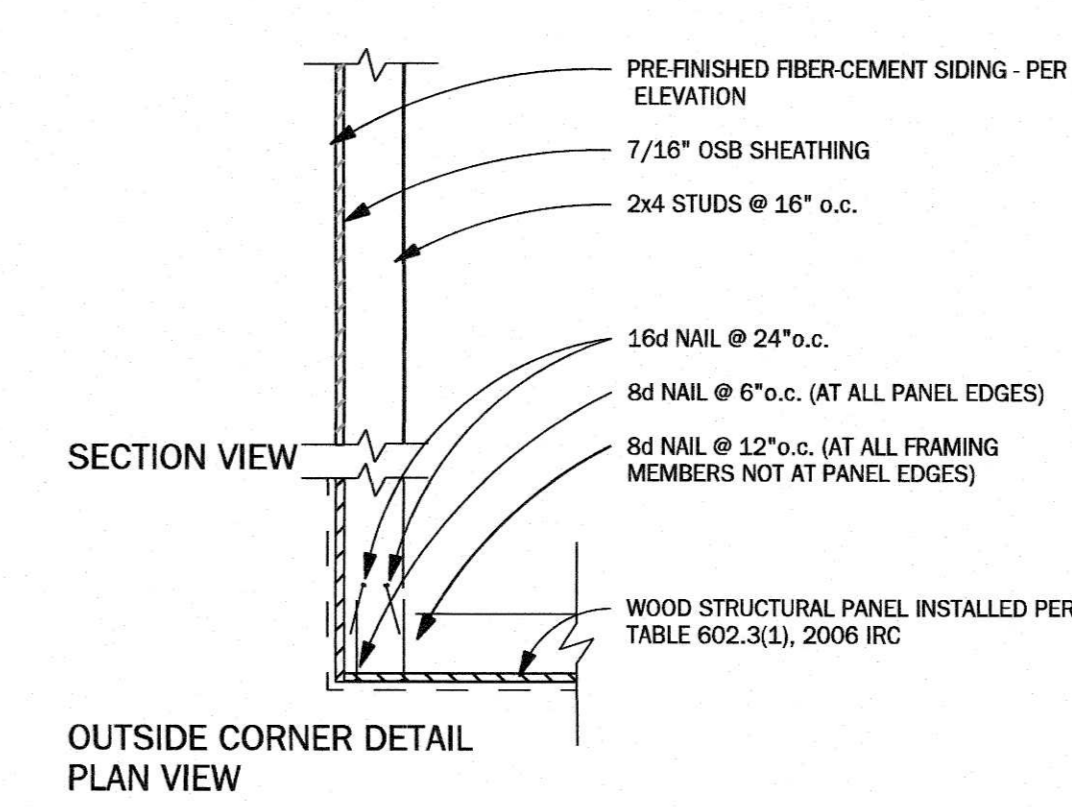
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5/26/2020