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1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com

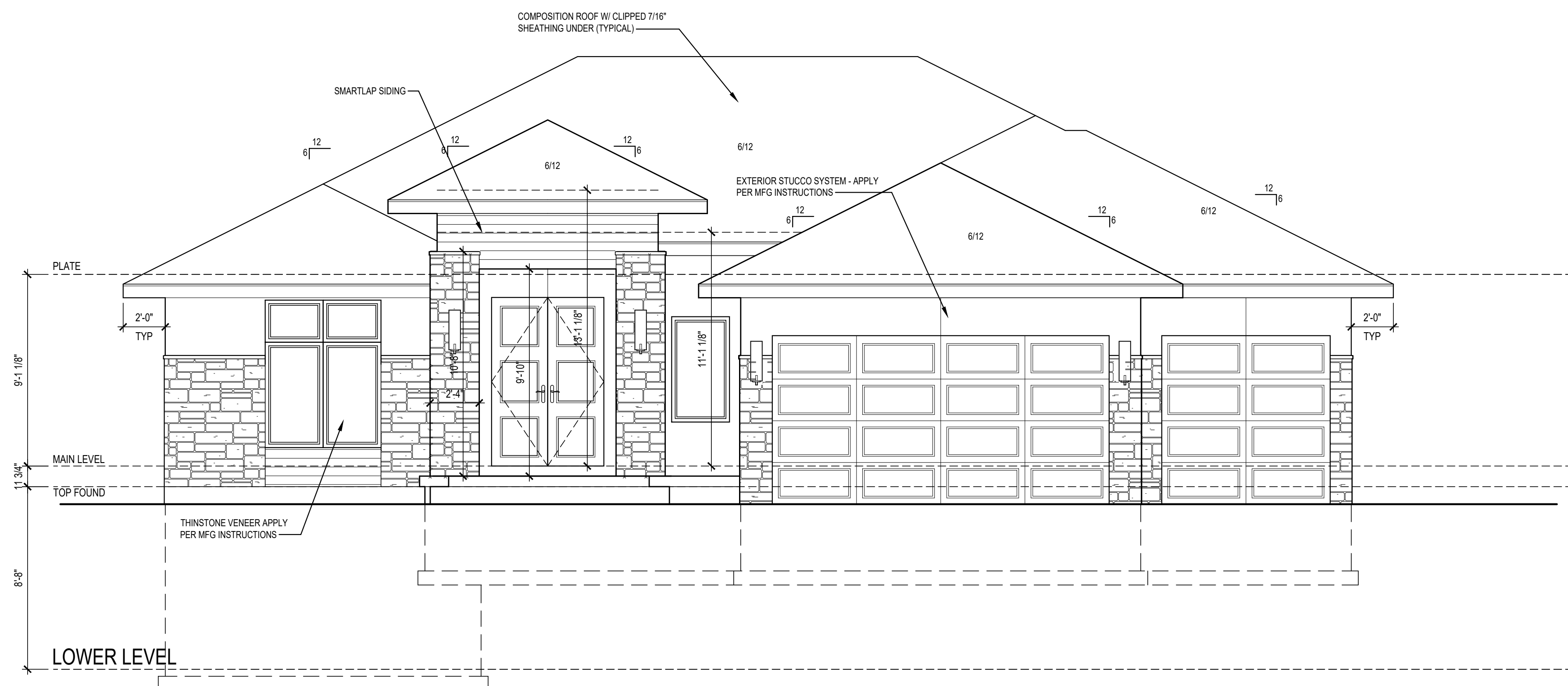


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ELEVATION NOTES

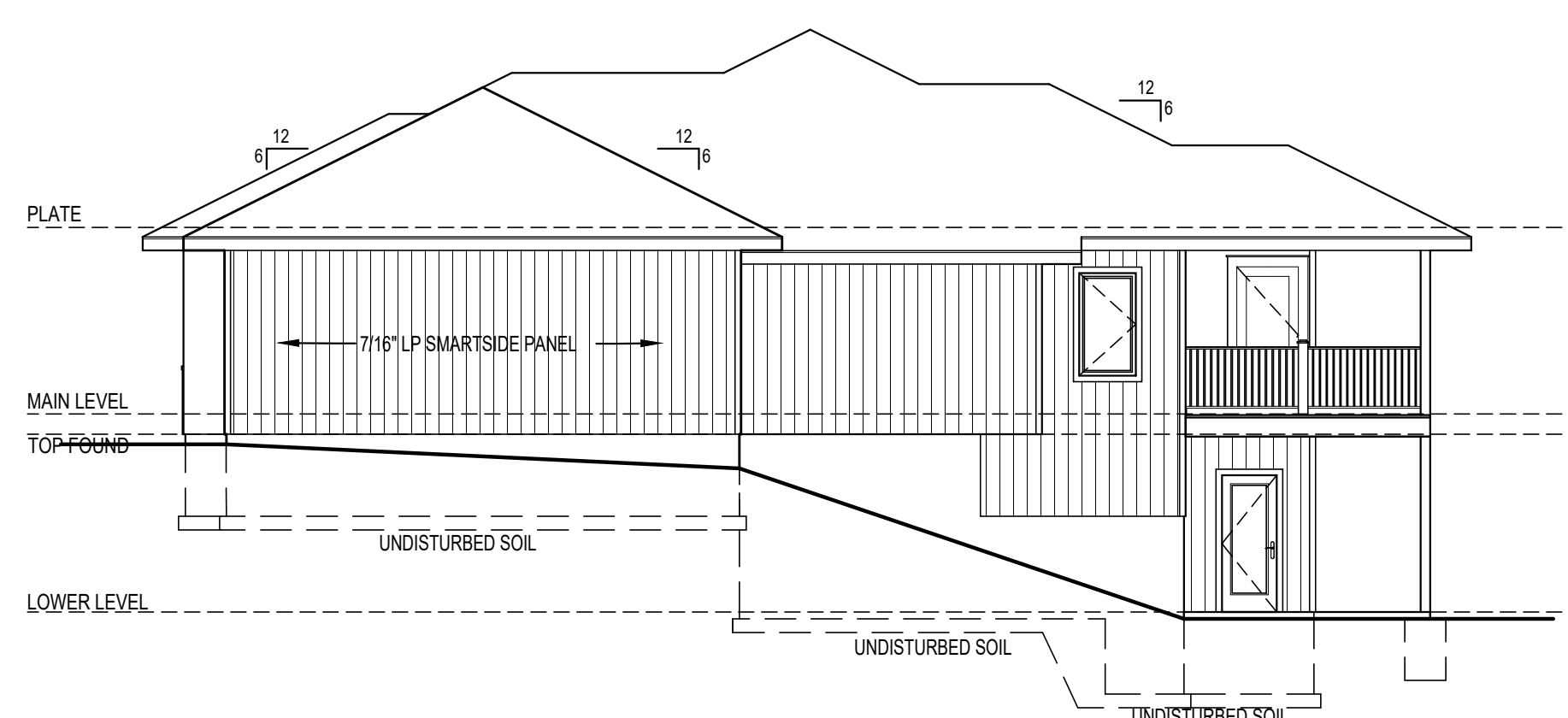
1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE CONDITIONS.
2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED OTHERWISE.
3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.
4. GUTTER AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY CUTTER INSTALLER.
5. SMART PANEL SIDING ON SIDE AND REAR ELEVATIONS UNLESS NOTED OTHERWISE.



Front Elevation

1/4" = 1'-0"

1



Side Left Elevation

1/8" = 1'-0"

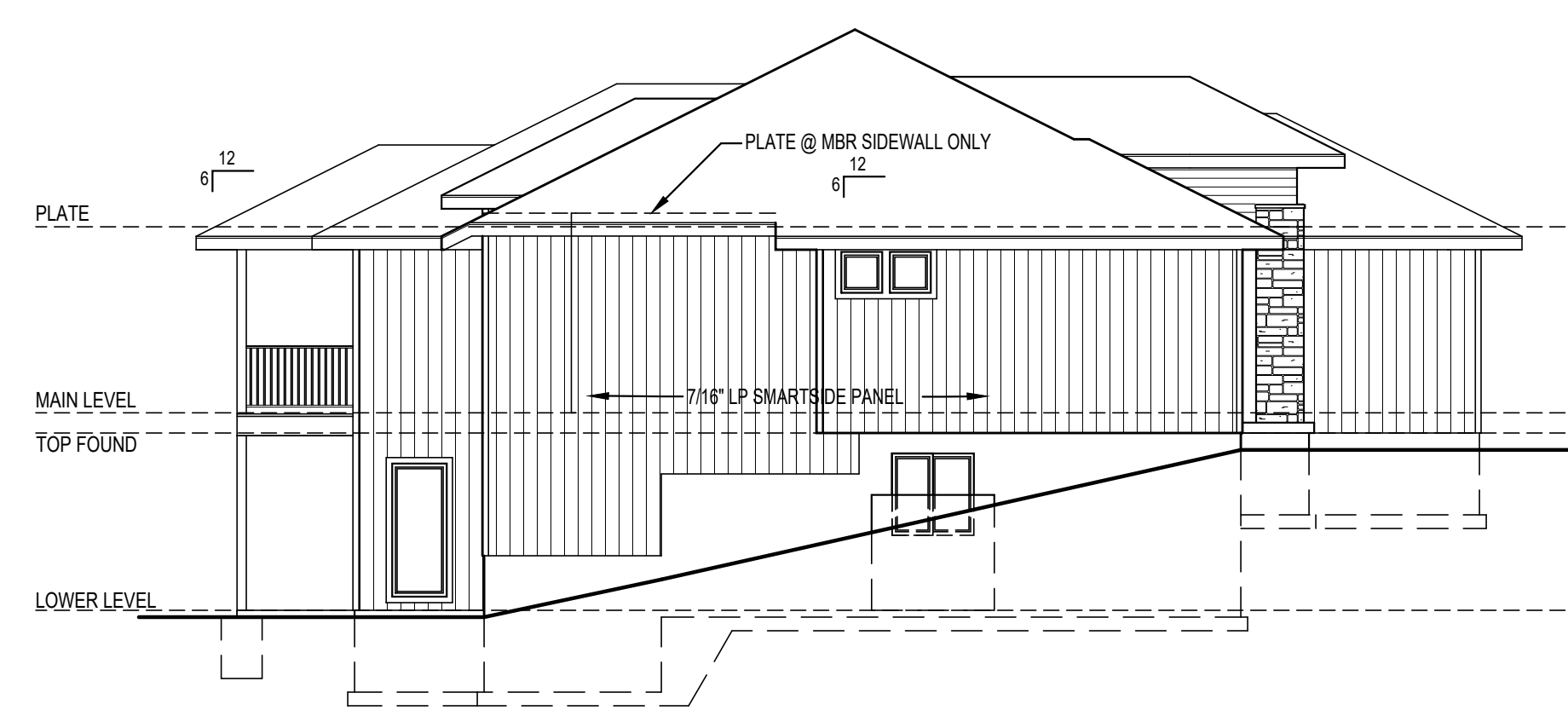
4



Rear Elevation

1/8" = 1'-0"

3



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

08/19/2020

Side Right Elevation

1/8" = 1'-0"

2

THE GUNNISON MODERN

2357 SW River Trail Road, Lee's Summit, MO
Lot 715 - Eagle Creek

Project #: 8083-XXXX

DATE:

For Permit: 7/20/2020

Exterior Elevations
A100

GENERAL NOTES

- BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS.
- ALL CONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE PERMIT DRAWINGS TO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED FOR REVIEW AND CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES - INTERNATIONAL RESIDENTIAL CODE.
- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND APPROVED BY OWNER.
- CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMENS PARKING, ETC. SHALL BE COORDINATED WITH THE CITY.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE WITH THE OWNER THE QUANTITY AND LOCATION FOR ALL LIGHTING, ELECTRICAL OUTLETS, TELEPHONE OUTLETS, AND MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED.
- THE CONTRACTORS SHALL ADHERE TO THE STATE OF KANSAS ONE CALL SYSTEM 1-800-344-7233 (MISSOURI ONE CALL SYSTEM 1-800-344-7483). THE PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY MUST GIVE NOTICE TO, AND OBTAIN INFORMATION FROM, UTILITY COMPANIES. THE CONTRACTORS SHALL NOTIFY THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED WHEN WORK COMMENCES.

GENERAL FOUNDATION REQUIREMENTS

- ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
- ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR, 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
- ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
- ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- FASTEN JOISTS TO SILL PLATES WITH (3) #6 COM WALLS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JST SPACES. FASTEN TO SILL PLATE PER NOTE 6.
- VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
- DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLES, VOIDS BEFORE APPLICATION.
- FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
- ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER.
- ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
- PROVIDE A "UFER" GROUND PER IRC 3608.1
- EGRESS WELL REQUIREMENTS:
 - IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
 - ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	36"x36"x12"	(6) #4 BAR E.W.	3'0" SCHED 40
B	42"x42"x14"	(7) #4 BAR E.W.	3'0" SCHED 40
C	48"x48"x16"	(8) #4 BAR E.W.	3'0" SCHED 40
D	54"x54"x16"	(9) #4 BAR E.W.	3'1/2" SCHED 40
E	60"x60"x18"	(10) #4 BAR E.W.	3'1/2" SCHED 40

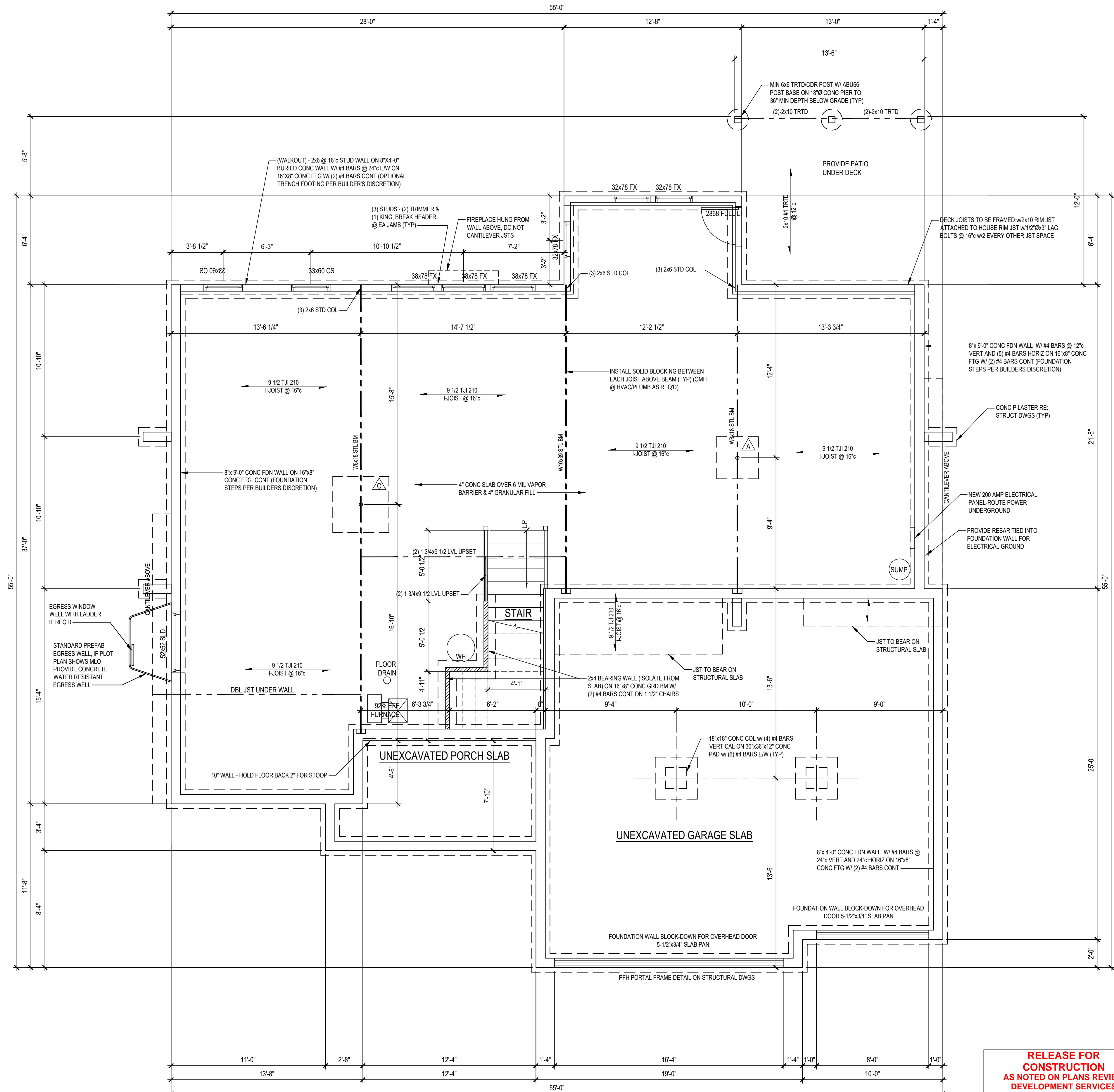
- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1,500 psf.
- GARAGE FOOTINGS PER DETAIL. COLUMN NOT REQUIRED UNLESS NOTED ON PLANS.

I JOIST AND TRUSS NOTES

- FLOOR TRUSS OR I-JOIST LOADING SHALL BE PER THE GENERAL NOTES.
- I-JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS, TRUSS MFG TO RUN CONTINUOUS WHERE POSSIBLE.
- COORDINATE I-JOISTS LOCATIONS WITH PLUMBING GRAIN LINES AT ALL TOILET LOCATIONS.
- JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
- EXACT I-JOIST OR FLOOR TRUSS LAYOUT TO BE PROVIDED BY TRUSS MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN DEURZEN AND ASSOCIATES TO REVIEW FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING PRIOR TO SUBMITTAL TO THE CODES ADMINISTRATION FOR PERMITTING.
- IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET, THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.

I JOIST FIRE PROTECTION

- ALL I-JOIST AND OPEN WEB TRUSSES OVER UNFINISHED SPACE EXCEEDING 80 SQUARE FEET IN AGGREGATE AREA TO BE PROTECTED BY THE FOLLOWING METHOD:
- 3" MINERAL/ROCK WOOL COVERING 8TM CHORD AND NETTING PER APA FORM R425 METHOD 4



LOAD BEARING WALL
LOAD BEARING BEAM

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
08/19/2020

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



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THE GUNNISON MODERN

2357 SW River Trail Road, Lee's Summit, MO
Lot 715 - Eagle Creek

Project #: 8083-XXXX
DATE: 7/20/2020
For Permit: 7/20/2020

Foundation Plan
A101

GENERAL PLAN REQUIREMENTS:

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" U.N.O.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION R317.
- PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
- ALL EXTERIOR DOORS SERVED BY LANDING.
- INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA.
- INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314.
- PROVIDE A "UFER" GROUND PER IRC 3608.1.
- REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS.
- GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3 1/4"x 120 NAILS @ 7"; STAGGERED WITH (7) 3 1/4"x 120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEMS.
- OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-17 AND ASTM E 330-02 PER IRC SECTION R 609.4.
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 11".
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS.
- ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.
- ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED.
- INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
- NO HANDRAIL IS REQUIRED FOR STEPS HAVING LESS THAN 3 RISERS OR LESS.
- ANY LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE TREATED.

WINDOW AND DOOR NOTES:

- VERIFY WINDOW AND DOOR SIZE WITH SUPPLIER PROVIDED CUT SHEET PRIOR TO FRAMING.
- WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:
 - A. MINIMUM OPEN AREA 5.7 SF
 - B. MINIMUM OPENING HEIGHT 24 INCHES
 - C. MINIMUM OPENING WIDTH 20 INCHES
 - D. SILL HEIGHT 44" MAX ABOVE FLOOR
- WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / IMPERMEABLE.
- ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308.4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF 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" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF STAIR, ENCLOSURES FOR TUBS, SHOWERS AND WHIRLPOOLS, GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.
- ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH ASTM E 1363.

WALL BRACING NOTES:

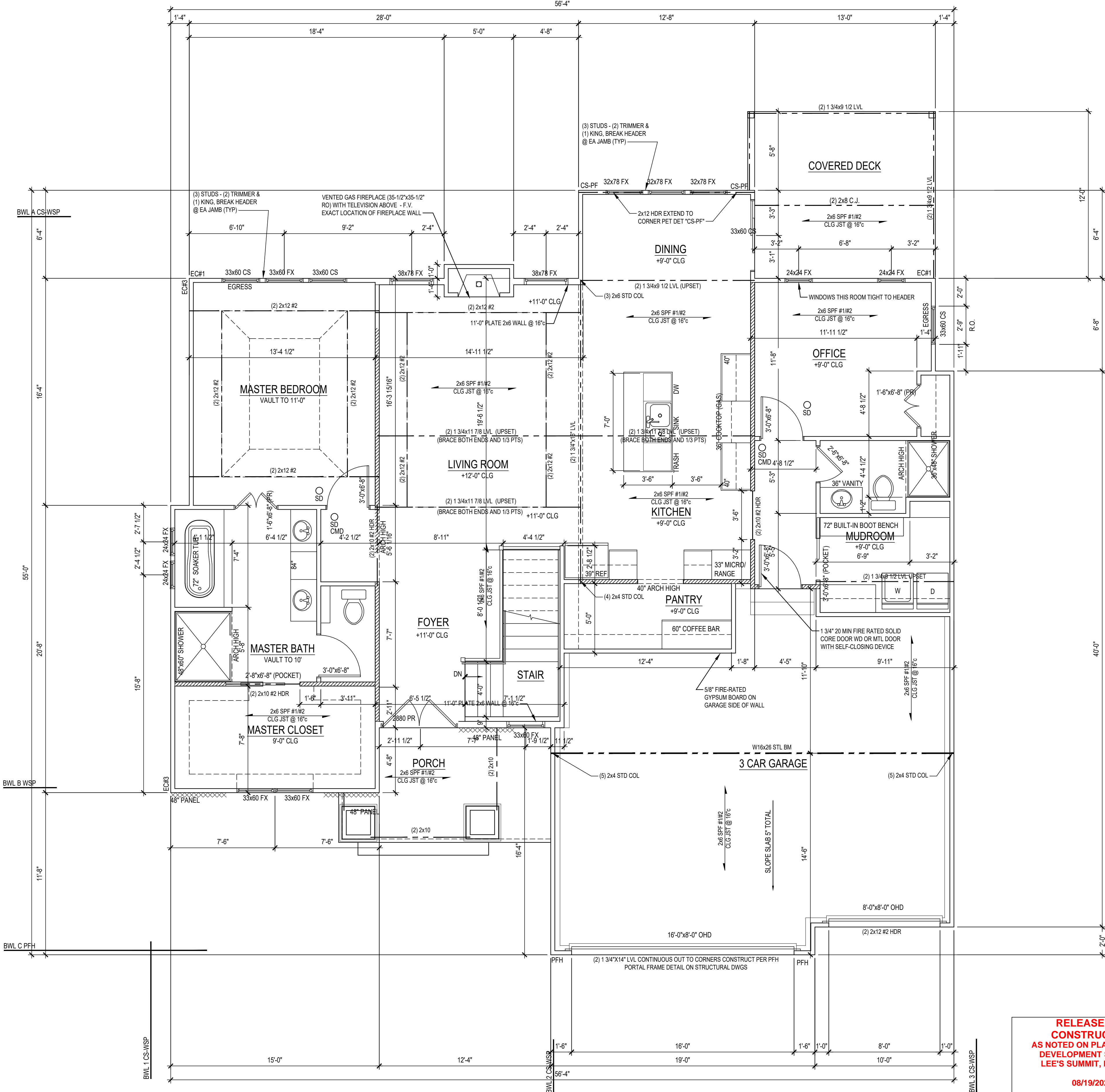
- SHEATHING METHOD CS-WSP, WSP, PFH, GB (or LIB), CS-PF
- ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE. THE BRACED WALL NOTATIONS (IF SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE. IF NO NOTATIONS ARE SHOWN FOR WALLS TYPE "CS-WSP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
 - EC # - END CONDITION PER IRC FIGURE R602.10.7. (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 - INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 8FT OR LESS
- XXXXXXXXXXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES

ENERGY REQUIREMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N1103.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.
- CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH EGCS AS FOLLOWS:
 - WALLS R-13
 - CEILING (FLAT) R-49
 - R-38 (NOTE: VAULTED AREA NOT TO EXCEED 50% OF ROOF AREA, WHICHEVER IS LESS)

FLOORS OVER UNCONDITIONED SPACE	R-19
CRAWL SPACE WALLS	R-13 (or R-10 CONTINUOUS)
BASEMENT WALLS	R-13 (or R-10 CONTINUOUS)
SLABS	N/R
DUCTWORK	R-8
WINDOWS	U-FACTOR 0.35 (MAX)
	SHGC 0.40 (MAX)
SKYLIGHTS	U-FACTOR 0.55 (MAX)
	SHGC 0.40 (MAX)



MAIN LEVEL	1734 SF
FINISH:	
GARAGE:	657 SF
COVERED DECK:	156 SF
FRONT PORCH:	104 SF

LOAD BEARING WALL
LOAD BEARING BEAM

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/19/2020

First Floor Plan | 1
1/4" = 1'-0"



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THE GUNNISON MODERN

2357 SW River Trail Road, Lee's Summit, MO
Lot 715 - Eagle Creek

Project #: 8083-XXXX
DATE:
For Permit: 7/20/2020

First Floor Plan
A102

GENERAL PLAN REQUIREMENTS:

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" U.N.O.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION R312.3
- PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK
- ALL EXTERIOR DOORS SERVED BY LANDING
- INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA
- INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314.
- PROVIDE A "UFER" GROUND PER IRC 3608.1
- REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS
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- ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE
- ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION
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- ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

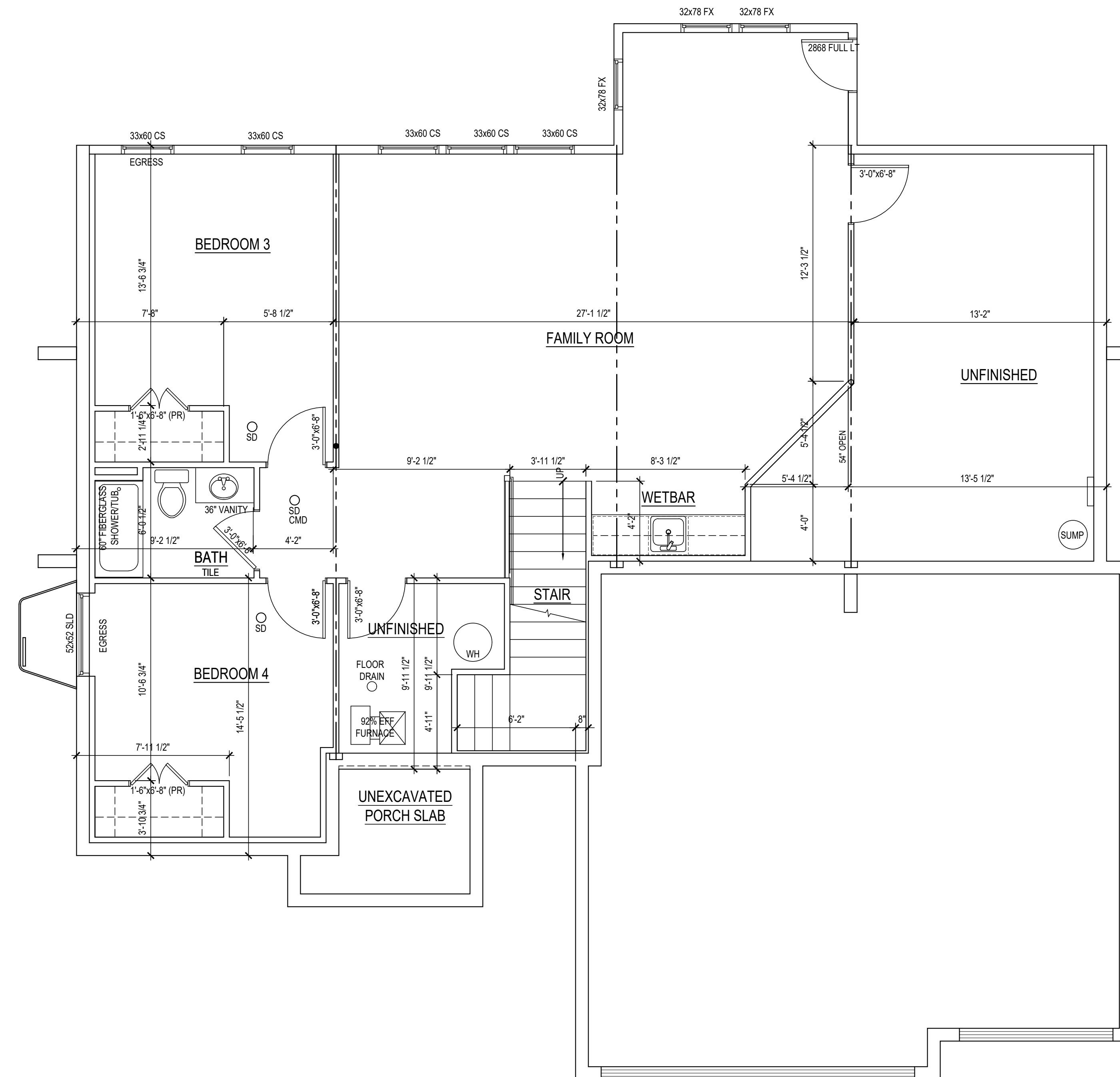
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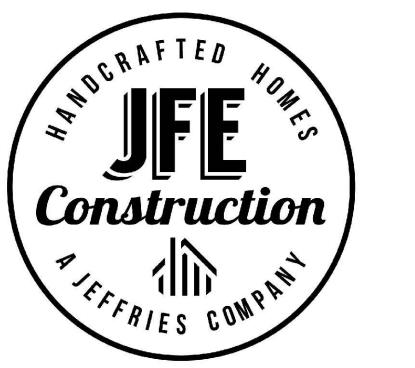
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- INSULATION TO COMPLY WITH EEC AS FOLLOWS:
 - WALLS R-13
 - CEILING (FLAT) R-49
 - CEILING (VAULTED) R-38 (NOTE: VAULTED AREA NOT TO EXCEED 50% OF 10% OR 20% OF ROOF AREA, WHICHEVER IS LESS)
 - FLOORS OVER UNCONDITIONED SPACE R-19
 - CRAWL SPACE WALLS R-13 (or R-10 CONTINUOUS)
 - BASEMENT WALLS R-13 (or R-10 CONTINUOUS)
 - SLABS N/R
 - DUCTWORK R-8
 - U-FACTOR U 0.35 (MAX)
 - SHGC 0.40 (MAX)
 - SKYLIGHTS U 0.55 (MAX)
 - SHGC 0.40 (MAX)



PROVIDE PATIO UNDER DECK

LOWER LEVEL	
FINISH:	1081 SF
UNFINISHED:	428 SF

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 08/19/2020



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THE GUNNISON MODERN

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 Lot 715 - Eagle Creek

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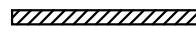




Basement Finish Plan
A103

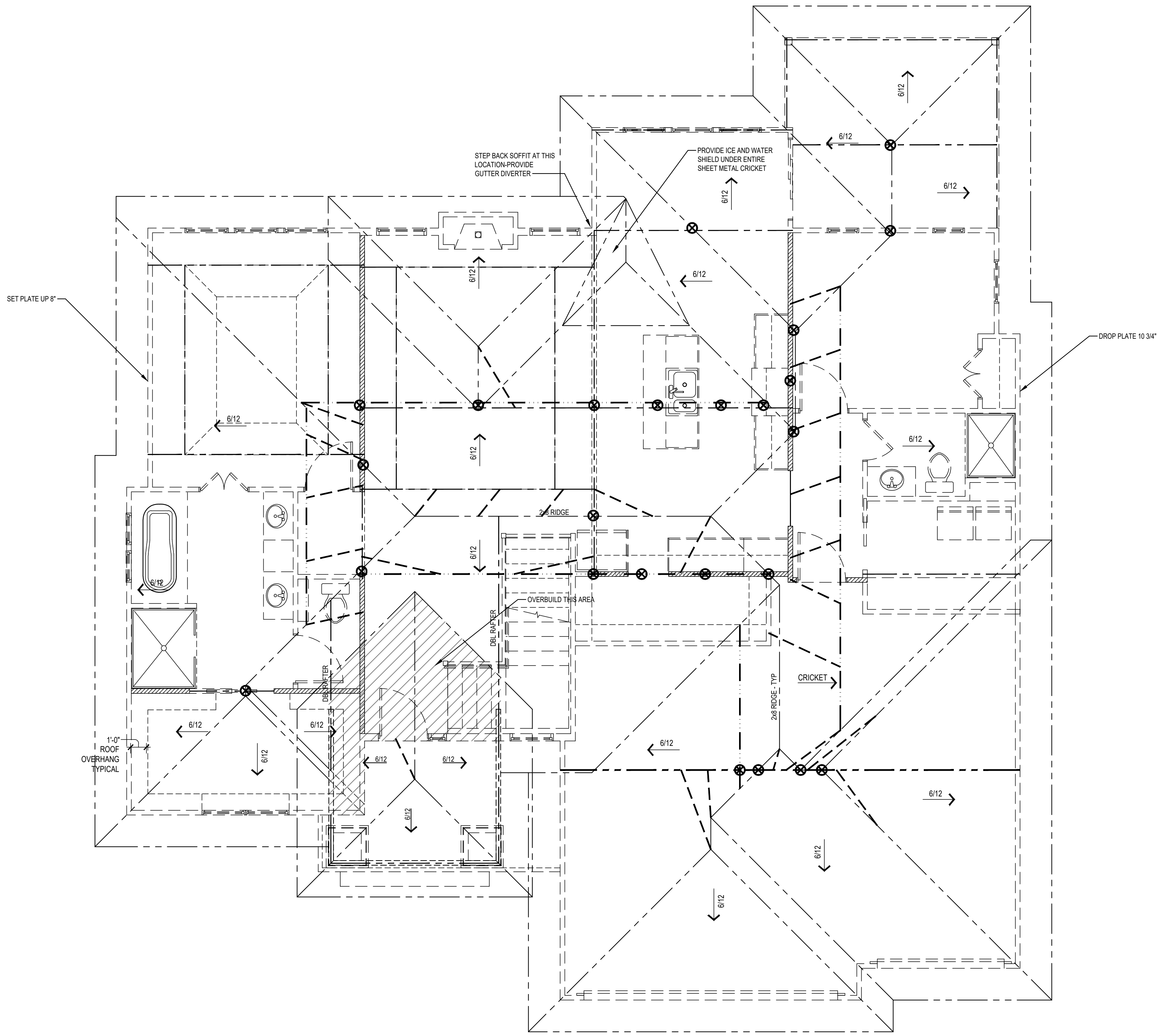
ROOF PLAN NOTES

- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPF #1W2 @ 16"
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPF #1W2 @ 16"
- ALL VAULTS TO BE FURRED DOWN w/2x MATERIAL TO PROVIDE FOR R-38 INSULATION
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D/FIR #2 UNLESS NOTED OTHERWISE ON PLANS
- ALL RIDGES, HIP, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
- CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WITH (3) 16d COM (3 1/2"x0.162") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.131") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 1/2"x0.162") NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS.
- WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE (i.e. AT LOCATIONS WHERE C.I. ARE PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES @ 16" WITH (3) 16d COM (3 1/2"x0.162") NAILS EA END.
- RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE 802.11. ROOF HEADERS DO NOT HAVE NOTABLE UPLIFT TO REQUIRE HOLD DOWNS. REFER TO STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
- INSTALL 2x4 COLLAR TIES @ 45° IN UPPER 1/3rd OF ROOF RAFTER.
- PROVIDE METAL FLASHING AT ALL ROOF VALLEYS.
- ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF. BATH VENTS TO VENT DIRECTLY TO THE OUTSIDE.
- EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.
- PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS, HIP, AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/OR PURLINS AT THE ENDS ARE NOT REQUIRED TO BE DESIGNED AS BEAMS AND ARE TO BE FRAMED USING LUMBER THAT IS NOMINALLY 2" WIDE BY ONE SIZE GREATER THAN ATTACHING FRAMING MEMBER (NOTE #5). THERE IS NO STRUCTURAL LINE LOADING ON THE MEMBER.

ROOF BRACING

- ROOF PURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS. USE 2x6 STUD GRADE PURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
- RIDGE, HIP, VALLEY, AND PURLIN BRACE STRUTS TO BE PLACED AS SHOWN ON PLANS. STRUTS TO BE 2x4 STUD GRADE w/ MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT A 45° ANGLE w/ HORIZONTAL OR GREATER (VERTICAL WHERE POSSIBLE)
- BRACES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES

-  LOAD BEARING INTERIOR WALL BELOW
-  LOAD BEARING BEAM BELOW
-  2x6 ROOF PURLIN (UNLESS NOTED OTHERWISE ON PLANS)
-  2x4 PURLIN/RIDGE BRACING (STRONG BACK IF OVER 8'-0" LONG)
-  2x4 STRONG BACK POST



RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 08/19/2020



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THE GUNNISON MODERN

2357 SW River Trail Road, Lee's Summit, MO
 Lot 715 - Eagle Creek

Project #: 8083-XXXX
 DATE: 7/20/2020
 For Permit: 7/20/2020

STRUCTURAL GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- Design and construction work for this project shall conform to the requirements of the 2018 International Residential Code as amended by the City of Lee's Summit, MO.
Furnish all labor, materials and equipment necessary to complete the work as shown or inferred by the drawings.
Design Loads:
Elevated Floors:
Residential (Live Loads) 40 PSF
Sleeping rooms (Live Loads) 30 PSF
Floor Dead Load 15 PSF
Floor Joist Deflection (Total) L/360
Floor Joist Deflection (Live) L/900
Attic Storage (Live Loads) 10 PSF
Ceiling Dead Load 5 PSF
Ceiling Joist Deflection L/240
Roof Live Load 20 PSF
Roof Snow Load:
Ground Snow Load, pg 20 PSF
Flat Roof Snow Load, pf 20 PSF
Snow Exposure Factor, Ce 1.0
Snow Load Importance Factor, Is 1.0
Thermal Factor, Ct 1.0

- D. Wind Load:
Basic Wind Speed (Vult) 115 MPH
Risk Category II
Internal Pressure Coefficient 0.18
The contractor shall examine actual job conditions and be responsible for verifying all dimensions and elevations shown on structural plans with those shown on architectural and mechanical drawings. If errors, omissions or discrepancies are found they shall be reported to the engineer before proceeding with the work.
Plans indicate size, location and general arrangement of construction. Dimensions lacking or not drawn to scale shall not be scaled but referred to the designer for interpretation.

DIVISION 2 - EARTHWORK

- The contractor shall employ the services of a geotechnical engineer to observe, test and approve all excavation, fill and backfill work and to determine that all subgrade conditions are compatible with those used in the design.
The minimum soil bearing capacity is 1500 PSF in accordance with Table 1804.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or concrete fill capable of adequately sustaining a maximum bearing pressure of 1500 PSF. If suitable bearing capacity is not encountered at the elevation indicated on the drawing, contractor shall notify the architect immediately.
All topsoil, organic material and existing structures shall be removed from building area and from areas to be paved. Stockpile all spoil for reuse.
Controlled Fill Materials:
A. Granular Fill: Granular fill shall consist of washed, evenly graded mixture of crushed stone, or crushed or uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.
Shrinkage-Swell controlled fill: Shrinkage-swell controlled fill shall consist of material having a relatively low plasticity and a liquid limit of less than 45 percent and a plasticity index of less than 2 percent.
Controlled Fill: Controlled fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
Controlled fill shall consist of material having a relatively low plasticity and a liquid limit of less than 45 percent and a plasticity index of less than 2 percent.
Foundation Preparation:
A. Prohibit site to identify soft or disturbed areas. If areas are found to be unsuitable for proposed footings and/or slab-on-grade please contact the Engineer of Record.
Backfill directly under slab-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded mixture of crushed stone, or crushed or uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.

- Controlled Fill and Backfill Compaction:
A. All controlled fill and backfill shall be placed in lifts having maximum loose lift thickness of 9 inches.
B. Granular Fill - Compact granular fill below footing bearing elevation to a minimum of 98 percent of material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent for material founded above footing bearing elevation.
C. Shrinkage-swell controlled fill - Compact shrinkage-swell controlled fill below footing bearing elevation to a minimum of 98 percent of the material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent of the material founded above footing bearing elevation.
D. Controlled Fill - Compact controlled fill at a moisture content within a range of 0 to 4 percent above optimum moisture content.

DIVISION 3 - CONCRETE

- All concrete work shall conform to the requirements of ACI 318 'Building Code Requirements for Structural Concrete'.
Concrete materials shall comply with:
A. Cement - ASTM C 150 Type I
B. Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
C. Water - Potable
D. Air-entraining admixture - ASTM C 260
E. Water-reducing admixture - ASTM C 494, including superplasticizers
F. Fly ash - ASTM C 618, Class C
The contractor shall develop the following minimum 28 day design compressive strength (fc):
Type of Construction Compressive Strength (fc)
A. Footings, walls and basement slab 3000 PSI
B. Garage Slab 3500 PSI
C. Exterior slabs, steps, and curbs (air-entrained concrete) 4000 PSI

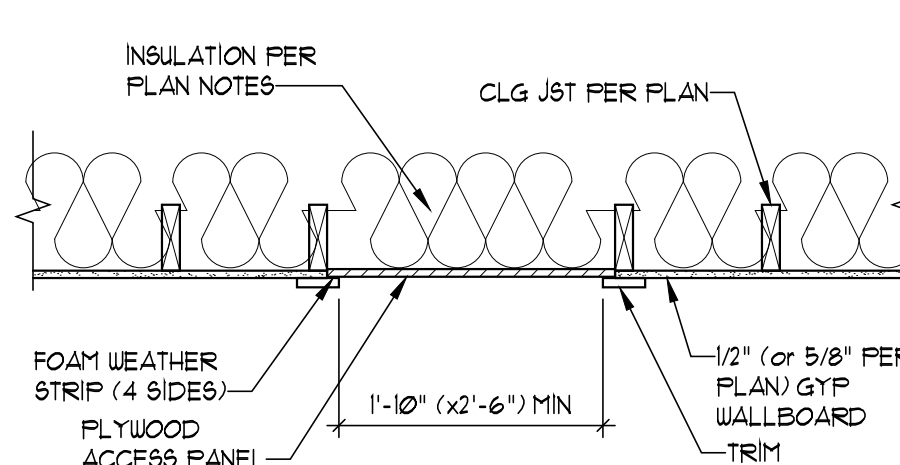
- Concrete proportions shall be established on the basis of field experience and/or trial mixtures in accordance with ACI 318-89 Sections 5.2 and 5.3. When fly ash is utilized in the mix, mix shall contain a water-reducer. Fly ash shall be added at the rate of not more than 100 pounds per cubic yard and cement shall be reduced by not more than 15 percent by weight.
Proportion and design mixes to result in concrete slump at point of placement of not more than 4 inches, except grout for masonry of not more than 6 inches.
Use air-entraining admixture in exterior exposed concrete to result in concrete at point of placement having air content of 5 to 7 percent entrained air.
Reinforcing Steel:
A. Reinforcing bars - ASTM A 615, grade 40, deformed
B. Welded wire fabric - ASTM A 186, lap at least one full mesh and lace spaces with wire.
C. Supports for reinforcement - comply with CRSI recommendations.
Concrete Work Execution:
A. Minimum concrete cover for reinforcement shall be, unless noted otherwise on the drawings:
Cast against and exposed to earth - 3 inches
Exposed to earth or weather - 2 inches
Not exposed to earth or weather - 1 1/2 inches
B. All concrete is reinforced, reinforce concrete not otherwise indicated with same reinforcement as similar sections.
C. Protect concrete work from physical damage or reduced strength due to weather extremes:
In cold weather comply with ACI 308
In hot weather comply with ACI 305
In corners of grade beams and walls provide corner reinforcement. Lap two feet each direction in outside face, matching size and spacing of horizontal reinforcement.
At openings in walls, add one #4 bar (opening dimension plus 60 bar diameters) each face, each corner of opening.
Provide one #4 bar diagonally at each face of all steps in grade beams and foundation walls.
Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, key and dowel construction joints.
Provide control joints in slabs-on-grade at not greater than 20 feet on center in each direction.
Saw cut control joints minimum 1/4 inch deep, as soon after slab finishing as possible without dislodging aggregate.
Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recessed areas, embedded terms and other conditions.

DIVISION 5.5 - MISCELLANEOUS STRUCTURAL STEEL

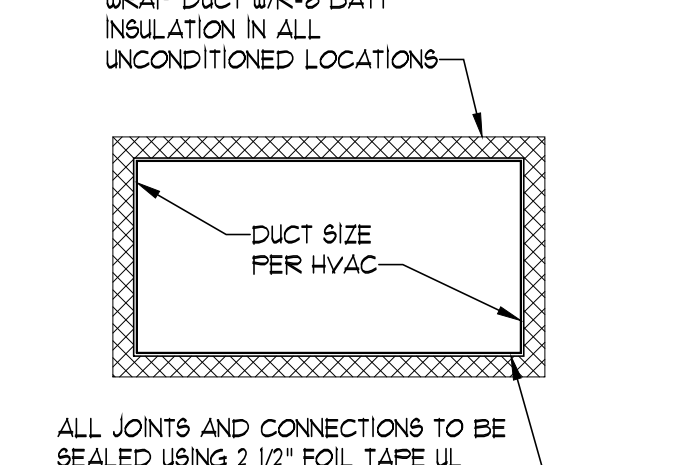
- All miscellaneous structural steel work shall conform to the requirements of AISC "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings".
Miscellaneous structural steel material shall comply with:
A. Structural Steel - ASTM A 36
B. Cold-formed Steel Tubing - ASTM A 500 Grade B
C. Anchor Rods - ASTM F-1554, non-headed type unless otherwise noted.

DIVISION 6 - ROUGH CARPENTRY

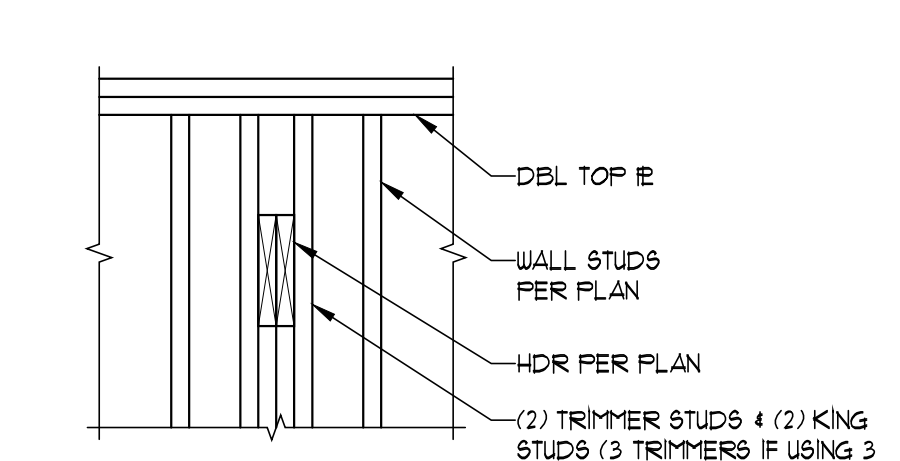
- All rough carpentry work shall conform to the requirements of NFA "National Design Specification for Wood Construction", TP "Design Specifications for Light Metal Plate Connected Wood Trusses", APA "Plywood Design Specifications", DOC PS 1 "Product Standards for Construction and Industrial Plywood", DOC PS 56 "Structural Glued Laminated Timber" and Chapter 23 of the International Building Code.
Rough carpentry materials shall comply with:
A. Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WWA or SPIB rules:
Studs: Stud Grades - Spruce-Pine-Fir
Joist: No. 2 Douglas Fir No. 2 Hem Fir
Header: No. 2 Douglas Fir
Rafter: No. 3 Douglas Fir No. 2 Spruce-Pine-Fir
Plates: No. 3 Spruce-Pine-Fir
Blocking: No. 3 Spruce-Pine-Fir
B. Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners, equal to Simpson strong-tie connectors complying with IBCO No. 1258.
C. Plywood - APA rated sheathing, complying to PS 1.
D. LVL - Laminated veneer lumber shall be grade 2800 F-2.0E and shall meet the requirements of NER-442, NER-472 or ER-421.
E. Laid - LVL shall be fabricated from APA rated sheathing board webs. LVL flanges, utilizing waterproof tie glue and shall meet requirements of NER-450, NER-446, NER-476 or IBCO PFC-3754.
F. Gypsum Beams - Combination 20F-V in accordance with Table No. 25-C-1 Part A of Chapter 23 of the International Building Code.
G. Fiberboard Sheathing - DOC Standard PS 57-73.
H. Gypsum Sheathing Board - ASTM C 79 and UBC Standard No. 47-10.
I. Gypsum Wallboard - ASTM C 36 and UBC Standard No. 47-11.
Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 24/0 exterior glued and clipped. Roof sheathing for Conc. Tile shall be 5/8 inch APA rated 20/16 exterior glued and clipped. Lay sheathing with long grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
Floor sheathing shall be 3/4 inch APA rated sheathing 48/24 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
Exterior wall sheathing shall be 1/2 inch APA rated sheathing 24/0 or 7/16 inch LP Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges FASTEN PER SCHEDULE BELOW. For LP Siding, fasten through both panels at edge supports.
Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
Attach all framing fasteners to framing members with minimum number and size of nails listed in IBCO Report No. 1258.
Provide full depth solid blocking, 1 X 4 cross bracing, or 16 gauge metal cross bracing bridging at ends of members and at 8'-0" intervals along members.



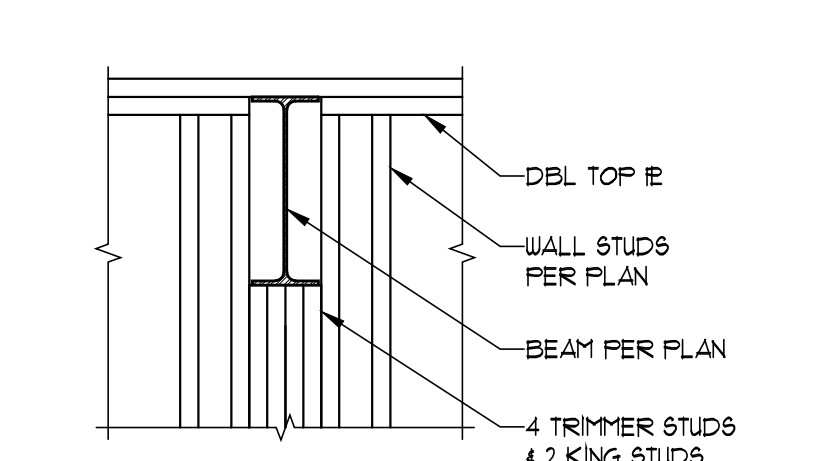
ATTIC ACCESS HATCH SCALE: 3/4" = 1'-0"



DUCT INSTALLATION NOT TO SCALE

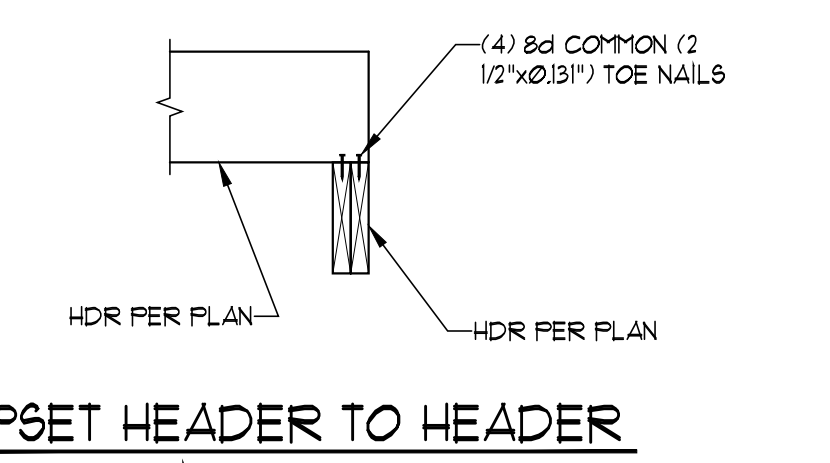


WOOD HEADER TO WALL CONNECTION SCALE: 3/4" = 1'-0"

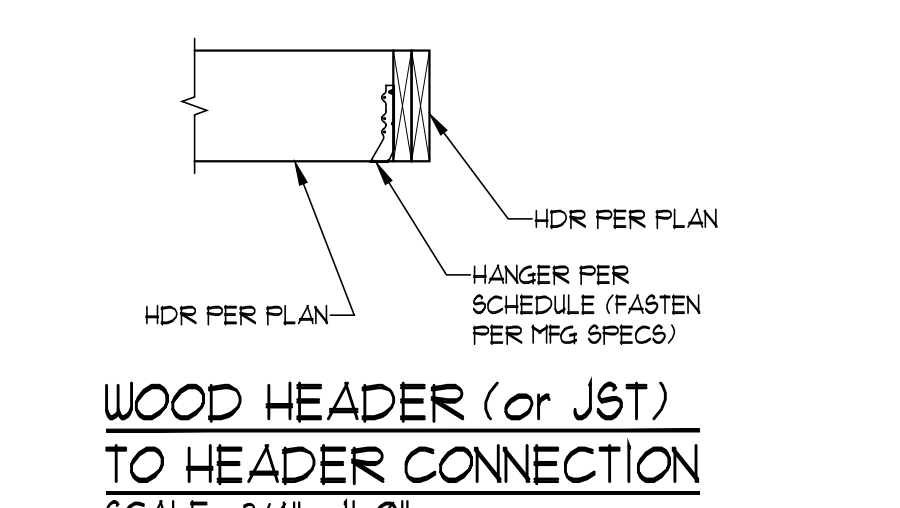


STEEL BEAM TO WALL CONNECTION SCALE: 3/4" = 1'-0"

HANGER SCHEDULE table with columns for SOLID SAWN LUMBER and ENGINEERED LUMBER, listing hanger sizes and lumber dimensions.



UPSET HEADER TO HEADER CONNECTION (UPSET HDR TO WALL SIM) SCALE: 3/4" = 1'-0"



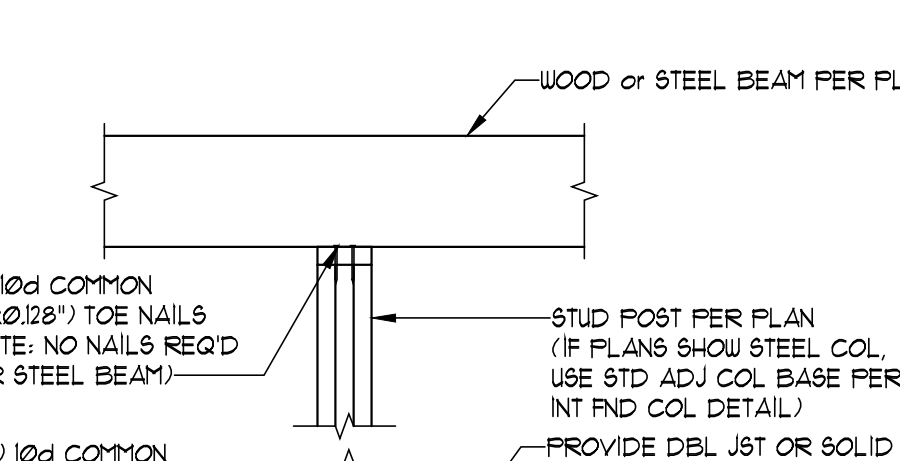
WOOD HEADER (or JST) TO HEADER CONNECTION SCALE: 3/4" = 1'-0"

Table with columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Rows include roof and wall fasteners.

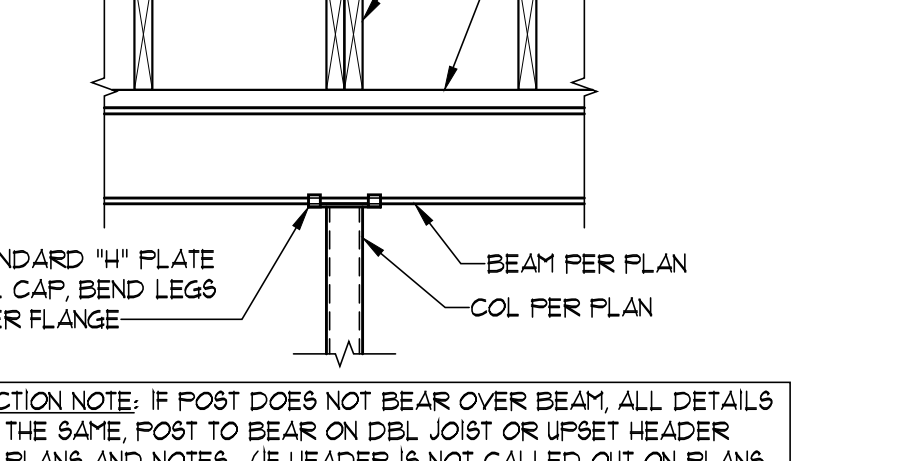
Table with columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Rows include floor and other wall sheathing fasteners.

Table with columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Rows include wall and other wall sheathing fasteners.

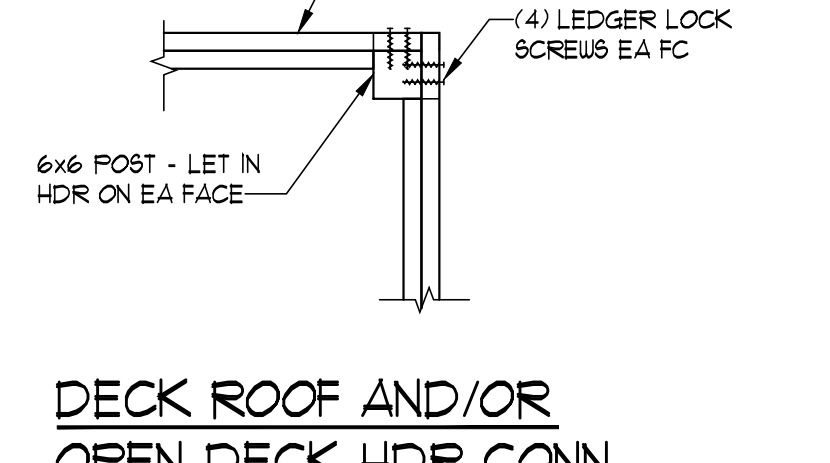
Table with columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Rows include wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing.



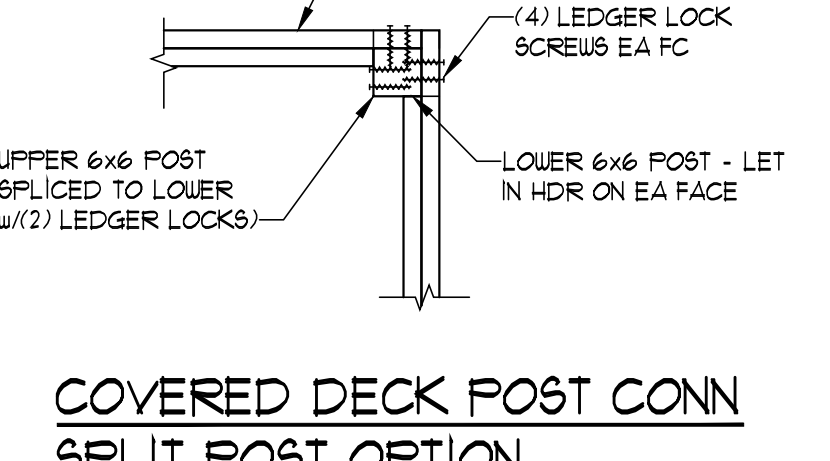
COVERED DECK POST CONN SPLIT POST OPTION SCALE: 3/4" = 1'-0"



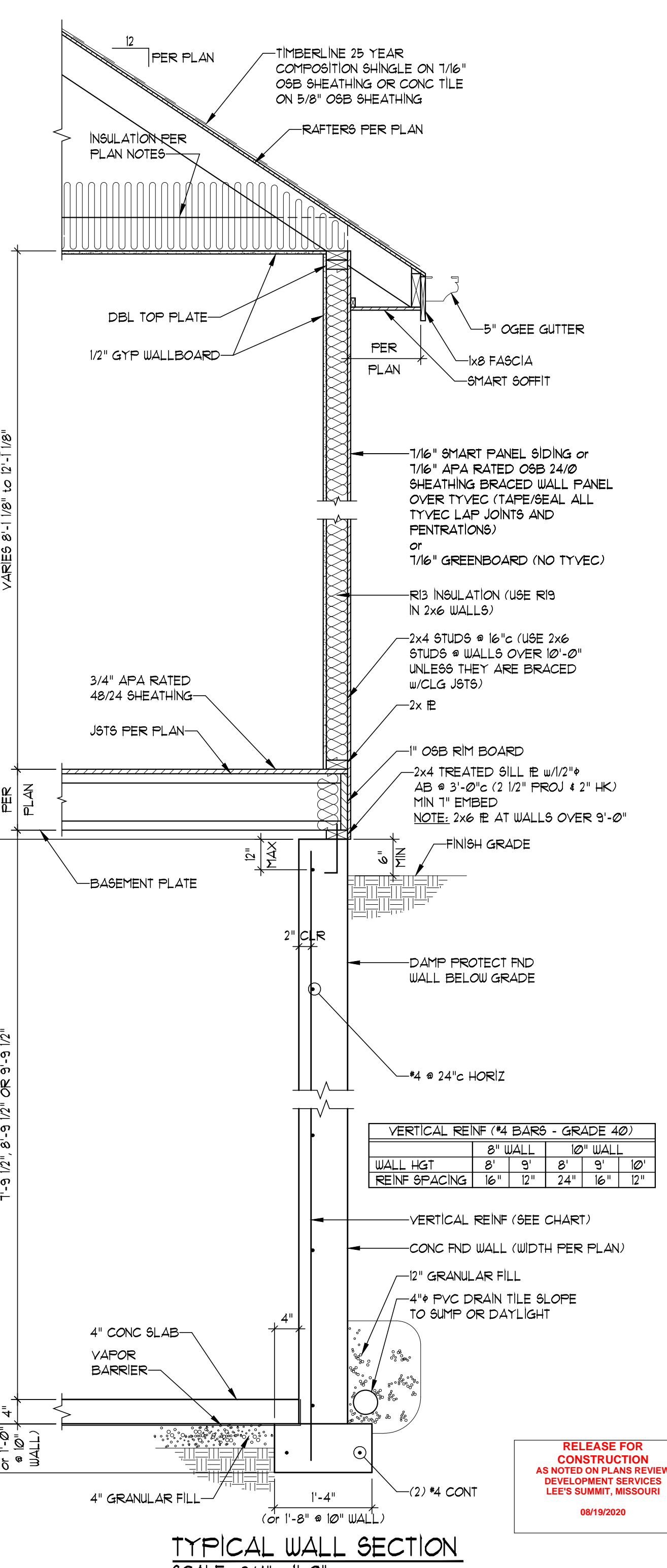
COVERED DECK POST CONN STACKED POST OPTION SCALE: 3/4" = 1'-0"



DECK ROOF AND/OR OPEN DECK HDR CONN SCALE: 3/4" = 1'-0"



STEEL POST CAP AND MISC POST CONN DETAILS SCALE: 3/4" = 1'-0"



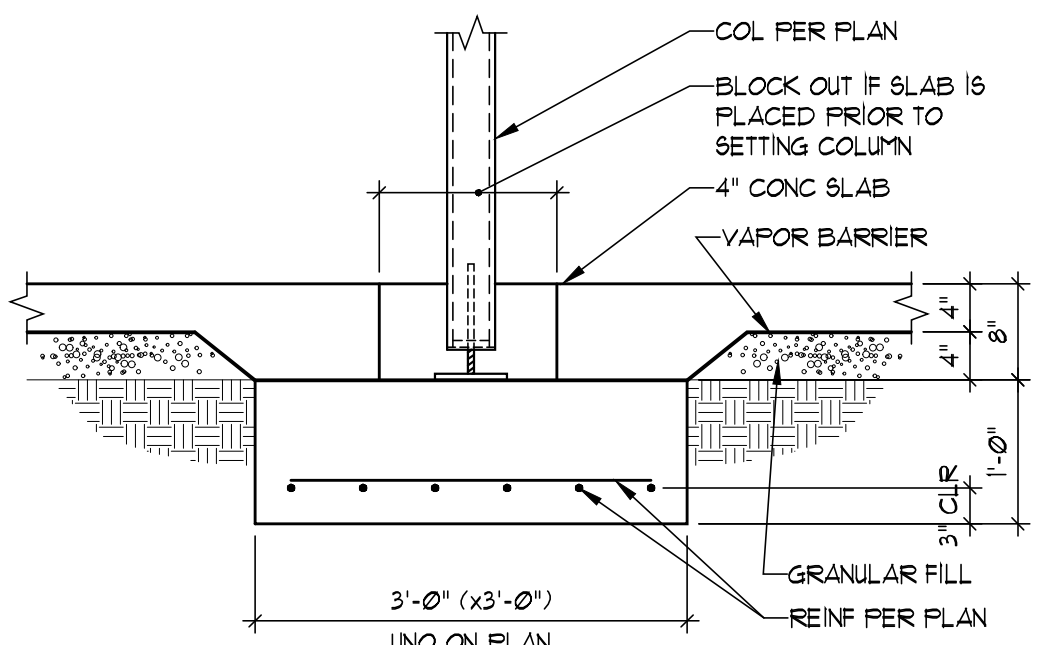
TYPICAL WALL SECTION SCALE: 3/4" = 1'-0"

THE GUNNISON MODERN 2357 SW River Trail Road, Lee's Summit, MO Lot 715 - Eagle Creek

Project #: 8083-XXXX DATE: 7/20/2020 For Permit: 7/20/2020

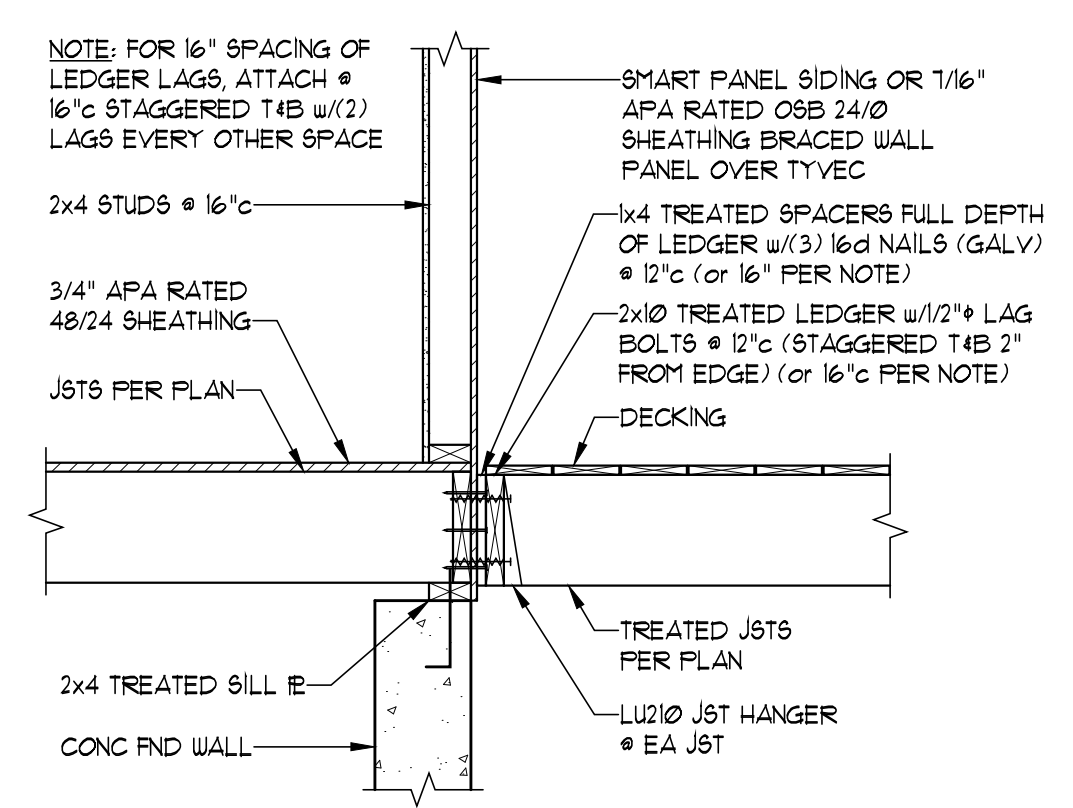
Framing Notes and Details S100

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES 08/19/2020



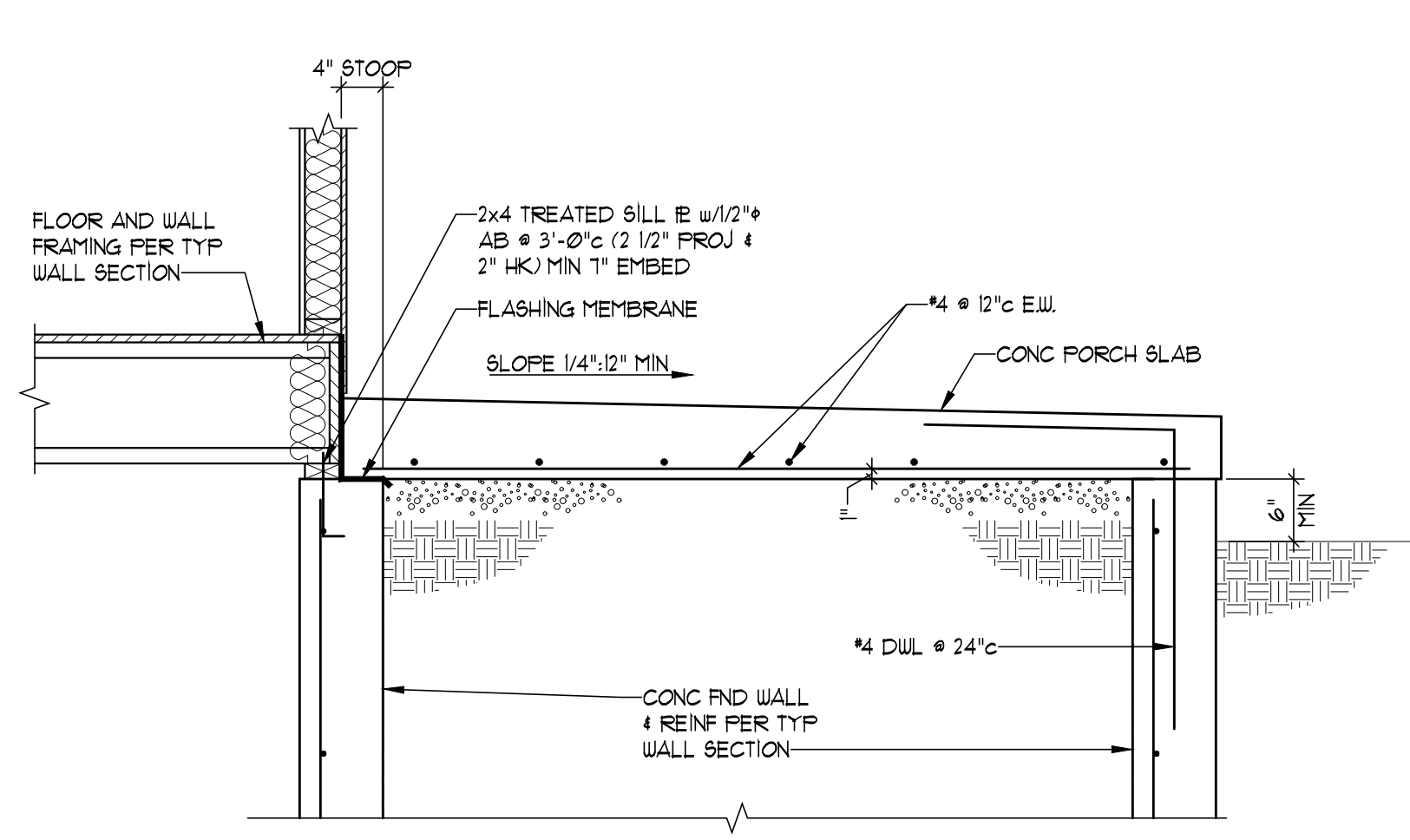
TYPICAL INTERIOR COLUMN
SCALE: 3/4" = 1'-0"

VERTICAL REIN (4 BARS - GRADE 40)			
WALL HGT	8' WALL	9'	10' WALL
REIN SPACING	16"	12"	24" 16" 12"

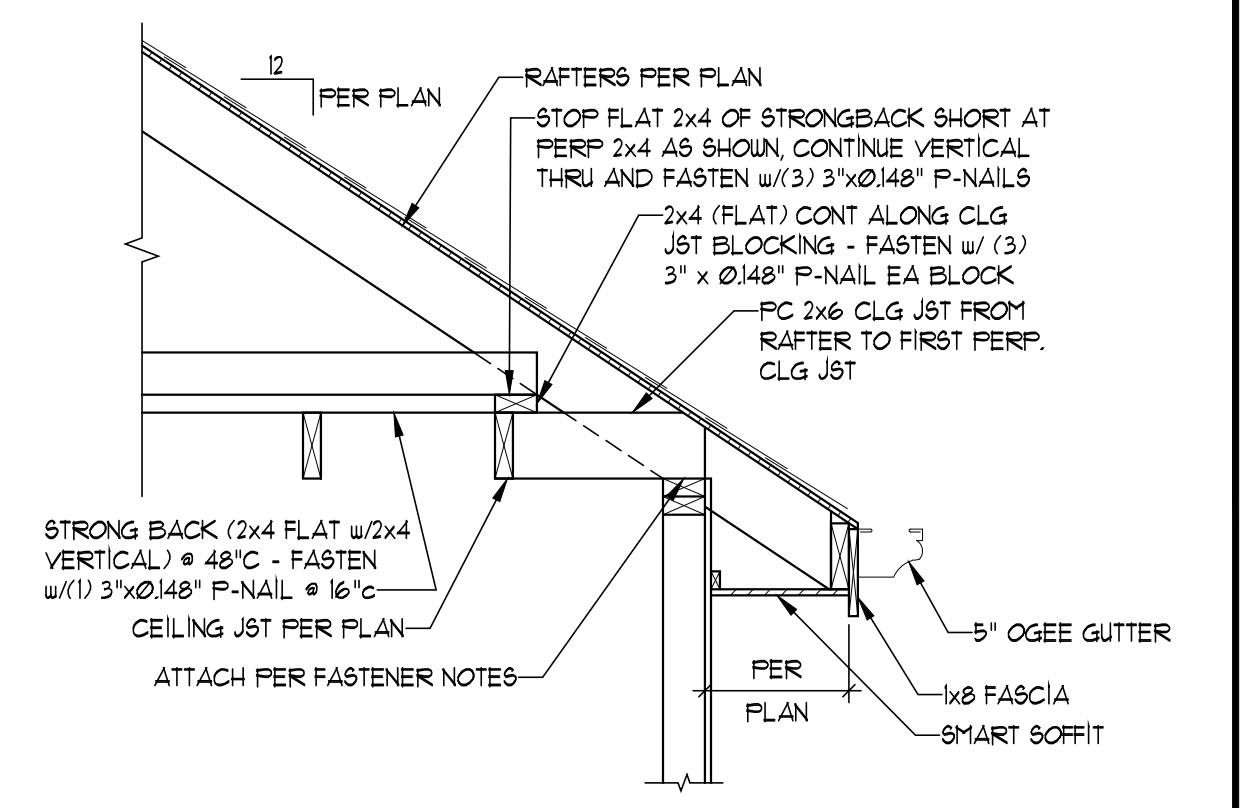


DECK ATTACHMENT
SCALE: 3/4" = 1'-0"

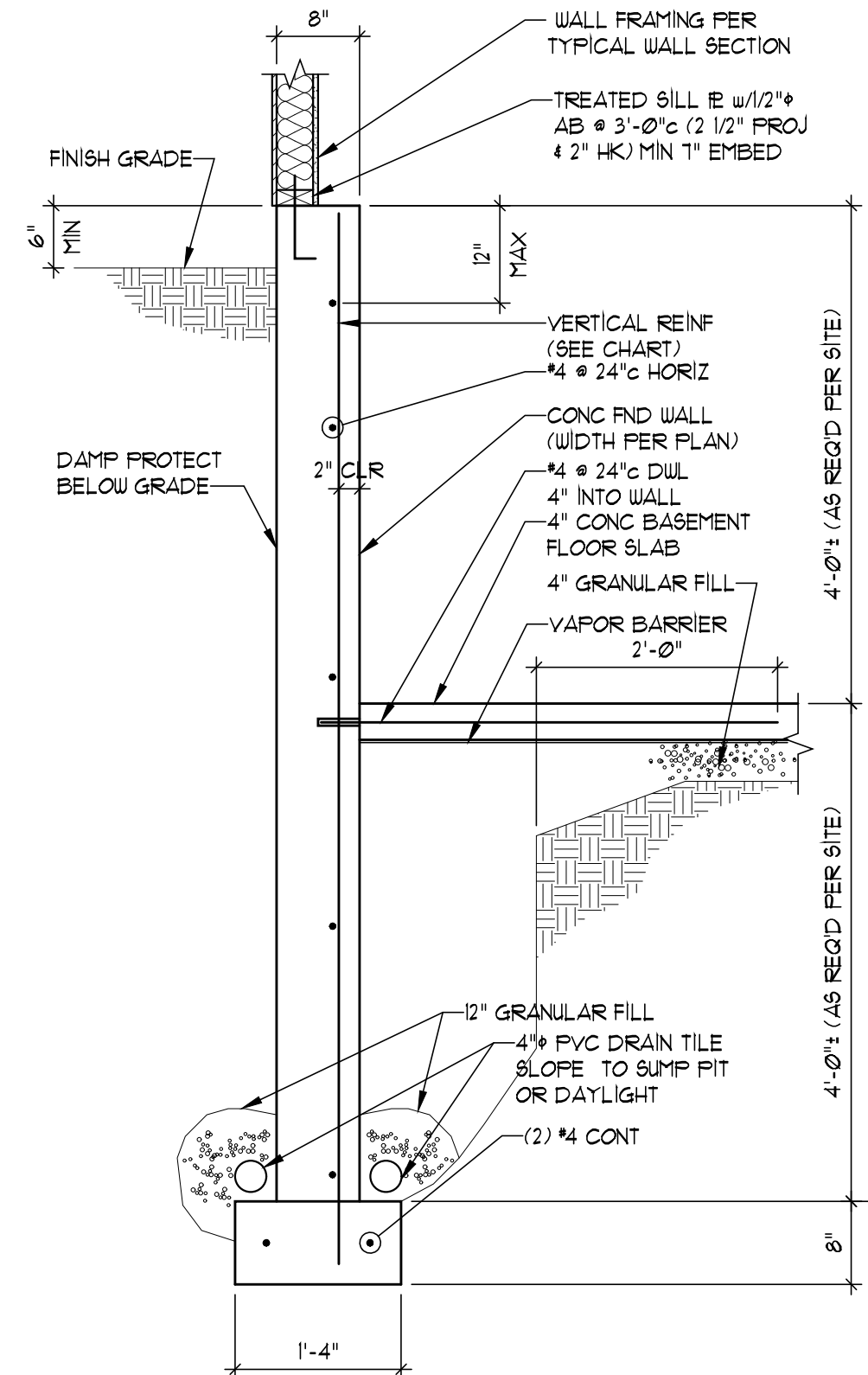
VERTICAL REIN (4 BARS - GRADE 40)			
WALL HGT	8' WALL	9'	10' WALL
REIN SPACING	16"	12"	24" 16" 12"



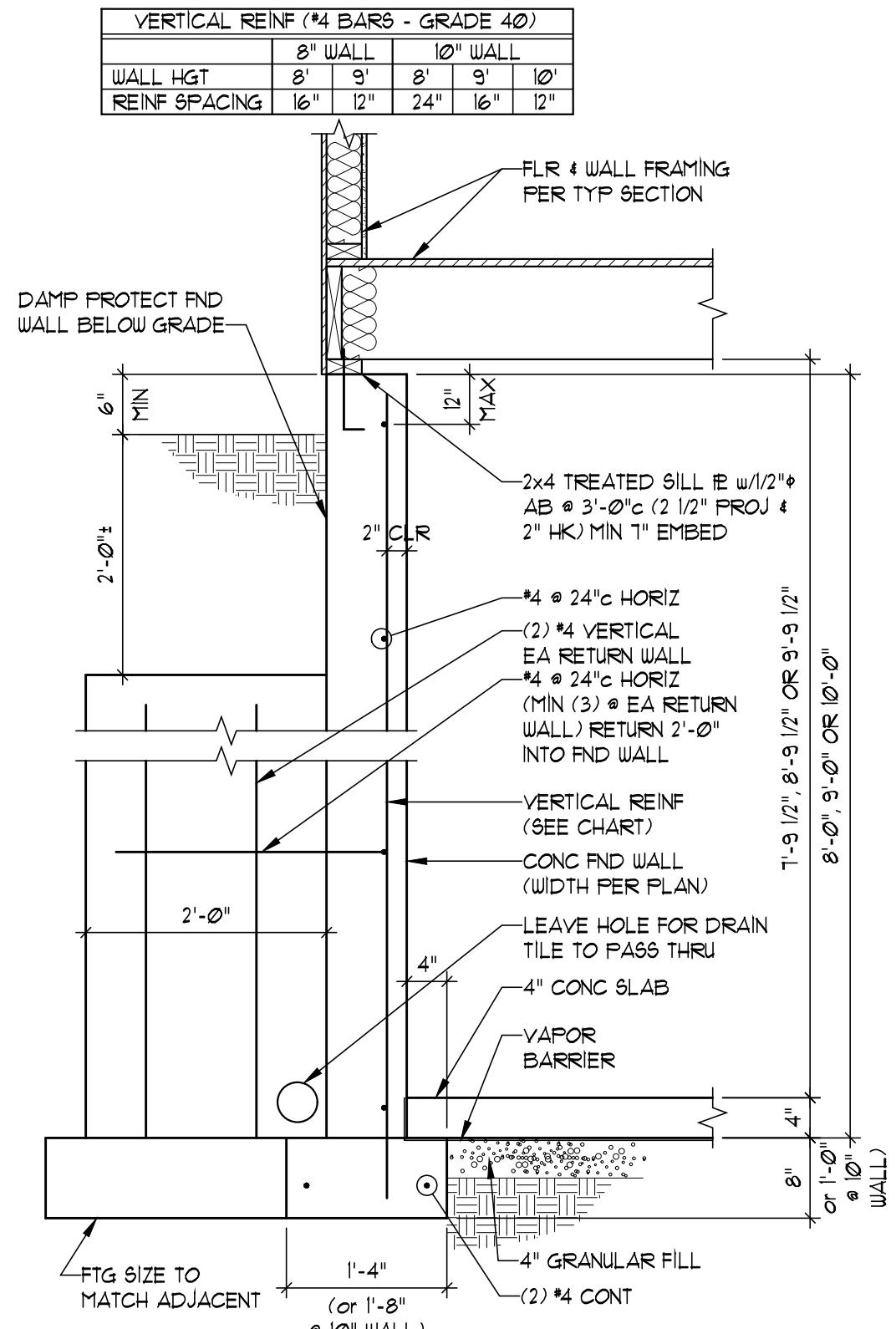
TYPICAL SECTION THRU PORCH
SCALE: 3/4" = 1'-0"



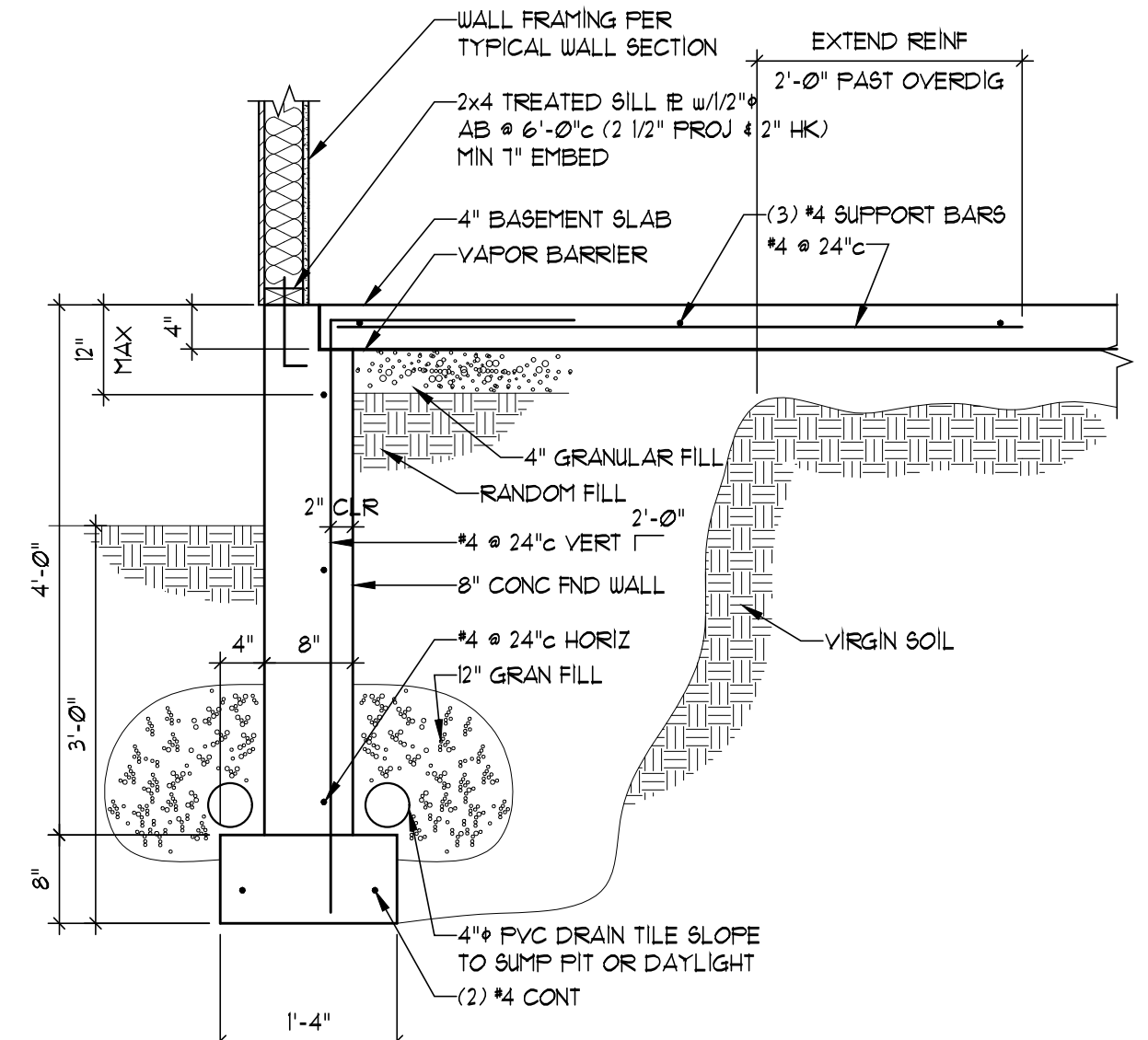
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
SCALE: 3/4" = 1'-0"



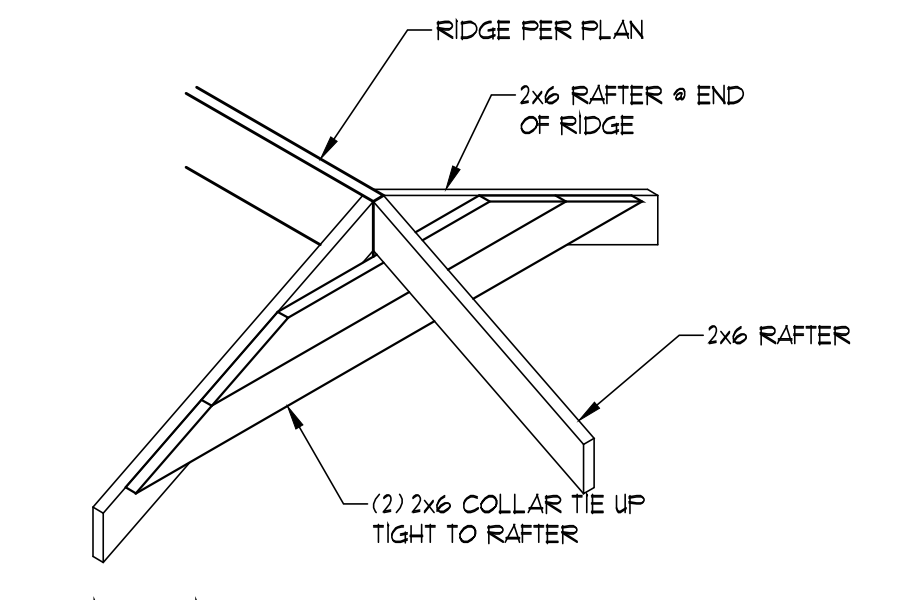
TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"



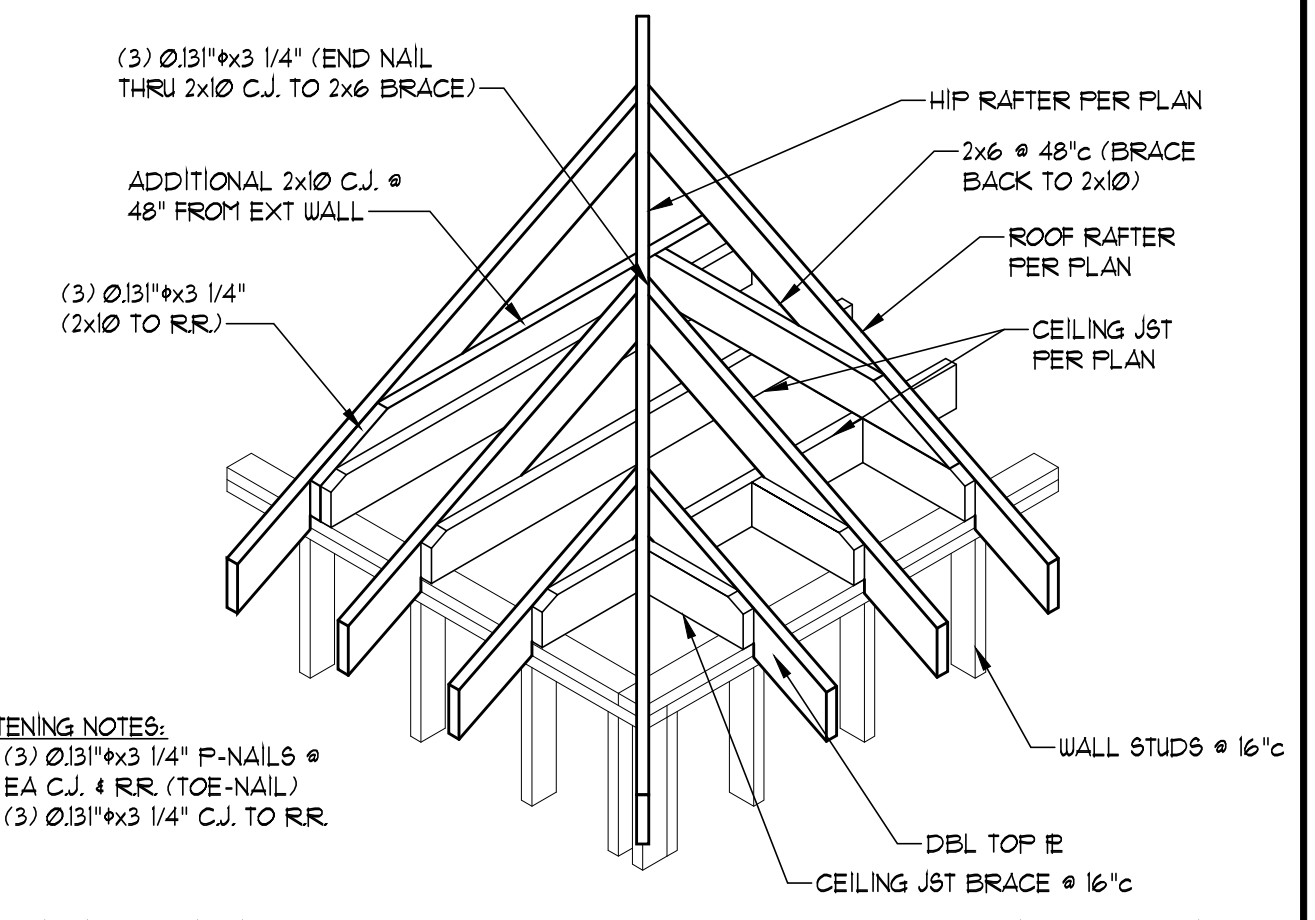
TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"



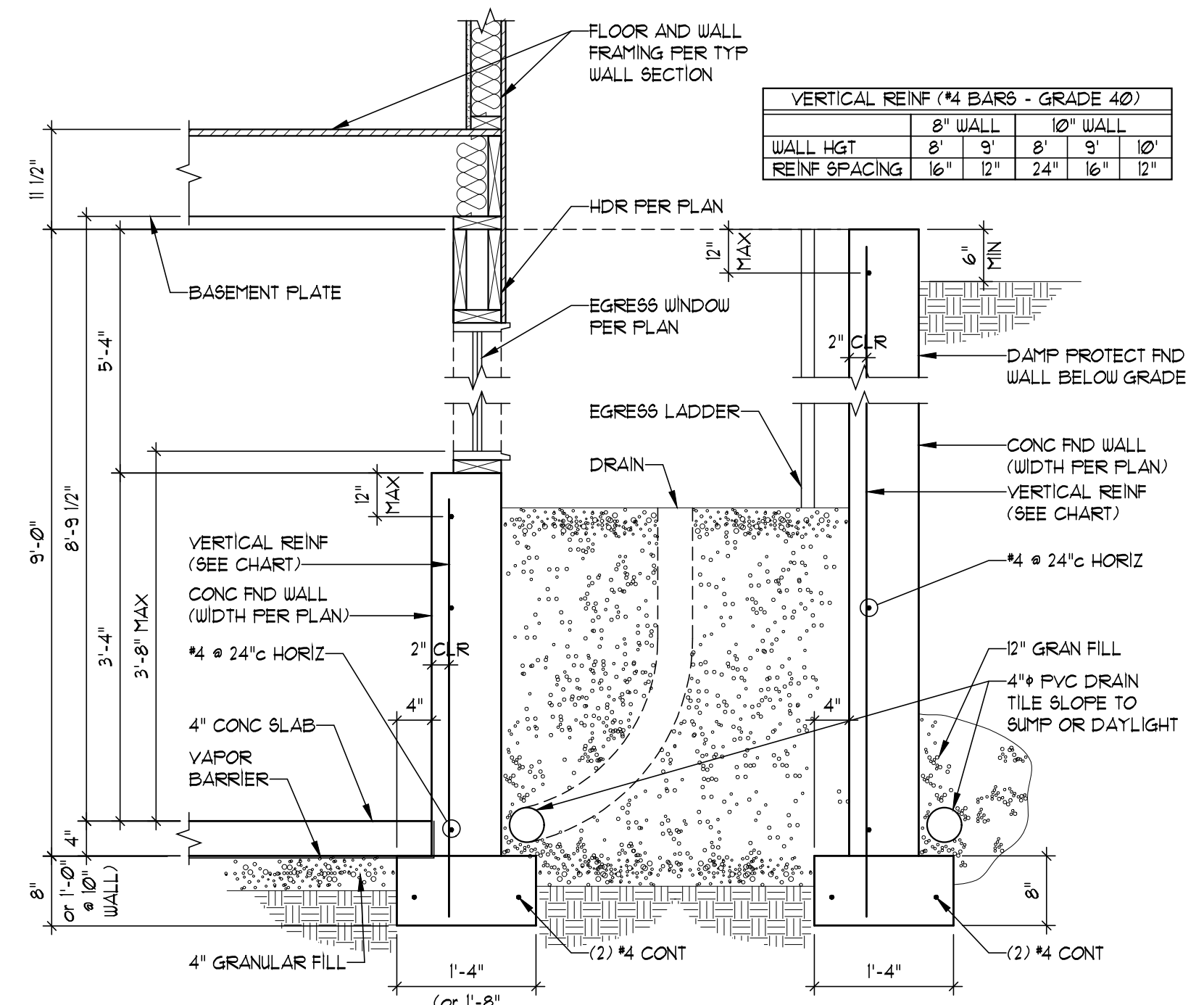
TYPICAL WALKOUT SECTION
SCALE: 3/4" = 1'-0"



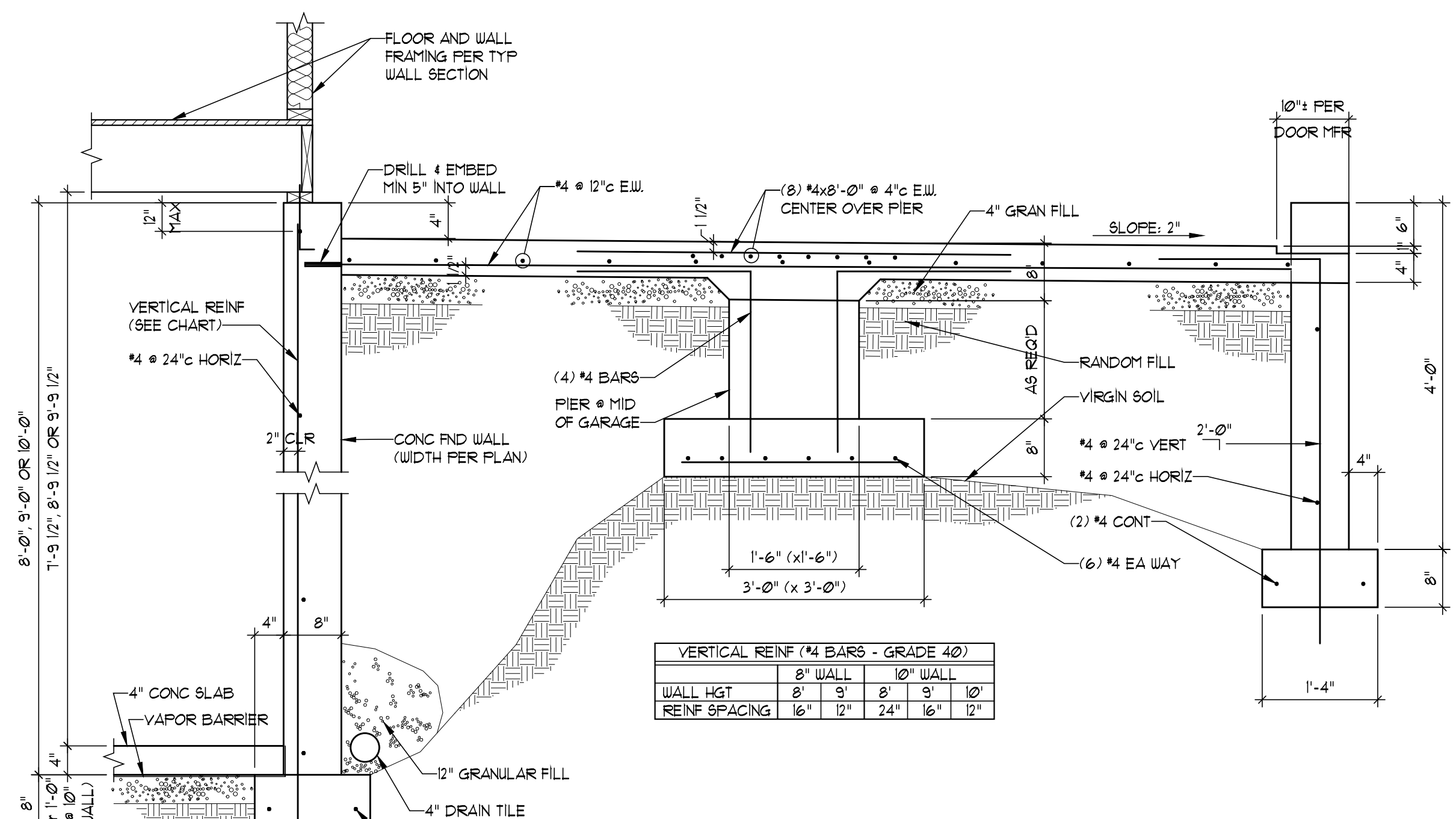
HIP RIDGE SUPPORT
SCALE: 1/2" = 1'-0"



CEILING JOIST AND ROOF RAFTER CONNECTION @ HIP
SCALE: 1/2" = 1'-0"

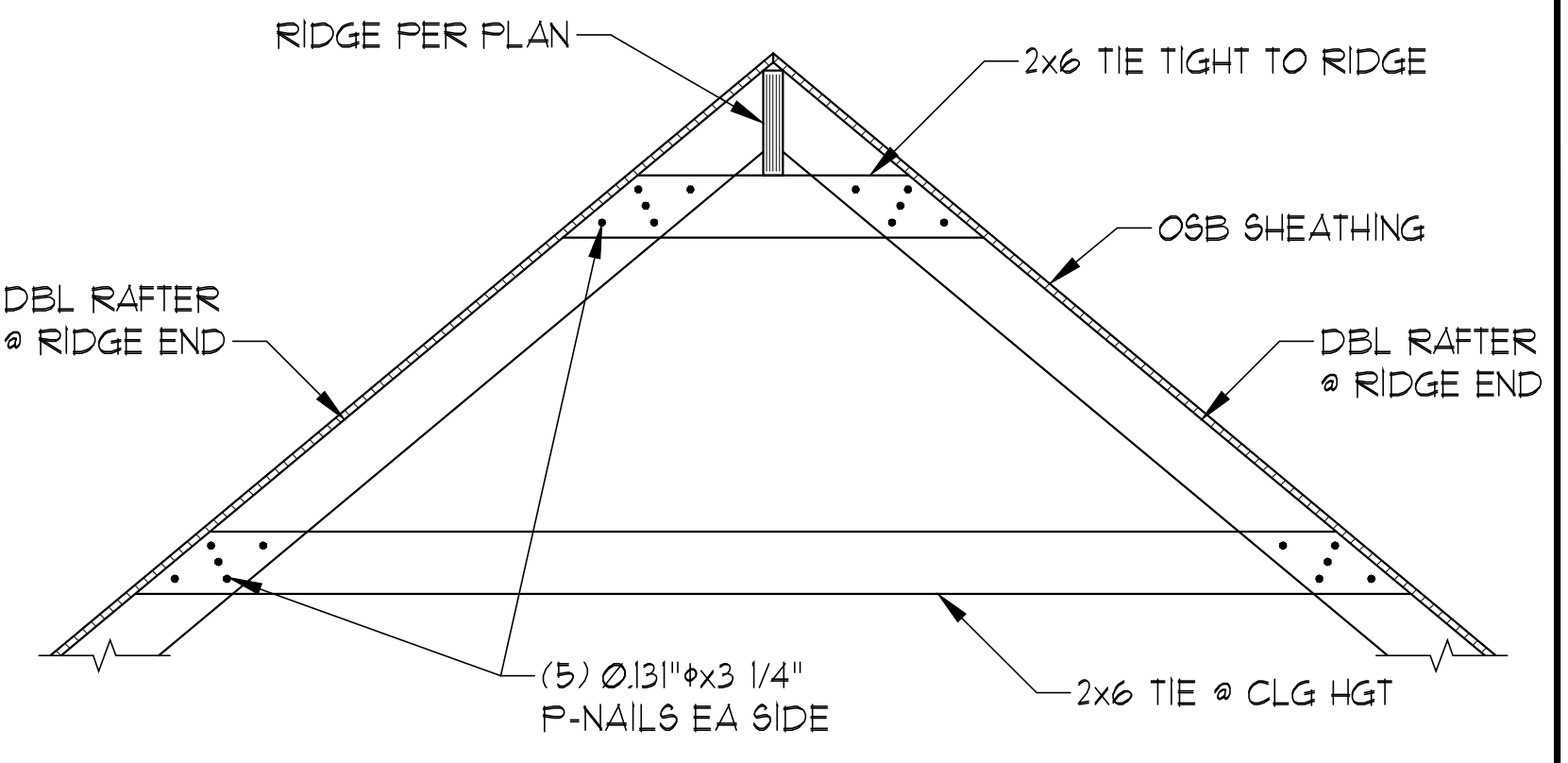


TYPICAL WINDOW WELL
SCALE: 3/4" = 1'-0"



GARAGE SLAB SECTION
SCALE: 3/4" = 1'-0"

VERTICAL REIN (4 BARS - GRADE 40)			
WALL HGT	8' WALL	9'	10' WALL
REIN SPACING	16"	12"	24" 16" 12"



RIDGE SUPPORT DETAIL
SCALE: 1/2" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/19/2020



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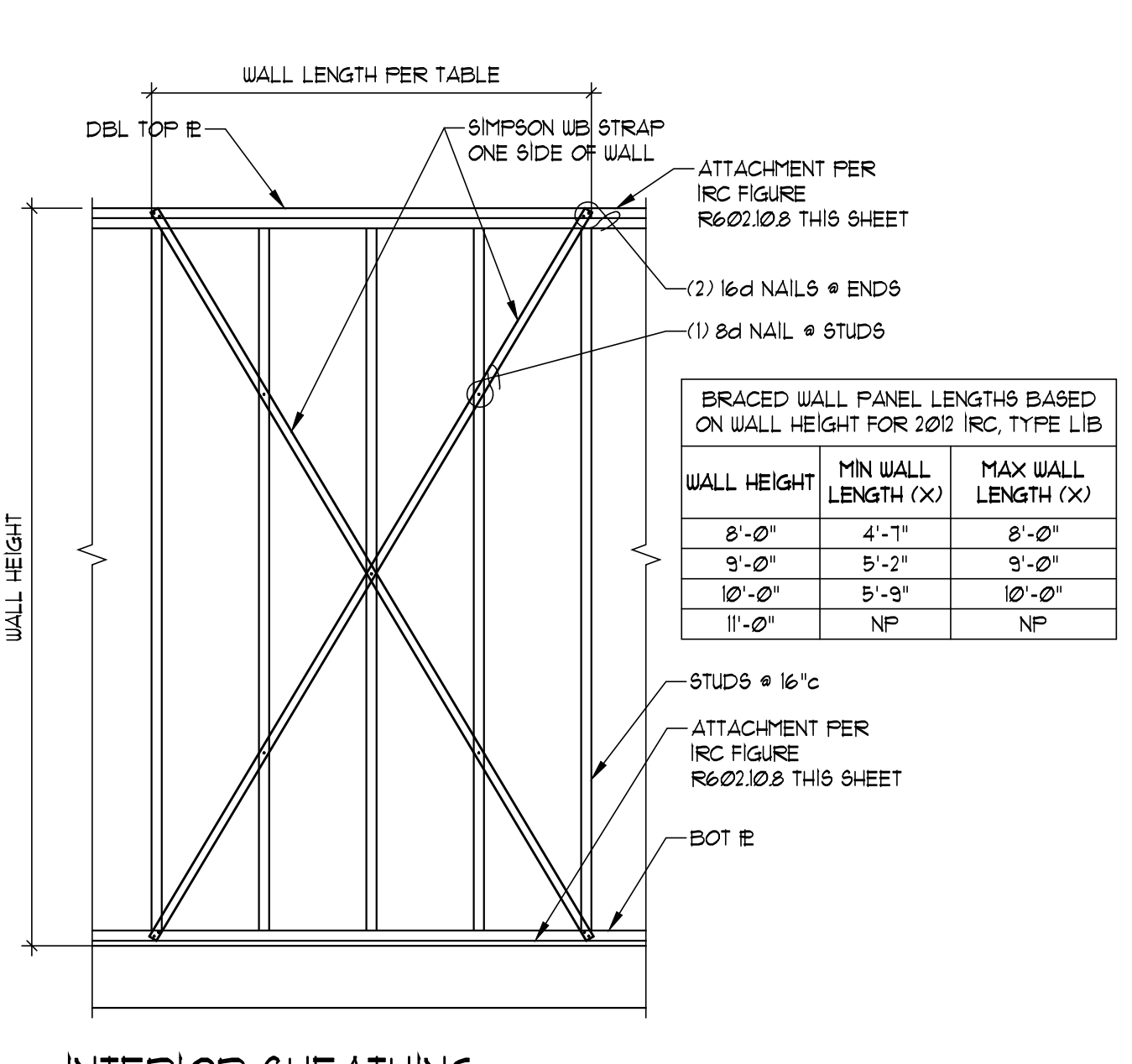
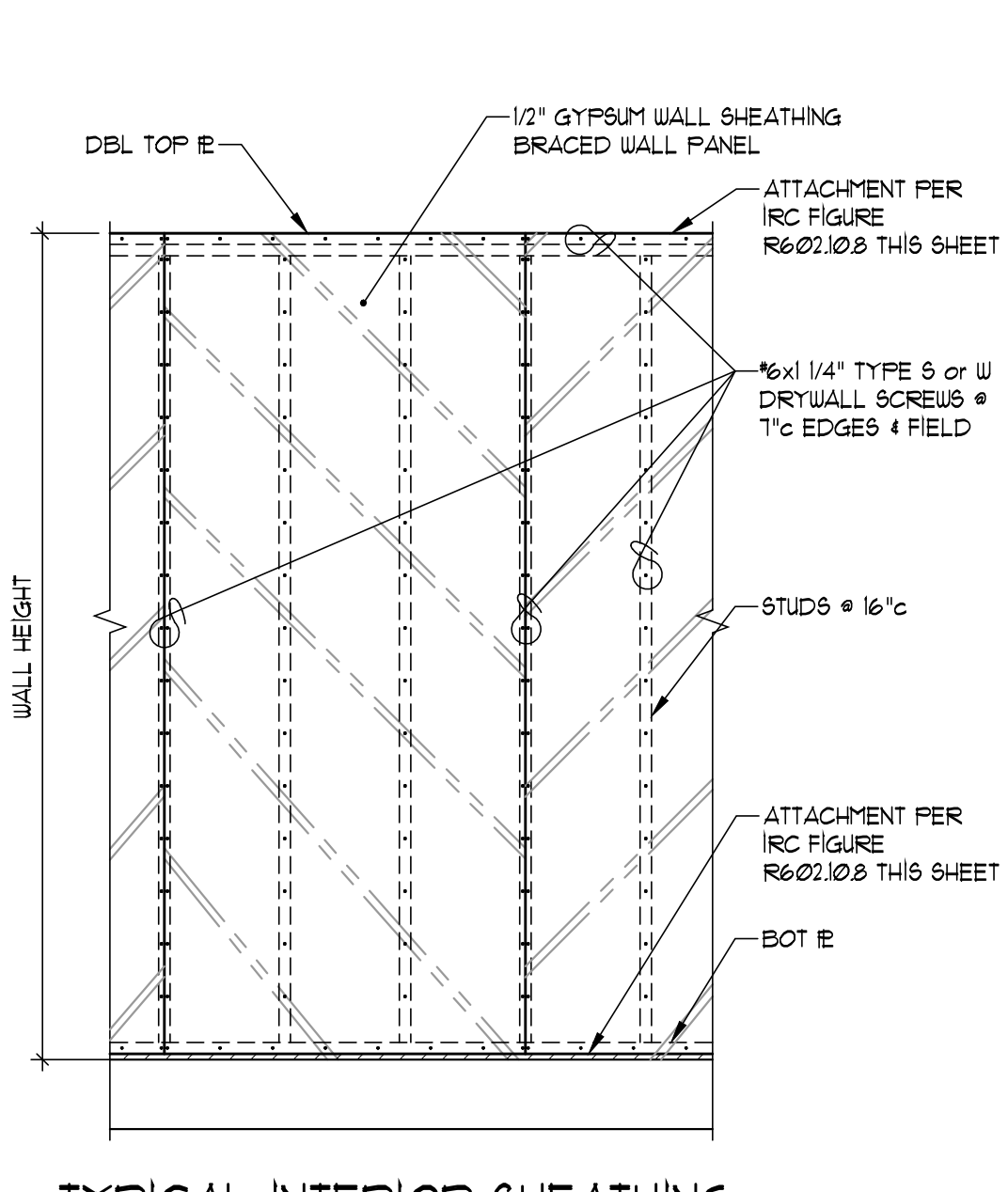
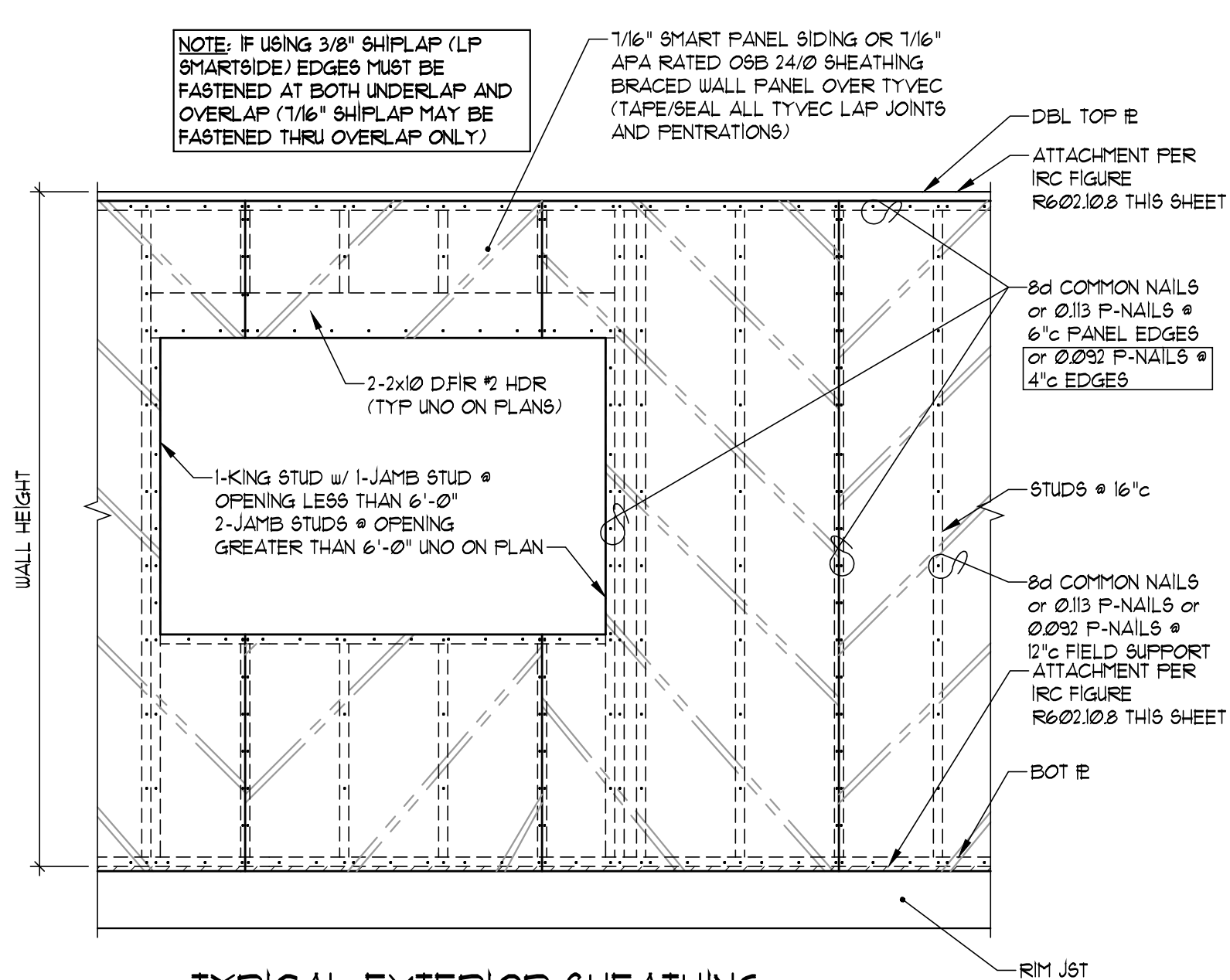
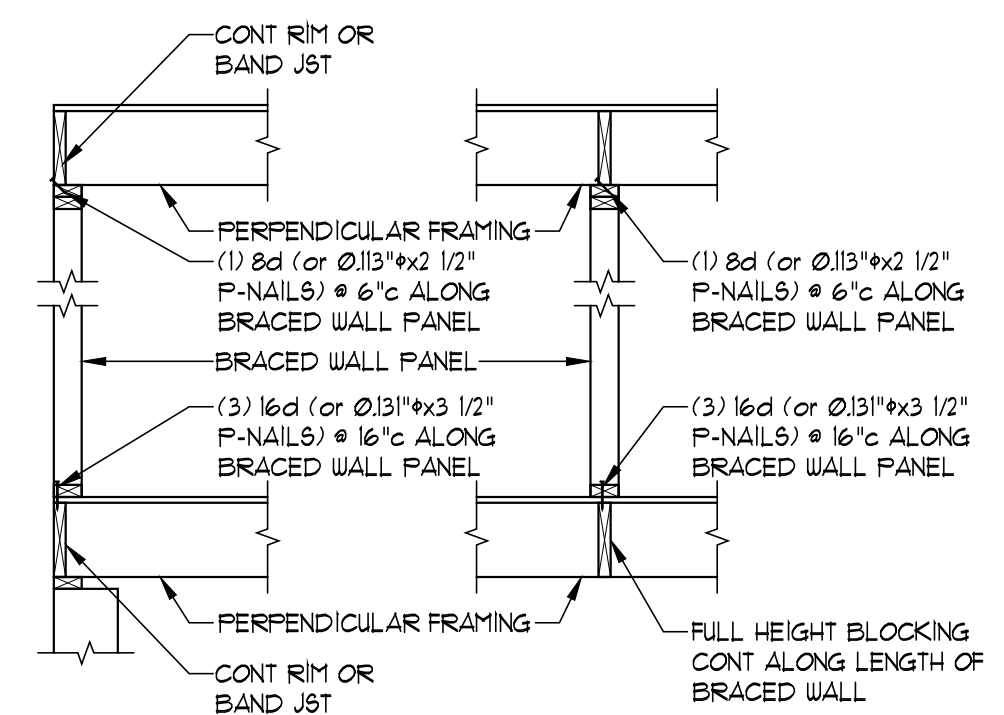


THE GUNNISON MODERN

2357 SW River Trail Road, Lee's Summit, MO
Lot 715 - Eagle Creek

Project #: 8083-XXXX
DATE:
For Permit: 7/20/2020

Framing Notes and Details
S101

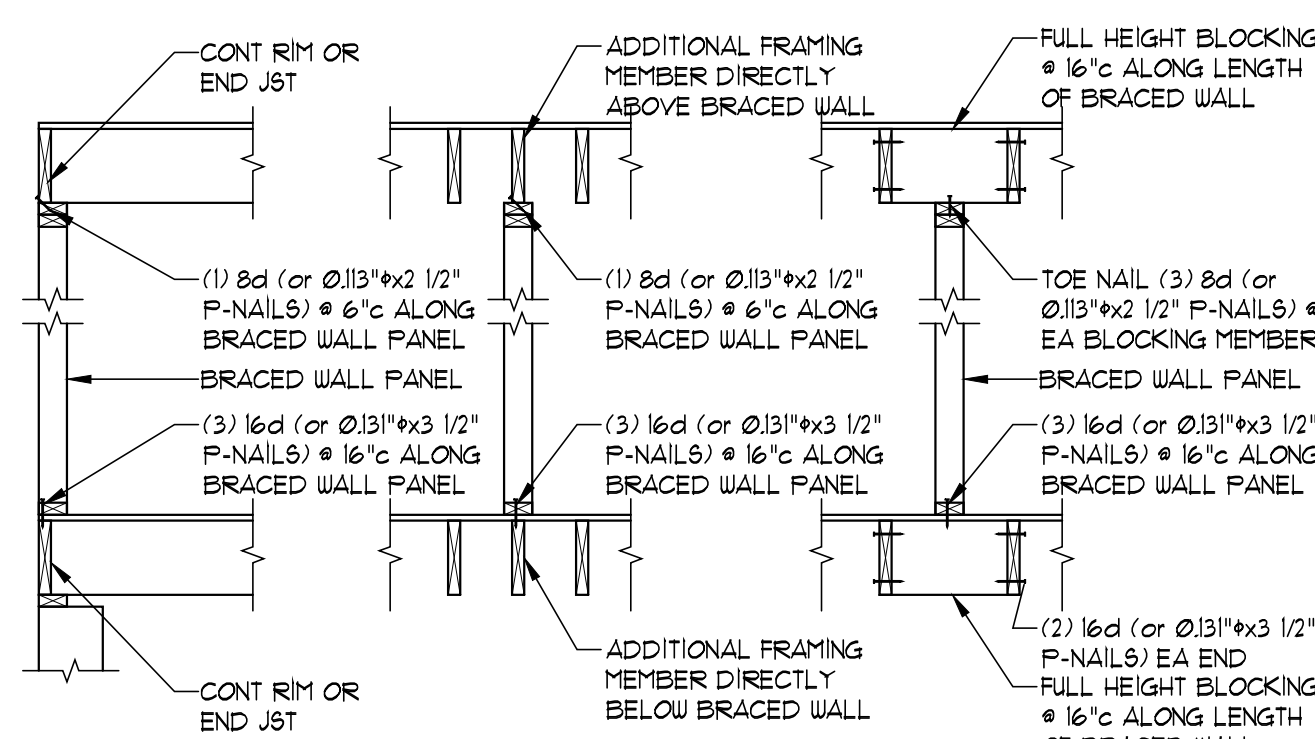


TYPICAL EXTERIOR SHEATHING INSTALLATION (METHOD WSP & C6-WSP)
SCALE: 1/2" = 1'-0"

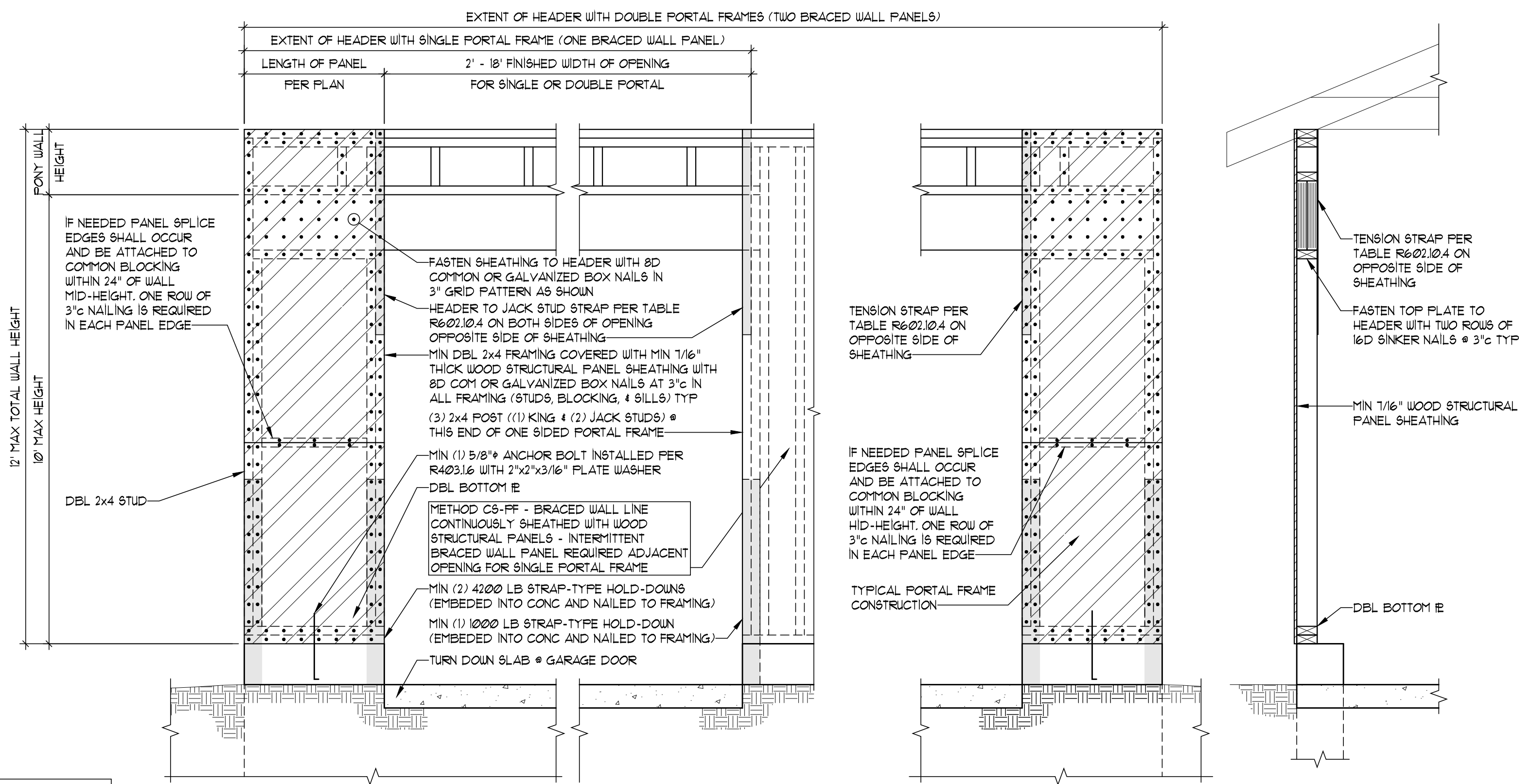
TYPICAL INTERIOR SHEATHING INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"

INTERIOR SHEATHING INSTALLATION (METHOD LIB)
SCALE: 1/2" = 1'-0"

IRC FIGURE R602.10.2(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



IRC FIGURE R602.10.2(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR C6-PF)
SCALE: 3/4" = 1'-0"

SECTION

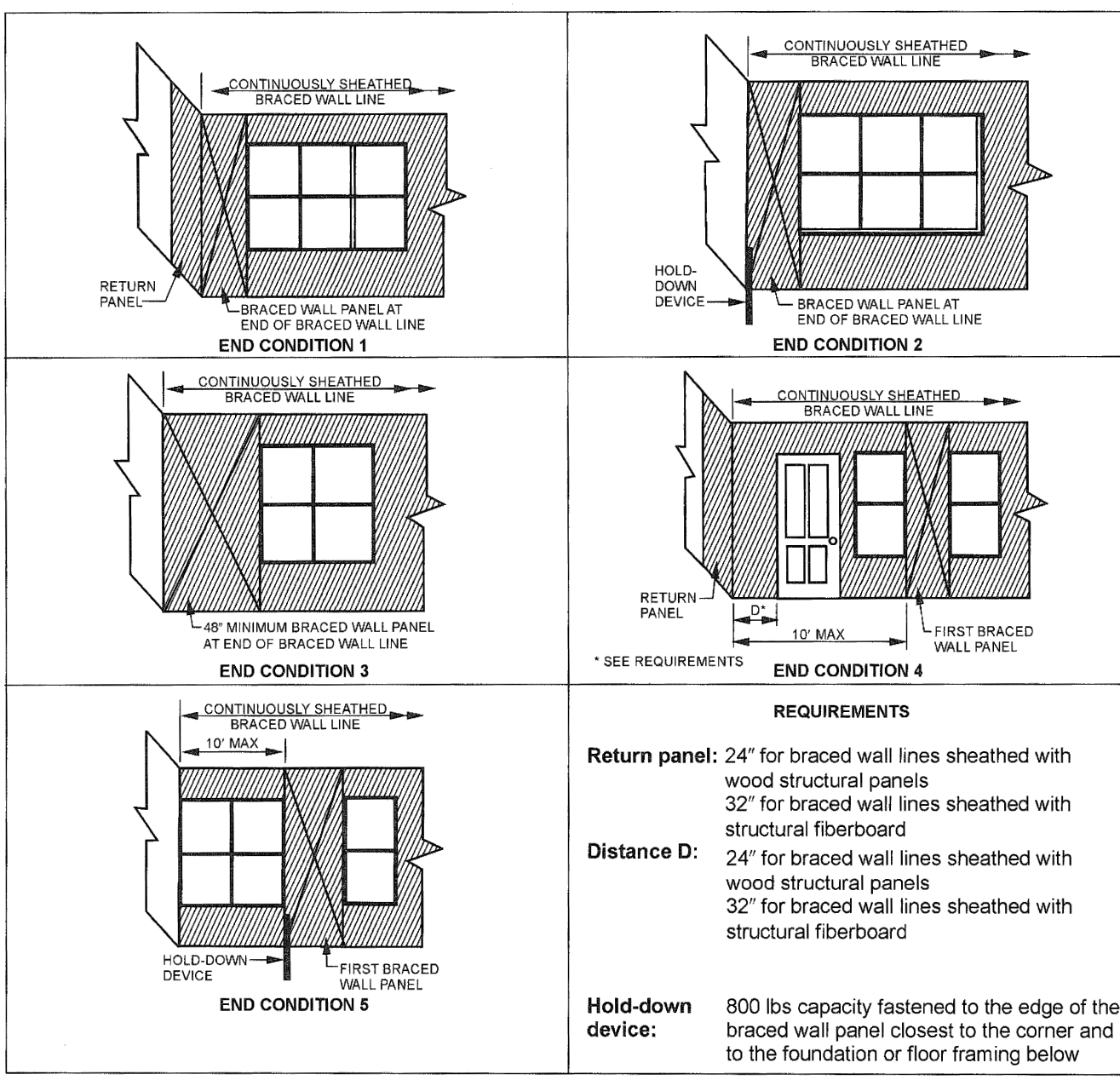
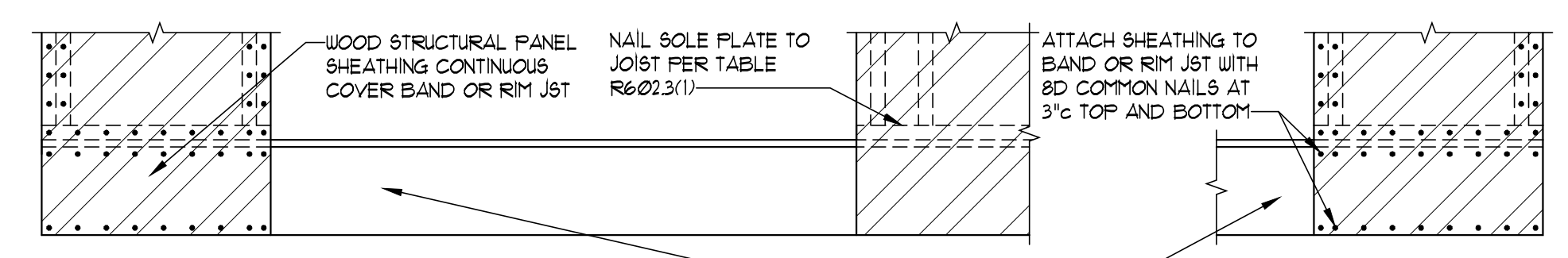


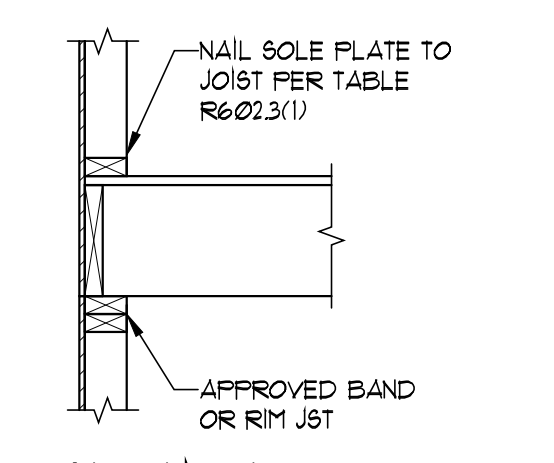
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.4
TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFG, AND C6-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V _w = 150mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	8	1000	1000
			9	1000	1000
			16	1075	2500
			9	1275	2850
			16	1000	1875
			16	2175	4125
	2	12	8	2500	DESIGN
			9	1500	3175
			16	3375	DESIGN
			16	3975	DESIGN
			9	2150	DESIGN
			12	3175	DESIGN
2x6 STUD GRADE	2	12	8	1000	2025
			9	2150	3675
			16	2500	DESIGN
			9	1750	3125
			16	2400	DESIGN
			16	3800	DESIGN



BRACED WALL METHOD "C6-PF" (ATTACHMENT TO WOOD FLOOR)
(REFER TO BRACED WALL METHOD "PFH" FOR HEADER ATTACH)
SCALE: 3/4" = 1'-0"



SECTION

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/19/2020

THE GUNNISON MODERN
2357 SW River Trail Road, Lee's Summit, MO
Lot 715 - Eagle Creek

Project #: 8083-XXXX
DATE: 7/20/2020
For Permit: