

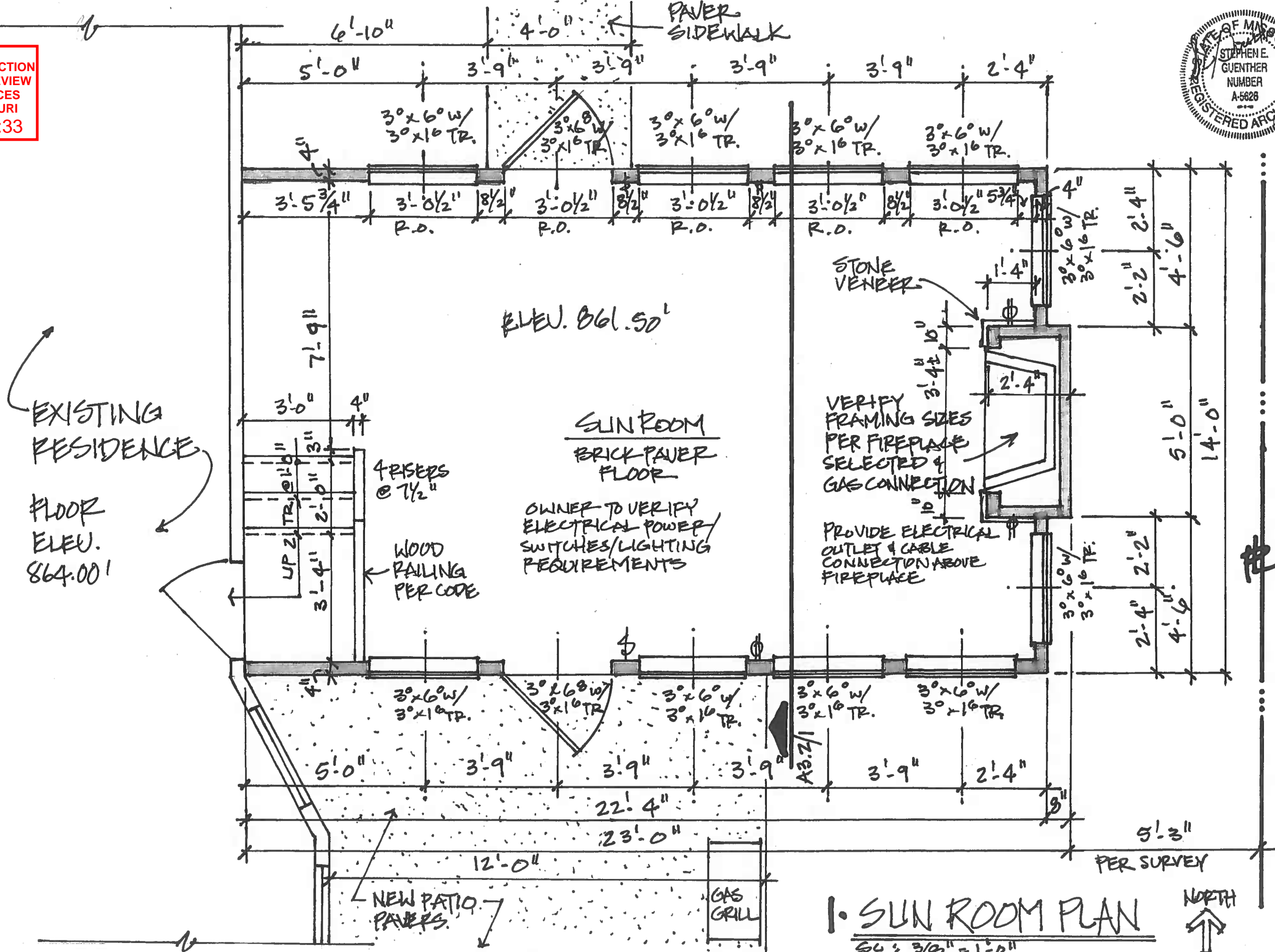
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/08/2021 3:23:33



DATE: 4/20/21
DRAWN BY: MAC
CHECKED BY: SSB
REVISION BY:
Kris & Joanna Carrell Addition
204 SH 3RD STREET
LEE'S SUMMIT, MO 64065
COPYRIGHT 2021 GUENTHER STUDIO LLC. MISSOURI ARCHITECTS

GUENTHER STUDIO LLC.
11705 EAST TIST COURT, RAYTOWN, MO 64135 C: (816) 918-7645
Missouri Architecture COA License No. A-2020052087

A2.1
30 21012

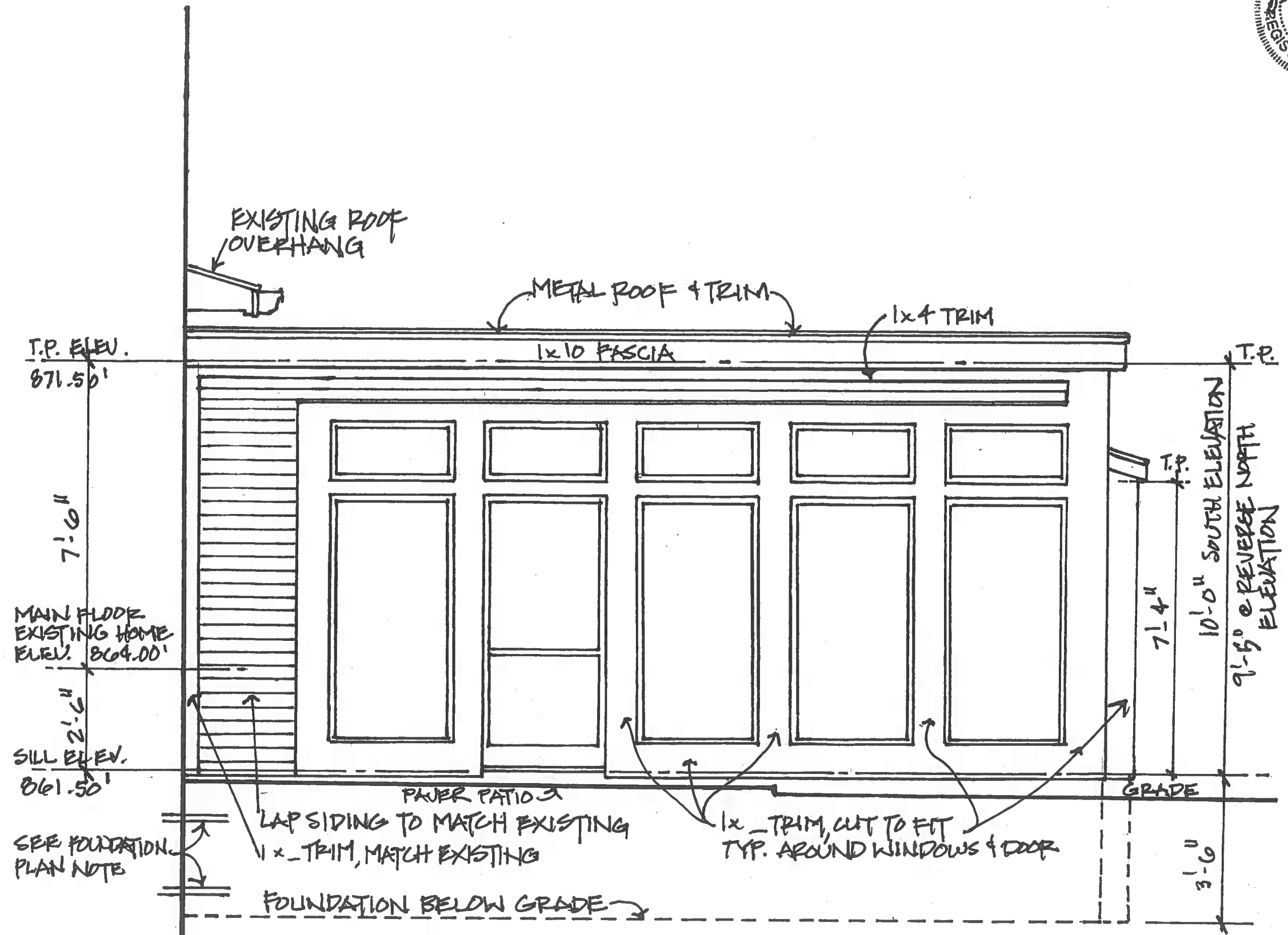


THESE DRAWINGS AND THEIR CONTENTS ARE THE PROPERTY OF GUENTHER STUDIO LLC. THE INFORMATION CONTAINED HEREIN CANNOT BE USED BY ANY ENTITY WITHOUT AN EXPRESS WRITTEN CONSENT FROM GUENTHER STUDIO LLC.



DATE: 9/20/21
 DRAWN BY: MAG
 CHECKED BY: SSB

KRIS & JOANNA CARRELL ADDITION
 204 5th 3rd STREET
 LEE'S SUMMIT, MO 64065
 COMPANY AND CONTACT INFO LISTED ABOVE



1. SOUTH ELEVATION
 SC: 3/8" = 1'-0" (NORTH ELEVATION SIMILAR REVERSE)
 W/TOP PLATE ELEV. 870.83'

GUENTHER STUDIO LLC.
 11705 EAST TISE COURT, RAYTOWN, MO. 64125 G. (816) 412-7645
 Missouri Architecture COA License No. A-2020052057

A3.1
 21012



DATE: 11/08/21
DRAWN BY: HMG
CHECKED BY: HMG

REVISIONS

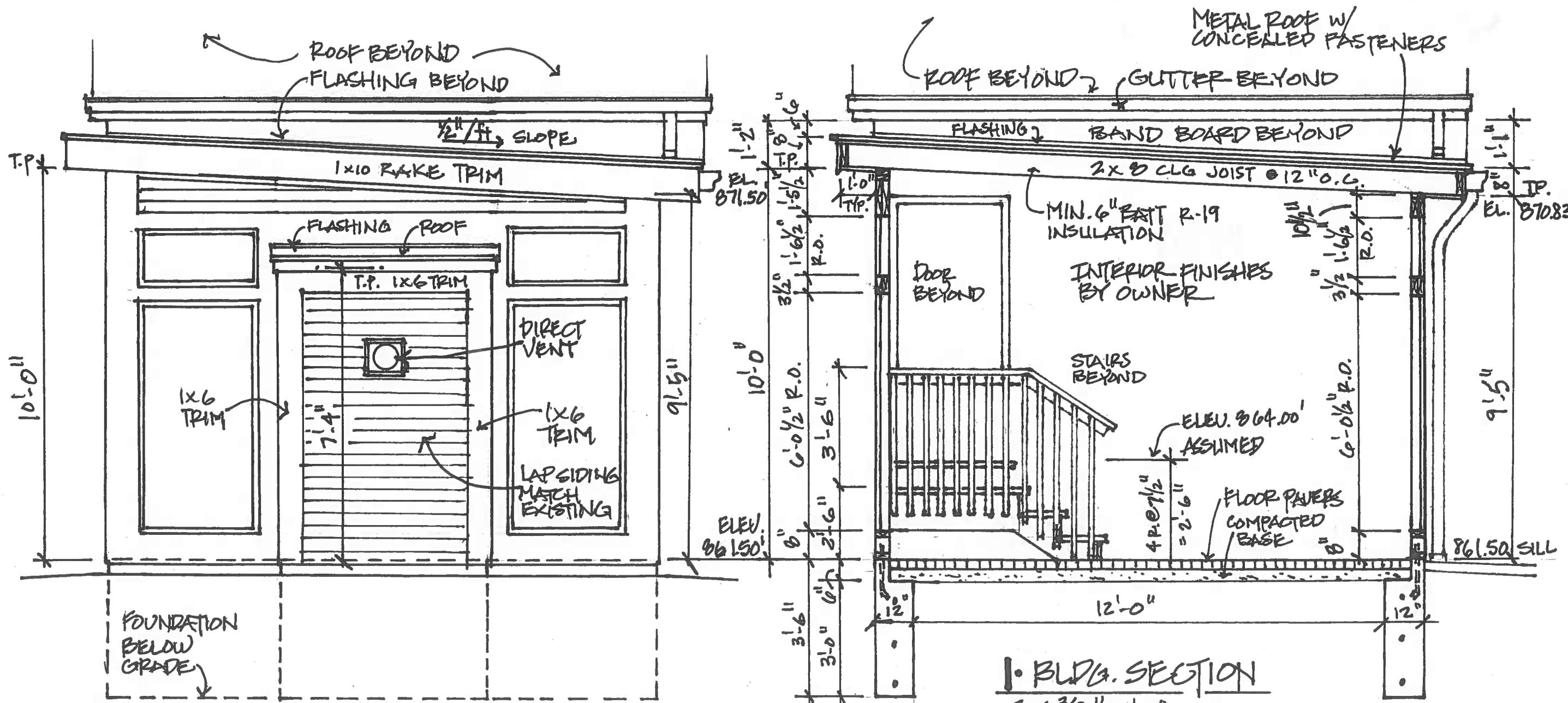
1	
2	
3	
4	
5	

KRIS & JOANNA GARRELL ADDITON
204 SW 5RD STREET
LEE'S SUMMIT, MO 64065
COPYRIGHT 2021 GUENTHER STUDIO ARCHITECTS

DATE: 11/08/21
DRAWN BY: HMG
CHECKED BY: HMG

GUENTHER STUDIO LLC.
11705 EAST 71ST COURT, RAYTOWN, MO. 64155 G. (816) 418-7645
Missouri Architecture COA License No. A-202003205T

Sheet: A3.2
Job #: 21012



$56: \frac{3}{8}'' = 1'-0''$

2. EAST ELEVATION

1. BLDG. SECTION

$56: \frac{3}{8}'' = 1'-0''$

THESE DRAWINGS AND THEIR CONTENTS ARE THE PROPERTY OF GUENTHER STUDIO LLC. THE INFORMATION CONTAINED WITHIN CANNOT BE USED BY ANY ENTITY WITHOUT AN EXPRESS WRITTEN CONSENT FROM GUENTHER STUDIO LLC.



GENERAL:

PLANS SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND THE ENGINEER OF RECORD, WHOM MAY REQUIRE REVISED DRAWING OR CALCULATIONS AT THEIR DISCRETION. IF DISCREPANCIES OCCUR, THE MOST RESTRICTIVE REQUIREMENTS SHALL APPLY.

LOAD CALCULATIONS

AREA	MIN DEAD LOAD	MIN LIVE LOAD
ROOMS - NON-SLEEPING	10	40
SLEEPING ROOMS	10	30
DECKS	10	40
CEILING JOISTS / ATTICS NO STORAGE - ROOF OVER 4:12 SLOPE	10	10
CEILING JOISTS / ATTICS W/ STORAGE DOOR / FULL DOWN LADDER ACCESS	10	20
ROOF - LIGHT ROOF COVERINGS	10	20

NOTE: FOR HEAVY ROOF COVERINGS CONSULT ENGINEER

FOUNDATION NOTES:

- THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000psf. UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
- CONCRETE SHALL MEET THE FOLLOWING SPECIFIED DESIGN STRENGTH CRITERIA:
 - 3000psi FOR FOOTINGS, FOUNDATION WALLS, AND SLAB WHEN BEARING ON UNDISTURBED SOIL
 - 3500psi FOR GARAGE FLOOR SLABS
- CONCRETE SHALL BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000psi FOR BASEMENT FOOTINGS, FOUNDATION WALLS, INTERIOR FLOOR SLABS, AND 3500psi FOR PORCHES, CARPORT AND GARAGE FLOOR SLABS. STRUCTURAL CONCRETE SLABS SHALL BE PER STRUCTURAL ENGINEER.
- FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 20" WIDE AND 10" DEEP WITH (3) - #4 BARS CONTINUOUS.
- COLUMN PADS SHALL BE AS NOTED ON PLANS.
- FOUNDATION WALLS SHALL BE AS NOTED ON PLANS & DETAILS, AND MINIMUM 8 INCHES THICK.
- REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS OTHERWISE NOTED. REINFORCEMENT SHALL LAP A MINIMUM OF 24 INCHES AT ENDS, SPLICES, AND AROUND CORNERS.
- FOUNDATION WALL SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.
- WHERE JUMPS OR STEPS IN ELEVATION OCCUR, FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED CONTINUOUS.
- CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4 INCHES THICK OVER A MINIMUM 4 INCH BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS OTHERWISE NOTED OR IF SITE CONDITIONS REQUIRE OTHERWISE.
- PROVIDE A MINIMUM 10-MIL. THICK POLYETHYLENE MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2 LAP JOINTS MINIMUM 6 INCHES.
- FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARAGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.
- FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION R406 AND COVERED WITH 1 INCH CLOSED CELL FOAM.
- PROVIDE A MINIMUM 4 INCH PERFORATED SLEEVED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS. THE PIPE SHALL BE PLACED ON A MINIMUM OF 4 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 24 INCHES WITH EVERYTHING ENCASED WITH FILTER FABRIC. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20-GALLON SUMP PIT.
- ALL EARTH RETAINING STRUCTURES ON THE SITE GREATER THAN 4'-0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH THE TOP AND BOTTOM) SHALL REQUIRE A SEPARATE ENGINEERED DESIGN (I.E. RETAINING WALLS, WING WALLS, ETC.)
- A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE PER E3608.1.

FIREPLACE NOTES:

- FIREPLACE UNIT; CARLTON 39, MODEL # CAR-39 DIRECT VENT GAS FIREPLACE BY KOZY HEAT.
- INSTALL PER MANUFACTURES SPECIFICATIONS FOR ALL CLEARANCES AND FIRE PROTECTION. FOLLOW ALL FRAMING REQUIREMENTS AND DIRECT VENTING NOTES.
- BOTTOM OF FIREPLACE UNIT IS 6" ABOVE FLOOR LEVEL, FRAME W/ 2x6's AND COVER FRAMING WITH 1/2" NON COMBUSTIBLE DECKING.
- PROTECT INSIDE OF BACK WALL W/ 5/8" F.C. GYP. BD.

EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" O.C. STUD SPACING WITH 6d NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/2" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" O.C. SPACING WITH 8d NAILS @ 6" O.C. EDGES AND 12" O.C. IN FIELD.
NOTE: FRAMING MEMBERS 16" O.C. MAX UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS.

*8d NAILS MAY BE SUBSTITUTED BY 1 1/2" 16 GA. STAPLES WITH MINIMUM 3/8" CROWN WIDTH AND MINIMUM 1" PENETRATION @ 3" O.C. EDGES AND 6" O.C. IN FIELD.

FRAMING GENERAL:

- ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED.
- ALL HEADERS TO BE MINIMUM (2) #2 - 2x10 UNLESS OTHERWISE NOTED.
- BLOCK CANTILEVERS, OVER BEAMS AT BEARING WALLS & POINT LOADS, AND AS NEEDED TO HANG CABINETS & ACCESSORIES.
- ALL HEADERS TO BEAR ON A MINIMUM OF (1) 2x4 STUD POST EACH SIDE UP TO 3'-11", (2) 2x4 STUD POSTS UP TO 8'-11", AND (3) 2x4 POSTS OVER 9'-0" SPANS.
- WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (3) JOIST SPACES BE PROVIDED AT A MAXIMUM OF 4'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 12d NAILS (IRC SECTION R404.1.3).
- ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
- JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.
- JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MINIMUM (3) 10d FACE NAILS.
- JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING JOIST HANGERS / ANCHORS PER CODE.
- JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
- WATER-RESISTIVE ZIP SHEATHING SHALL BE PROVIDED OVER ALL EXTERIOR WALLS AND TAPED AT SEAMS.
- COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE WHERE CONVENTIONAL FRAMING IS USED.
- STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND/OR ROOF DIAPHRAGMS AS REQUIRED PER CODE.
- WOOD ROOF TRUSSES: SEE TABLE

ENGINEERED LUMBER (MIN. DESIGN REQUIREMENTS)			
	Fb (psi)	E (psi)	Fv (psi)
LVL	2600	1.8 x 10 ⁶	285
GLU-LAM	2400	1.8 x 10 ⁶	190
PARALLAM	2600	2.0 x 10 ⁶	290

GENERAL ROOF PLAN NOTES:

- ROOF SYSTEM IS ENGINEERED TO MEET REQUIREMENTS OF IRC B02. BUILD AS SHOWN WITH NO DEVIATION.
- RIDGE BOARDS ARE (UNLESS NOTED OTHERWISE) #2 - 2x10 UP TO 9:12 PITCH.
- ALL HIPS AND VALLEYS ARE (UNLESS NOTED OTHERWISE) #2 - 2x8 UP TO 8:12 PITCH - MIN 2x6 RAFTERS ARE USED #2 - 2x10 UP TO 8:12 PITCH - MIN 2x8 RAFTERS ARE USED
- ROOF DESIGNED FOR LIGHT ROOF COVERINGS 30psf TOTAL LOAD (10psf DL, 20psf LL (SL))
- RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL). (SEE TABLE TO SIDE)

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2 2x6	@ 24" O.C.	11'-7"
#2 2x6	@ 16" O.C.	14'-2"
#2 2x8	@ 24" O.C.	14'-8"
#2 2x8	@ 16" O.C.	17'-11"
#2 2x10	@ 24" O.C.	17'-10"
#2 2x10	@ 16" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

KRIS & JOANNA CARRELL ADDITON
204 SW 5RD STREET
LEE'S SUMMIT, MO 64093
CONTACT: BOB GUENTHER, REGISTERED ARCHITECT

GUENTHER STUDIO LLC.
11705 EAST 71st COURT, RAYTOWN, MO. 64135 C. (816) 918-7645
Missouri Architecture COA License No. A-2020032057