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SPECIFICATIONS

GENERAL REQUIREMENTS

A. THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE OWNER'S NOTES AND SPECIFICATIONS, SHALL BE IN THE ENGLISH LANGUAGE. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR TAKING ALL ACTIONS NECESSARY TO ENSURE THAT, BUT NOT LIMITED TO, THE USE OF INTERPRETERS TO ENSURE THAT THEIR EMPLOYEES ARE ABLE TO READ AND UNDERSTAND THE CONTRACT DOCUMENTS. SAME SHALL BE IN ENGLISH LANGUAGE. THE CONTRACTOR SHALL DESIGNATE IN WRITING BEFORE STARTING WORK ON THE PROJECT, A COMPETENT, ENGLISH-SPEAKING REPRESENTATIVE CAPABLE OF READING AND THROUGHOUT UNDERSTANDING THE CONTRACT DOCUMENTS, AND WHO SHALL MEET AND CONFER WITH THE DESIGNER PRIOR TO CONSTRUCTION BEING PERFORMED.

MASONRY

A. ALL EXTERIOR AND INTERIOR STONE SHALL BE SELECTED BY THE OWNER AND SHALL BE SOLID, DURABLE AND NON-SOURING VENEER. IT TO BE LAID UP STONE AND ANCHORED TO SHEATHING WITH METAL TIE TO PER 450. T.J. WINDOW SILLS AND STONE CAPS SHALL BE OF SOLID AND EXPOSED IN ACCORDANCE WITH THE BUILDING CODE. SUBFLOORS SHALL BE SEALED W/ ONE COAT OF ROLL-ON WATER REPELLENT SEALER AT THE COMPLETION OF INSTALLATION & BEFORE INTERIOR WALL FRAMING IS STARTED. CONFORM COMPATIBILITY OF SEALER WITH SUB-FLOOR TO PREVENT VOIDING WARRANTY.

CARPENTRY

A. PROVIDE FRAMING LUMBER AND MATERIAL AS SPECIFIED AND NOTED ON THE DRAWINGS.
B. SUBFLOOR SHALL BE 2X12, APA RATED ADVANTECH, EXPOSED. 1" WOOD STRUCTURAL PANELS, INSTALLED WITH 1" CLIPS AT 16" O.C. CONTINUOUS BEAD OF EXTERIOR ADHESIVE AND FASTENED IN ACCORDANCE WITH THE BUILDING CODE. SUBFLOORS SHALL BE SEALED W/ ONE COAT OF ROLL-ON WATER REPELLENT SEALER AT THE COMPLETION OF INSTALLATION & BEFORE INTERIOR WALL FRAMING IS STARTED. CONFORM COMPATIBILITY OF SEALER WITH SUB-FLOOR TO PREVENT VOIDING WARRANTY.

CEILING

C. EXTERIOR WALL SHEATHING SHALL BE MIN. 7/16" APA RATED SHEATHING, 24"18 EXPOSURE 1 WOOD STRUCTURAL PANELS, INSTALLED WITH 1" CLIPS AT UNSUPPORTED JOINTS, INSTALLED PERPENDICULAR CROSS RAFTERS AND FASTENED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.

THERMAL AND MOISTURE PROTECTION

A. 2018 IECC
INSULATION AND PENETRATION REQUIREMENTS FOR CLIMATE ZONE 4
CLIMATE ZONE 4
CLIMATE ZONE 4
CLIMATE ZONE 4

DOORS AND WINDOWS

A. DOORS BETWEEN THE GARAGE AND THE DWELLING SHALL BE A MIN. 1 3/4" SOLID CORE DOOR OR A 20-MINUTE FIRE RATED DOOR AND SHALL BE SELF-CLOSING.
B. ENTRY DOORS SHALL BE OF SIZE AND STYLE INDICATED WITH SPECIES SELECTED BY OWNER.

PLUMBING

A. REVIEW THE SURVEY TO SEE FLOW LINE OF THE SEWER AT THE STREET SURVEY TO BASEMENT FLOOR ELEVATION TO DETERMINE WHETHER A SEWER EJECTOR PUMP WILL BE REQUIRED.
B. PROVIDE SUMP PUMP IN SUMP PIT IF FOUNDATION DRAIN LINES CANNOT BE DAYLIGHTED.

HVAC

A. EQUIPMENT SHALL BE SIZED TO MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F.D.B. AT AN EXTERIOR DESIGN TEMPERATURE OF -10 DEGREES F.D.B. AND SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 75 DEGREES F.D.B. AT AN EXTERIOR DESIGN TEMPERATURE OF -10 DEGREES F.D.B.
B. THE FOLLOWING GUIDELINES FORM A BASIS FOR BIDDING THE HVAC. THE HVAC CONTRACTOR SHALL DISCUSS THE SYSTEM OPTIONS AND COST BENEFIT OF THOSE OPTIONS WITH THE HOMEOWNER.

ELECTRICAL

A. ELECTRICAL CONTRACTOR SHALL VERIFY TEMPORARY SERVICE FOR CONSTRUCTION SITE AND LOAD CALCULATIONS FOR LOCAL UTILITY CO.
B. ELECTRICAL CONTRACTOR SHALL VERIFY SOURCE OF ELECTRICAL SUPPLY TO METER AT HOUSE. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LOCAL UTILITY.

B. DUTY OF COOPERATION: RELEASE OF THESE DOCUMENTS REQUIRES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR AND THE ARCHITECT TO ACHIEVE PROJECT SUCCESS. DESIGN AND CONSTRUCTION ARE VERY COMPLEX. ALTHOUGH THE ARCHITECT AND THEIR CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IN WRITING DRAWN FORM IS CHALLENGING AND IMPERFECT. ALTHOUGH EFFORT IS MADE TO DO SO, EVERY CONTINGENCY OR OMISSION DISCOVERED BY THE USER OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS.

C. ALL WORK, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE AND NATIONAL JURISDICTIONS. ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

D. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, DIRECTED, APPLIED, USED, CLEANED, AND MAINTAINED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARDS SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS AND TRADES.

E. DO NOT SCALE DRAWINGS; REFER TO WRITTEN DIMENSIONS.
F. COORDINATION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
G. EACH TRADE OR CRAFT CERTIFIES THAT PRECEDING WORK IS ACCEPTABLE WHEN THAT TRADE OR CRAFT COMMENCES ITS OWN WORK ON THE PROJECT.

H. WINDOW SIZES INDICATED ARE OVERALL FRAME SIZES IN INCHES. REFERENCE DOORS AND WINDOWS SECTION FOR ADDITIONAL WINDOW NOTES.
I. VERIFY INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE INDICATED.
J. EXTERIOR DIMENSIONS:
FOR PANEL SIDING APPLIED DIRECTLY TO THE STUDS: DIMENSION IS TO OUTSIDE FACE OF STUD
FOR STUDS, THIN STONEBRIK VENEER AND LAP SIDING: DIMENSION IS TO OUTSIDE FACE OF SHEATHING
FOR CONCRETE WALLS: DIMENSION IS TO OUTSIDE FACE OF WALL.

K. INTERIOR FINISH MATERIALS AND MILLWORK TO BE COORDINATED WITH OWNER/OWNER REPRESENTATIVE UNLESS NOTED OTHERWISE.
FOUNDATION GENERAL NOTES
A. ALL FOOTINGS SHALL EXTEND BELOW A FROST LINE OF 36" WITH UNIFORM BEARING ON UNDISTURBED SOIL, CAPABLE OF SUPPORTING A MIN. OF 2,000 P.S.F. OR AS DEFINED BY THE STRUCTURAL OR GEOTECHNICAL ENGINEER. (IE: 2012 IRC SECTION R403).

B. COORDINATE WITH THE GEOTECHNICAL ENGINEER HIRED BY THE BUILDER TO OBSERVE SUBSURFACE CONDITIONS FOR ANY IMPACTS TO FOOTING SIZES SHOWN.
C. FOR HOMES IN THE KANSAS CITY METRO AREA, FOUNDATION DESIGN SHALL COMPLY WITH THE JOHNSON COUNTY, KS RESIDENTIAL FOUNDATION GUIDELINES UNLESS MODIFIED BY GEOTECHNICAL OR STRUCTURAL ENGINEER. IRREGULARITIES WHETHER THE PROJECT IS IN JOHNSON COUNTY OR NOT.
D. MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT THE TIME OF EXCAVATION TO MINIMIZE PROBLEMS WITH DIFFERENTIAL SETTLEMENT OR DISPLACEMENT UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL OR STRUCTURAL ENGINEER.

E. REFER TO STRUCTURAL NOTES FOR CONCRETE STRENGTH, SUMP REQUIREMENTS, REINFORCEMENT, SPACING AND GRADE, ANCHOR BOLT SPACING, COVER REQUIREMENTS, ETC.
F. NARROW STEM WALLS BLOCKED OUT AT TOP OF WALL. 4" WIDE SHALL NOT EXCEED 12" HIGH AND 6" WIDE SHALL NOT EXCEED 24" HIGH UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER.
G. ALL OPENINGS OR PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS SHALL BE BLOCKED OUT OR SLEEVED PRIOR TO POURING OF CONCRETE.

H. AN ACCESSIBLE CONNECTION POINT SHALL BE PROVIDED TO A 20 FOOT CONCRETE-ENCASED ELECTRODE FOOTING REBAR FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UGER GROUND).
I. PROVIDE WATERSTOPS BETWEEN CONCRETE POURS WHERE NEEDED TO PREVENT WATER INTRUSION.
II. WORK
A. NON-STRUCTURAL SLABS OVER LESS THAN 24" OF FILL: 4" CONC. SLAB REINF. WITH #6@12" I.W.F. OR #4@8" 18" O.C. EACH WAY OVER 10 MIL "STEGO" VAPOR BARRIER OVER 4" CRUSHED ROCK. PROVIDE SMOOTH STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.

B. PROVIDE CONTROL JOINTS CUT IN BASEMENT SLAB UNDER ALL STEEL BEAM AND HEADER LINES. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625 S.F. NOR GREATER THAN 25' 0" ON ANY SIDE.
C. PROVIDE EXPANSION JOINTS AS BOND BREAKER BETWEEN WALLS AND OTHER RESTRAINING CONSTRUCTION. INCLUDE BASEMENT COLUMNS FROM THE REST OF THE CONCRETE SLAB.
WATERPROOFING/ DRAINAGE
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B. INSTALL 4" DIA. PERIMETER INTERIOR AND EXTERIOR FOOTING DRAIN LINES. DRAIN TO DAYLIGHT IF POSSIBLE. SUBMIT PROPOSED DAYLIGHT LOCATION TO ARCHITECT. DRAIN TO SUMP W/ PUMP IF DAYLIGHT IS NOT POSSIBLE. DRAIN LINES SHALL BE WRAPPED IN FILTER FABRIC AND SURROUNDED BY CLEAN CRUSHED ROCK FILL W/ FILTER FABRIC COVER.
C. CONNECT INTERIOR FOOTING DRAIN TO P.V.C. T FITTING AND VENT THROUGH ROOF AS AN UNDER-SLAB RADON VENT. IF BASEMENT SLAB IS OVER 100 S.F. PROVIDE ADDITIONAL DRAIN LINE TO DIVIDE AREA INTO 1,000 S.F. MAX. AREAS. REFER TO EPA PUBLICATION "BUILDING RADON OUT" FOR DETAILED RECOMMENDATIONS. GULF ALL JOINTS IN THE SLAB.

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C. CONNECT INTERIOR FOOTING DRAIN TO P.V.C. T FITTING AND VENT THROUGH ROOF AS AN UNDER-SLAB RADON VENT. IF BASEMENT SLAB IS OVER 100 S.F. PROVIDE ADDITIONAL DRAIN LINE TO DIVIDE AREA INTO 1,000 S.F. MAX. AREAS. REFER TO EPA PUBLICATION "BUILDING RADON OUT" FOR DETAILED RECOMMENDATIONS. GULF ALL JOINTS IN THE SLAB.

CONCRETE WALLS
A. ALL FOOTINGS SHALL EXTEND BELOW A FROST LINE OF 36" WITH UNIFORM BEARING ON UNDISTURBED SOIL, CAPABLE OF SUPPORTING A MIN. OF 2,000 P.S.F. OR AS DEFINED BY THE STRUCTURAL OR GEOTECHNICAL ENGINEER. (IE: 2012 IRC SECTION R403).

B. COORDINATE WITH THE GEOTECHNICAL ENGINEER HIRED BY THE BUILDER TO OBSERVE SUBSURFACE CONDITIONS FOR ANY IMPACTS TO FOOTING SIZES SHOWN.
C. FOR HOMES IN THE KANSAS CITY METRO AREA, FOUNDATION DESIGN SHALL COMPLY WITH THE JOHNSON COUNTY, KS RESIDENTIAL FOUNDATION GUIDELINES UNLESS MODIFIED BY GEOTECHNICAL OR STRUCTURAL ENGINEER. IRREGULARITIES WHETHER THE PROJECT IS IN JOHNSON COUNTY OR NOT.
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F. NARROW STEM WALLS BLOCKED OUT AT TOP OF WALL. 4" WIDE SHALL NOT EXCEED 12" HIGH AND 6" WIDE SHALL NOT EXCEED 24" HIGH UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER.
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B. PROVIDE CONTROL JOINTS CUT IN BASEMENT SLAB UNDER ALL STEEL BEAM AND HEADER LINES. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625 S.F. NOR GREATER THAN 25' 0" ON ANY SIDE.
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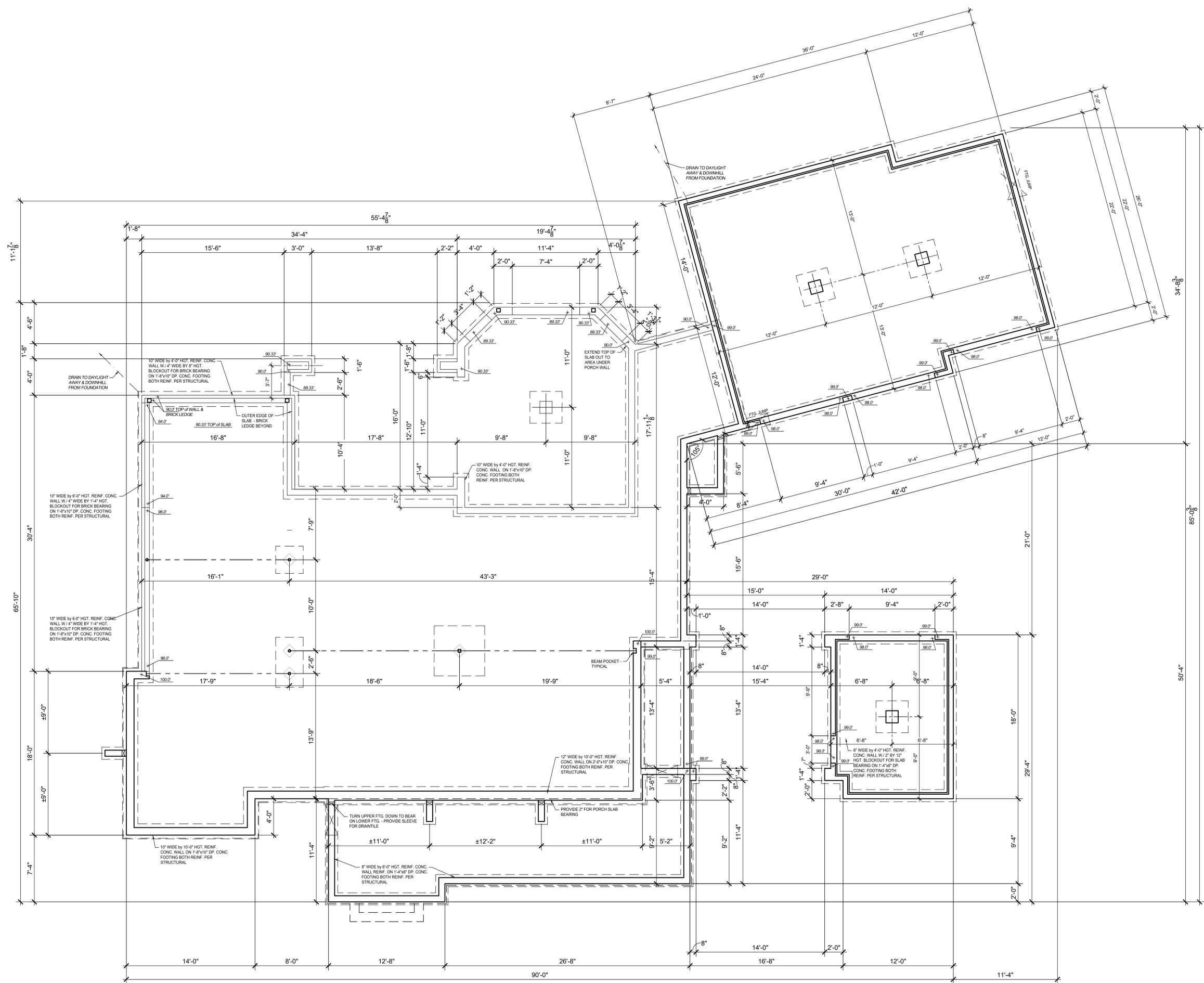
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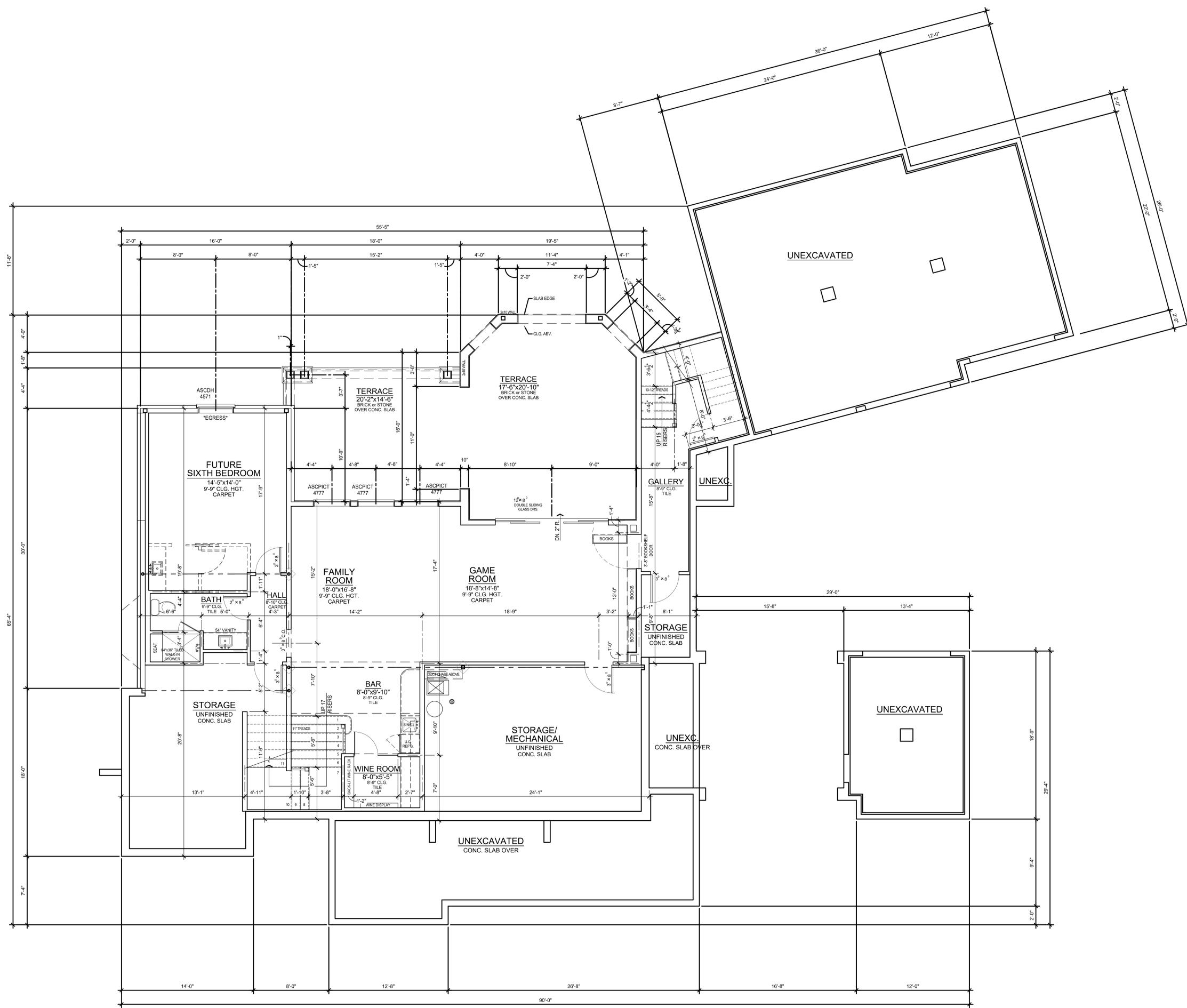
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



DRAWING RELEASE LOG

REVISIONS

JOB NO. 723422.01 DATE June 6, 2023
DRAWN BY TAH / CEE



WALKOUT FLOOR PLAN
 SCALE 1/4" = 1'-0"

1,035 SQ. FT. LOWER FLOOR



A NEW RESIDENCE FOR:
LUMBERMAN'S ROW
 LOT 1, LUMBERMAN'S ROW
 LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG

REVISIONS

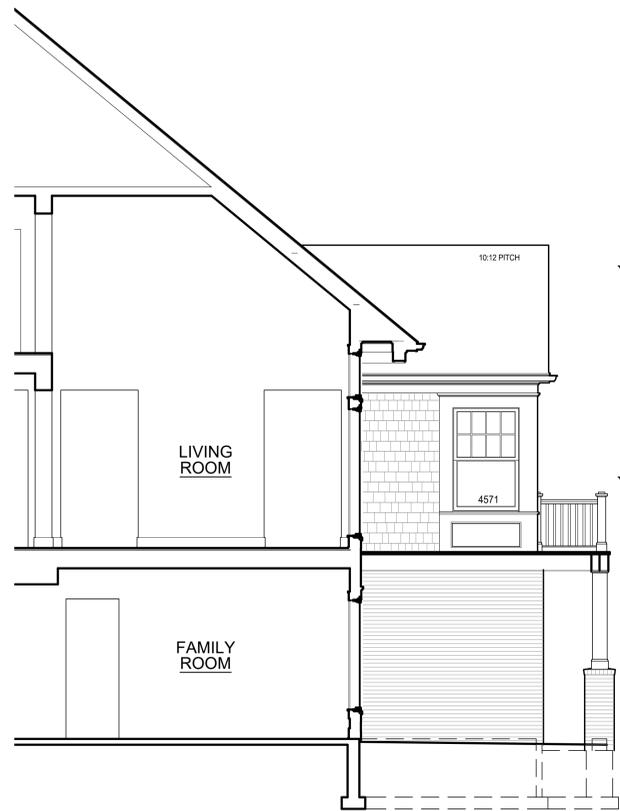
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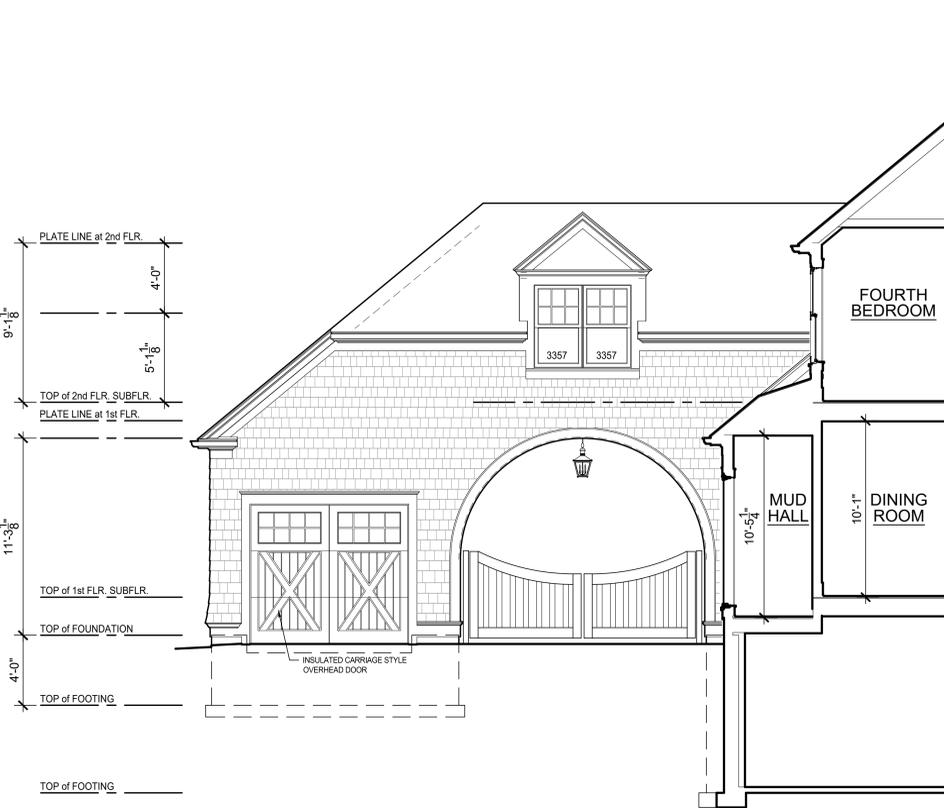
**RIGHT SIDE ELEVATION/ SECTION
THROUGH PORTE COCHERE**
SCALE 1/4" = 1'-0"



GARAGE REAR ELEVATION
SCALE 1/4" = 1'-0"



**SIDE ELEVATION -
PRIMARY BEDROOM**
SCALE 1/4" = 1'-0"



**GARAGE FRONT ELEVATION -
EAST ELEVATION SINGLE GARAGE**
SCALE 1/4" = 1'-0"



**GARAGE FRONT ELEVATION -
WEST ELEVATION THREE
CAR GARAGE**
SCALE 1/4" = 1'-0"

