

Project Summary

Project Scope
New two-family dwelling and associated site work on newly platted undeveloped lot.

Site Data
Street Address: **See Plot Plan**

Neighborhood: **See Plot Plan**

Legal Description: **See Plot Plan**

Zoning: **See Plot Plan**

Minimum setbacks: **See Plot Plan**

Maximum height: 2 1/2 stories / 35'

Maximum driveway: 3-car garage = 32'

Code Authority:
City of Lee's Summit, MO

Applicable Codes:
2018 IRC, 2018 IECC, 2018 IBC, 2018 Existing Building Code, and local amendments.

Building Code Summary

- 2018 International Residential Code (IRC)**
- 3 - Building Planning**
- 301 Design Criteria
Wind, Seismic, Snow Loads: **See Structural.**
Live & Dead Loads: **See Structural.**
- 302 Fire Resistant Construction
- 302.1 Exterior Walls > 5': 0 Hours.
- 302.6 Dwelling/Garage Separation:
From residence / attic: 1/2" gyp board
From habitable rooms above: 5/8" Type X gyp board
Structure supporting separating floor/ceiling: 1/2" gyp board
Garages <3' from dwelling unit on same lot: 1/2" gyp board
- 302.7 Under stair protection: 1/2" gyp board
- 302.9 Wall and ceiling finishes: Flame spread index < 200; smoke developed index < 450.
- 302.10 Insulation, vapor retarders: Flame spread index < 25; smoke developed index < 450.
- 302.11 Fireblocking required between stories and between top story and roof.
- 302.12 Draftstopping required where concealed space exceeds 1,000 SF; 1/2" gyp board or equivalent.
- 308 Glazing in doors, showers, railings, transoms, skylights shall be safety glazing per code.
- 309 Garage floor shall slope to a drain or to the vehicle entrance.
- 310 Basements, habitable attics and sleeping rooms shall have at least one approved emergency escape and rescue opening. Sill height max 44"; minimum clear opening 5.7 SF; minimum clear opening height 24"; minimum clear opening width 20".
- 310.2 Window wells: minimum horizontal area 9 SF; minimum projection and width 36"; permanent ladder required if depth > 44".
- 311 Means of Egress
- 311.2 At least one doorway side-hinged 32" minimum clear opening, with inside and outside landings minimum 36" in direction of travel. Outdoor landing elevation no more than 7 3/4" below top of threshold.
- 311.6 Hallways minimum width 36".
- 311.7 Stairways minimum width 36"; minimum headroom 80"; maximum riser 7 3/4"; minimum tread 10"; nosing minimum 3/4" & maximum 1 1/4"; railing on at least one side; railing height 34" - 38" above nosing.

312 Window fall protection is required at windows where sill is > 72" above grade and < 24" above floor.

314 Smoke alarms required in each sleeping room, outside each group of sleeping rooms, and on each additional story, including basements and habitable attics, but not in uninhabitable attics nor crawl spaces. Smoke alarms shall be hard-wired and interconnected per code.

315 Carbon monoxide alarms required outside each group of sleeping rooms in dwellings with fuel-fired appliances or attached garage.

316 Foam plastics shall comply with R316. Thermal barrier minimum 1/2" gyp board.

- 317 Wood decay protection required
- In crawl space for joists < 18" above exposed ground and girders < 12" above exposed ground.
 - All wood framing in contact with concrete or masonry and < 8" above grade.
 - Sills and sleepers on concrete or masonry
 - Wood siding or sheathing < 6" above grade or < 2" above concrete paving
 - Wood framing supporting water-permeable decking

318 Termite protection required per R318.

4 thru 9 – Foundations, Floors, Walls, Roofs
See Structural Notes and Framing Plans for joists, rafters, species & grade.

11 – Energy Efficiency

- N1101 Climate Zone 4
- N1102 Minimum building envelope:
- Fenestration U = 0.35
 - Skylight U = 0.55
 - SHGC = 0.40
 - Ceiling/roof R = 49
 - Wood framed walls R = 20 cavity (or R13 cavity + R5 continuous)
 - Mass walls R = 8 exterior (or R13 interior)
 - Floors above unconditioned space R = 19
 - Basement walls R = 10 continuous (or R13 cavity)
 - Slabs (if < 12" below grade) R = 10 extending at least 24" vertically at the slab edge or horizontally under the slab
 - Crawl space walls R = 10 continuous (or R13 cavity)

N1102.4Building thermal envelop shall limit air leakage per this section. Provide testing as required by local official.

12 thru 44 – Building Services (MEP)
See MEP drawings by others, who are responsible for code compliance for their portions of the work.

2018 International Building Code (IBC)

302 Occupancy Classification Group R-3 Residential

601 Construction Type V-B Unsprinklered
Fire resistance ratings = 0 hrs

Residential General Notes

- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect the cost or schedule of construction activities, prior to submitting a bid.
- Contractor shall verify all dimensions and conditions at the job site including soil conditions, and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.
- Do not scale drawings or details — Use given dimensions. Check details for location of all items not dimensioned on plans. Dimension on plans are to face of framing or center line of columns typically. Door and cased openings without dimensions are to be six (6) inches from face of adjacent wall or centered between walls.
- The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
- Building systems and components not specifically detailed shall be installed, as per minimum manufacturers recommendations. Notify the architect of any resulting conflicts.
- All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do no equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
- Install dust barriers and other protection as required to protect installed finishes and facilities.
- Plumbing, mechanical and electrical drawings, etc. are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the owner's attention in writing.
- This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds anything in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
- All glazing in hazardous locations, defined by the IRC R308.4, shall by safety glazing, including but not limited to the safety glazing identified in the construction documents.
- There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
- Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by architect.
- All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
- All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
- Nail gypsum wallboard to all studs, top and bottom plates and blocking with drywall nails @ 7 inches o.c. maximum spacing unless shown otherwise. Use 5d for 1/2 wallboard, 6d for 5/8 inch wallboard.
- Provide galvanic separation between dissimilar metals.
- The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
- No materials from the work are to be stock piled on public rights-of-way. All rubbish and debris is to be removed from the site.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- All downspouts and roof drains to be connected to drywells min 10' from foundation, or surface drainage min 3' from foundation unless noted otherwise in construction documents.
- All dimensions are face of stud wall, centerline of column, or face of concrete unless noted otherwise.
- The contractor shall secure permits required by the fire department prior to building occupation.
- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and changes orders on the premises at all times. Said plans are to be under the care of the job superintendent.
- The contractor and/or the sub-contractors shall apply for, obtain and pay for all required permits and fees except for the building permit.
- Construction hours, per jurisdiction, are to be observed for all phases of the project.

Precautionary Notes

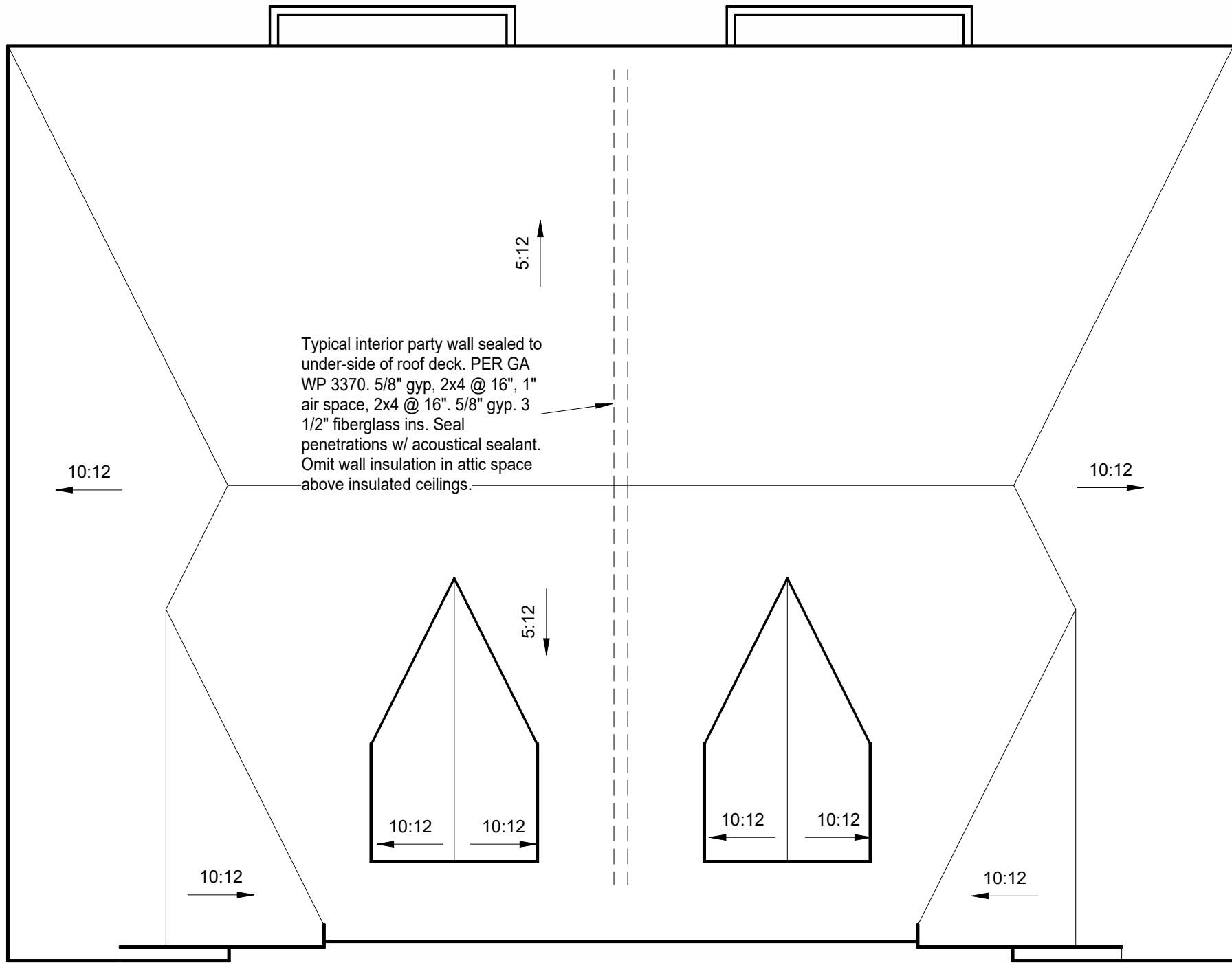
This drawing has been produced by the Architect or prepared under his direct supervision as an instrument of service and is intended for use only on this project. All Drawings, Specifications, ideas and designs, including the overall layout, form, arrangement and composition of spaces and elements portrayed, constitute the original unpublished Work of the Architect. Any reproduction, use or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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- Responsibilities. THE ARCHITECT DISCLAIMS responsibility for the existing building structure, site conditions, existing construction elements or any documents, drawings or other instruments used for any part of this Project which do not bear the Architect's seal. The Architect's services are undertaken only in the interest of the Project Owner. The Architect assumes no obligation for the benefit of any other entity.
- Related Documents. This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings also affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project. Codes and Ordinances. COMPLY WITH all laws, codes, ordinances and regulations of authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.
- Verifying Conditions. VERIFY ALL CONDITIONS and dimensions prior to construction. Commencement of Work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

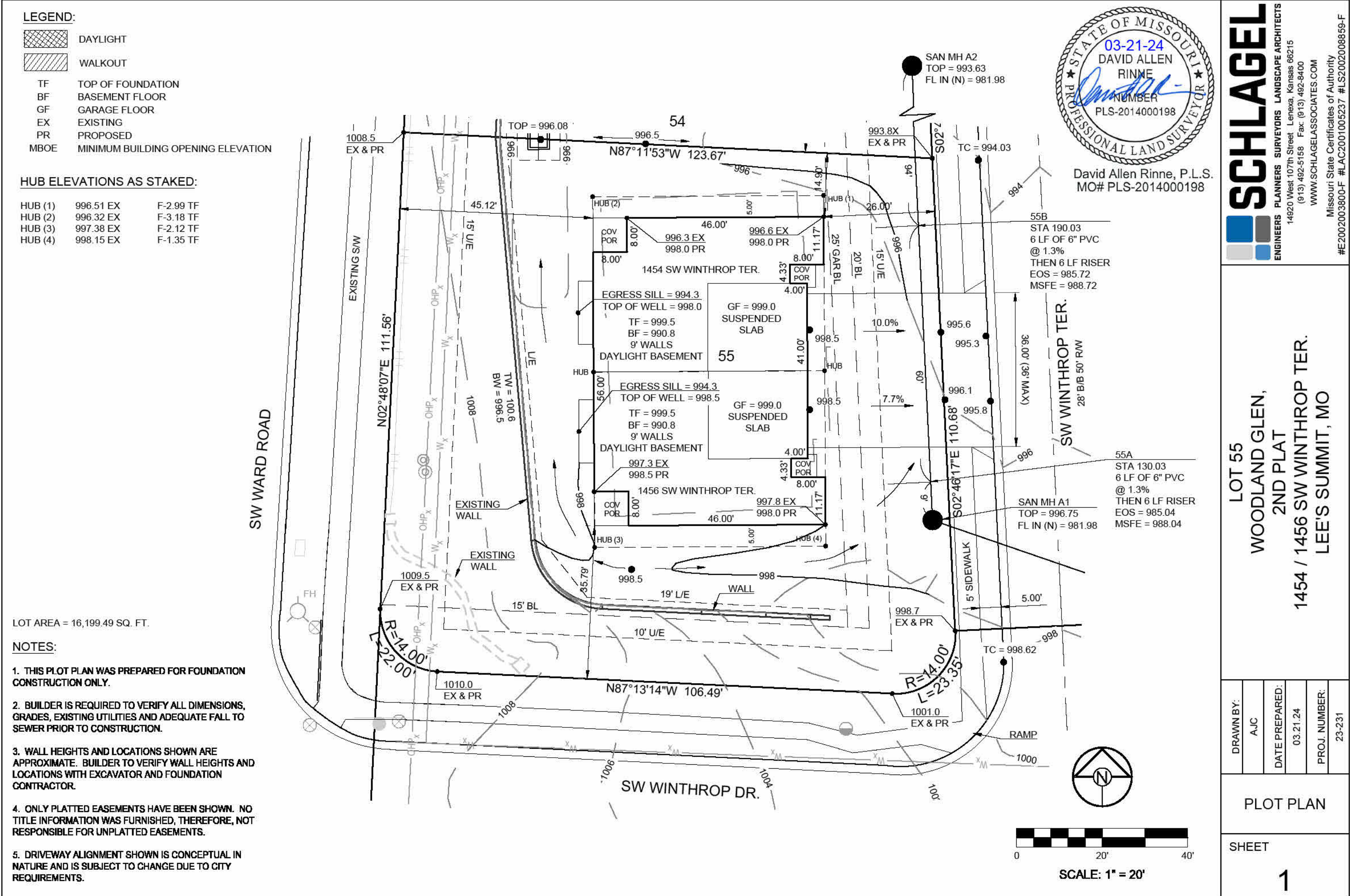


1 Front View



2 Roof Plan
1/8" = 1'-0"

I:\PROJECTS\2023\23-2303 0 Design\23-230 & 23-231 LOT 55 PLOT PLAN, 3/21/2024 10:44:40 AM, 1.1



3 Plot Plan
1" = 20'-0"

Sheet List

Sht No	Sheet Name	Project Issue Date	Current Revision
Architectural			
A01	Cover Sheet	2/22/24	3/20/24
A11	Elevations	2/22/24	
A21	Basement Plan	2/22/24	3/20/24
A22	First Floor Plan	2/22/24	5/9/24
A23	Furnishing Plans	2/22/24	

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N.C.A.B.
National Council Architectural Registration Boards

2/22/24
3/20/24

Twin Villa

Woodland Glen Lot 55

Location:
1454 / 1456 Sw Wintthrop Ter, Lee's Summit, MO

Exclusively for:
John Duggan
(913) 498-3536 / jduggan@kc-dslaw.com

TWIN-WG55

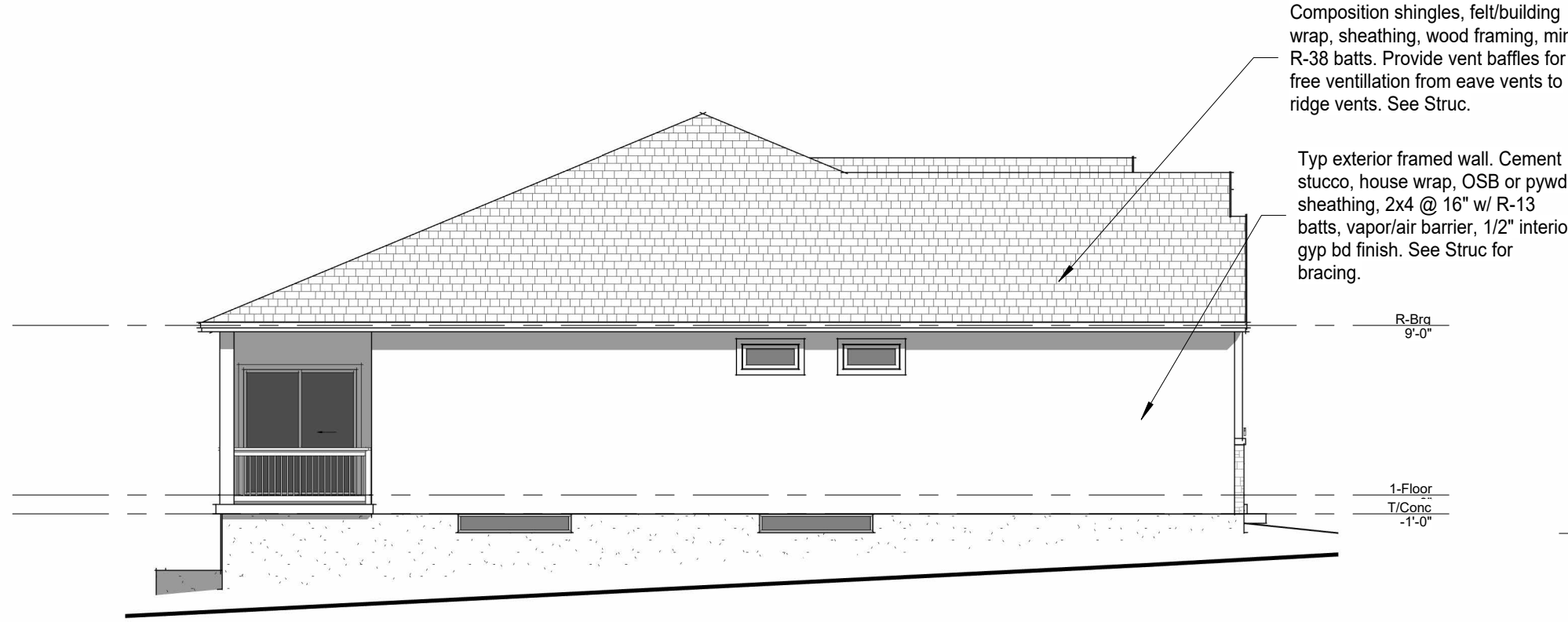
Cover Sheet

Sheet No:
Date:
2/22/24
Current Revision Date:
3/20/24

PERMIT SET

2 Left Side Elevation

1/8" = 1'-0"



3 Rear Elevation

1/8" = 1'-0"

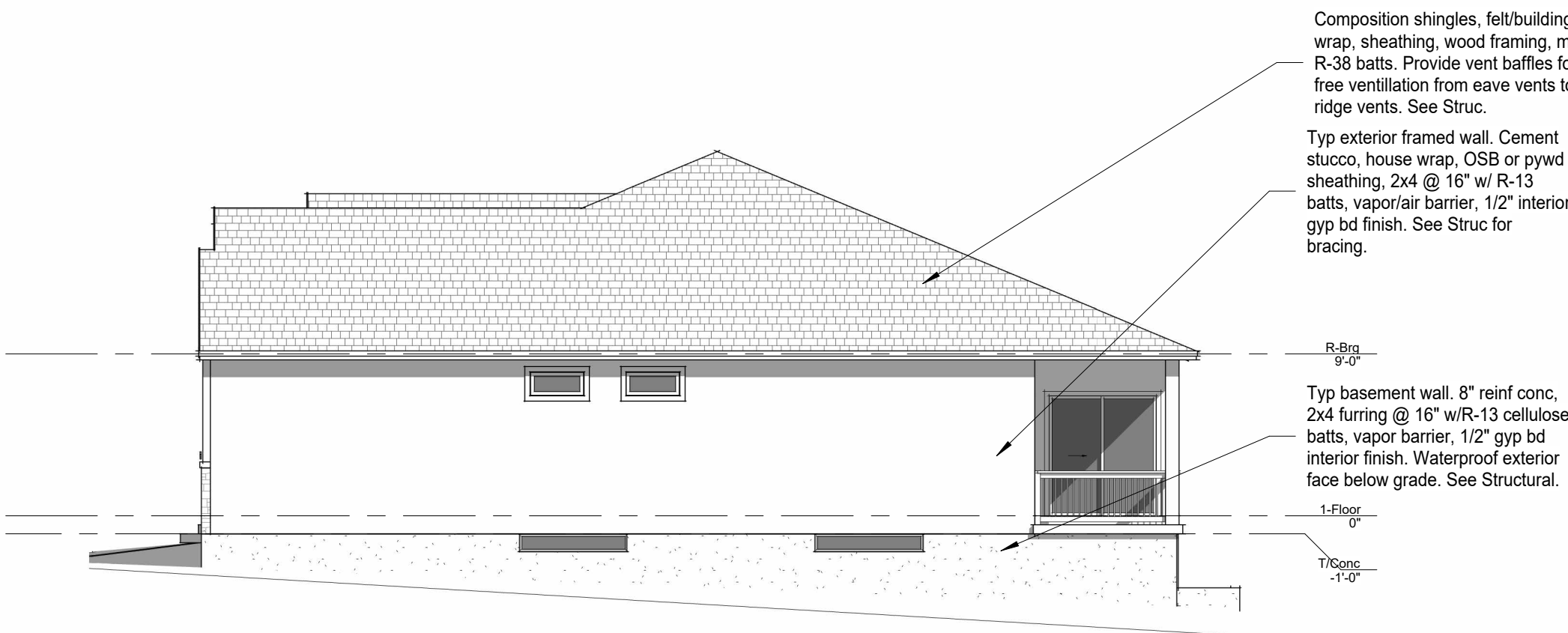
Note:

1. Hold finish grade min 6" below bottom of siding or wood framing.



4 Right Side Elevation

1/8" = 1'-0"



1 Front Elevation

1/4" = 1'-0"



Exterior Elevation Notes

1. Hold finish grade min 6" below bottom of wood siding, trim, and framing.
2. See Floor Plans for window sizes.
3. See Roof Plan for roof slopes.

DESIGN NO. GA WP 3370

FIRE RATING 1-HOUR

STC RATING 8

SONG TEST USG T509

SPIDER THICKNESS 1/2" (25.4 mm)

LOCATION INTERIOR

FRAMING TYPE WOOD STUD (LOAD BEARING)

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8\"/>

WOOD STUDS: 2\"/>

SPIDER: 1/2\"/>

WOOD STUDS: 2\"/>

INSULATION: 5-1/2\" (143 mm) FIBERGLASS INSULATION

GYPSUM PANELS: ONE LAYER 5/8\"/>

GENERAL NOTE:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.

2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN, WHERE DESIGN NO. INDICATES "REF." THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED ASSEMBLY CONSTRUCTION ASSEMBLY.

3. STUDS AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

4. STUD AND FATHNER SPACING ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

5. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.

6. FIRE RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.

7. FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE EXTERIOR BRACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.

8. WHERE ACoustical PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.

9. SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE EXTERIOR BRACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

USG CGC

GA WP 3370

RECORD: W-P-1-42

DESIGN NO. GA WP 3370

FIRE RATING 1-HOUR

STC RATING 8

SONG TEST USG T509

SPIDER THICKNESS 1/2" (25.4 mm)

LOCATION INTERIOR

FRAMING TYPE WOOD STUD (LOAD BEARING)

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8\"/>

WOOD STUDS: 2\"/>

SPIDER: 1/2\"/>

WOOD STUDS: 2\"/>

INSULATION: 5-1/2\" (143 mm) FIBERGLASS INSULATION

GYPSUM PANELS: ONE LAYER 5/8\"/>

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USG CGC

GA WP 3370

RECORD: W-P-1-41

5 Party Wall

12" = 1'-0"

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2/22/24

Project:

Twin Villa

Woodland Glen Lot 55

Location:

1454 / 1456 SW Winthrop Ter, Lee's Summit, MO

Exclusively for:

John Duggan
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TWIN-WG55

Sheet Name:

Elevations

Sheet No:

A11

PERMIT SET

Date:

2/22/24

Current Revision Date:

Area Summary per Unit

Covered Patio	
64 SF	1-Floor
64 SF	
Covered Porch	
37 SF	1-Floor
37 SF	
Finished	
976 SF	0-Floor
1,311 SF	1-Floor
2,287 SF	
Garage	
452 SF	1-Floor
452 SF	
Storage	
788 SF	0-Floor
788 SF	
3,627 SF	

Floor Plan Notes

- Unless noted otherwise, exterior wall dimensions are to face of stud or concrete. Interior wall dimensions are to face of finish. Wall thickness dimensions are nominal. Coordinate precision with abutting elements.
- Window and door tags indicate sash or leaf sizes. Example: 3068 = 3'-0" x 6'-8". Tag suffix as follows: C = Casement, F = Fixed, DH = Double-hung, SH = Single-hung, T = Transom, E = Egress, S = Slider. See Elevations for window and door types.
- Field verify all existing conditions relevant to the work.
- Loose furnishings, if shown, are by Owner.
- Mechanical and electrical designs are by design-build contractors who are responsible for coordinating with Owner's requirements and code conformance.
- All sleeping rooms shall have at least one egress window per IRC R310. See Project Notes and Window Schedule.
- Fire resistant construction, if required, shall comply with IRC R302. See Project Notes.
- Safety glazing, where required, shall comply with IRC R308.
- Garage floor slab shall comply with IRC R309.
- Emergency egress paths such as floors and landings at exterior doors, stairs, and hallways shall comply with IRC R311.
- Where window sills are 24" or lower, provide window fall protection per IRC R312.
- Refer to IRC R317 for preservative treated wood requirements.
- Refer to IRC R318 for termite protection requirements.
- Provide smoke detector, hard-wired and interconnected, in each sleeping room per IRC 314.
- Provide combination smoke/carbon monoxide detector, hard-wired and interconnected, outside each group of sleeping rooms and inside the interior garage door per IRC 315.

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NCARB
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BFA No:

TWIN-WG55

Sheet Name:

Basement Plan

Sheet No: 2/22/24

A21

Date:
2/22/24
Current Revision Date:
3/20/24

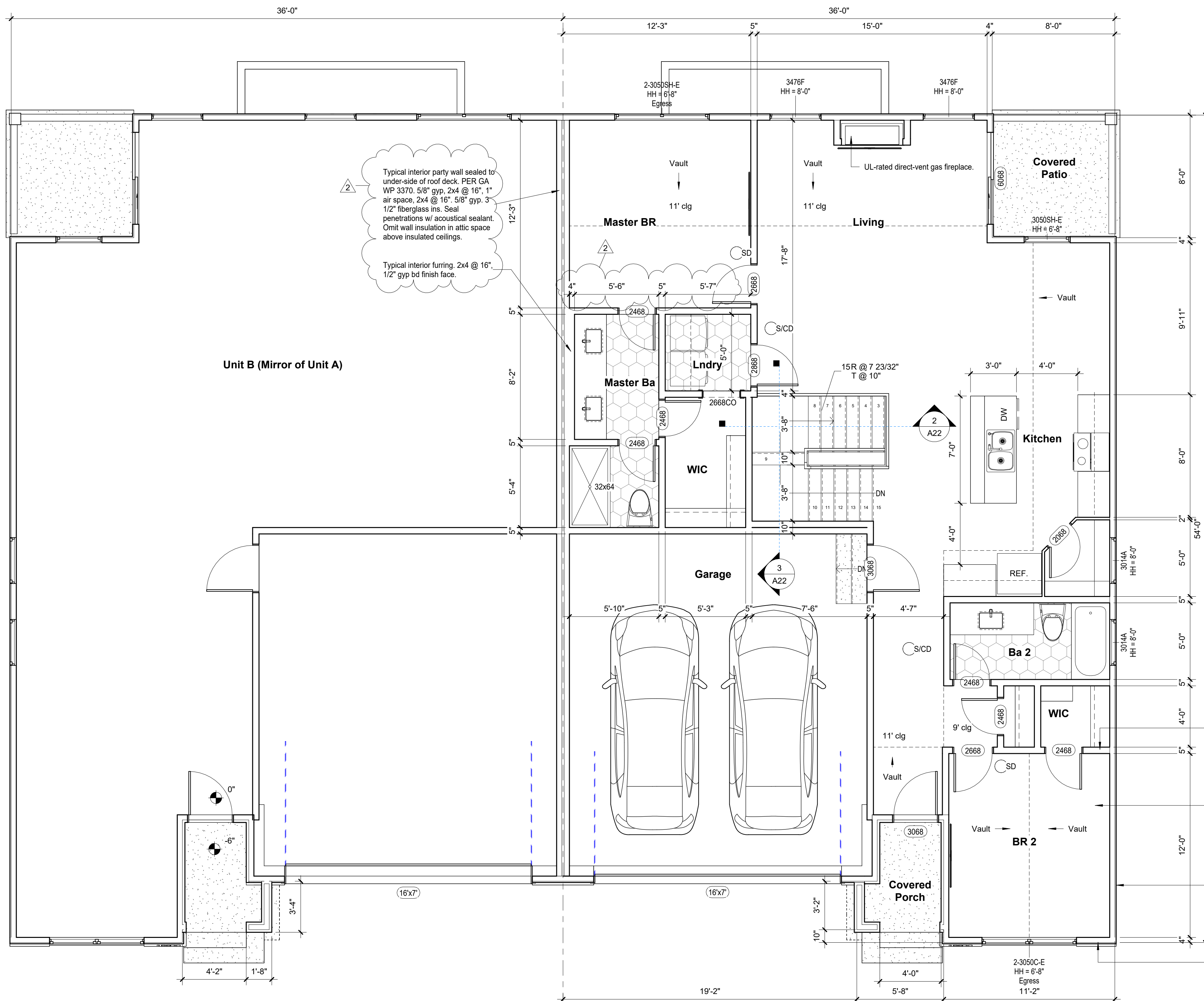
PERMIT SET

Plan North

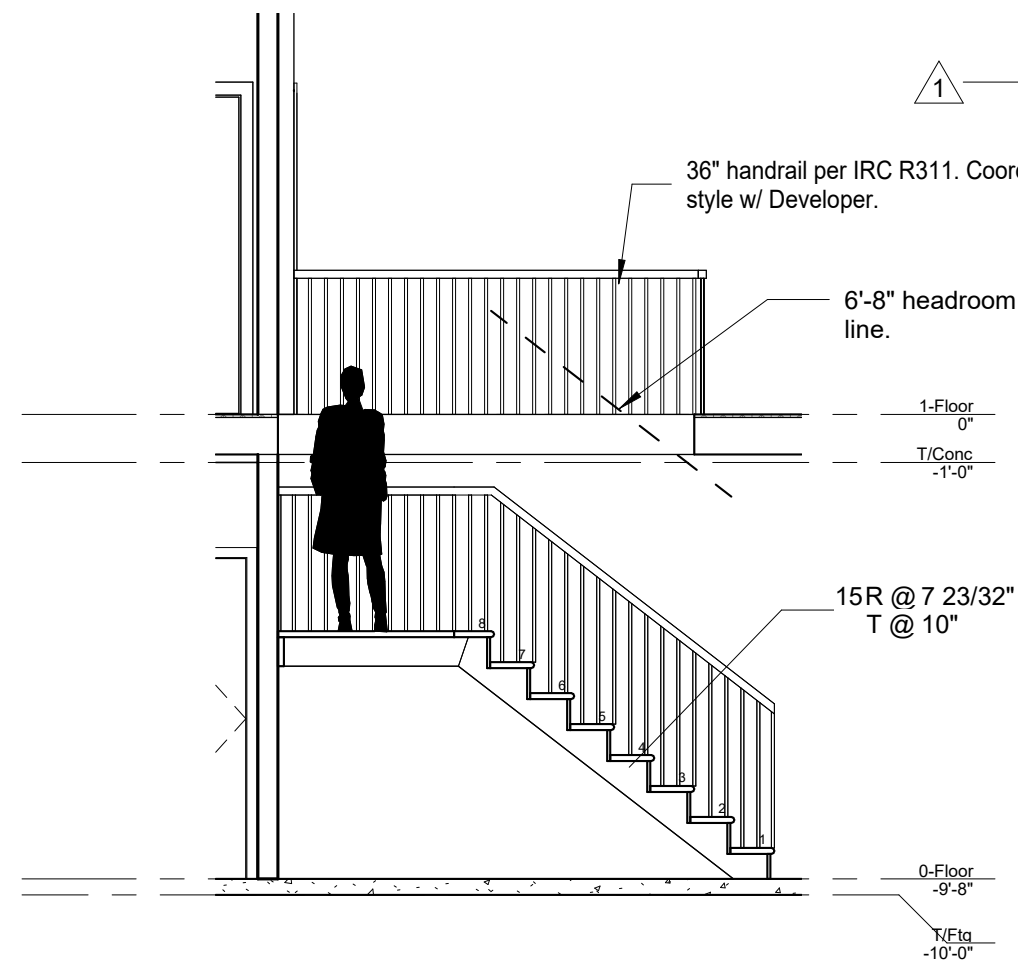


1 Basement Floor Plan

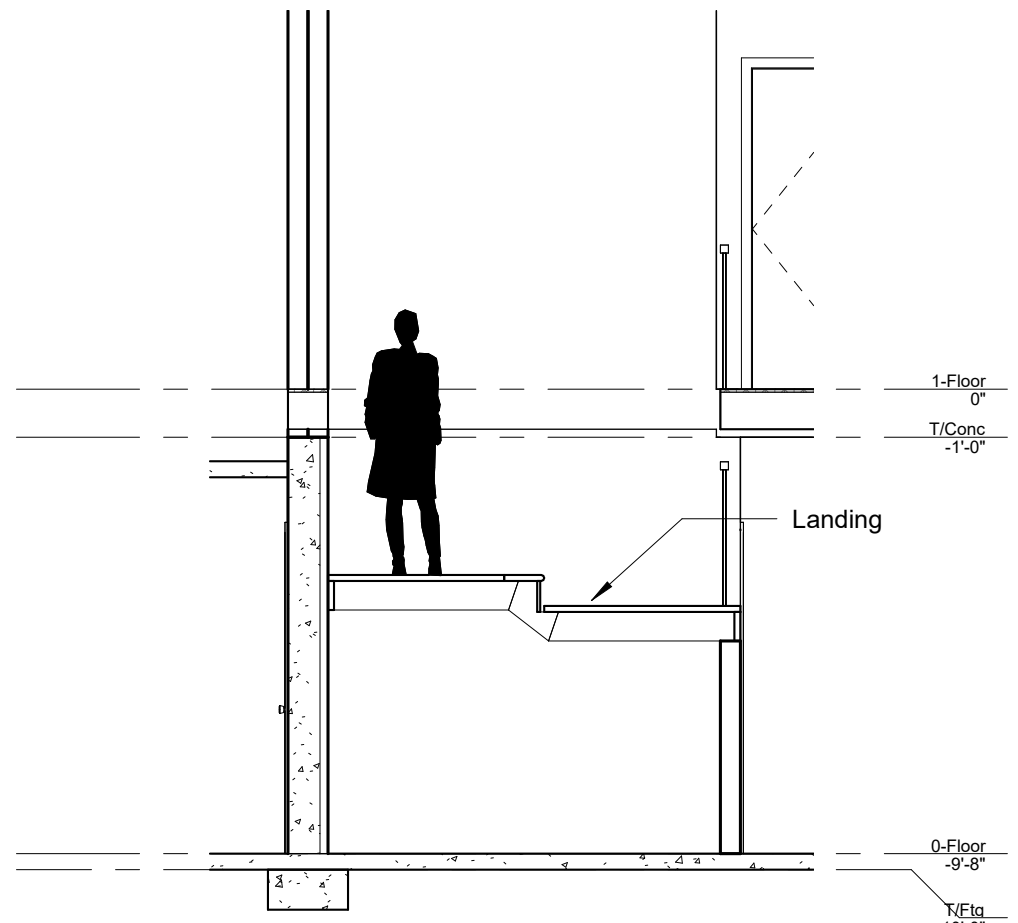
1/4" = 1'-0"



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



2 Stair Headroom
1/4" = 1'-0"



3 Stair Landing
1/4" = 1'-0"

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Covered Patio	64 SF	1-Floor
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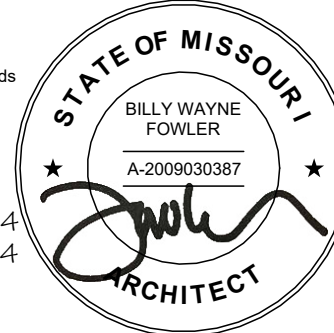
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BFA No:

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Sheet Name:
First Floor Plan

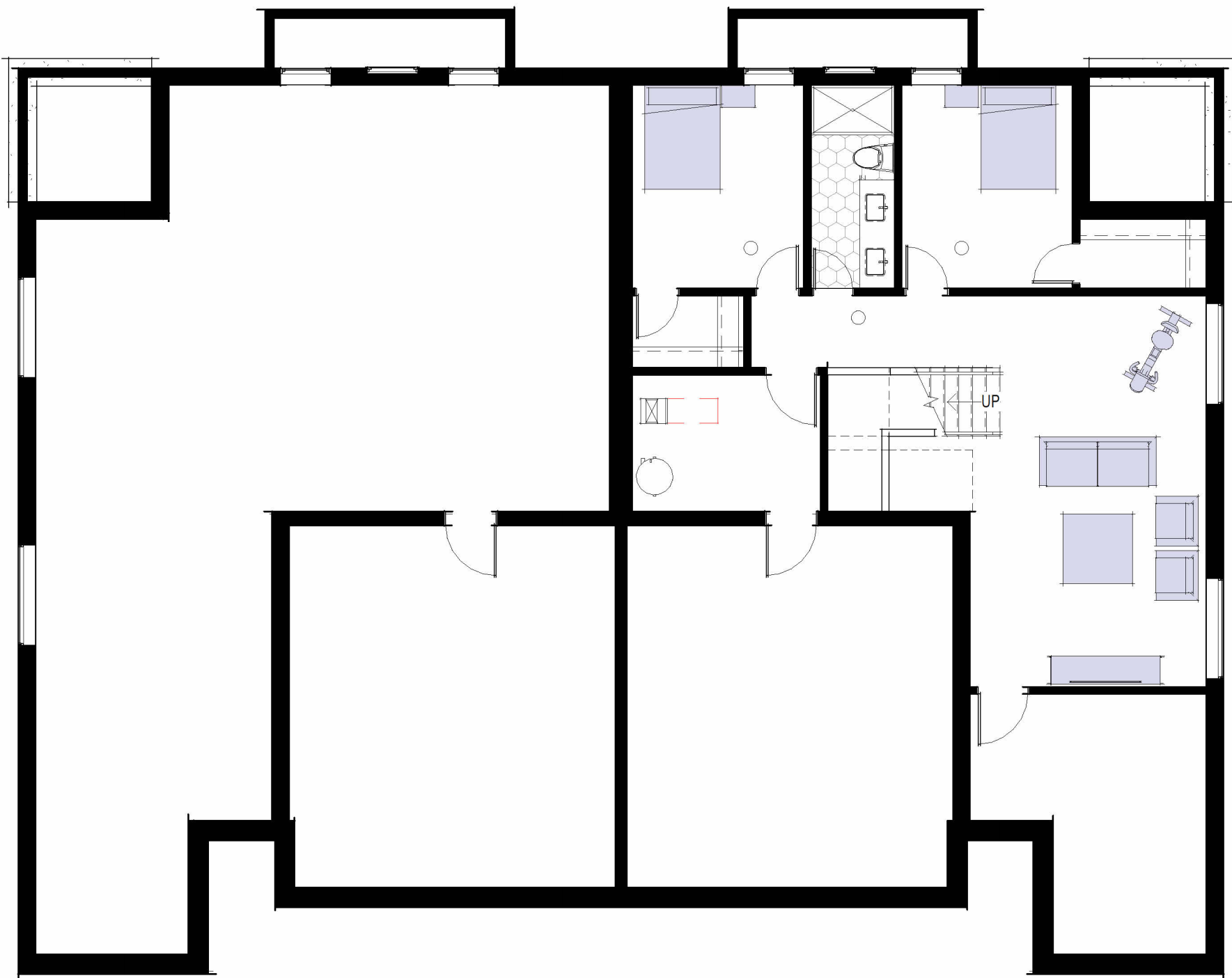
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2/22/24

A22

Date:

Current Revision Date:
5/9/24

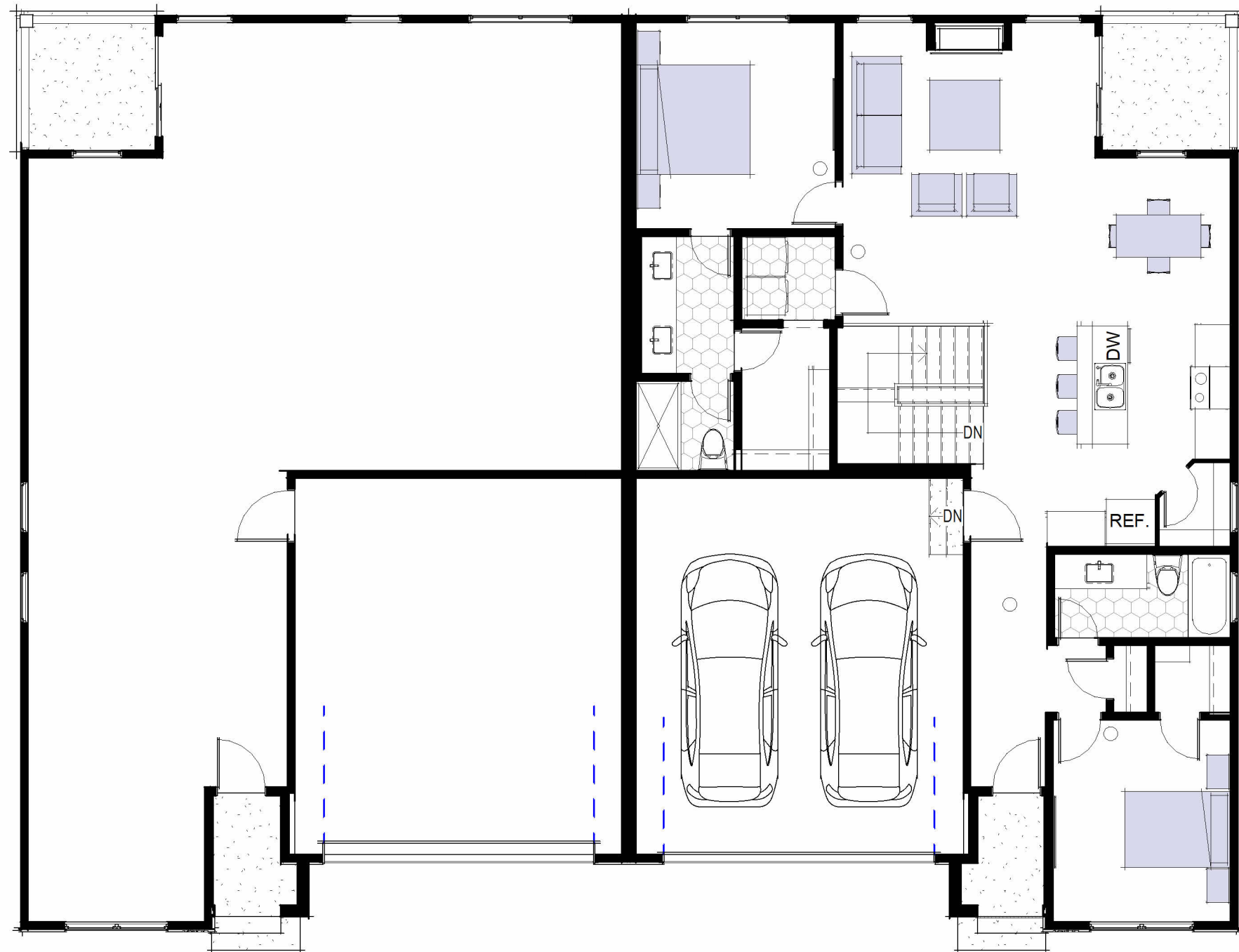
PERMIT SET



Plan North



1 Basement Floor Plan
1/8" = 1'-0"



Plan North



2 First Floor Plan
1/8" = 1'-0"

Furnishing Plan Notes

1. Loose furnishings are by others - not in contract.
2. Furnishing layout is preliminary and must be coordinated with Developer.
3. Furnishing layout is provided as a suggestion to aid in locating electrical and media outlets.

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BFA No:

TWIN-WG55

Sheet Name:

Furnishing Plans

Sheet No:

A23

Date:

2/22/24

Current Revision Date:

PERMIT SET