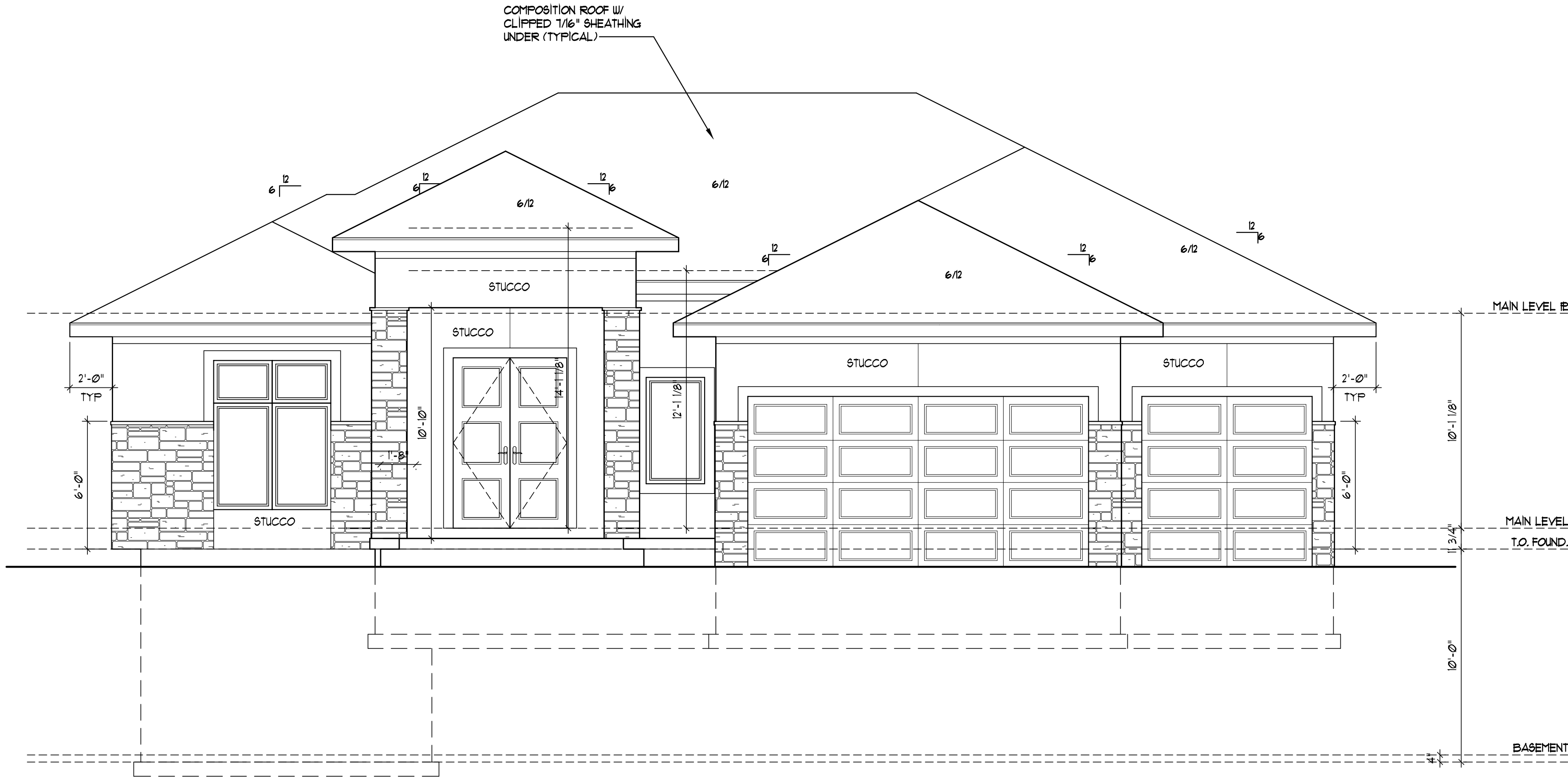
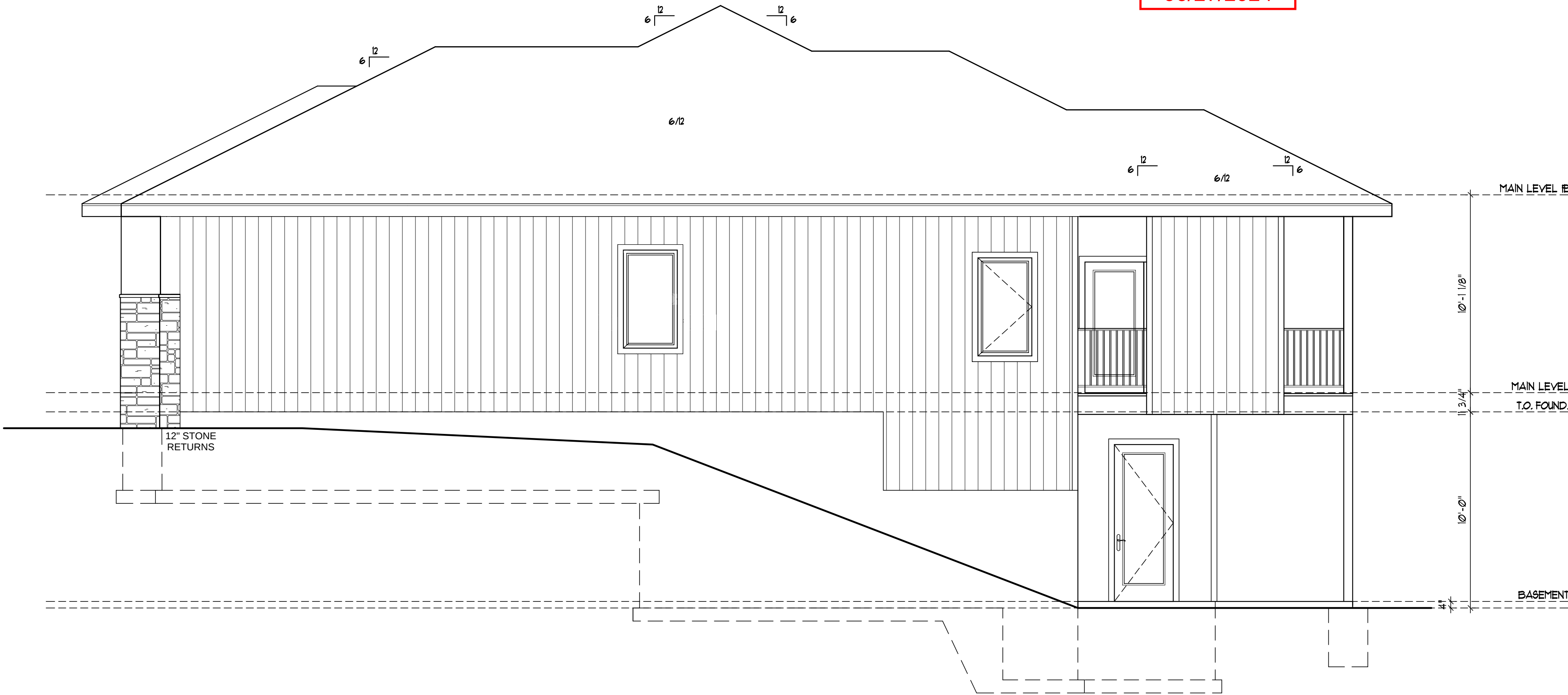




FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/27/2024



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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Project #: 8083-XXXX

DATE:

Permit: 6/25/2024

ELEVATIONS FOR:

THE GUNNISON MODERN

2218 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 187

GA1

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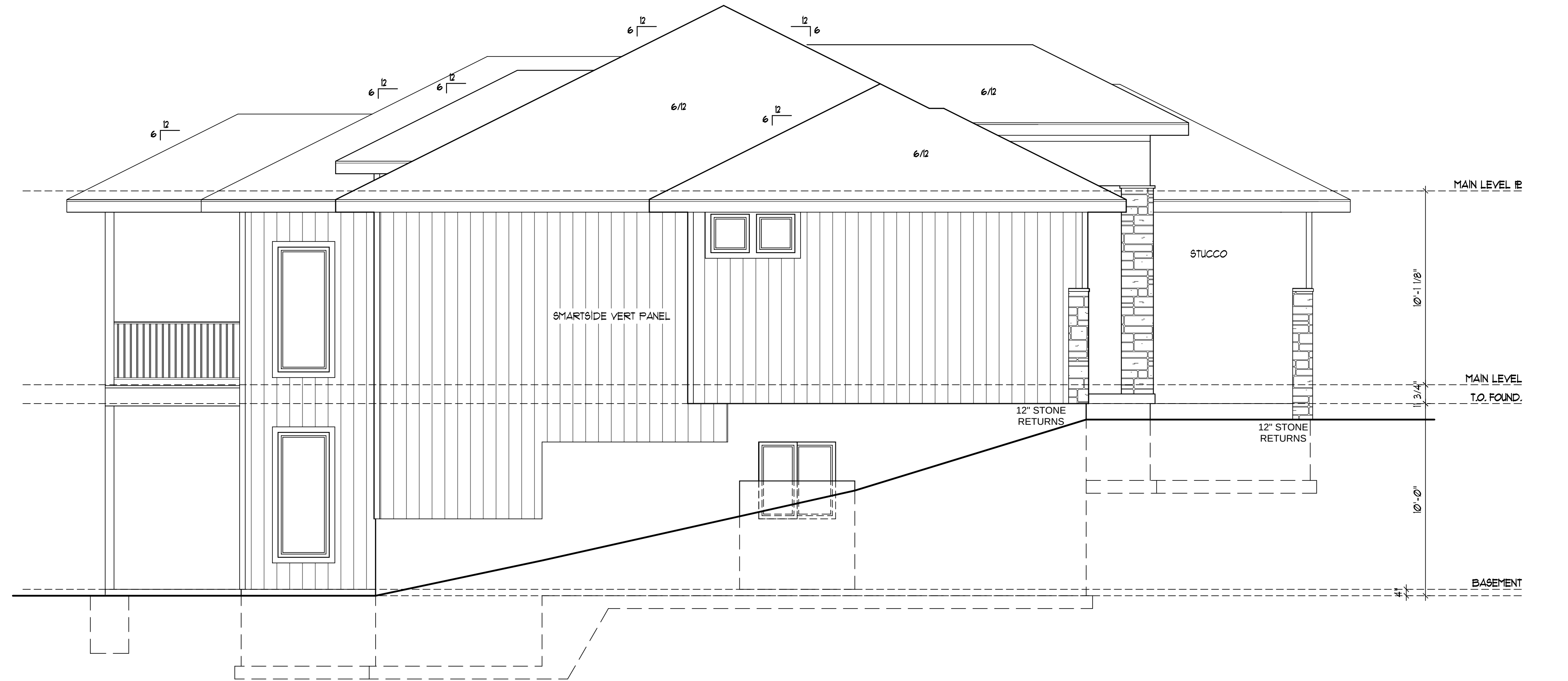
ELEVATIONS FOR:

THE GUNNISON MODERN
2218 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 187

GA2



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



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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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, WORKMEN'S 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, 1-800-344-1233 (MISSOURI ONE CALL SYSTEM, 1-800-344-1483). 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

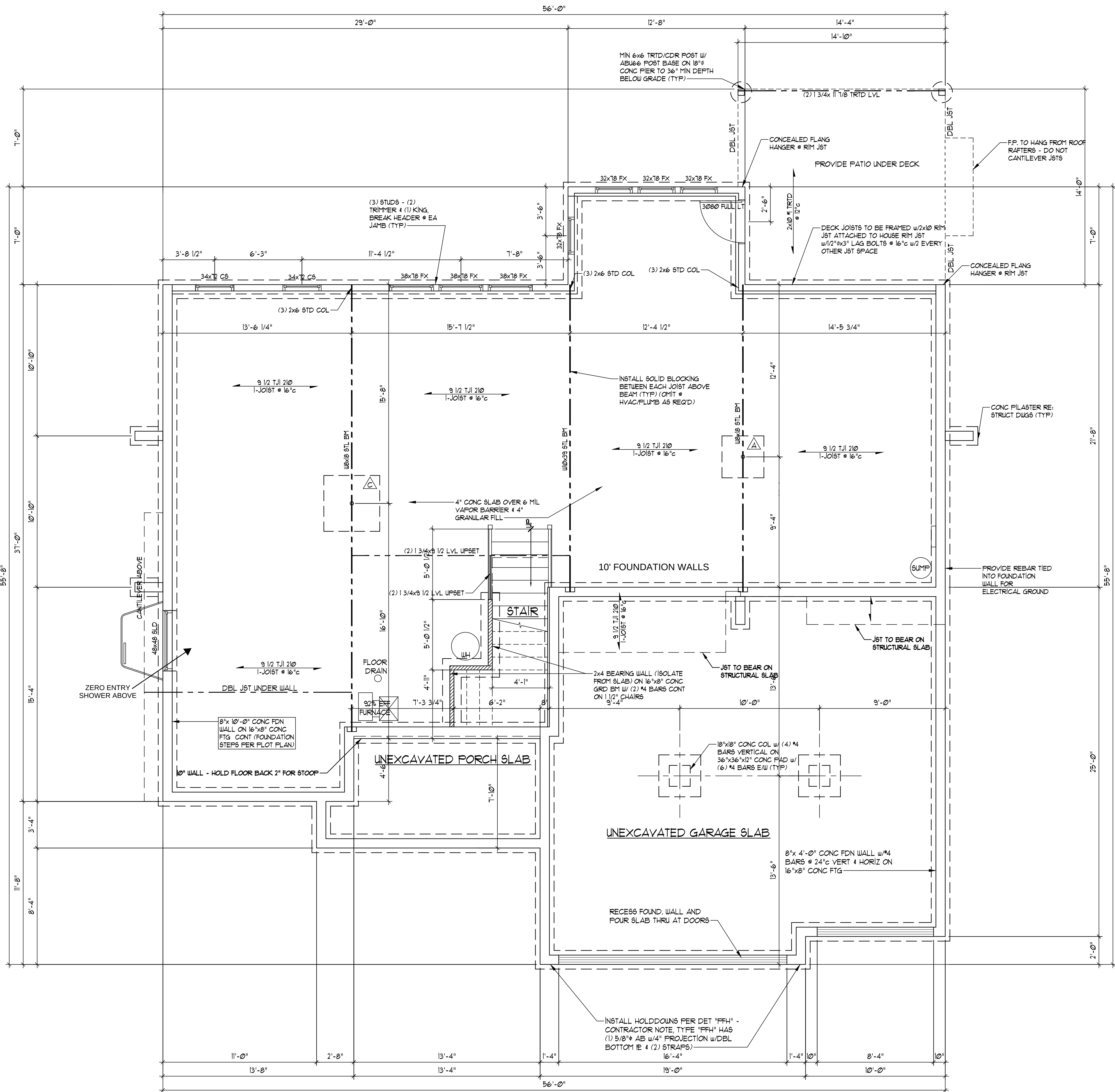
- ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
- ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
- ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
- ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- FASTEN JOISTS TO SILL PLATES WITH (3) 8d CORN NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JOIST 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 TIE 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 "UPPER" 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.
- RECESS FOUNDATION WALLS AND FOUR SLAB THRU AT ALL GARAGE DOORS TO MEET IS MPH REQUIREMENTS (MIN 8" STEM WALL)

COLUMN & PIER PAD SCHEDULE			
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	36" x 36" x 12"	(6) #4 BAR E/W	3" x SCHED 40
B	42" x 42" x 14"	(7) #4 BAR E/W	3" x SCHED 40
C	48" x 48" x 16"	(8) #4 BAR E/W	3" x SCHED 40
D	54" x 54" x 16"	(9) #4 BAR E/W	3 1/2" x SCHED 40
E	60" x 60" x 18"	(10) #4 BAR E/W	3 1/2" x SCHED 40

- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 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 DRAIN LINES AT ALL TOILET LOCATIONS.
- 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.
- IF BUILDING CODE HAS NOT BE AMENDED BY LOCAL JURISDICTION, ALL I-JOIST AND OPEN WEB TRUSSES OVER UNFINISHED SPACE EXCEEDING 80 SQUARE FEET IN AGGREGATE AREA TO BE PROTECTED BY ONE OF THE FOLLOWING METHODS:
 - 1 LAYER 1/2" GYP SHEETROCK - NO NUD AND TAPE REQ'D.
 - PLUMBER INSTALLED RESIDENTIAL SPRINKLER SYSTEM.
 - FACTORY APPLIED, FIRE-PROTECTIVE COATING BY I-JOIST MANUFACTURER.
 - 3" MINERAL/ROCK WOOL COVERING BTM CHORD AND NETTING PER AFA FORM R425 METHOD 4



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN FOR:

THE GUNNISON MODERN

2218 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 187

GA3



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MAIN FLOOR PLAN FOR:

THE GUNNISON MODERN

2218 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 187

GA4

GENERAL PLAN REQUIREMENTS

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, UNO. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" C UNO.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION N1032.
- 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 93 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEARS.
- 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"x120 NAILS @ 1" C STAGGERED WITH (1) 3 1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- OVERHEAD GARAGE DOORS TO MEET 15 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-11 AND ASTM E 330-02.
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 1 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 DFR #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.
- SLOPING VAULTS SHALL BE FURRED DOWN WITH 2x MATERIAL # AFFIXED WITH 1/2" OSB FLITCH PLATE TO PROVIDE REQUIRED DEPTH FOR INSULATION (RE: ENERGY REQUIREMENTS and/or FRAMING DETAILS)

////////// DENOTES LOAD BEARING STUD WALL

WINDOW AND DOOR NOTES

- ALL WINDOWS ARE SHOWN IN INCHES (I.E. 30x60 IS A 30"x60" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (I.E. 28x8 DOOR IS A 2'-8"x8'-8" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:
 - MINIMUM OPEN AREA 5.7 SF
 - MINIMUM OPENING HEIGHT 24 INCHES
 - MINIMUM OPENING WIDTH 20 INCHES
 - SILL HEIGHT 44" MAX ABOVE FLOOR
- ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR, OR SHALL BE FIXED/INOPERABLE.
- ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH IRC SECTION R308. 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, SHOWER 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 WINDOW SHALL HAVE FALL PROTECTION PER IRC R312.2.
- ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.
- WINDOW MANUFACTURER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.

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 N1032.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1032.4.
- CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH IECC AS FOLLOWS:

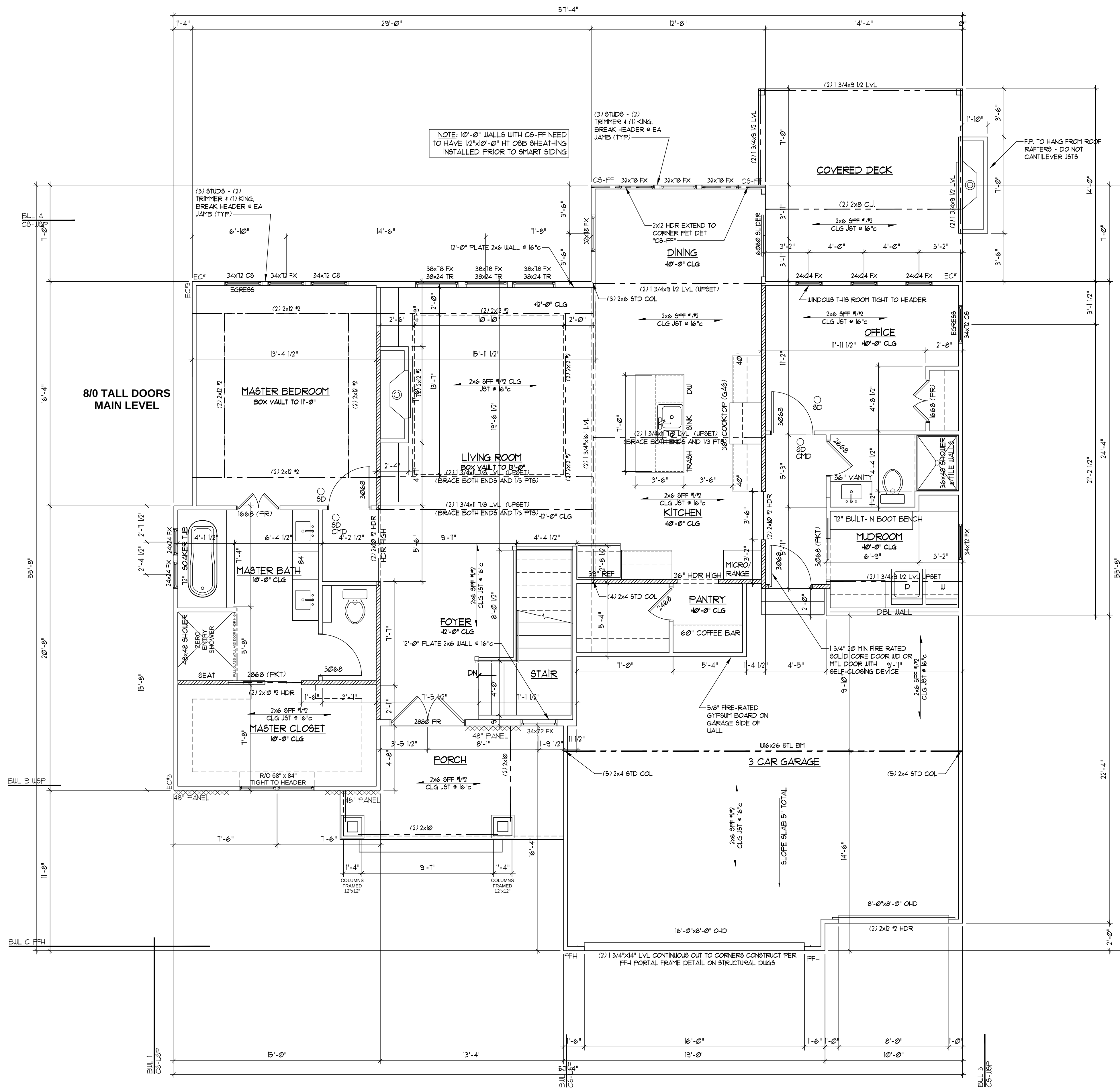
WALLS	R-13
CEILING (FLAT)	R-49
CEILING (VAULTED)	R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft. OR 20% OF ROOF AREA, WHICHEVER IS LESS)

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
WINDOWS	U 0.32 (MAX)
U-FACTOR	SHGC
SKYLIGHTS	U 0.35 (MAX)
U-FACTOR	SHGC
	0.40 (MAX)

WALL BRACING NOTES:

- ALL 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 R602.10.1, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
- INTERIOR WALL BRACING NOT REQUIRED

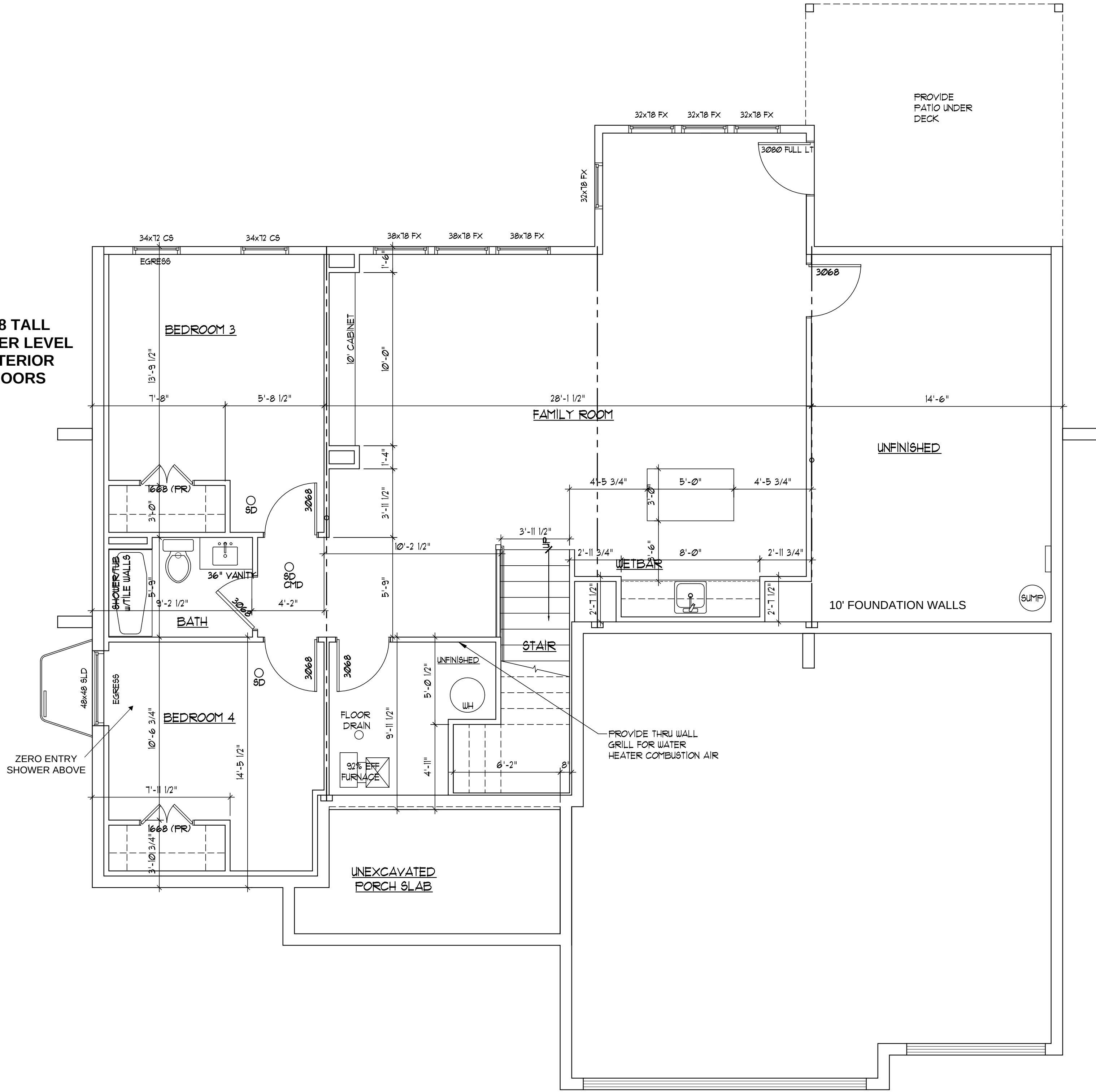
XXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP OR CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL	1795 SF
FINISH	
GARAGE	653 SF
COVERED DECK	200 SF
FRONT PORCH	104 SF

6/8 TALL
LOWER LEVEL
INTERIOR
DOORS



LOWER LEVEL FINISH PLAN
SCALE: 1/4" = 1'-0"

LOWER LEVEL FINISH: 1/2" OF
UNFINISHED: 450 CF

LOWER LEVEL FINISH PLAN FOR:

THE GUNNISON MODERN

2218 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 187



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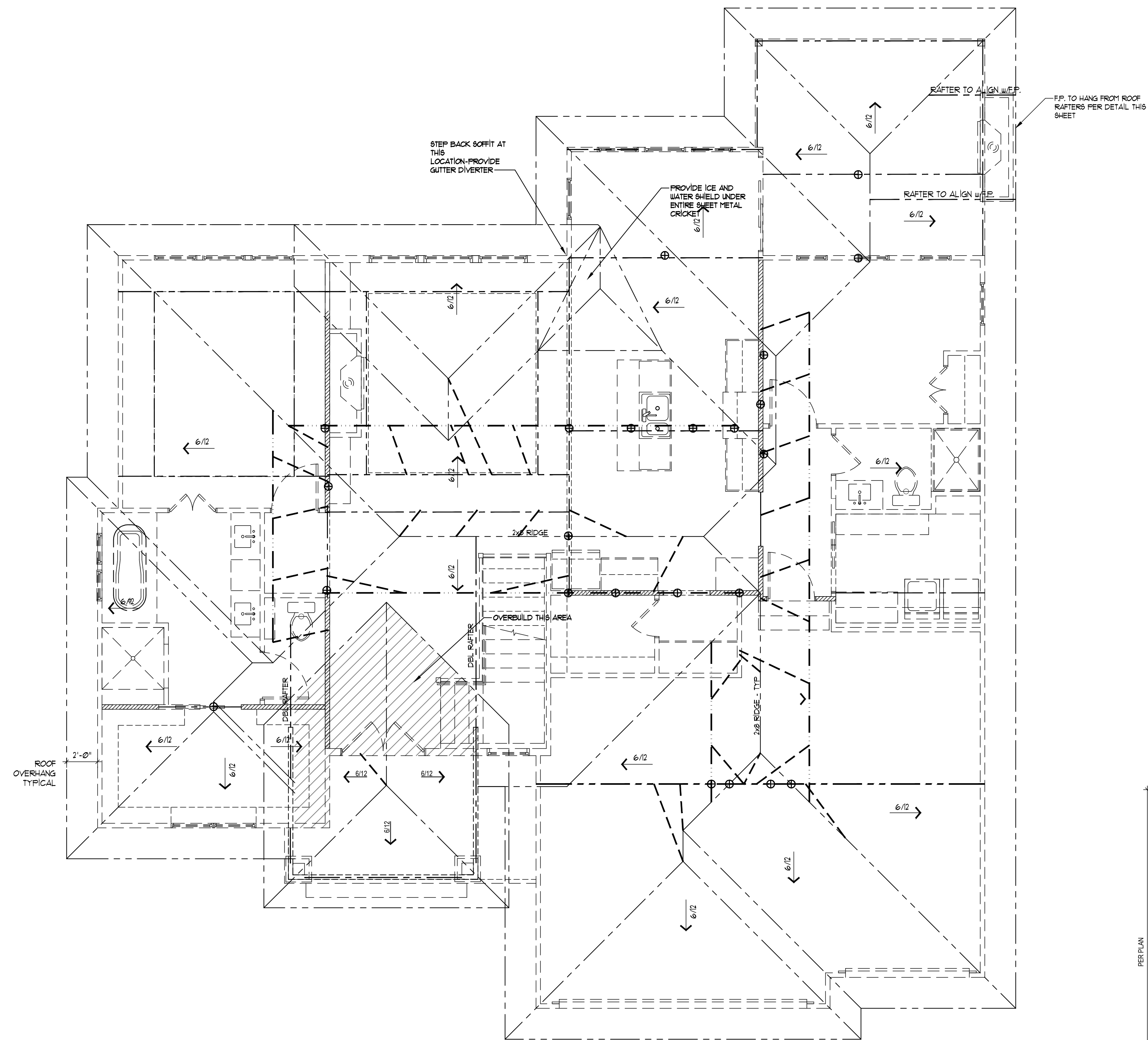
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ROOF PLAN NOTES

1. ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SFF 1/2 @ 16" C
2. ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SFF 1/2 @ 16" C
3. ALL VALLOTS TO BE FURRED DOWN 2x4 MATERIAL TO PROVIDE FOR R-38 INSULATION.
4. JOIST END, EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 DFP UNLESS NOTED OTHERWISE ON PLANS
5. ALL RIDGES, HIPs, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
6. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WITH (3) 16d COLN (3 1/2x16) NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COLN (2 1/2x16) NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COLN (3 1/2x16) NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOINTS ARE PARALLEL TO THE RAFTERS.
7. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE (OR AT LOCATIONS WHERE C.J. ARE PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES @ 16" C WITH (3) 16d COLN (3 1/2x16) NAILS EA END. ADDITIONAL NOTE: ROOFS WITH 8:12 OR 4:12 OR SHALL OVER SHALL HAVE (5) 16d COLN (3 1/2x16) NAILS AT CONNECTIONS LISTED IN NOTES.
8. RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE 602.1. ROOF HEADERS DO NOT HAVE AVAILABLE UPLIFT TO REQUIRE HOLD DOWNS. REFER TO STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
9. INSTALL 2x4 COLLAR TIES @ 48" IN UPPER 1/2RD OF ROOF RAFTER.
10. COLLAR TIES CAN NOT BE INSTALLED (AND FOR VALLEY)/ CATHEDRAL RAFTERS) INSTALL 1 1/4" x 20ga RIDGE STRAP (SIMPSON L5A12 OR EQUIV) PER FASTENER SCHEDULE.
11. PROVIDE METAL FLASHING OR CLOSED CUT CORNER VALLEY W/ICE & WATER SHIELD AT ALL ROOF VALLEYS.
12. PROVIDE METAL FLASHING OR CLOSED CUT CORNER VALLEY W/ICE & WATER SHIELD AT ALL ROOF VALLEYS.
13. ROOF VENTING ON BACK SIDE OF ROOF. BATH VENTS TO VENT DIRECTLY TO THE OUTSIDE.
14. PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS WITH VALLEY WALLS ARE TO BE SUPPORTED BY BRACES AND/OR PURLINS AT THE ENDS ARE ARE NOT REQUIRED TO BE DESIGNED AS BEAMS AND ARE TO BE FRAMED USING LUMBER THAT IS NOMINALLY 7" WIDE BY ONE SIZE GREATER THAN ATTACHING FRAMING MEMBER (NOTE 5). THERE IS NO STRUCTURAL LINE LOADING ON THE MEMBER
15. ALL RAFTERS AND HIPs TO BE CONNECTED CONNECTIONS SHOULD BE INSTALLED AND TIED PER THE ATTACHED DETAILS ON SHEET S3. THIS INCLUDES ADDITIONAL 2x6 CEILING JOISTS AND COLLAR TIES.
16. EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.

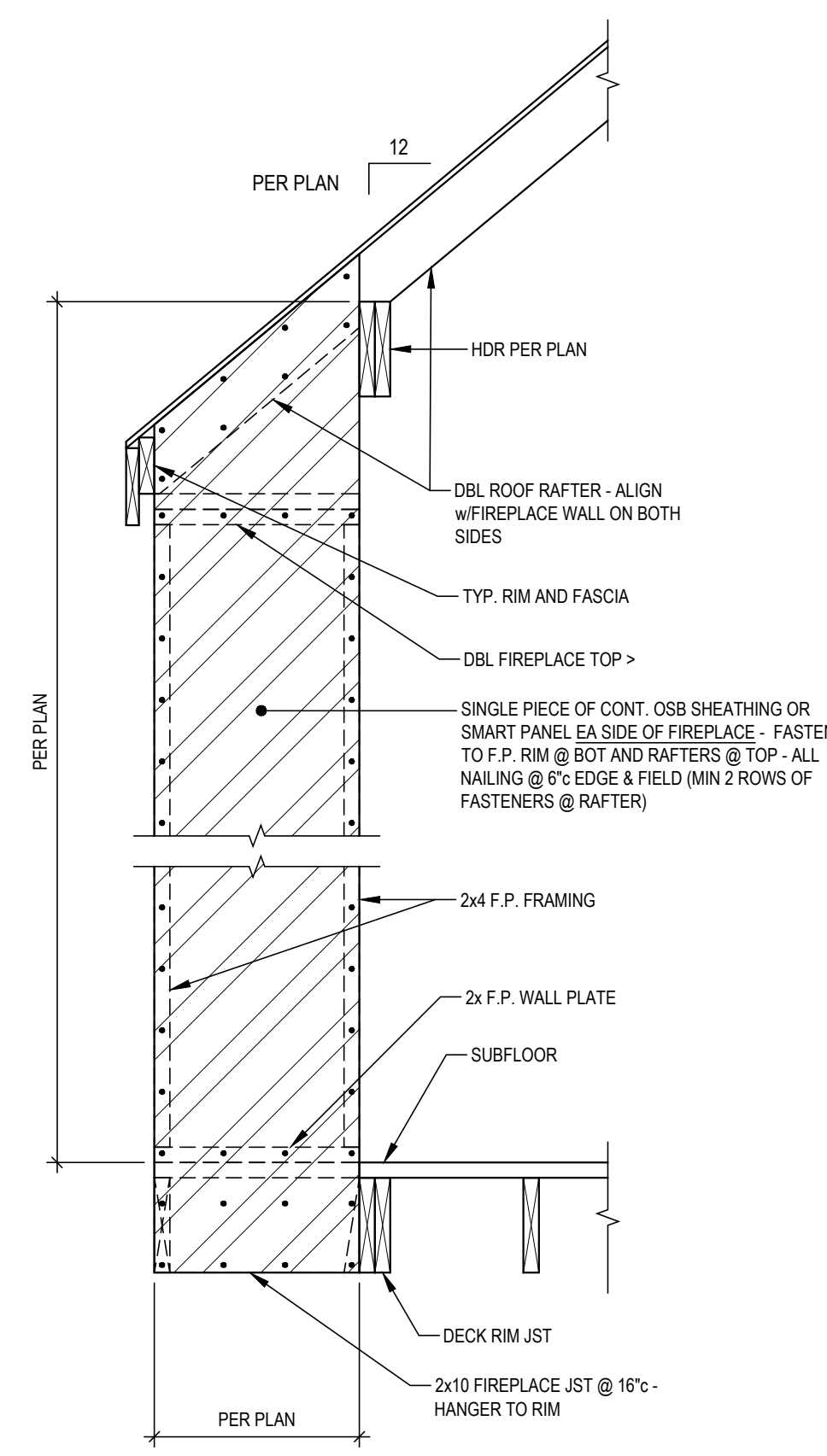
ROOF BRACING

ROOF FURLING IS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS, USE 2x6 STUD GRADE PLAIN FLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)

1. RIDGE, HIP, VALLEY, AND FURLIN 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)
2. RIDGES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES

NOMENCLATURE

	CEILING HEADERS AND BEAMS
	2x6 ROOF FURLINS (UNLESS NOTED OTHERWISE ON PLANS)
	2x4 FURLIN/RIDGE BRACE @ 4'-0"± (STRONG BACK IF OVER 8'-0" LONG)
	2x4 STRONG BACK HIP, VALLEY, OR RIDGE RAFTER SUPPORT
	LOAD BEARING STUD WALLS



SUSPENDED FIREPLACE DETAIL
SCALE: 3/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"

