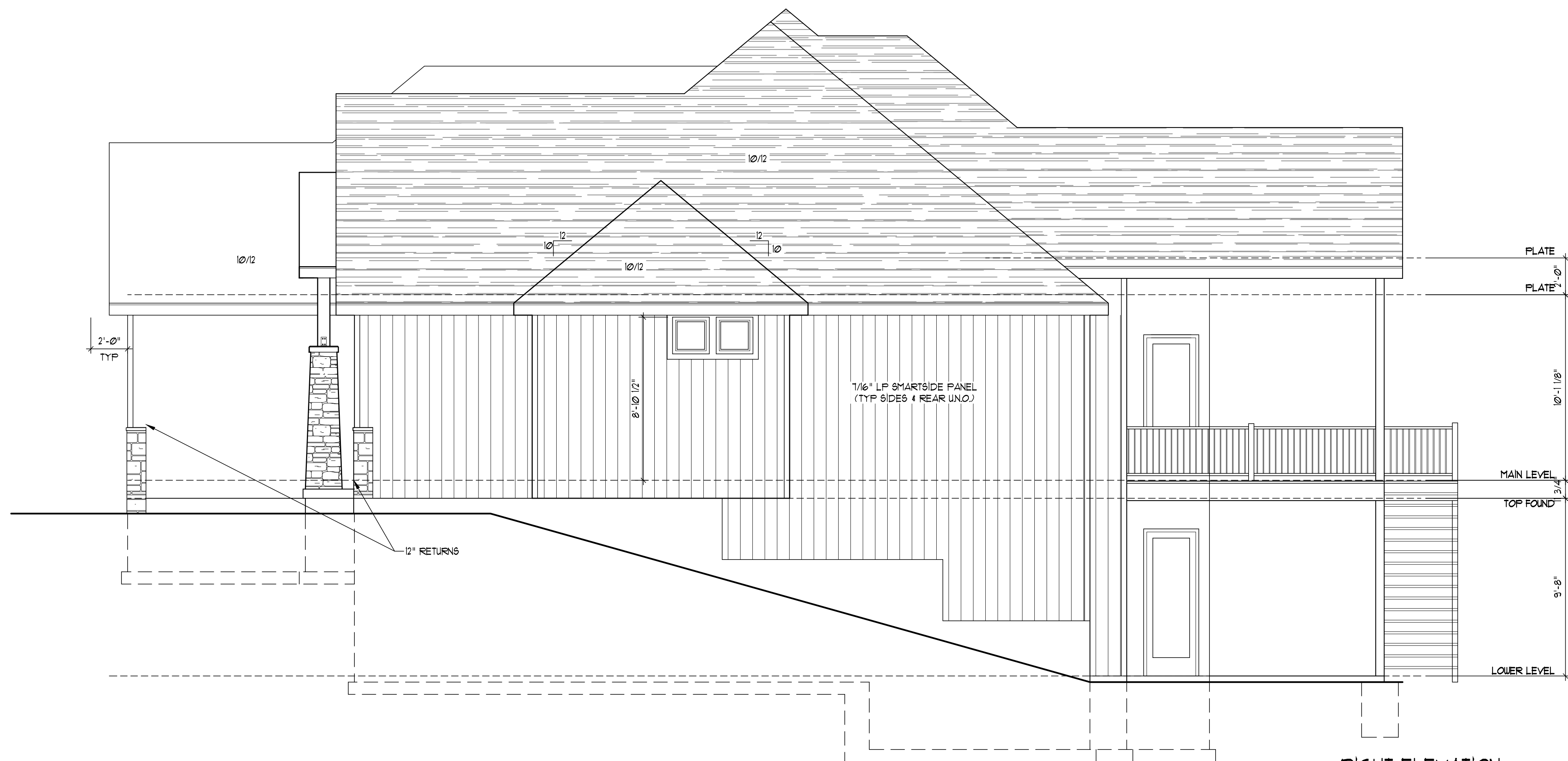




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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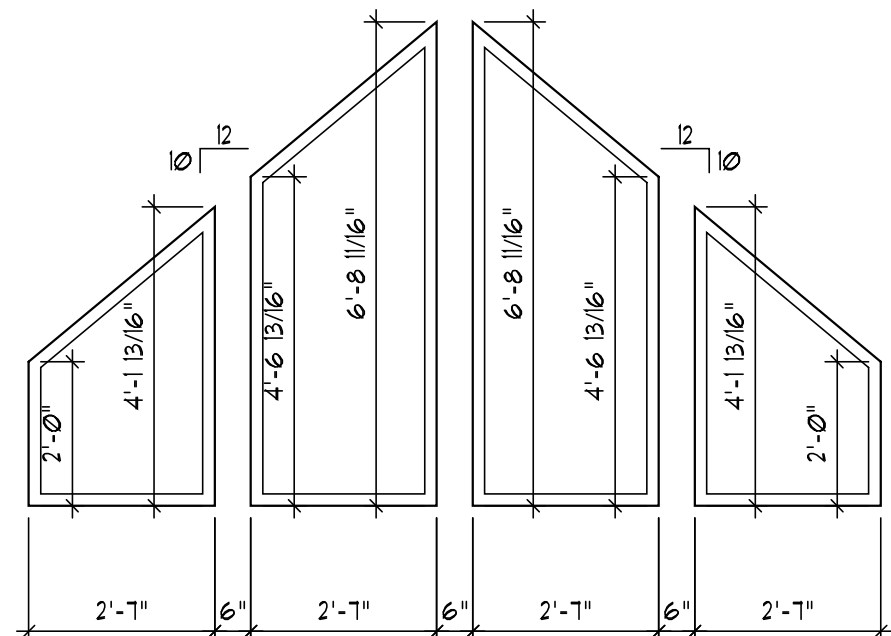
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ELEVATIONS FOR:

THE GUNNISON II - MODERN

373 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 158

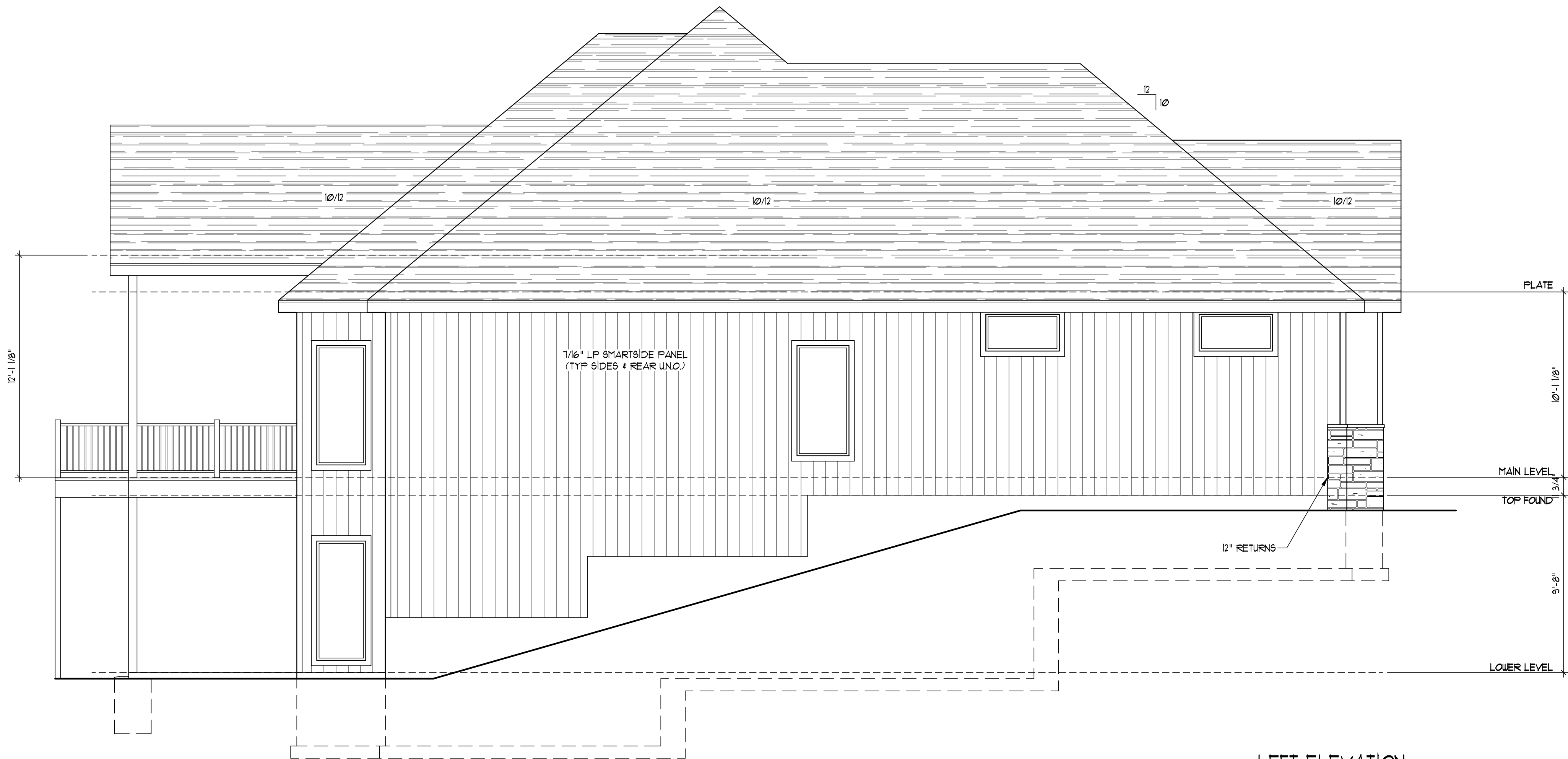
GA1



TRANSOM WINDOW DIMS.
NOT TO SCALE



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



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

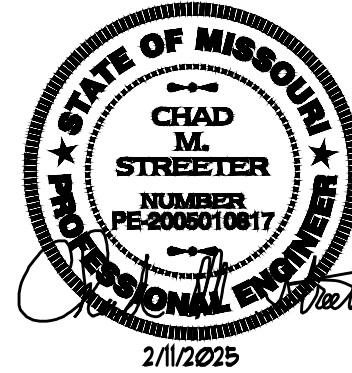


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ELEVATIONS FOR:

THE GUNNISON II - MODERN

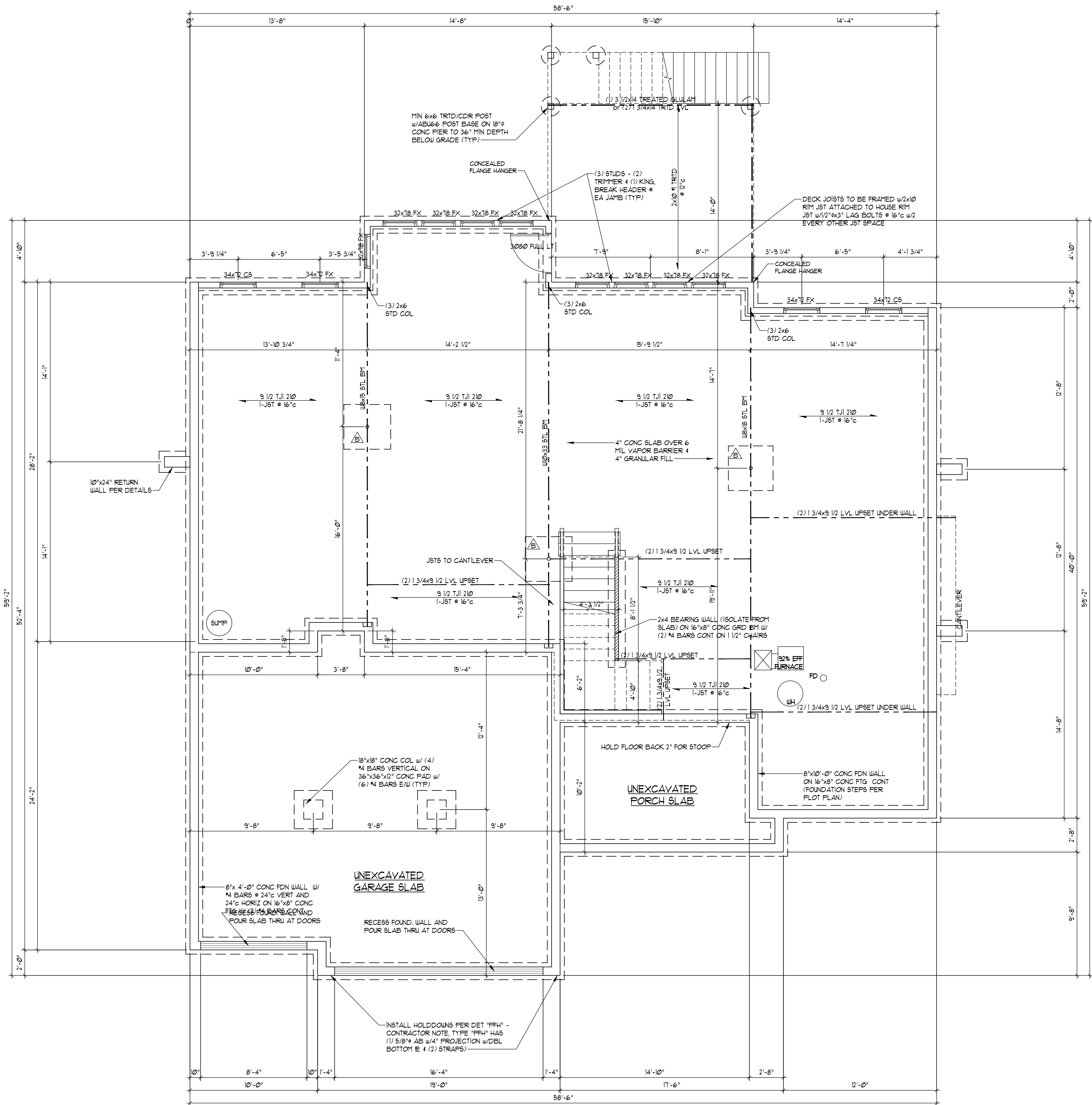
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GA2

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

GENERAL NOTES

1. BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS.
2. 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.
3. ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES - INTERNATIONAL RESIDENTIAL CODE.
4. 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.
5. CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS.
6. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMEN'S PARKING, ETC., SHALL BE COORDINATED WITH THE CITY.
7. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
8. 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.
9. 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

1. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
3. FOR ALL CONC WALL OPENINGS FOOTING & WALL STEPS, PROVIDE ONE #4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
5. 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.
6. FASTEN JOISTS TO SILL PLATES WITH (3) 8d COM NAILS.
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JOIST SPACES. FASTEN TO SILL PLATE PER NOTE 6.
8. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
9. 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.
10. 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.
11. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER.
12. ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
13. PROVIDE A "UPPER" GROUND PER IRC 3608.1
14. EGRESS WELL REQUIREMENTS:
 - A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
 - B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.
15. RECESS FOUNDATION WALLS AND FOUR SLAB THRU AT ALL GARAGE DOORS TO MEET 15 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 EW	3" x SCHED 40
B	42" x 42" x 14"	(7) #4 BAR EW	3" x SCHED 40
C	48" x 48" x 16"	(8) #4 BAR EW	3" x SCHED 40
D	54" x 54" x 16"	(9) #4 BAR EW	3 1/2" x SCHED 40
E	60" x 60" x 18"	(10) #4 BAR EW	3 1/2" x SCHED 40

1. COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf.
2. GARAGE FOOTINGS PER DETAIL, COLUMN NOT REQUIRED UNLESS NOTED ON PLANS

JOIST AND TRUSS NOTES

1. FLOOR TRUSS OR I-JOIST LOADING SHALL BE PER THE GENERAL NOTES
2. I JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS. TRUSS MFG TO RUN CONTINUOUS WHERE POSSIBLE.
3. COORDINATE I-JOISTS LOCATIONS WITH PLUMBING DRAIN LINES AT ALL TOILET LOCATIONS.
4. 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.
5. IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET, THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.
6. 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 BTM CHORD AND NETTING PER APA FORM R425 METHOD 4



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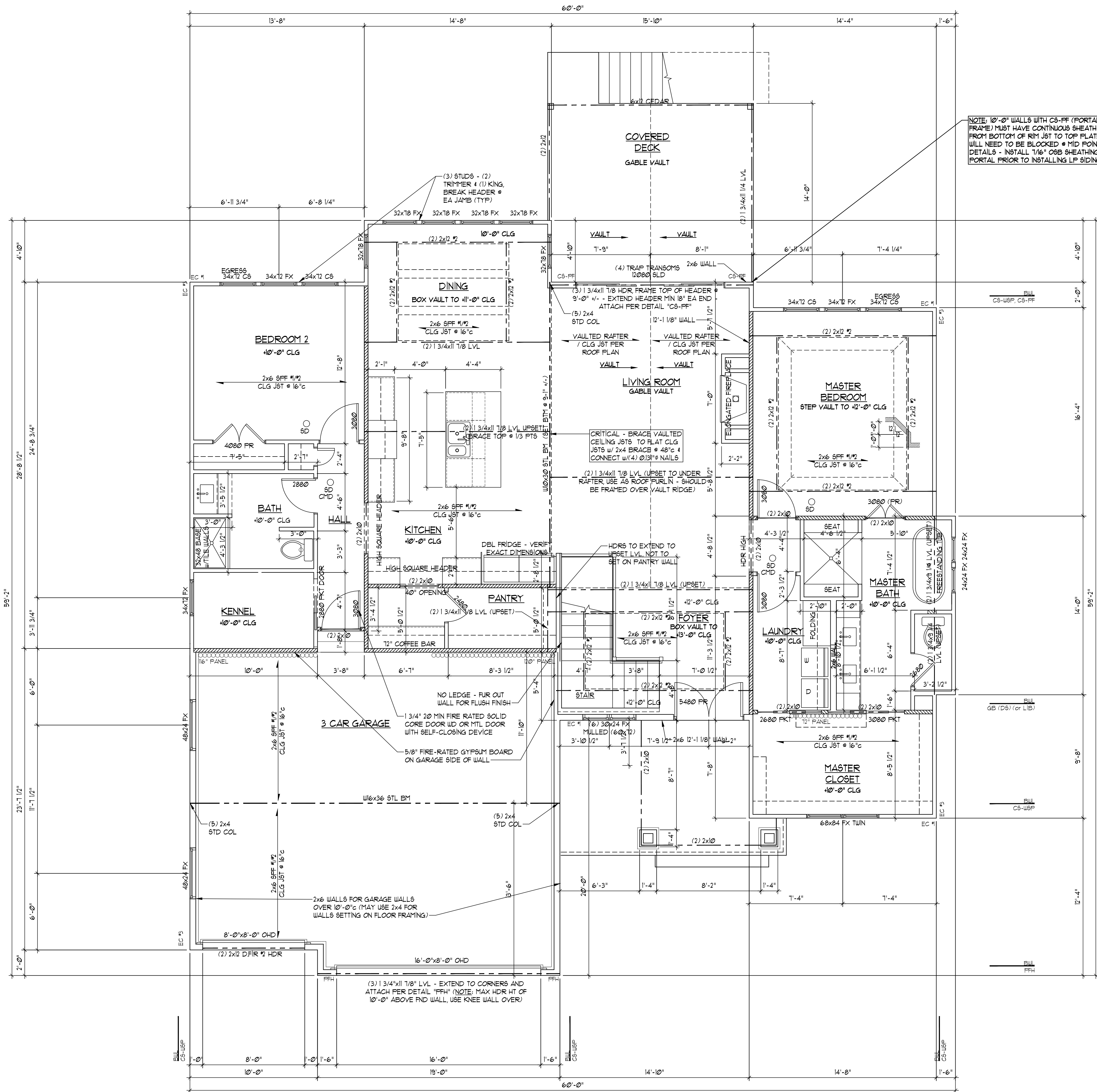
FOUNDATION PLAN FOR:

THE GUNNISON II - MODERN

373 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 158

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

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" UNO.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 103.2.
- 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 "LIFE" GROUND PER IRC 3602.1.
- REFER TO SHEET 93 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOILET 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 7 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 IN WINDOW HEADERS 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. 26x8 DOOR IS A 2'-8"x6'-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:
 - 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
- 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 R308.4. 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 R312.2.
- 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 N103.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.
- 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 |
| CRAILL 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) |
| SHGC | 0.40 (MAX) |
| SKYLIGHTS | U 0.35 (MAX) |
| 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 HOLD/DOWN REQUIRED)
- INTERIOR WALL BRACING NOT REQUIRED

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

MAIN LEVEL	2025 SF
FINISH:	
COVERED DECK	224 SF
GARAGE:	718 SF



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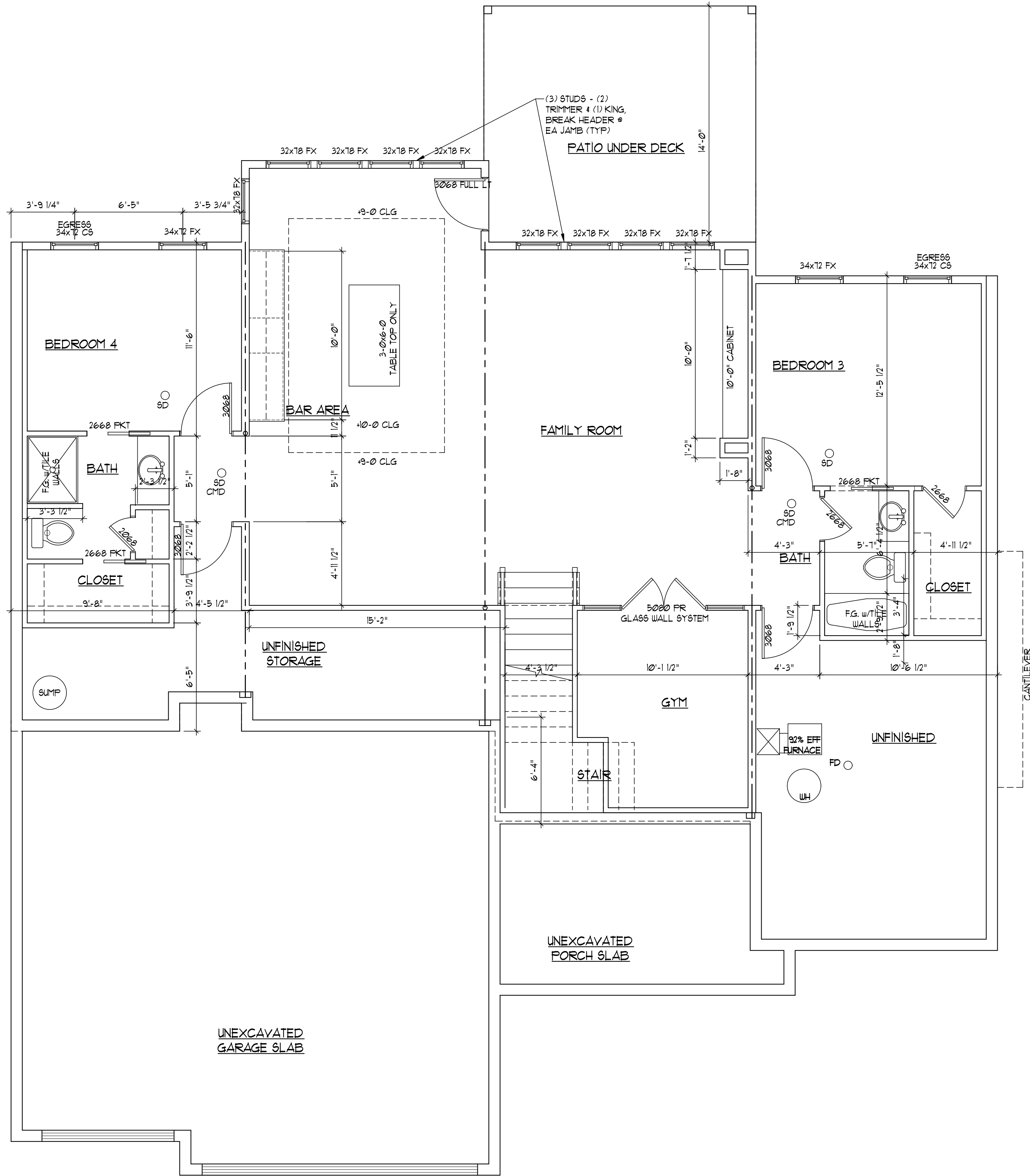
MAIN FLOOR PLAN FOR:

THE GUNNISON II - MODERN

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Woodside Ridge Lot 158

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

LOWER LEVEL
FINISHED AREA: 1378 SF
UNFINISHED: 541 SF

LOWER LEVEL FINISH PLAN FOR:

THE GUNNISON II - MODERN

373 NW Patch Ct
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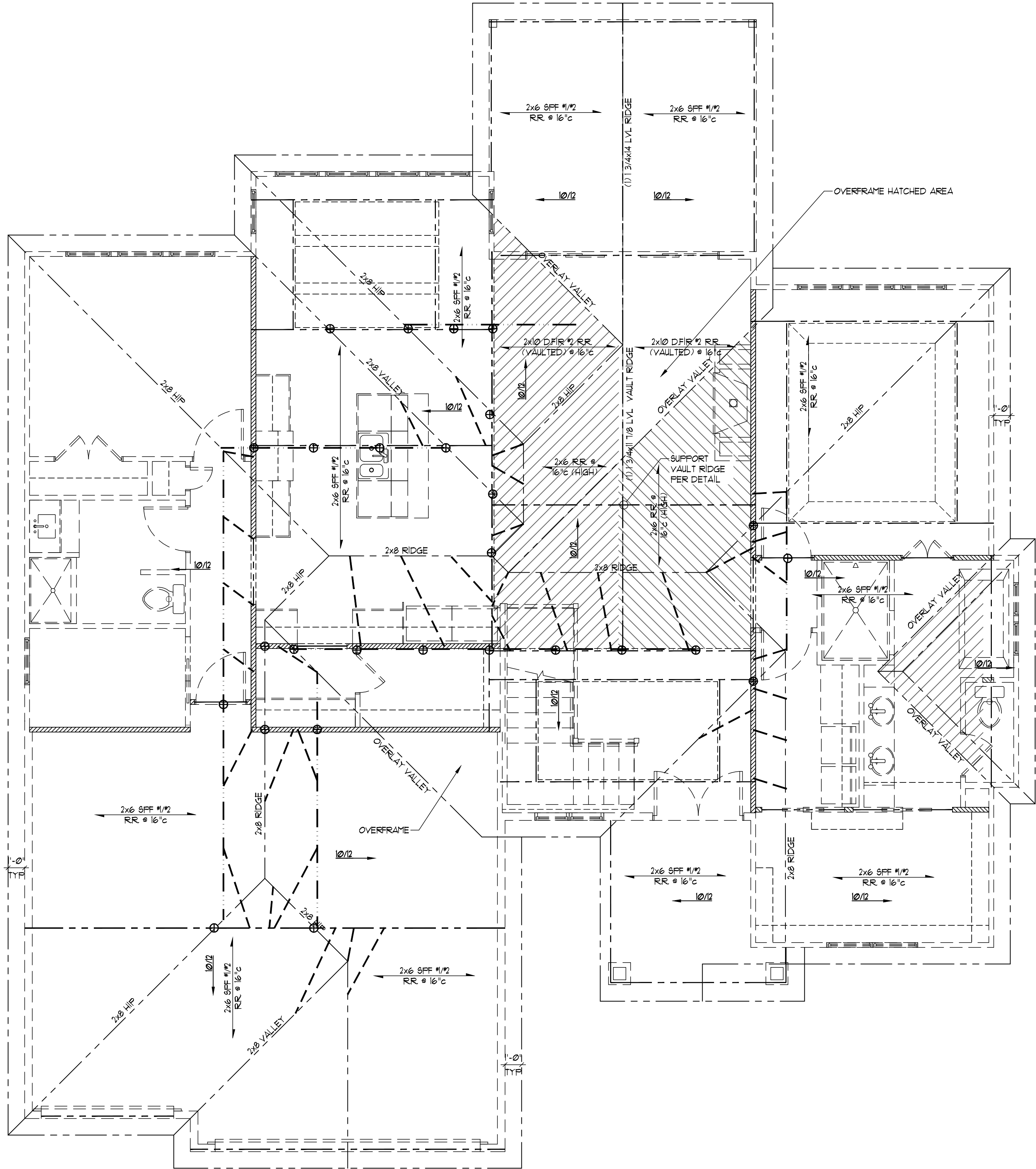
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ROOF PLAN NOTES

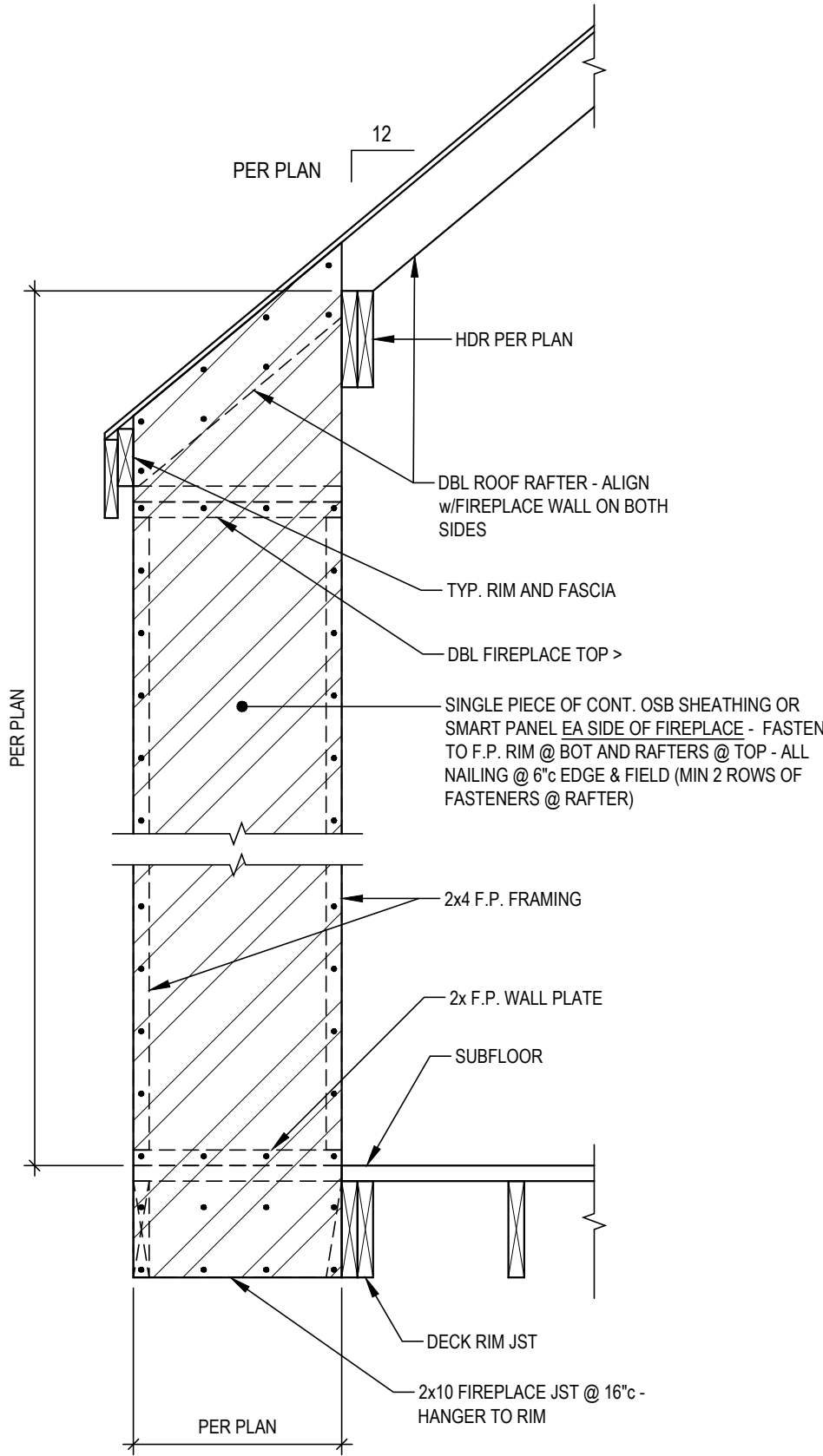
- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SFF 11/2" @ 16" c
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SFF 11/2" @ 16" c
- ALL VAULTS TO BE FURRED DOWN w/2x MATERIAL TO PROVIDE FOR R-38 INSULATION
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D/FIR #2 UNLESS NOTED OTHERWISE ON PLANS
- ALL RIDGES, HIPs, 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"x0.62") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.31") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 1/2"x0.62") 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 (or AT LOCATIONS WHERE C.J. ARE PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES @ 16" c WITH (3) 16d COM (3 1/2"x0.62") NAILS EA END.
- ADDITIONAL NOTE: ROOFS WITH SLOPE OF 4/12 OR SHALLOWER SHALL HAVE (5) 16d COM NAILS AT THE CONNECTIONS LISTED IN NOTE #6 AND #7.
- 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 @ 48" c IN UPPER 1/3rd of ROOF RAFTER
- IF COLLAR TIES CAN NOT BE INSTALLED (AND FOR VAULTED/ CATHEDRAL ROOFS) INSTALL 1 1/4" x 12ga RIDGE STRAP (SIMPSON STA12 or EQUIV.) PER FASTENER SCHEDULE.
- PROVIDE METAL FLASHING OR CLOSED CUT CORNER VALLEY w/ICE & WATER SHIELD 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.
- PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS, HIPs AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/OR FURLINS AT THE ENDS ARE 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.
- ALL HIPs AND HIP TO RIDGE CONNECTIONS SHOULD BE INSTALLED AND TIED PER THE ATTACHED DETAILS ON SHEET S2. THIS INCLUDES ADDITIONAL 2x8 CEILING JOISTS AND COLLAR TIES.
- EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.

ROOF BRACING

- ROOF FURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS, USE 2x6 STUD GRADE FURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
- 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)
- BRACES 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 BRACING @ 4'-0" c (STRONG BACK IF OVER 8'-0" LONG)
- ⊕ 2x4 STRONGBACK 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"



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ROOF PLAN FOR:

THE GUNNISON II - MODERN

373 NW Patch Ct

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