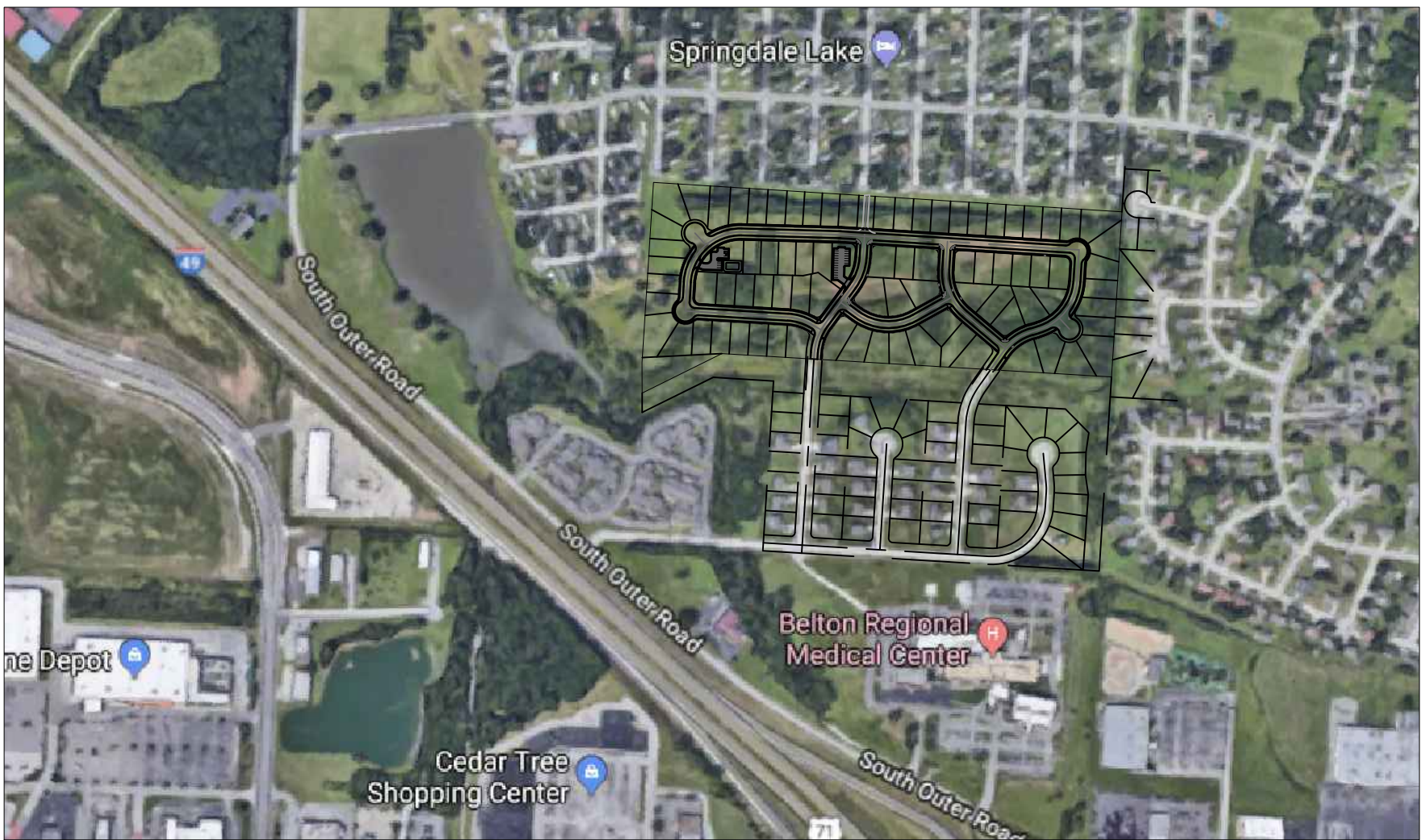
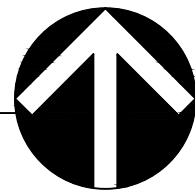


A 3D architectural rendering of a single-story house. The house features a dark grey shingled gabled roof. The main body of the house is a light tan color, while the gable end is a darker brown. There are two large, side-by-side garage doors with a grid pattern. To the left and right of the garage doors are windows with white frames and blue-tinted glass. The house is set on a grey concrete foundation.

ISSUED FOR:
BID SET - 07/06/2018



VICINITY PLAN
N.T.S



CONSTRUCTION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND OWNER REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REVISIONS REQUIRED DUE TO THE FAILURE TO DO SO. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SUB-CONTRACTORS RECEIVE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
2. SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD, THAT BY SUCH ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.
3. ALL WORK AND MATERIALS SHALL CONFORM TO THE APPLICABLE CODES REQUIRED BY THE AREA HAVING JURISDICTION.
4. UNLESS OTHERWISE INDICATED ON THESE DRAWINGS AND SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATIONS OF THE SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS AND THEIR INTENT.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND MAY NOT BE LIMITED TO NORMAL WORKING HOURS. PROVIDE SECURITY FENCE AND GATES AS NECESSARY AROUND THE AREA WITHIN THE SCOPE OF WORK.
6. IF THERE ARE TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM THE APPROPRIATE LOCAL GOVERNING AGENCY.
7. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
8. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
10. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) AS MAY BE INDICATED ON THE PLANS.
11. NO ADDITIONAL ROOF OPENING OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND STRUCTURAL ENGINEER.
12. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, HVAC DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.
13. ALL SHOP WELDING TO BE DONE IN A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE ONLY BY CERTIFIED WELDERS UNDER CONTINUOUS INSPECTION WITH CERTIFICATE ISSUED AS REQUIRED BY BUILDING OFFICIAL.
14. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY DISABLED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL OTHER STATE/FEDERAL GOVERNING AGENCIES.
15. DRAWINGS ARE DESIGNED PER ADA. DIMENSIONS ARE CRITICAL. VERIFY WITH ARCH IF DEVIATION IS REQUIRED PER EXISTING CONDITIONS.
16. WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER DUCTS, PIPING, CONDUIT, ETC., THE LARGER SIZE STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE WHERE THE FURRING OCCURS.
17. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES ALLOWED BY CODE.
18. PROVIDE ACCESS TO ALL FURRED CONCEALED SPACES, WHERE REQUIRED BY CODE. ACCESS NOT REQUIRED FOR TYPE-II F.R. NON-COMBUSTIBLE CONSTRUCTION BUILDINGS.
19. INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
20. NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF THE AUTHORITY HAVING JURISDICTION AND THE RULES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND ADVISE THE ARCHITECT OF ANY SUCH DISCREPANCY, OR DEPENDENT WORK, UNTIL TOLD BY THE ARCHITECT TO PROCEED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
3. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
4. REFERRENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY HIMSELF OR DURING THE EXECUTION OF THE WORK.
6. NOTES APPEAR ON VARIOUS SHEETS FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE OWNED REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.
7. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE THAT ARE. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PUT OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHERS TO FOLLOW.
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

INSTRUCTION TO CONTRACTOR

1. THE INTENT OF THE SET OF CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AS BINDING PERFORMANCE. THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
2. ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES. ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR. IN DIVIDING THE WORK AMONG SUB-CONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
3. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
4. GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO FULLY COORDINATE ALL ELECTRICAL DEVICE BODIES AND COVER PLATES PER THE SPECIFICATIONS. DEVICE BODIES AND COVER PLATES ARE COLOR COORDINATED WITH SPECIALTY FINISHES. PROVIDE DEVICE BODY AND COVER PLATES TO THE ARCHITECT FOR OWNER REVIEW AND APPROVAL.
5. GENERAL CONTRACTOR TO FULLY COORDINATE WITH MECHANICAL/PLUMBING SUBCONTRACTORS. ALL FIXTURE/DEVICE COLORES WHERE FIXTURE/DEVICE UNITS ARE PLACED WITHIN WALLS AND CEILING ASSEMBLIES VS ADJACENT MATERIAL FINISH COLOR. PROVIDE SUBMITTAL OF ALL SPRINKLER HEADS w/ESCUTCHEON COVERS TO THE ARCHITECT FOR OWNER REVIEW AND APPROVAL.
- 6.

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Phone: 816.373.4800

<div style="float: right;">BID SET - 07/06/2018</div>					
<h1>SHEET LIST</h1>					
<div>SHEET NUMBER</div>	<div>SHEET NAME</div>				
A-ARCHITECTURAL					
A-100	FOUNDATION PLAN AND DETAILS	●			
A-110	FLOOR PLAN	●			
A-120	ROOF PLAN	●			
A-130	WALL SECTIONS	●			
A-140	SECTION DETAILS	●			
A-150	EXTERIOR ELEVATIONS	●			

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Certificates of Authority
Professional
MO 123 | KS 173
Professional
MO 4 | KS 241
Land Surveying
MO 123 | KS 35

NATHAN KENT BOEN, R.A.
A-2017009063

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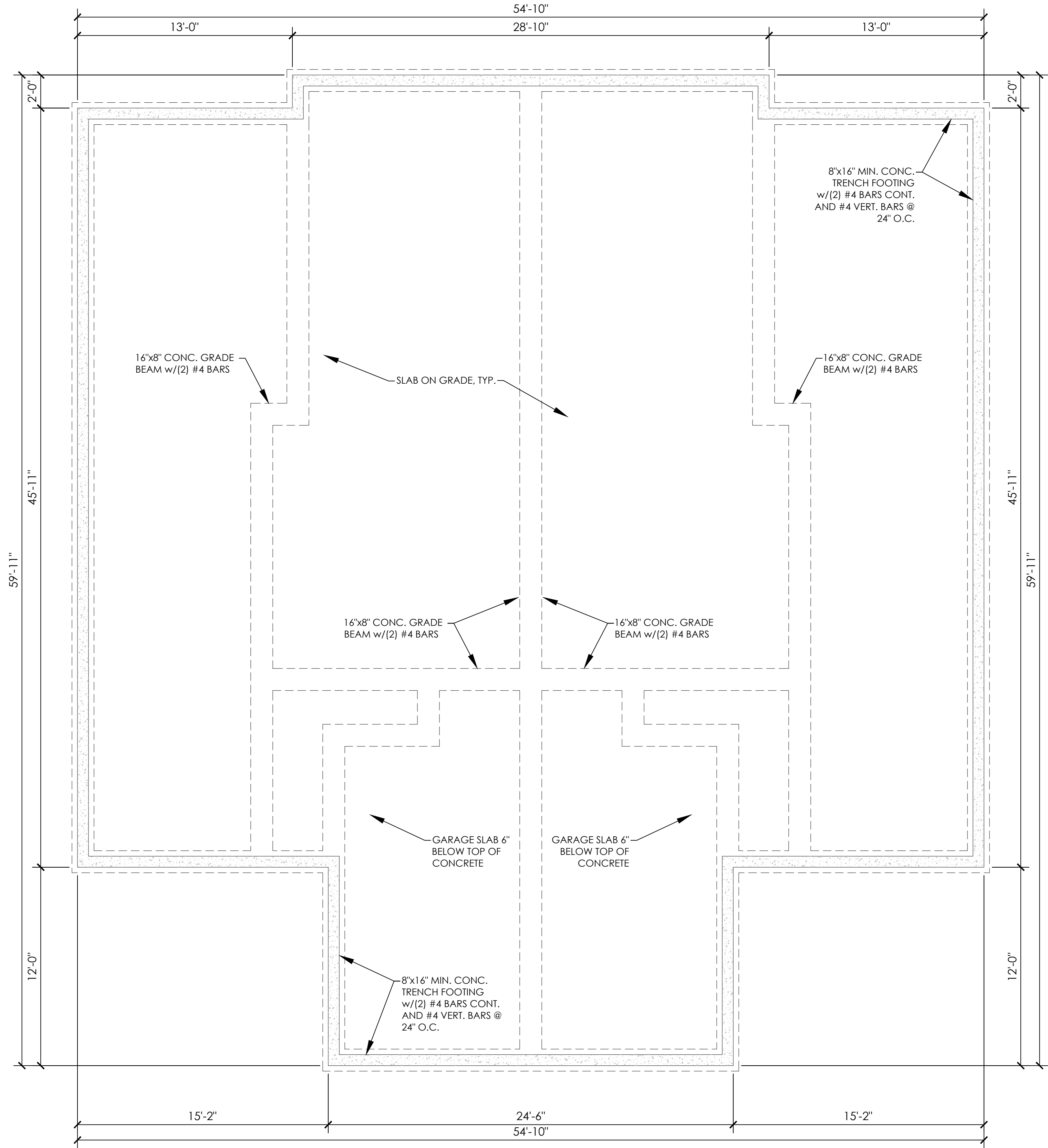
DUPLEX TYPE "A"
MEADOW CREEK, PHASE 2
BELTON, CASS COUNTY, MISSOURI

[illegible]

PROJECT #:	17-1245
ISSUE DATE:	07/06/2018
ISSUED FOR:	BID

COVER

G-100



- FOUNDATION PLAN NOTES**
- ALL LUMBER TO BE #2 GRADE OR BETTER DOUGLAS FIR.
 - ALL CEILING JOISTS TO BE 2x6 @ 16" O.C. DFL #2 WITHOUT ATTIC STORAGE OR 2x6 @ 12" O.C. DFL #2 WITH ATTIC STORAGE.
 - ALL HEADERS TO HAVE A 3" MIN. END BEARING.
 - ALL DIMS ARE TO OUTSIDE OF CONCRETE FOUNDATION WALL.

1 FOUNDATION PLAN
SCALE 1/2"=1' - 0"

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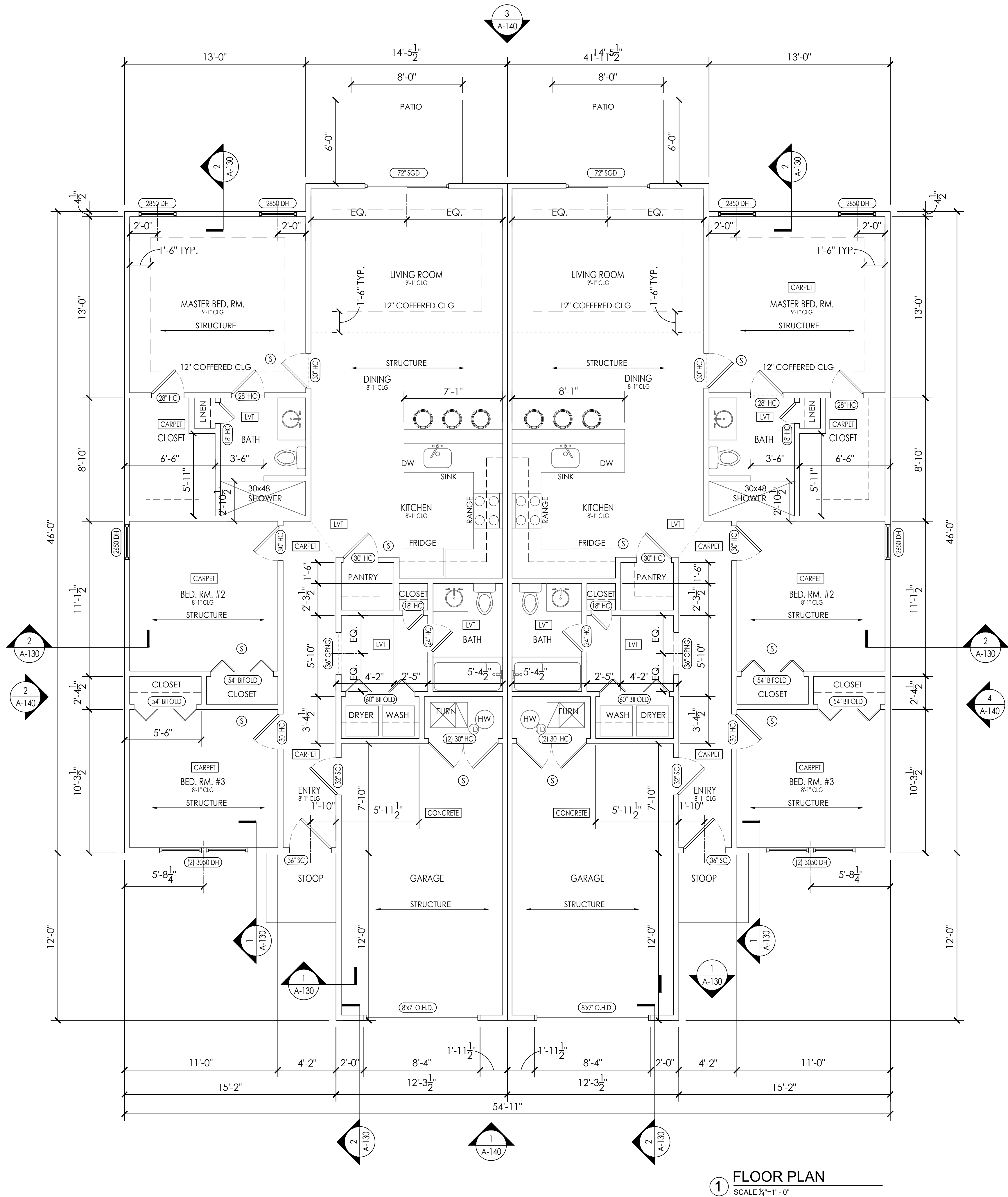
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BELTON, CASS COUNTY, MISSOURI

REVISIONS	DATE	DESCRIPTION

PROJECT #: 17-1245
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FOUNDATION PLAN



- FLOOR PLAN NOTES**
- ALL INTERIOR WALLS TO BE 2"x4" DFL #2 OR GREATER WITH (1) 1/2" TYPE 'X' GYP. BD. ON BOTH SIDES UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING. REFER TO ELEVATIONS AND SECTIONS FOR EXTERIOR FINISH.

- FLOOR PLAN LEGEND**
- (S) SMOKE DETECTOR
 - (XX) TYPE DOOR/WINDOW TAG
 - HC = HOLLOW CORE
 - SC = SOLID CORE
 - BIFOLD = BIFOLD LOUVERED DOOR
 - SGD = SLIDING GLASS DOOR
 - WIDTH
 - STRUCTURE DIRECTION
 - ROOM FINISH TAG
 - FINISH TRANSITION

1 FLOOR PLAN
SCALE 1/2"=1' - 0"

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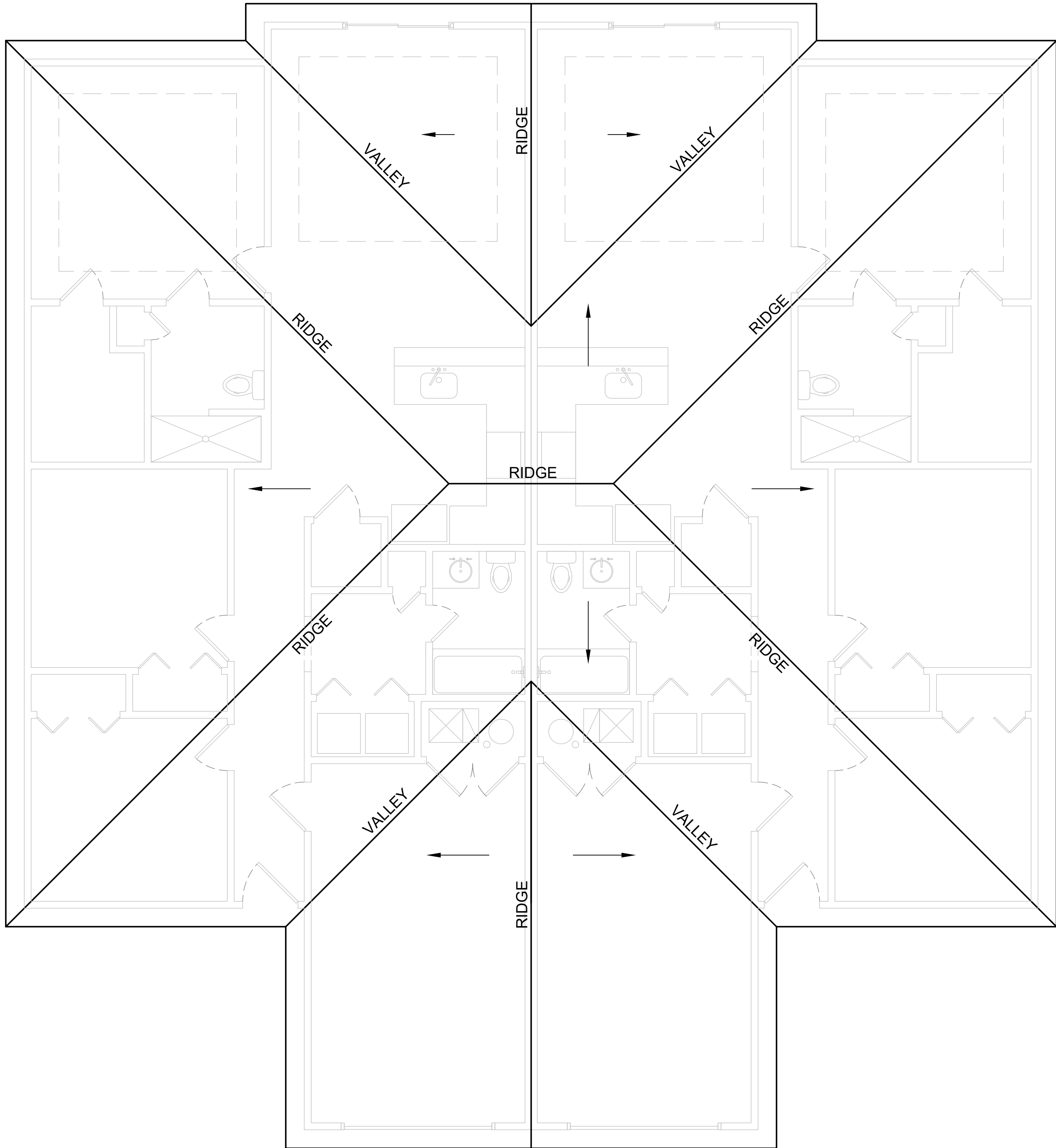
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FLOOR PLAN



1 ROOF PLAN
SCALE 1/2"=1' - 0"

ROOF PLAN NOTES

1. INSTALL ROOF AND SOFFIT VENTS PER CODE.
2. REFER TO EXTERIOR ELEVATIONS FOR ROOF SLOPE.
3. ROOF EAVES SHALL EXTEND 12" FROM OUTSIDE OF BUILDING SHEATHING TO OUTSIDE OF SOFFIT PANEL. TYP.
4. WOOD PANEL SIDING ON SIDE AND REAR WALLS.
5. COMPOSITE ROOF SHINGLES.
6. LOCATE ROOF AND SOFFIT VENTS PER CODE.
7. ADJUST FOUNDATION TO GRADE.
8. DECK CONSTRUCTION TO COMPLY WITH THE CITY RESIDENTIAL DECK STANDARD.

RAFTER SPAN AND ADJUSTMENT FACTOR

Z/Q	
2/3 OR GREATER	0.50
1/2	0.58
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 OR LESS	1.00
Z = DISTANCE FROM RAFTER SUPPORT WALL TO TIES	
Q = DISTANCE FROM RAFTER SUPPORT WALL TO RIDGE	

RAFTERS AND CEILING JOISTS

RAFTER TIES 1x4 @ 48" O.C.
RIDGE BOARDS MUST BE FULL DEPTH OF CUT RAFTER
HIP AND VALLEY RAFTER FULL DEPTH OF CUT RAFTER
HEADERS AND TRIMMERS >48" MUST BE DOUBLES
HEADERS AND TRIMMERS <48" MUST BE HUNG WITH HARDWARE

ATTIC VENTILATION

VENT EACH ENCLOSED ATTIC SPACE
NET AREA OPENING = 1/150TH OF VENTED AREA OR 1/300TH IF 50-80% OF VENTING NEAR TOP

RAFTER SPANS ASSUME THAT CEILING JOISTS AREA LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALL, SUCH AS RAFTER TIES, ARE PROVIDED. WHEN LOCATED HIGH SEE RAFTER SPAN ADJUSTMENT FACTOR CHART.

ROOF DESIGNED FOR LIGHT ROOF COVERING
30 PSI TOTAL LOAD [10PSI DL, 20PSI LL(SL)]

RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL)
SEE SPAN CHARTS BELOW

CODE MINIMUM		
RFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-10S	8"X O.C.	17'-0"
#2-12S	8"X O.C.	18'-0" TYP.
#2-14S	8"X O.C.	19'-0"
#2-16S	8"X O.C.	20'-0"
#2-18S	8"X O.C.	21'-0"

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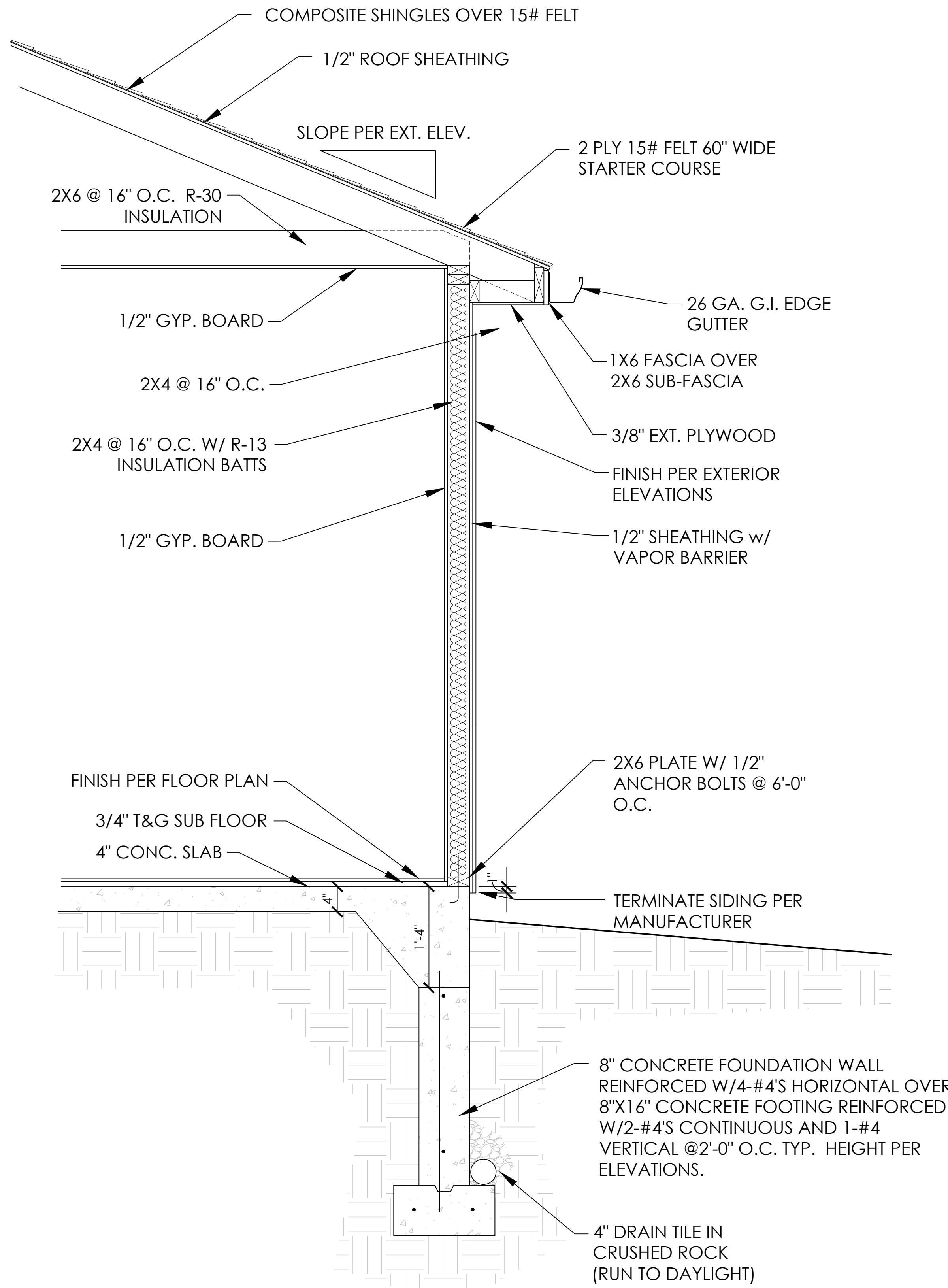
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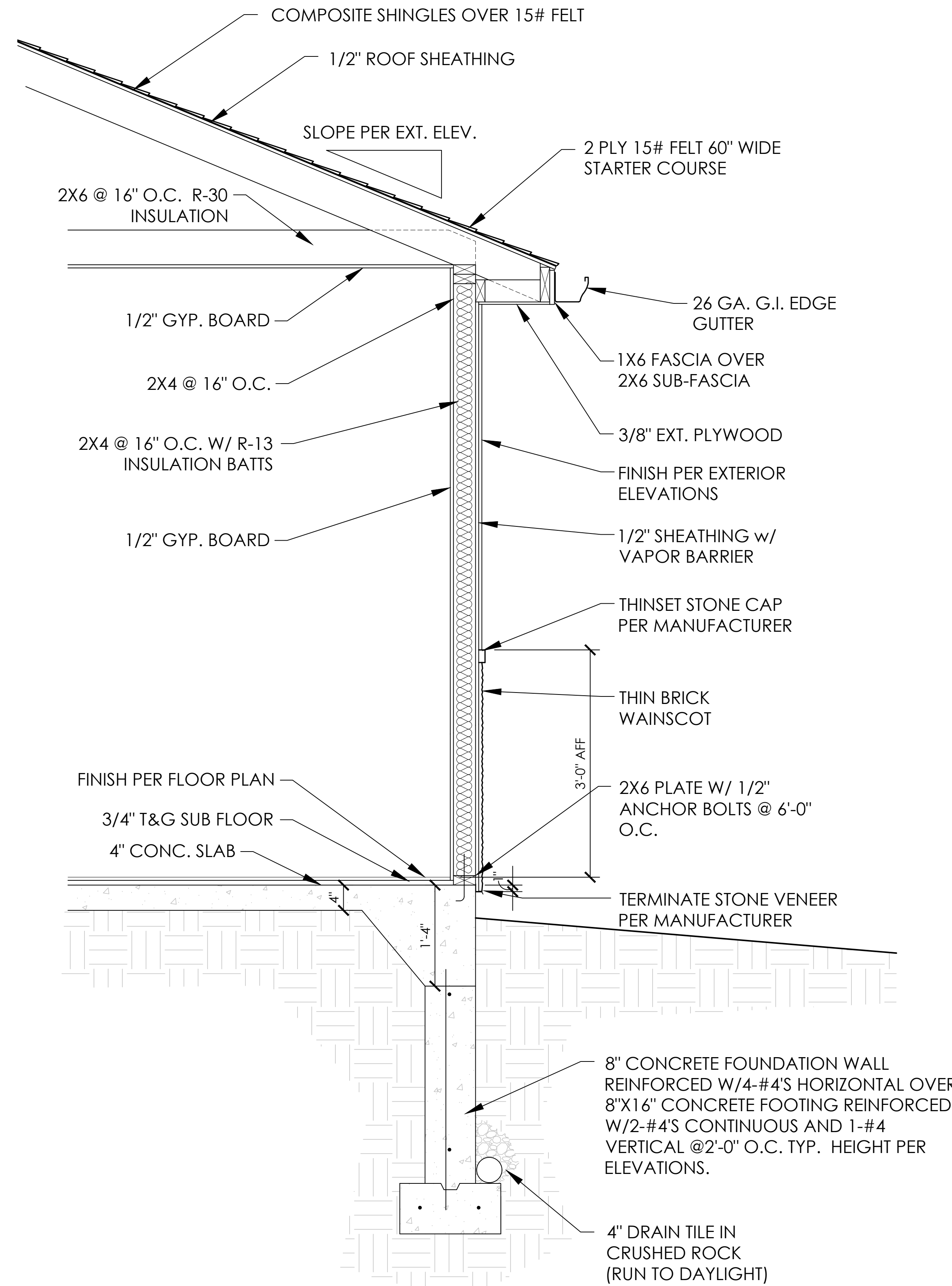
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ROOF PLAN



2 WALL SECTION
SCALE 1"=1'-0"



1 WALL SECTION
SCALE 1"=1'-0"

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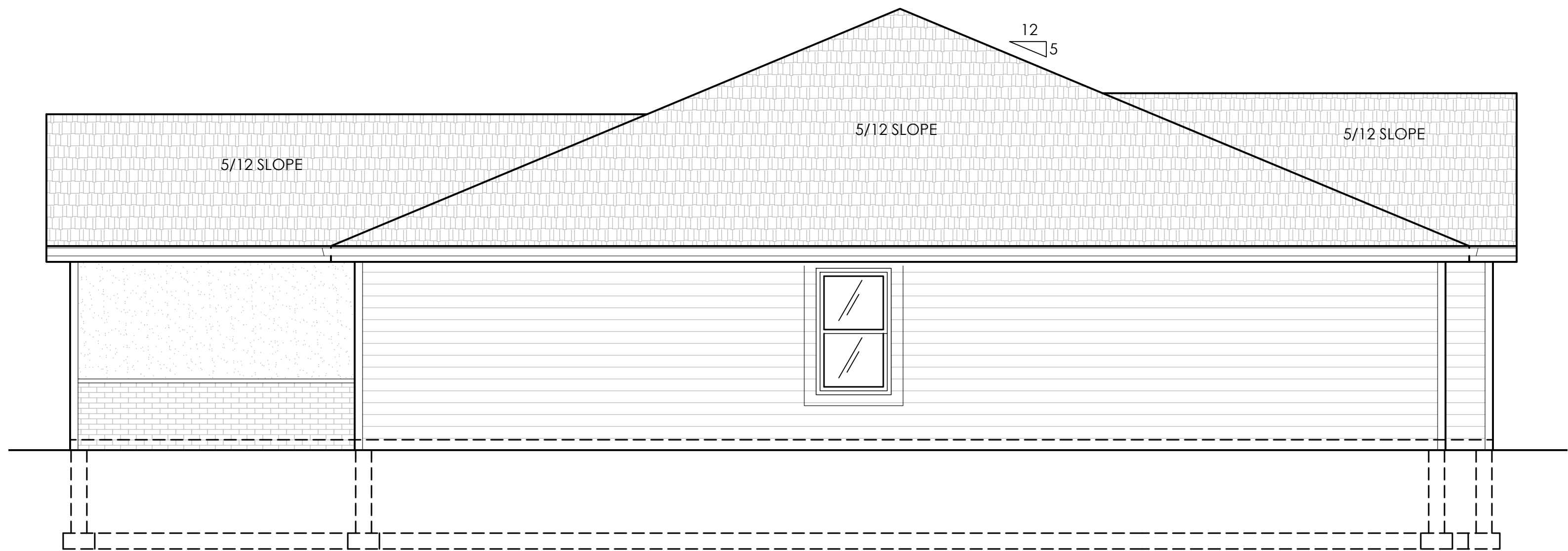
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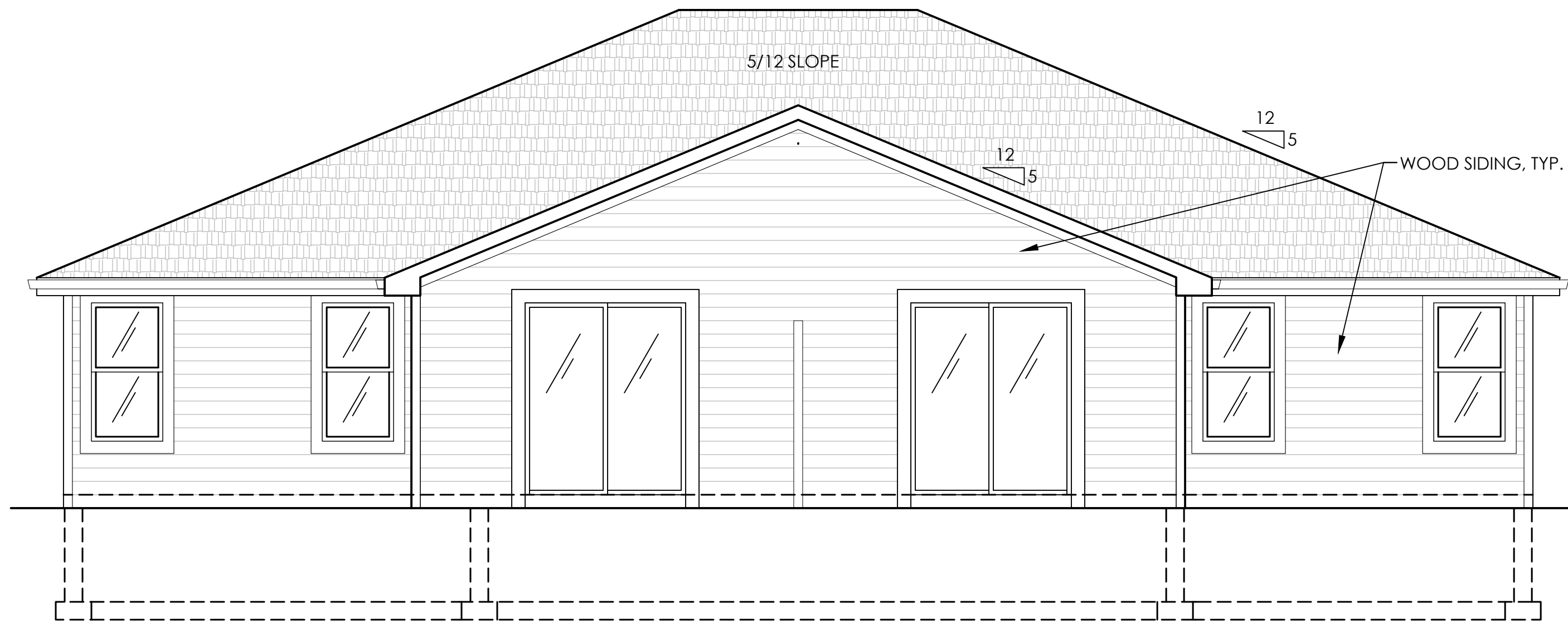
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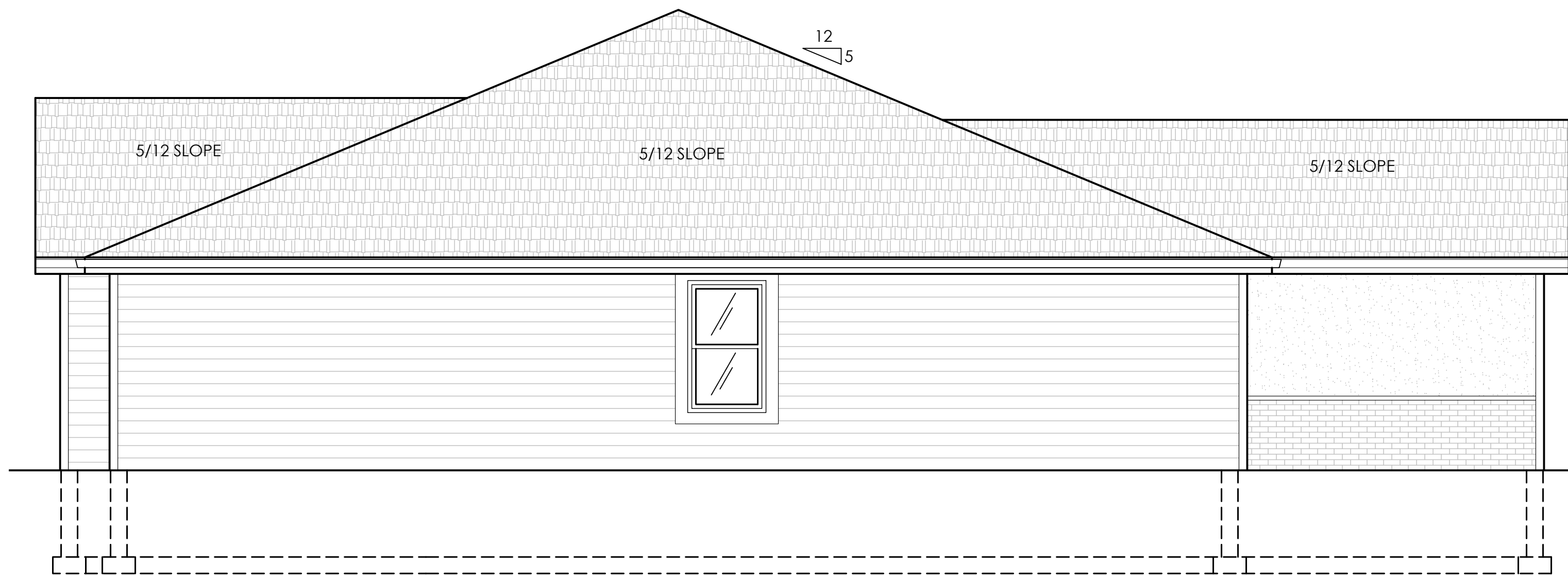
WALL SECTIONS



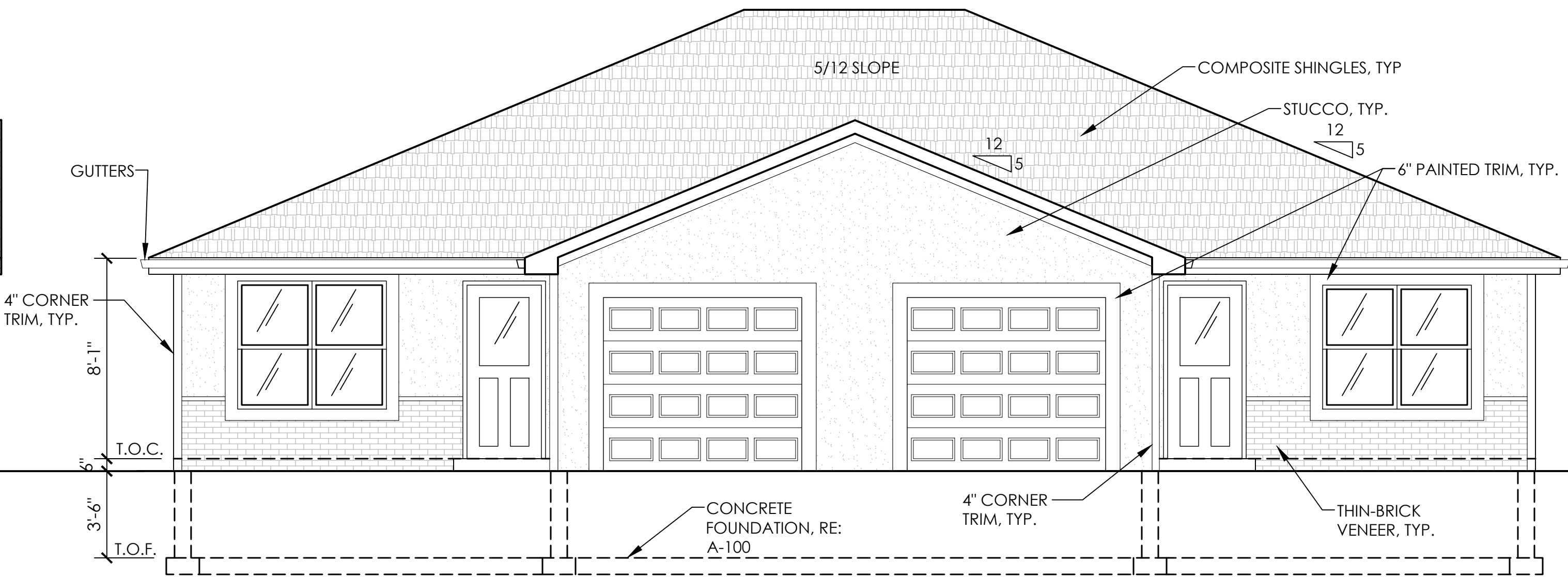
4 RIGHT SIDE ELEVATION
SCALE 1/2"=1' - 0"



3 REAR ELEVATION
SCALE 1/2"=1' - 0"



2 LEFT SIDE ELEVATION
SCALE 1/2"=1' - 0"



1 FRONT ELEVATION
SCALE 1/2"=1' - 0"

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EXTERIOR
ELEVATIONS