

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).

FLOOR PLANS:
LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2X6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

STEEL BEAM FLANGE WIDTH:
W12X19 - 4.01"

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB
GLU-LAMS SHALL BE: DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR OPTION SELECTED

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS. UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

BRACING METHODS

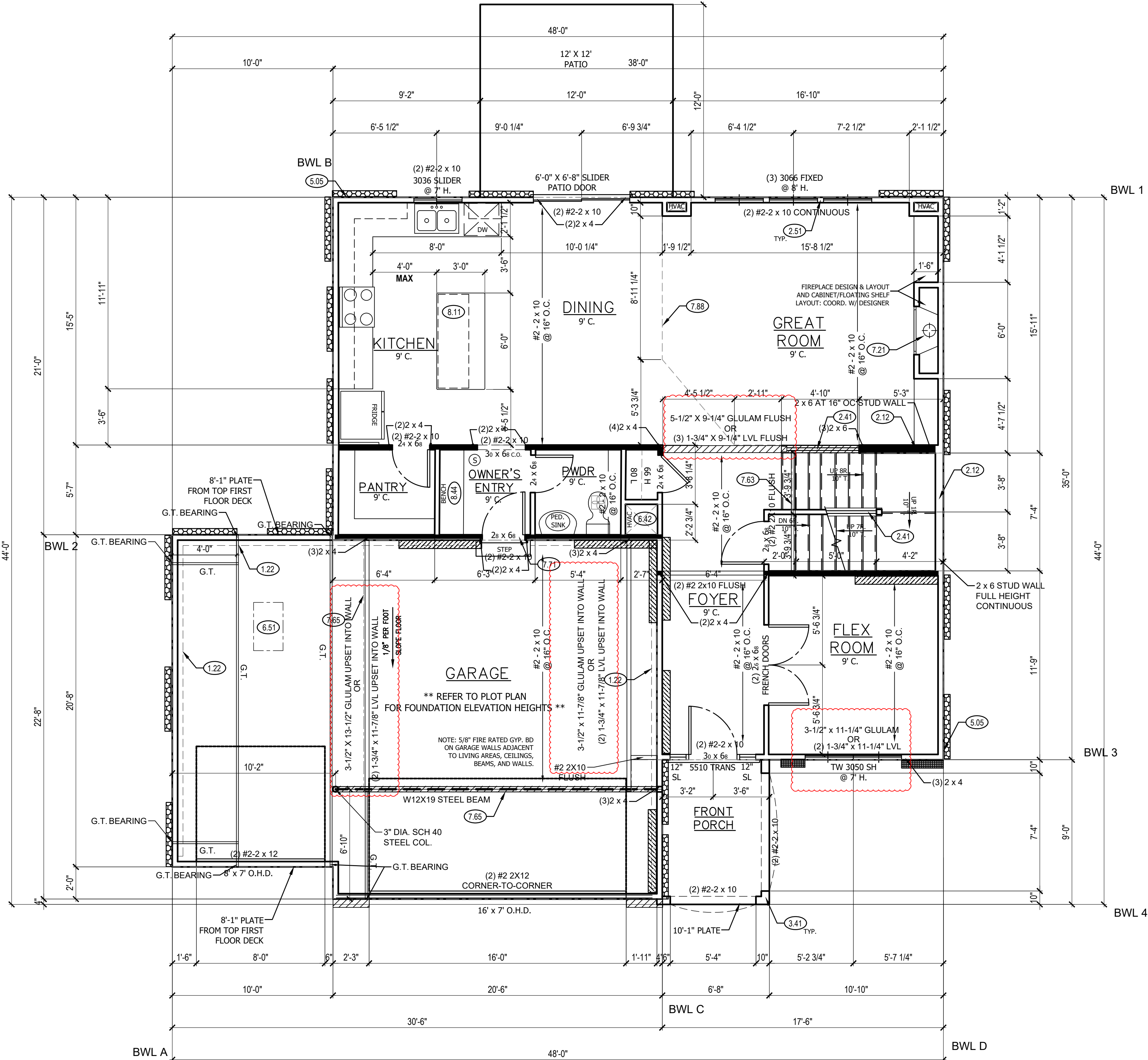
EXTERIOR BRACING CS-PF PER IRC R602.10
FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9'-1/4". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

EXTERIOR BRACING CS-WSP PER IRC R602.10
EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
INTERIOR BRACING LIB PER IRC R602.10

MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55" - 8' TALL WALL HEIGHT
62" - 9' TALL WALL HEIGHT
69" - 10' TALL WALL HEIGHT

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
LEE'S SUMMIT, MISSOURI

MAIN FLOOR PLAN

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

MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.12 2X6 STUD WALL
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 3.41 2X6 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT/SIDES FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.
- 5.05 HOSE BIBB
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.21 DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 3/8" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- 7.65 LINE OF FLOOR ABOVE
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 7.88 CHANGE IN FLOORING MATERIAL
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- 8.44 BENCH WITH COAT HOOKS

GENERAL NOTES

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

CPG DBA



120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

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3201 SW ARBORTREE DR
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WINFIELD
OLD WORLD
HAWTHORNE RIDGE #109

ALL ASPECTS OF THIS DWELLING TO COMPLY WITH IRC 2012 UNLESS SPECIFICALLY STATED OTHERWISE IN LOCAL ORDINANCES.

PROFESSIONAL SEAL:



EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

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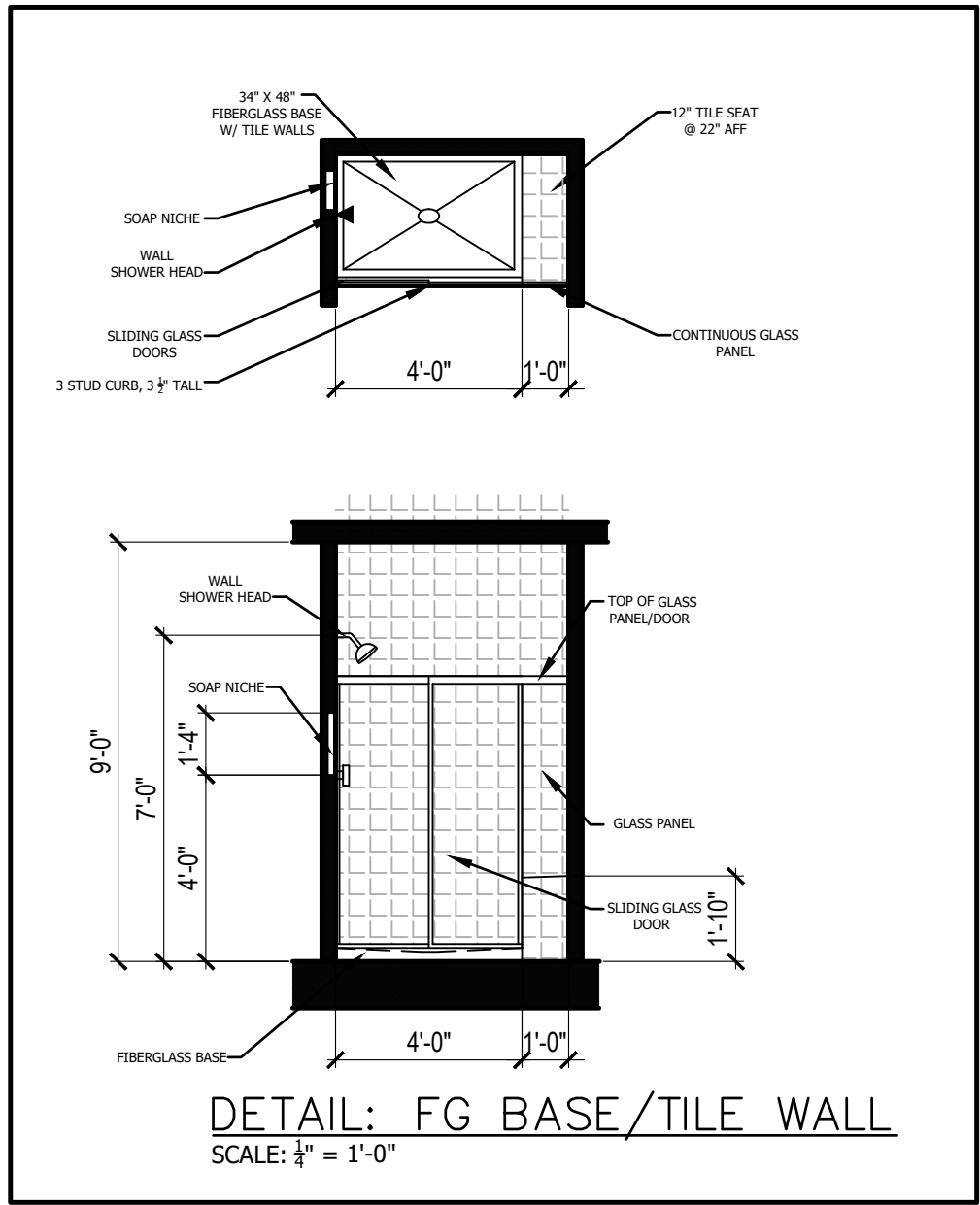
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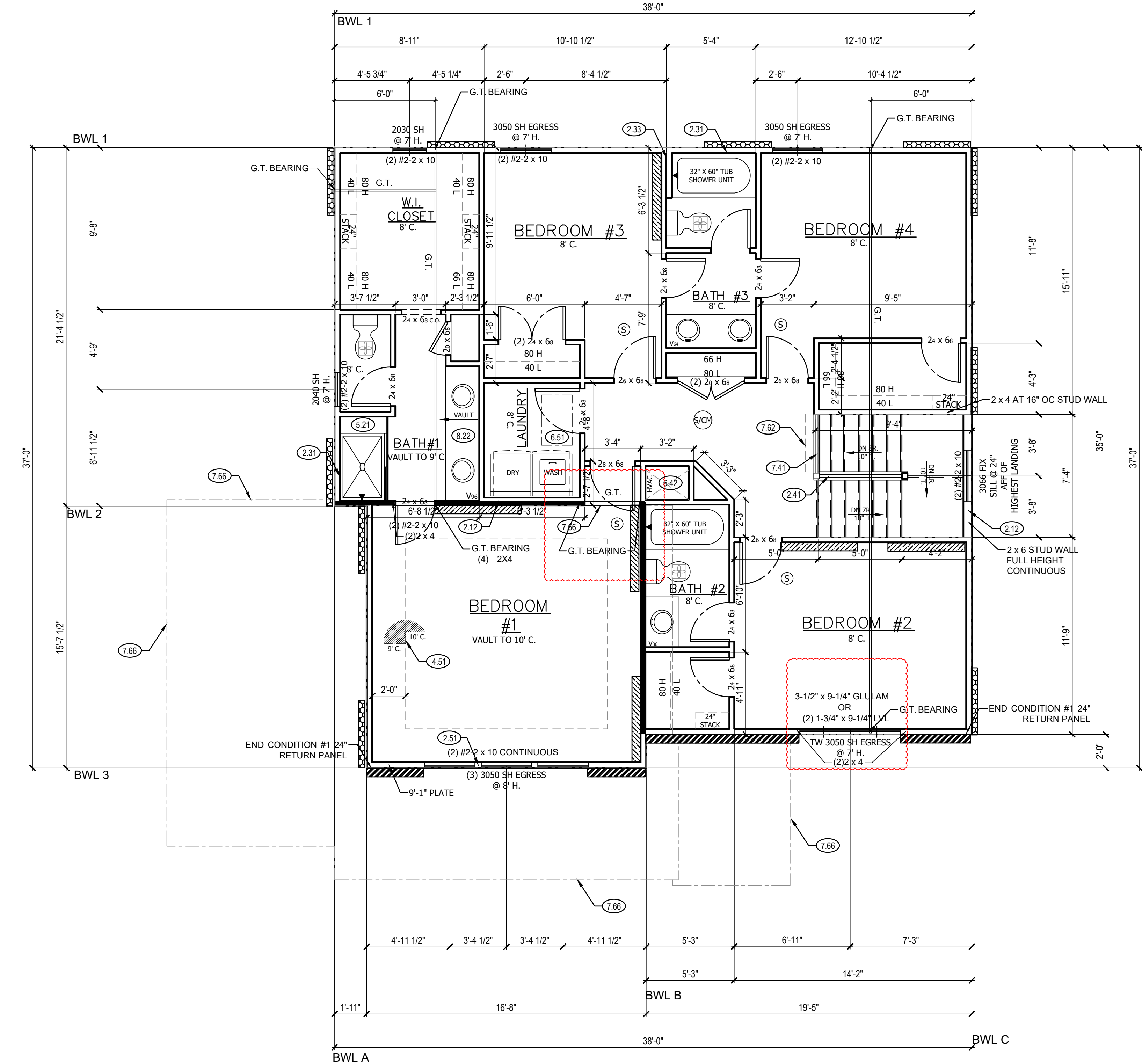
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IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT ² U-FACTOR	GLAZED FENESTRATION SHGC ^{3,4}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ⁵ WALL R-VALUE	SLAB ⁶ R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10.2 FT	10/13

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

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UPPER FLOOR PLAN NOTES

- 2.12 2X6 STUD WALL
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
- 2.33 INSTALL FULL WALL HEIGHT THERMOPLY INSULATION BEFORE FRAMING SECONDARY 2X4 WALL FOR PLUMBING.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 2.51 3 STUDS BETWEEN WINDOW UNITS
- 4.51 SINGLE BOX VAULT
- 5.21 FIBERGLASS BASE W/ TILE WALLS. SEE DETAIL.
- 6.42 HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.41 OPEN HANDRAILS
- 7.62 DASHED LINE REPRESENTS STAIRS BELOW
- 7.66 LINE OF FLOOR BELOW
- 8.22 CONTINUOUS FLAT VANITY

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SUMMIT HOMES

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DRAWN BY:
C.HOOPER

ISSUE DATE:
05.06.21

SHEET NUMBER:

A5.0

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
Environmental Services
LEE'S SUMMIT, MISSOURI

TRUSS ROOF NOTES: (BY OTHERS)

- DESIGNED FOR LIGHT ROOF COVERING
TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 10
BOTTOM CHORD:
DEAD LOAD(PSF): 10
- ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 x 10 UNLESS OTHERWISE NOTED.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- ROOF IS ENGINEERED TO COMPLY WITH IRC 802

→ = ROOF TRUSS FRAMING DIRECTION
== "G.T." = GIRDER TRUSS LOCATION
== = INTERIOR LOAD BEARING WALL

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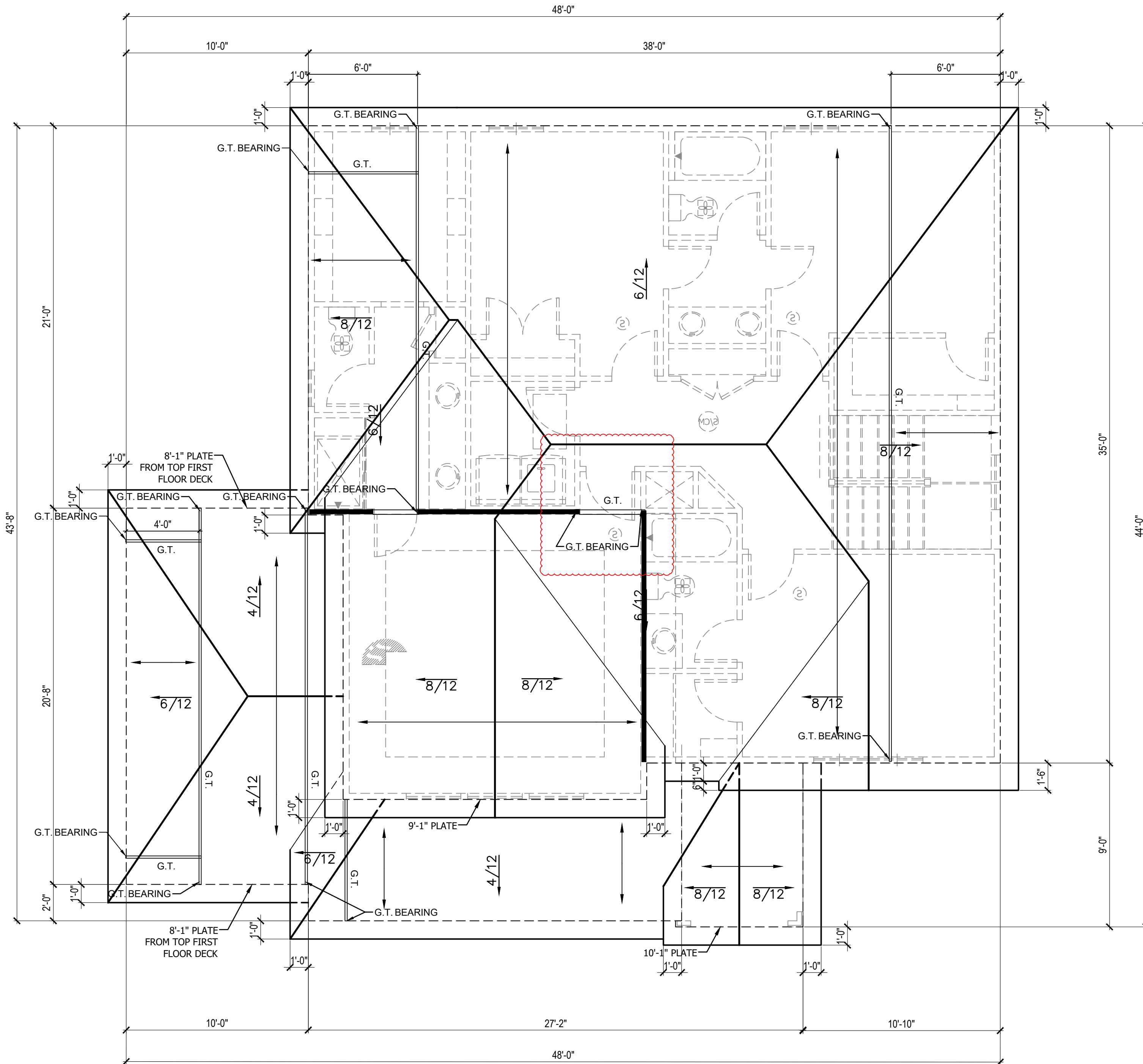
ROOF:

ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.
WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.
CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

GIRDER TRUSS BEARING:

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PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.



ROOF PLAN NOTES

- COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

GENERAL NOTES

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP.

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

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

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