

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

ELEVATIONS:

GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE. WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2. WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

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

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



	 FRONT & REAR ELEVATION NOTES 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE. 1.41 4X4 CEDAR POST 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION. 2.62 DOUBLED 1X8" TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION. 3.11 LAP SIDING WITH 5/4X6 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. 3.13 PANEL SIDING WITH 3/4X4 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. 3.13 PANEL SIDING WITH 3/4X4 TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE. 3.15 BOARD AND BATTEN. 3.17 MANUFACTURED STONE VENEER. 3.18 CAST STONE CAP 3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. 3.57 26"X6" CEDAR BRACKET, RE: 3/A1 3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLED AROUND WINDOW PRIOR TO SHUTTER SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION 	<image/> <text><text><section-header><text><text></text></text></section-header></text></text>
$\frac{1}{1}$	FOR POSITIVE DRAINAGE. GENERAL NOTES DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR. WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.	SAGE FARMHOUSE COBEY CREEK #159
ATE RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES	SHEET INDEXA1. FRONT AND REAR ELEVATIONA2. LEFT AND RIGHT ELEVATIONA3. FOUNDATION FLOOR PLANA4. MAIN LEVEL PLANA5. UPPER LEVEL PLANA6. ROOF PLAN	PROFESSIONAL SEAL: BHADLEY BHADLEY HUXOL NUM BER NUM BER NUM BER NAL STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.
LEE'S SUMMIT, MISSOURI 02/17/2022	FINISHEDMAIN FLOOR794UPPER LEVEL1064FINISHED STAIRS TO LOWER LEVEL0TOTAL1858UNFINISHEDLOWER LEVEL - UNFINISHEDDECK120GARAGE670	EVERSTEAD 3741 NE TROON DR SUITE 200 LEE'S SUMMIT, MO 64064 816-399-4901 DRAWN BY: C.HOOPER
	ENGINEER TRUSS I-JOIST EVERSTEAD BFS N/A	ISSUE DATE: 12.01.21
$\frac{EAR ELEVATION}{SCALE: 1/4' = 1'-0'} (1)$	REVISIONS NO. DATE DESCRIPTION 1	A1.0

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WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

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LEE'S SUMMIT, MISSOURI

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FOUNDATION NOTES:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".

SOIL BEARING CAPACITY SHALL BE 1500 PSF. COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".

FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406. FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1

ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE

EMBEDDED INTO THE CONCRETE A MINIMUM OF 7" .

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

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

STEEL BEAM FLANGE WIDTH: W8x24 - 6.5" W8X21 - 5.27"

IS	SOLATE	D FO		TING	iS	AND	COLL	JMN	PADS	
SYM	PIER PAD SIZE	DEPTH	RE	EINFE 60	MIN IRCE KS	NIMUM Iment I sti	I GRADE EEL	SCI CO FY	HEDULE 40 STEEL LUMN, MIN = 35 KSI	
\bigcirc	30″×30″	1'-0"		(5)	#4	BAR	E.W.	3″	DIAMETER	
B	36″×36″	1'-0"		(6)	#4	BAR	E.W.	3″	DIAMETER	
\triangle	42″×42″	1′-2″		(7)	#4	BAR	E.W.	3″	DIAMETER	
	48″×48″	1'-4″		(8)	#4	BAR	E.W.	3″	DIAMETER	
Æ	54″×54″	1'-4″		(9)	#4	BAR	E.W.	3″	DIAMETER	
F	60"×60" 1'-6"			(10)	#4	BAR	E.W.	3.5″	DIAMETER	
ANY	SIZE FI	JOTING	W	ΊΤΗ	AN	(*)		ND NE	COLUMN EEDED	
ISOLATED FOOTINGS AND COLUMN PADS								PADS		
SYM	PIER DIAMETE	R	ТΗ	MINI	MUM	REII I	NFORCEN KSI STE	IENT EL	GRADE 40	
ß	12″	12″ 3′-0			(4) VERTICAL #4					
	16″	16″ 3′-0		(4) VERTICAL #4					ŧ4	
\triangle	18″	3'-0"		(4) VERTICAL #4					ŧ4	
k	24″	3'-	0″		(4) VERTICAL #4					
\land	28″	3'-	0″			(4)	VERTIC	AL ‡	‡4	

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.





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).
EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:
$\frac{3}{8}$ " THICK OSB FOR METHODS: WSP, CS-WSP AND PFH $\frac{7}{16}$ " THICK OSB FOR METHOD CS-PF.
SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.
LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 🖁 " THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 🖁 " THICK OSB.
INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.
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.

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

> STEEL BEAM FLANGE WIDTH: W12X19 - 4.01" W8X24- 6.5"

> > BRACING METHODS

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)

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR ^⁵	SKYLIGHT [♭] U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUÉ	FLOOR R-VALUE	BASEMENT [°] WALL R-VALUE	SLAB [®] 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



NOTE:

R310.2.

CHAPTER 11.

SECTION N1103.2.2)

OTHERWISE NOTED).

FLOOR PLANS:

WITH IRC 507.

IS REQUIRED.

DETAILS AND NOTES:

WITH SECTION R612.2.

OF 10" (IRC 2018 R311.7.5.1).

DWELLING SEPARATION DOORS.

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

FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS

BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC

WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY

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

SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO

STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC

A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING

CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN

THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE

DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING

CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC

SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).

LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE

ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.

A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4

STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS

REBAR) FOR THE ELECTRICAL SERVICE GROUNDING

AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO

SECURITY SHALL CONFORM TO IRC R326/KCBRC.

ELECTRODE CONDUCTOR (UFER GROUND).

ACCORDANCE WITH IRC SECTION R315.

BWL 1	 MAIN FLOOR PLAN NOTES 1.22 EXPOSED TOP OF FOUNDATION WALL. 2.12 2X6 STUD WALL 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAIL 2.51 3 STUDS BETWEEN WINDOW UNITS 3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. 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. 7.61 DASHED LINE REPRESENTS STAIRS ABOVE 7.65 LINE OF FLOOR ABOVE 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER. 8.44 BENCH WITH COAT HOOKS 	<image/> <section-header></section-header>
		ADDRESS: 3522 SW CORBIN DR LEE'S SUMMIT, MO
BWL 2		SAGE FARMHOUSE COBEY CREEK #159
3WL 3		
BWL 4	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 CARINET WALLS ARE ALL OWER AT OTHER	PROFESSIONAL SEAL: WILL BRADLEY BRADLEY PE-2011000903 WILL VERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS. EVERSTEAD STATINE TROON DR SUITE 200 LEY'S SUMMIT, MO 64064 816-399-4901
	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.	DRAWN BY: C.HOOPER
	 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 	ISSUE DATE: 12.01.21 SHEET NUMBER:
$\frac{\text{AIN FLOOR PLAN}}{\text{SCALE: } 1/4' = 1'-0'} $	REQUIREMENTS. WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.	RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVEL OPMENT SERVICES LEE'S SUMMIT, MISSOURI 02/17/2022

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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)

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³/₈" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH ⁷/₁₆" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO ³/₈" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3" THICK OSB.

INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

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 HERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN D FOUNDATION OR LOAD SUPPORTING MEMBER.

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

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



FOR CS-PF ABOVE: W BAND JOIST OR RIM J	EXTERIOR BRACING CS-PF PER IRC R602.10 OOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER OIST 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
KOXOXOXOXOXOXOX	EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
<i>\;\\\;\;\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	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
<i></i>	EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5



IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR ^⁵	SKYLIGHT [♭] U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-∨ALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUÉ	FLOOR R-VALUE	BASEMENT [°] WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPAC⊾ WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13





TRUSS ROOF NOTES: (BY OTHERS) 1) DESIGNED FOR LIGHT ROOF COVERING

- BOTTOM CHORD: DEAD LOAD(PSF): 10
- 2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
- 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
- 4) ROOF IS ENGINEERED TO COMPLY WITH IRC 802
- = ROOF TRUSS FRAMING DIRECTION
 "G.T." = GIRDER TRUSS LOCATION
 = INTERIOR LOAD BEARING WALL

NOTE:

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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.



CPG DBA **ROOF PLAN NOTES** 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR clover AS REQUIRED BY CODE. 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. 2 hive 120 SE 30TH ST. LEE'S SUMMIT, MO 64082 816-246-6700 COPYRIGHT 2020 THIS DRAWING HAS BEEN PREPARED BY CLOVER AND HIVE, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG. II D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED. ADDRESS: 3522 SW CORBIN DR LEE'S SUMMIT, MO 59 $\overline{}$ SAGE FARMHOUSE DBEY CREEK #1 Ο PROFESSIONAL SEAL HUXOL NUMBER PE-20110009 EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS. EVERSTEAD 3741 NE TROON DR SUITE 200 LEE'S SUMMIT, MO 64064 816-399-4901 **GENERAL NOTES** ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES. DRAWN BY: ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND C.HOOPER INTERSECTIONS. VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP. ISSUE DATE: BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR 12.01.21 POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS. DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY SHEET NUMBER: 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 RELEASE FOR CONST ROOF LINE MEETS UPPER LEVEL WALLS. AS NOTED FOR PLAN REVI DEVELOPMENT SER 02/17/2022

<u>RDDF</u>

PLAN

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