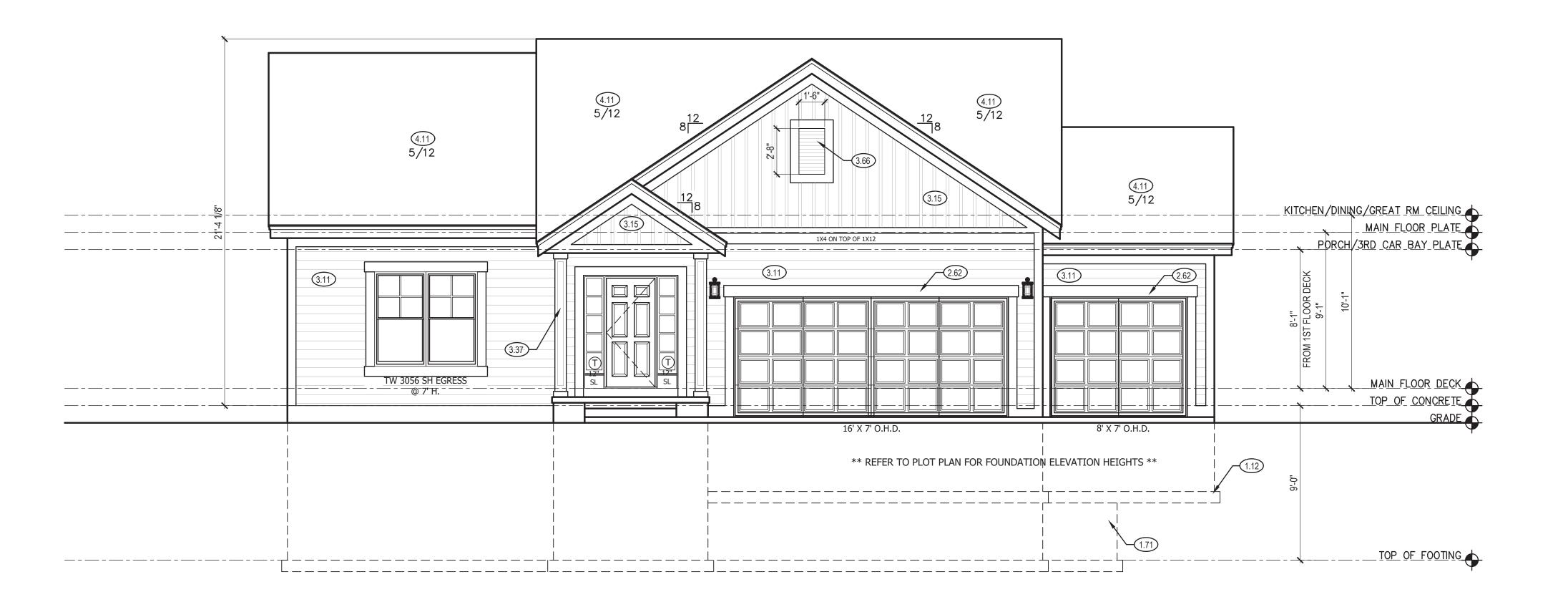
ELEASE FOR CONSTRUCTION **AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI 03/15/2022 10:06:04



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

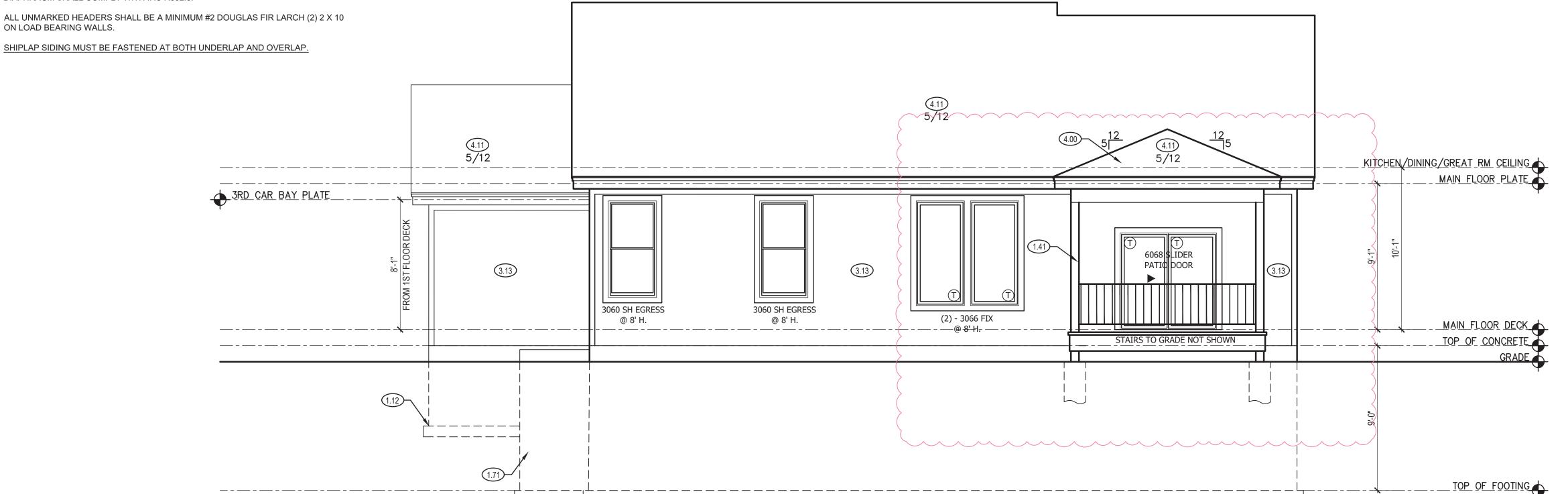
GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS. WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.

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.



FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 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 1"X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.15 LP SMART BOARD AND BATTEN.

NOTED OTHERWISE.

- 3.37 BOX COLUMN WITH 1X8 LP PANEL WRAP. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. 1X2 VERTICAL TRIM ALL SIDES. SEE FLOOR PLAN FOR FINISHED SIZE.
- 3.66 DECORATIVE FALSE LOUVERED VENT WITH 1X6 LP SMART BOARD.
- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- 4.11 MINIMUM ROOFING COMPOSITION— 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

CPG DBA

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

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ADDRESS: 3212 SW ARBORTREE DR. LEE'S SUMMIT, MO 64082

GENERAL NOTES

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

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.

SHEET INDEX

- A1. FRONT AND REAR ELEVATION
- A2. LEFT AND RIGHT ELEVATION
- A3. FOUNDATION FLOOR PLAN

FINISHED

UNFINISHED

FINISHED STAIRS TO LOWER LEVEL

LOWER LEVEL - UNFINISHED

- A4. MAIN LEVEL PLAN
- A5. ROOF PLAN

MAIN FLOOR

UPPER LEVEL

COVERED DECK

GARAGE

TOTAL

	Ξ
PROFESSIONAL SEA	L
STOF MISSON	
BRADLEY HUXOL	
NUMBER PE-2011000903	
PE-2011000903	
NA NA VIOLEN	
V	

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1707

21

1728

1509

144

673

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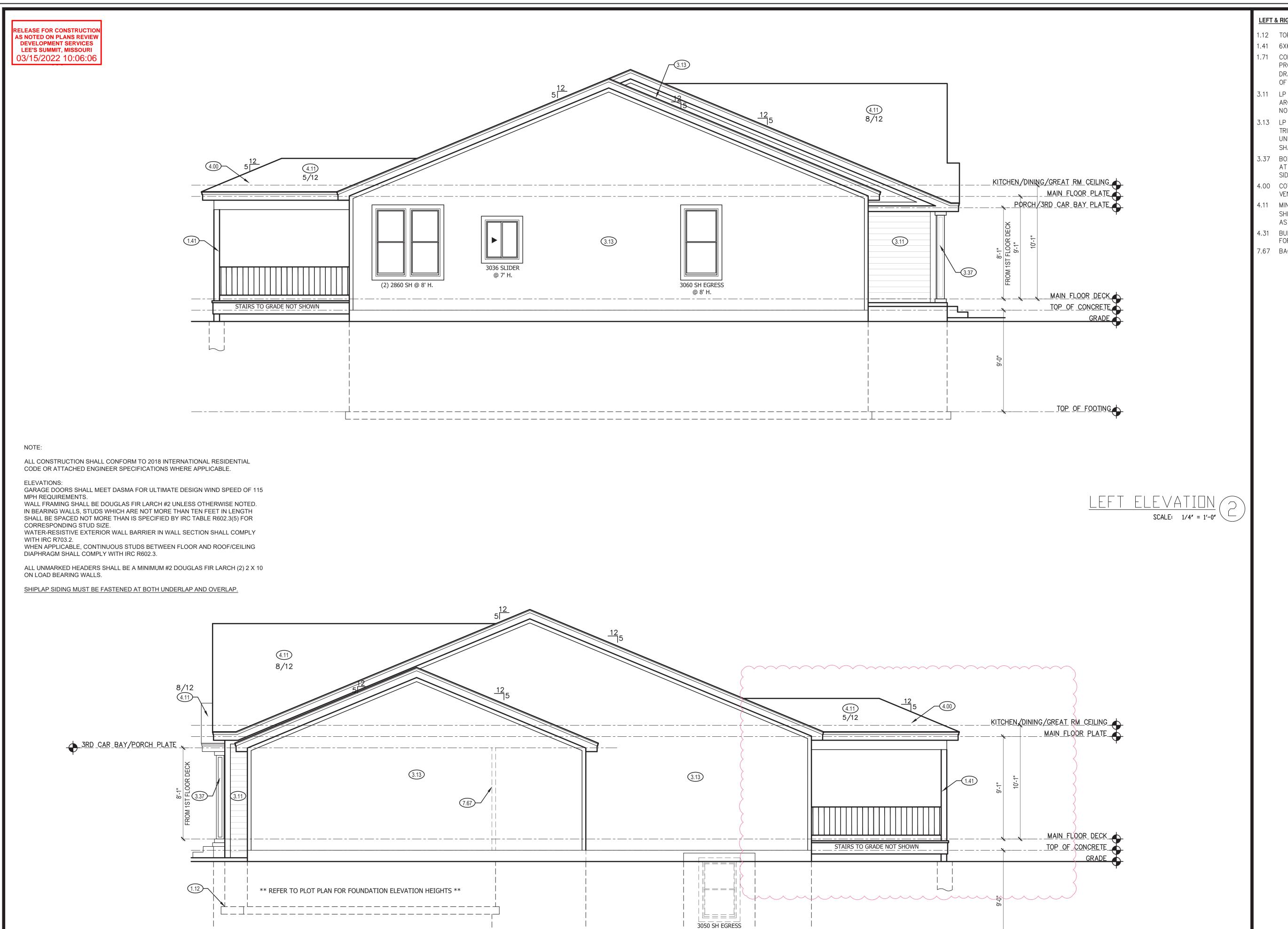
ENGINEER	TRUSS	I-JOIST
EVERSTEAD	WHEELER	

ISSUE DATE: 06.28.21

		REVISIONS
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

REVISIONS
DESCRIPTION

SHEET NUMBER:



@8' H.

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 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.
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- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
- 7.67 BACK WALL OF GARAGE.

SUMMIT HOMES

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> CARBONDALE FARM HOUSE HAWTHORN RIDGE #126



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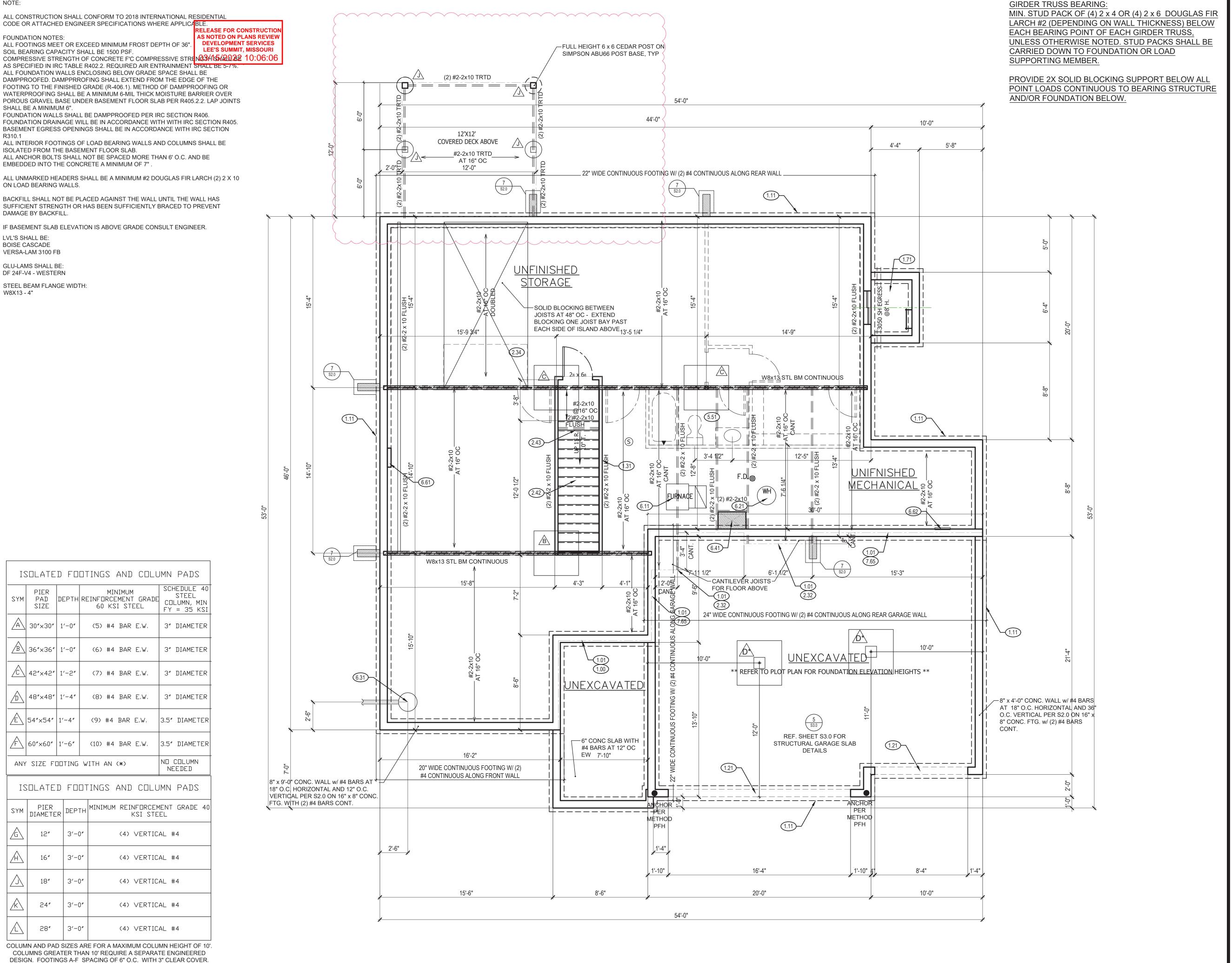
A2.0

GENERAL NOTES

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

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.



FOUNDATION NOTES:

SHALL BE A MINIMUM 6".

ON LOAD BEARING WALLS.

DAMAGE BY BACKFILL.

LVL'S SHALL BE:

BOISE CASCADE

W8X13 - 4"

VERSA-LAM 3100 FB

GLU-LAMS SHALL BE:

DF 24F-V4 - WESTERN

STEEL BEAM FLANGE WIDTH:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36"

SOIL BEARING CAPACITY SHALL BE 1500 PSF.

ISOLATED FROM THE BASEMENT FLOOR SLAB.

EMBEDDED INTO THE CONCRETE A MINIMUM OF 7"

MINIMUM

60 KSI STEEL

(5) #4 BAR E.W.

(6) #4 BAR E.W.

(7) #4 BAR E.W.

(8) #4 BAR E.W.

NEEDED

KSI STEEL

(4) VERTICAL #4

SYM PAD DEPTH REINFORCEMENT GRADE

 $E \setminus |54" \times 54" | 1' - 4" | (9) #4 BAR E.W.$

 $F \setminus |60" \times 60" | 1' - 6" | (10) #4 BAR E.W.$

ANY SIZE FOOTING WITH AN (*)

SIZE

/A\| 30"×30"| 1'-0" |

/B\|36"×36"|1'-0"|

/C \ | 42"×42" | 1'-2" |

PIER

|DIAMETER|

24"

28"

3′-0″

FOUNDATION PLAN NOTES

- .00 HOLD SILL PLATE BACK 2"
- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 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.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 2.43 VERIFY 6'-8" HEADROOM CLEARANCE. CLIP FLOOR ABOVE IF REQUIRED. PULL FLOOR JOIST HEADER BACK AS NECESSARY TO ALLOW REQUIRED
- 5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 3.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING. 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

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GENERAL NOTES

PER VENDOR.

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

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

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

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

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