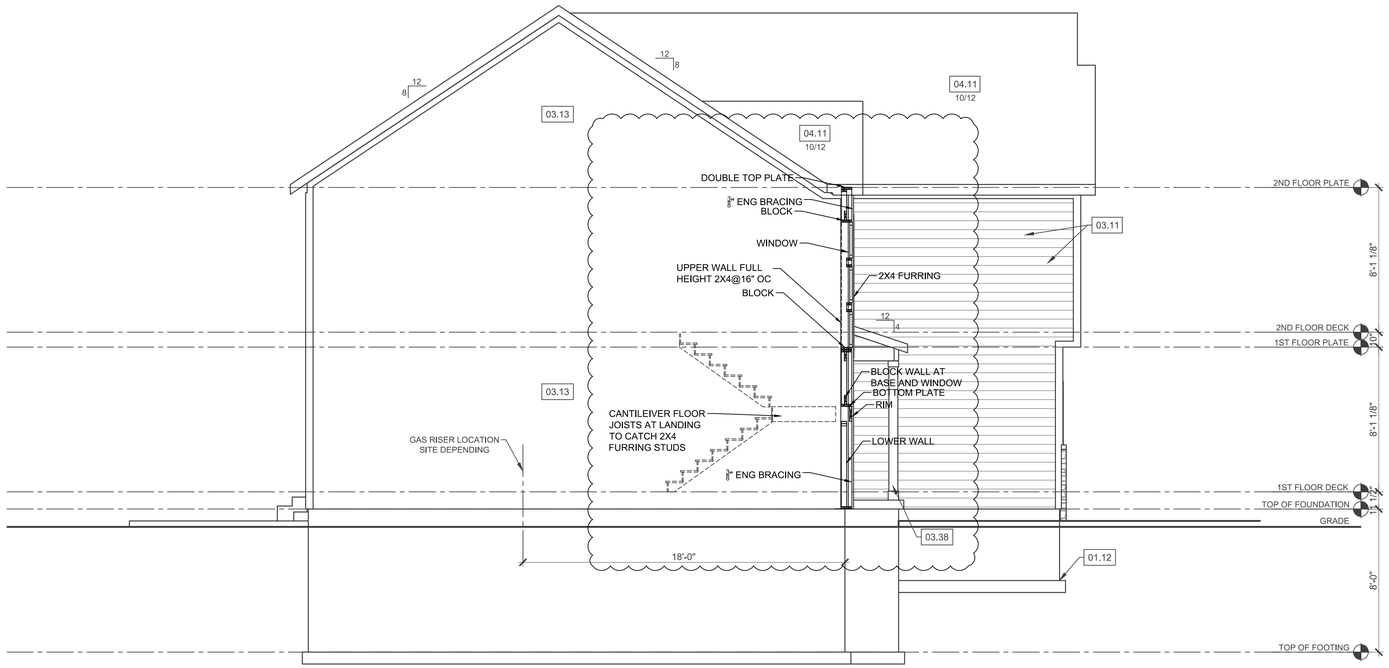


NOTE:

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

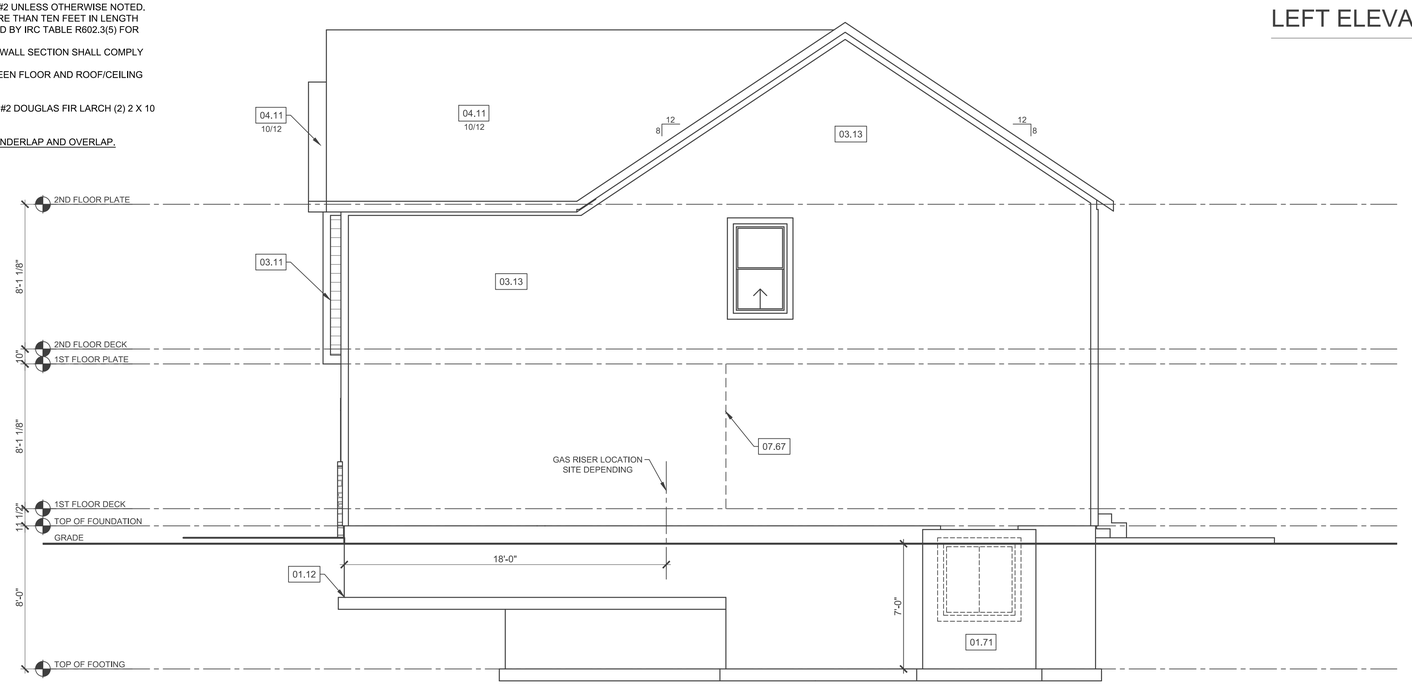
ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR 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.

LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.11 - LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

03.13 - 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.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST, 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

Brandon Kalwei

Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2023.05.24 08:25:15-05'00'

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/24/2023

GENERAL NOTES - ELEVATIONS

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.

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OSAGE, Lot 69
MARMALADE - FARMHOUSE 3
MARMALADE

PROFESSIONAL SEAL:

STATE OF MISSOURI
CHRISTOPHER PAUL DAVIS
NUMBER PE-2015016986
05/23/2023
PROFESSIONAL ENGINEER

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

EVERSTEAD
3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 64064
816-399-4901

DRAWN BY:
R2.0

ISSUE DATE:
06/01/2022

SHEET NUMBER:
A1.1

NOTE:

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

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" .

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

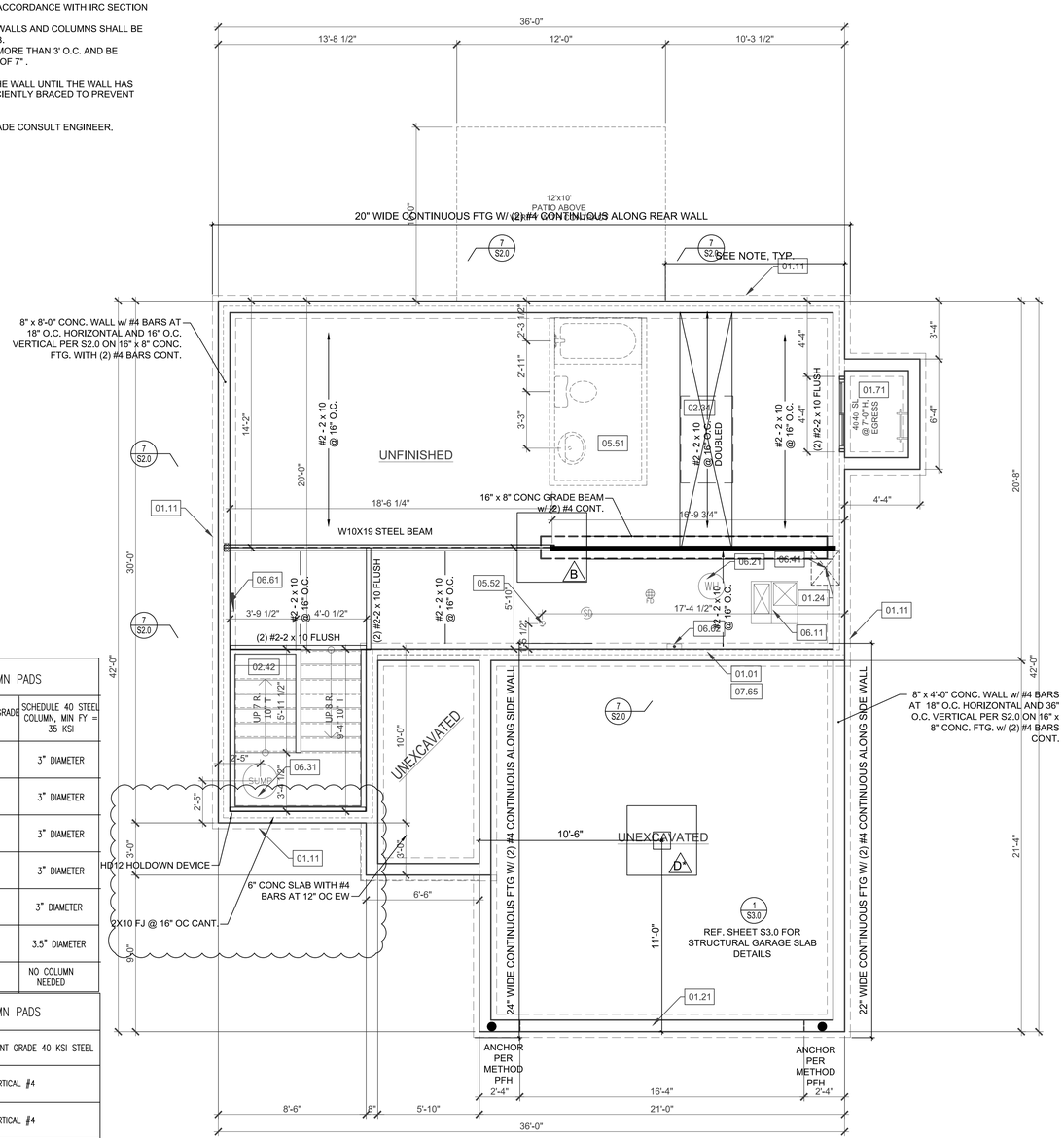
- IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MEN SPACING:

- ALL DEAD MEN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.

- DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.

- WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS: A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE



ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER
ANY SIZE FOOTING WITH AN (*)				NO COLUMN NEEDED

ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
J	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
L	28"	3'-0"	(4) VERTICAL #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.

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SL	BASEMENT EGRESS SLIDER	4'-0"	4'-0"		1

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY

FOUNDATION PLAN

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.01 - HOLD SILL PLATE BACK 4"
01.11 - CONTINUOUS CONCRETE FOOTING
01.21 - RECESS TOP OF FOUNDATION WALL
01.24 - BLOCK OUT FOUNDATION FOR VENTILATION AS REQUIRED.
01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.34 - PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
02.42 - FIRE RATED SHEETROCK UNDER STAIRS

05 - PLUMBING

05.51 - DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
05.52 - PLUMBING FLANGE ABOVE, HEADER JOISTS AS NEEDED

06 - MECHANICAL

06.11 - DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
06.21 - HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
06.31 - SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
06.41 - HVAC CHASE ABOVE
06.61 - 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
06.62 - UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.

07 - MISCELLANEOUS & PLAN NOTES

07.65 - LINE OF FLOOR ABOVE

09 - ELECTRICAL - SEE ELECTRICAL PLANS

09.01 - PROVIDE GFCI RECEPTACLE AND SWITCH FOR HUMIDIFIER.
09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.

GENERAL NOTES - FOUNDATION BASEMENT

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 PER VENDOR.

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.

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.

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NOTE:

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- 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)

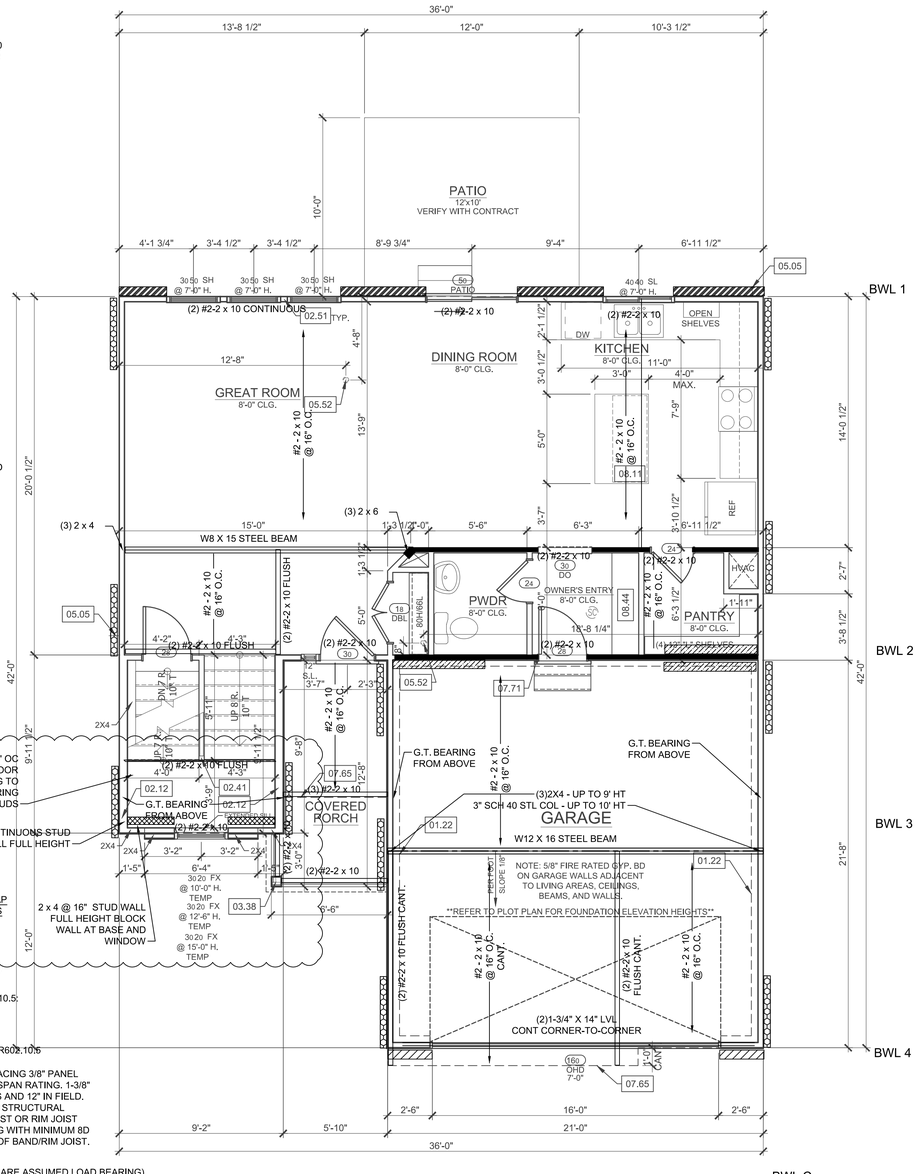
FLOOR PLANS:

- 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).
- 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 $\frac{3}{8}$" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING $\frac{3}{8}$" THICK OSB.
- INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

GIRDER TRUSS BEARING:

- 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
PROVIDE FULL BEARING FOR DOUBLE, TRIPLE JOISTS, LVL'S AND STEEL BEAMS.



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 R602.10.6

CONTINUOUSLY SHEATHED EXTERIOR WALL BRACING 3/8" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN, 8d FASTENERS AT 3" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING @ 3' O.C. VERTICALLY. 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.

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	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	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

REFERENCE KEYNOTES

01 - FOUNDATION
01.22 - EXPOSED TOP OF FOUNDATION WALL.

02 - TRIM
02.12 - 2X6 STUD WALL
02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS
02.51 - 3 STUDS BETWEEN WINDOW UNITS

03 - SIDING
03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

05 - PLUMBING
05.05 - HOSE BIBB
05.52 - PLUMBING FLANGE ABOVE, HEADER JOISTS AS NEEDED

07 - MISCELLANEOUS & PLAN NOTES
07.65 - LINE OF FLOOR ABOVE
07.71 - 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES

08 - CABINETRY
08.11 - 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
08.44 - BENCH WITH COAT HOOKS

09 - ELECTRICAL - SEE ELECTRICAL PLANS
09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.
09.05 - SWITCH AND POWER FOR GARBAGE DISPOSAL.
09.06 - PROVIDE POWER BELOW COUNTER FOR DISHWASHER.

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
FX	FIXED	3'-0"	2'-0"	✓	3
FX	FIXED	1'-0"	6'-9"		1
SL	SLIDER	4'-0"	4'-0"		1
SH	SINGLE HUNG	3'-0"	5'-0"		3

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	1
GARAGE DOOR - 16 - 32 PANEL	16'-0"	7'-0"	4 1/2"	1
SLIDING - DOUBLE - FULL LITE	5'-0"	6'-8"	4"	1
HINGED - DOUBLE	3'-4"	6'-8"	4 1/2"	1
FRONT DOOR - 2 PANEL - CRAFTSMAN	3'-0"	6'-8"	4 1/2"	1
HINGED - SINGLE - GARAGE	2'-8"	6'-8"	4 5/8"	1
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	2
DRYWALL OPENING	3'-0"	6'-8"	4 1/2"	1

MAIN LEVEL PLAN

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

GENERAL NOTES - FLOOR PLAN

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.

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.

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RELEASED FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
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LEE'S SUMMIT, MISSOURI
05/24/2023

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- 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/KCSBRC.
- 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).

- EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:

- 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.

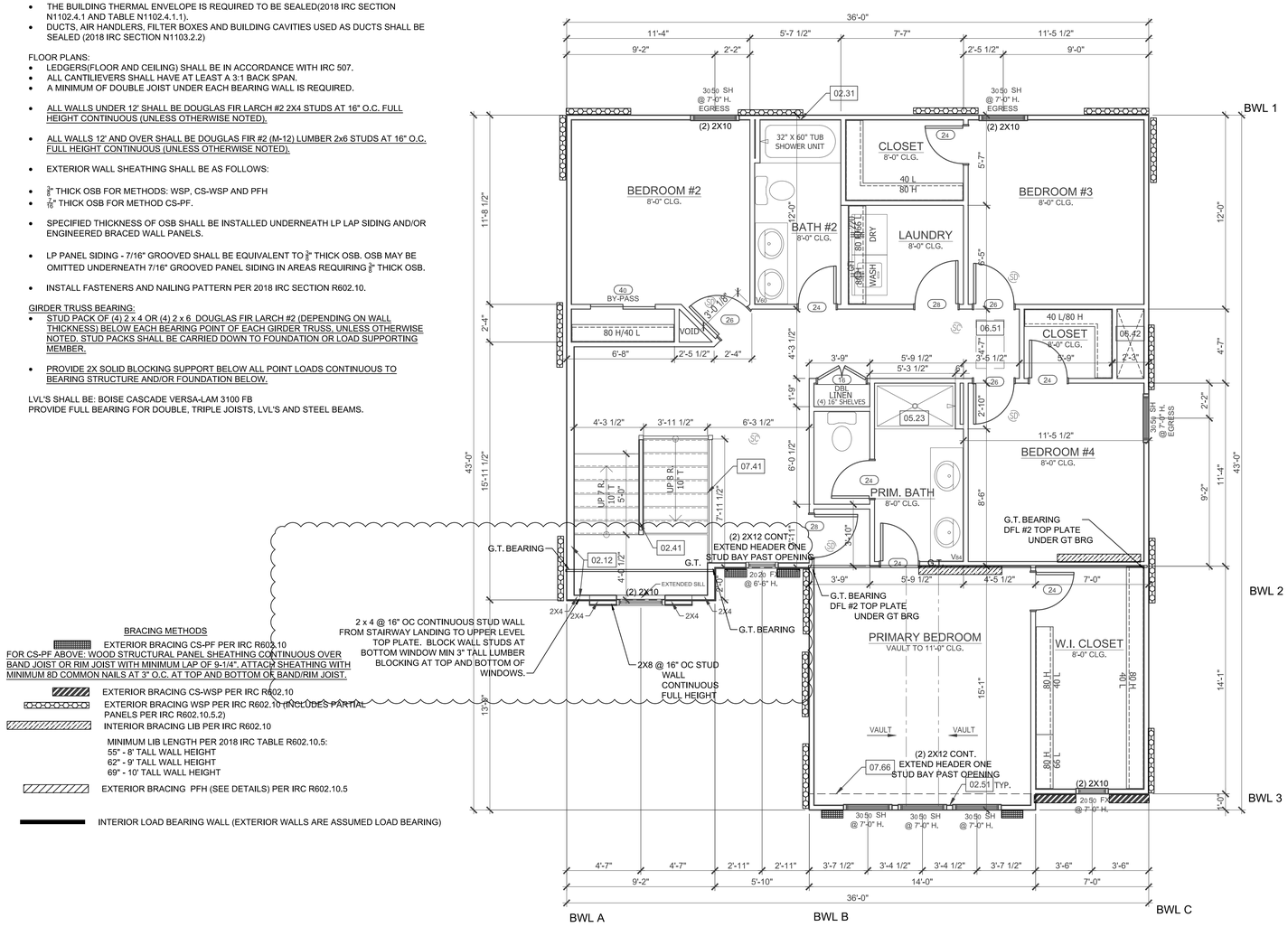
- LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 3/8" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3/8" THICK OSB.

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

GIRDER TRUSS BEARING:
- 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
PROVIDE FULL BEARING FOR DOUBLE, TRIPLE JOISTS, LVL'S AND STEEL BEAMS.



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 OR 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)

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	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

REFERENCE KEYNOTES

02 - TRIM

02.12 - 2X6 STUD WALL

02.31 - SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT

02.41 - CURB STAIR SYSTEM WITH OPEN HANDRAILS

02.51 - 3 STUDS BETWEEN WINDOW UNITS

05 - PLUMBING

05.23 - FIBERGLASS UNIT

06 - MECHANICAL

06.42 - HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED, BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.

06.51 - 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.

07 - MISCELLANEOUS & PLAN NOTES

07.41 - OPEN HANDRAILS

07.66 - LINE OF FLOOR BELOW

09 - ELECTRICAL - SEE ELECTRICAL PLANS

09.04 - CONTINUE SWITCH CIRCUIT DOWN TO SWITCH AT BOTTOM OF STAIRS.

WINDOW SCHEDULE

TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SH	SINGLE HUNG	3'-0"	5'-0"		6
FX	FIXED	2'-0"	2'-0"		1
FX	FIXED	2'-0"	5'-0"		1

DOOR SCHEDULE

STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
SLIDING - DOUBLE	4'-0"	6'-8"	4 1/2"	1
HINGED - DOUBLE	3'-0"	6'-8"	4 1/2"	1
HINGED - SINGLE	2'-6"	6'-8"	4 1/2"	3
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	6
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	2

GENERAL NOTES - FLOOR PLAN

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.

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.

UPPER LEVEL PLAN

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

CPG DBA
clover & hive
120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

ADDRESS:
2129 SW RUTHERFORD DR

LEES SUMMIT
MO 64082

OSAGE, Lot 69
MARMALADE - FARMHOUSE 3
MARMALADE

PROFESSIONAL SEAL:

STATE OF MISSOURI
CHRISTOPHER PAUL DAVIS
NUMBER PE-2015016986
05/23/2023
PROFESSIONAL ENGINEER

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

EVERSTEAD
3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 64064
816-399-4901

DRAWN BY:
R2.0

ISSUE DATE:
06/01/2022

SHEET NUMBER:
A4.0

RELEASED FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/24/2023