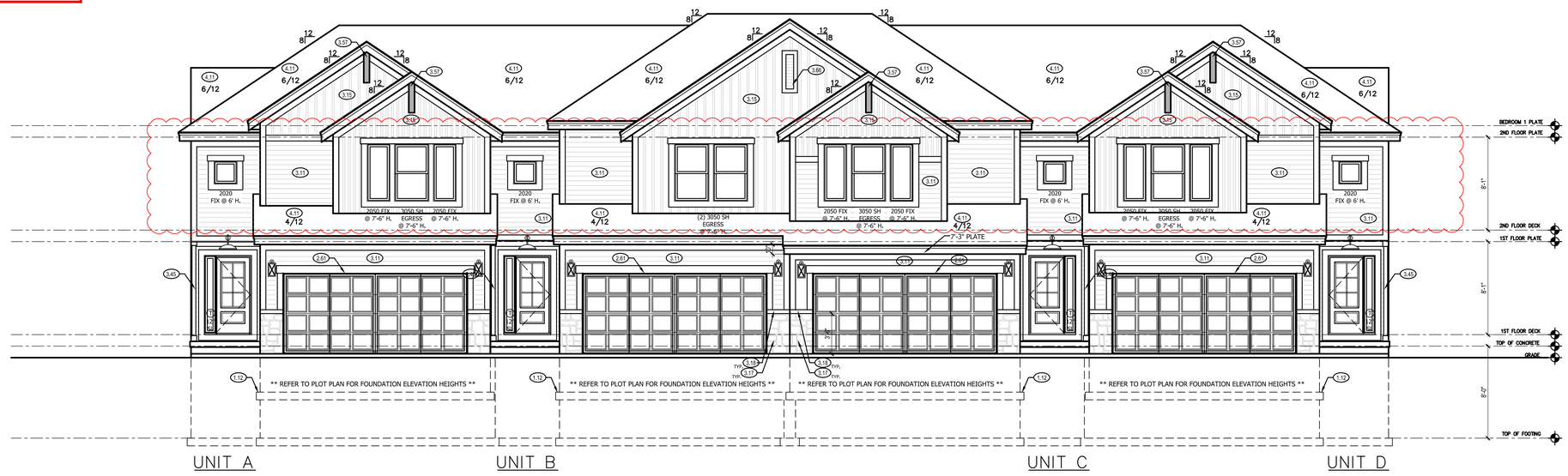
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/19/2023 11:54:23

Andrea Sessler — Digitally signed by Andrea Sessler DN: cn=Andrea Sessler, ou=Development, OU=LS Users, DC=LCS, DC=LOC, Date: 2023.06.19 11:55:53-05'00'



FRONT ELEVATION (2)
SCALE: 3/16" = 1'-0"

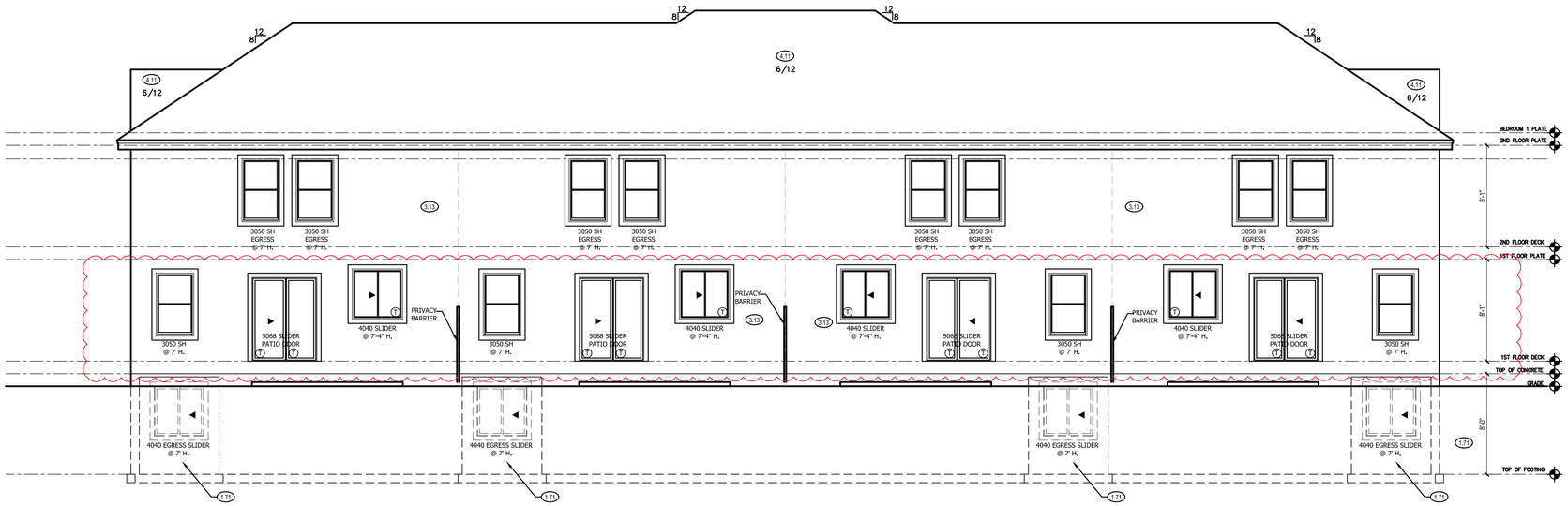
NOTE:

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.



REAR ELEVATION (1)
SCALE: 3/16" = 1'-0"

FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

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.

2.61 5/4"X8" 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. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.15 BOARD AND BATTEN

3.17 MANUFACTURED STONE

3.18 CAST STONE CAP

3.45 4X4 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

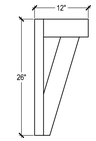
3.57 26"X6" CEDAR BRACKET – SEE DETAIL.

3.66 DECORATIVE FALSE LOUVER VENT WITH 1X6 BOARD.

4.11 MINIMUM ROOFING COMPOSITION– 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.

4.13 STANDING SEAM METAL ROOF. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATIONS.

4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



CEDAR BRACKET (3)
SCALE: 1/4" = 1'-0"

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.

SHEET INDEX

SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE		
	PER UNIT	ALL UNITS
MAIN LEVEL	655	2620
UPPER LEVEL	908	3632
TOTAL	1563	6252
UNFINISHED SQUARE FOOTAGE		
GARAGE	405	1620
LOWER LEVEL	597	2388
PATIO	120	480

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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

ADDRESS:
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UNIT C: 3722 SQ WALSH DR
UNIT D: 3720 SW WALSH DR

JUNEAU
OSAGE # 9

PROFESSIONAL SEAL:

STATE OF MISSOURI — CHRISTOPHER PAUL DAVIS — NUMBER PE-2013016986 — 06/16/2023 — PROFESSIONAL ENGINEER

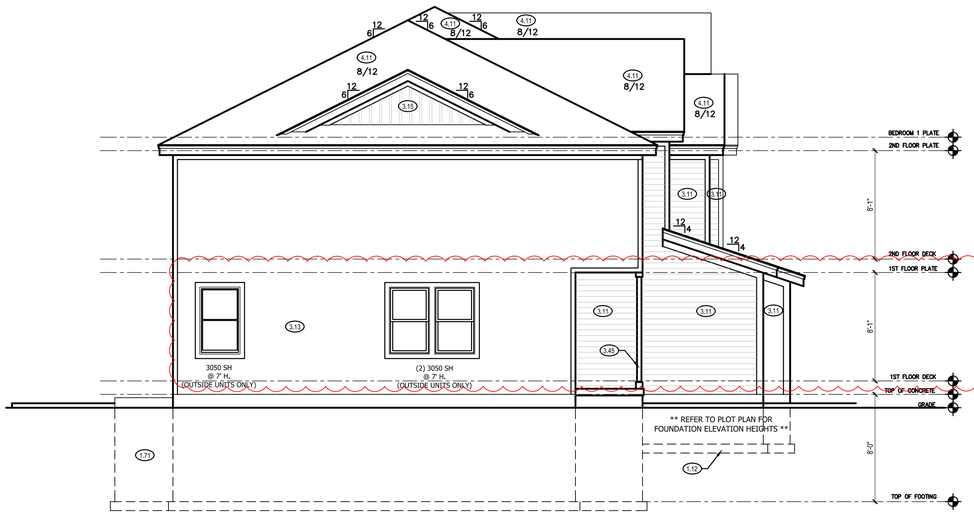
EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

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

DRAWN BY:
S. SCARBO

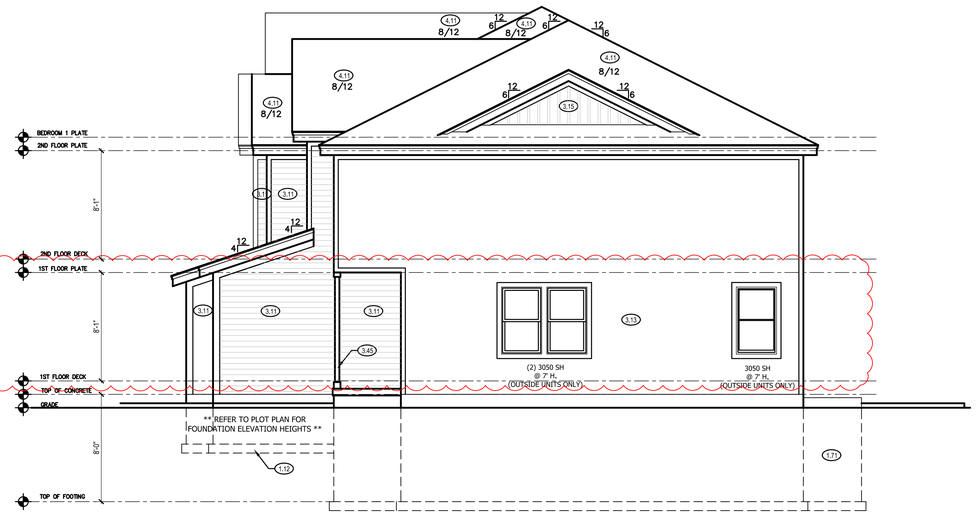
ISSUE DATE:
6.2.2023

SHEET NUMBER:
A1.0



UNIT A

LEFT ELEVATION 1
SCALE: 3/16" = 1'-0"



UNIT D

RIGHT ELEVATION 2
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EXTERIOR UNIT A - LOWER LEVEL 3
SCALE: 3/16" = 1'-0"

EXTERIOR UNIT A - MAIN LEVEL 4
SCALE: 3/16" = 1'-0"

EXTERIOR UNIT A - UPPER LEVEL 5
SCALE: 3/16" = 1'-0"

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JUNEAU
OSAGE # 9

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

DRAWN BY:
S. SCARBO

ISSUE DATE:
6.2.2023

SHEET NUMBER:
A2.0

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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)

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).

LVL'S SHALL BE:
BOISE CASCADE
VERSA-LAM 3100 FB

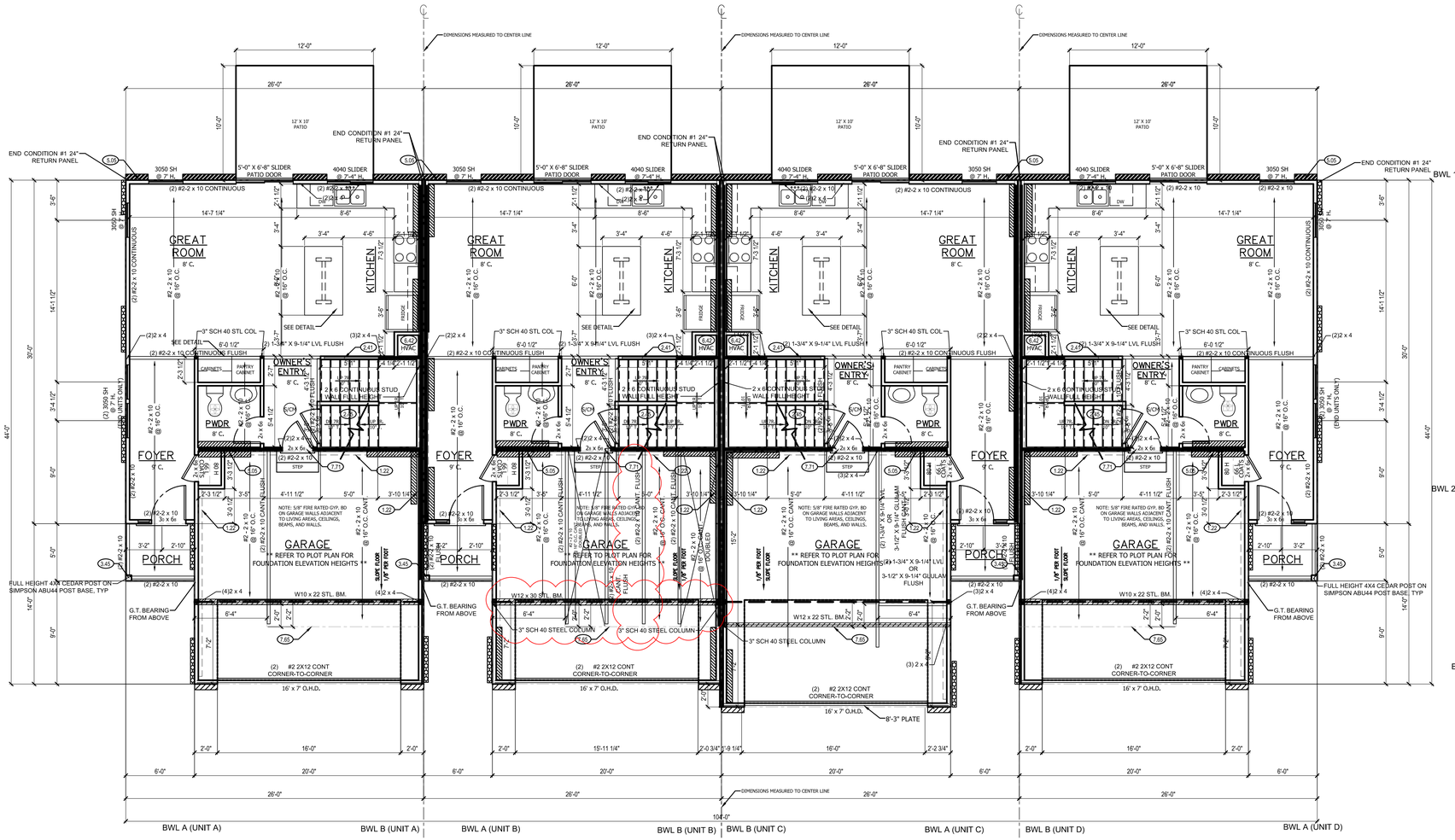
GLU-LAMS SHALL BE:
DF 24F-V4 - WESTERN

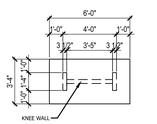
STEEL BEAM FLANGE WIDTH:
W10 x 22 - 5.75"
W12 x 26 - 6.49"
W12 x 22 - 4.03"

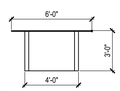
GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS.
UNLESS OTHERWISE NOTED, STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

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

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.







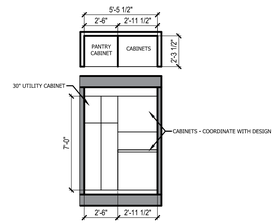
TOWNHOUSE WIND BRACING IS STRUCTURALLY INDEPENDENT PER UNIT PER 2018 IRC R302.2.6

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)

ISLAND DETAIL 1

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



NOOK DETAIL 1

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

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,c]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] 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

MAIN LEVEL PLAN 1

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

MAIN FLOOR PLAN NOTES

1.22	EXPOSED TOP OF FOUNDATION WALL.
2.32	INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
2.45	STAIRS TO LOWER LEVEL UNFINISHED
2.51	3 STUDS BETWEEN WINDOW UNITS
3.45	4X4 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
6.42	HVAC – BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
7.65	LINE OF FLOOR ABOVE
7.71	20 MINUTE FIRE RATED SOLID CORE WITH SELF–CLOSING HINGES

GENERAL NOTES

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JUNEAU
OSAGE # 9

PROFESSIONAL SEAL:

STATE OF MISSOURI
CHRISTOPHER PAUL DAVIS
NUMBER PE-2010016986
06/16/2023
PROFESSIONAL ENGINEER

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816-399-4901

DRAWN BY:
S. SCARBO

ISSUE DATE:
6.2.2023

SHEET NUMBER:
A4.0

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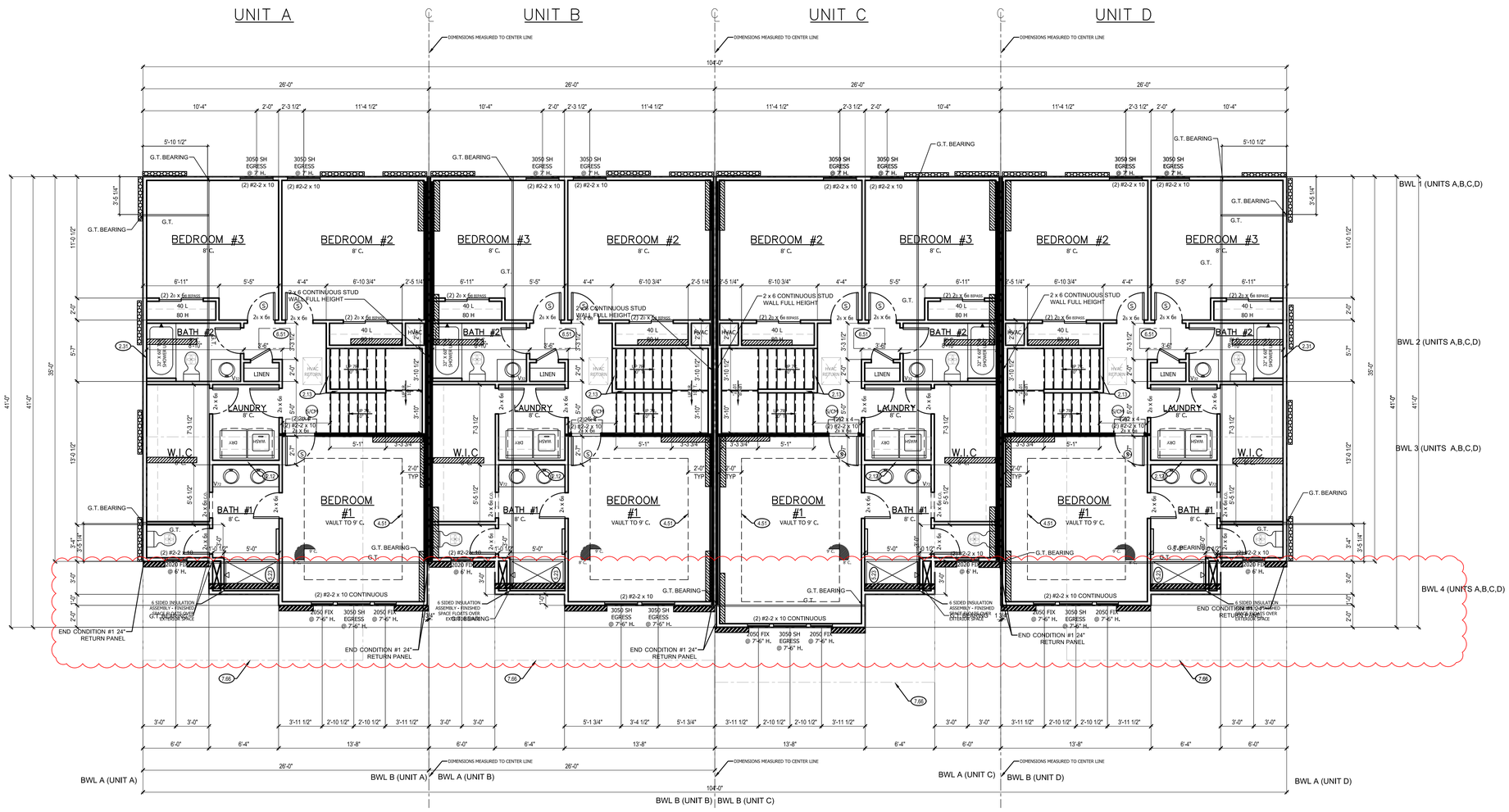

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4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

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

UPPER FLOOR PLAN NOTES

2.12	2X6 STUD WALL
2.13	44" PONY WALL WITH TRIM CAP
2.31	SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
4.51	SINGLE BOX VAULT
5.23	FIBERGLASS SHOWER UNIT
6.42	HVAC – 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.
7.66	LINE OF FLOOR BELOW

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