

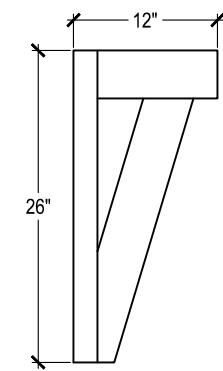
NOTE:
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:
GARAGE DOORS SHALL MEET DASHA 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 16 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 ELEVATION ②
SCALE: 3/16" = 1'-0"



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

- FRONT AND REAR ELEVATION
- LEFT AND RIGHT ELEVATION
- FOUNDATION LEVEL PLAN
- MAIN LEVEL PLAN
- UPPER LEVEL PLAN
- ROOF PLAN

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		

REAR ELEVATION ①
SCALE: 3/16" = 1'-0"

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&
hive
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UNIT B: 3714 SW WALSH DR
UNIT C: 3712 SW WALSH DR
UNIT D: 3710 SW WALSH DR

JUNEAU
OSAGE # 10

PROFESSIONAL SEAL:



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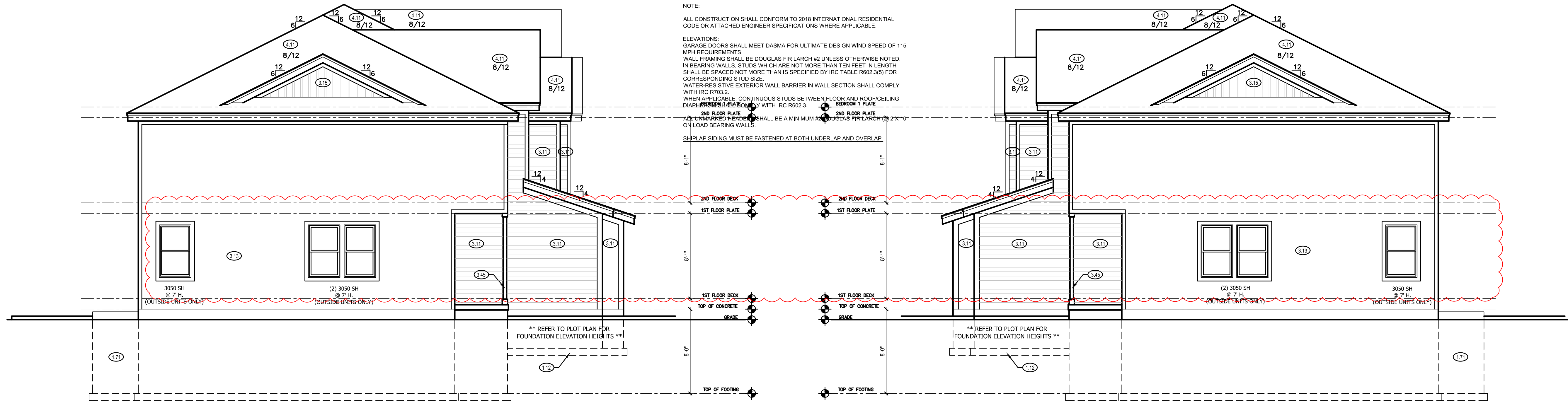
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3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 64064
816-399-4901

DRAWN BY:
S. SCARBO

ISSUE DATE:
06.05.2023

SHEET NUMBER:

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FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER, PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

3.11 PANEL 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.

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

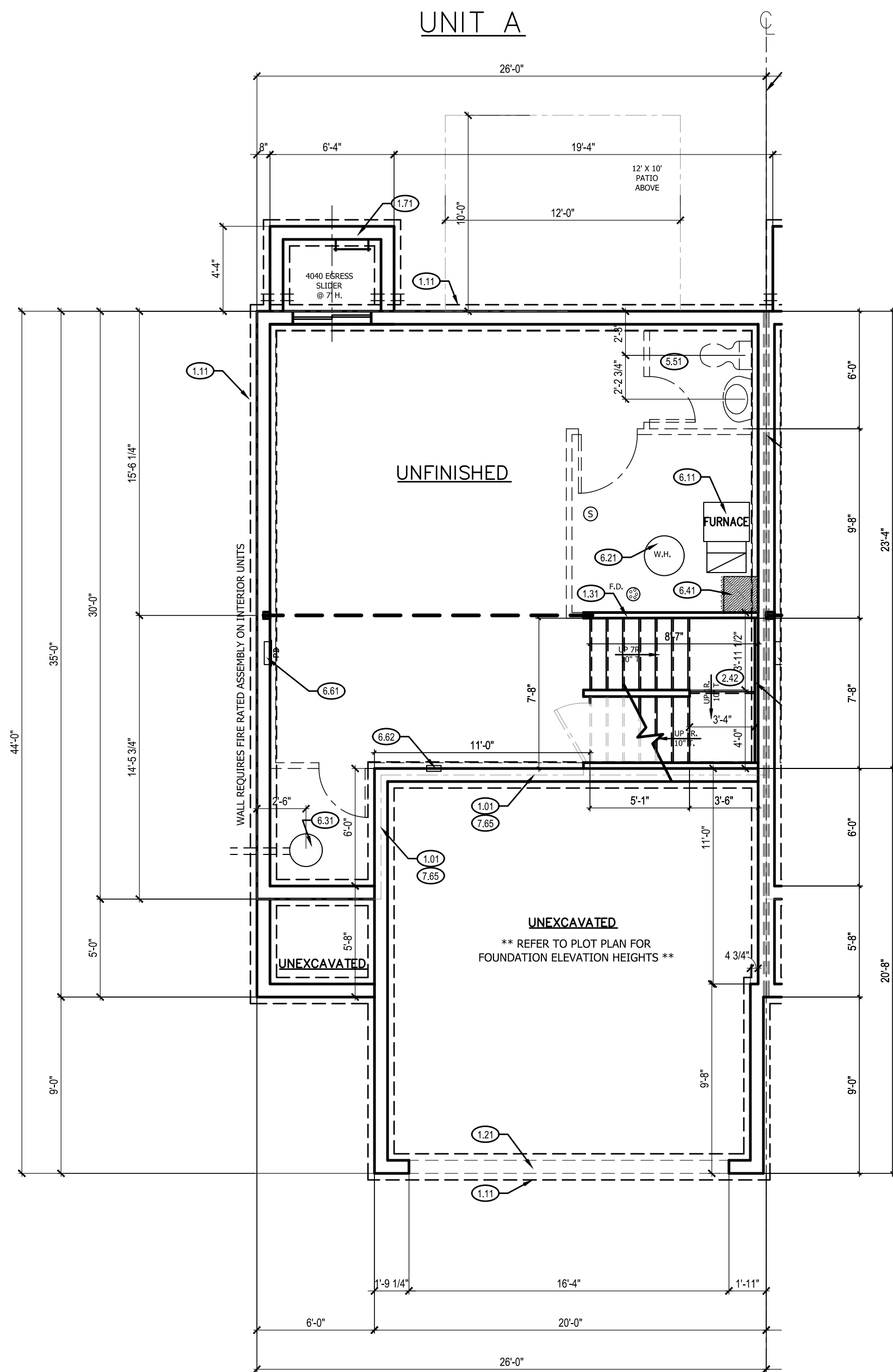
4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.

4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

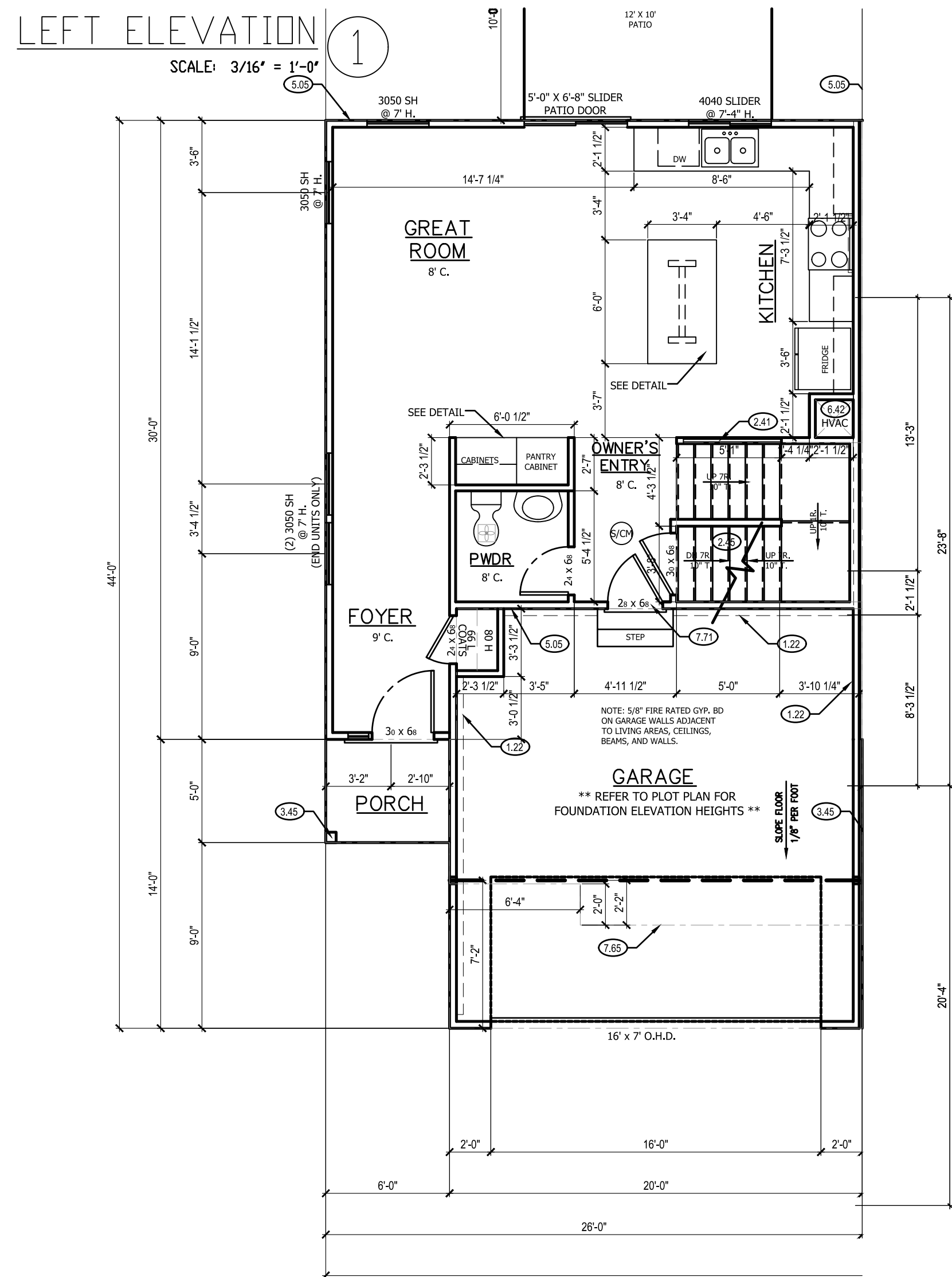
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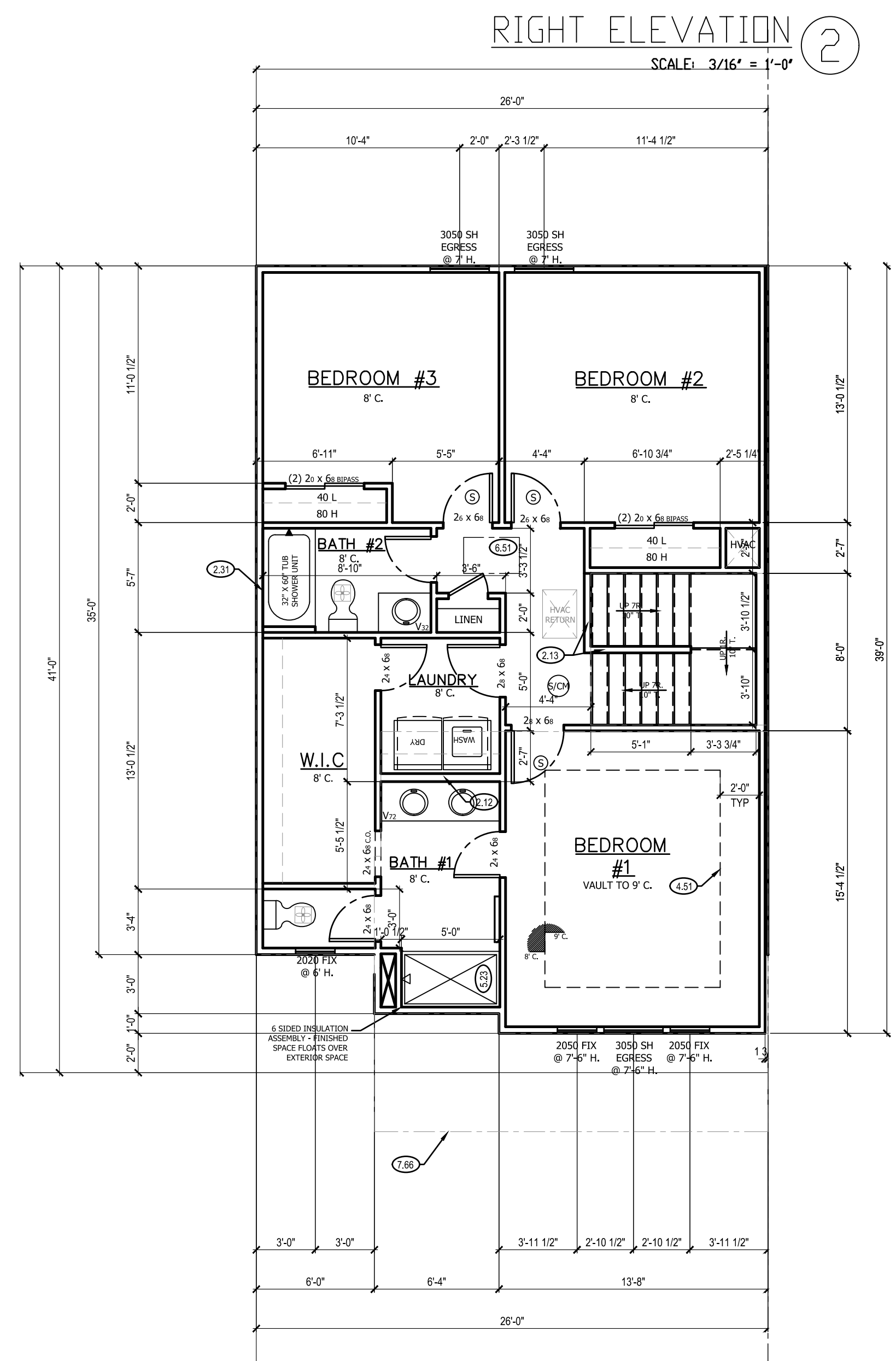
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EXTERIOR UNIT A - LOWER LEVEL ③
SCALE: 3/16" = 1'-0"



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



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

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 R328(KBRC).
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE FOOTING REBAR FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UPPER 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 CANTILEVERS SHALL HAVE AT LEAST A 3" BACK SPAN.
 - A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

- ALL WALLS UNDER 1" SHALL BE DOUGLAS FIR LARCH #2 OR 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

- ALL WALLS 1" 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:
 - 3/4" THICK OSB FOR METHODS WSP, CS-WSP AND PFH.
 - 5/8" THICK OSB FOR METHOD CS-PFH.

- 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 3/4" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3/4" 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 (DEPENDENT 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.

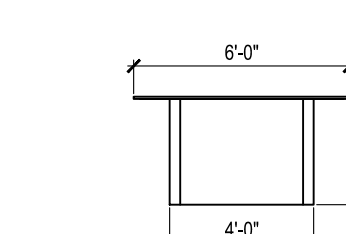
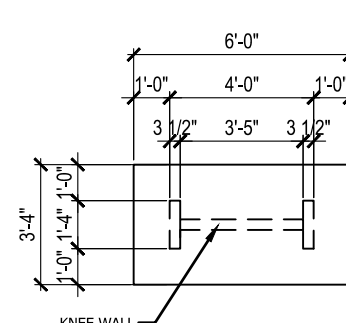
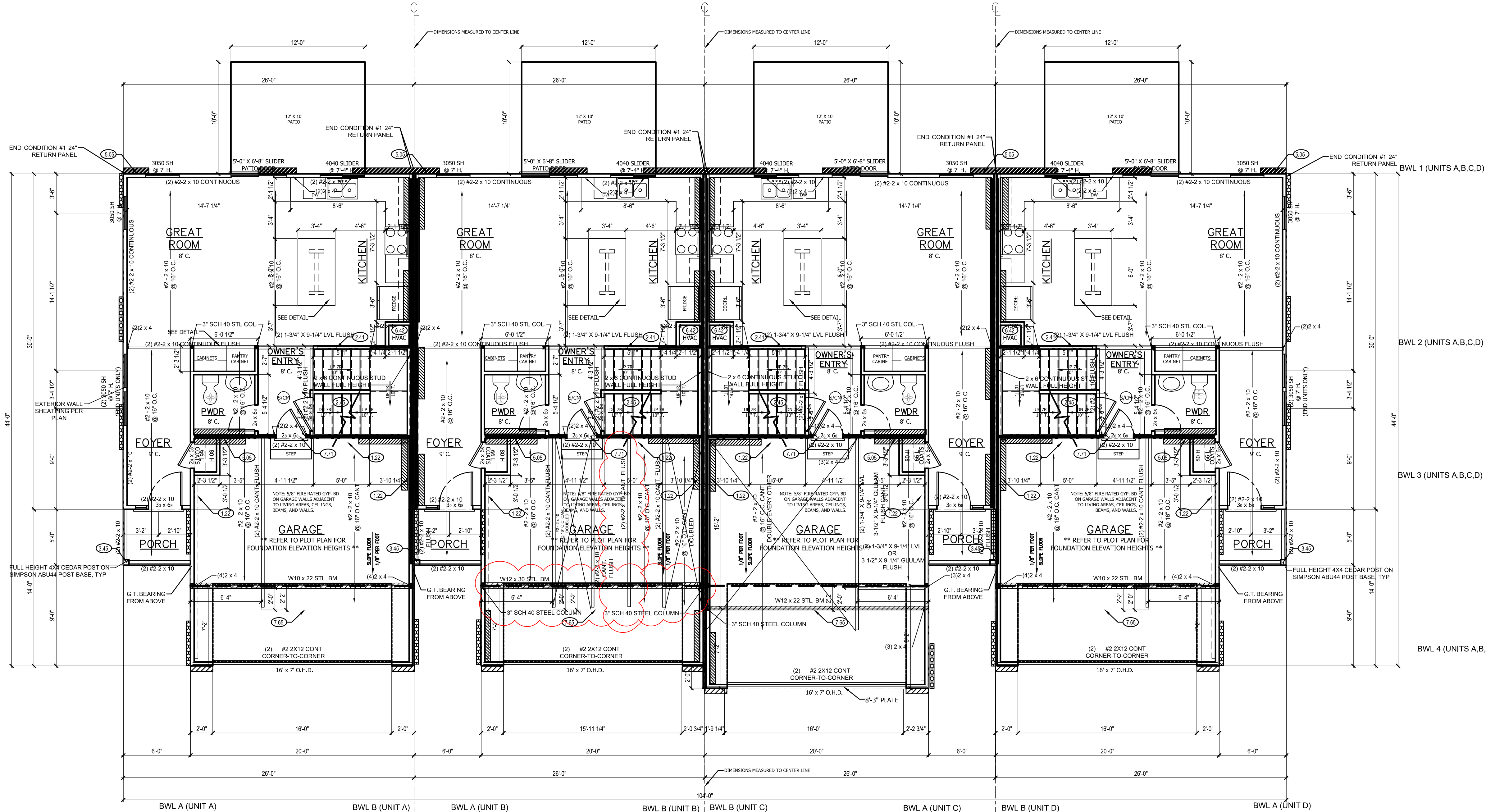
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

LVL'S SHALL BE: BOISE CASCADE VERSA-LAM 3100 FB. PROVIDE FULL BEARING FOR DOUBLE, TRIPLE, JOISTS, LVL'S AND STEEL BEAMS.

GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDENT 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.



ISLAND DETAIL 1

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

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	NEEDED INSULATION	SKYLIGHT	CEILING	WOOD FRAME WALL	MASS WALL	FLOOR	BASEMENT	SLAB	CRAWL SPACE
4 EXCEPT MARINE	32	55	40	20 R 13+5	8/13	19	10/13	10, 2 FT	10/13

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

- BRACING METHODS
- EXTERIOR BRACING CS-WSP PER IRC R602.10
 - EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.2)
 - INTERIOR BRACING LUB PER IRC R602.10
 - MINIMUM LUB 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)

MAIN FLOOR PLAN NOTES

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

GENERAL NOTES

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JUNEAU
OSAGE # 10

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816-399-4901

DRAWN BY:
S. SCARBO

ISSUE DATE:
06.05.2023

SHEET NUMBER:

A4.0

MAIN LEVEL PLAN 1

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

NOTE:

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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 (UGER 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 CANTILEVERS 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 #2 (M-12) LUMBER 2x6 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:
 - 2" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
 - 4" THICK OSB FOR METHOD CS-PFH
 - SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH UP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.
 - UP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 2" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 2" 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 (DEPENDENT 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-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)

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DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.

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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UPPER LEVEL PLAN

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