

- 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.
  - 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.

CPG DBA  
clover  
&  
hive  
120 SE 30TH ST.  
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816-246-6700

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UNIT C: 3712 SW WALSH DR  
UNIT D: 3710 SW WALSH DR

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OSAGE # 10

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ISSUE DATE:  
06.05.2023

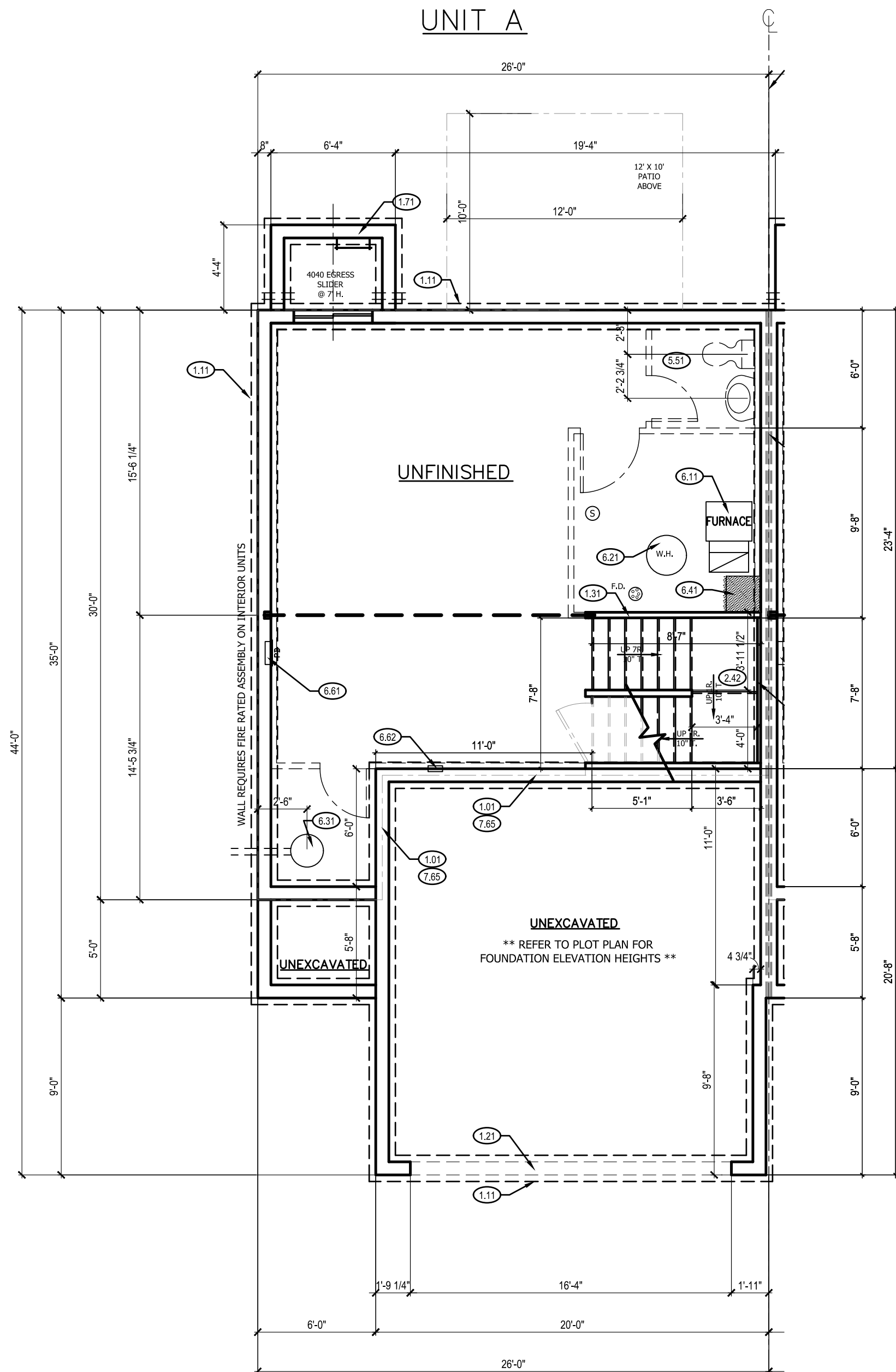
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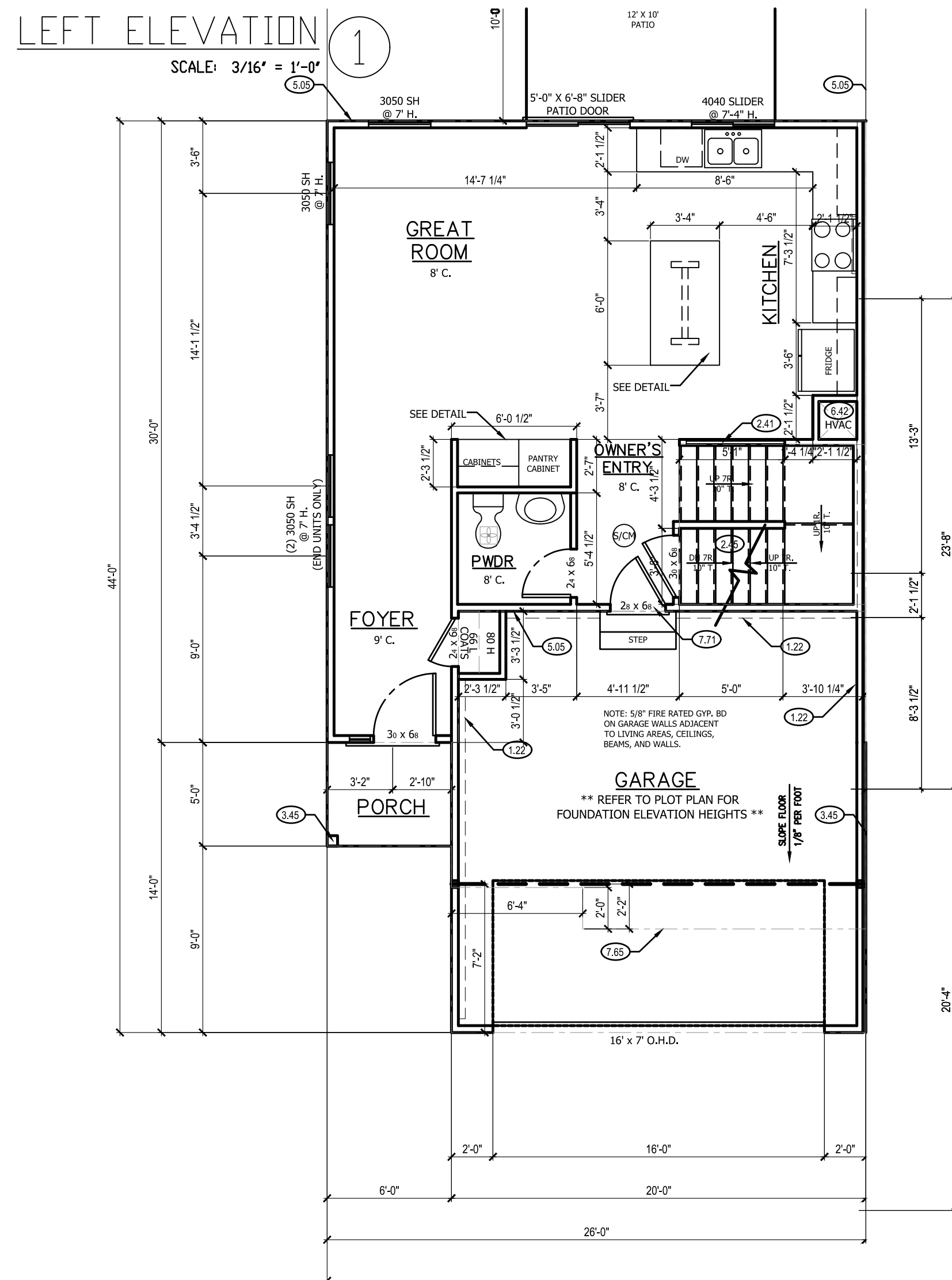
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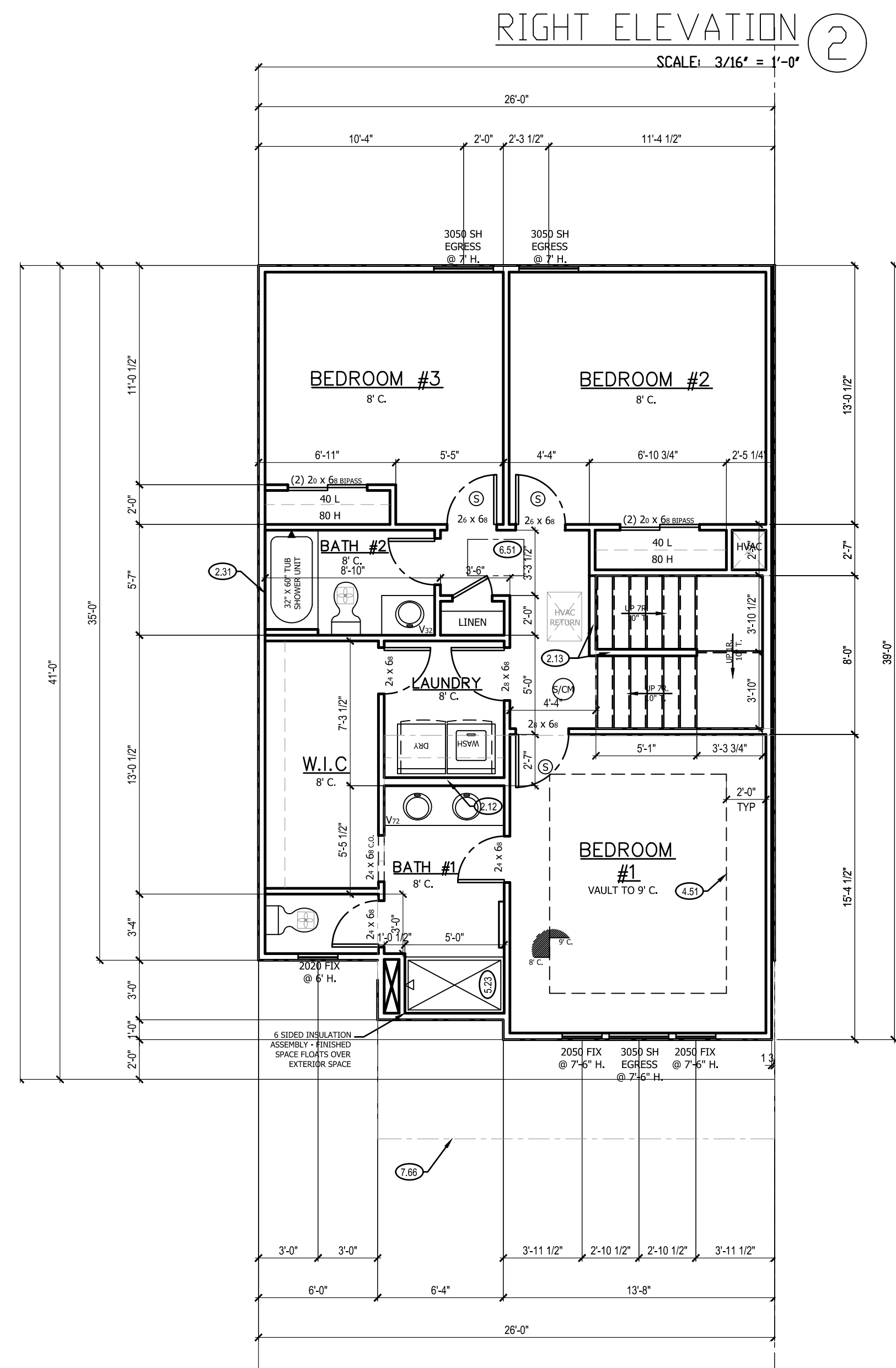
EXTERIOR UNIT A - LOWER LEVEL ③

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"

**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'-0" FIXED.



NOTE:

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

- 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.KB.CRC.
- 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 TO 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 TO 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'-3" BACK SPAN.
  - A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

- ALL WALLS UNDER 1" SHALL BE DOUGLAS FIR LARCH #2 (2) 2 x 4 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 (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.

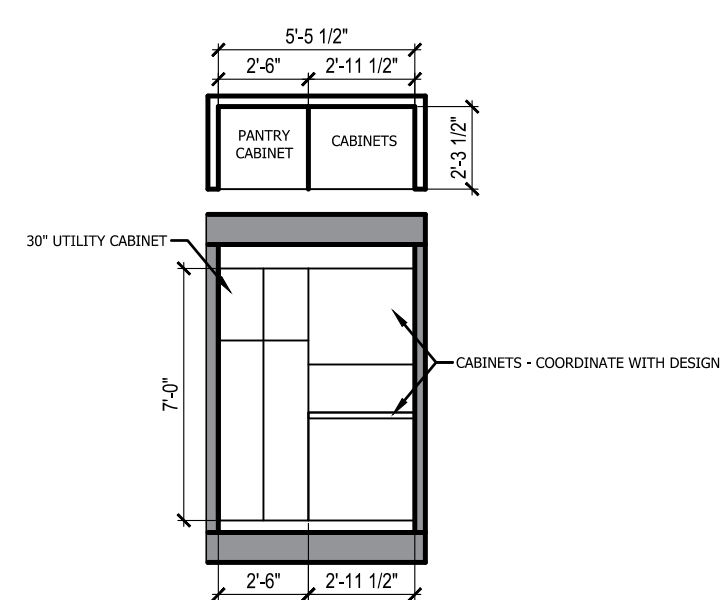
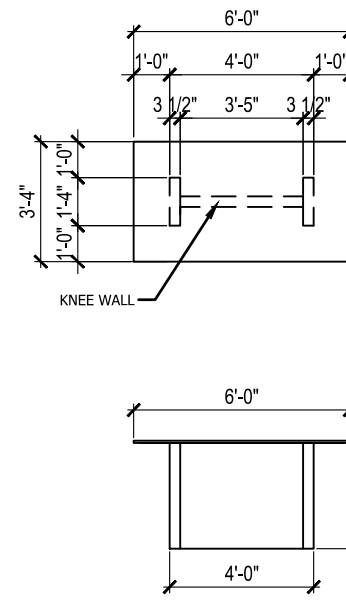
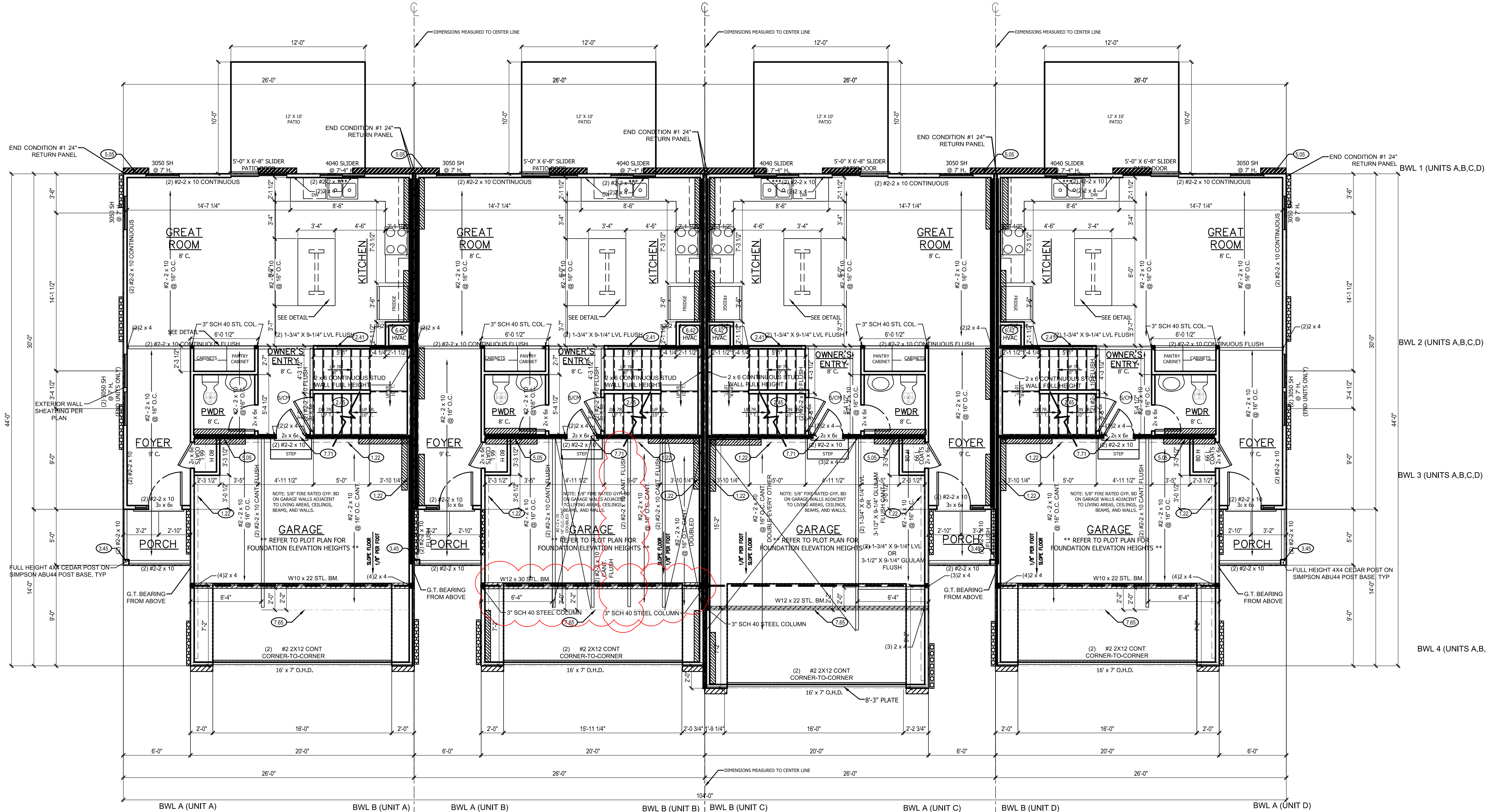
- PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

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

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.



IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	NEEDED INSULATION	SHOULD BE	SHOULD BE	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	38	55	40	20 DR 13+5	8/13	19	10/13	10, 2 FT	10/13

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 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

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

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

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

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UNIT B: 3714 SW WALSH DR  
UNIT C: 3712 SQ WALSH DR  
UNIT D: 3710 SW WALSH DR

JUNEAU  
OSAGE # 10

### PROFESSIONAL SEAL:



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3741 NE TROON DRIVE  
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816-399-4901

DRAWN BY:  
S. SCARBO

ISSUE DATE:  
06.05.2023

SHEET NUMBER:

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LEE'S SUMMIT, MISSOURI

06/20/2023

MAIN LEVEL PLAN 1

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



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

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  - 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
- 2.31 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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LEE'S SUMMIT, MISSOURI

06/20/2023

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UPPER LEVEL PLAN

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

1