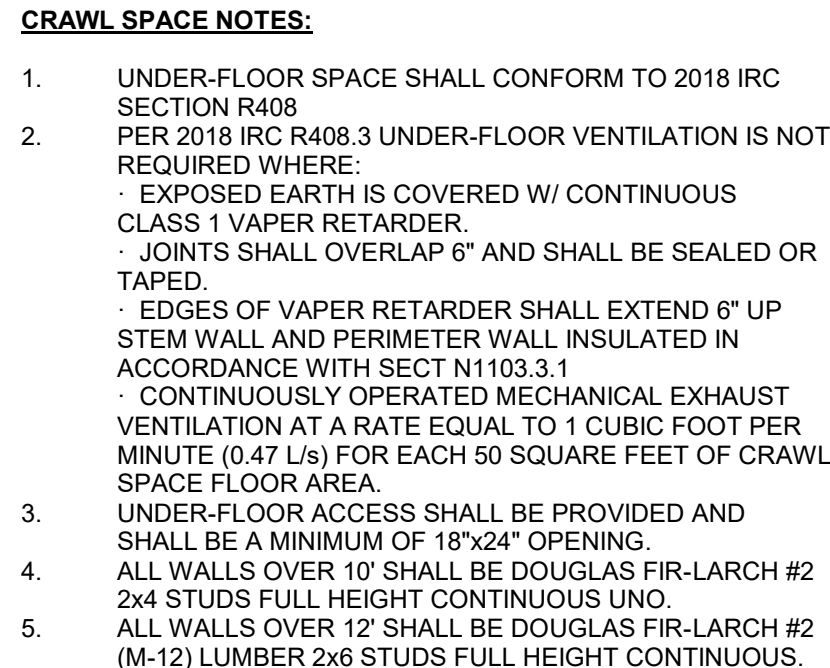




* DENOTES STEEL COLUMN NOT REQUIRED
COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT
OF 10'.
COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED
DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR
COVER.

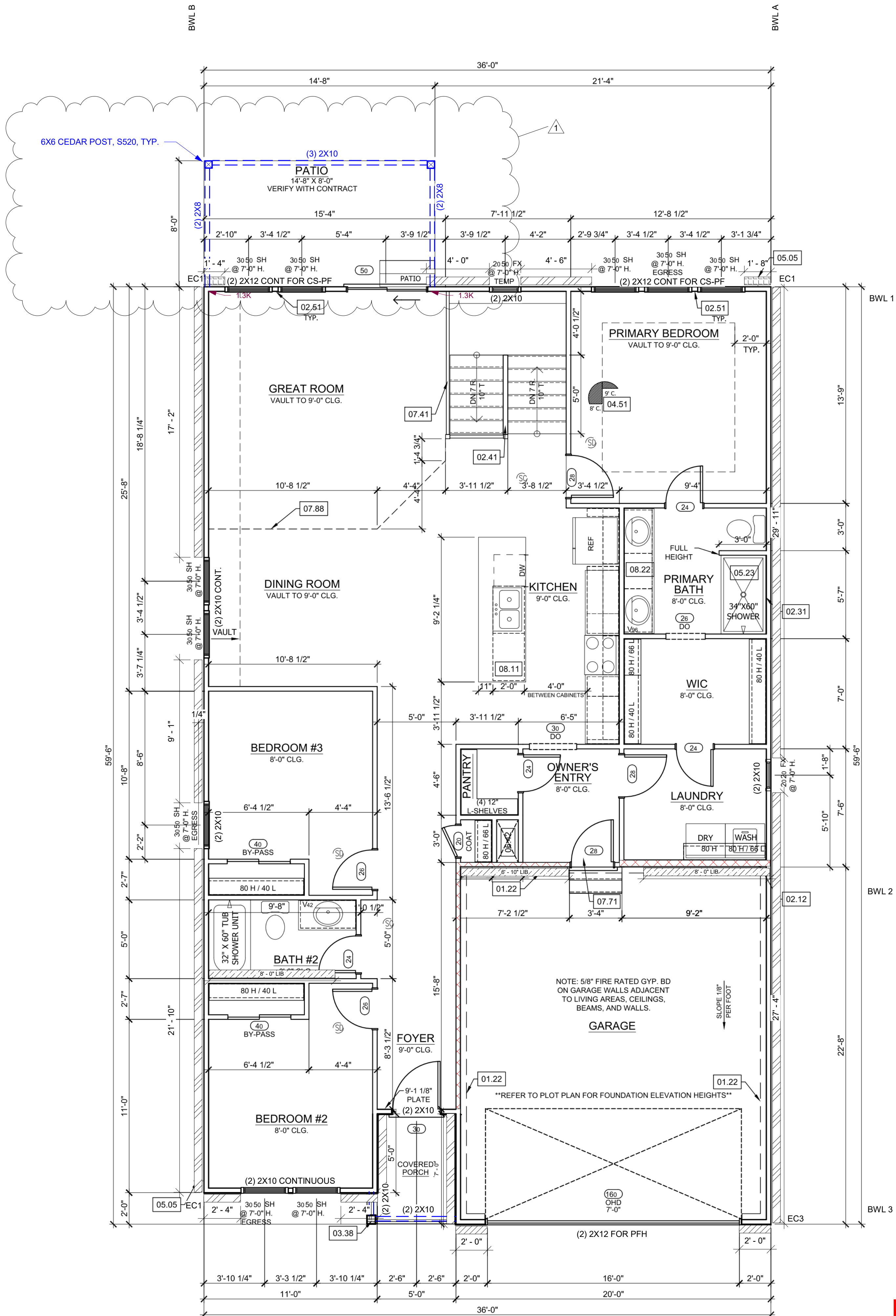
WINDOW SCHEDULE					
TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SL	BASEMENT EGRESS SLIDER	4'-0"	4'-0"		2

DOOR SCHEDULE				
STYLE	WIDTH	HEIGHT	FRAME DEPTH	QUANTITY
HINGED - SINGLE	2'-8"	6'-8"	4"	1

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

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.

A2.0



IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) AND ENERGY CONSERVATION CODE COMPLIANCE						
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING AND ATTICS R-VALUE	VAULTS R-VALUE	WOOD FRAME WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	49	20 OR 13+5H

CLIMATE ZONE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	DUCTWORK R-VALUE
4 EXCEPT MARINE	19	10/13	10, 2 FT	10/13	8

GENERAL PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
- ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
- MINIMUM DOUBLE JOIST UNDER INTERIOR NON-LOAD BEARING WALLS.
- CANTILEVERS, OVER BEAMS, AND DOOR JAMBS SHALL BE BLOCKED.
- CEILING JOISTS SHALL BE 2x6 @ 16" O.C. U.N.O.
- WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO IRC R301.
- EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 602 & FIGURES R602.3(1) AND R602.3(2).
- ANY WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY (OR THE FURRING THEY ARE ATTACHED TO) SHALL BE OF DECAY RESISTANT MATERIAL.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE UNLESS THE INTERIOR NON-LOAD BEARING WALL RESTS DIRECTLY ON A FOOTING.
- SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. AND EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF KITCHEN ISLAND.
- DOUBLE JOIST UNDER KITCHEN ISLAND AND TUBS.
- ALL JOIST HANGERS TO BE SIMPSON LUS HANGERS UNO

INTERIOR LOAD BEARING WALL

WALL BRACING NOTES:

- WALL BRACING IS DESIGNED IN ACCORDANCE WITH IRC R602.10.
- BRACING METHODS SHALL BE PER PLAN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2018 IRC R602.10.4 AND R602.10.5.
- FOR METHOD CS-WSP STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. END CONDITIONS SHALL MEET THE REQUIREMENTS OF R602.10.7 AND DETAIL 9-S400.
- ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.4.4.
- INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM 1/2" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE.

BRACING METHODS

- BRACING CS-PF PER IRC R602.10.6.4
- BRACING CS-WSP PER IRC R602.10
- BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- 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
- BRACING PFH PER IRC R602.10.6.2

ROOM FINISH SCHEDULE	
ROOM NAME	Area
GARAGE	638
PRIMARY BEDROOM	167
GARAGE	434
GREAT ROOM	217
KITCHEN	166
DINING AREA	107
PANTRY	15
LAUNDRY	64
PRIMARY BATH	57
W.I.C	61
BEDROOM #2	135
BEDROOM #3	135
STAIRCASE AREA	105
BATH #2	47
OWNER'S ENTRY	44
FOYER/HALLWAY	196

WINDOW SCHEDULE					
TYPE	STYLE	WIDTH	HEIGHT	TEMP	QUANTITY
SH	SINGLE HUNG	3'-0"	5'-0"		10
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"	2
FRONT DOOR - 2 PANEL - CRAFTSMAN	3'-0"	6'-8"	4 1/2"	1
GARAGE DOOR - 16 - 32 PANEL	16'-0"	7'-0"	4 1/2"	1
HINGED - SINGLE	2'-8"	6'-8"	4 1/2"	2
HINGED - SINGLE	2'-4"	6'-8"	4 1/2"	4
DRYWALL OPENING	2'-6"	6'-8"	4 1/2"	1
SLIDING - DOUBLE - FULL LITE	5'-0"	6'-8"	4"	1
DRYWALL OPENING	3'-0"	6'-8"	4 1/2"	1
HINGED - SINGLE	2'-0"	6'-8"	4 1/2"	1
HINGED - SINGLE	2'-6"	6'-8"	4 1/2"	2
HINGED - SINGLE - GARAGE	2'-8"	6'-8"	4 5/8"	1

MAIN LEVEL PLAN

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

REFERENCE KEYNOTES

- 01 - FOUNDATION
- 01.22 - EXPOSED TOP OF FOUNDATION WALL.
- 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
- 03 - SIDING
- 03.38 - 6X6 CEDAR POST, 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.
- 04 - ROOF
- 04.51 - SINGLE BOX VAULT
- 05 - PLUMBING
- 05.05 - HOSE BIBB
- 05.23 - FIBERGLASS UNIT
- 06 - MECHANICAL
- HVAC FLOOR OPENING. HEADER OFF FLOOR JOISTS AS REQUIRED. BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 07 - MISCELLANEOUS & PLAN NOTES
- 07.41 - OPEN HANDRAILS
- 07.71 - 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
- 07.88 - CHANGE IN FLOORING MATERIAL
- 08 - CABINETS
- 08.11 - 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- 08.22 - CONTINUOUS FLAT VANITY
- 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.
- 09.07 - FLOOD LIGHT - DETERMINED ON SITE.

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.

CPG DBA

clover
&
hive

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

COPYRIGHT 2022

THIS DRAWING HAS BEEN PREPARED BY CLOVER AND HIVE, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES, ARE PROTECTED BY COPYRIGHT. REGISTERED TO CPG, INC. ANY REPRODUCTION, USE OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. DBA SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.

ADDRESS:

3832 SW RAVENGATE PL

LEE'S SUMMIT
MO 64082

OSAGE, Lot 67
WILDFLOWER - FARMHOUSE 1

WILDFLOWER

PROFESSIONAL SEAL:



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

EVERSTEAD
3741 NE TROON DR.
LEES SUMMIT, MO 64064
816-399-4901

VERSION:

R4.0

ISSUE DATE:

11/28/2023

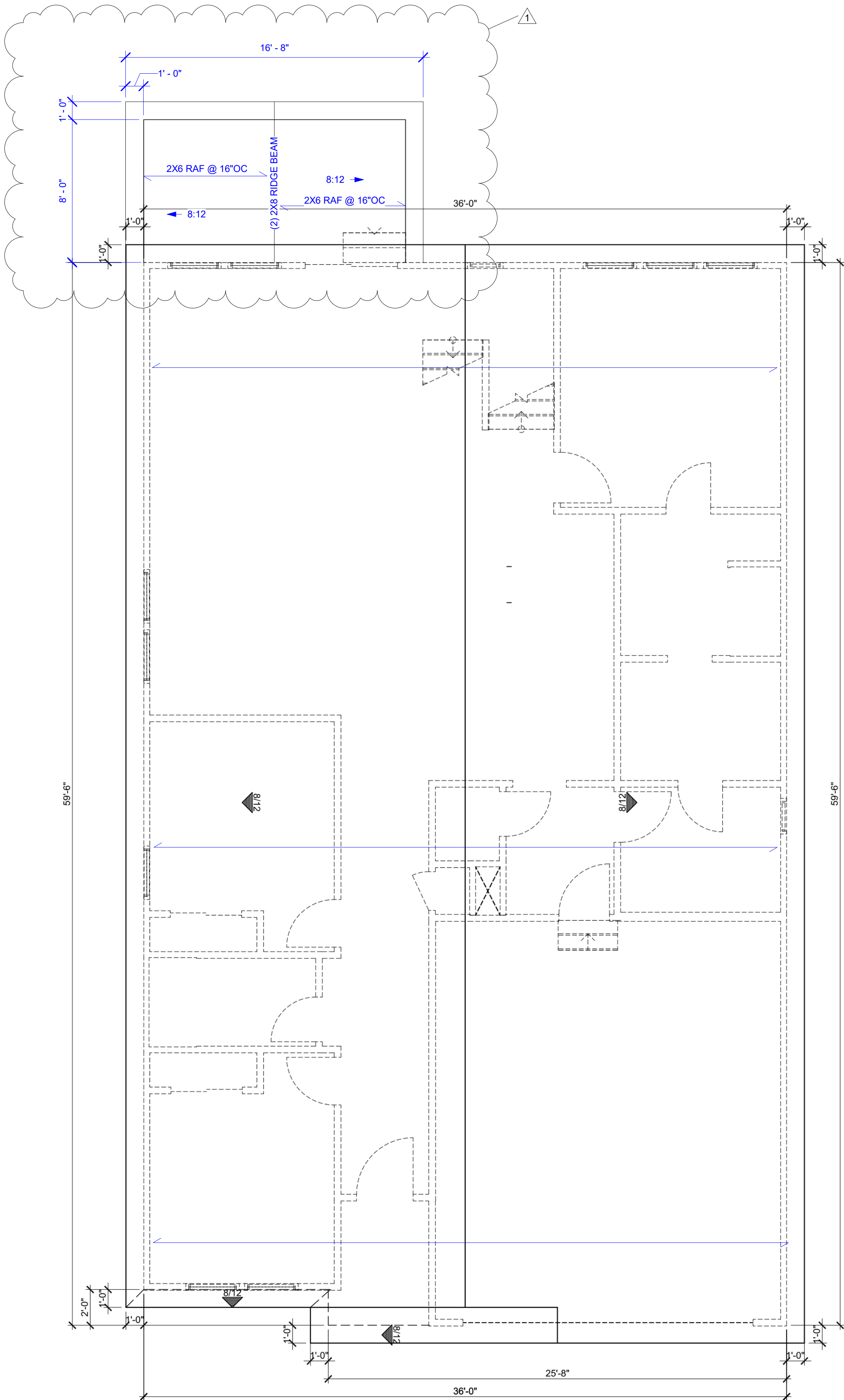
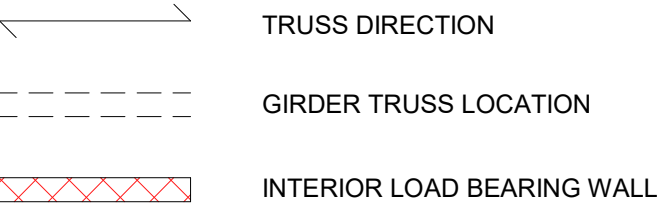
SHEET NUMBER:

A3.0

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/20/2024 12:27:20

TRUSS FRAMED ROOF NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.
2. DESIGNED FOR LIGHT ROOF COVERING, UNO, SEE G000 FOR MINIMUM LOADING.
3. ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2X10 UNO.
4. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
5. PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
6. WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC 802.10.
7. CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
8. GIRDER TRUSSES MUST HAVE LOAD CARRIED DOWN TO THE FOUNDATION OR LOAD SUPPORTING MEMBER, STUD PACK / COLUMN SHOWN ON PLANS.
9. ROOF COVERING SHALL BE ASPHALT SHINGLES AND SHALL COMPLY WITH IRC 2018 SECT. R905.2
10. MINIMUM ROOF SLOPE FOR ASPHALT SHINGLES SHALL BE 2:12.
11. ROOF SLOPES IN BETWEEN 4:12 AND 2:12 SHALL REQUIRE DOUBLE UNDERLAYMENT IN ACCORDANCE WITH IRC 2018 TABLE R905.1.1(2).
12. EVERSTEAD STRUCTURAL SCOPE ENDS AT TOP PLATE FOR ROOF TRUSSES.



ROOF PLAN

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

GENERAL NOTES - ROOF

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.

VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP.

BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.

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

HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

CPG DBA

clover
&
hive

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

COPYRIGHT 2022

THIS DRAWING HAS BEEN PREPARED BY CLOVER AND HIVE, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. OR LEE'S SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.

ADDRESS:

3832 SW RAVENGATE PL

LEE'S SUMMIT
MO 64082

OSAGE, Lot 67
WILDFLOWER - FARMHOUSE 1

WILDFLOWER

PROFESSIONAL SEAL:



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

EVERSTEAD
3741 NE TROON DR.
LEES SUMMIT, MO 64084
816-399-4901

VERSION:

R4.0

ISSUE DATE:

11/28/2023

SHEET NUMBER:

A5.0