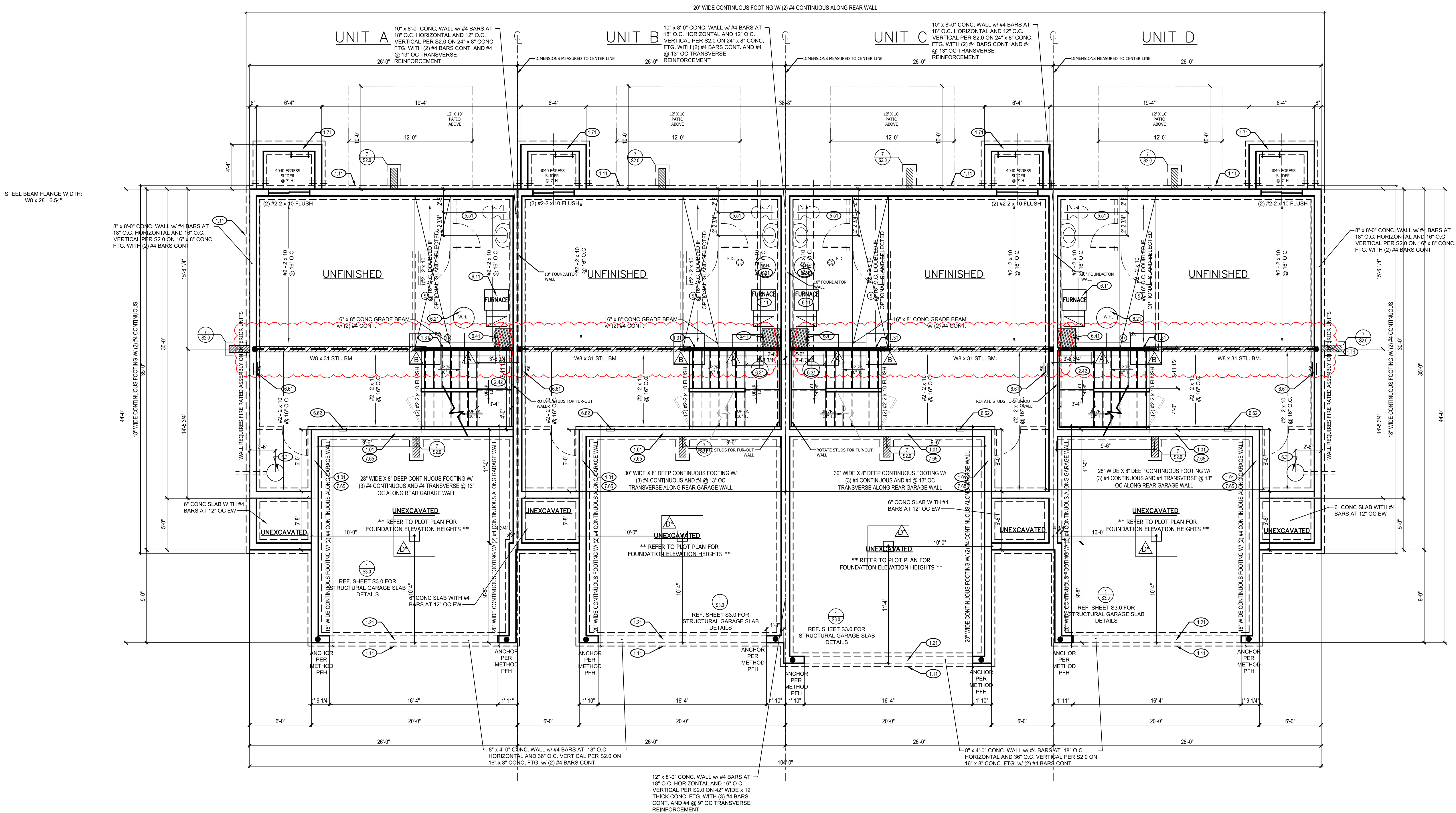


DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.



- FOUNDATION PLAN NOTES
- 1.01 HOLD SILL PLATE BACK 4"
 - 1.11 CONTINUOUS CONCRETE FOOTING
 - 1.21 RECESS TOP OF FOUNDATION WALL
 - 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
 - 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.
 - 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
 - 2.42 FIRE RATED SHEETROCK UNDER STAIRS
 - 5.51 STUB OUT ONLY FOR FUTURE POWDER BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH
 - 6.11 DIRECT FURNACE FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
 - 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
 - 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
 - 6.41 HVAC CHASE ABOVE
 - 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
 - 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
 - 7.65 LINE OF FLOOR ABOVE

CPG DBA

clover & hive

120 SE 30TH ST.
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816-246-6700

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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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SUITE 200
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816-399-4901

DRAWN BY:
S. SCARBO

ISSUE DATE:
3.15.2023

SHEET NUMBER:

A3.0

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.

FOUNDATION LEVEL PLAN 1
SCALE: 1/4" = 1'-0"

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.

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

CPG DBA

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&
hive

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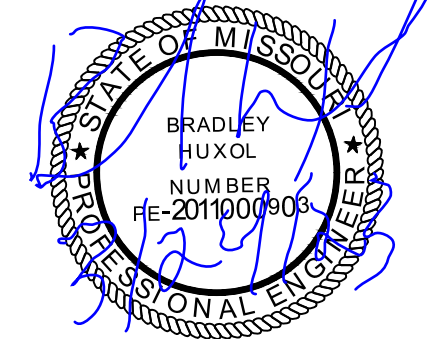
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DRAWN BY:
S. SCARBO

ISSUE DATE:
3.15.2023

SHEET NUMBER:

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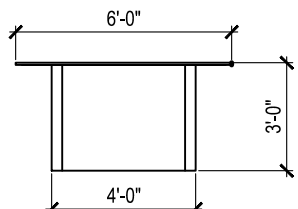
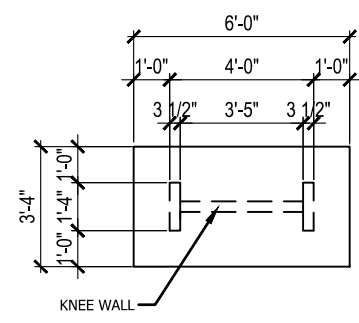
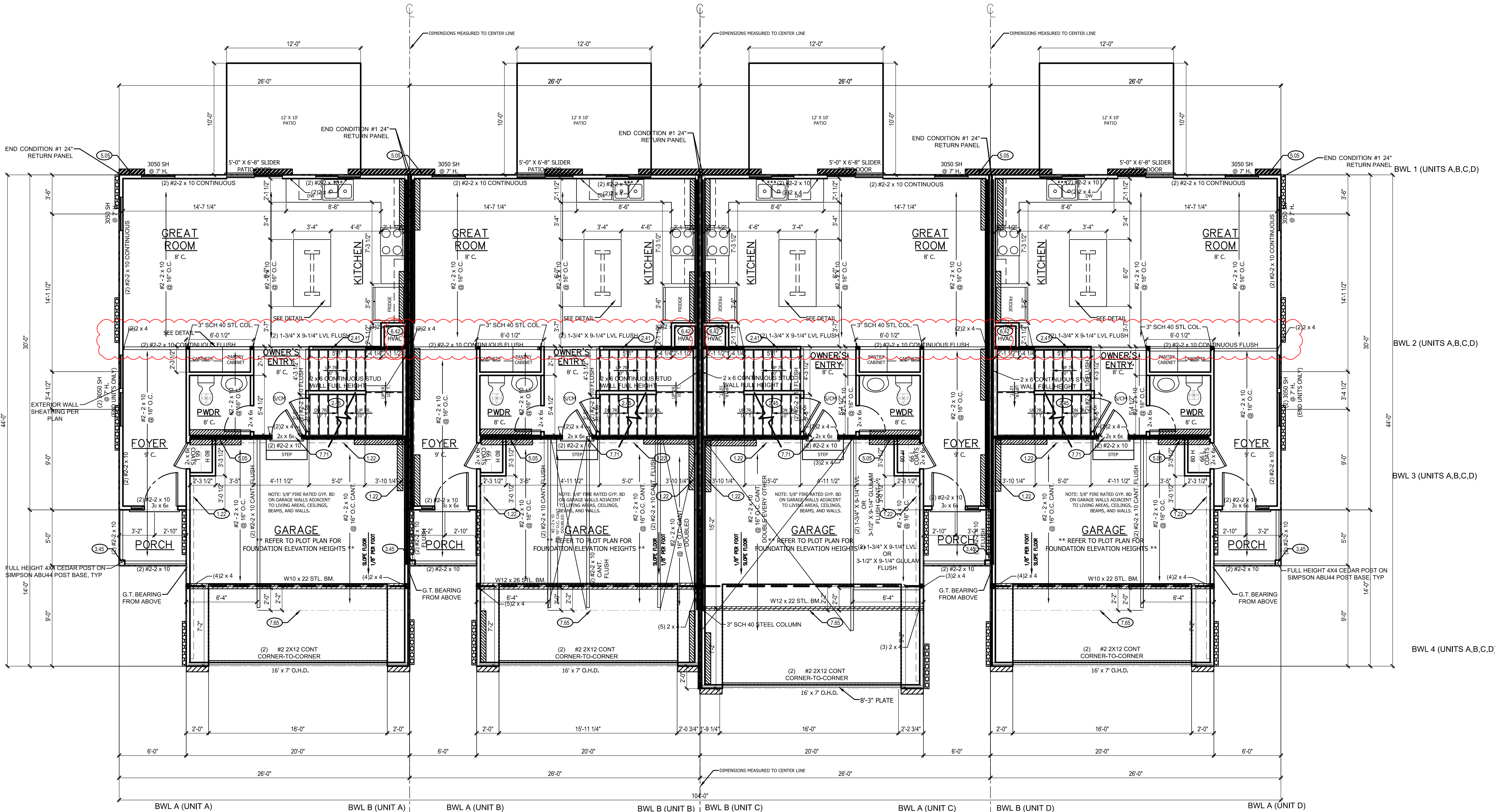
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5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X
6'-6" FIXED.

LVL'S SHALL BE:
BOISE CASCADE
VERSA-LAM 3100 FB
GLU-LAMS SHALL BE:
DF 24F-V4 - WESTERN
PROVIDE FULL BEARING FOR
OPTION SELECTED

STEEL BEAM FLANGE WIDTH:
W10 x 22 - 5.75"
W12 x 26 - 6.49"
W12 x 22 - 5.00"



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 LBS PER IRC R602.10
- MINIMUM LBS 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"

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

IRC TABLE N102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)									
CLIMATE ZONE	CEILING	WALL	FLOOR	BASEMENT	SLAB	ROOF	GLAZING	DOOR	SKYLIGHT
4 EXCEPT MARINE	32	32	32	32	32	32	32	32	32

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

MAIN LEVEL PLAN 1

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