COBEY CREEK

PRELIMINARY DEVELOPMENT PLANS

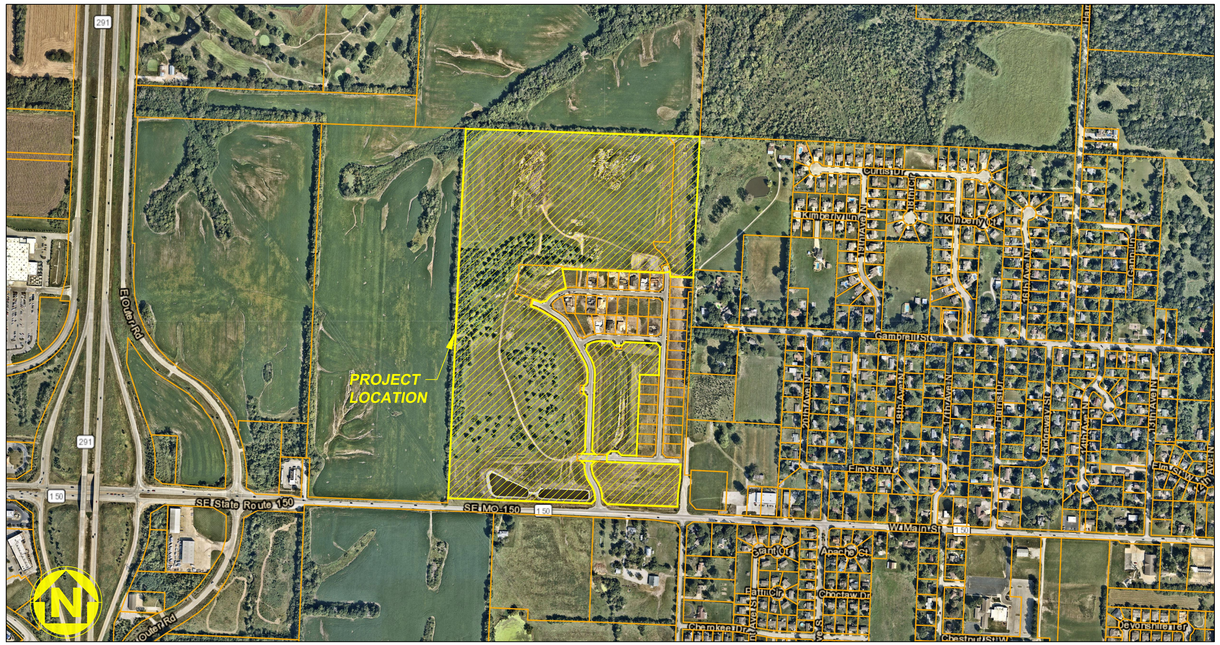
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

500 SE M 150 HIGHWAY

SE $\frac{1}{4}$, SEC. 29, TWP. 47N, RNG. 31W

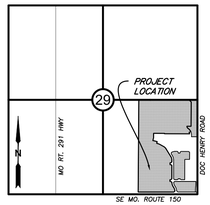
DATE: 3/22/24

TOTAL LOTS: 289



WATERSHED: BIG CREEK

DISTURBED AREA: 78.55-AC



VICINITY MAP

SECTION 29, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

NOTES:

1. THERE WAS NO OIL OR GAS WELLS LOCATED ON THE SUBJECT PROPERTY AS OF APRIL 16, 2024 AS SHOWN BY THE MISSOURI GEOLOGICAL SURVEY GEOSTRAT (GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL).

REQUESTED DEVIATIONS:

LEE'S SUMMIT, MISSOURI – UDO:
ARTICLE 7, DIVISION 3, SEC.7.250.D:
DECREASE IN MINIMUM FRONTAGE OF A LOT FROM 50' TO 40 FT.

ARTICLE 6, DIVISION 1, SEC.6.030
MIN. LOT WIDTH:
(1) DECREASE MINIMUM RP-1 LOT WIDTH FROM 60 FT TO 40 FT.
(2) DECREASE MINIMUM RP-2 LOT WIDTH FROM 80 FT TO 58 FT.
(3) DECREASE MINIMUM RP-3 LOT WIDTH FROM 140 FT (QUADPLEX) TO 124 FT.

MIN. LOT SIZE:
(1) DECREASE MINIMUM RP-1 LOT SIZE FROM 6,600 SF TO 4,300 SF.
(2) DECREASE MINIMUM RP-2 LOT SIZE FROM 9,000 SF (DUPLEX) TO 8,320 SF.
(3) DECREASE MINIMUM RP-3 LOT SIZE FROM 16,000 SF (QUADPLEX) TO 14,260 SF.

CITY OF LEE'S SUMMIT, MISSOURI DESIGN CRITERIA:
SECTION 5200 – STREETS SEC. 5205:
DECREASE IN MINIMUM RADII FOR HORIZONTAL CURVES FOR A RESIDENTIAL LOCAL STREET FROM 200 FT TO 75 FT

SURVEY CONTROL:

CP #100
CHISELED "+" ON CURB INLET
CURB INLET AT THE SOUTHWEST CORNER OF SE GILLETTE ROAD AND SE COBEY CREEK DRIVE
N: 978174.32
E: 2827539.80
EL: 1005.17

CP #9039
BAR AND CAP STAMPED 2006016633
CENTERLINE OF SE COBEY CREEK DRIVE AT THE DEAD END
N: 979305.16
E: 2827174.35
EL: 1002.42

CP #40001
ALUMINUM CAP STAMPED KS 1069 MO 2134
NORTHEAST CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

BENCHMARK:

PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD. ELEV=917.39

UTILITY CONTACTS:

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

EVERGY:
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

STORMWATER:
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

AT&T:
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

811 Know what's below. Call before you dig.

MISSOURI ONE CALL SYSTEM INC. 1-800-344-7483 DIG RITE STOP CALL BEFORE YOU DIG

FEMA FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

CIVIL ENGINEER:

TREVOR FOX, PE
OWN, INC.
8455 COLLEGE BOULEVARD
OVERLAND PARK, KS 66210
TFOX@WEAREOWN.COM
(816) 777-0400 EXT. 511

DEVELOPER:

BRAD KEMPF
CLAYTON PROPERTIES GROUP
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

SHEET INDEX:

C1 – COVER SHEET
C2 – EXISTING CONDITIONS
C3 – PHASING PLAN
C4 – GENERAL LAYOUT
C5 – MASTER GRADING
C6 – SITE LAYOUT SOUTH (1)
C7 – SITE LAYOUT SOUTH (2)
C8 – SITE LAYOUT CENTER
C9 – SITE LAYOUT NORTH
C10 – BUILD BOX PLAN
L1 – OVERALL SITE STREET TREE PLAN
C11 – COMMUNITY BUILDING SITE PLAN
L2 – AMENITY AREA LANDSCAPE PLAN
A100 – EL-1 – CLUBHOUSE PLANS
C12 – COMMERCIAL BUILDING ELEVATIONS
C13 – HONEY COLLECTION RENDERINGS
C14 – HONEY (2) COLLECTION RENDERINGS
C15 – HONEY (3) COLLECTION RENDERINGS
C16 – HUE COLLECTION RENDERINGS
C17 – HUE & TWIN COLLECTION RENDERINGS
C18 – LIFESTYLE COLLECTION RENDERINGS
C19 – LIFESTYLE (2) COLLECTION RENDERINGS
C20 – TOWNHOME COLLECTION RENDERINGS
C21-C59 – BUILDING FOOTPRINTS
A – ARCHITECTURAL RESIDENTIAL BUILDING ELEVATIONS

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 31 AND ALL OF COBEY CREEK –1ST PLAT, ALL IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST CORNER OF SAID COBEY CREEK – 1ST PLAT, THENCE SOUTH 02 DEGREES 30 MINUTES 29 SECONDS WEST, WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29 AND THE EAST LINE OF SAID COBEY CREEK – 1ST PLAT, A DISTANCE OF 1081.05 FEET; THENCE NORTH 87 DEGREES 29 MINUTES 31 SECONDS WEST, WITH THE EAST LINE OF SAID COBEY CREEK – 1ST PLAT AND NO LONGER WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 30.00 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOC HENRY ROAD; THENCE SOUTH 02 DEGREES 30 MINUTES 29 SECONDS WEST, WITH SAID WESTERLY RIGHT-OF-WAY OF DOC HENRY ROAD LINE AND NO LONGER WITH THE EAST LINE OF SAID COBEY CREEK – 1ST PLAT, A DISTANCE OF 1302.74 FEET; THENCE SOUTH 08 DEGREES 13 MINUTES 08 SECONDS WEST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY OF DOC HENRY ROAD LINE, A DISTANCE OF 100.51 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 29 SECONDS WEST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY OF DOC HENRY ROAD LINE, A DISTANCE OF 95.35 FEET A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY; THENCE NORTH 87 DEGREES 54 MINUTES 10 SECONDS WEST, CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY AND NO LONGER WITH THE WESTERLY RIGHT-OF-WAY OF DOC HENRY ROAD LINE, A DISTANCE OF 1603.14 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 36 SECONDS EAST, AND NO LONGER WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI 150 HIGHWAY, A DISTANCE OF 2583.34 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 87 DEGREES 44 MINUTES 49 SECONDS EAST, WITH NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 1641.53 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 4,192,558 SQUARE FEET OR 96.25 ACRES.

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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI TREVOR A FOX NUMBER PE-2021009513 PROFESSIONAL ENGINEER
04-24-2023
ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation COA 00062

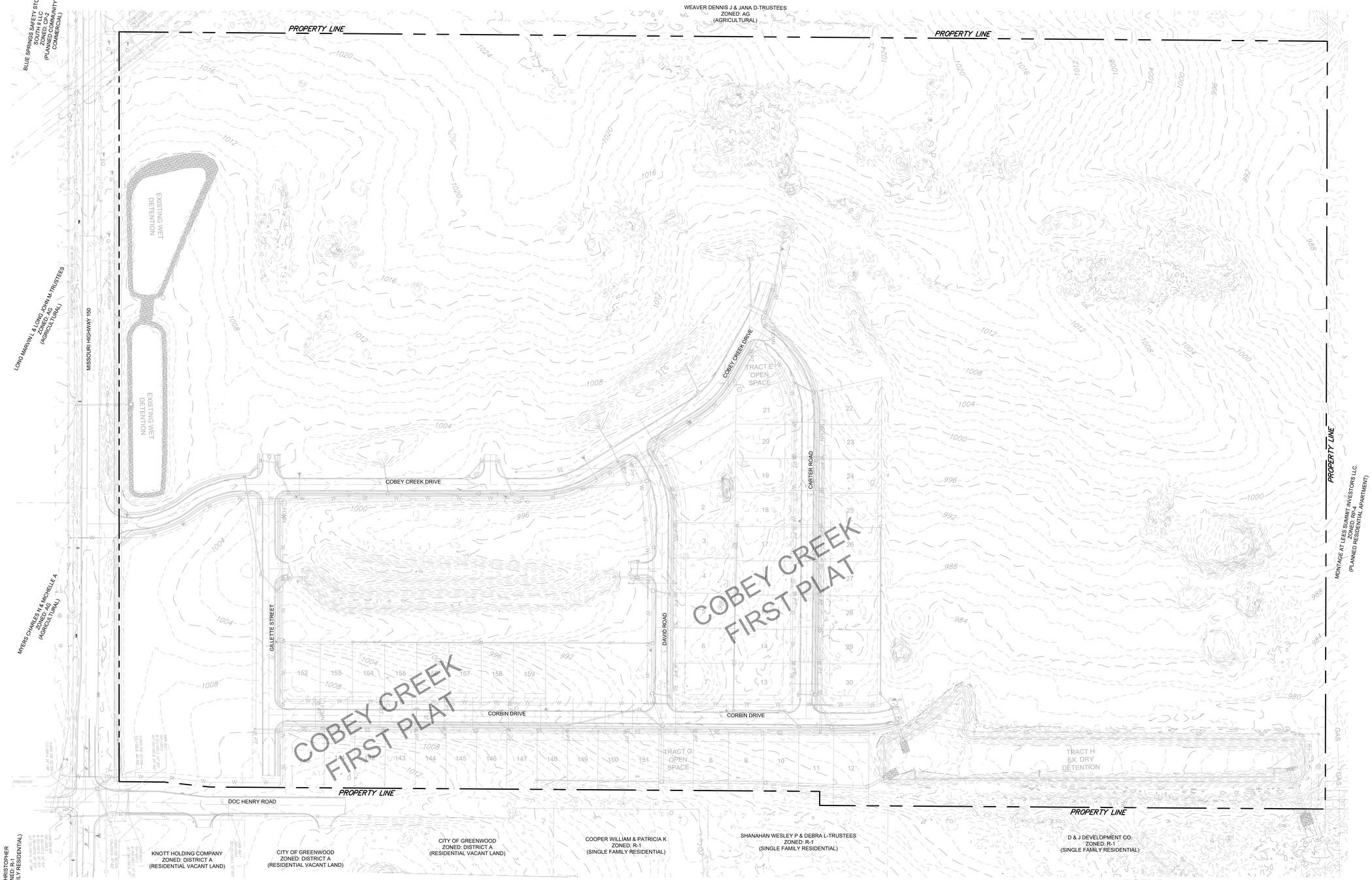
SHEET TITLE

COVER SHEET

SHEET NUMBER

C1

1 OF 59



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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04-24-2023

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LICENSE NO: PE - 2021009513

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SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C2

2 OF 59

Plotted on: Apr 23, 2024 - 12:29pm
G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN21KC10060 - SHTS - EXISTING CONDITIONS.dwg Layout: EXISTING CONDITIONS

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

ACERAGE SUMMARY	
EX. PHASE 1	22.7
PHASE 2	42.1
PHASE 3	13.2
PHASE 4	8.1
PHASE 5	10.2
TOTAL	96.3

LOT SUMMARY		
EXISTING		
EX. PHASE 1	50 LOTS	50 UNITS
PROPOSED		
PHASE 2	89 LOTS (3 COMMERCIAL)	147 UNITS
PHASE 3	71 LOTS	71 UNITS
PHASE 4	31 LOTS	51 UNITS
PHASE 5	48 LOTS	68 UNITS
TOTAL	289 LOTS	387 UNITS

WEAVER DENNIS J & JANA D-TRUSTEES
ZONED: AG
(AGRICULTURAL)

BLUE SPRINGS SAFETY STORAGE SOUTH, LLC ZONED: PMIXED COMMUNITY (PLANNED MIXED COMMUNITY COMMERCIAL)

LONG MARVIN L & LONG JOHN M-TRUSTEES ZONED: AG (AGRICULTURAL)

MYERS CHARLES N & MICHELLE A ZONED: AG (AGRICULTURAL)

LONG CHRISTOPHER ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)

KNOTT HOLDING COMPANY ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)

CITY OF GREENWOOD ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)

CITY OF GREENWOOD ZONED: DISTRICT A (RESIDENTIAL VACANT LAND)

COOPER WILLIAM & PATRICIA K ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)

SHANAHAN WESLEY P & DEBRA L-TRUSTEES ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)

D & J DEVELOPMENT CO. ZONED: R-1 (SINGLE FAMILY RESIDENTIAL)

MONTAGE AT LEES SUMMIT INVESTORS LLC. ZONED: RP-4 (PLANNED RESIDENTIAL APARTMENT)

TRACT A
TRACT D
TRACT G
TRACT H
TRACT J
TRACT E OPEN SPACE
TRACT G OPEN SPACE
TRACT H EX. DRY DETENTION
EXISTING WET DETENTION

SUNSET RIDGE
INDIGO STREET
KINGS TREE DRIVE
COBEY CREEK DRIVE
CARTER ROAD
HARVEST RUN
GILLETTE STREET
DAVID ROAD
CORBIN DRIVE
GREENWAY STREET
AMARA DRIVE
REBSTOCK ROAD
SANDERS STREET
FAIRBROOK DRIVE
DOC HENRY ROAD

2ND PLAT
1ST PLAT
3RD PLAT
5TH PLAT
4TH PLAT

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SHEET TITLE

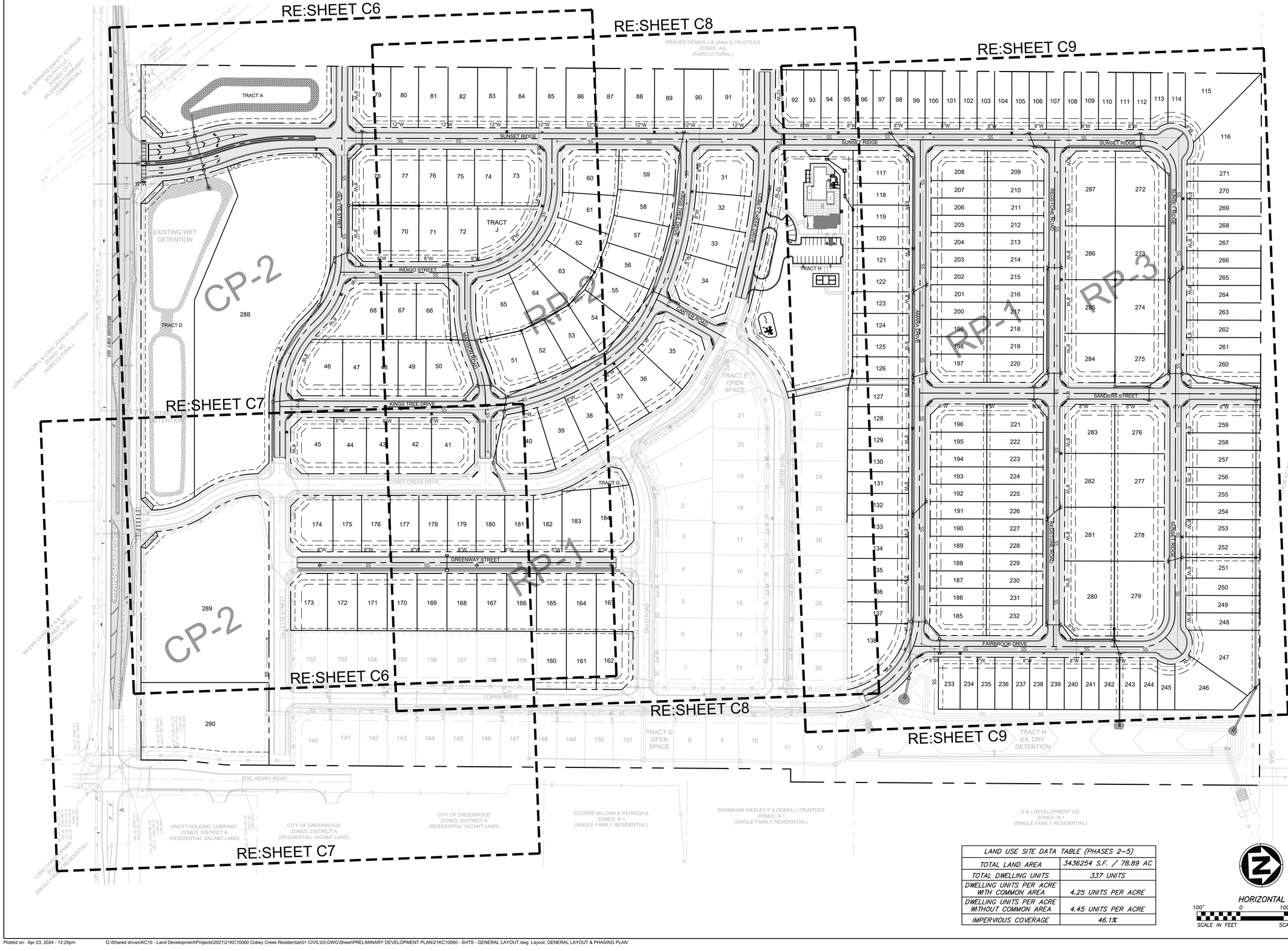
PHASING PLAN

SHEET NUMBER

C3

3 OF 59

Plotted on: Apr 23, 2024 - 12:37pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - PHASING.dwg Layout: GENERAL LAYOUT & PHASING PLAN



LAND USE SITE DATA TABLE (PHASES 2-5)	
TOTAL LAND AREA	3436254 S.F. / 78.89 AC
TOTAL DWELLING UNITS	337 UNITS
DWELLING UNITS PER ACRE WITH COMMON AREA	4.25 UNITS PER ACRE
DWELLING UNITS PER ACRE WITHOUT COMMON AREA	4.45 UNITS PER ACRE
IMPERVIOUS COVERAGE	46.1%

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET
SCALE: 1" = 100'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

GENERAL LAYOUT

SHEET NUMBER

C4

4 OF 59

HORIZONTAL

100' 0 100' 200'

SCALE IN FEET SCALE: 1" = 100'

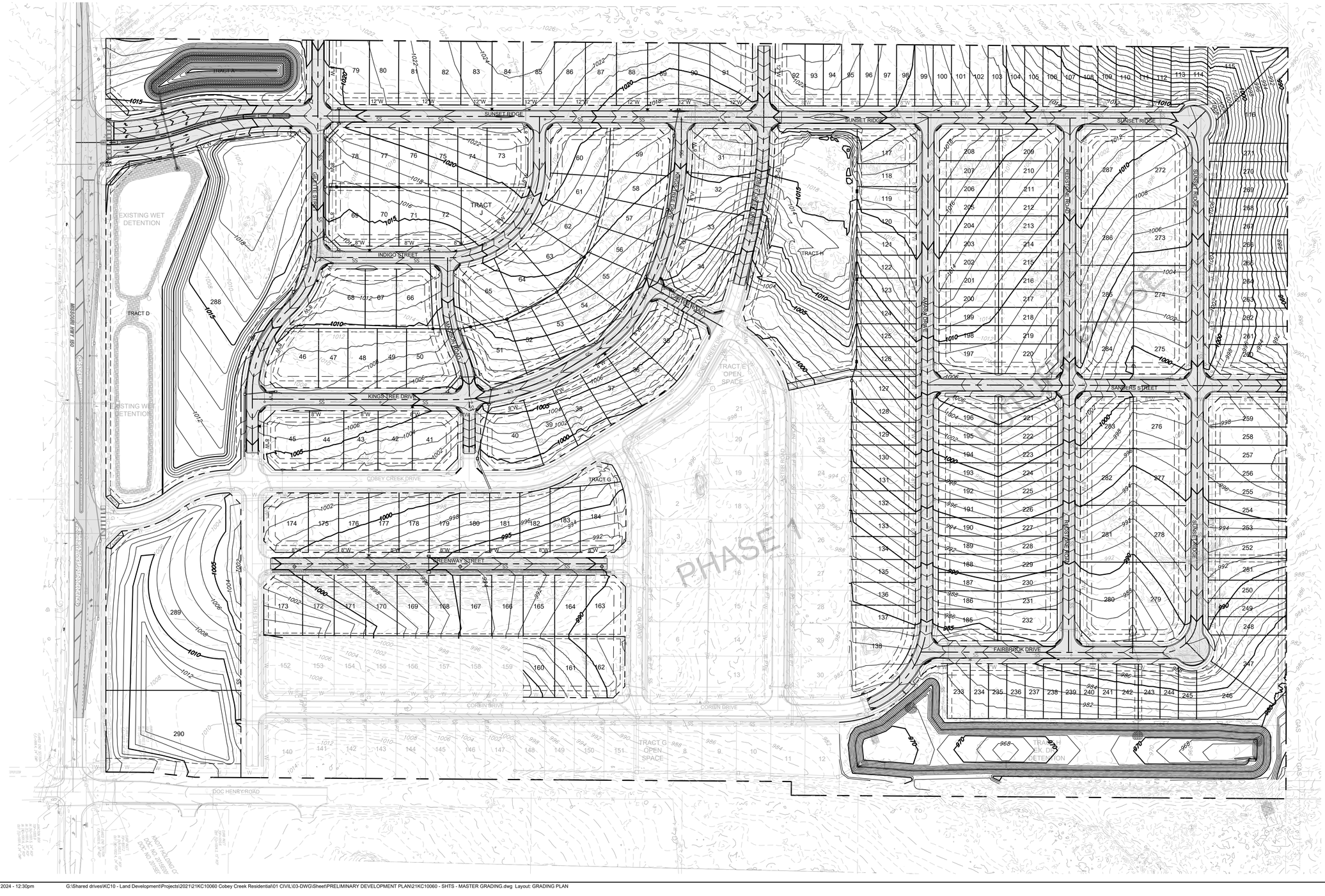
LEGEND

900

901

900

901



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
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ISSUED DATE: 03/22/2024

STATE OF MISSOURI
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PROFESSIONAL ENGINEER

04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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SHEET TITLE

MASTER GRADING

SHEET NUMBER

C5

5 OF 59

Plotted on: Apr 23, 2024 - 12:30pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - MASTER GRADING.dwg Layout: GRADING PLAN



Plotted on: Apr 23, 2024 - 12:30pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - SITE LAYOUT.dwg Layout: SITE LAYOUT SOUTH (1)

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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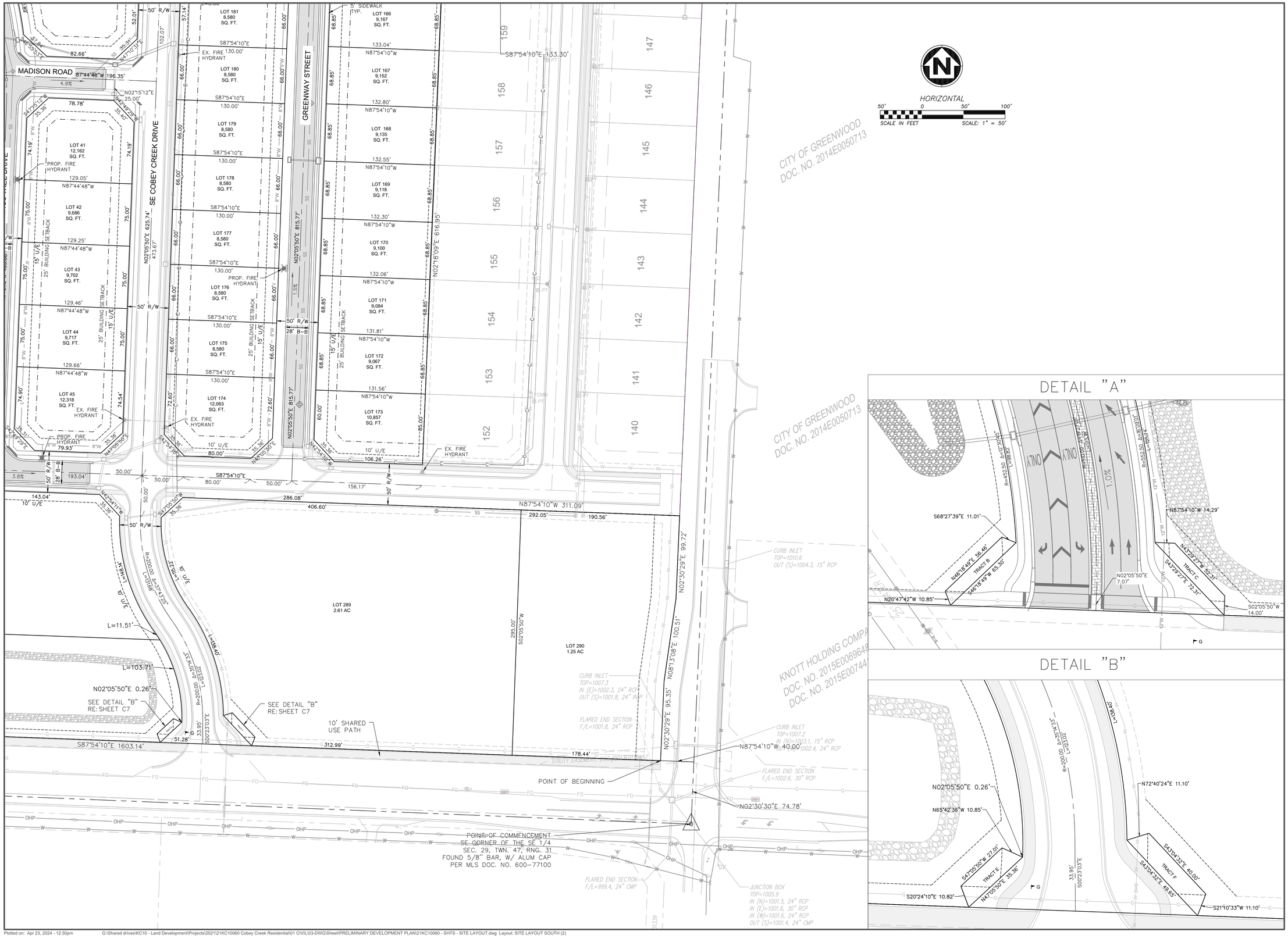
SHEET TITLE

SITE LAYOUT SOUTH (1)

SHEET NUMBER

C6

6 OF 59



HORIZONTAL
50' 0 50' 100'
SCALE IN FEET SCALE: 1" = 50'

DETAIL "A"

DETAIL "B"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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COA 00062

SHEET TITLE

SITE LAYOUT SOUTH (2)

SHEET NUMBER

C7

7 OF 59


SE COBEY CREEK DRIVE
CARTER ROAD
MADISON ROAD
SUNSET RIDGE
INDIGO STREET
KINGS TREE DRIVE
GREENWAY STREET
TRACT I
TRACT H
TRACT J
EX. FIRE HYDRANT
PROP. FIRE HYDRANT
5' SIDEWALK TYP.
25' BUILDING SETBACK
15' U/E
LOT 31 12,527 SQ. FT.
LOT 32 9,897 SQ. FT.
LOT 33 9,806 SQ. FT.
LOT 34 14,443 SQ. FT.
LOT 35 14,265 SQ. FT.
LOT 36 10,822 SQ. FT.
LOT 37 9,685 SQ. FT.
LOT 38 10,200 SQ. FT.
LOT 39 10,886 SQ. FT.
LOT 40 15,983 SQ. FT.
LOT 41 12,162 SQ. FT.
LOT 42 9,686 SQ. FT.
LOT 48 8,320 SQ. FT.
LOT 49 8,320 SQ. FT.
LOT 50 12,078 SQ. FT.
LOT 51 12,619 SQ. FT.
LOT 52 9,017 SQ. FT.
LOT 53 9,105 SQ. FT.
LOT 54 9,757 SQ. FT.
LOT 55 9,934 SQ. FT.
LOT 56 8,747 SQ. FT.
LOT 57 9,298 SQ. FT.
LOT 58 8,746 SQ. FT.
LOT 59 12,500 SQ. FT.
LOT 60 12,801 SQ. FT.
LOT 61 9,384 SQ. FT.
LOT 62 9,732 SQ. FT.
LOT 63 10,597 SQ. FT.
LOT 64 10,401 SQ. FT.
LOT 65 13,568 SQ. FT.
LOT 66 11,210 SQ. FT.
LOT 67 8,840 SQ. FT.
LOT 68 8,265 SQ. FT.
LOT 69 11,268 SQ. FT.
LOT 70 8,265 SQ. FT.
LOT 71 8,265 SQ. FT.
LOT 72 9,273 SQ. FT.
LOT 73 11,229 SQ. FT.
LOT 74 8,320 SQ. FT.
LOT 75 8,320 SQ. FT.
LOT 76 8,320 SQ. FT.
LOT 77 8,320 SQ. FT.
LOT 78 11,268 SQ. FT.
LOT 79 11,970 SQ. FT.
LOT 80 8,960 SQ. FT.
LOT 81 9,497 SQ. FT.
LOT 82 9,474 SQ. FT.
LOT 83 9,450 SQ. FT.
LOT 84 9,427 SQ. FT.
LOT 85 9,404 SQ. FT.
LOT 86 9,380 SQ. FT.
LOT 87 9,357 SQ. FT.
LOT 88 9,333 SQ. FT.
LOT 89 9,310 SQ. FT.
LOT 90 9,287 SQ. FT.
LOT 91 12,350 SQ. FT.
LOT 92 8495 SQ FT
LOT 93 5410 SQ FT
LOT 94 5402 SQ FT
LOT 95 5393 SQ FT
LOT 180 8,580 SQ. FT.
LOT 181 8,580 SQ. FT.
LOT 182 8,896 SQ. FT.
LOT 183 9,371 SQ. FT.
LOT 184 14,377 SQ. FT.
LOT 160 9,186 SQ. FT.
LOT 161 9,197 SQ. FT.
LOT 162 11,012 SQ. FT.
LOT 163 11,140 SQ. FT.
LOT 164 9,197 SQ. FT.
LOT 165 9,186 SQ. FT.
LOT 166 9,167 SQ. FT.
LOT 167 9,152 SQ. FT.
LOT 168 9,135 SQ. FT.
LOT 169 9,118 SQ. FT.
LOT 170 9,100 SQ. FT.
LOT 177 8,580 SQ. FT.
LOT 178 8,580 SQ. FT.
LOT 179 8,580 SQ. FT.
TRACT A 4,421 SQ. FT.
R=225.00 Δ=42°27'44" ITB=N37°06'40"E L=166.75'
R=1000.00 Δ=13°44'28" L=239.83'
R=175.00 Δ=32°02'01" L=97.84'
R=200.00 Δ=90°00'00" L=314.16'
R=300.00 Δ=25°23'03" L=132.91'
R=200.00 Δ=25°23'03" L=88.61'
R=750.00 Δ=2°26'29" L=346.78'
R=300.00 Δ=31°45'45" L=166.27'
R=350.00 Δ=6°46'43" L=41.41'
R=200.00 Δ=6°46'43" L=23.67'
N87°44'48"W 540.78'
N87°44'48"W 196.35'
N87°29'31"W 383.87'
N42°29'31"W 35.36'
S87°44'48"E 189.34'
S87°44'48"E 109.14'
S87°44'48"E 59.14'
S87°44'48"E 29.40'
N87°44'48"W 78.00'
N87°44'48"W 7.68'
S87°44'48"E 57.68'
N74°00'20"W 108.02'
S74°00'20"E 108.02'
N02°15'12"E 1089.38'
N02°15'12"E 1139.38'
N02°15'12"E 147.38'
N02°15'12"E 10.00'
N02°15'12"E 25.00'
S02°32'36"W 1463.06'
N02°30'29"E 196.73'
S87°54'10"E 133.30'
N02°05'50"E 815.77'
N02°05'50"E 625.74'
N02°18'09"E 616.95'
S02°15'12"W 96.07'
S47°15'12"W 35.36'
N42°44'48"W 35.36'
N47°15'12"E 35.36'
S42°44'48"E 35.36'
N42°29'31"W 35.36'
S76°24'44"W 35.36'
S67°42'50"W 35.36'
S60°28'28"W 35.36'
S47°15'12"W 35.36'
N42°41'51"W 35.48'
S06°09'23"E 7.21'
S02°39'54"E 48.19'
S05°50'22"E 33.64'
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S87°54'10"E 130.17'
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N87°54'10"W 133.29'
N87°54'10"W 132.80'
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S87°44'48"E 137.43'
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N79°10'08"W 60.42'
N67°40'03"W 130.00'
N77°04'50"E 130.00'
N22°37'33"W 58.26'
N13°14'28"E 130.00'
N07°25'15"E 130.00'
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N25°44'46"E 130.00'
N40°47'46"W 52.21'
N68°54'09"E 130.00'
N59°25'56"W 60.11'
S67°09'51"E 60.42'
S29°20'59"E 65.70'
S35°46'23"W 133.68'
S20°48'30"W 124.75'
S05°50'37"W 125.57'
S06°59'07"W 127.56'
S12°19'34"W 126.84'
S17°40'38"W 125.47'
S16°53'44"E 33.26'
S12°48'05"W 37.51'
S51°24'44"W 157.45'
S32°55'15"W 52.55'
S45°09'51"W 139.79'
S56°27'22"W 79.02'
S39°31'32"W 47.85'
S39°31'32"W 93.16'
S74°57'11"W 148.30'
S74°00'20"E 38.12'
S74°00'20"E 69.90'
S74°00'20"E 5.55'
S74°00'20"E 69.90'
S74°00'20"E 38.12



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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

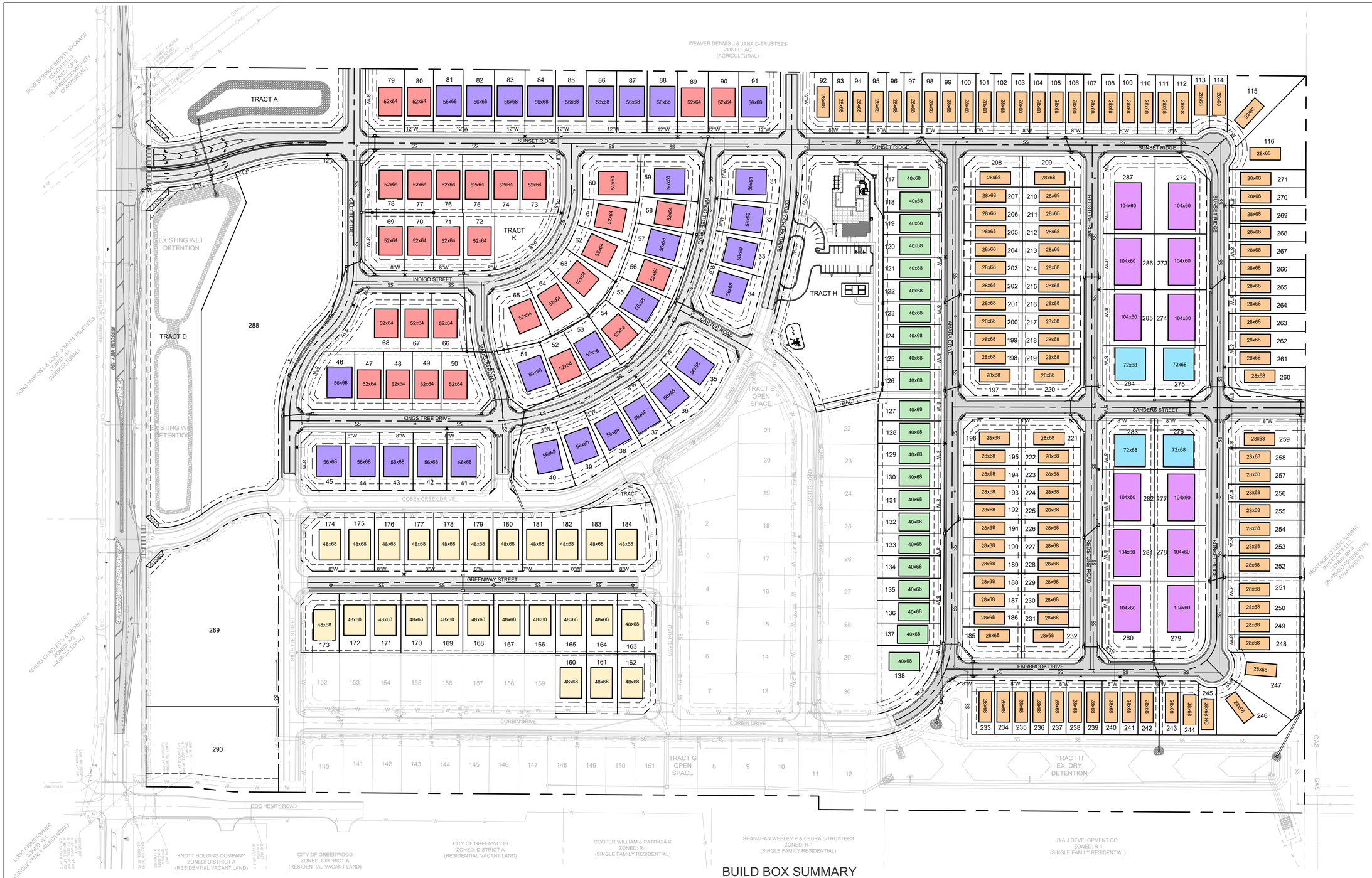
SITE LAYOUT NORTH

SHEET NUMBER

C9

9 OF 59

Plotted on: Apr 23, 2024 - 12:31pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN21KC10060 - SHTS - SITE LAYOUT.dwg Layout: SITE LAYOUT NORTH



BUILD BOX SUMMARY

TWIN COLLECTION	56'X68' (30)	HUE COLLECTION	28'X68' (112)
TWIN COLLECTION	52'X64' (31)	LIFESTYLE (2 CAR) COLLECTION	40'X68' (22)
TWIN COLLECTION	72'X68' (4)	HONEY COLLECTION	48'X68' (25)
TOWNHOME COLLECTION	104'X60' (12)	*RE:SHEETS C13-C59 FOR RENDERINGS AND BUILDING FOOTPRINTS	

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

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SHEET TITLE

BUILD BOX PLAN

SHEET NUMBER

C10

10 OF 59

Plotted on: Apr 23, 2024 - 12:31pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - BUILD BOX.dwg Layout: GENERAL LAYOUT & PHASING PLAN



1 OVERALL SITE STREET TREE PLAN

SCALE: 1"=100'-0"

Landscape Calculations/Requirements

Street Frontage: (For all Districts) One (1) tree shall be planted for each thirty (30) feet of street frontage, within 20' setback.

REQUIREMENTS MET.

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	12	Quercus rubra	Northern Red Oak			2.5"	6' min. clear., ground to canopy
	13	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
ORNAMENTAL STREET TREES							
	367	Acer truncatum	Shantung Maple			2"	
	159	Acer buergerianum	Trident Maple			2"	
	195	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac			2"	
	179	Zelkova serrata 'Schmidtlow'	Wireless Zelkova			2"	
	165	Nyssa sylvatica	Blackgum			2"	
EVERGREEN TREES							
	23	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.			symmetrical pyramidal form
	13	Juniper chinensis	Eastern Red Cedar	6' Ht.			symmetrical pyramidal form
	23	Picea abies	Norway Spruce	6' ht.			symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Cercis canadensis	Eastern Redbud			1.5"	
	2	Populus tremuloides 'Quaking'	Quaking Aspen			1.5"	5' min. clear.

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Overland Park, KS 66223
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STATE OF MISSOURI
JASON M. MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

CLIENT
Summit Homes
120 SE 30th Street
Lee's Summit, MO 64082

PROJECT
Cobey Creek
Landscape Plan
150 Hwy
Lee's Summit MO

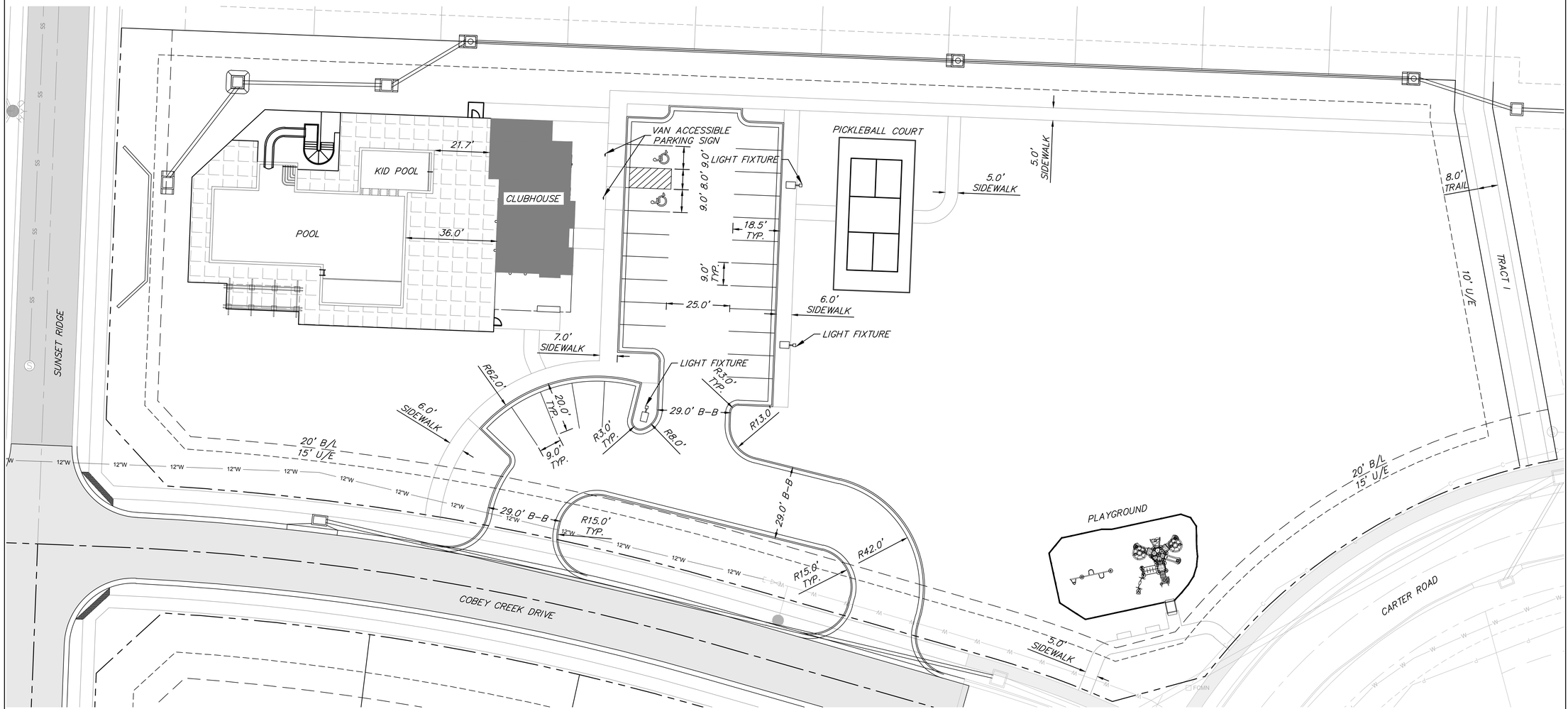
SCALE: 1"=100'

NORTH

0 100 200 300

Date: 4.10.2024
Project #: 885
Landscape Plan

L1



PARKING SUMMARY	
REQUIRED	25
PROPOSED	26

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
S1	MCGRAW-EDISON	GALLEON LED	GLEON-AF-02-LED-E1-SL2- GALLEON LED FIXTURE. DARK BRONZE FINISH. POLE FIXTURE AT 15'-0" AFF MOUNTING HEIGHT. FIELD INSTALLED HOUSE SIDE SHIELD IF REQUIRED.	129W, 13388J LUMEN LED MODULE 4000K

HORIZONTAL
20' 0 20' 40'
SCALE IN FEET SCALE: 1" = 20'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
COMMUNITY BUILDING SITE PLAN

SHEET NUMBER
C11
11 OF 59

Landscape Calculations/Requirements

Street Frontage: (For all Districts) One (1) tree shall be planted for each thirty *(30)* feet of street frontage, within 20' setback.

SE Coby Creek Drive = 385 LF.	13 Trees required.	13 Trees provided.
Sunset Ridge = 155 LF.	5 Trees required.	5 Trees provided.
Carter Road = 168 LF.	6 Trees required.	6 Trees provided.

(For all Districts) One (1) shrub shall be planted for each twenty *(20)* feet of street frontage, within the landscaped setback abutting such frontage.

SE Coby Creek Drive = 385 LF.	19 Shrubs required.	19 Shrubs provided.
Sunset Ridge = 155 LF.	8 Shrubs required.	8 Shrubs provided.
Carter Road = 168 LF.	8 Shrubs required.	8 Shrubs provided.

REQUIREMENTS MET

Parking Lot Screening: Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street.
REQUIREMENTS MET

Open Yard Tree Requirement: In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space.
73,692 sf total landscaped open space. 15 trees required. 15 Trees Provided Min.
Requirement Met.

Buffer Landscape: Medium Density Buffer (Type C) provided on North and East of amenity area.
REQUIREMENT MET

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1½" OF GROWTH

3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

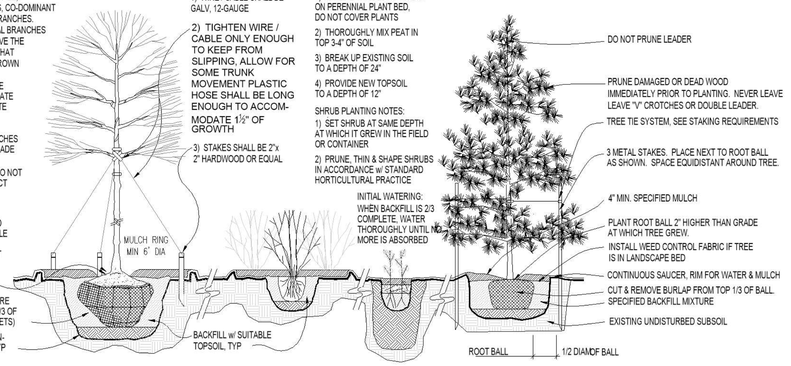
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

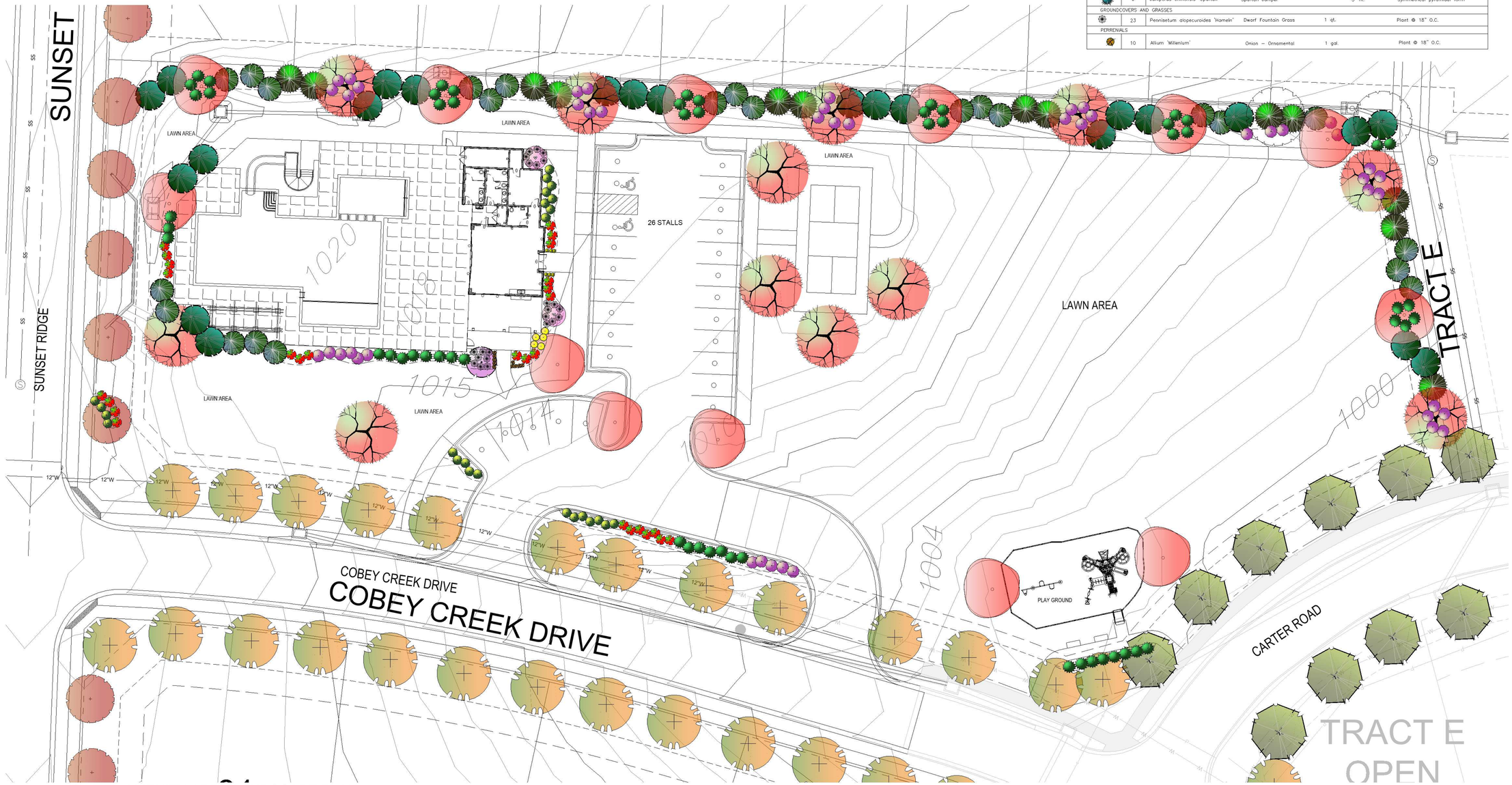


2 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Schedule (Amenity Area Only)

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	12	Quercus rubra	Northern Red Oak			2.5"	6' min. clear., ground to canopy
	13	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
ORNAMENTAL STREET TREES							
	5	Acer truncatum	Shantung Maple			2"	
	6	Acer buergerianum	Trident Maple			2"	
	13	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac			2"	
EVERGREEN TREES							
	23	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	13	Juniper chinensis	Eastern Red Cedar		6' Ht.		symmetrical pyramidal form
	23	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	1	Cercis canadensis	Eastern Redbud			1.5"	
	2	Populus tremuloides 'Quaking'	Quaking Aspen			1.5"	5' min. clear.
DECIDUOUS SHRUBS/GRASSES							
	6	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	5	Spiraea x bumalda 'Limemound'	Limemound spirea	5 gal.			Plant @ 3' O.C.
	27	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	46	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	58	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	24	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	23	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 qt.			Plant @ 18" O.C.
PERRENIALS							
	10	Allium 'Millenium'	Onion – Ornamental	1 gal.			Plant @ 18" O.C.



1 AMENITY AREA LANDSCAPE PLAN

SCALE: 1"=20'-0"

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STATE OF MISSOURI
JASON MEIER
NUMBER LA-2009014761
LANDSCAPE ARCHITECT

CLIENT

Summit Homes
120 SE 30th Street
Lee's Summit, MO 64082

PROJECT

Cobey Creek
Amenity Area
150 Hwy
Lee's Summit MO

SCALE: 1"=20' NORTH
0 20 40 60

Date: 4.10.2024
Project #: 885
Amenity Area Plan

L2

COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

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CIVIL ENGINEER
OWN, INC
8455 COLLEGE BLVD.
OVERLAND PARK, KS 66210
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INDEX

A100	FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS
EL-1	EXT. LIGHTING PLAN

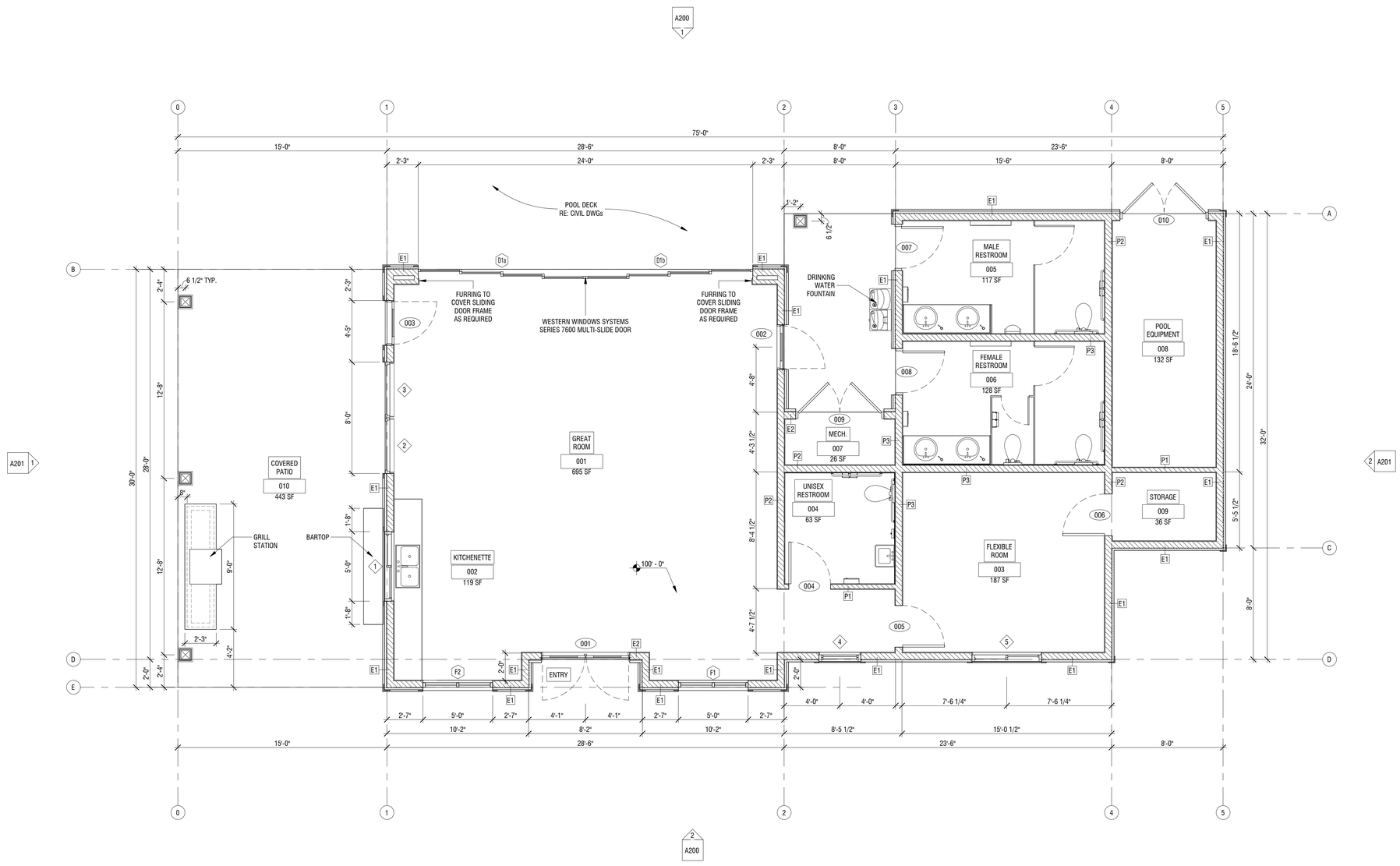


GENERAL NOTES

1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. FOR ACTUAL FINISH FLOOR ELEVATION RE: CIVIL DWGs
3. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
4. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
5. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
6. SEE DOOR/WINDOW SCHEDULE ON SHEET A600
7. SEE SHEET A400 FOR ENLARGED FLOOR PLANS

WALL TYPES

- E1 — EXTERIOR WALL, 2X6 WOOD STUD, BOARD & BATTEN FINISH, INSULATED RE: DETAIL 1 / A002
- E2 — EXTERIOR WALL, 2X6 WOOD STUD, STONE VENEER FINISH, INSULATED RE: DETAIL 2 / A002
- P1 — TYPICAL INTERIOR WALL, 2X4 WOOD STUD, GYP. BOARD FINISH RE: DETAIL 5 / A002
- P2 — TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISH RE: DETAIL 6 / A002
- P3 — TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISH - PLUMBING RE: DETAIL 7 / A002



1 FLOOR PLAN
1/4" = 1'-0"

N

SECTION:
SECTION IDENTIFICATION
SHEET DESIGNATION

DETAIL:
DETAIL IDENTIFICATION
SHEET DESIGNATION

ELEVATION:
ELEVATION IDENTIFICATION
SHEET DESIGNATION

DOOR DESIGNATION
WALL TYPE DESIGNATION
WINDOW/STOREFRONT DESIGNATION
SPOT ELEVATION
ELEVATION

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COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024		
NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: HD

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FLOOR PLAN
A100

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



BOARD AND BATTEN



STONE VENEER



STANDING SEAM METAL ROOF

PT-1: SW7005

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	DREXEL METALS OR EQUAL	COLOR: CHARCOAL OR SIMILAR
2	STONE VENEER (LIGHTWEIGHT)	ECHELON OR EQUAL	HILLCREST STONE / COLOR: ALPINE
3	BOARD AND BATTEN SIDING	LP SMARTSIDE TRIM & SIDING	PT-1: PURE WHITE SW7005
4	WALL TRIM	LP SMARTSIDE TRIM OR EQUAL	PT-1: PURE WHITE SW7005
5	WINDOW TRIM	LP SMARTSIDE TRIM OR EQUAL	MATCH WINDOW FRAME COLOR
6	FASCIA	LP SMARTSIDE TRIM OR EQUAL	PT-1: PURE WHITE SW7005
7	SOFFIT	LP SMARTSIDE SOFFIT OR EQUAL	PT-1: PURE WHITE SW7005
8	GUTTER	24 GA. STEEL	MATCH WINDOW FRAME COLOR
9	WINDOWS & ENTRY/EXIT DOORS	ANDERSEN OR EQUAL/ALUM. CLAD WOOD	METAL - MATTE BLACK
10	EXTERIOR DOORS	HOLLOW METAL, PAINTED	MATCH WINDOW FRAME COLOR



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

CIVIL ENGINEER
OWN, INC
8455 COLLEGE BLVD
OVERLAND PARK, KS 66210
PH: 816-777-0400

COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024

NO.	REVISION	DATE

DESIGNED BY: TT/FCR
DRAWN BY: FCR
CHECKED BY: HD

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ELEVATIONS
A200

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



BOARD AND BATTEN



STONE VENEER

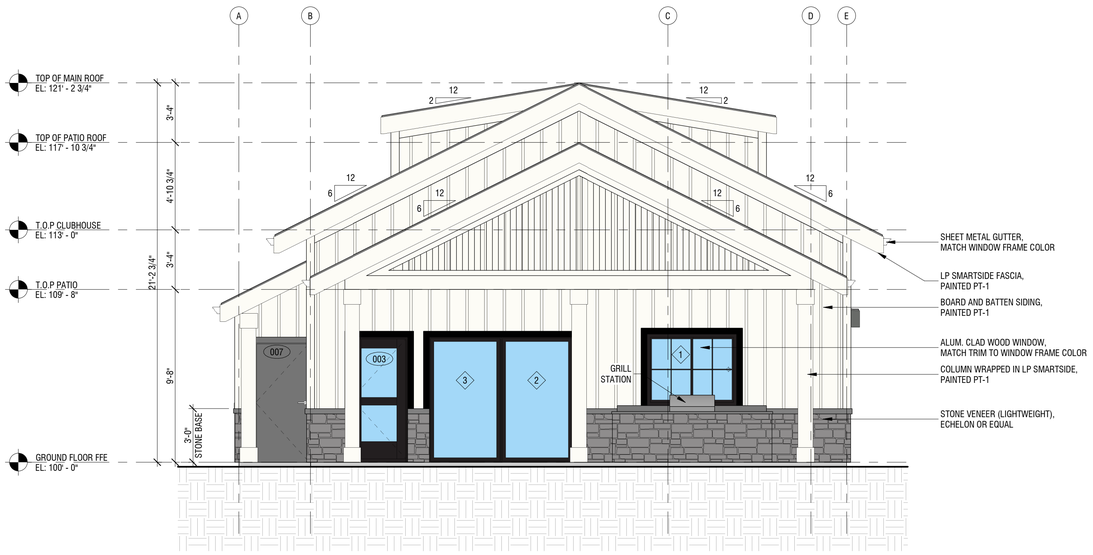


STANDING SEAM METAL ROOF

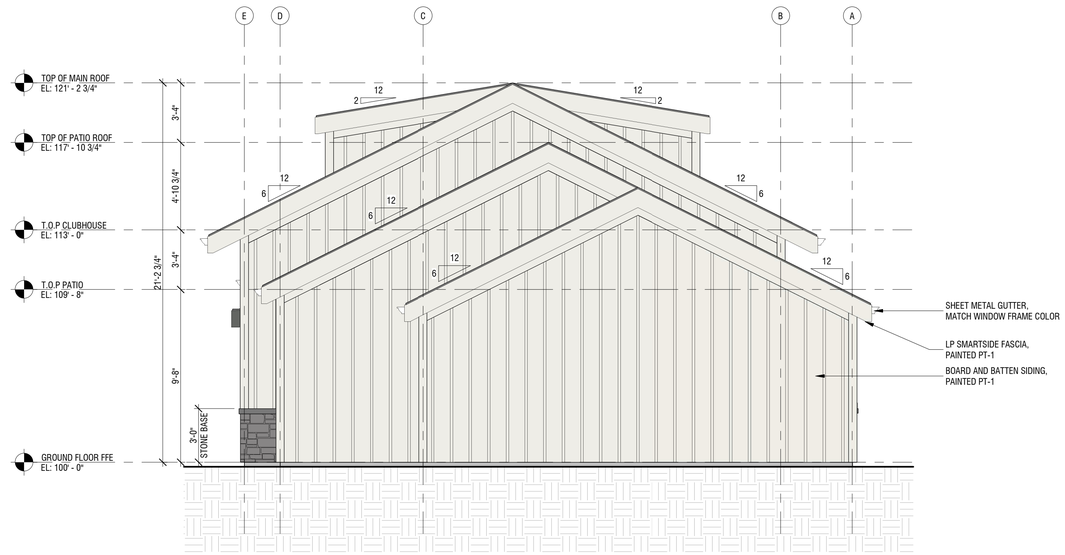
PT-1: SW7005

EXTERIOR FINISHING SCHEDULE

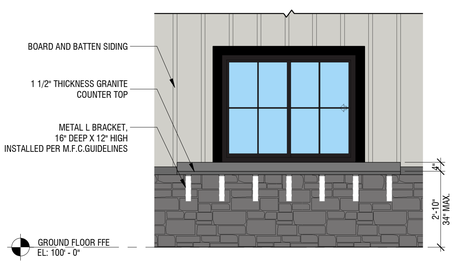
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2	STONE VENEER (LIGHTWEIGHT)	ECHELON OR EQUAL	HILLCREST STONE / COLOR: ALPINE
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10	EXTERIOR DOORS	HOLLOW METAL, PAINTED	MATCH WINDOW FRAME COLOR



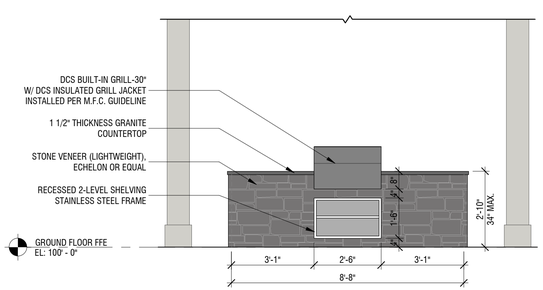
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 BAR - ELEVATION
3/8" = 1'-0"



4 GRILL STATION - ELEVATION
3/8" = 1'-0"

ARCHITECT
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COBEY CREEK CLUBHOUSE

COBEY CREEK 2ND PLAT - S29, T47N, R31W
LEE'S SUMMIT, MISSOURI

SEAL

DATE ISSUED: MARCH 15, 2024

NO.	REVISION	DATE

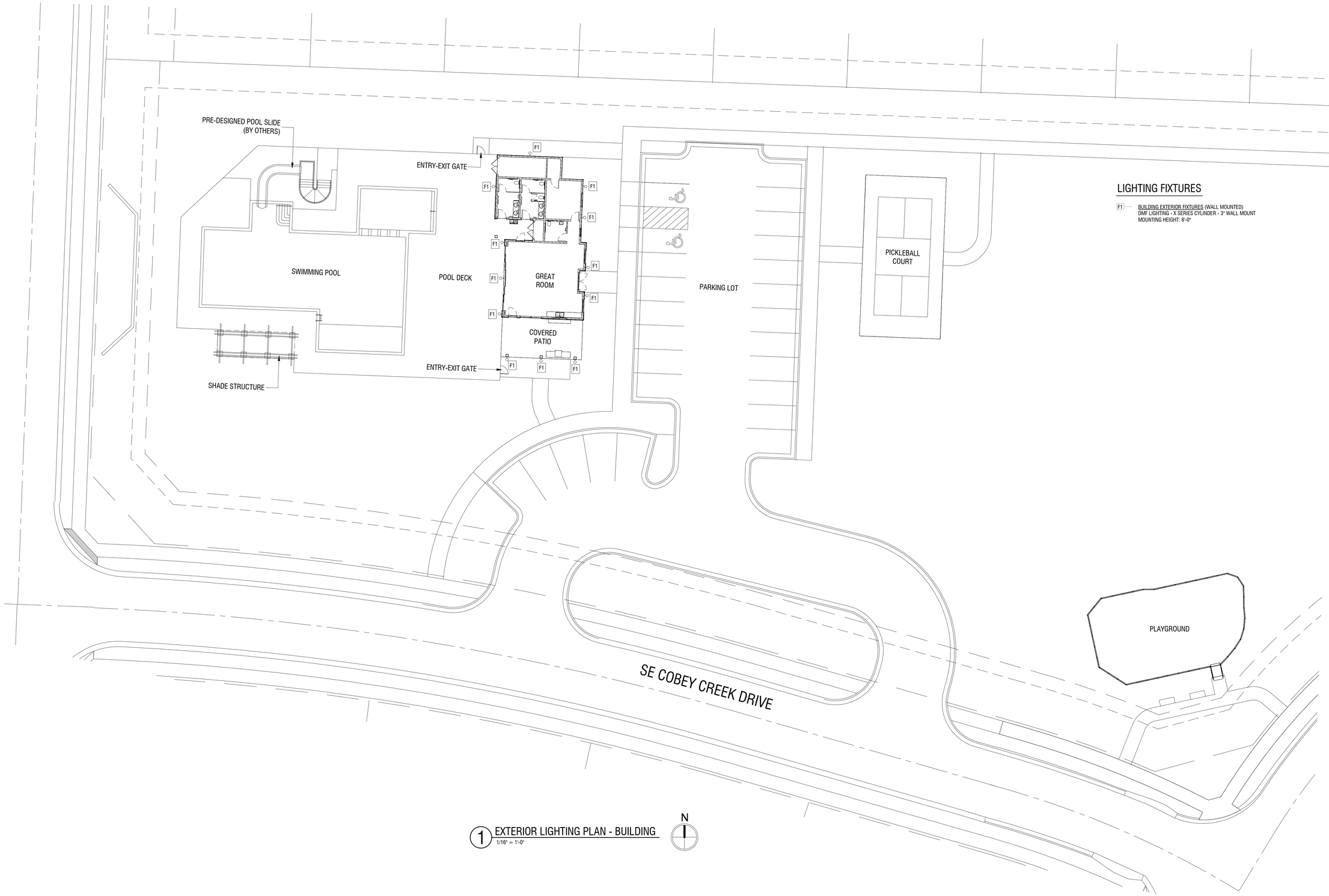
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ELEVATIONS

A201



LIGHTING FIXTURES

F1 — BUILDING EXTERIOR FIXTURES (WALL MOUNTED)
DMF LIGHTING - X SERIES CYLINDER - 3" WALL MOUNT
MOUNTING HEIGHT: 8'-0"

1 EXTERIOR LIGHTING PLAN - BUILDING
1/16" = 1'-0"

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EXT. LIGHTING PLAN - BUILDING

EL-1



AUTO PARTS STORE



RESTAURANT



CREDIT UNION

COMMERCIAL LOTS DATA TABLE							
LOT #	USE	LOT AREA (SF/AC)	BUILDING (SF)	REQUIRED PARKING SPACES	REQUIRED ADA SPACES	PROPOSED PARKING SPACES	FLOOR AREA RATIO
288	CREDIT UNION	162,963 / 3.74	5,000	4 / 1000 SF = 20	1	25 (1 ADA)	0.03
289	"SIT DOWN" RESTAURANT	113,144 / 2.60	6,000	14 / 1000 SF = 84	4	90 (4 ADA)	0.05
290	AUTO PARTS STORE	54,450 / 1.25	6,000	2 / 1000 SF = 12	1	20 (1 ADA)	0.11

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S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

COMMERCIAL BUILDING ELEVATIONS

SHEET NUMBER

C12

12 OF 59



BASSWOOD - TRANSITIONAL (2 CAR)



BASSWOOD - TRANSITIONAL (3 CAR)



BASSWOOD - FARMHOUSE (2 CAR)



BASSWOOD - FARMHOUSE (3 CAR)



MARMALADE - FARMHOUSE (2 CAR)



MARMALADE - FARMHOUSE (3 CAR)

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04-24-2023

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SHEET TITLE

HONEY COLLECTION RENDERINGS

SHEET NUMBER

C13

13 OF 59



MARMALADE - TRANSITIONAL (2 CAR)



MARMALADE - TRANSITIONAL (3 CAR)



TUPELO - FARMHOUSE (2 CAR)



TUPELO - FARMHOUSE (3 CAR)



TUPELO - TRANSITIONAL (2 CAR)



TUPELO - TRANSITIONAL (3 CAR)

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SHEET TITLE

HONEY (2) COLLECTION RENDERINGS

SHEET NUMBER

C14

14 OF 59



WILDFLOWER - FARMHOUSE (2 CAR)



WILDFLOWER - FARMHOUSE (3 CAR)



WILDFLOWER - TRANSITIONAL (2 CAR)



WILDFLOWER - TRANSITIONAL (3 CAR)

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04-24-2023

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SHEET TITLE

HONEY (3) COLLECTION RENDERINGS

SHEET NUMBER

C15

15 OF 59



HONEYDEW - FARMHOUSE



COBALT - FARMHOUSE



SKYLARK - FARMHOUSE



FINCH - FARMHOUSE



SAFFRON - FARMHOUSE



SIENNA - FARMHOUSE

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SHEET TITLE

HUE COLLECTION RENDERINGS

SHEET NUMBER

C16

16 OF 59

Plotted on: Mar 21, 2024 - 2:07pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - BUILDING ELEVATIONS.dwg Layout: HUE COLLECTION



STARLING - FARMHOUSE (HUE)



COBALT TWIN



EMERALD TWIN



HONEYDEW TWIN



SIENNA TWIN

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SHEET TITLE

HUE & TWIN COLLECTION RENDERINGS

SHEET NUMBER

C17

17 OF 59



RIVERSIDE - FARMHOUSE (2 CAR)



CHARLOTTE - MEDITERRANEAN (2 CAR)



HEATHER - TRANSITIONAL (2 CAR)



SOMERSET - FARMHOUSE (2 CAR)



WESTPORT - FARMHOUSE (2 CAR)



SOMERSET - MEDITERRANEAN (2 CAR)

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SHEET TITLE

LIFESTYLE COLLECTION RENDERINGS

SHEET NUMBER

C18

18 OF 59



CHARLOTTE - CRAFTSMAN (2 CAR)



WOODBRIDGE - CRAFTSMAN (2 CAR)



WESTPORT - MODERN PRAIRIE (2 CAR)



WOODBRIDGE - MODERN PRAIRIE (2 CAR)



WINFIELD - MODERN FARMHOUSE (2 CAR)

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SHEET TITLE

LIFESTYLE (2) COLLECTION RENDERINGS

SHEET NUMBER

C19

19 OF 59



EMERALD



JUNEAU

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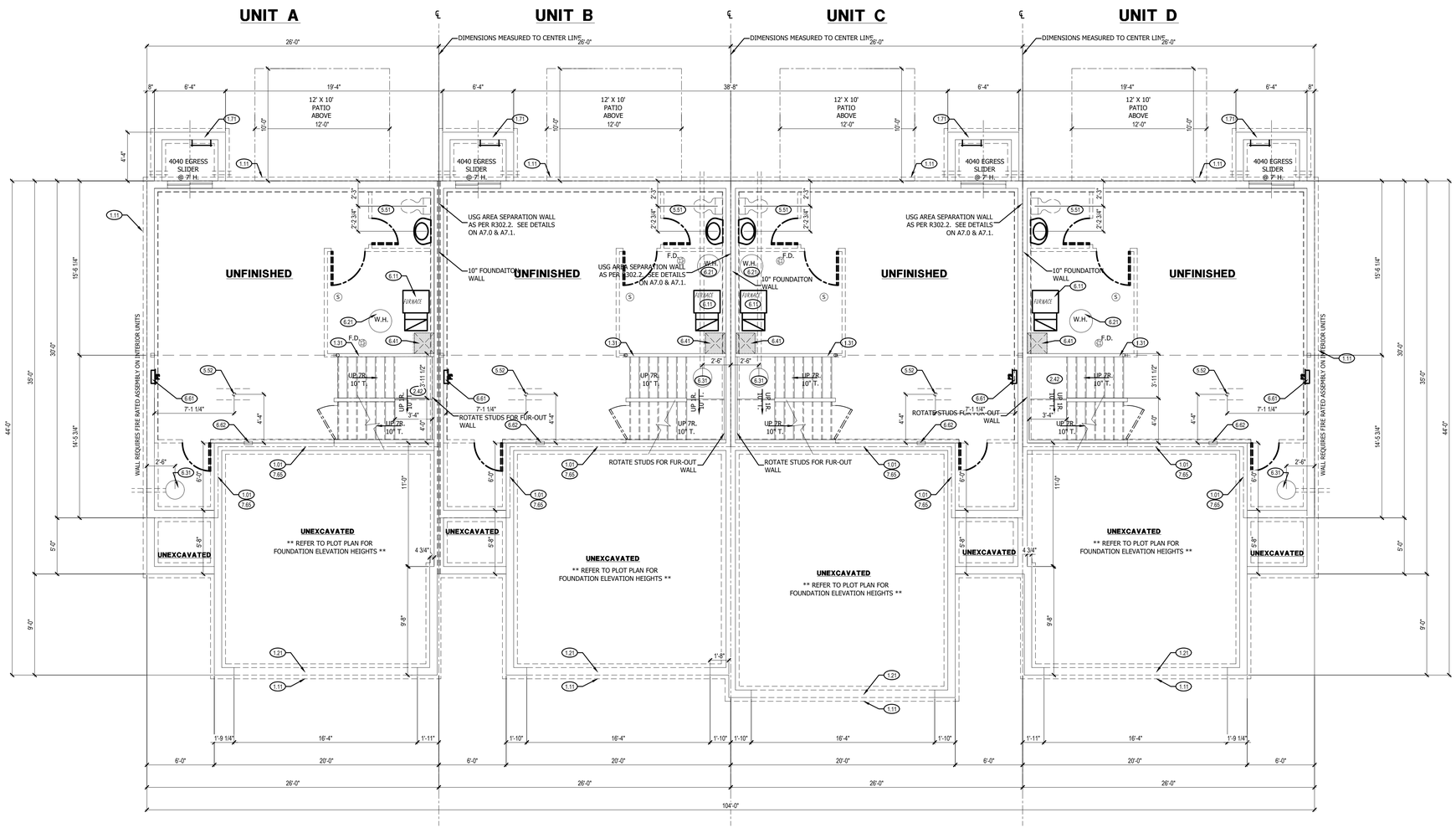
SHEET TITLE

TOWNHOME COLLECTION RENDERINGS

SHEET NUMBER

C20

20 OF 59



JUNEAU TOWNHOME FIRST FLOOR PLAN

3/16" = 1'-0"

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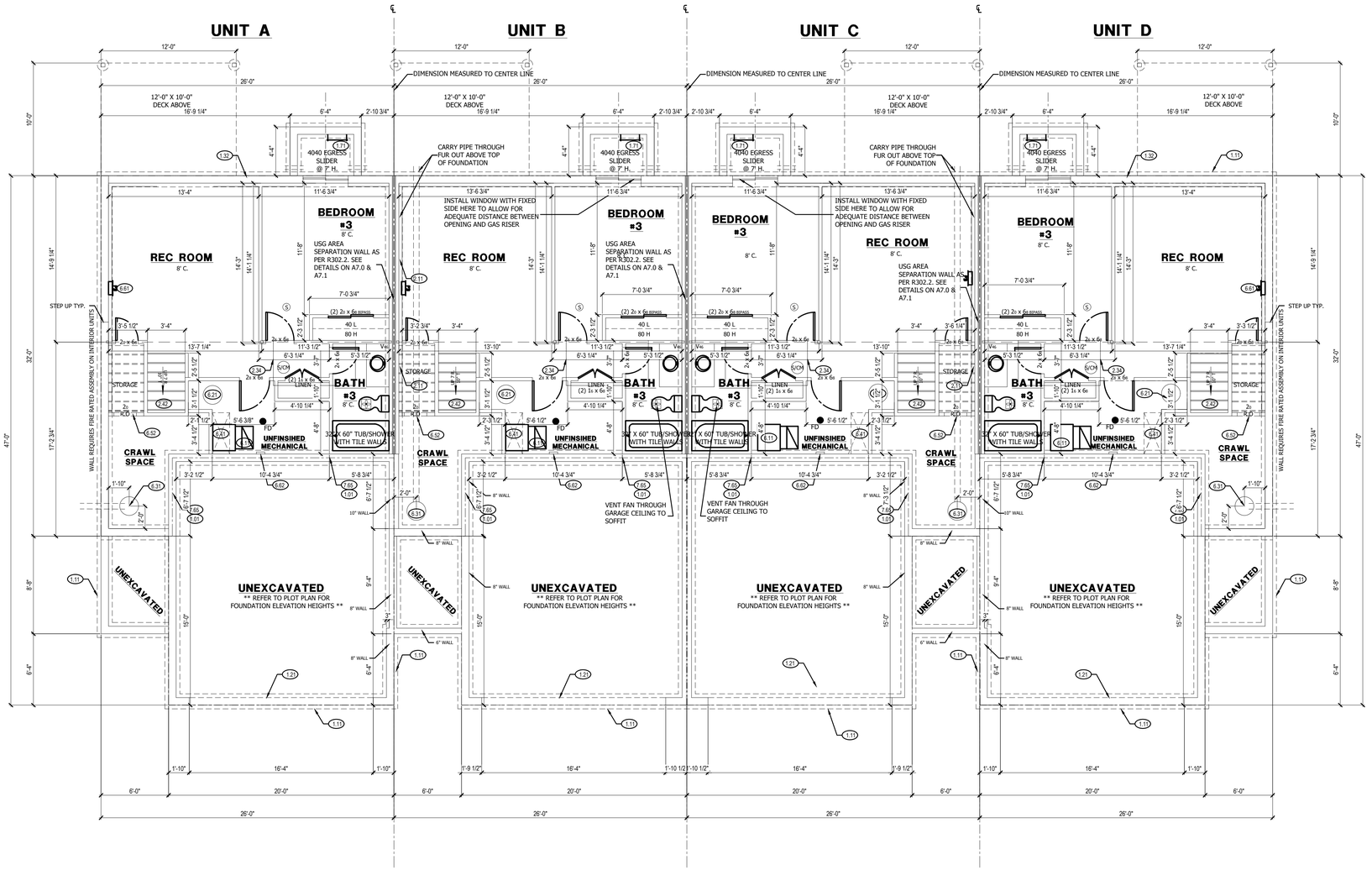
SHEET TITLE

TOWNHOME COLLECTION

SHEET NUMBER

C21

21 OF 59



JUNEAU TOWNHOME
FIRST FLOOR PLAN
3/16" = 1'-0"

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER

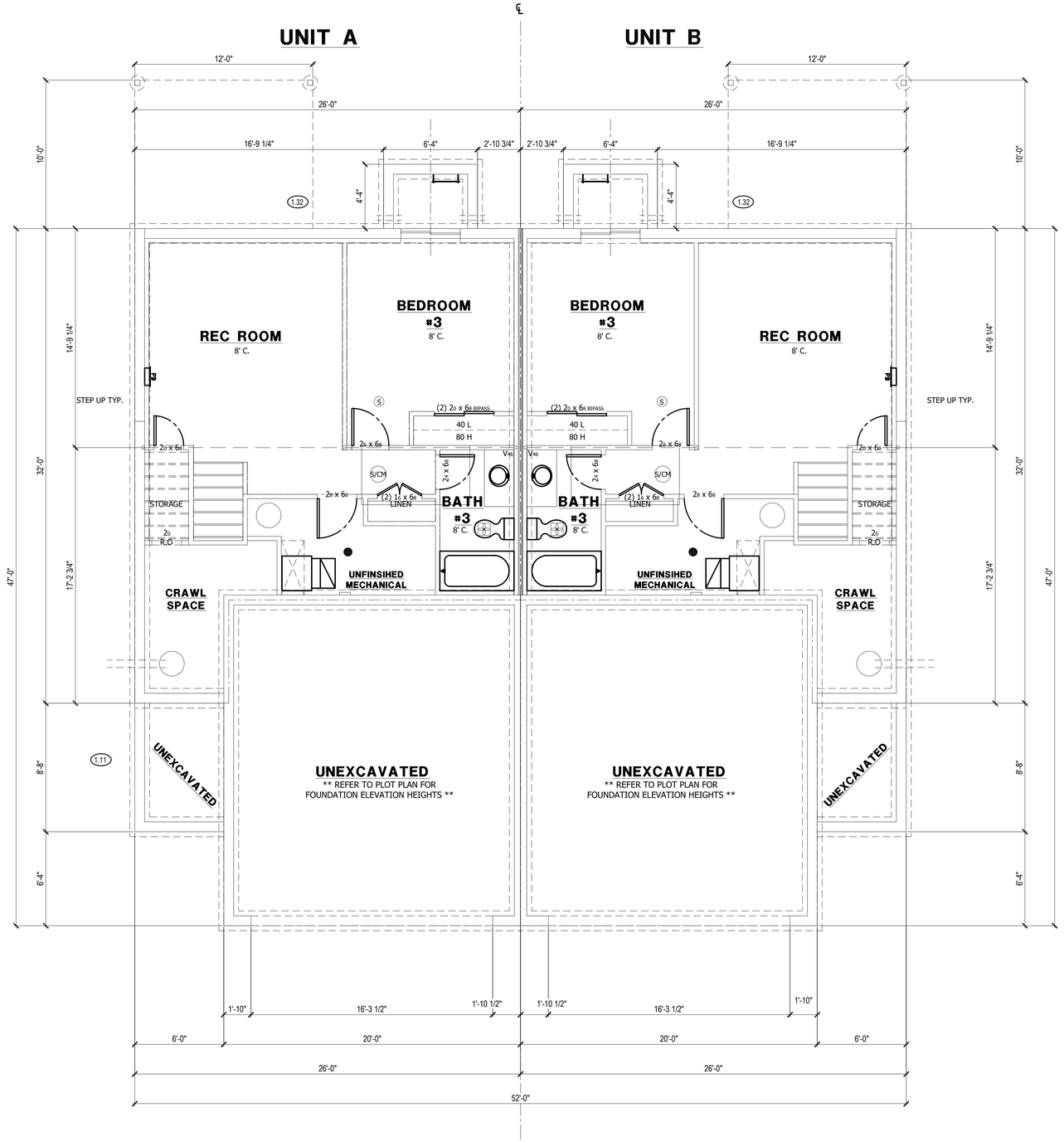
04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
TOWNHOME COLLECTION (2)

SHEET NUMBER
C22
22 OF 59



TWIN EMERALD
FIRST FLOOR PLAN
1/4" = 1'-0"

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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04-24-2023

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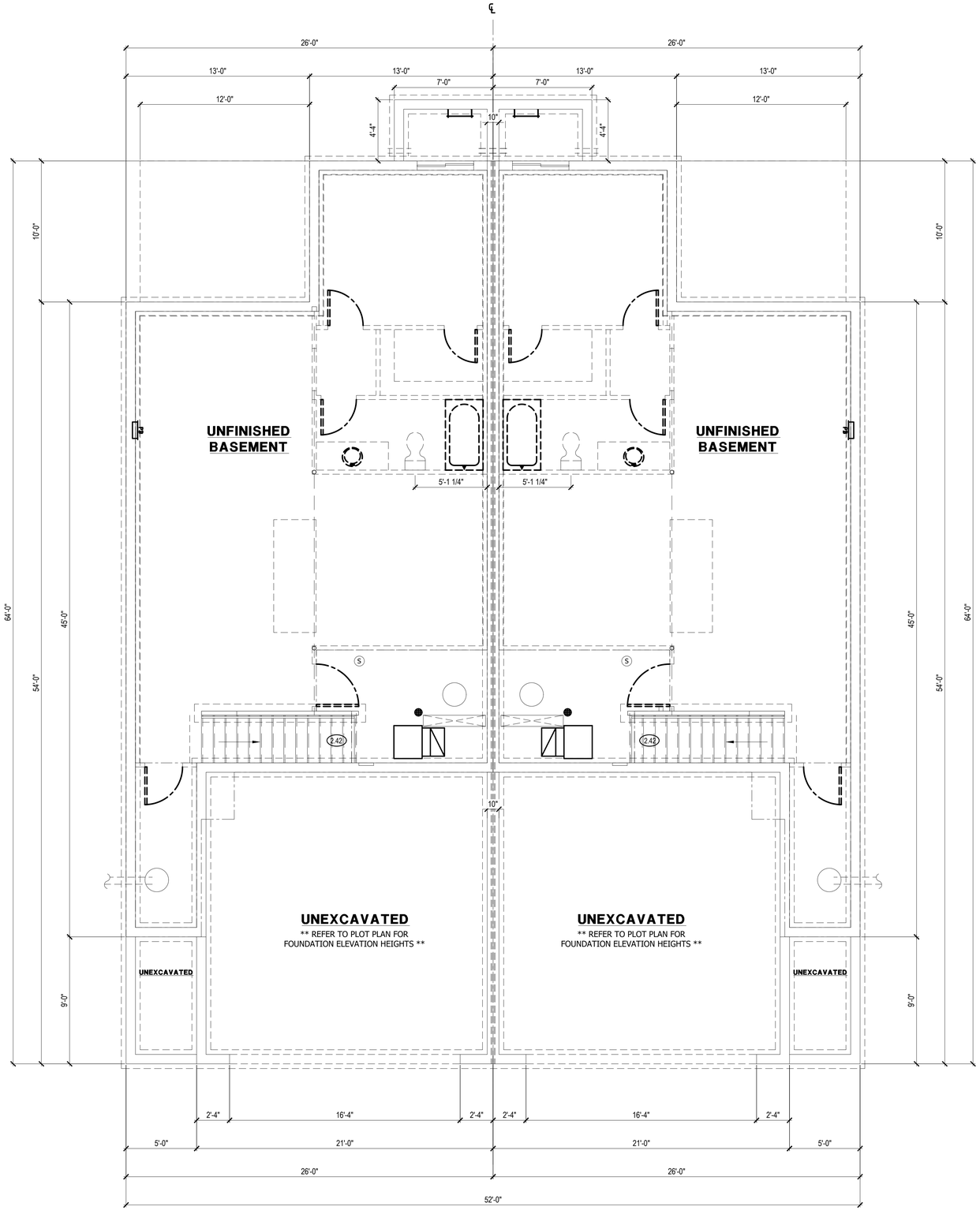
SHEET TITLE

TWIN COLLECTION

SHEET NUMBER

C23

23 OF 59



TWIN SIENNA
FIRST FLOOR PLAN
1/4" = 1'-0"

OWN
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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

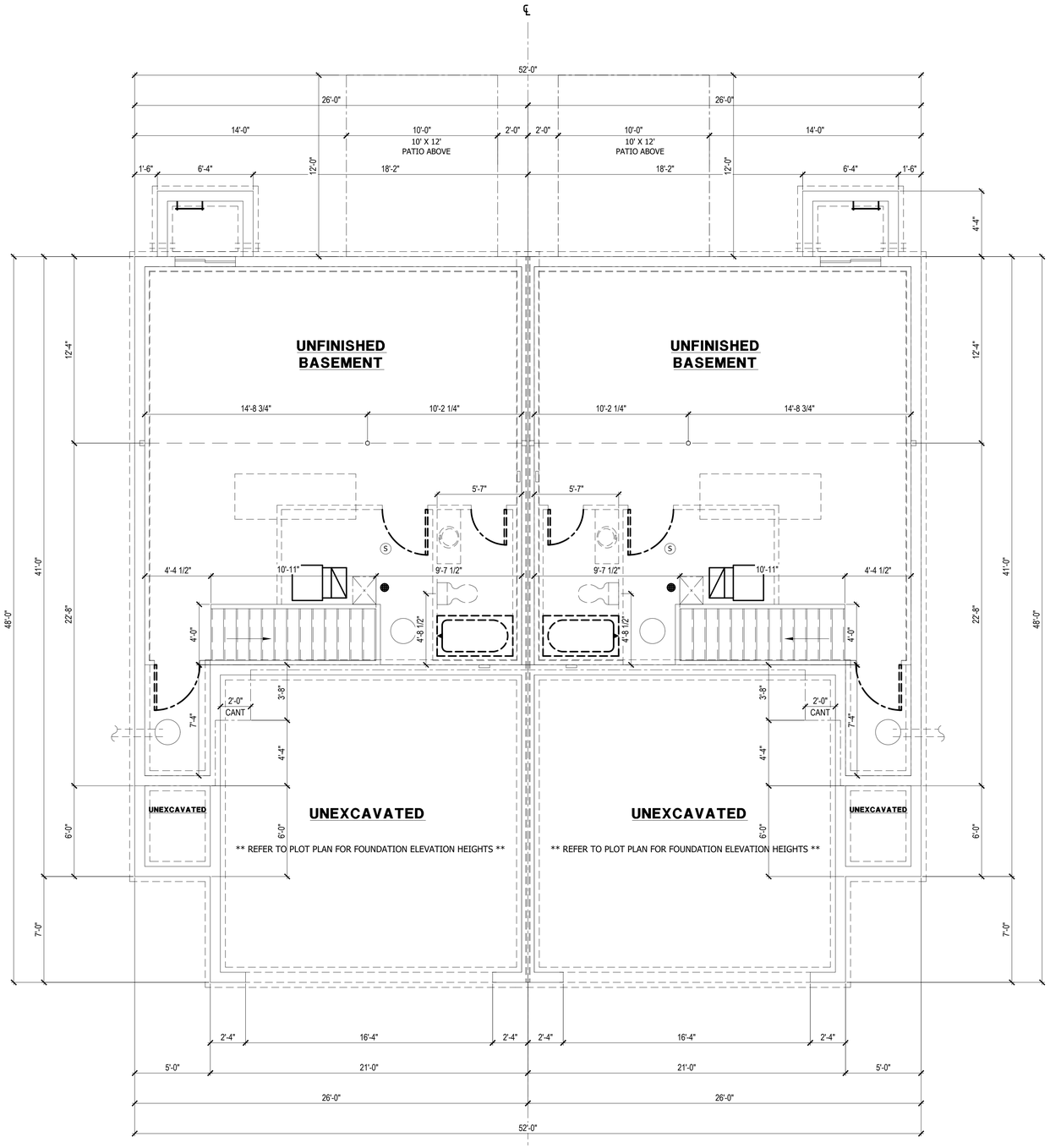
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SHEET TITLE
TWIN COLLECTION (2)

SHEET NUMBER
C24
24 OF 59



TWIN HONEYDEW
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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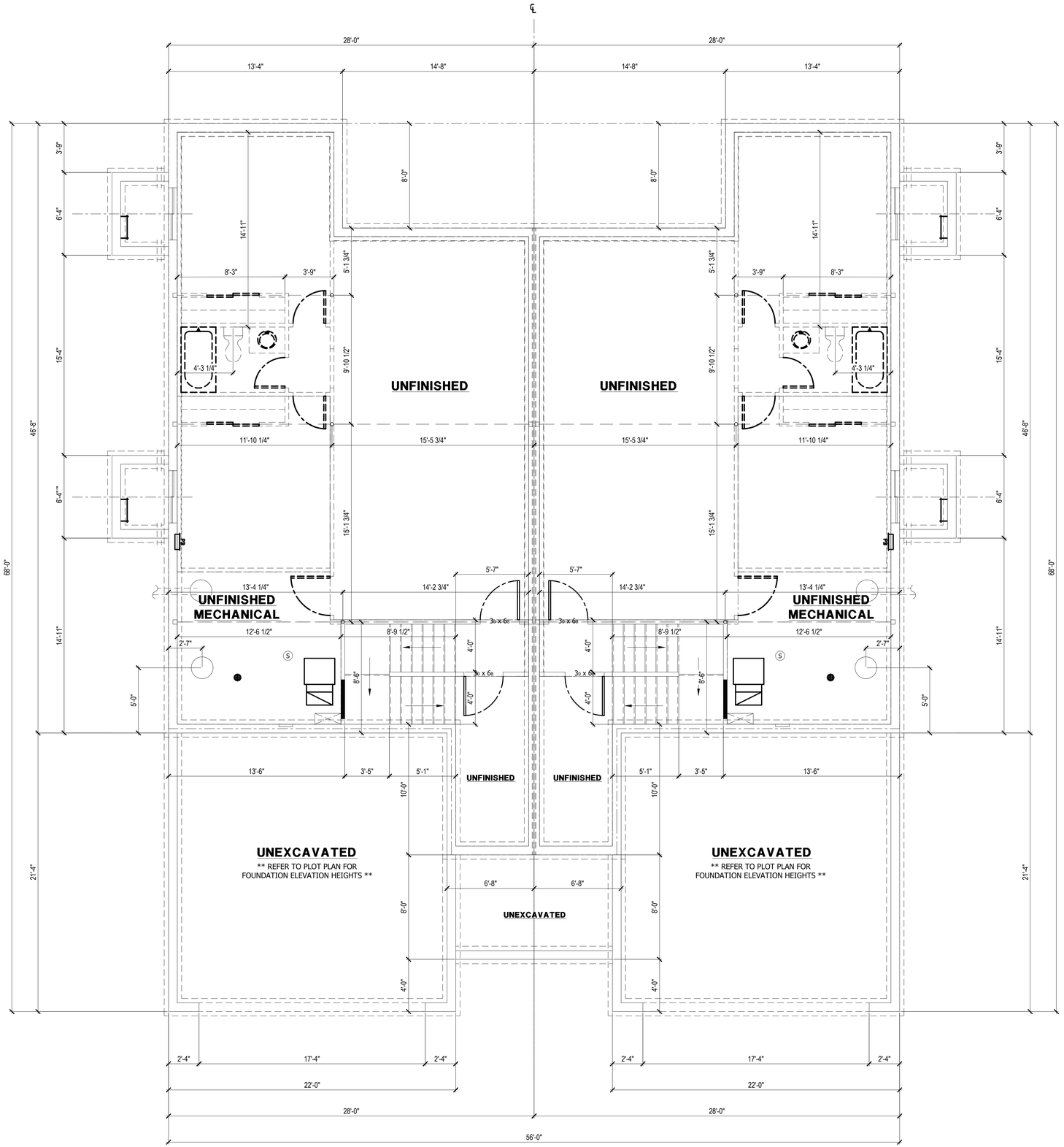
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SHEET TITLE
TWIN COLLECTION (3)

SHEET NUMBER
C25
25 OF 59



TWIN COBALT
FIRST FLOOR PLAN

1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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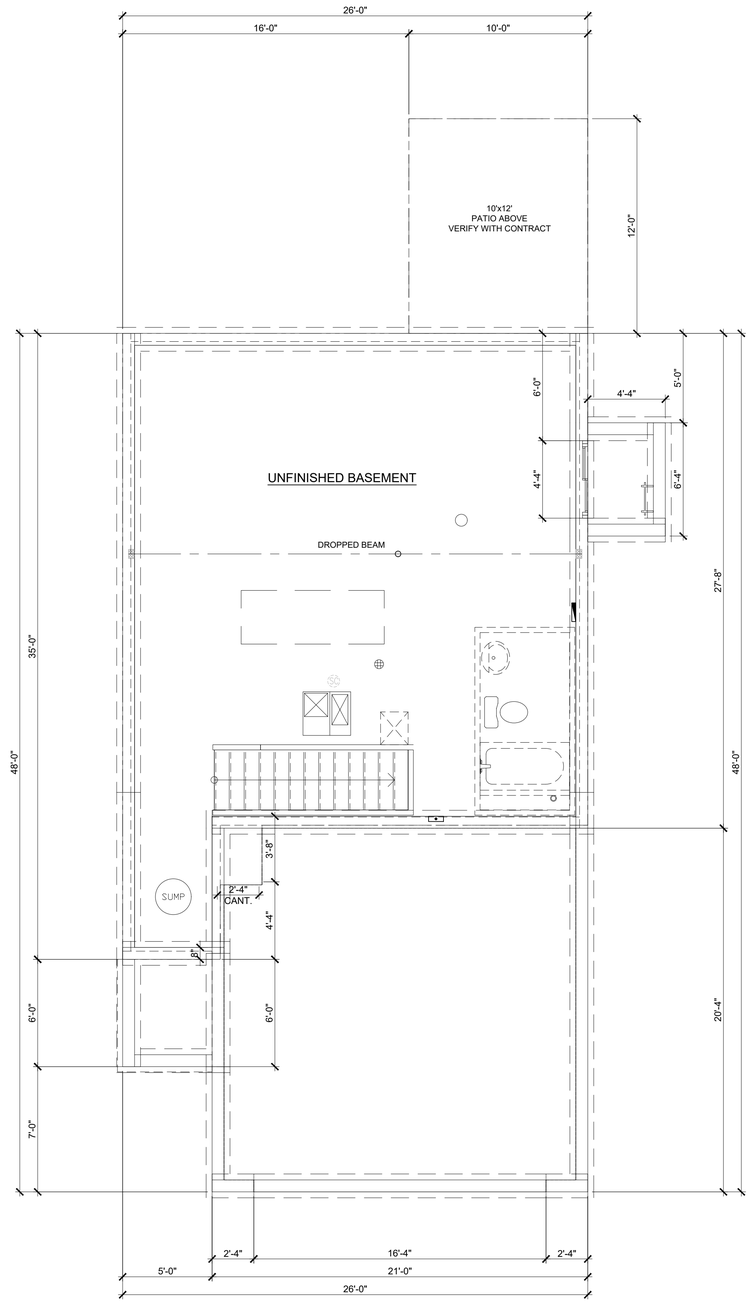
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SHEET TITLE
TWIN COLLECTION (4)

SHEET NUMBER
C26
26 OF 59



HUE HONEYDEW
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER

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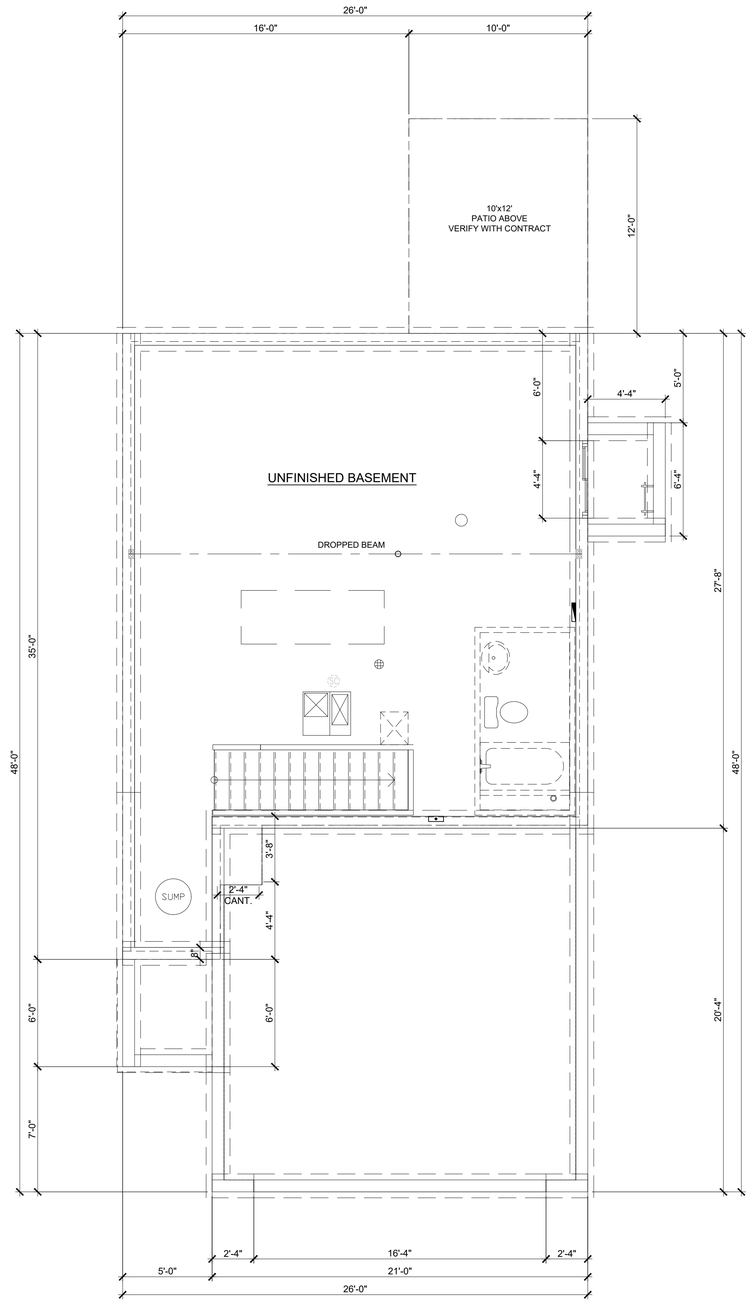
SHEET TITLE

HUE COLLECTION

SHEET NUMBER

C27

27 OF 59



HUE SIENNA
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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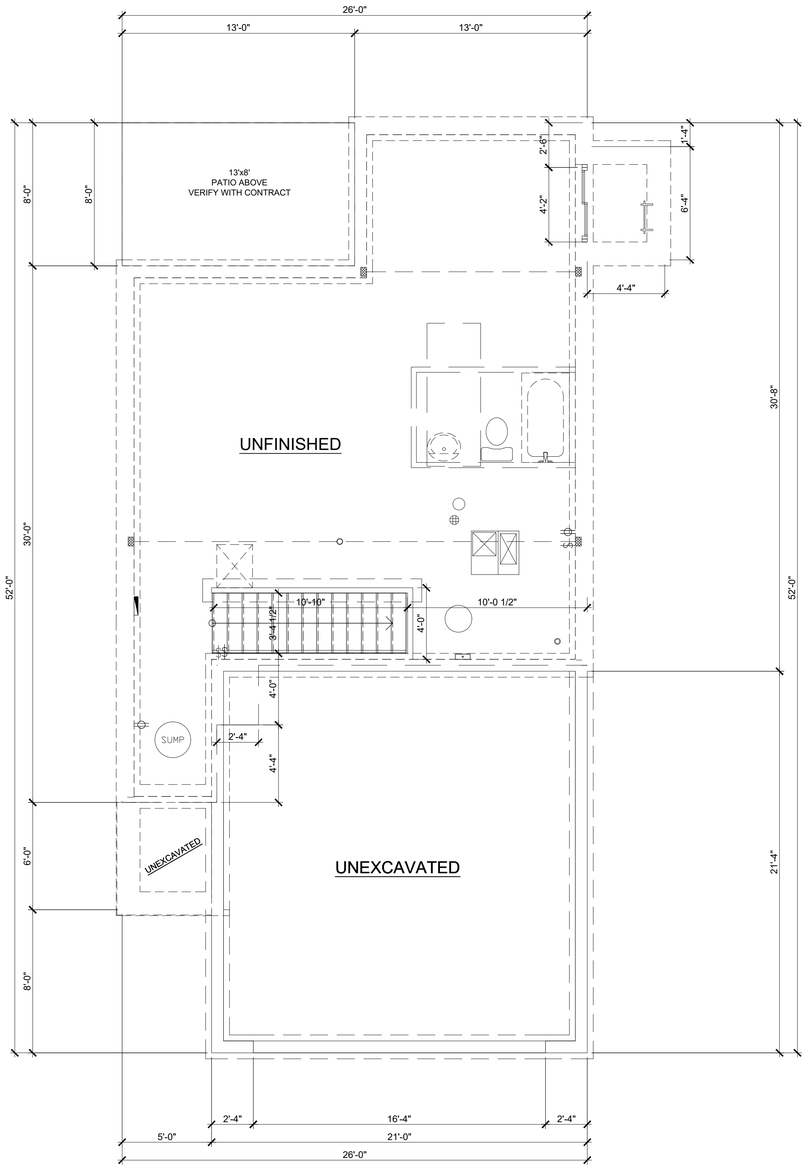
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SHEET TITLE
HUE COLLECTION (2)

SHEET NUMBER
C28
28 OF 59



HUE SAFFRON
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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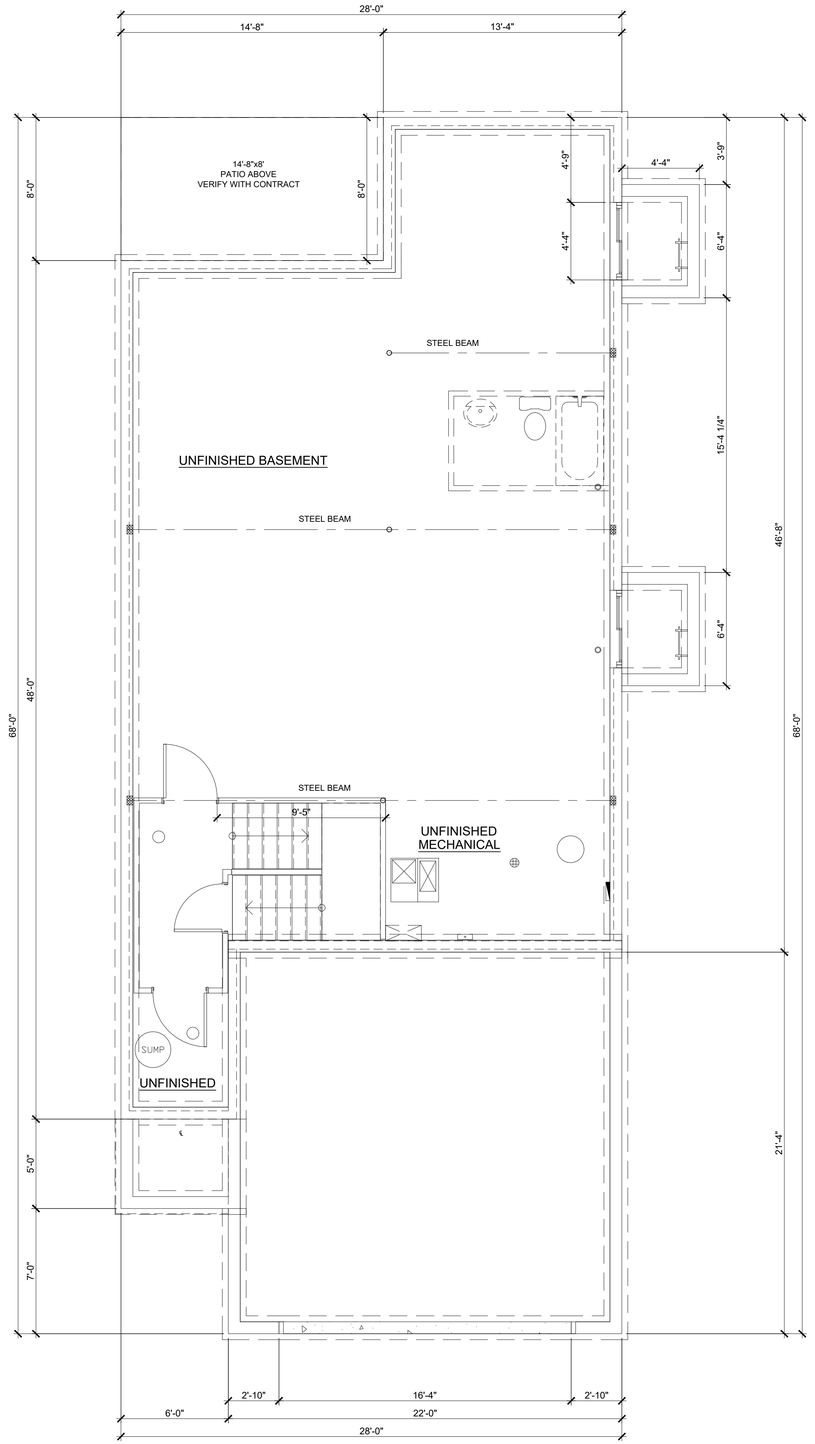
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SHEET TITLE
HUE COLLECTION (3)

SHEET NUMBER
C29
29 OF 59



HUE COBALT
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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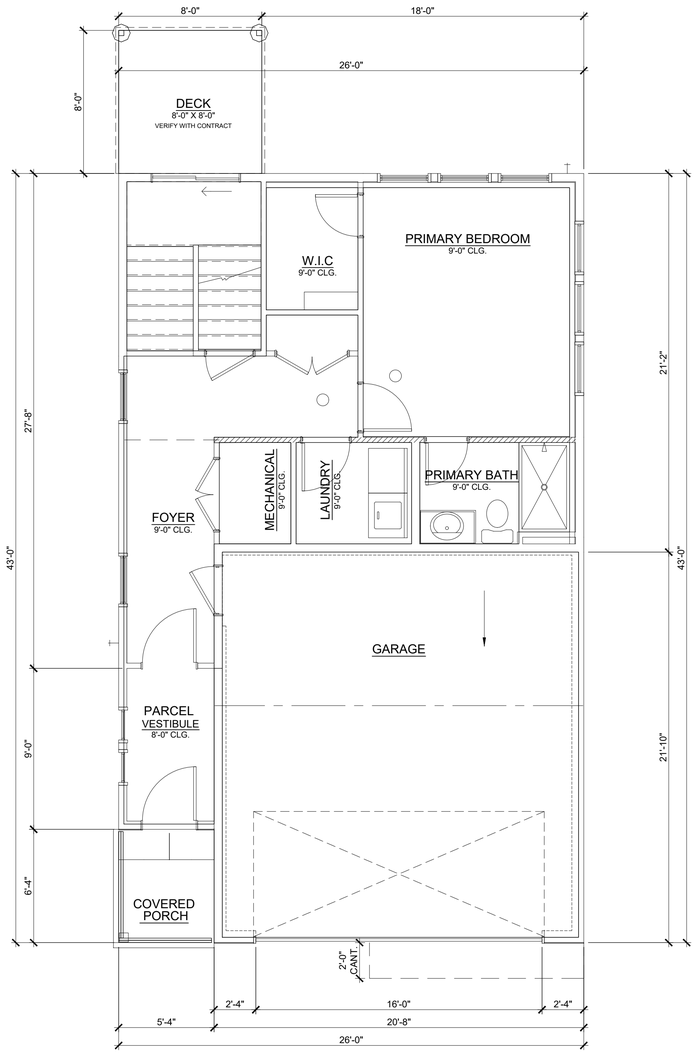
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SHEET TITLE
HUE COLLECTION (4)

SHEET NUMBER
C30
30 OF 59



SLAB ON GRADE ONLY

NEST FINCH
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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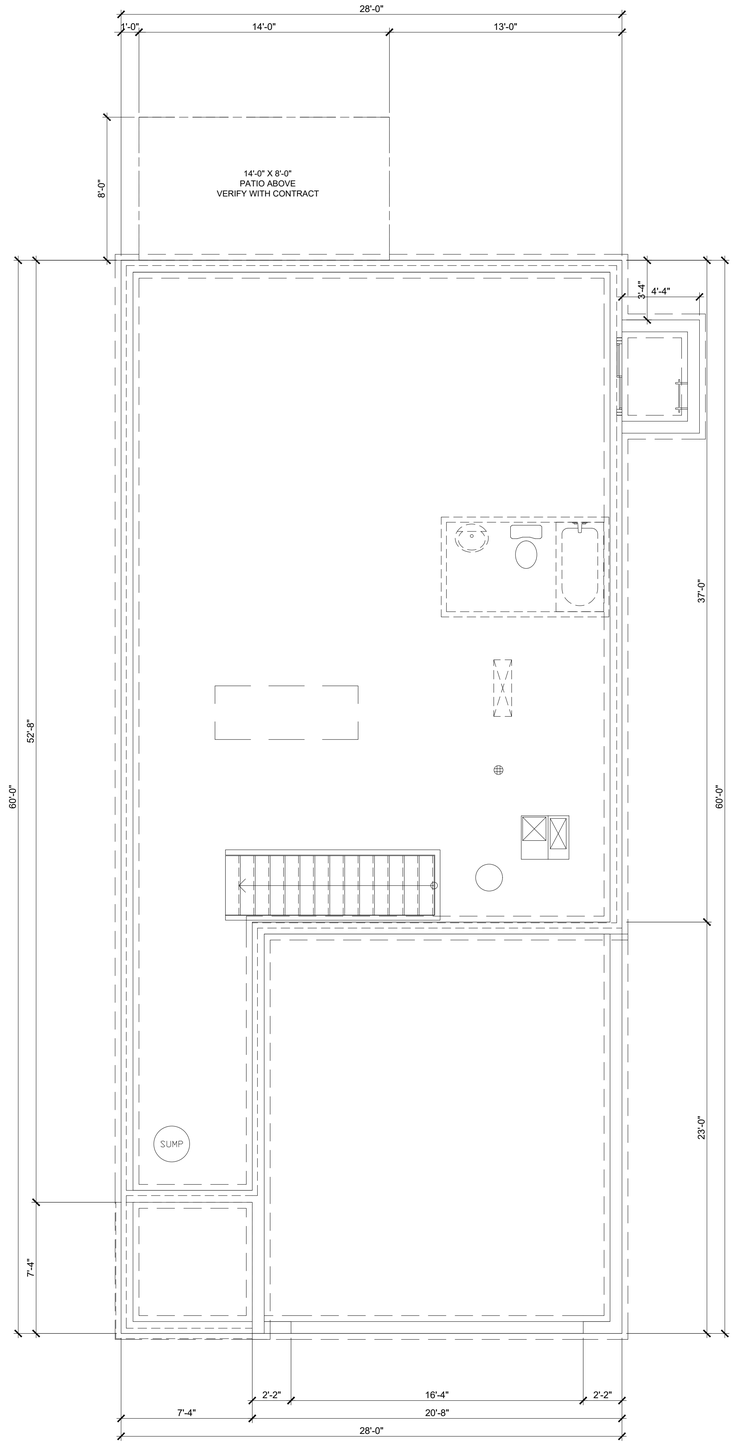
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SHEET TITLE
HUE COLLECTION (5)

SHEET NUMBER
C31
31 OF 59



NEST STARLING
FIRST FLOOR PLAN
1/4" = 1'-0"

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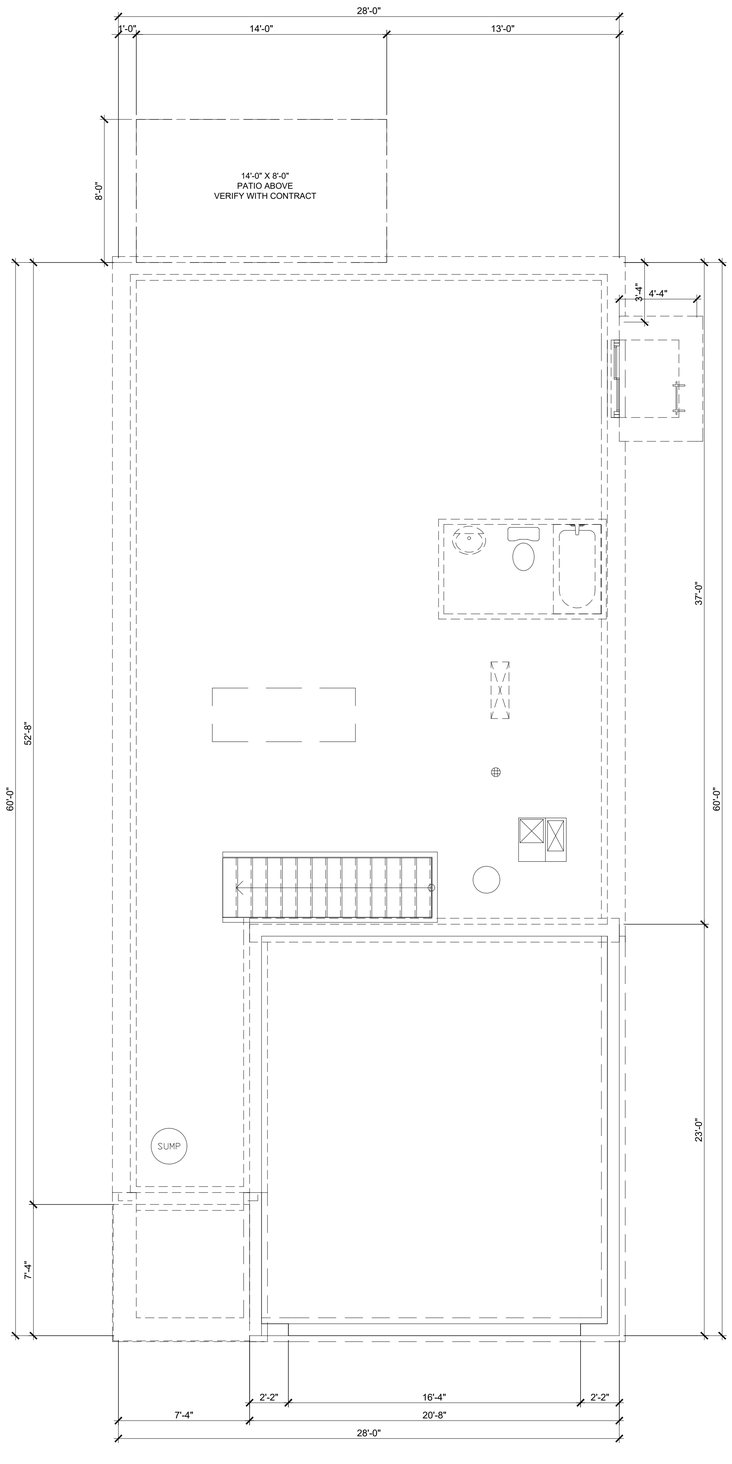
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SHEET TITLE
HUE COLLECTION (6)

SHEET NUMBER
C32
32 OF 59



NEST SKYLARK
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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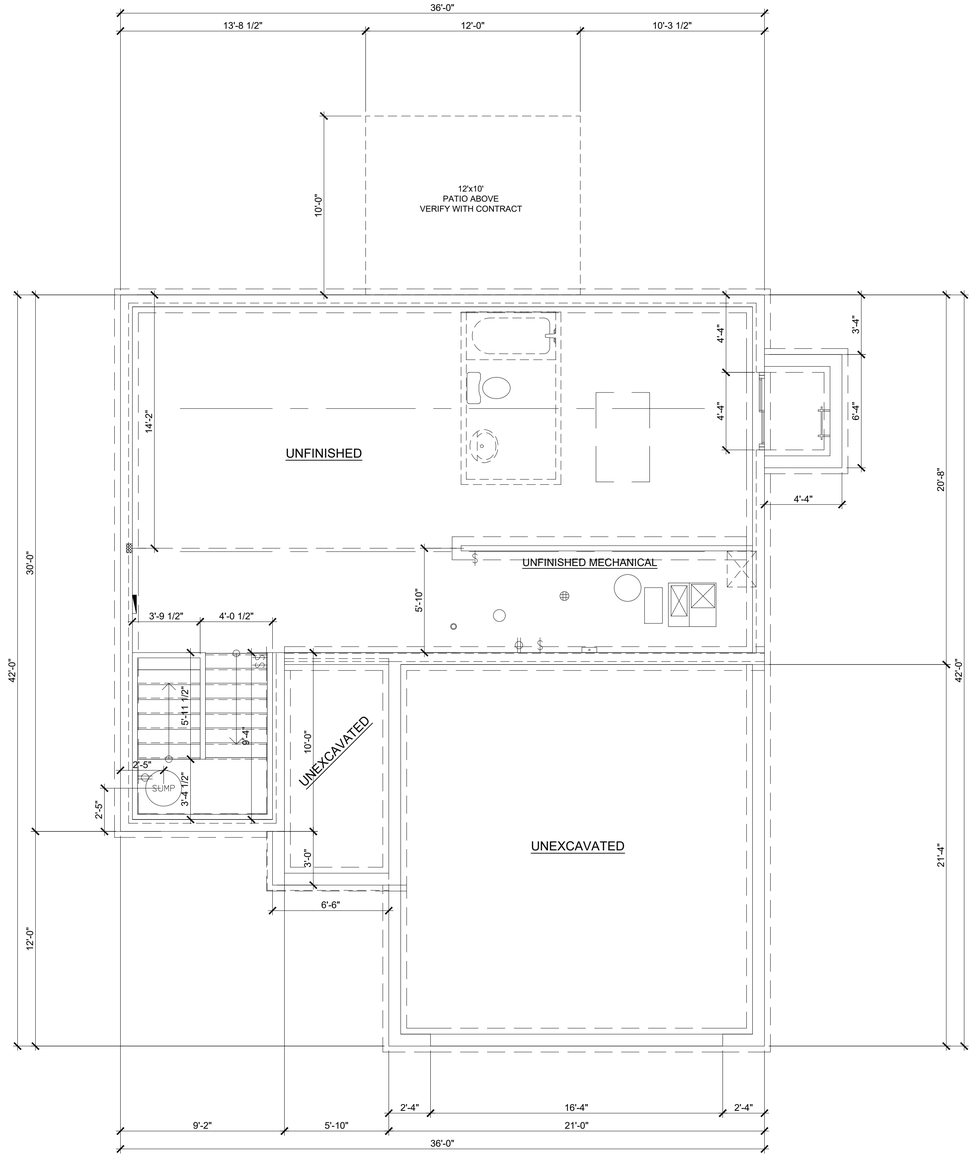
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
04-24-2023

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SHEET TITLE
HUE COLLECTION (7)

SHEET NUMBER
C33
33 OF 59



2 CAR

MARMALADE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PROFESSIONAL ENGINEER

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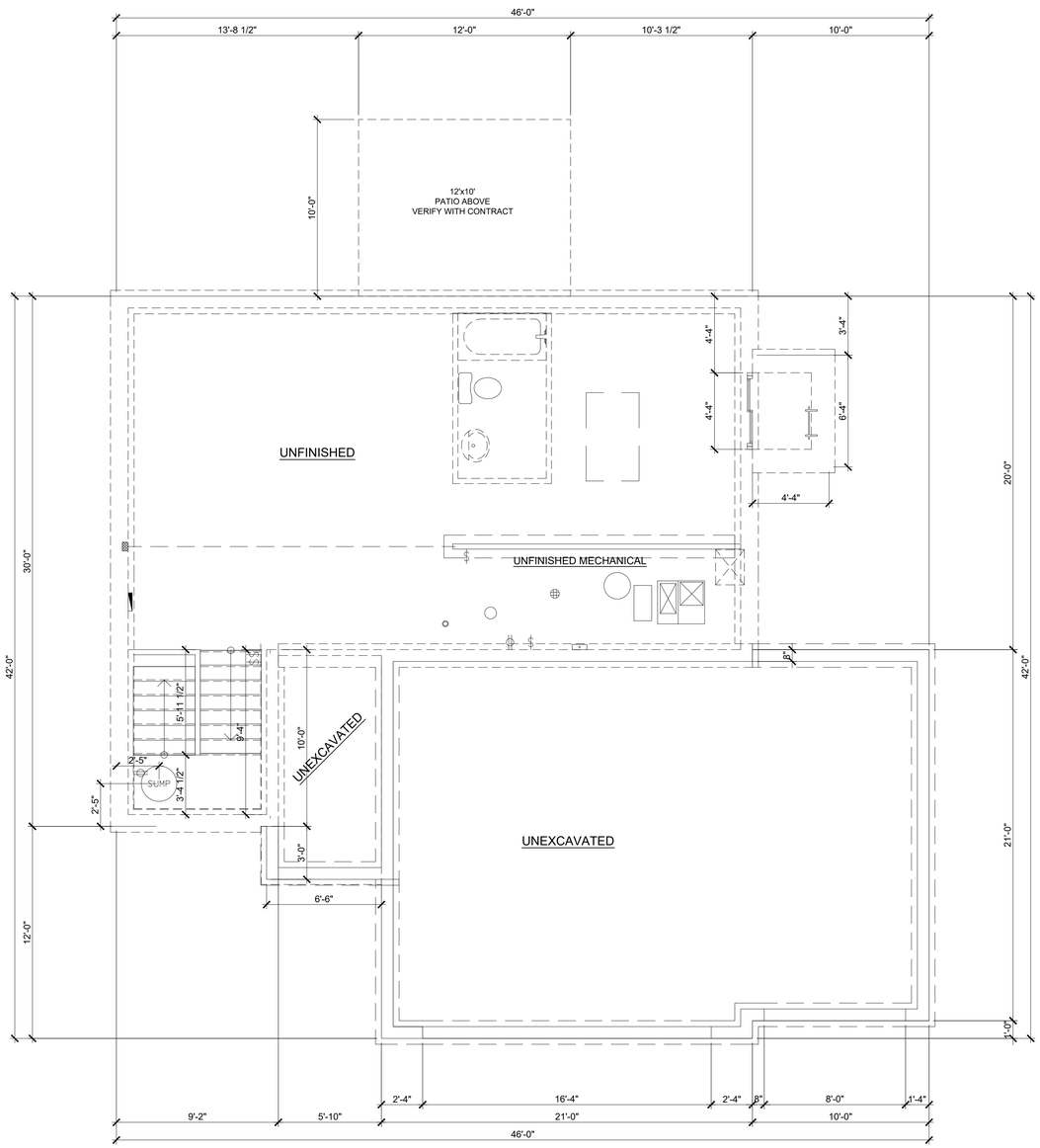
SHEET TITLE

HONEY COLLECTION

SHEET NUMBER

C34

34 OF 59



3 CAR - 46'

MARMALADE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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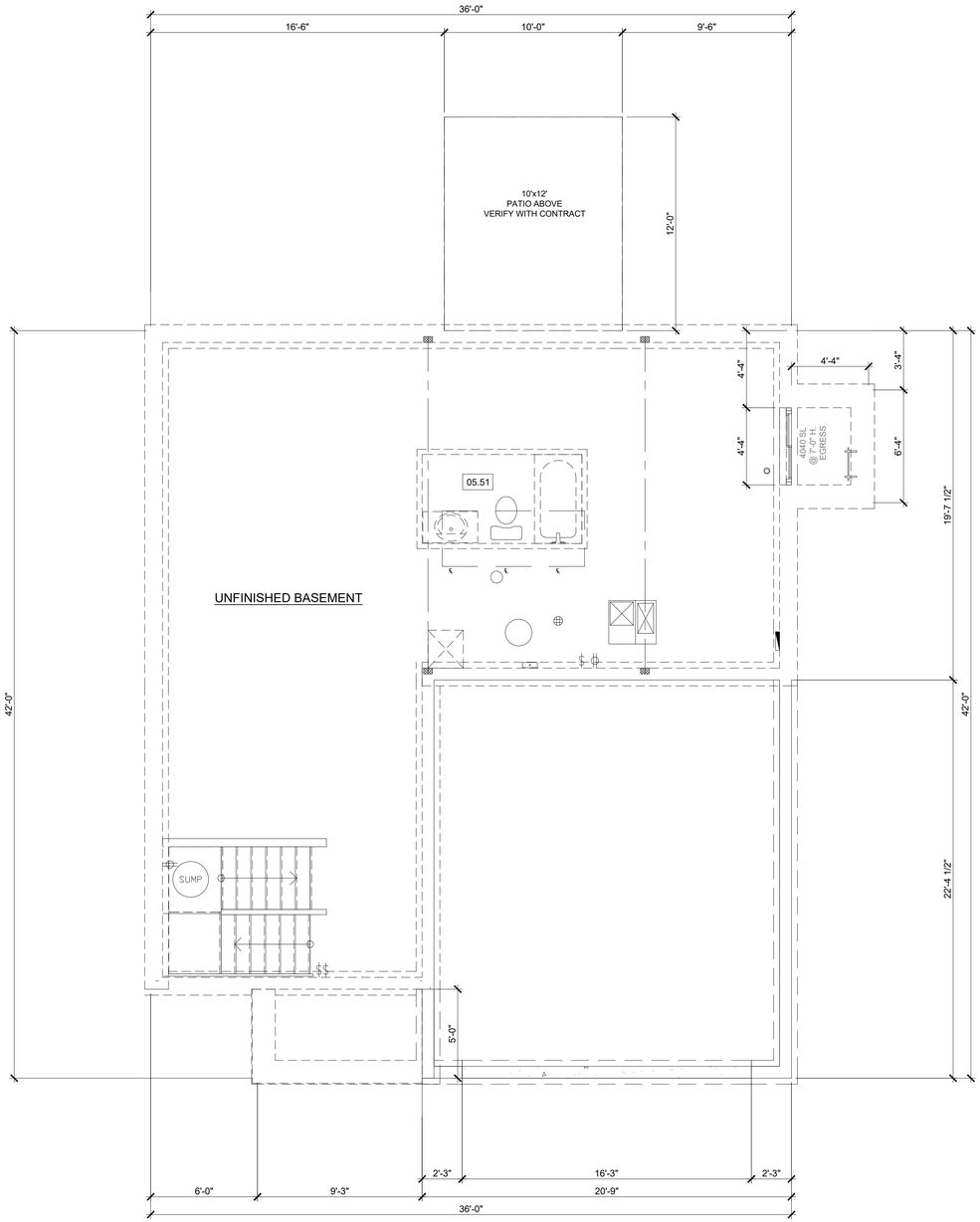
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SHEET TITLE
HONEY COLLECTION (2)

SHEET NUMBER
C35
35 OF 59



2 CAR

BASSWOOD 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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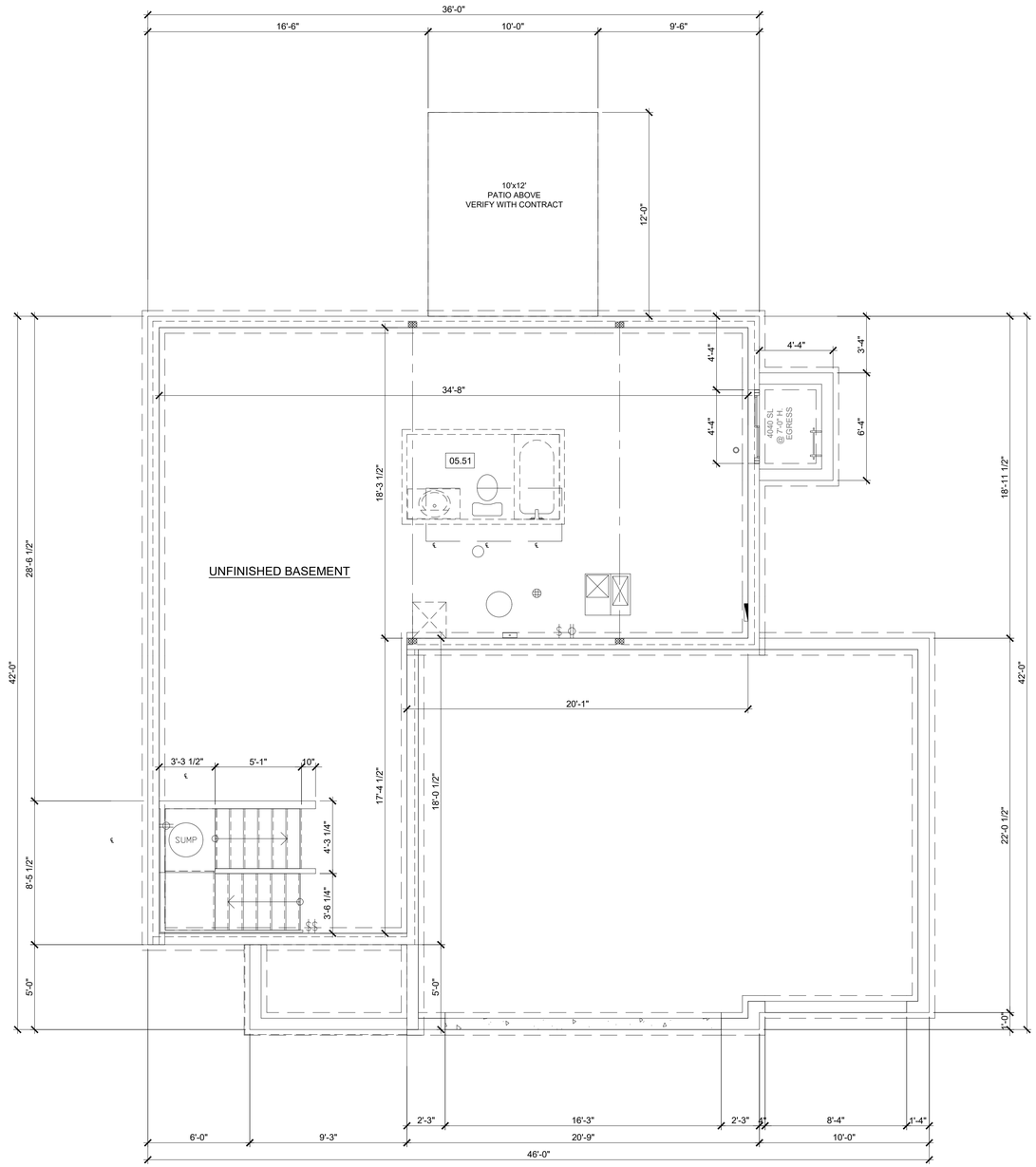
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SHEET TITLE
HONEY COLLECTION (3)

SHEET NUMBER
C36
36 OF 59



3 CAR - 46'

BASSWOOD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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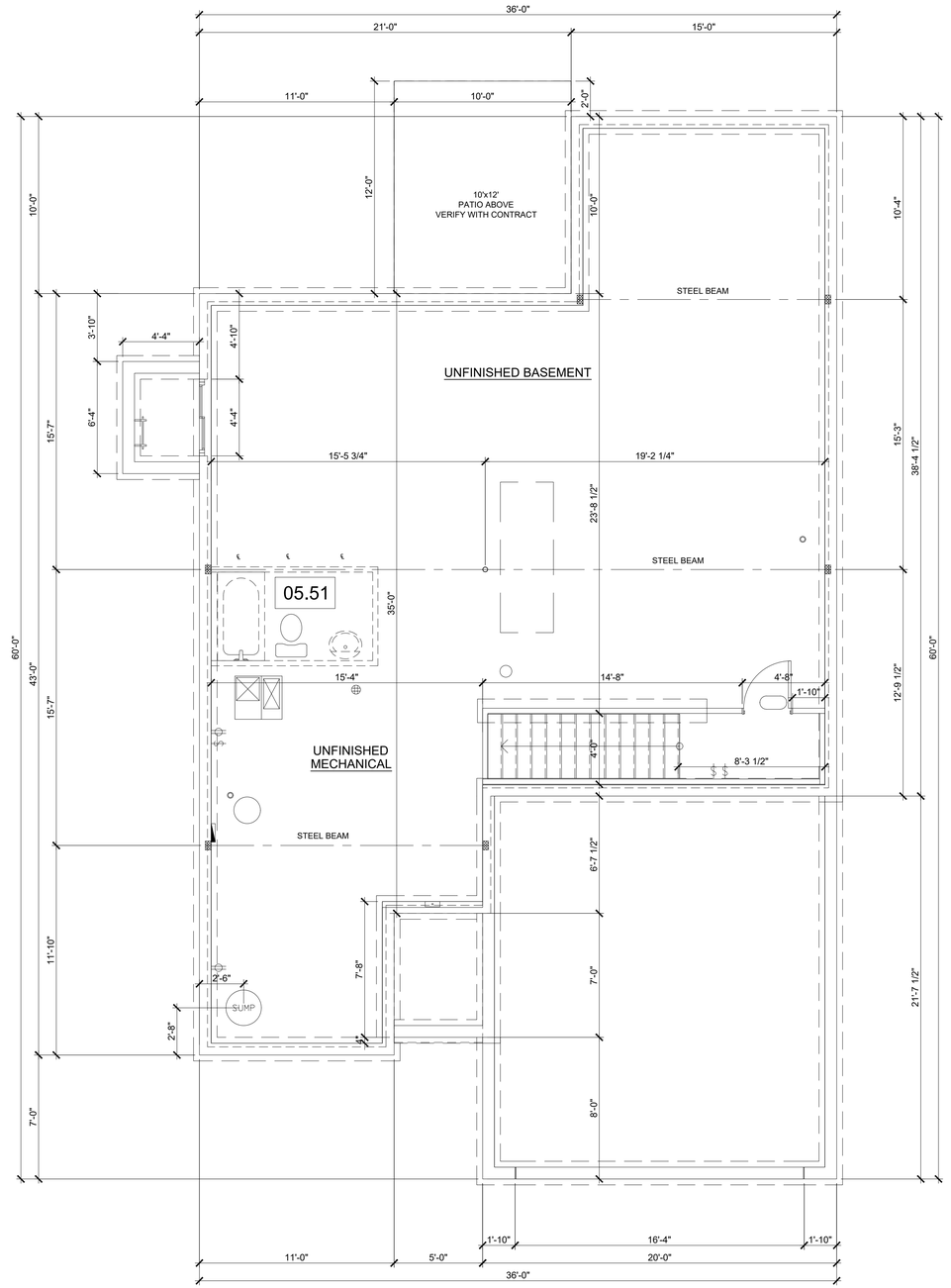
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SHEET TITLE
HONEY COLLECTION (4)

SHEET NUMBER
C37
37 OF 59



2 CAR

TULEPO 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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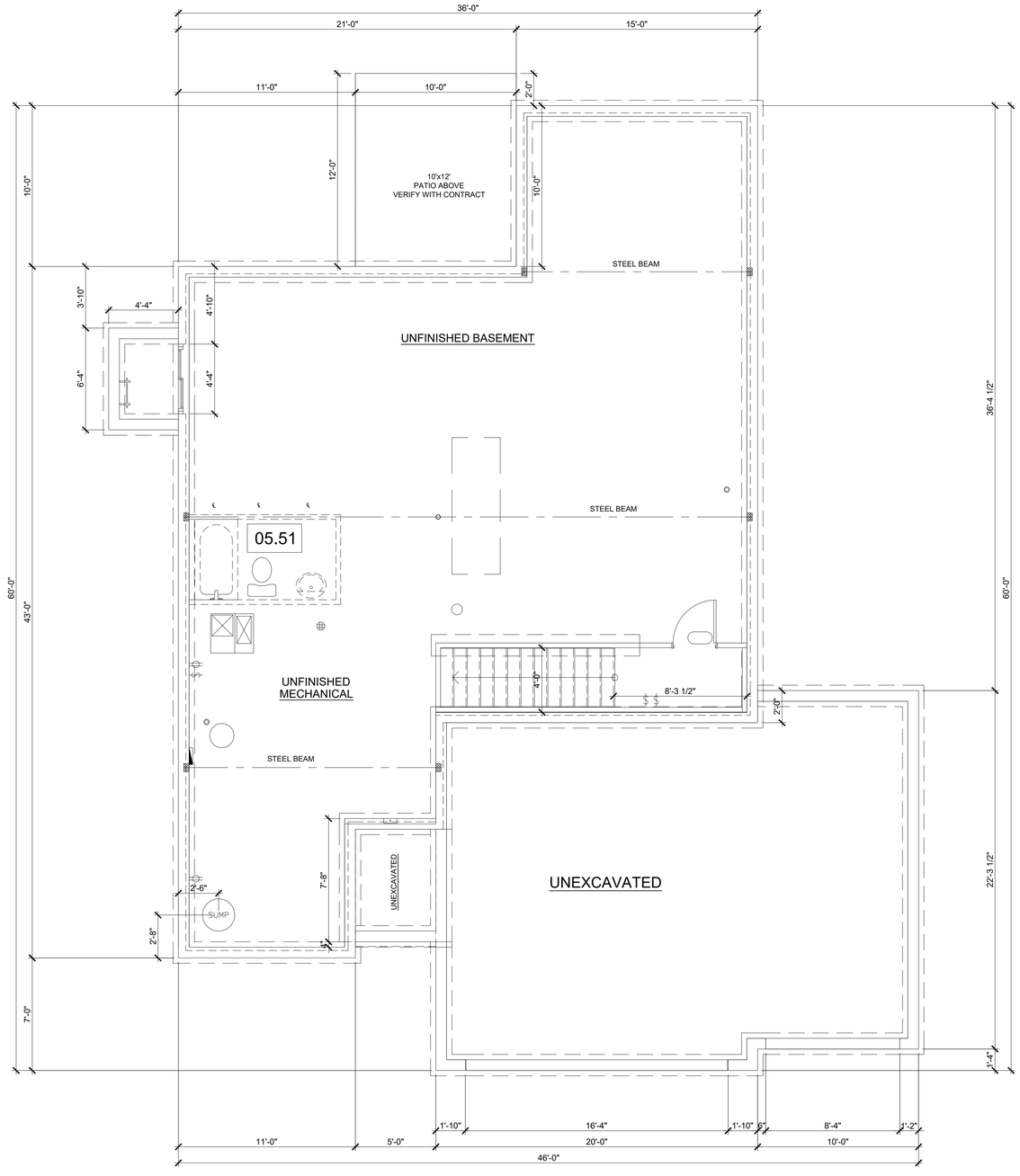
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SHEET TITLE
HONEY COLLECTION (5)

SHEET NUMBER
C38
38 OF 59



3 CAR - 46'

TULEPO 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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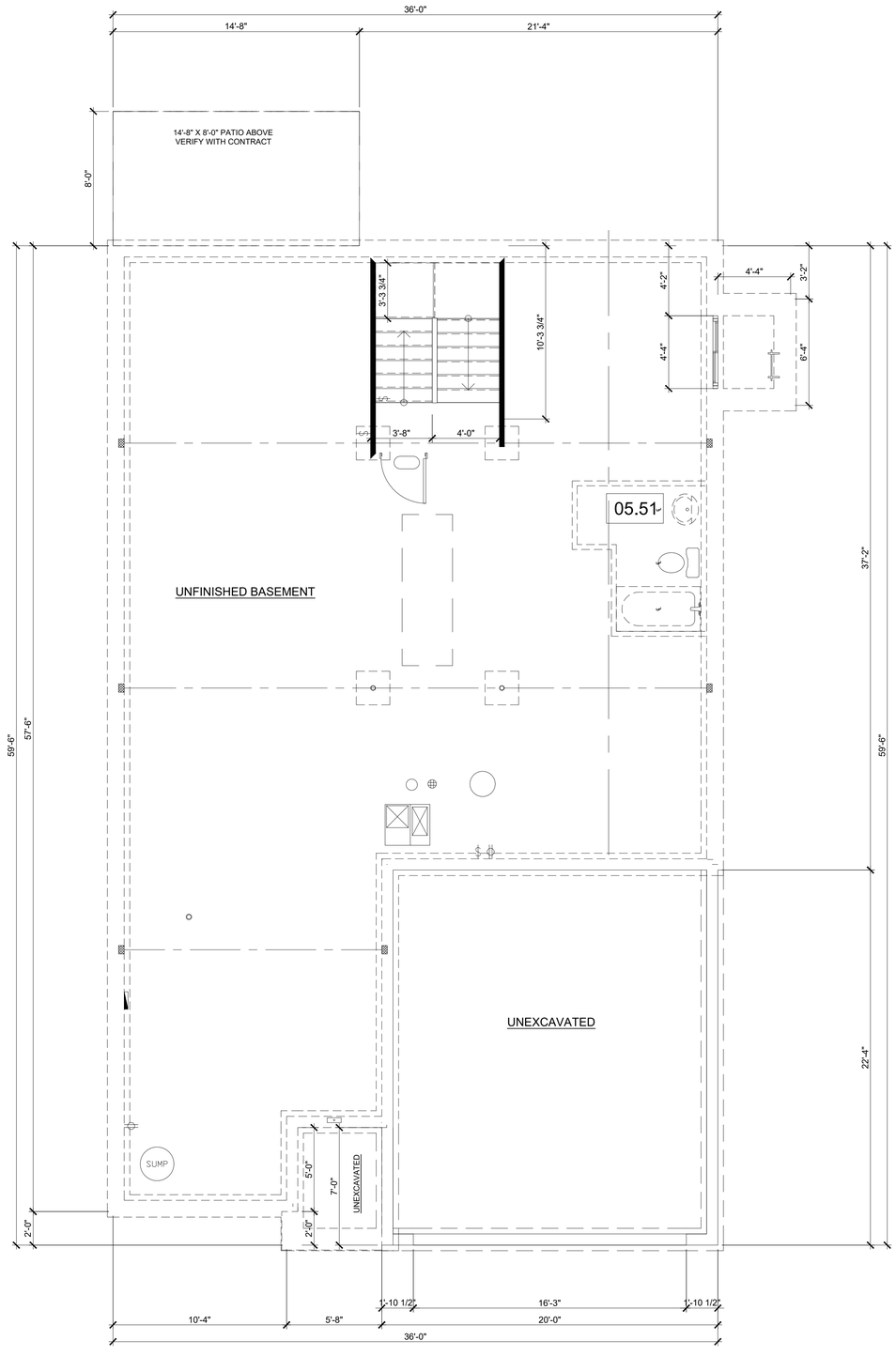
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COA 00062

SHEET TITLE
HONEY COLLECTION (6)

SHEET NUMBER
C39
39 OF 59



2 CAR

WILDFLOWER 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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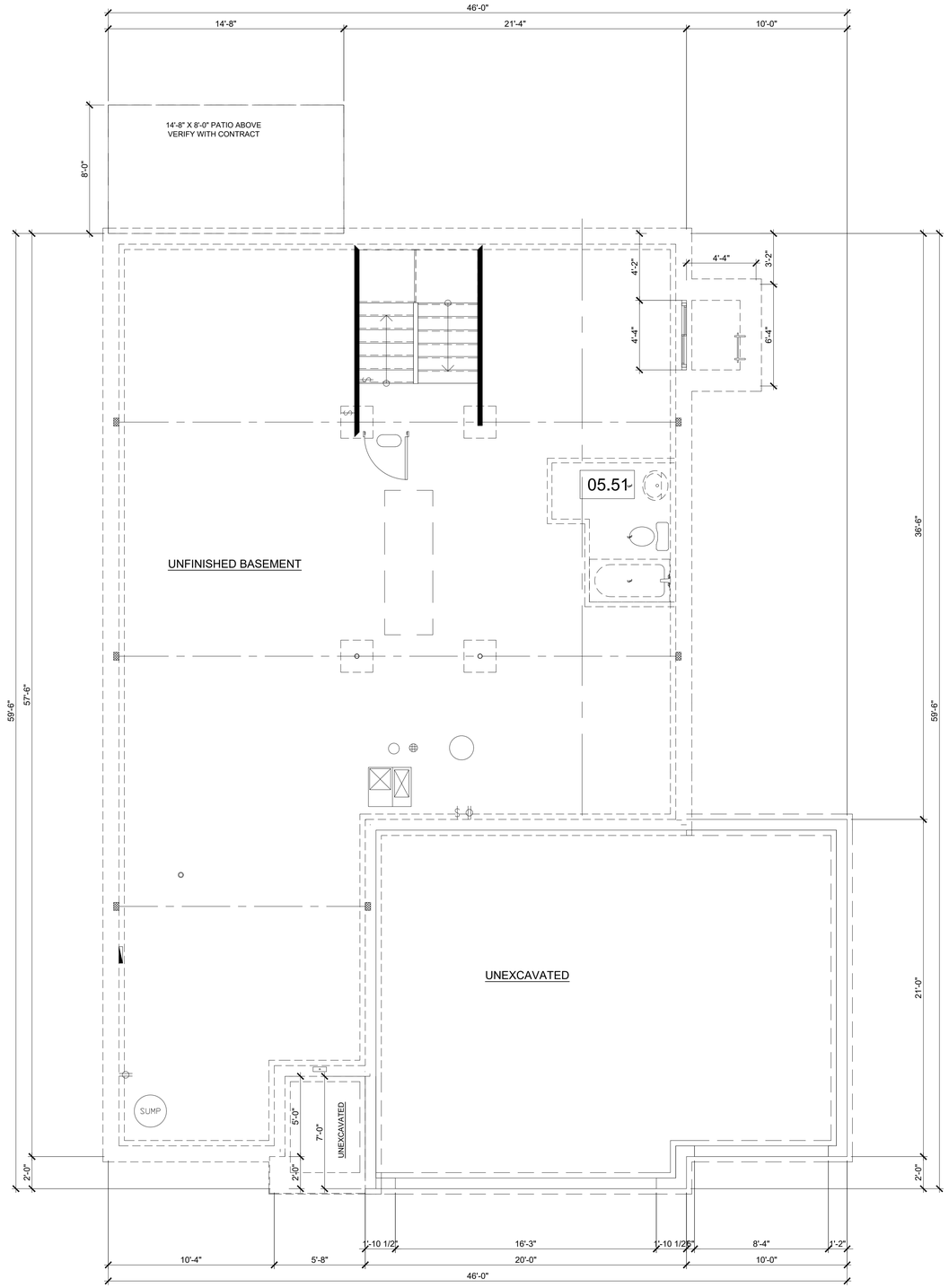
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COA 00062

SHEET TITLE
HONEY COLLECTION (7)

SHEET NUMBER
C40
40 OF 59



3 CAR - 46'

WILDFLOWER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

04-24-2023

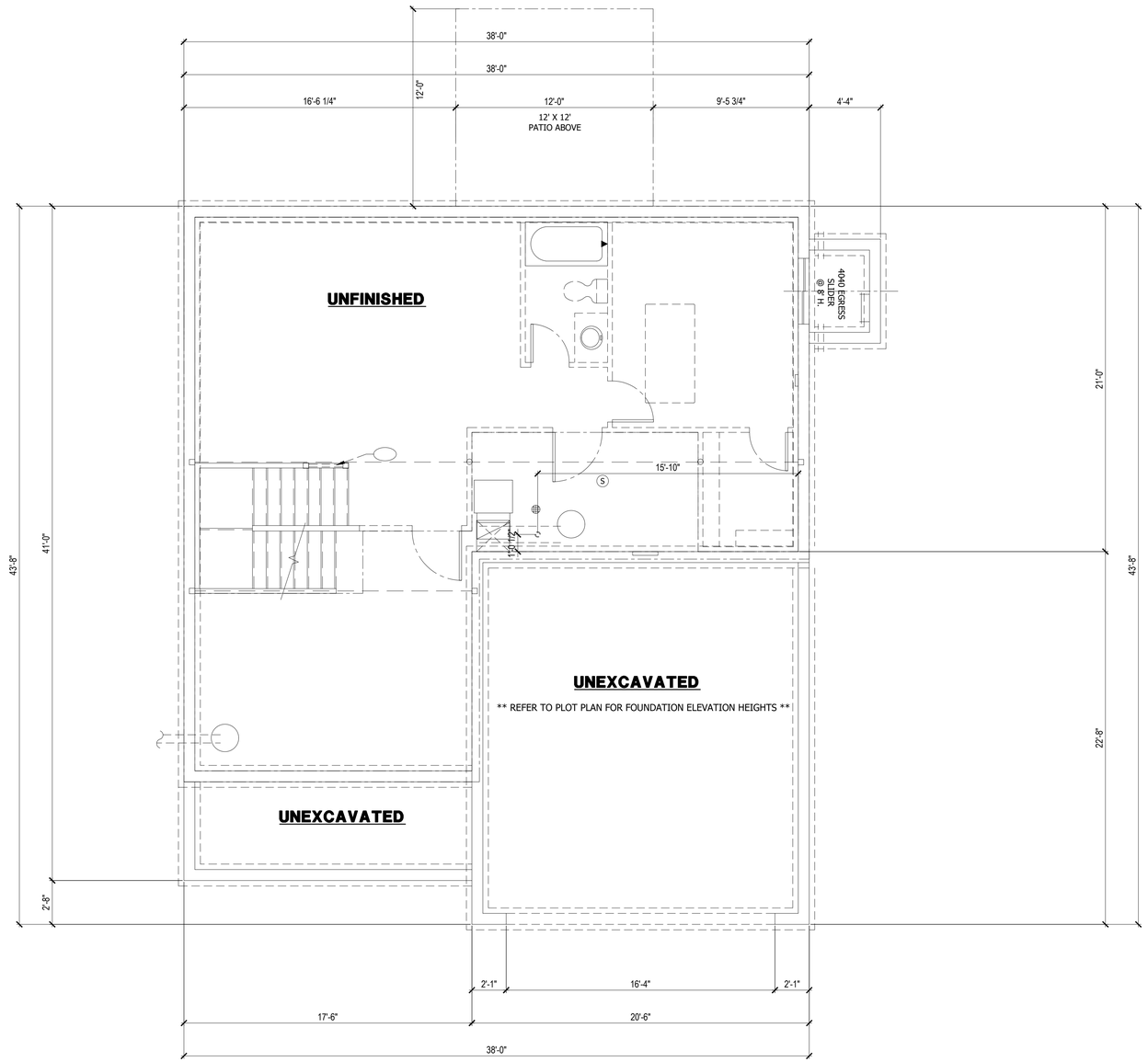
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SHEET TITLE
HONEY COLLECTION (8)

SHEET NUMBER
C41
41 OF 59

Plotted on: Apr 23, 2024 - 12:33pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: WILDFLOWER 3-CAR



2 CAR

WINFIELD 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

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TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
04-24-2023

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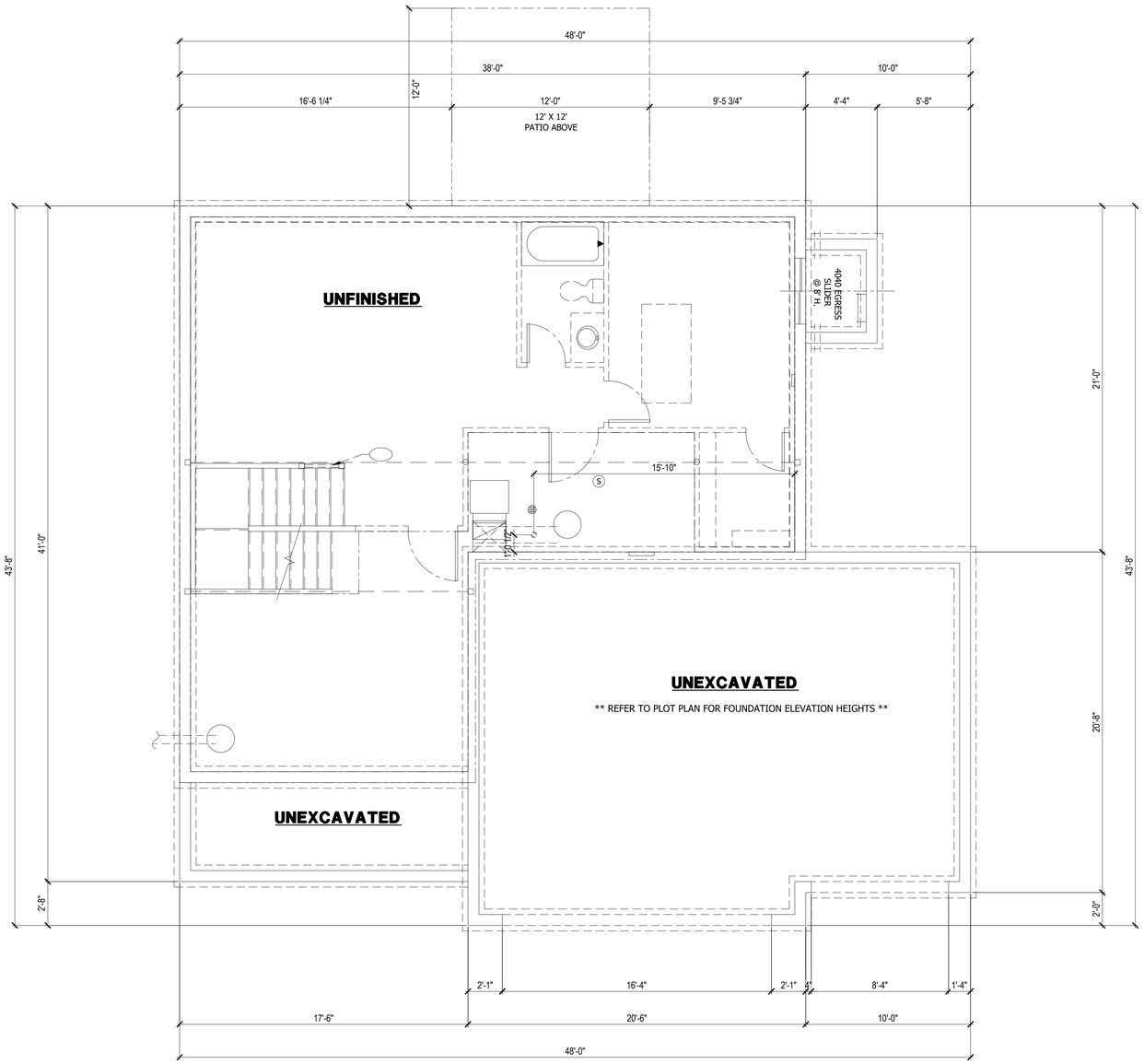
SHEET TITLE

LIFESTYLE COLLECTION

SHEET NUMBER

C42

42 OF 59



3 CAR - 48'

WINFIELD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

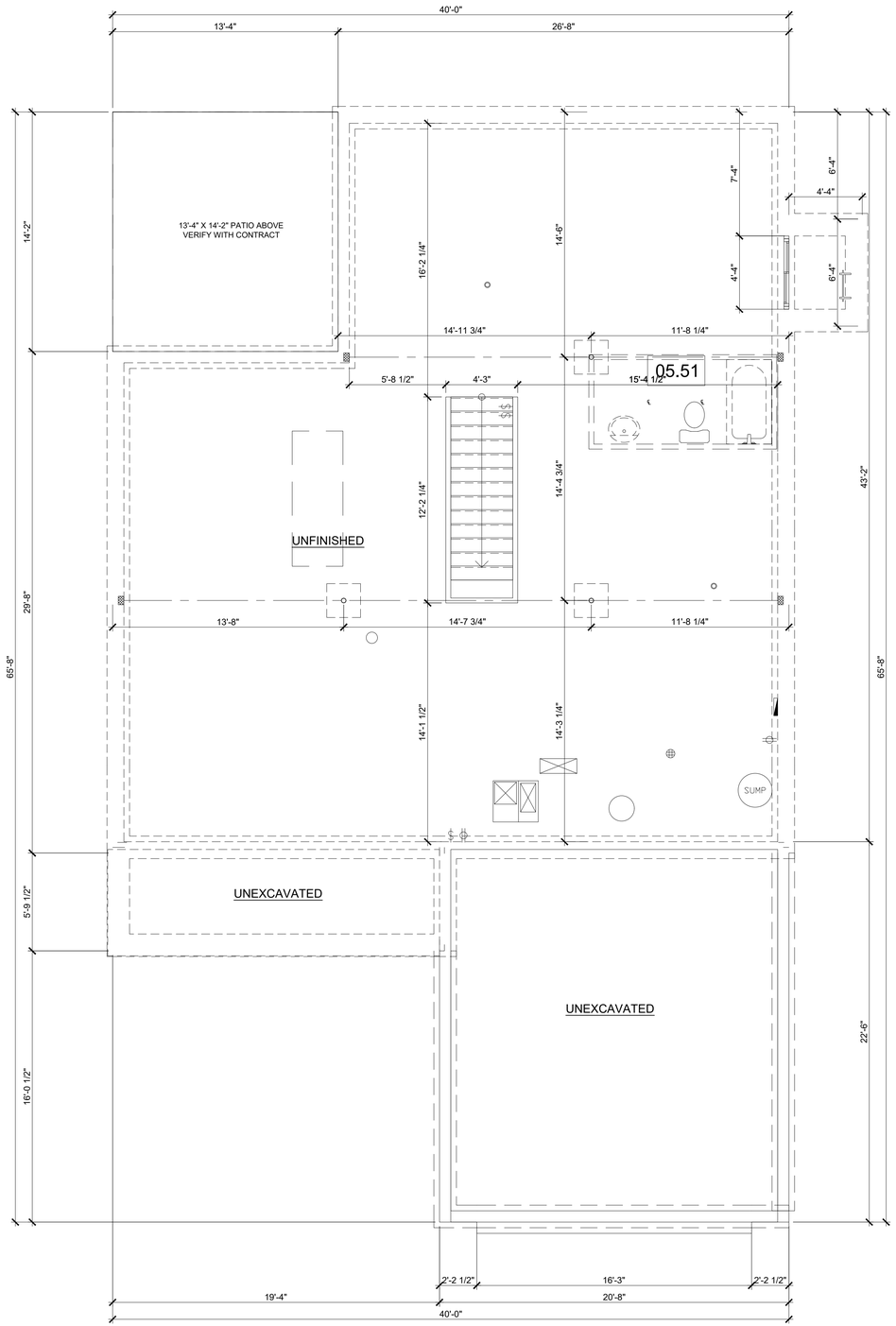
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SHEET TITLE
LIFESTYLE COLLECTION (2)

SHEET NUMBER
C43
43 OF 59



2 CAR

HEATHER 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER

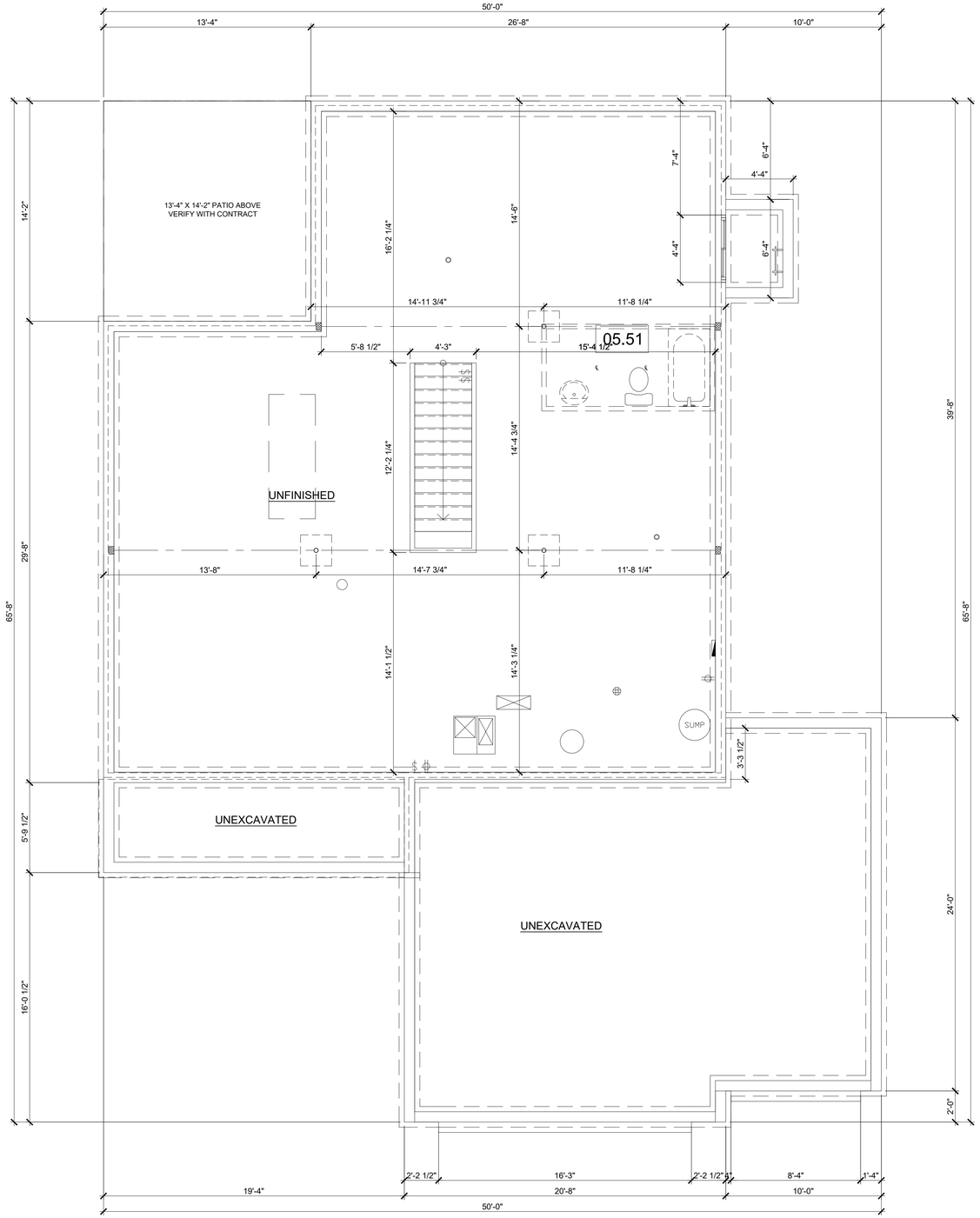
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SHEET TITLE
LIFESTYLE COLLECTION (3)

SHEET NUMBER
C44
44 OF 59



3 CAR - 50'

HEATHER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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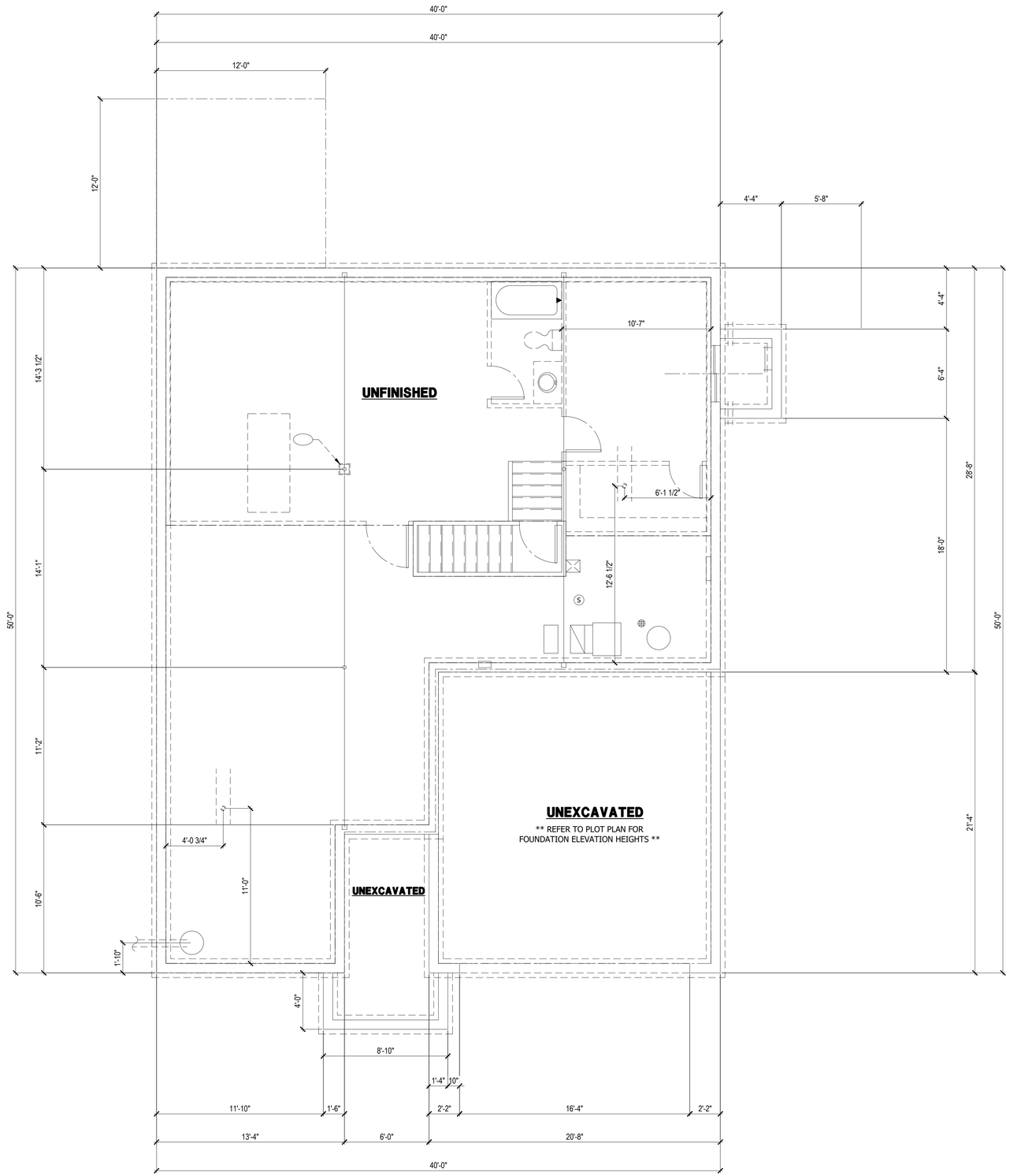
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SHEET TITLE
LIFESTYLE COLLECTION (4)

SHEET NUMBER
C45
45 OF 59



2 CAR

WESTPORT 2-CAR
FIRST FLOOR PLAN

1/4" = 1'-0"

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S29, T47N, R31W
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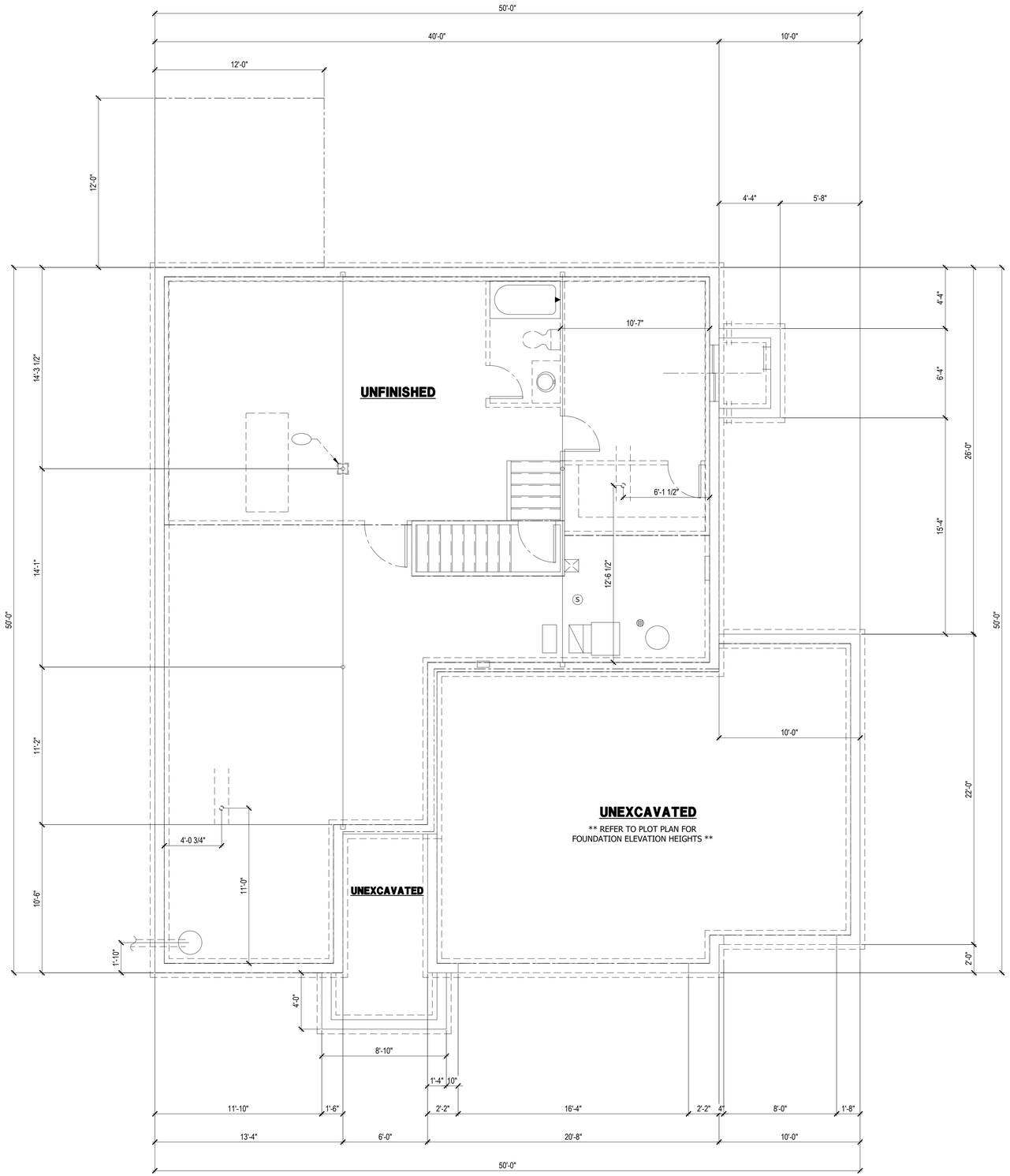
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SHEET TITLE
LIFESTYLE COLLECTION (5)

SHEET NUMBER
C46
46 OF 59



3 CAR - 50'

WESTPORT 3-CAR FIRST FLOOR PLAN

1/4" = 1'-0"

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PROFESSIONAL ENGINEER

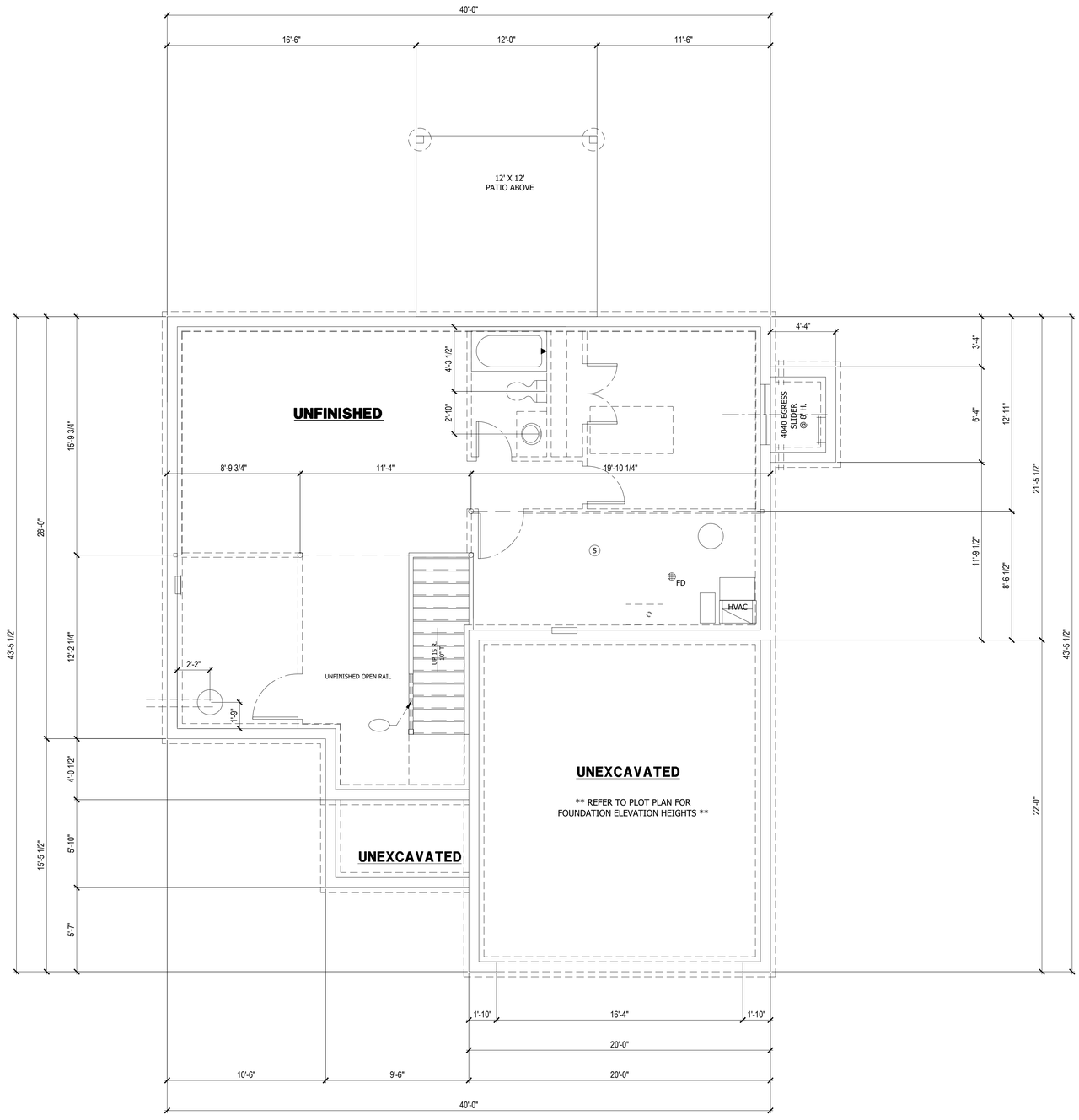
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SHEET TITLE
LIFESTYLE COLLECTION (6)

SHEET NUMBER
C47
47 OF 59



2 CAR

WOODBRIDGE 2-CAR FIRST FLOOR PLAN

1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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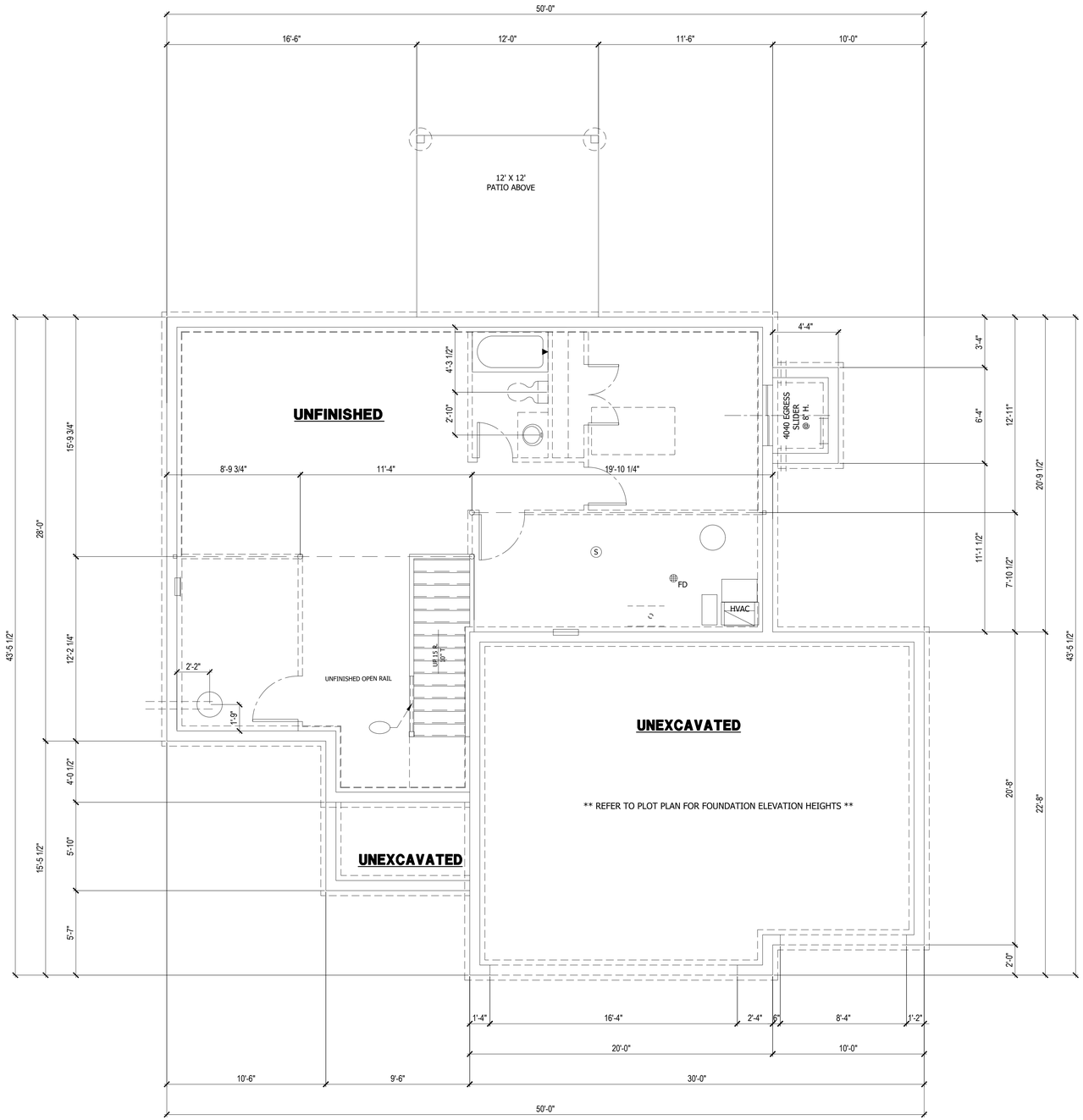
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LIFESTYLE COLLECTION (7)

SHEET NUMBER

C48

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3 CAR - 50'

WOODBRIDGE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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PROFESSIONAL ENGINEER

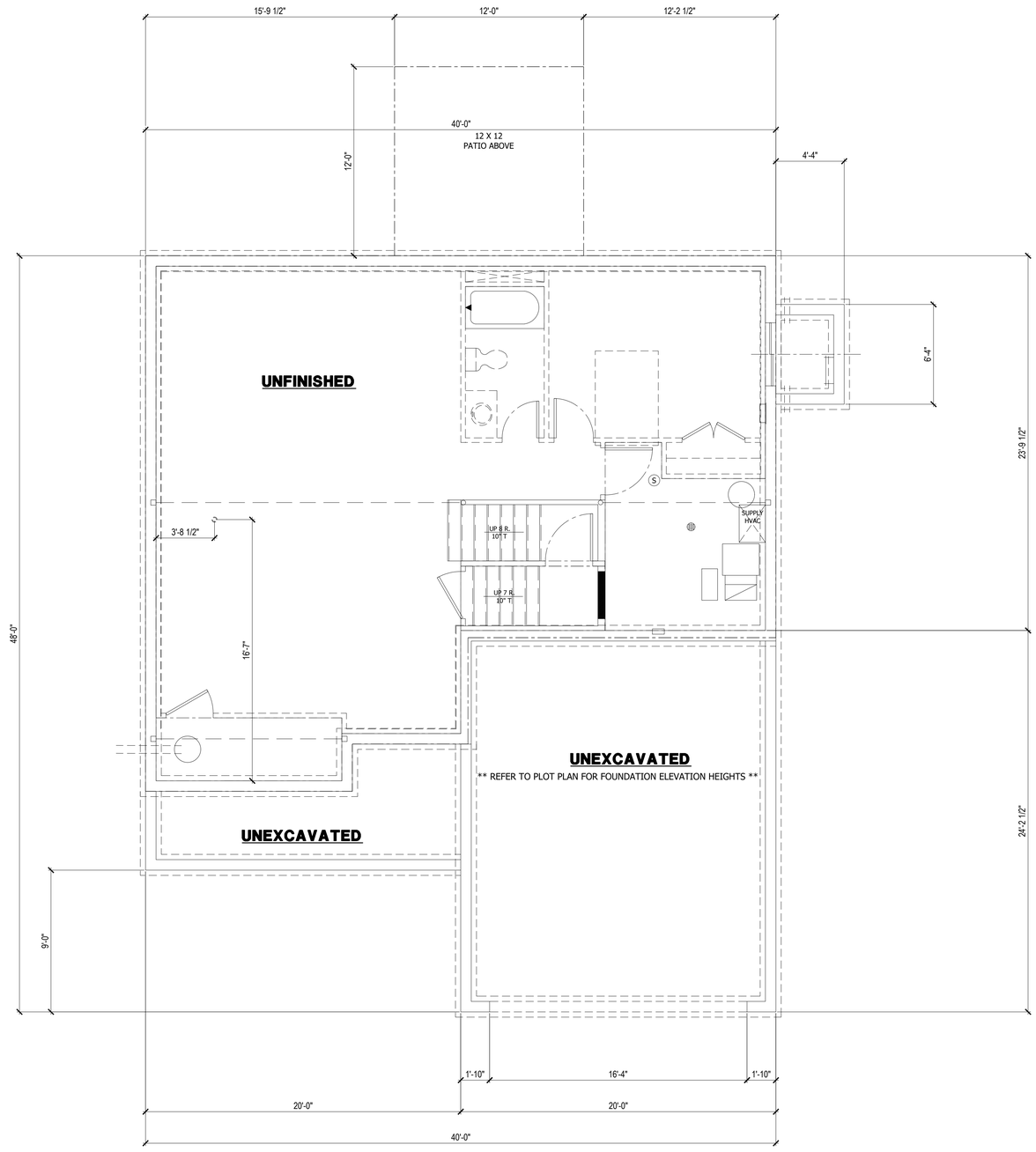
04-24-2023

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SHEET TITLE
LIFESTYLE COLLECTION (8)

SHEET NUMBER
C49
49 OF 59



2 CAR

RIVERSIDE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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REVISIONS

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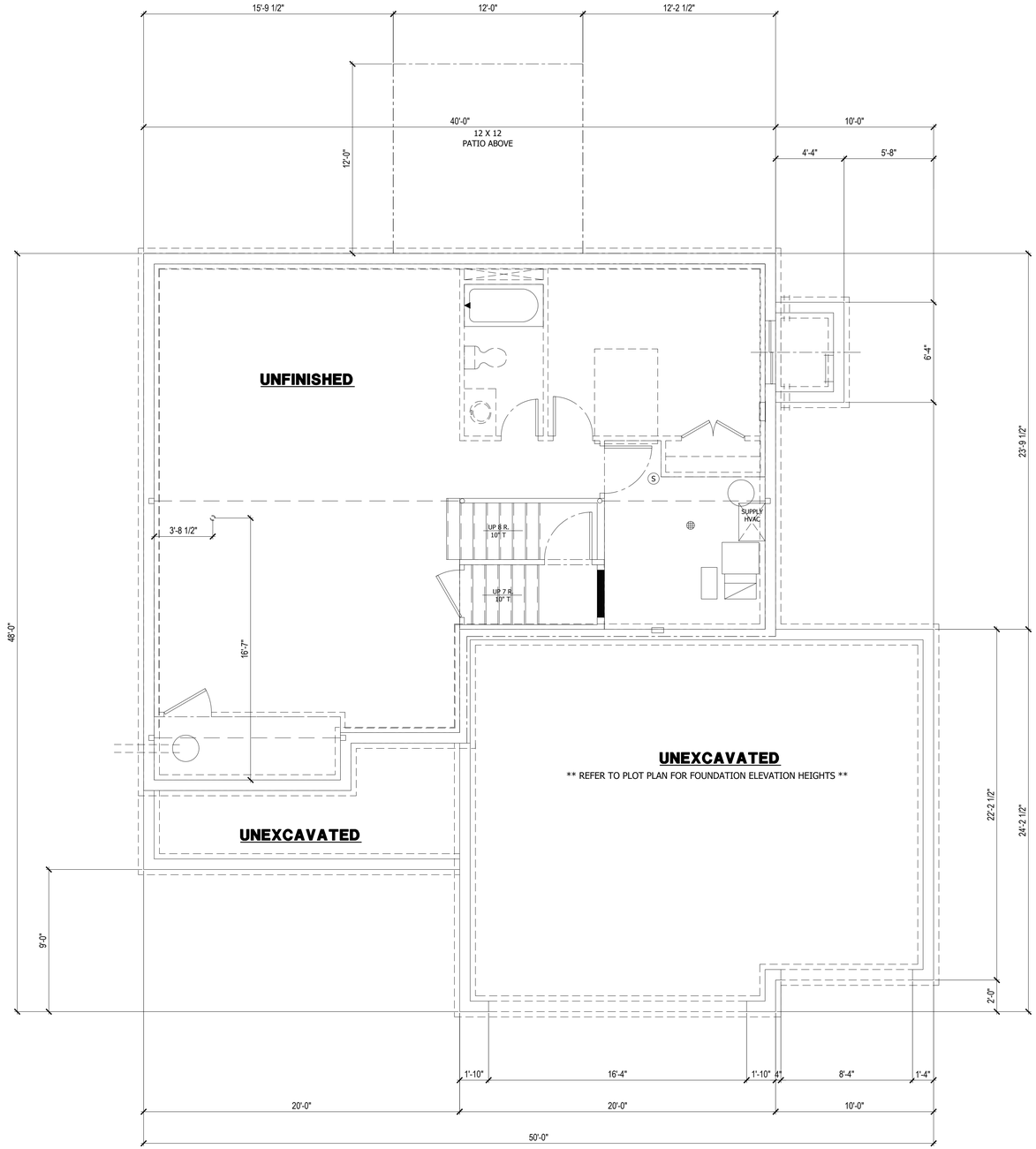
STATE OF MISSOURI
TREVOR A FOX
NUMBER PE-2021009513
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04-24-2023

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SHEET TITLE
LIFESTYLE COLLECTION (9)

SHEET NUMBER
C50
50 OF 59



3 CAR - 50'

RIVERSIDE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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STATE OF MISSOURI
TREVOR A. FOX
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PROFESSIONAL ENGINEER

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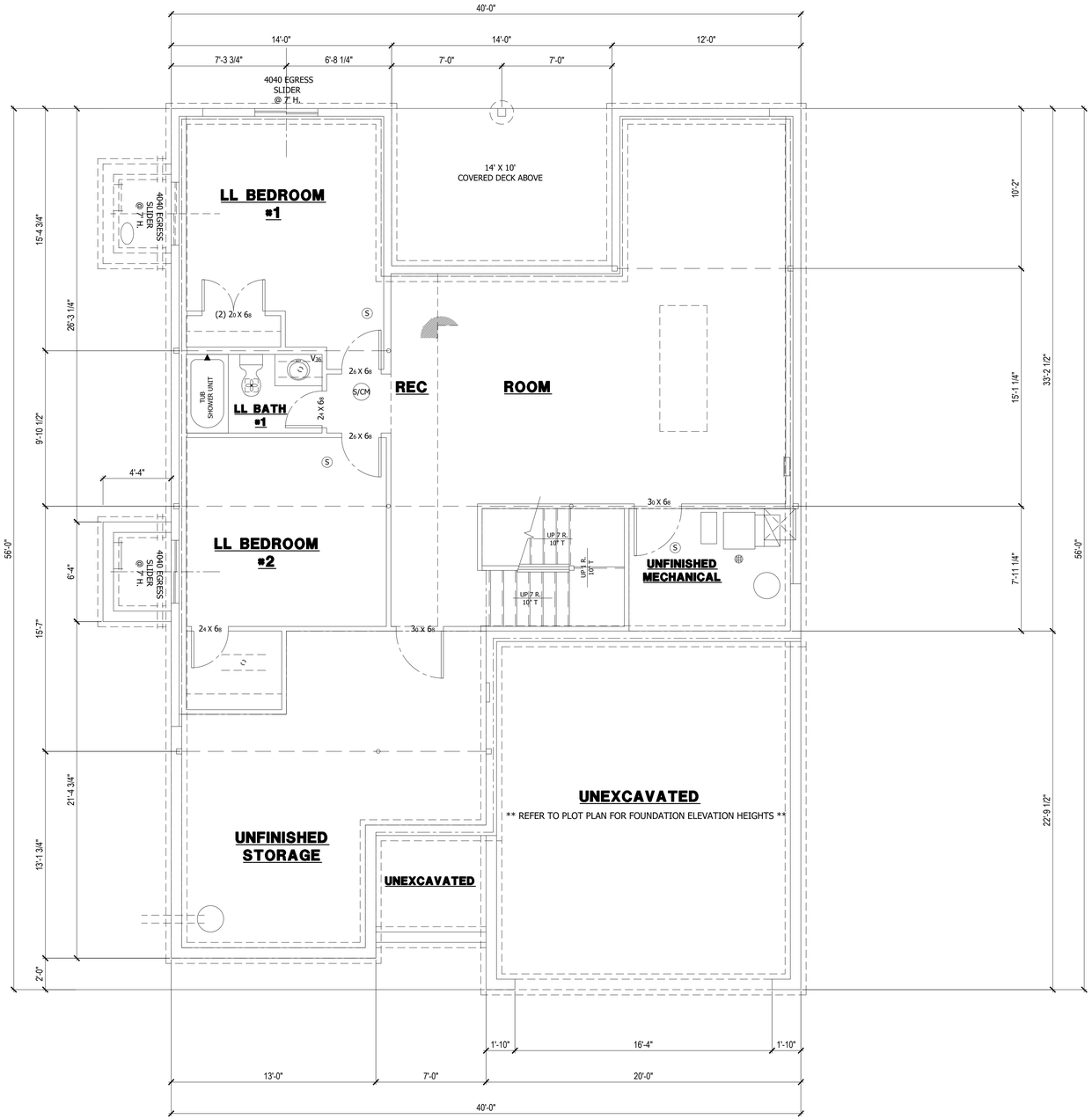
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SHEET TITLE
LIFESTYLE COLLECTION (10)

SHEET NUMBER
C51
51 OF 59

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2 CAR

SOMERSET 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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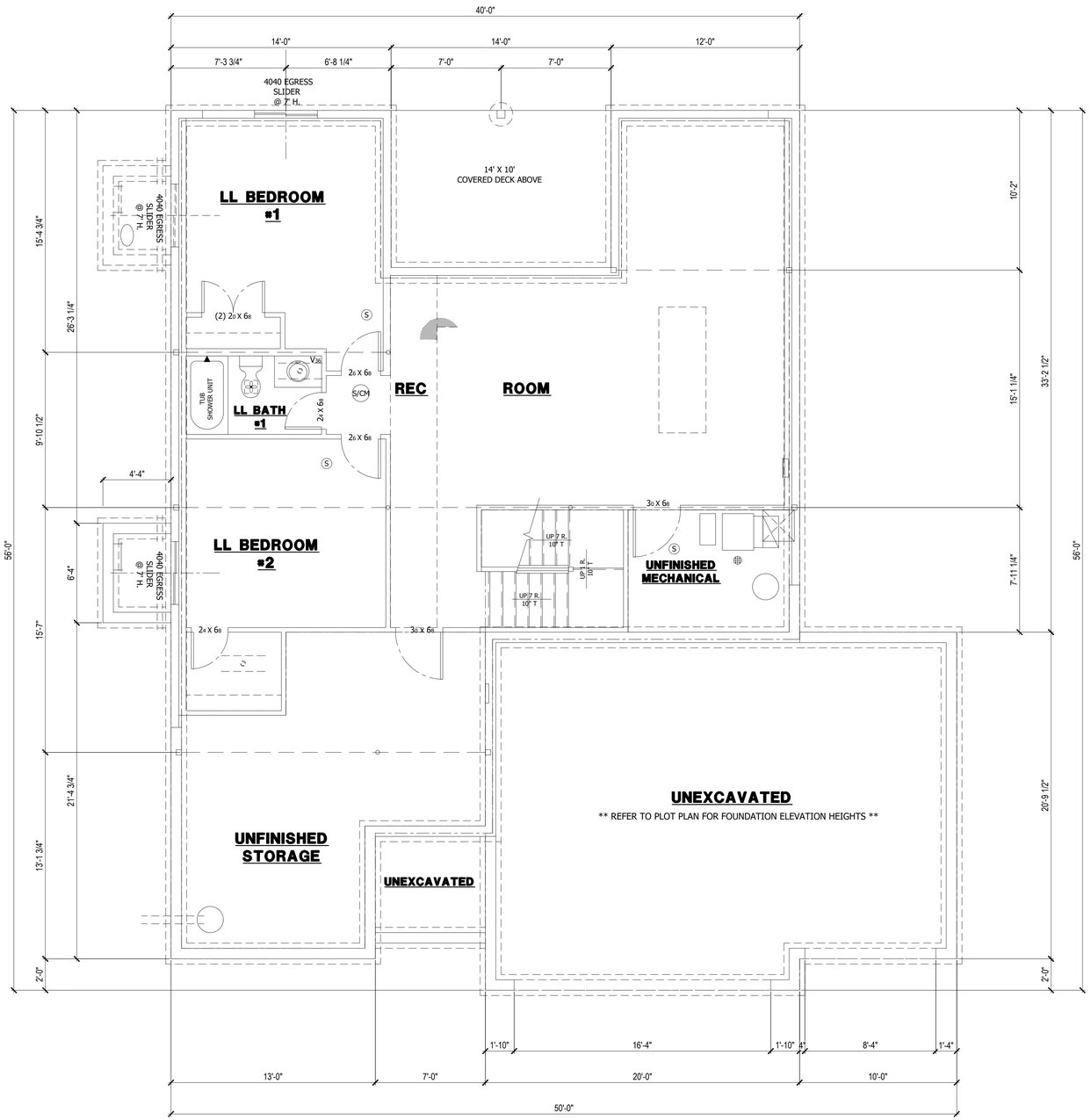
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NUMBER PE-2021009513
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SHEET TITLE
LIFESTYLE COLLECTION (11)

SHEET NUMBER
C52
52 OF 59



3 CAR - 50'

SOMERSET 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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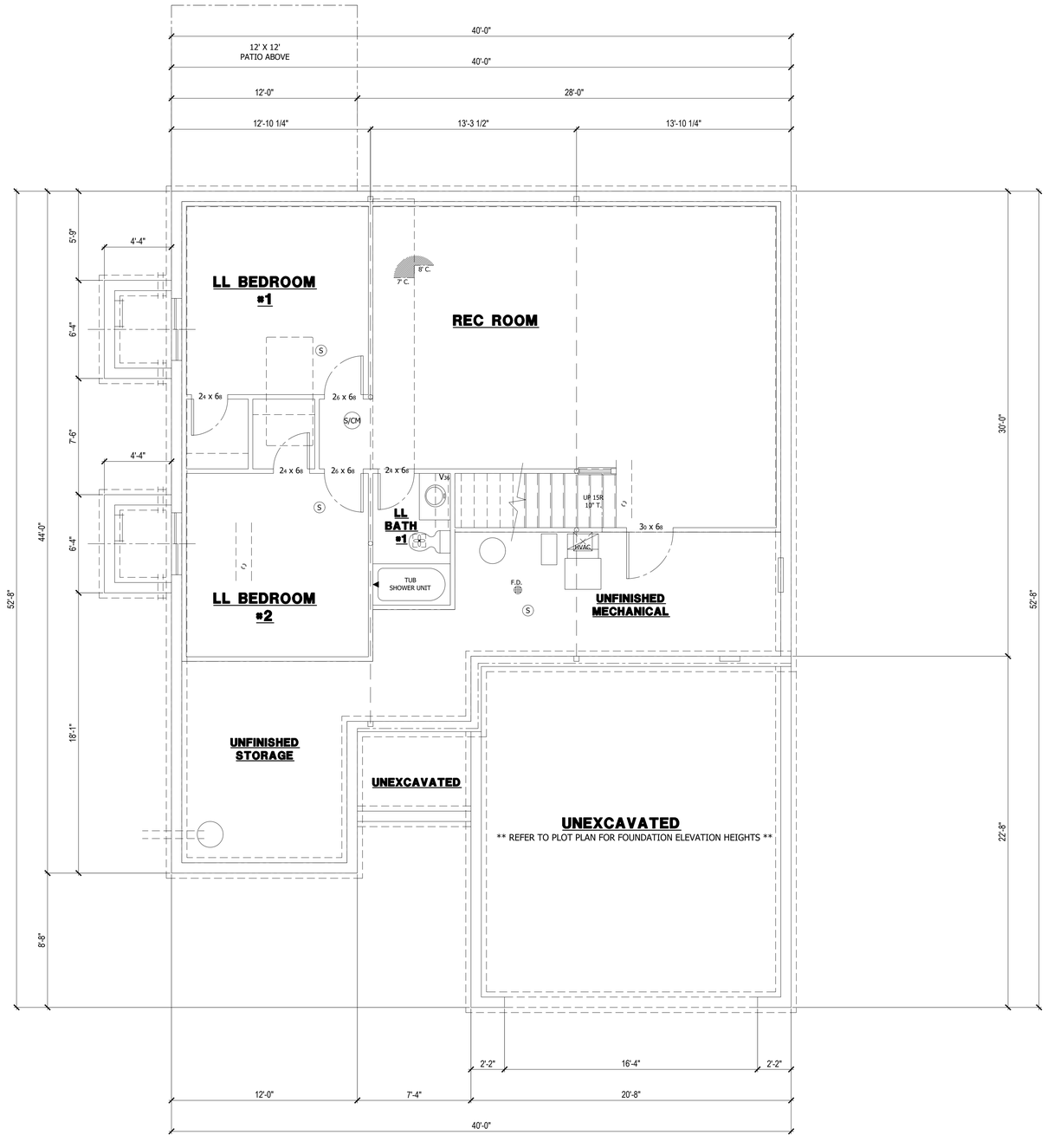
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COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (12)

SHEET NUMBER
C53
53 OF 59



2 CAR

CHARLOTTE 2-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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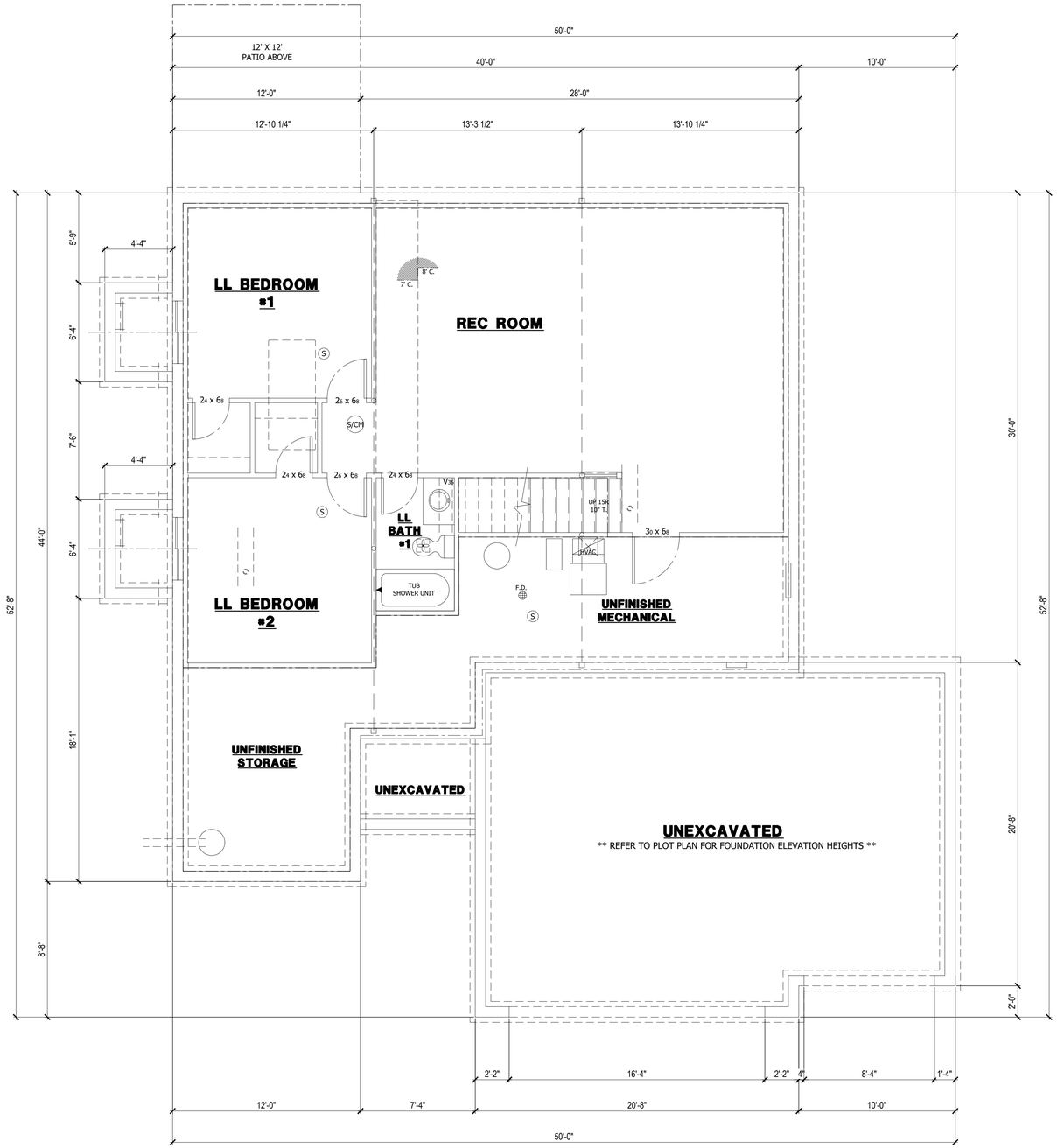
STATE OF MISSOURI
TREVOR A FOX
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PROFESSIONAL ENGINEER
04-24-2023

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SHEET TITLE
LIFESTYLE COLLECTION (13)

SHEET NUMBER
C54
54 OF 59



3 CAR - 50'

CHARLOTTE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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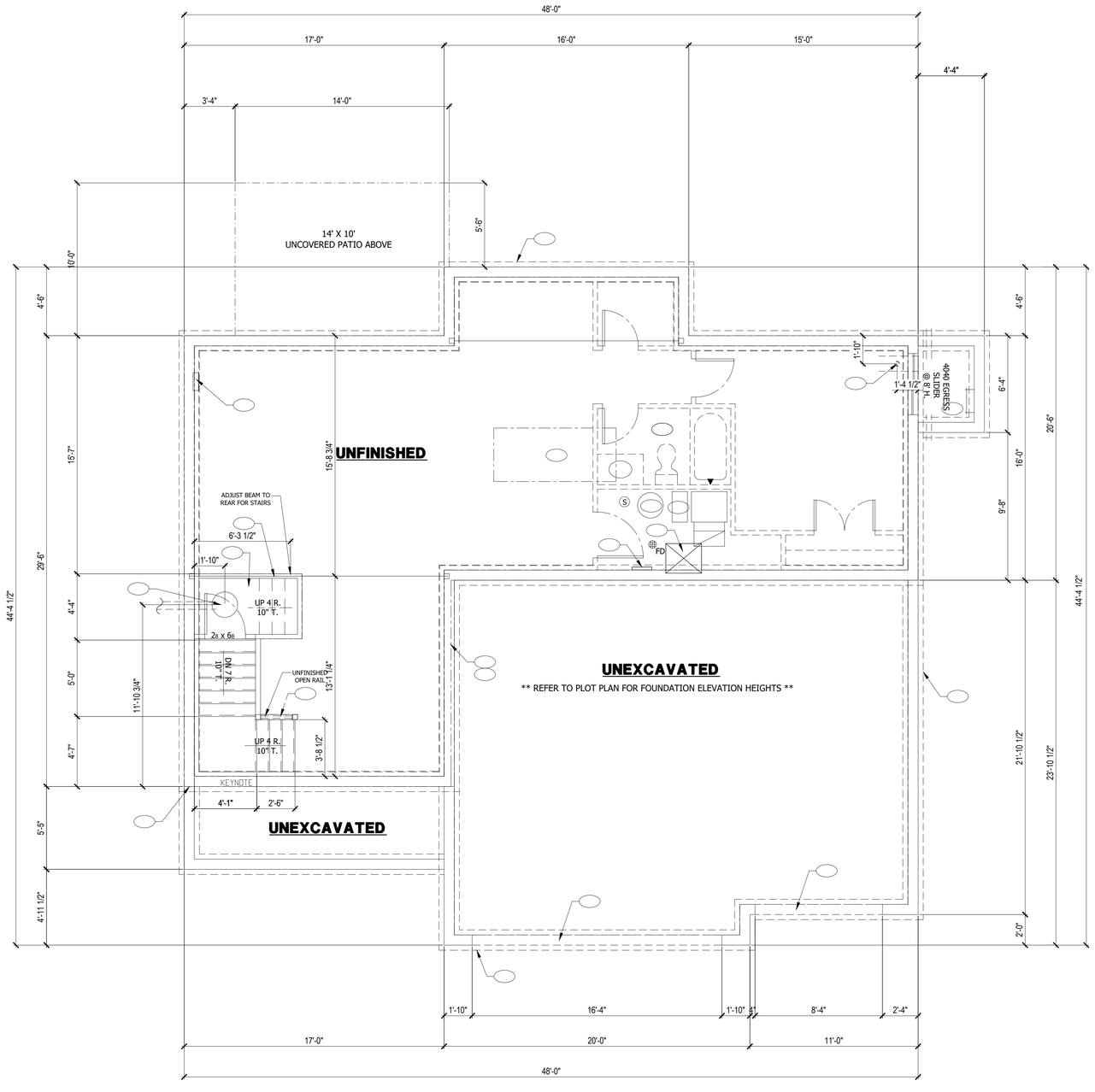
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SHEET TITLE
LIFESTYLE COLLECTION (14)

SHEET NUMBER
C55
55 OF 59

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3 CAR ONLY

SUNFLOWER 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

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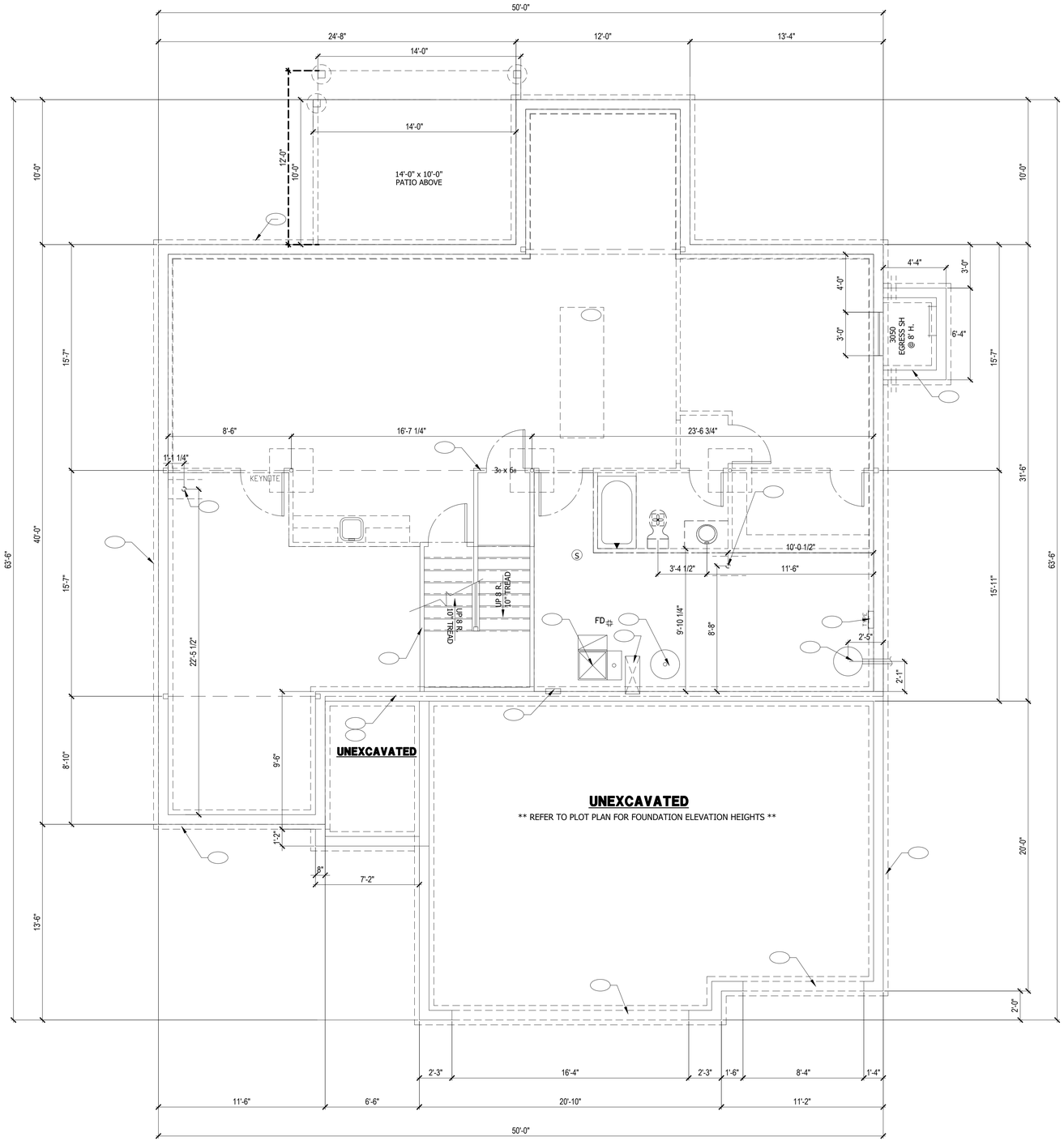
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SHEET TITLE
LIFESTYLE COLLECTION (15)

SHEET NUMBER
C56
56 OF 59



3 CAR ONLY

SHEFFIELD 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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TREVOR A FOX
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PROFESSIONAL ENGINEER

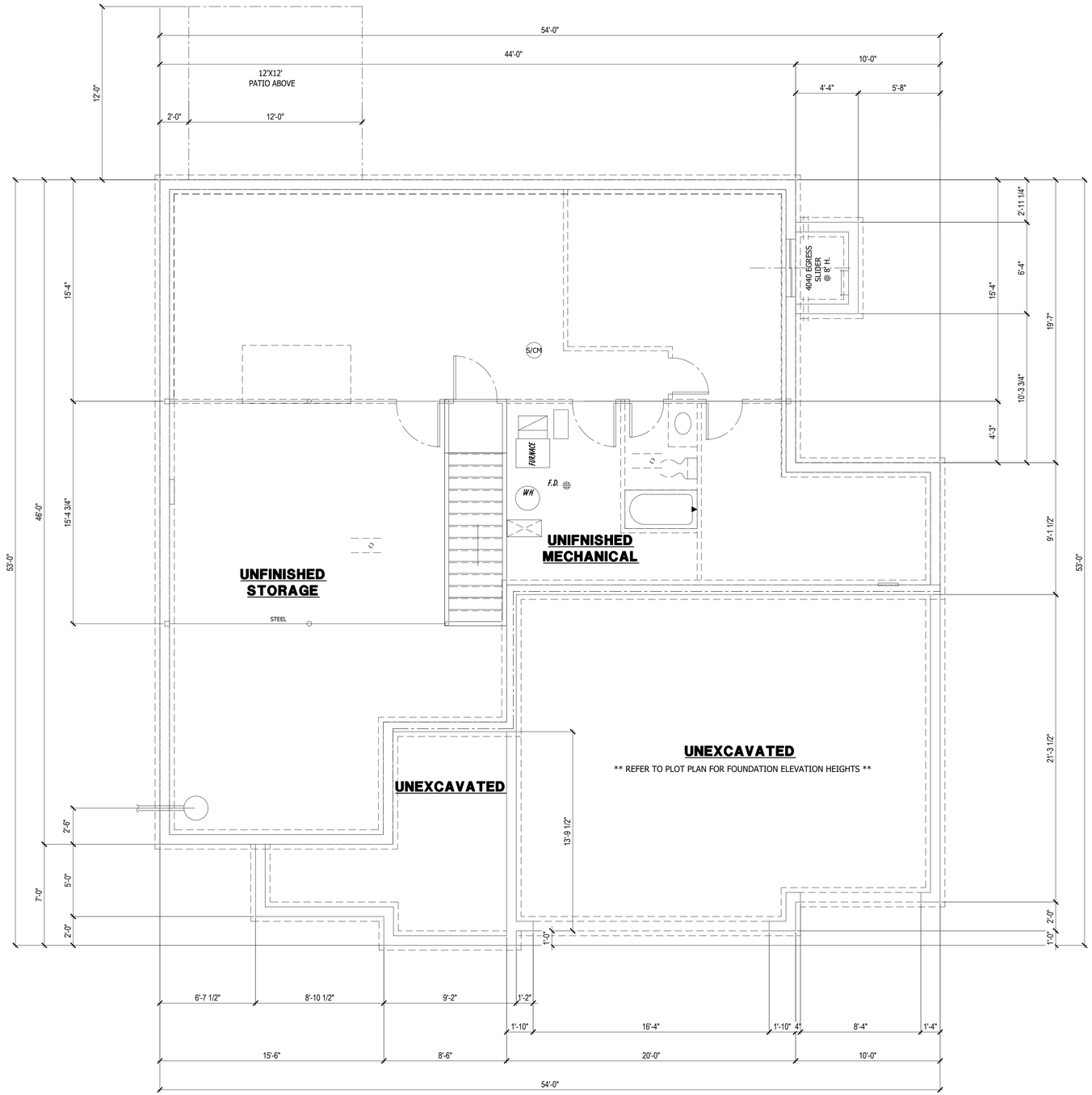
04-24-2023

ISSUED BY: TREVOR FOX
LICENSE NO: PE - 2021009513

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE
LIFESTYLE COLLECTION (16)

SHEET NUMBER
C57
57 OF 59



3 CAR ONLY

CARBONDALE 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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Overland Park, KS 66210
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENTS	4/23/2024

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: TF
ISSUED FOR: FOR REVIEW
ISSUED DATE: 03/22/2024

STATE OF MISSOURI
TREVOR A. FOX
NUMBER PE-2021009513
PROFESSIONAL ENGINEER
04-24-2023

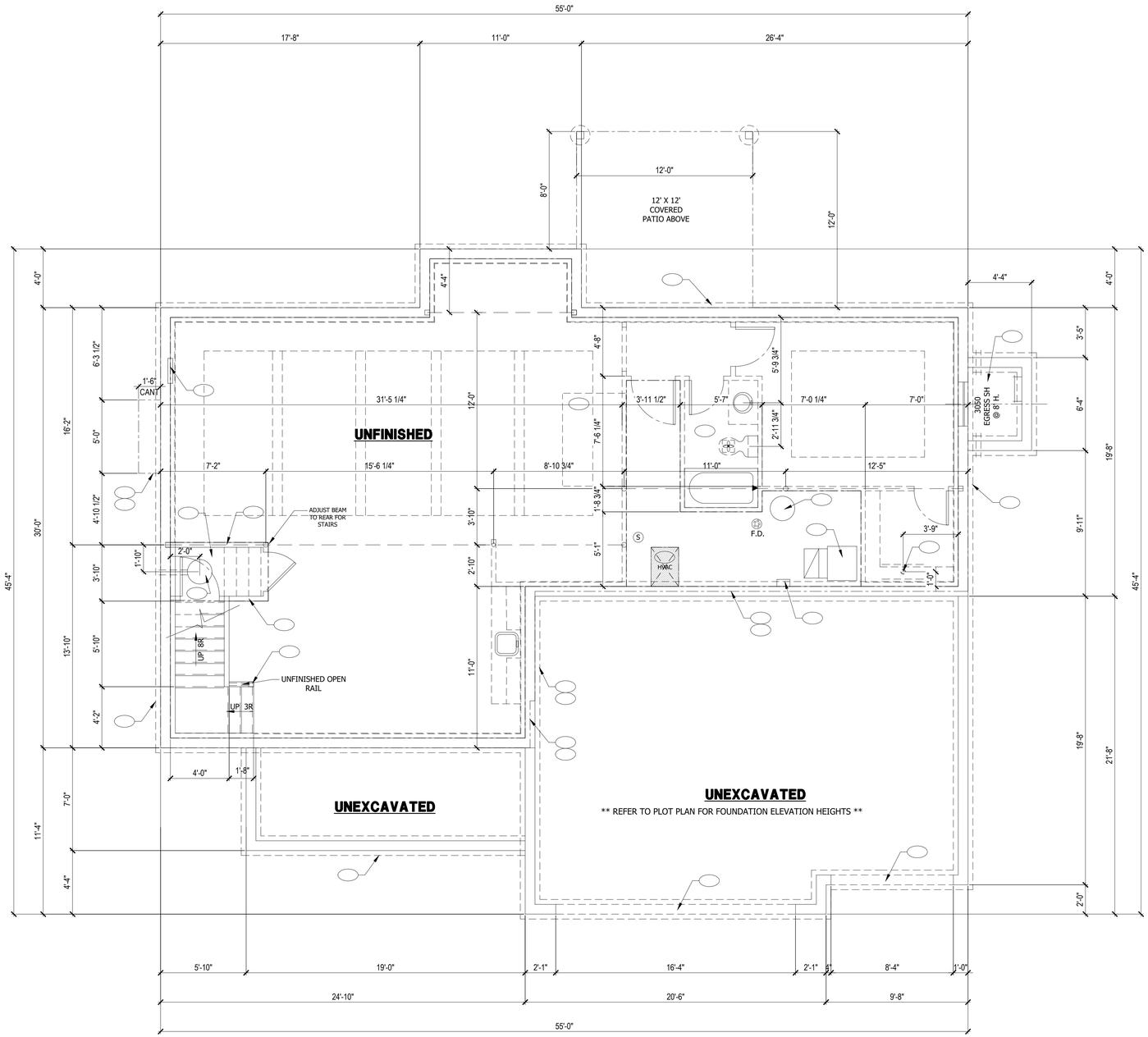
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SHEET TITLE
LIFESTYLE COLLECTION (17)

SHEET NUMBER
C58
58 OF 59

Plotted on: Apr 23, 2024 - 12:35pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\PRELIMINARY DEVELOPMENT PLAN\21KC10060 - SHTS - FOOTPRINTS.dwg Layout: CARBONDALE 3-CAR



3 CAR ONLY

CHARLESTON 3-CAR
FIRST FLOOR PLAN
1/4" = 1'-0"

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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REVISIONS

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DRAWING INFORMATION

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STATE OF MISSOURI
TREVOR A. FOX
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PROFESSIONAL ENGINEER
04-24-2023

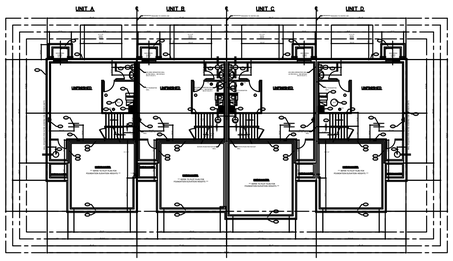
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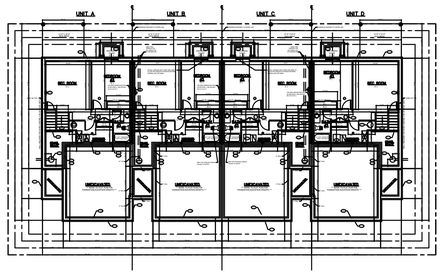
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SHEET NUMBER
C59
59 OF 59

JUNEAU TOWNHOME

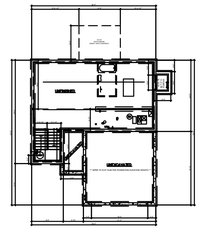


EMERALD TOWNHOME



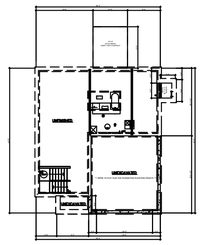
MARMALADE

2 CAR



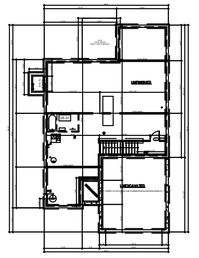
BASSWOOD

2 CAR



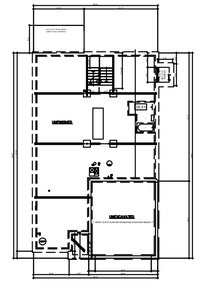
TUPELO

2 CAR

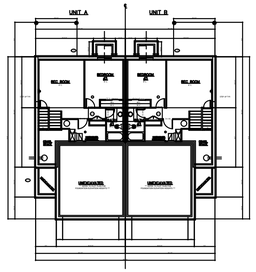


WILDFLOWER

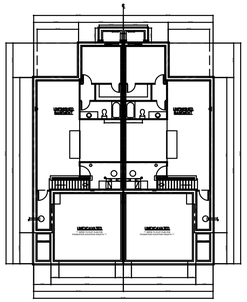
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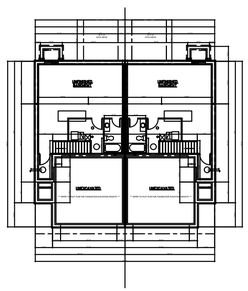
TWIN EMERALD



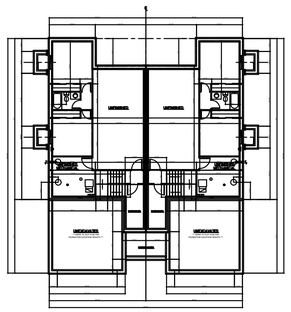
TWIN SIENNA



TWIN HONEYDEW

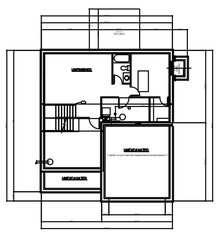


TWIN COBALT



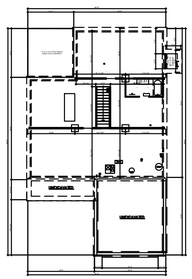
WINFIELD

2 CAR



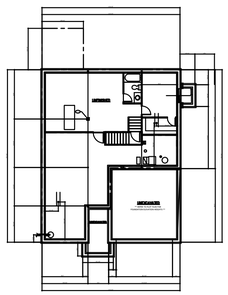
HEATHER

2 CAR



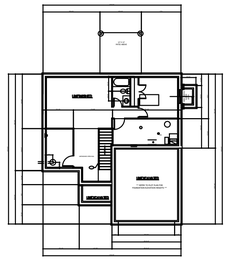
WESTPORT

2 CAR

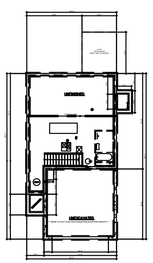


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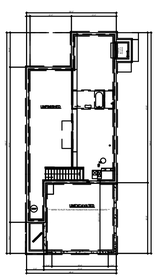
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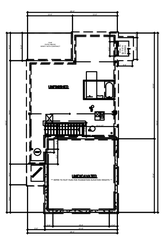
HONEYDEW



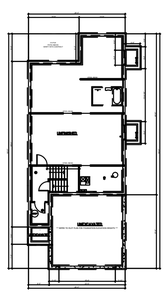
SIENNA



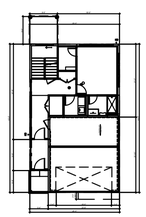
SAFFRON



COBALT

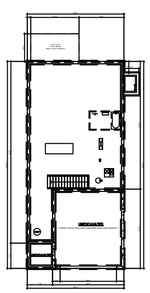


FINCH

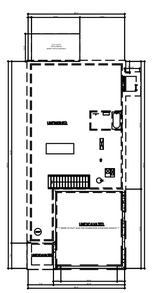


SLAB ON GRADE ONLY

STARLING

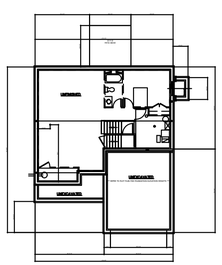


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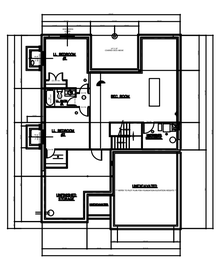
RIVERSIDE

2 CAR



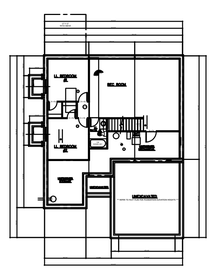
SOMERSET

2 CAR



CHARLOTTE

2 CAR



CPG DBA

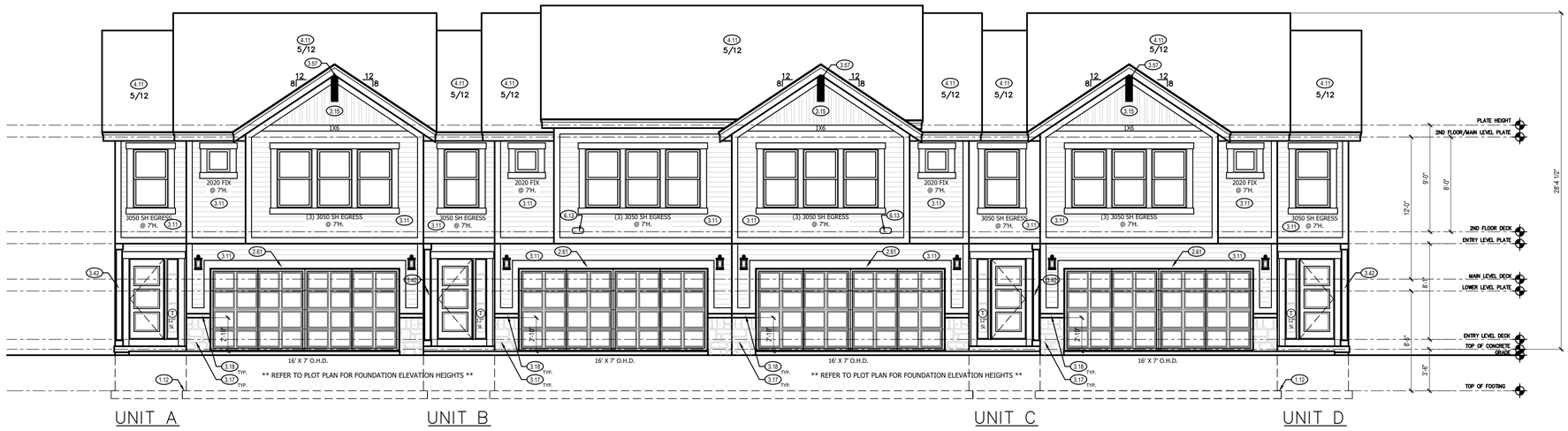
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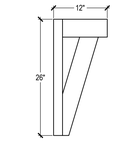
COBEY CREEK
PHASE 2 & 3
PDP SUBMITTAL

ISSUE DATE:
04.21.24

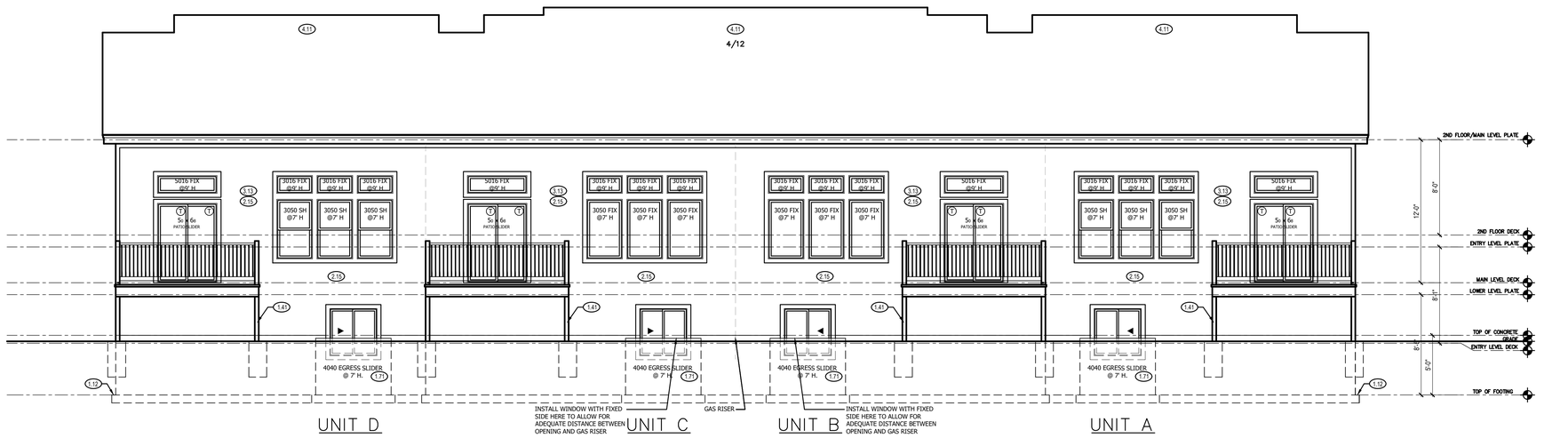


UNIT A UNIT B UNIT C UNIT D

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



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



UNIT D UNIT C UNIT B UNIT A

REAR ELEVATION 2
SCALE: 3/16" = 1'-0"

FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

1.41 4X4 CEDAR POST

2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 7/16" ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.

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 VENEER

3.18 CAST STONE CAP

3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

3.57 26"X6" CEDAR BRACKET, RE: 3/A1

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.

6.13 FURNACE VENT.

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

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION FLOOR PLAN
A4. MAIN LEVEL PLAN
A5. UPPER LEVEL PLAN
A6. ROOF PLAN

SQUARE FOOTAGE TABLE		
FINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
MAIN LEVEL	692	2768
UPPER LEVEL	646	2584
LOWER LEVEL	463	1852
TOTAL	1801	7204
UNFINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
GARAGE	434	1736
LOWER LEVEL	63	252
DECK	72	288

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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clover & hive
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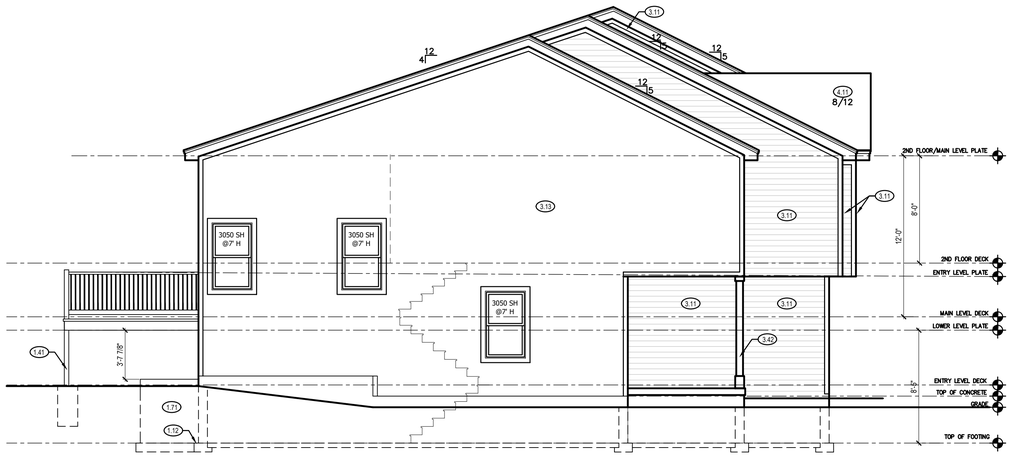
EMERALD
MASTER PLAN

PROFESSIONAL SEAL:

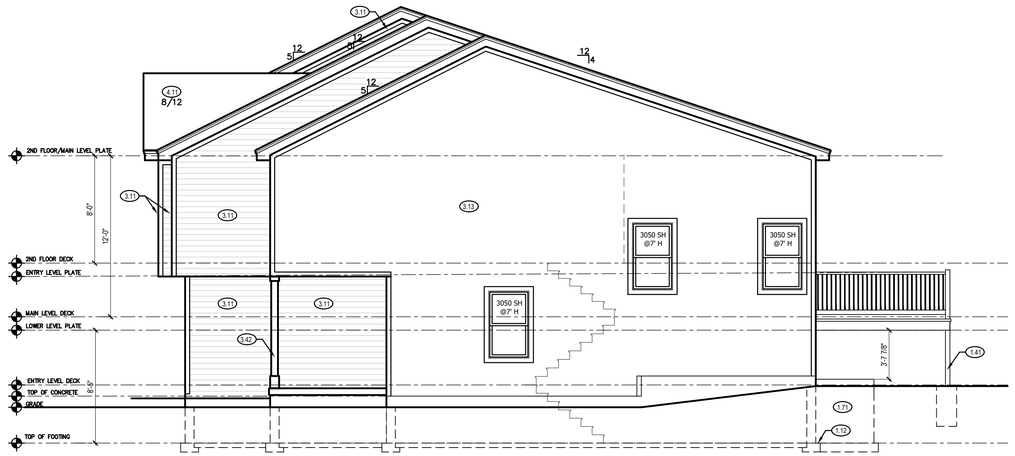
VERSION #:
V1.6

ISSUE DATE:
11.15.2023

SHEET NUMBER:
A1.0



UNIT A



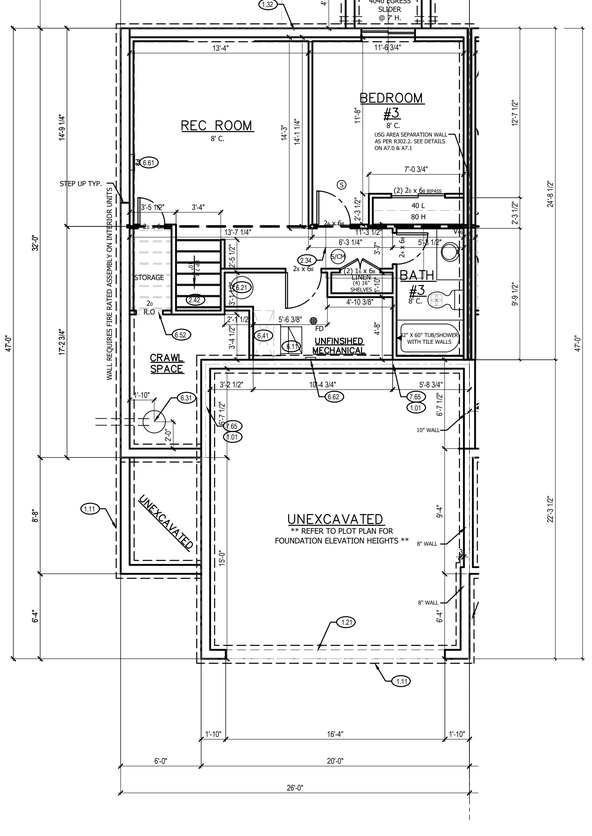
UNIT D

LEFT ELEVATION 1

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

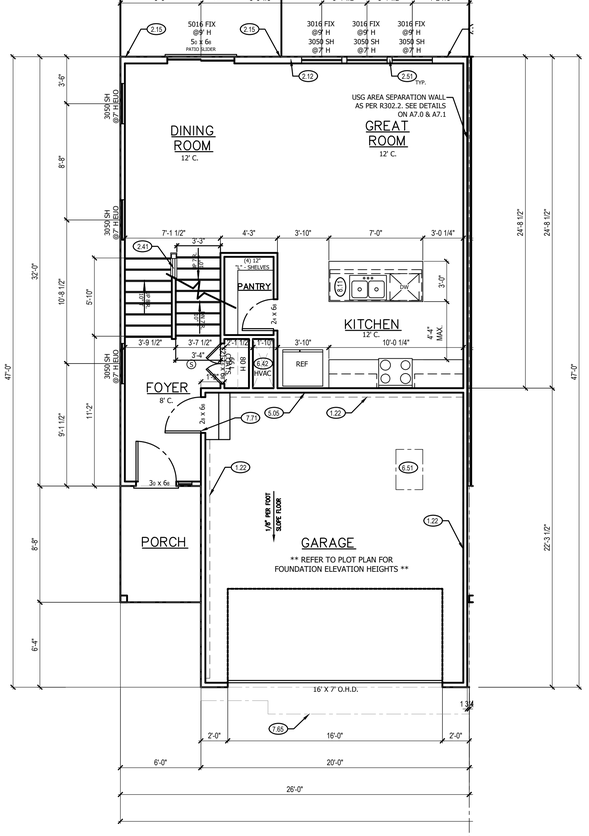
RIGHT ELEVATION 2

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



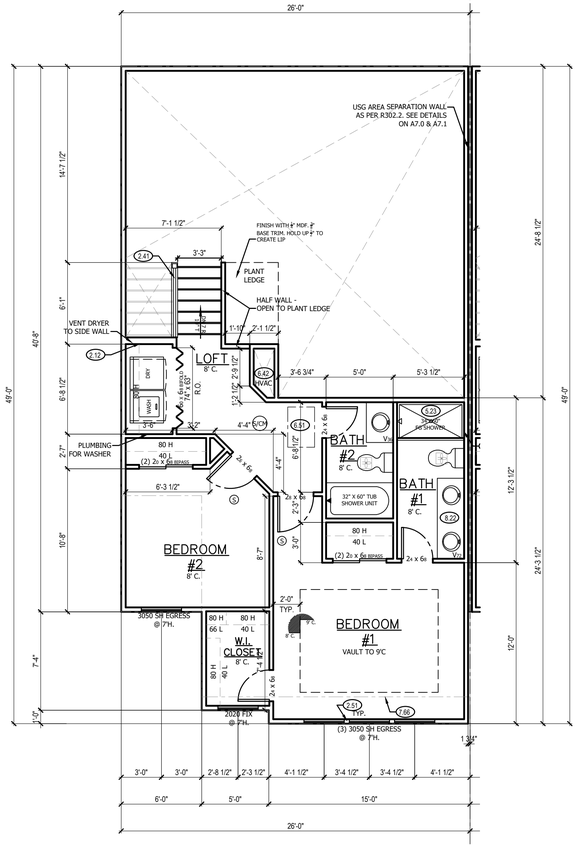
EXTERIOR UNIT A - LOWER LEVEL 3

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"

LEFT & RIGHT SIDE ELEVATION NOTES

1.12	TOP OF FOOTING DEPTH DETERMINED PER SITE.
1.41	6X6 CEDAR POST
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.
3.42	6X6 CEDAR POST. 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.
5.23	34"X60" FIBERGLASS SHOWER. SEE PRICE SUMMARY.

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.

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ADDRESS:

EMERALD
MASTER PLAN

PROFESSIONAL SEAL:

VERSION #:
V1.6

ISSUE DATE:
11.15.2023

SHEET NUMBER:
A2.0



FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL
E4.0	ELECTRICAL PLAN - UPPER LEVEL

REFERENCE KEYNOTES

01 - FOUNDATION

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03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

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04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	821
	UPPER LEVEL	1246
		2066
UNFINISHED	FRONT PORCH	76
	GARAGE	675
	LOWER LEVEL - UNFINISHED	743
	PATIO	120
		1614
		3681

GENERAL NOTES - ELEVATIONS

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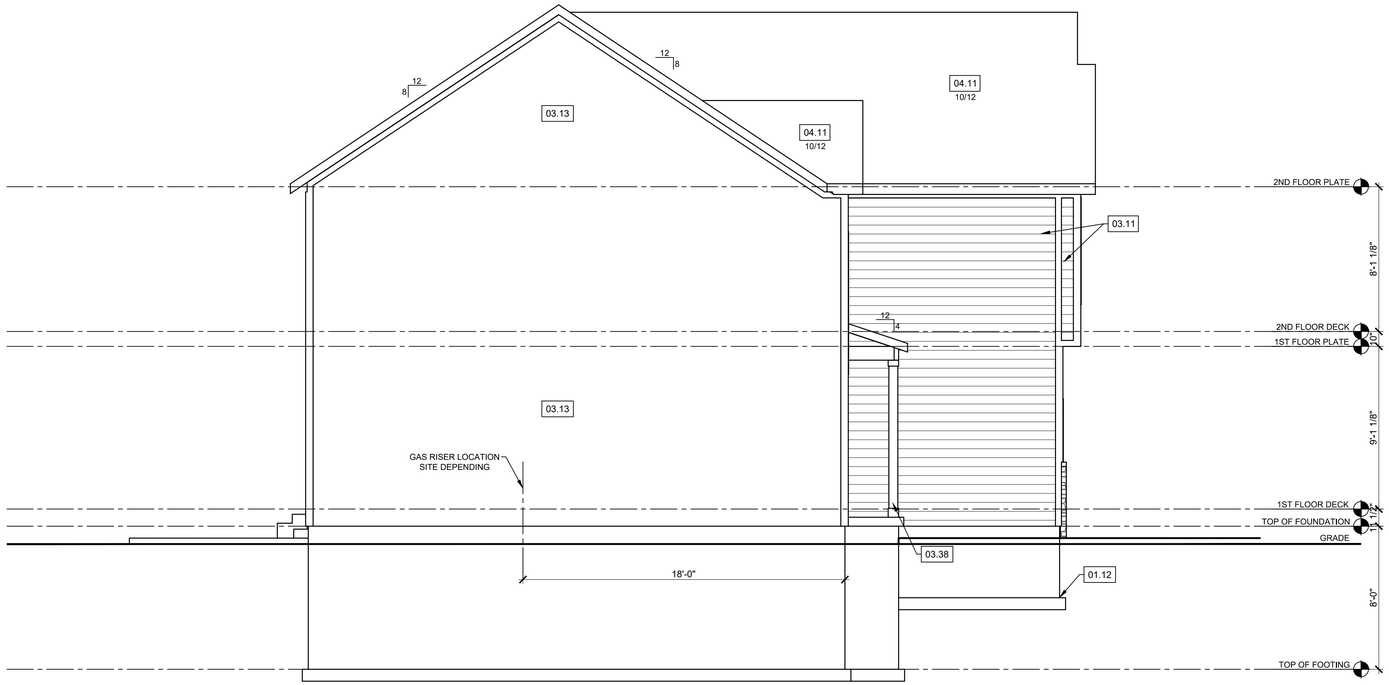
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MARMALADE - FARMHOUSE
MARMALADE

PROFESSIONAL SEAL:

VERSION:
R5.02X6

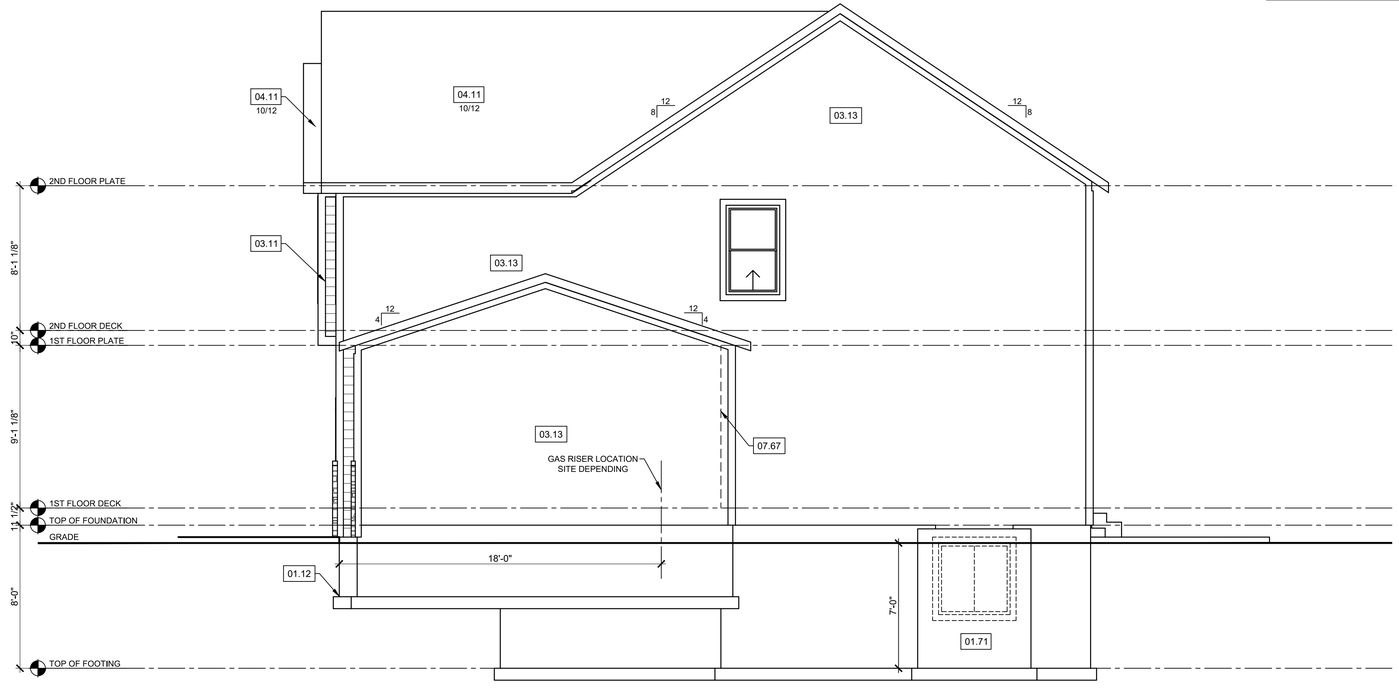
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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MARMALADE - FARMHOUSE
MARMALADE

PROFESSIONAL SEAL:

VERSION:
R5.02X6

ISSUE DATE:
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SHEET NUMBER:
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FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A2.1	LOWER LEVEL PLAN
A3.0	MAIN FLOOR PLAN
A3.1	UPPER LEVEL PLAN
A4.0	ROOF PLAN
E1.0	LOWER LEVEL ELECTRICAL PLAN
E2.0	MAIN FLOOR ELECTRICAL PLAN
E2.1	UPPER LEVEL ELECTRICAL PLAN

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07.67 - BACK WALL OF GARAGE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN FLOOR	970
	UPPER LEVEL	1281
		2251
UNFINISHED	FRONT PORCH	46
	GARAGE	466
	LOWER LEVEL - UNFINISHED	826
	PATIO	120
		1458
		3709

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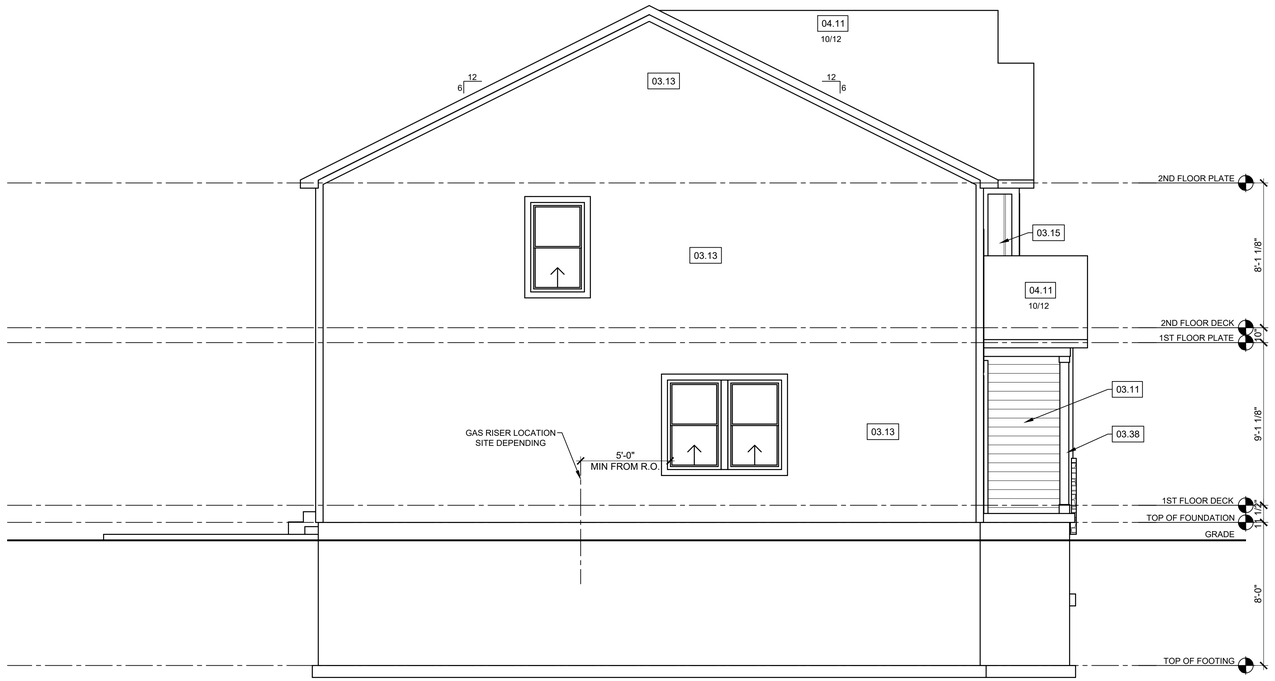
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BASSWOOD - ----
BASSWOOD

PROFESSIONAL SEAL:

VERSION:
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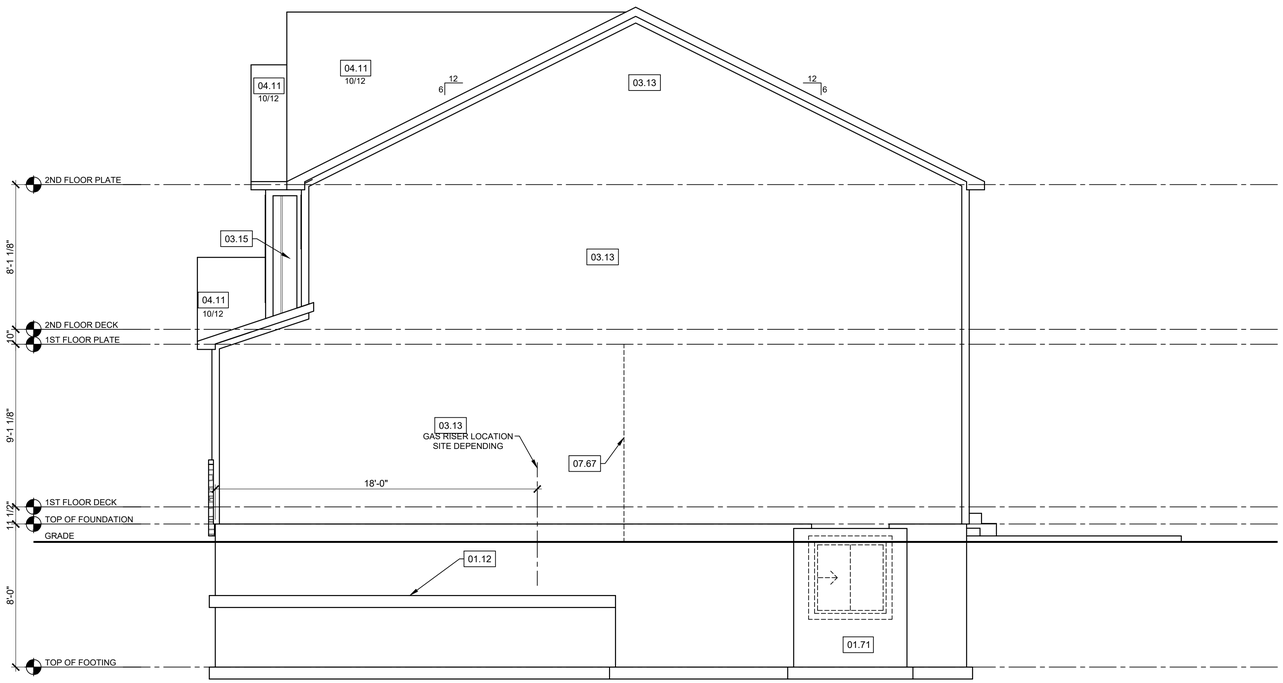
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3/25/2024

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LEFT ELEVATION

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



RIGHT ELEVATION

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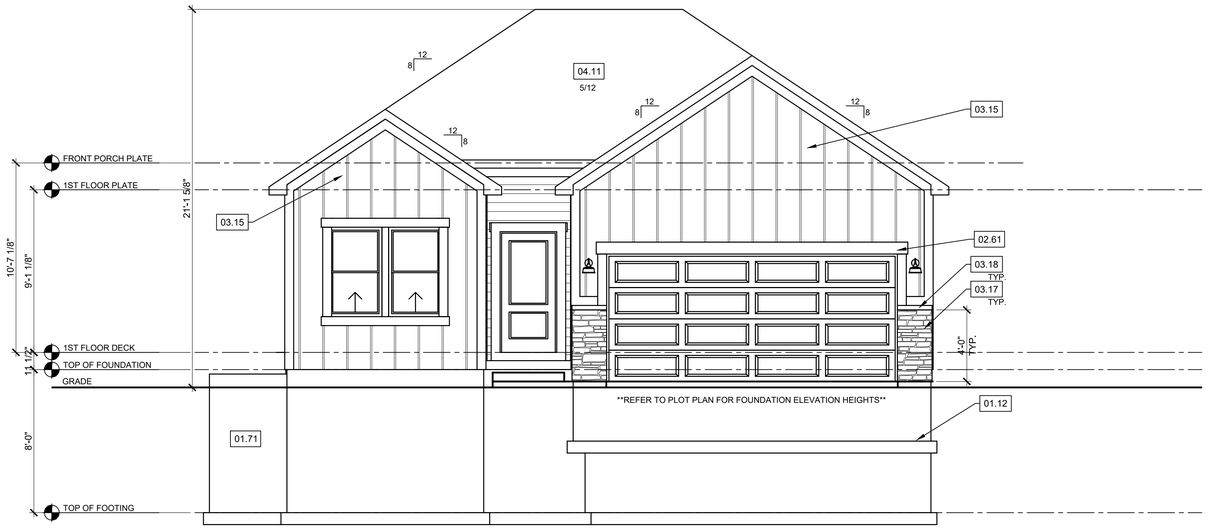
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BASSWOOD - ----
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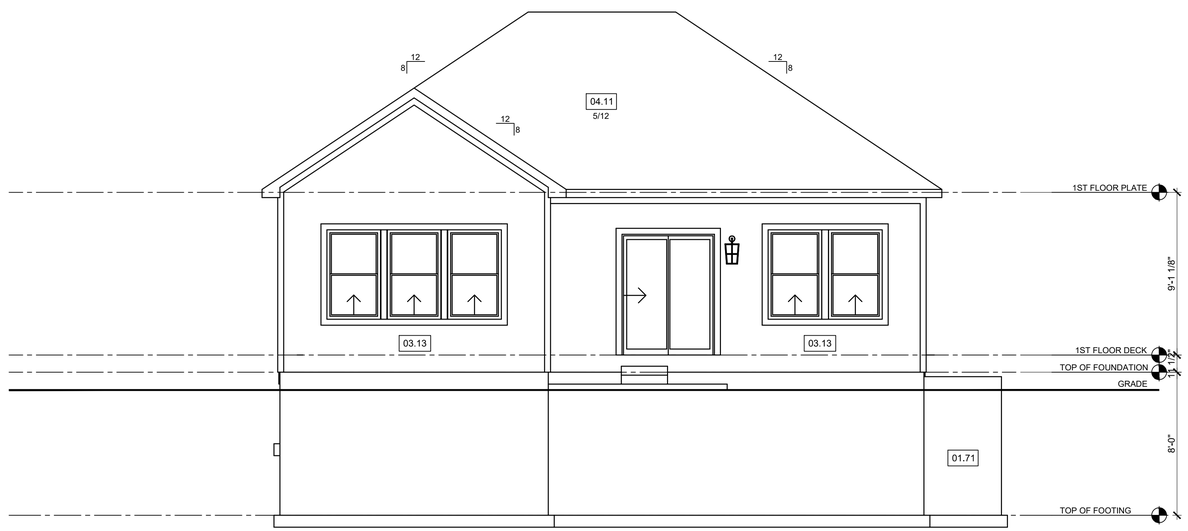
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FRONT ELEVATION

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PLAN INDEX:	
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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1361
	STAIRS TO LOWER LEVEL - FINISHED	33
		1394
UNFINISHED	FRONT PORCH	35
	GARAGE	437
	LOWER LEVEL - UNFINISHED	1173
	PATIO	120
		1766
		3159

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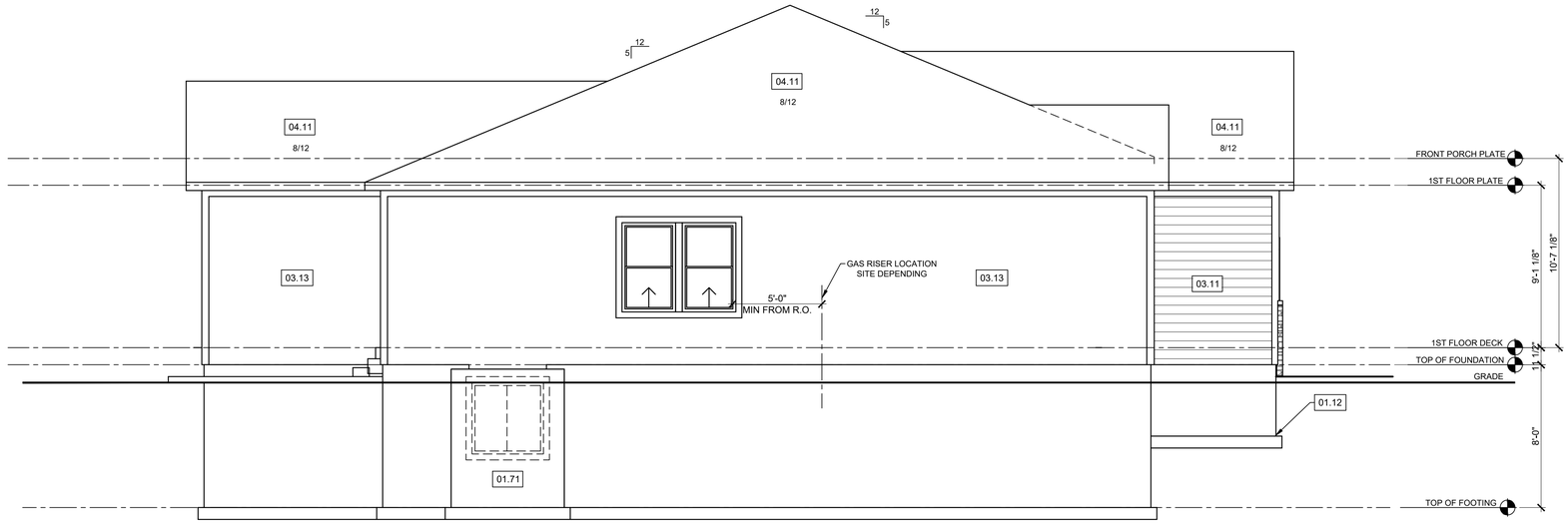
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TUPELO - FARMHOUSE
TUPELO

PROFESSIONAL SEAL:

VERSION:
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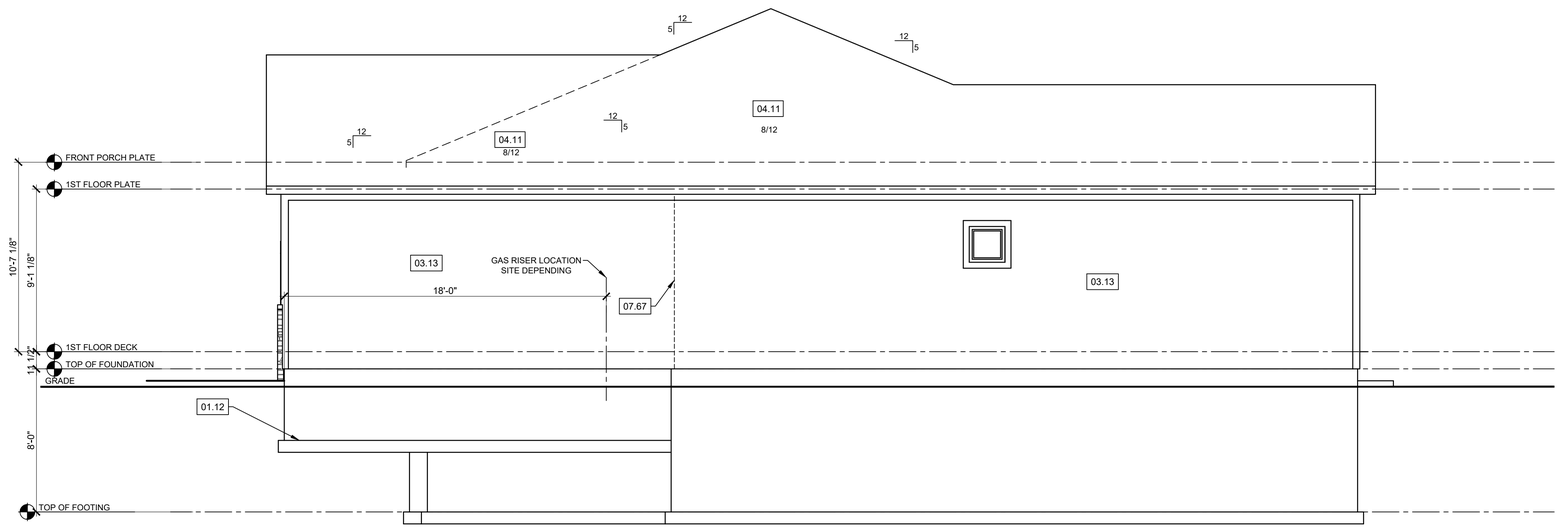
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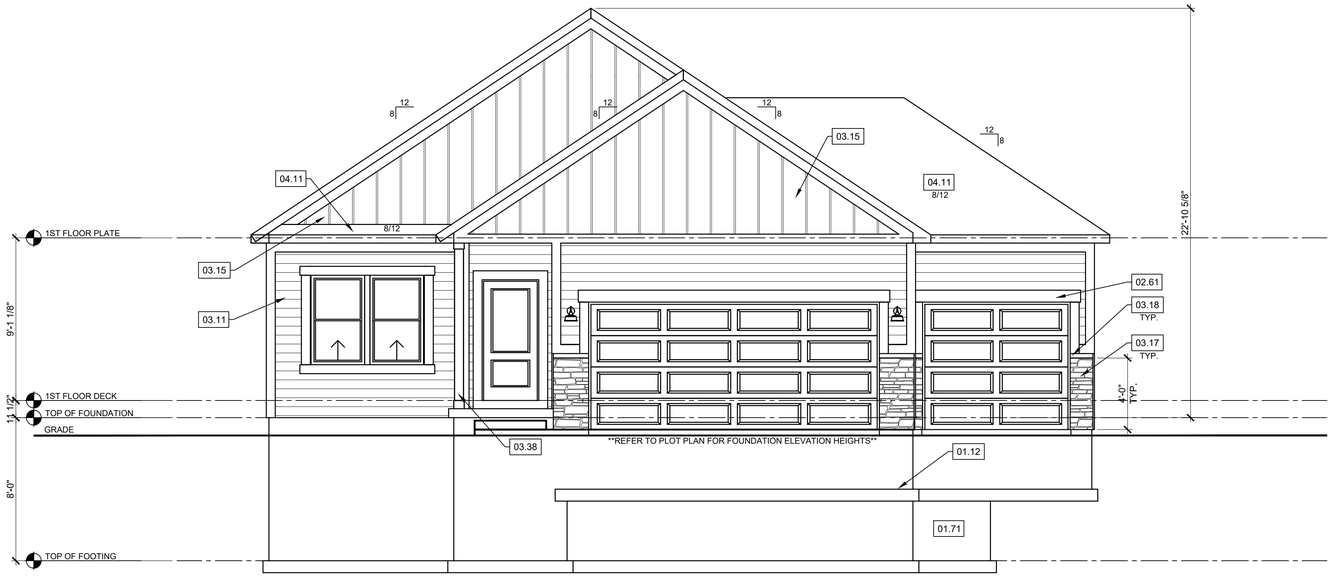
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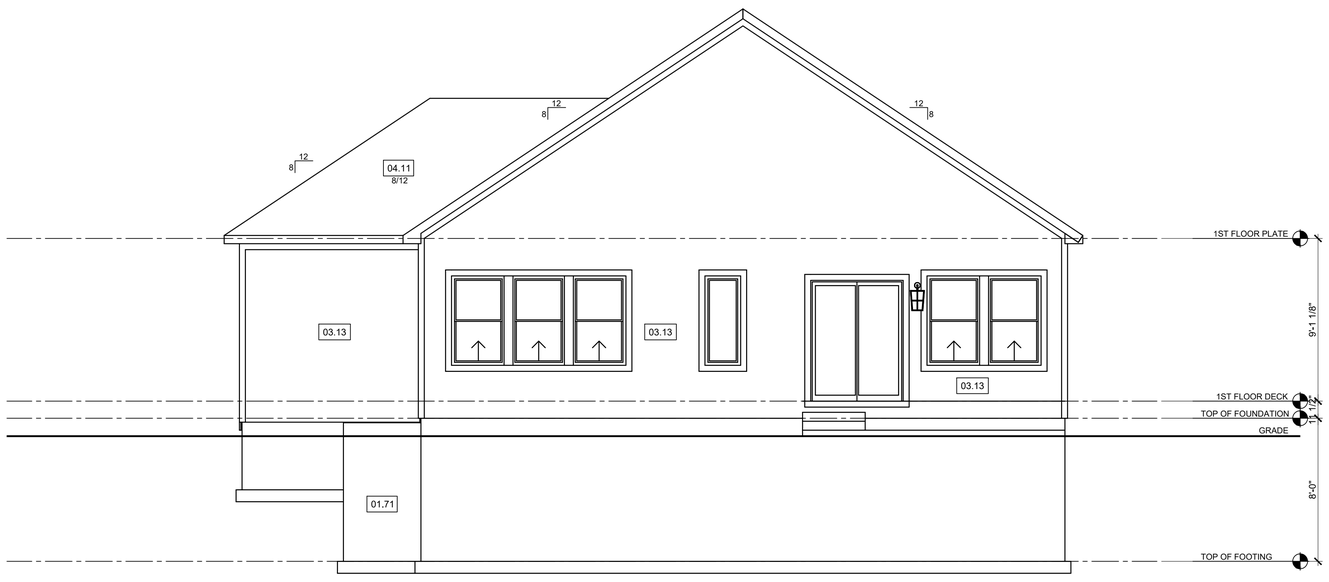
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TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1636
	STAIRS TO LOWER LEVEL - FINISHED	13
		1649
UNFINISHED	3 CAR GARAGE	659
	FRONT PORCH	36
	LOWER LEVEL - UNFINISHED	1428
	PATIO	117
		2241
		3890

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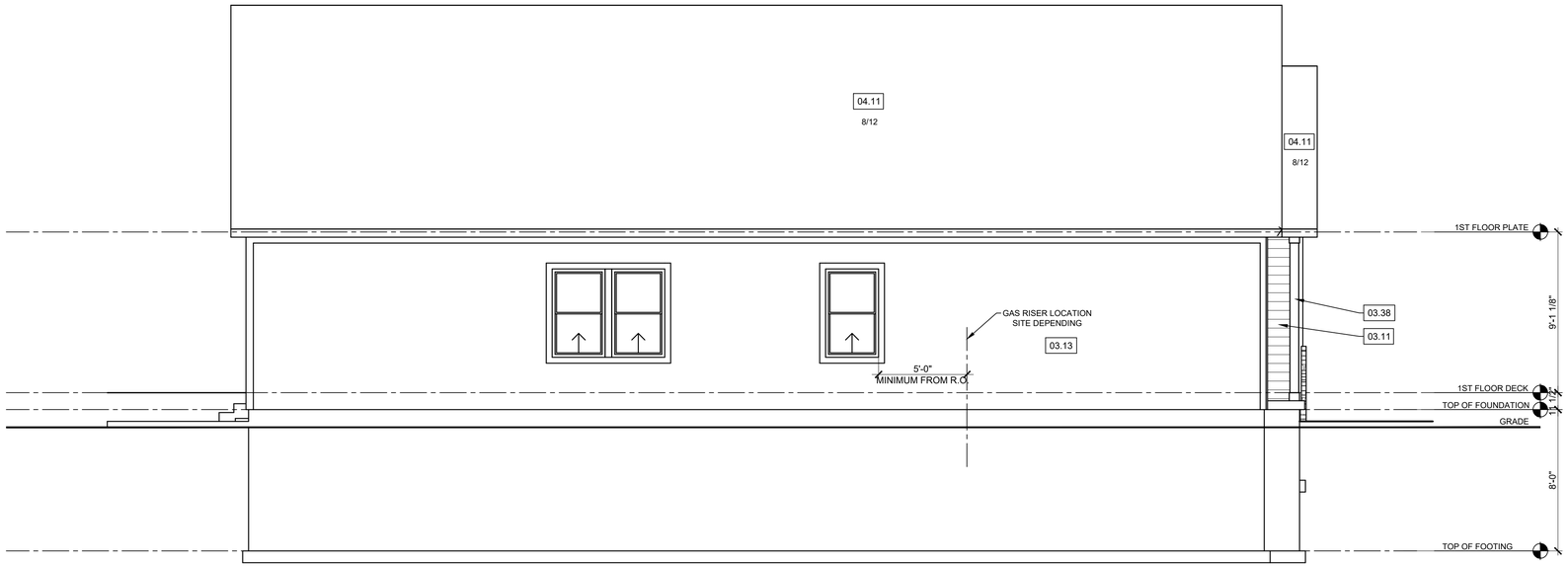
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FLOWER - FARMHOUSE
WILDFLOWER

PROFESSIONAL SEAL:

VERSION:
R5.02X6

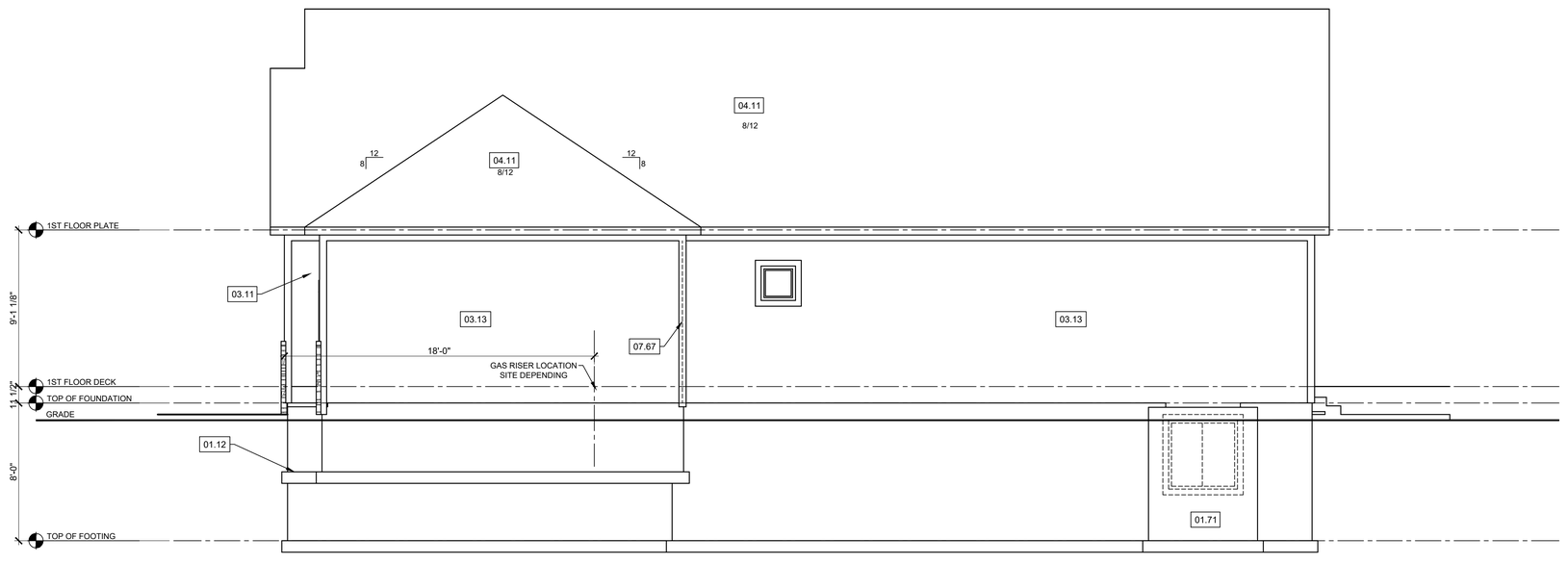
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2/20/2024

SHEET NUMBER:
A1.0



LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.11 - LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

03.13 - LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

GENERAL NOTES - ELEVATIONS

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.

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ADDRESS:

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---, Lot ---
WILDFLOWER - FARMHOUSE
WILDFLOWER

PROFESSIONAL SEAL:

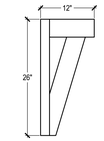
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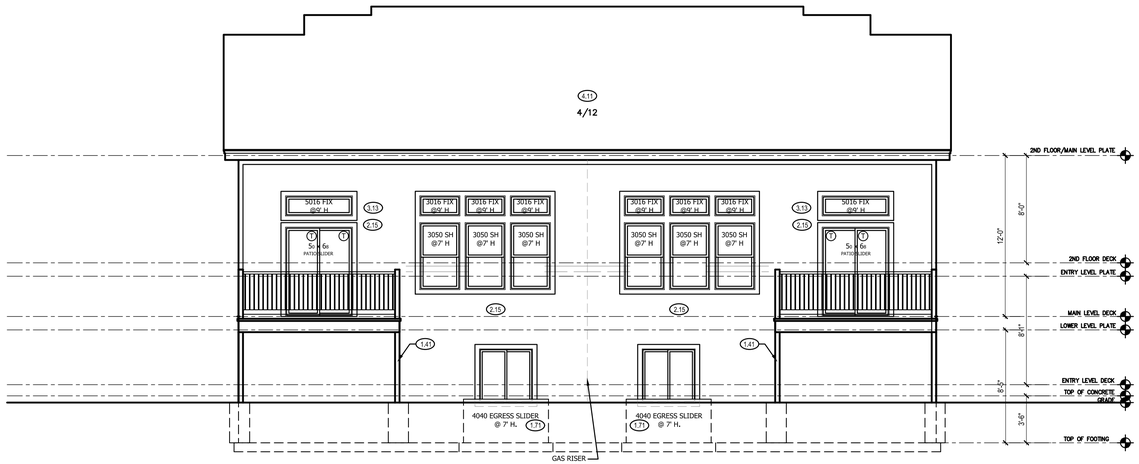
SHEET NUMBER:
A1.1



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



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



REAR ELEVATION 2
SCALE: 3/16" = 1'-0"

FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

1.41 4X4 CEDAR POST

2.15 ENTIRE REAR WALL TO BE DOUBLE WALL CONSTRUCTION. 7/16" ZIP PANELS AS 1ST LAYER OF STRUCTURAL SHEATHING.

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 VENEER

3.18 CAST STONE CAP

3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

3.57 26"X6" CEDAR BRACKET, RE: 3/A1

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.

6.13 FURNACE VENT.

GENERAL NOTES

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SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION FLOOR PLAN
A4. MAIN LEVEL PLAN
A5. UPPER LEVEL PLAN
A6. ROOF PLAN

SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
MAIN LEVEL	692	1384
UPPER LEVEL	646	1292
LOWER LEVEL	463	926
TOTAL	1801	3602

UNFINISHED SQUARE FOOTAGE		
	PER UNIT	TOTAL
GARAGE	434	868
LOWER LEVEL	63	126
DECK	72	144

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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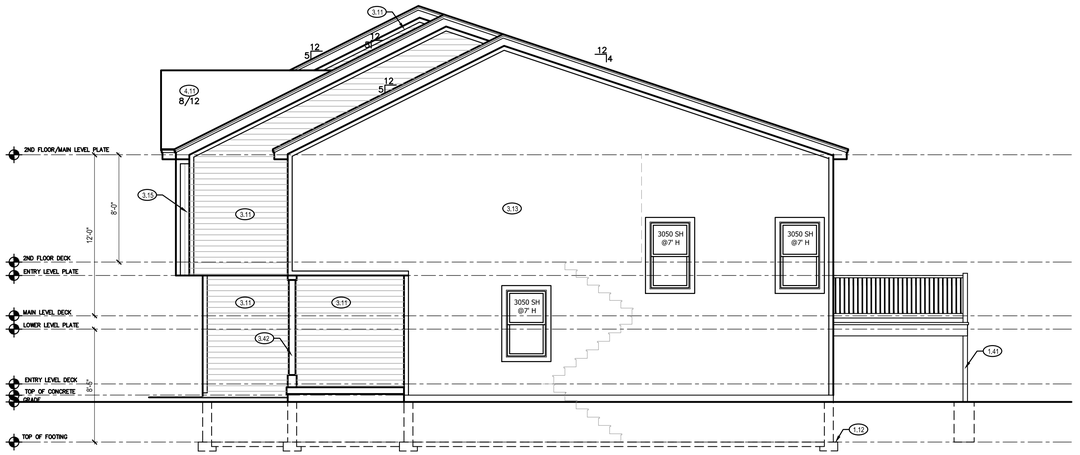
TWIN EMERALD
MASTERPLAN

PROFESSIONAL SEAL:

VERSION #:
V1.0

ISSUE DATE:
07.27.2023

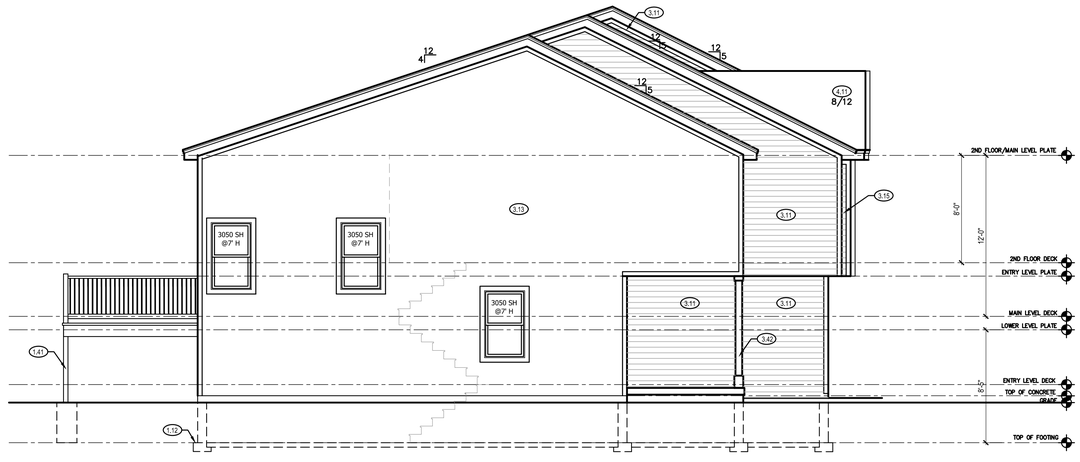
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UNIT D

RIGHT ELEVATION (2)

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



UNIT D

LEFT ELEVATION (2)

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

LEFT & RIGHT SIDE ELEVATION NOTES

1.12	TOP OF FOOTING DEPTH DETERMINED PER SITE.
1.41	6X6 CEDAR POST
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
3.42	6X6 CEDAR POST. 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.
5.23	34"X60" FIBERGLASS SHOWER. SEE PRICE SUMMARY.

GENERAL NOTES

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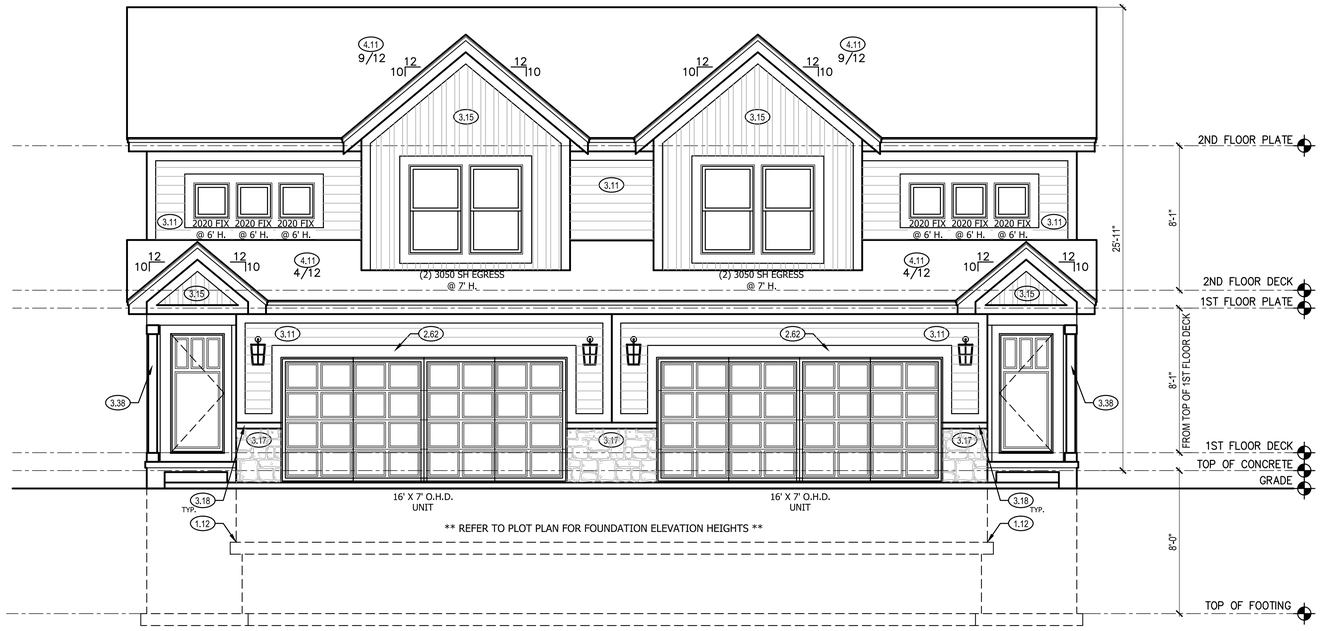
TWIN EMERALD
MASTERPLAN

PROFESSIONAL SEAL:

VERSION #:
V1.0

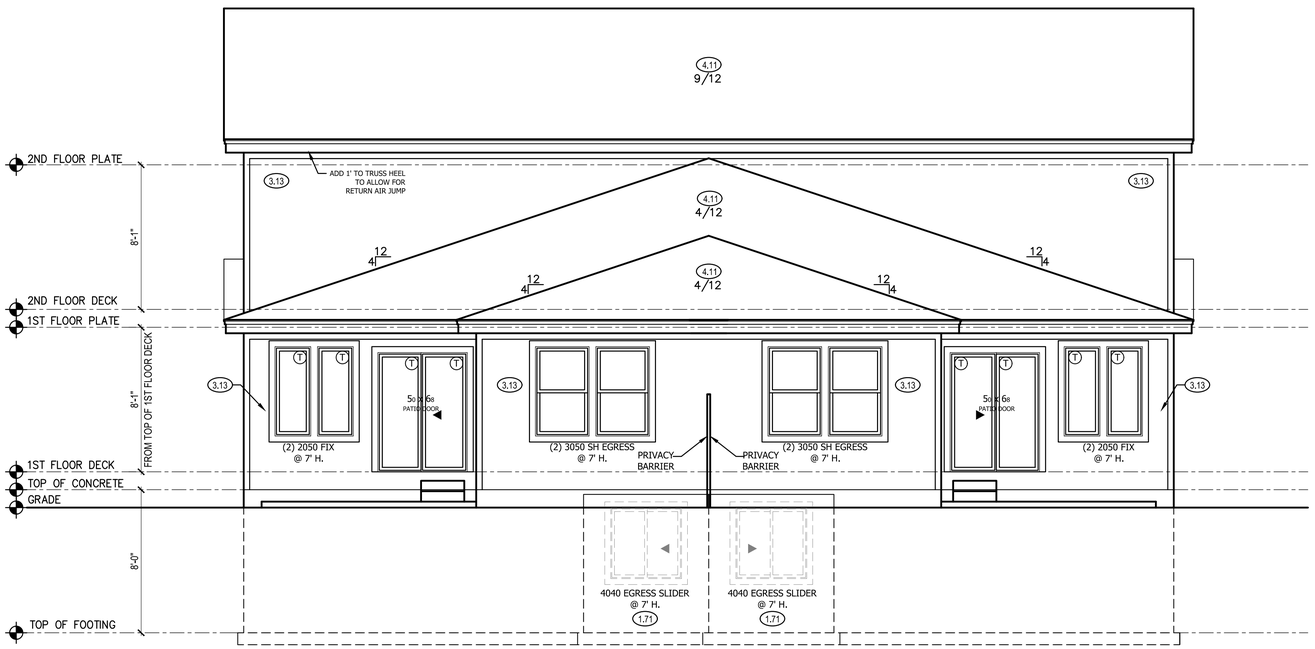
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07.27.2023

SHEET NUMBER:
A2.0



FRONT ELEVATION A (2)

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



REAR ELEVATION (1)

SCALE: 1/4" = 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.

2.62 DOUBLED 1X8 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.

3.15 BOARD AND BATTEN

3.17 MANUFACTURED STONE VENEER

3.18 CAST STONE CAP

3.38 6X6 CEDAR POST. 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.

GENERAL NOTES

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A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. UPPER LEVEL PLAN
A6. ROOF PLAN

FINISHED	PER UNIT	TOTAL
MAIN FLOOR	1065	2130
UPPER LEVEL	432	864
FINISHED STAIRS TO LOWER LEVEL	0	0
TOTAL	1497	2994
UNFINISHED		
LOWER LEVEL - UNFINISHED	964	1928
PATIO	120	240
GARAGE	421	842

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	BFS	N/A

REVISIONS

NO.	DATE	DESCRIPTION
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2		
3		
4		

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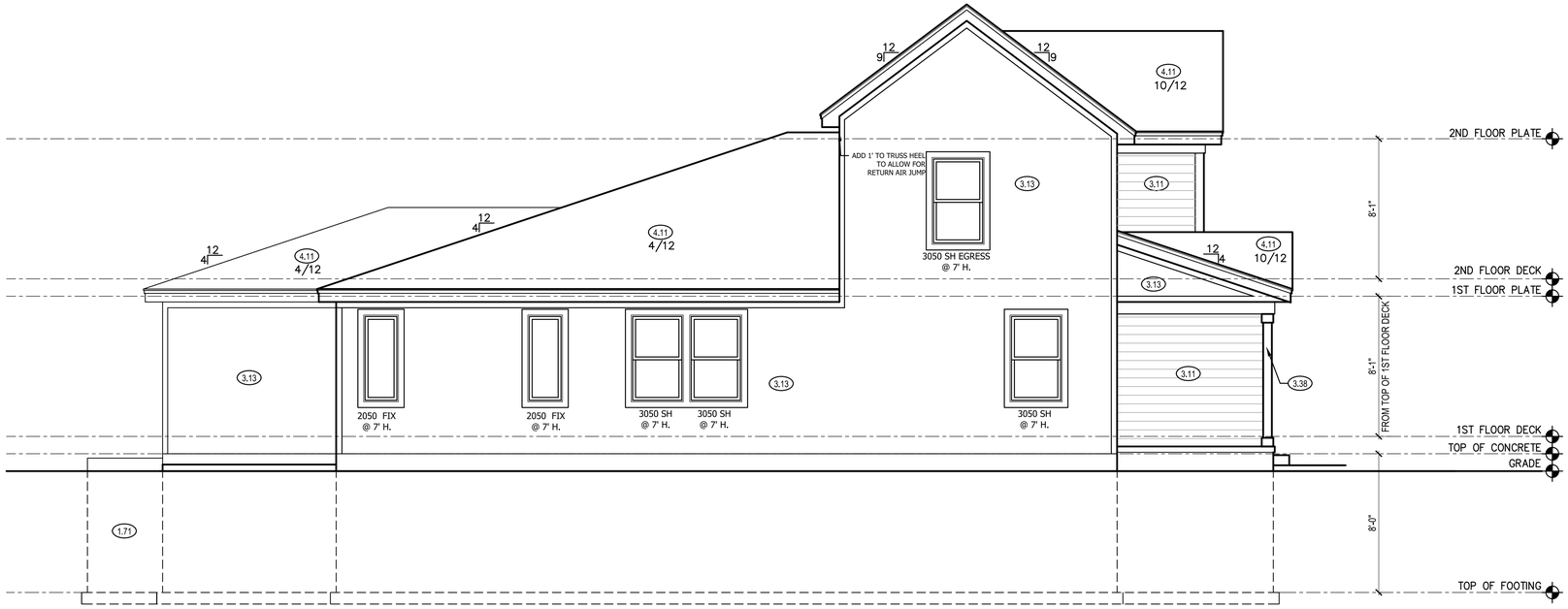
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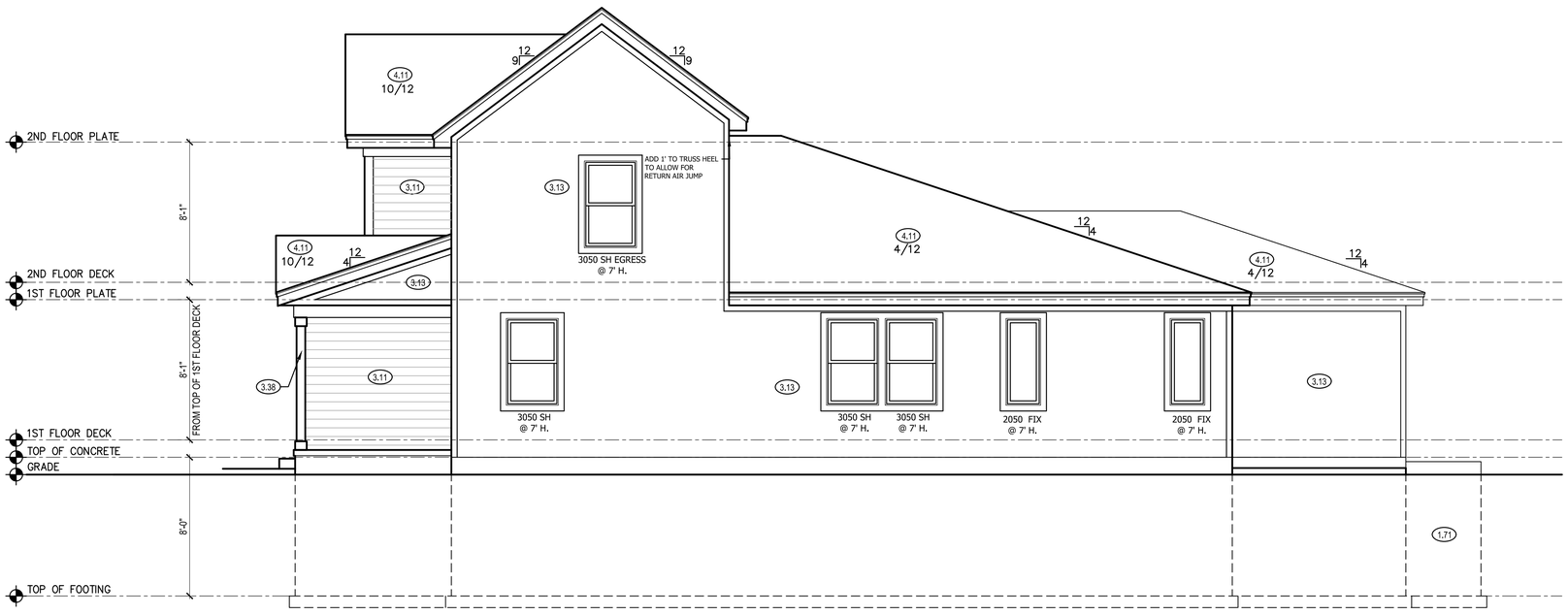
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LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

FRONT & REAR ELEVATION NOTES

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.

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MASTER PLAN

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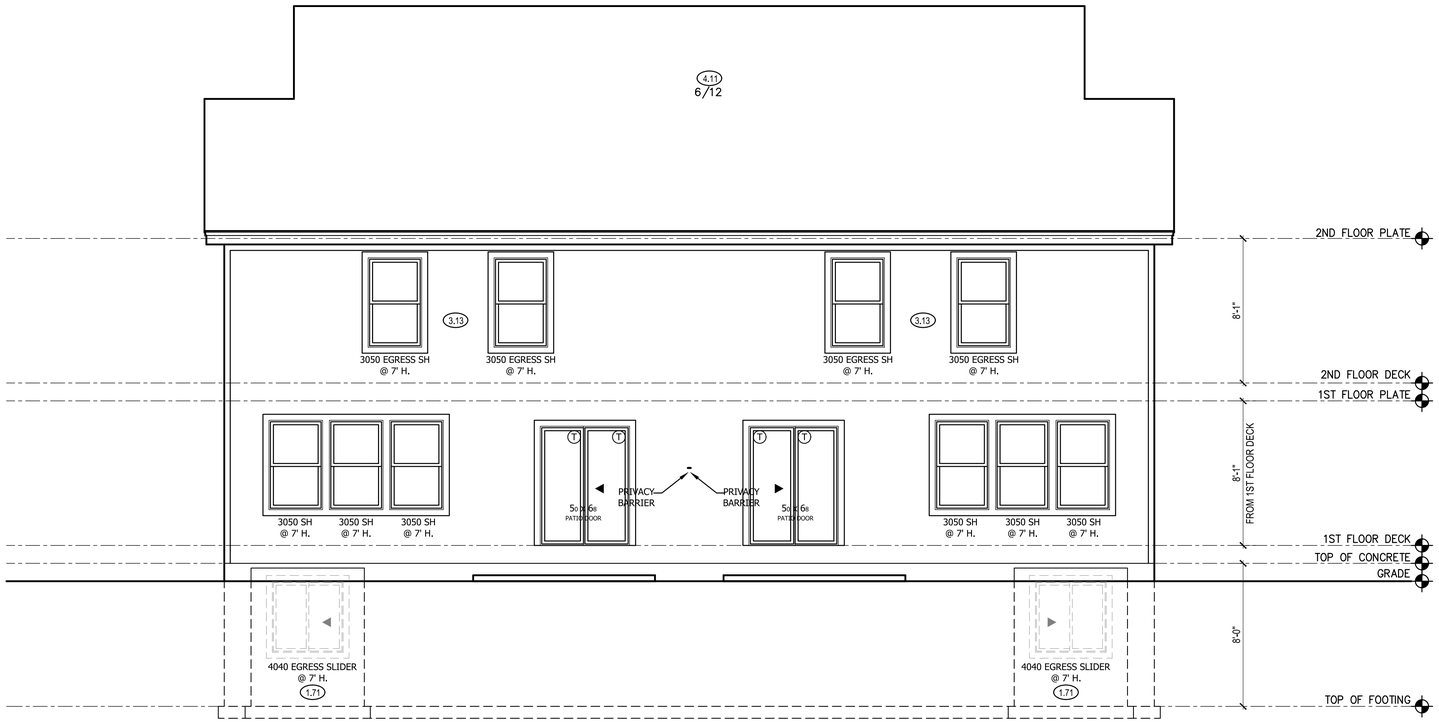
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6.7.23

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A2.0



FRONT ELEVATION (2)

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



REAR ELEVATION (1)

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

FRONT & REAR ELEVATION NOTES

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3.15 BOARD AND BATTEN.

3.17 MANUFACTURED STONE VENEER.

3.18 CAST STONE CAP

3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

3.66 DECORATIVE FALSE LOUVERED 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.

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A1. FRONT AND REAR ELEVATION

A2. LEFT AND RIGHT ELEVATION

A3. FOUNDATION LEVEL PLAN

A4. MAIN LEVEL PLAN

A5. UPPER LEVEL PLAN

A6. ROOF PLAN

FINISHED	PER UNIT	TOTAL
MAIN FLOOR	758	1516
UPPER LEVEL	1109	2218
FINISHED STAIRS TO LOWER LEVEL	0	0
TOTAL	1867	3734
UNFINISHED		
LOWER LEVEL - UNFINISHED	686	1372
PATIO	120	240
GARAGE	423	846

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	PREMIERE	N/A

REVISIONS

NO.	DATE	DESCRIPTION
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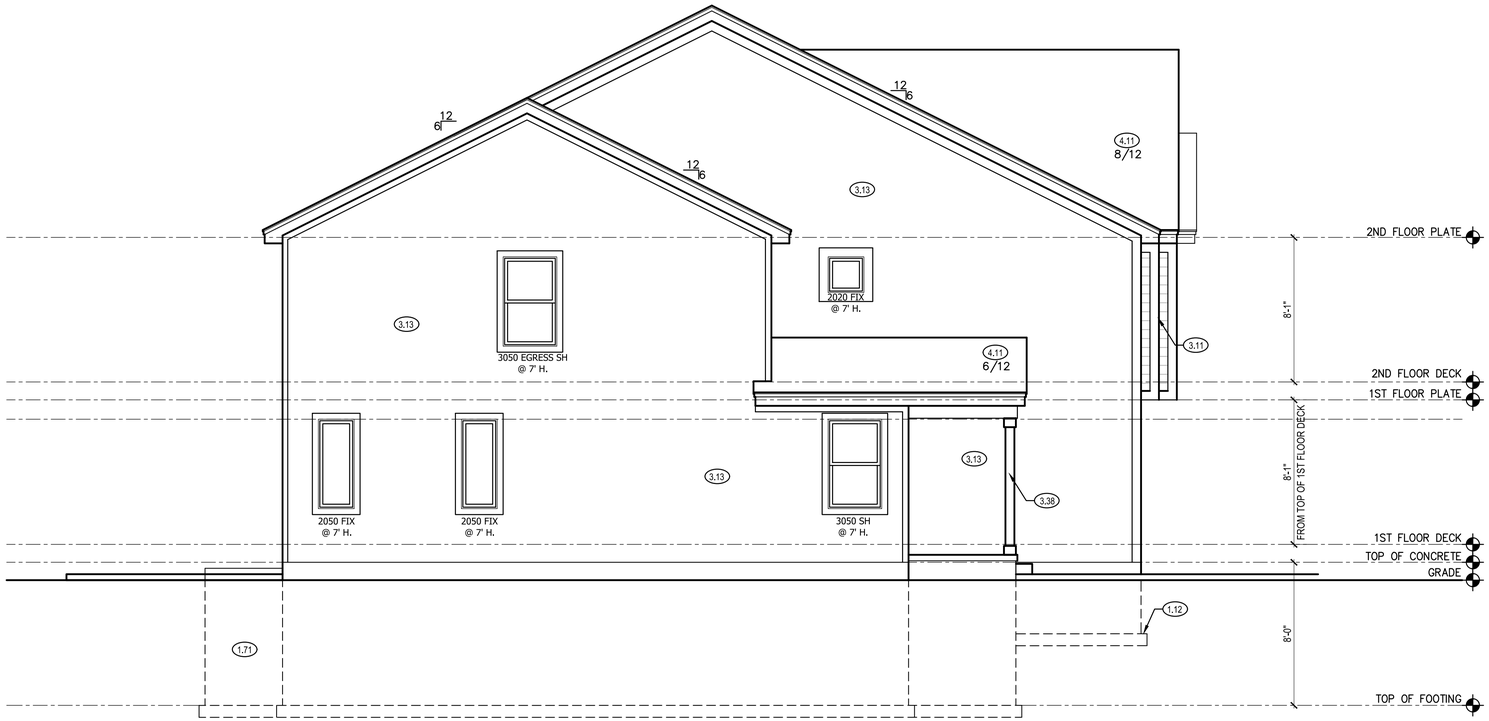
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DRAWN BY:
S. SCARBO

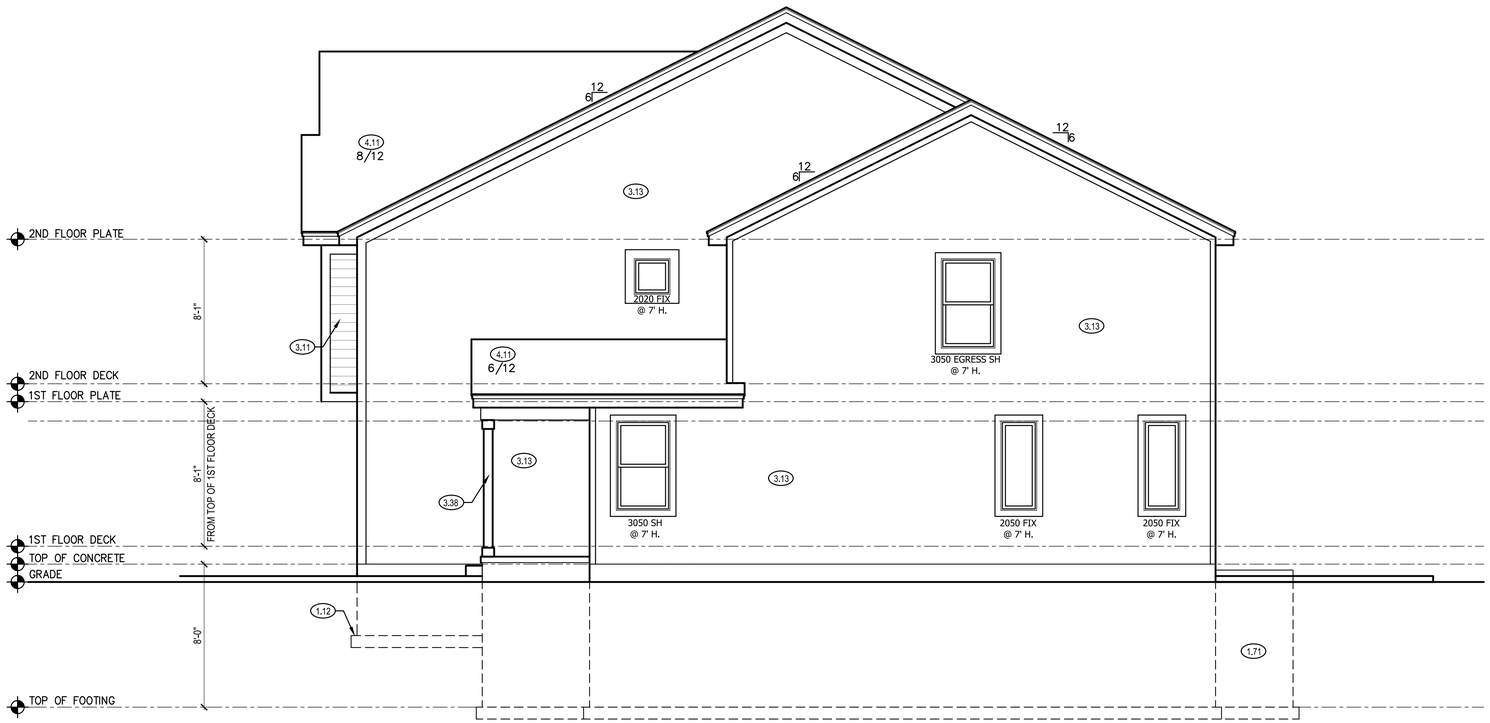
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6.7.23

SHEET NUMBER:

A1.0



LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE ELEVATION NOTES

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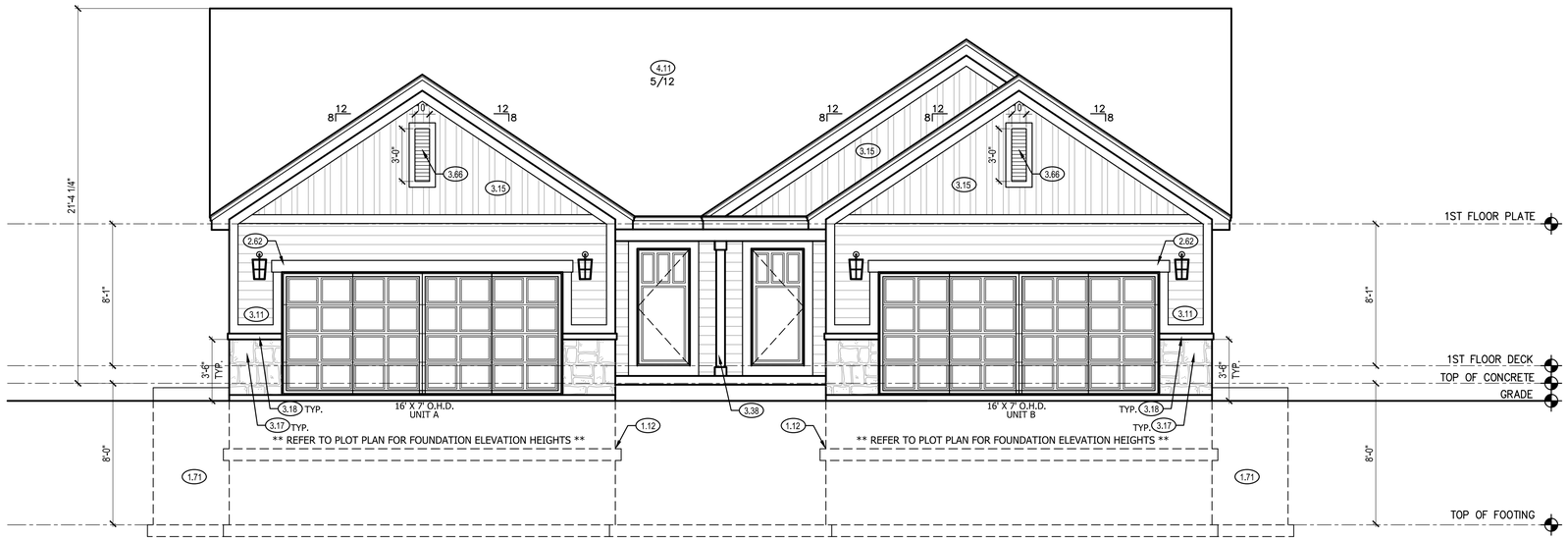
TWIN HONEYDEW
FARMHOUSE

PROFESSIONAL SEAL:

DRAWN BY:
S. SCARBO

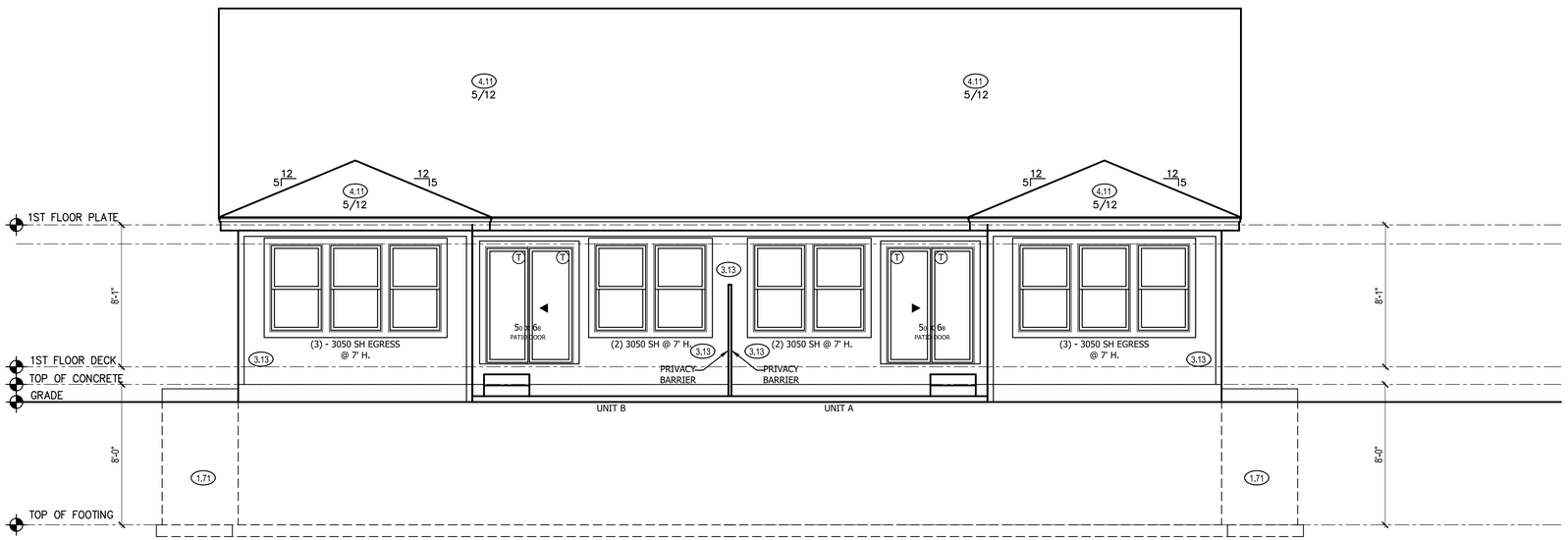
ISSUE DATE:
6.7.23

SHEET NUMBER:
A2.0



FRONT ELEVATION (2)

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



REAR ELEVATION (1)

SCALE: 1/4" = 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.

2.62 DOUBLED 1X8"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 VENEER.

3.18 CAST STONE CAP

3.38 6X6 CEDAR POST. 1X6 TRIM AT BASE AND TOP.

3.66 DECORATIVE FALSE LOUVERED VENT.

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

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

A1. FRONT AND REAR ELEVATION

A2. LEFT AND RIGHT ELEVATION

A3. FOUNDATION LEVEL PLAN

A4. MAIN LEVEL PLAN

A5. ROOF PLAN

FINISHED	PER UNIT	TOTAL
MAIN FLOOR	1239	2478
FINISHED STAIRS TO LOWER LEVEL	24	48
TOTAL	1263	2526
UNFINISHED		
LOWER LEVEL - UNFINISHED	1054	2108
PATIO	117	234
GARAGE	473	946

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	...	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CPG DBA

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

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ADDRESS:

TWIN COBALT
(2) 2 BED, 2 BATH
FARMHOUSE
MASTER PLAN

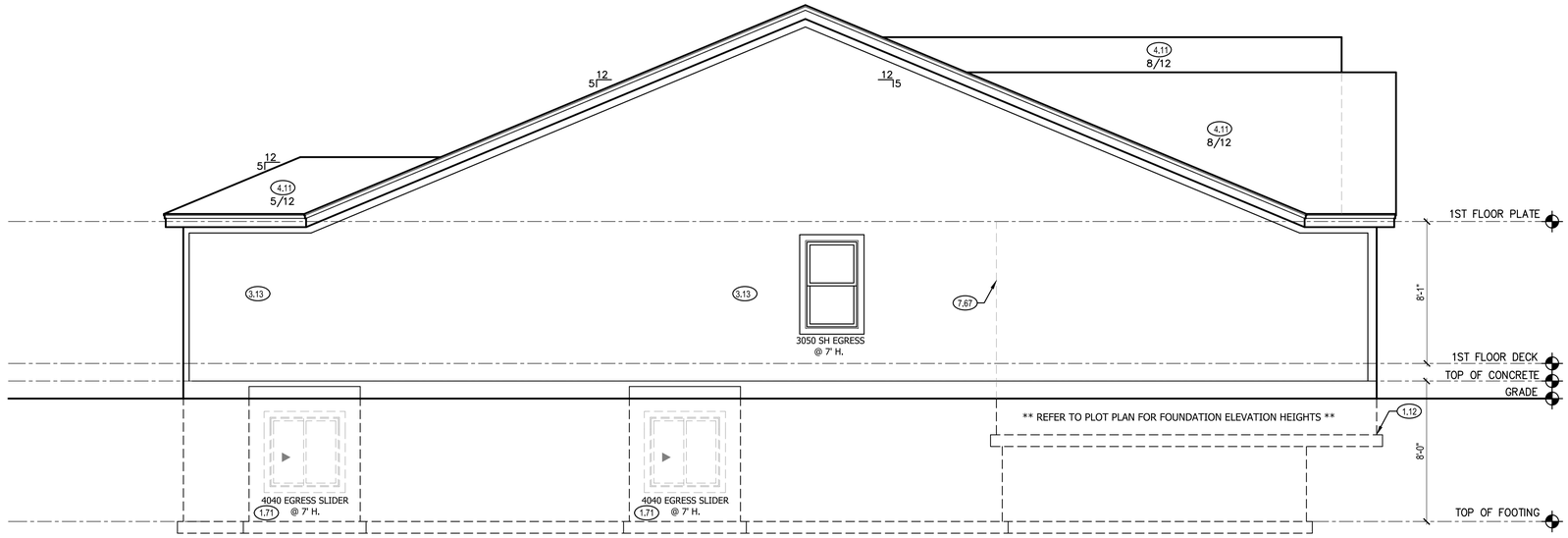
PROFESSIONAL SEAL:

VERSION #:
V1.2

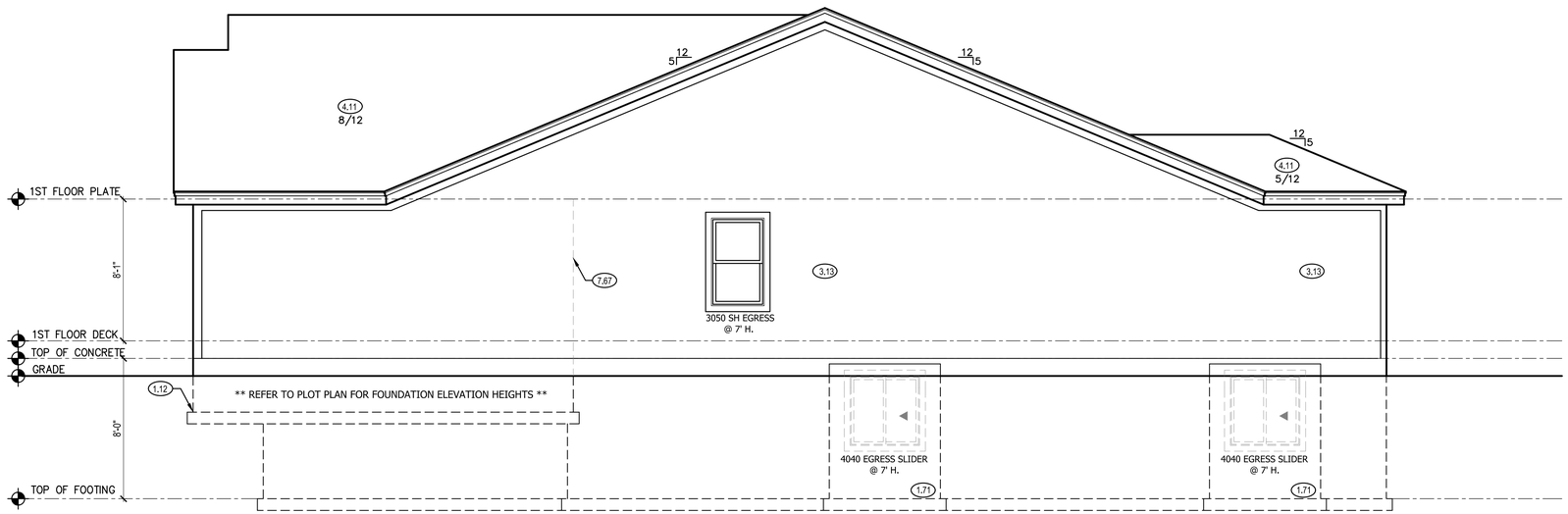
ISSUE DATE:
03.28.22

SHEET NUMBER:

A1.0



LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE 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.

3.13 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.

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

7.67 BACK WALL OF GARAGE.

GENERAL NOTES

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

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ADDRESS:

TWIN COBALT
(2) 2 BED, 2 BATH
FARMHOUSE
MASTER PLAN

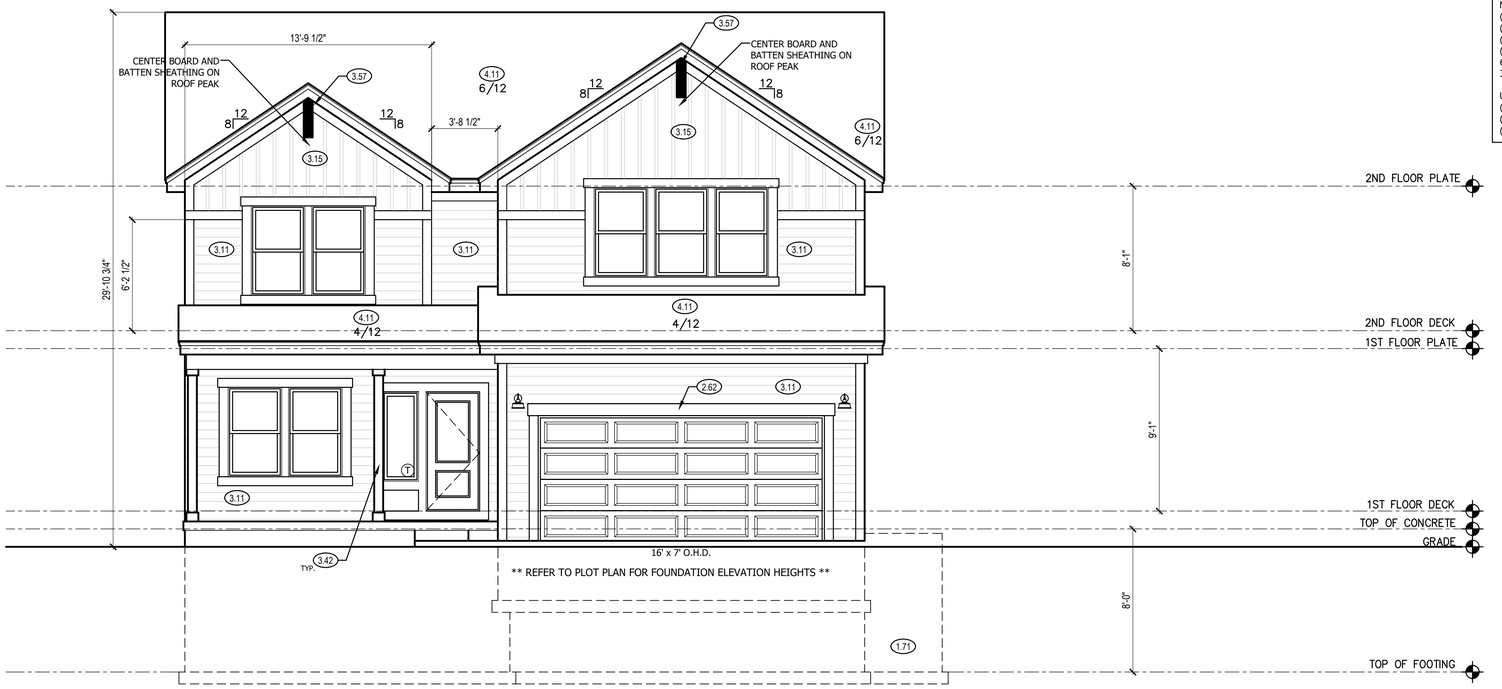
PROFESSIONAL SEAL:

VERSION #:
V1.2

ISSUE DATE:
03.28.22

SHEET NUMBER:

A2.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"

WINDOWS FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(1) 4040 SLIDER
(3) 3066 FIX CLR TEMP
(2) 3050 SH CLR
(1) 2050 FIX CLR TEMP
6ox6ø SLIDER PATIO DOOR 2X6 JAMB
3ox6ø FRONT DOOR 2X6 JAMB

UPPER LEVEL
(2) 2040 SH CLR
(8) 3050 SH CLR
(1) 3066 FIX CLR TEMP

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.

2.62 DOUBLED 5/4"X8" LP SMART TRIM.

3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

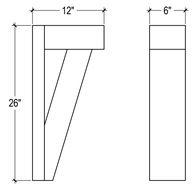
3.15 LP SMART BOARD AND BATTEN.

3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C.

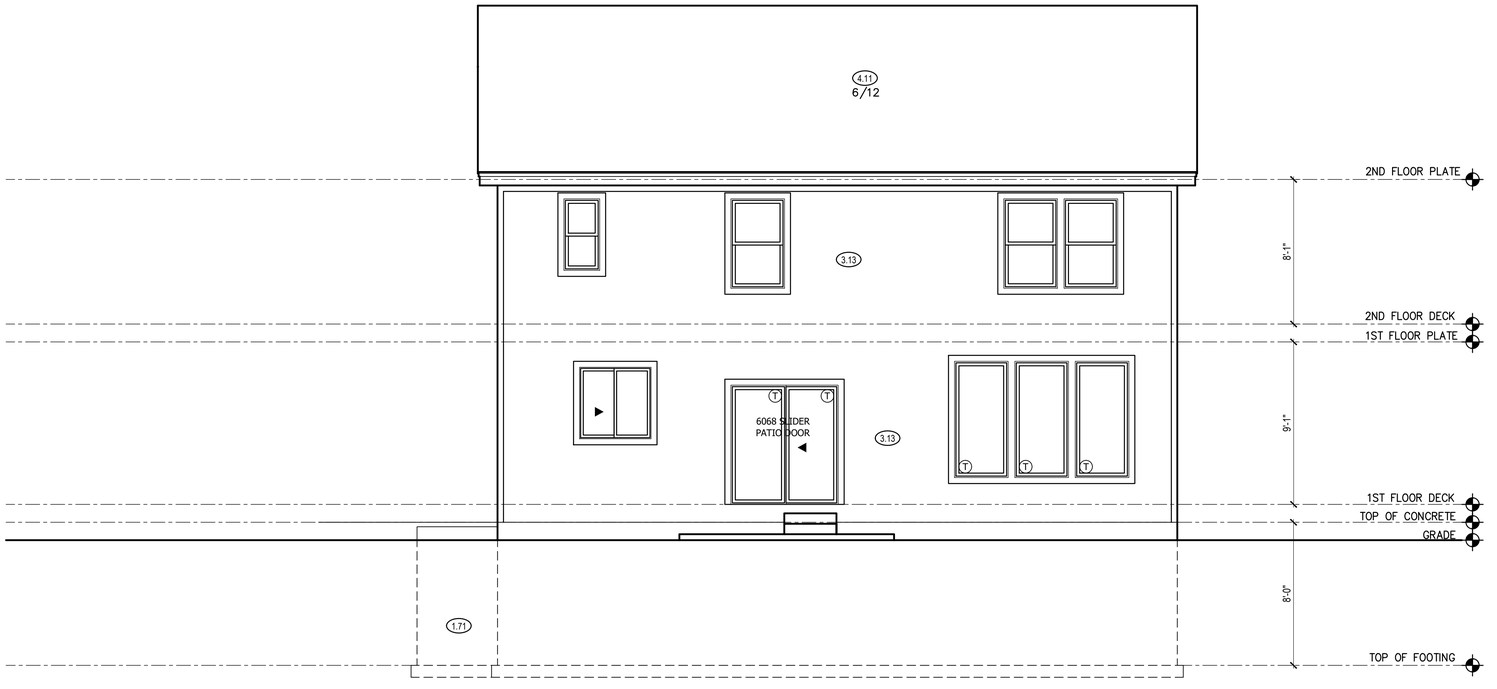
3.57 26"X6" CEDAR BRACKET, RE: 3/A1

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.



BRACKET DETAIL (3)
SCALE: 1" = 1'-0"



REAR ELEVATION (1)
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

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION FLOOR PLAN
A4. MAIN LEVEL PLAN
A5. UPPER LEVEL PLAN
A6. ROOF PLAN

FINISHED	
MAIN FLOOR	1059
UPPER LEVEL	1303
FINISHED STAIRS TO LOWER LEVEL	0
TOTAL	2362
UNFINISHED	
LOWER LEVEL - UNFINISHED	974
PATIO	144
GARAGE	449

ENGINEER	TRUSS	I-JOIST
...	...	NA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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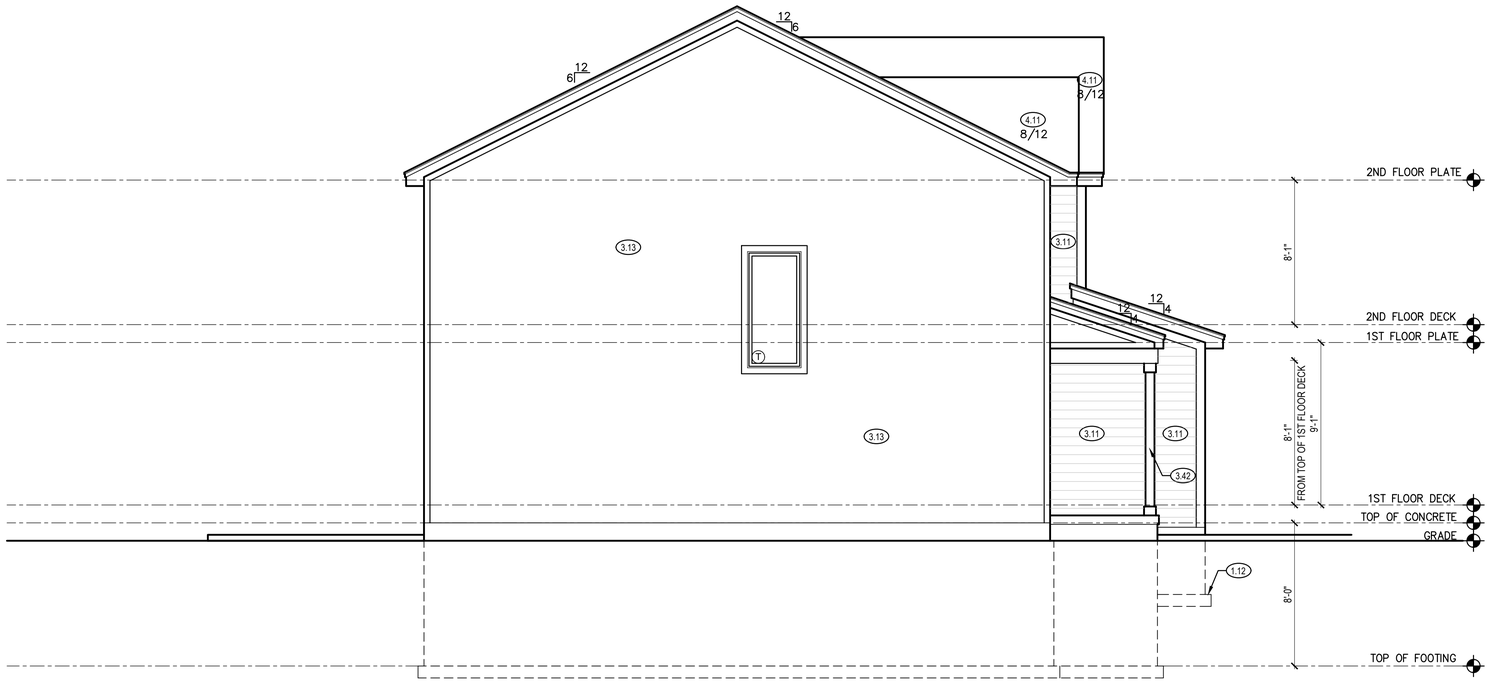
WINFIELD
FARMHOUSE
0 ENERGY READY MASTER PLAN

PROFESSIONAL SEAL:

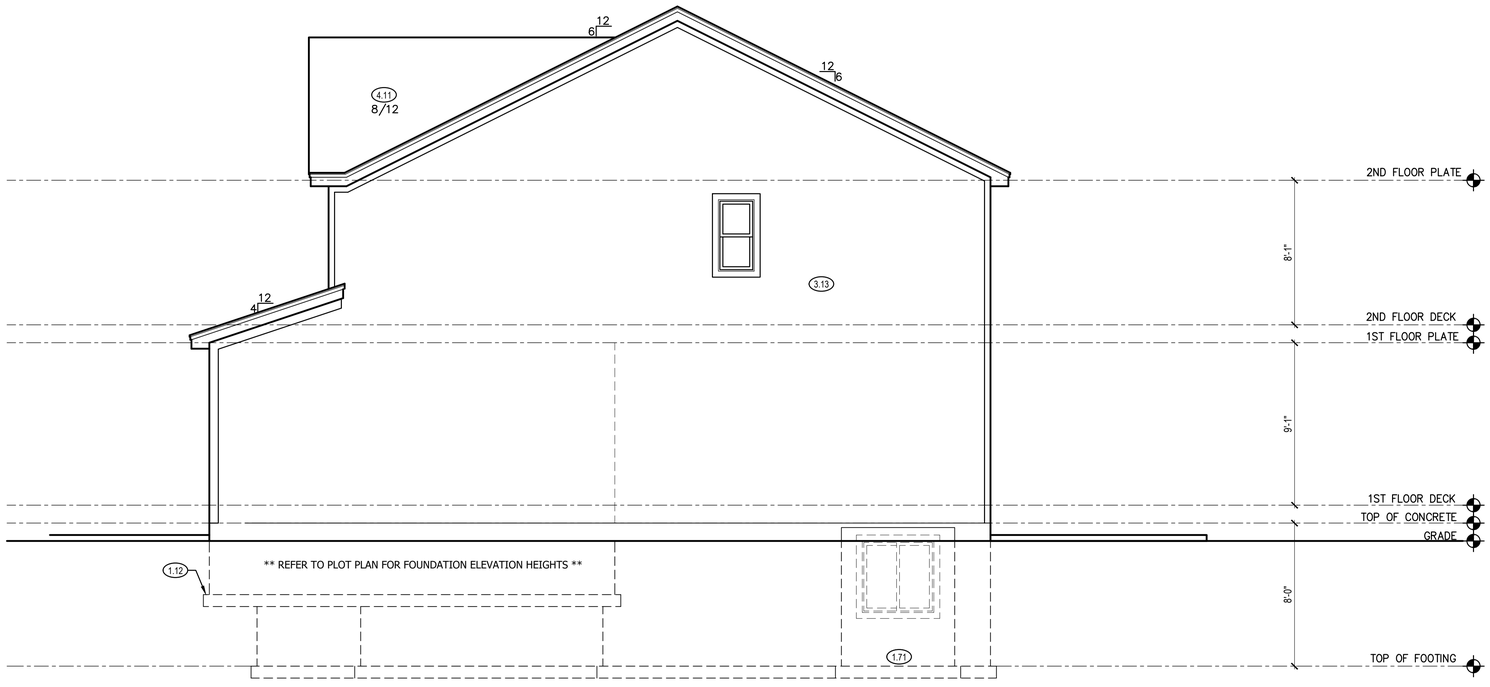
VERSION:
5.0

ISSUE DATE:
04.01.24

SHEET NUMBER:
A1.0



LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE 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 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C.

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

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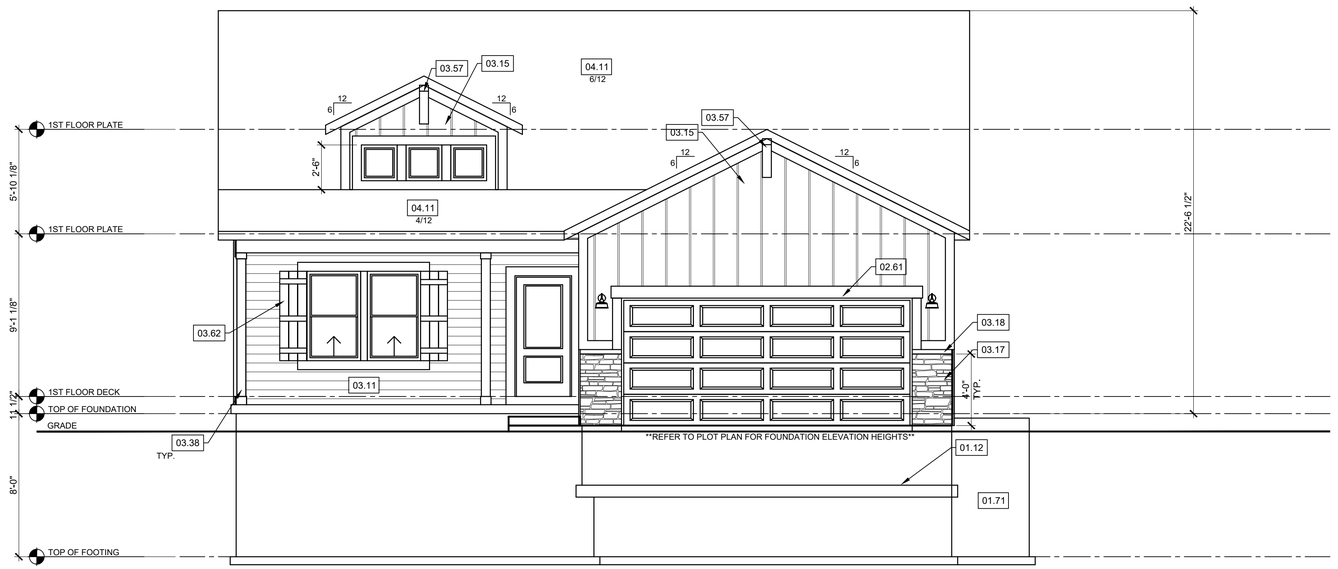
WINFIELD
FARMHOUSE
0 ENERGY READY MASTER PLAN

PROFESSIONAL SEAL:

VERSION:
5.0

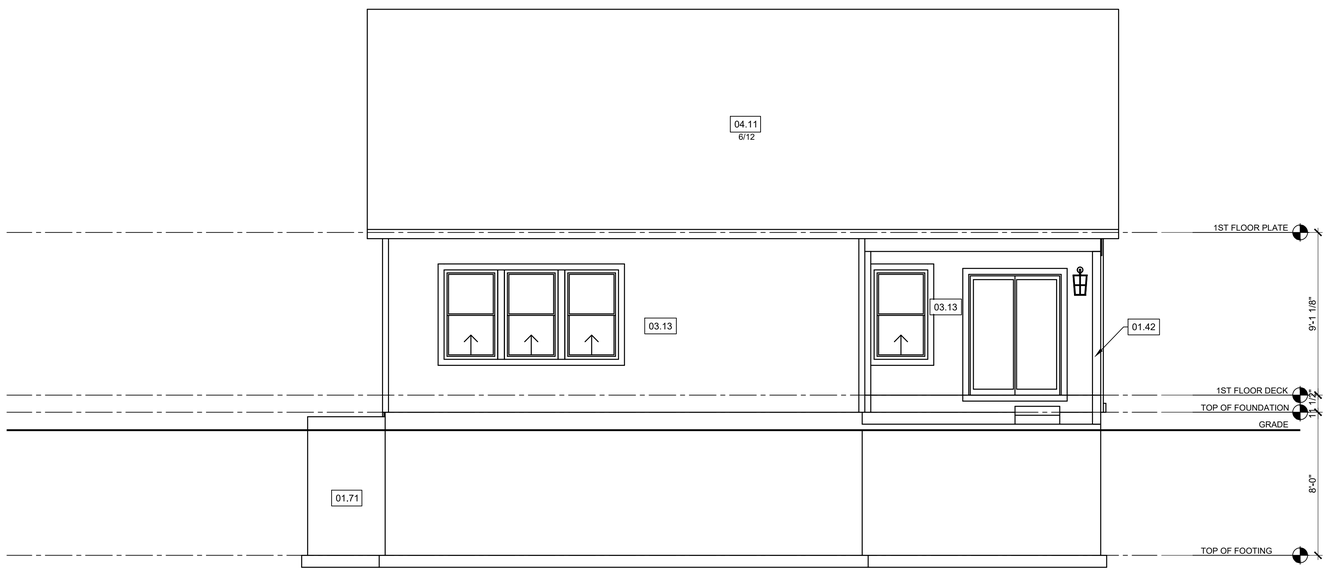
ISSUE DATE:
04.01.24

SHEET NUMBER:
A2.0



FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.42 - 6X6 CEDAR POST

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.11 - LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

03.13 - LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

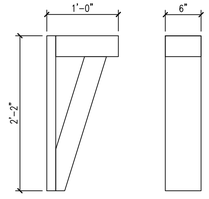
03.62 - CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.



TRANSITIONAL

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1518
		1518
UNFINISHED	FRONT PORCH	116
	GARAGE	469
	LOWER LEVEL - UNFINISHED	1446
		2032
		3550

GENERAL NOTES - ELEVATIONS

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

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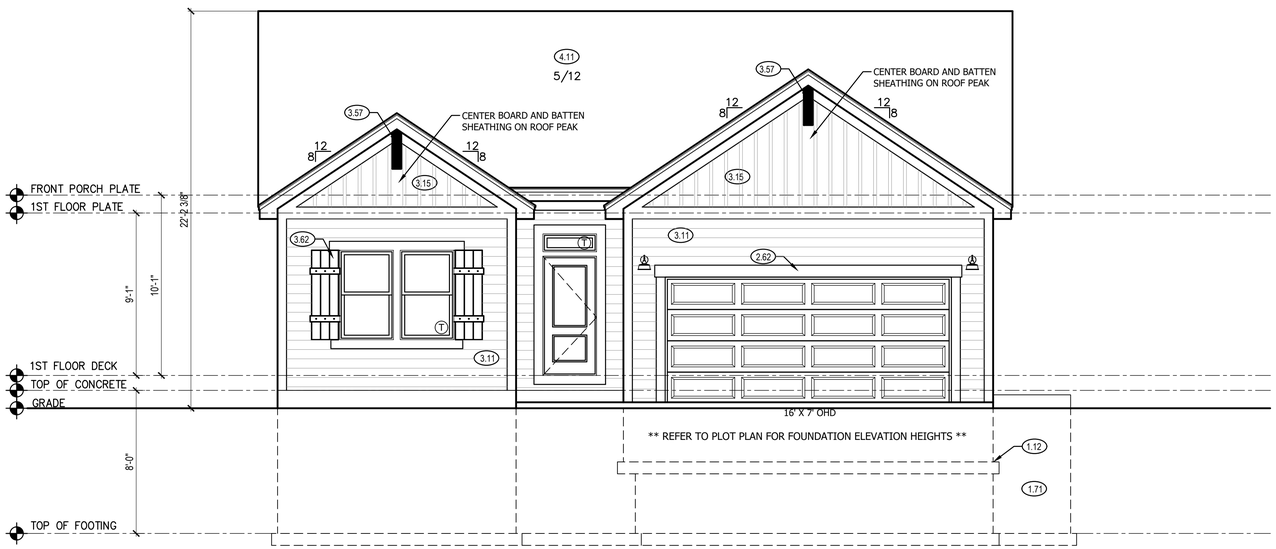
---, Lot ---
---THER - TRANSITIONAL
HEATHER

PROFESSIONAL SEAL:

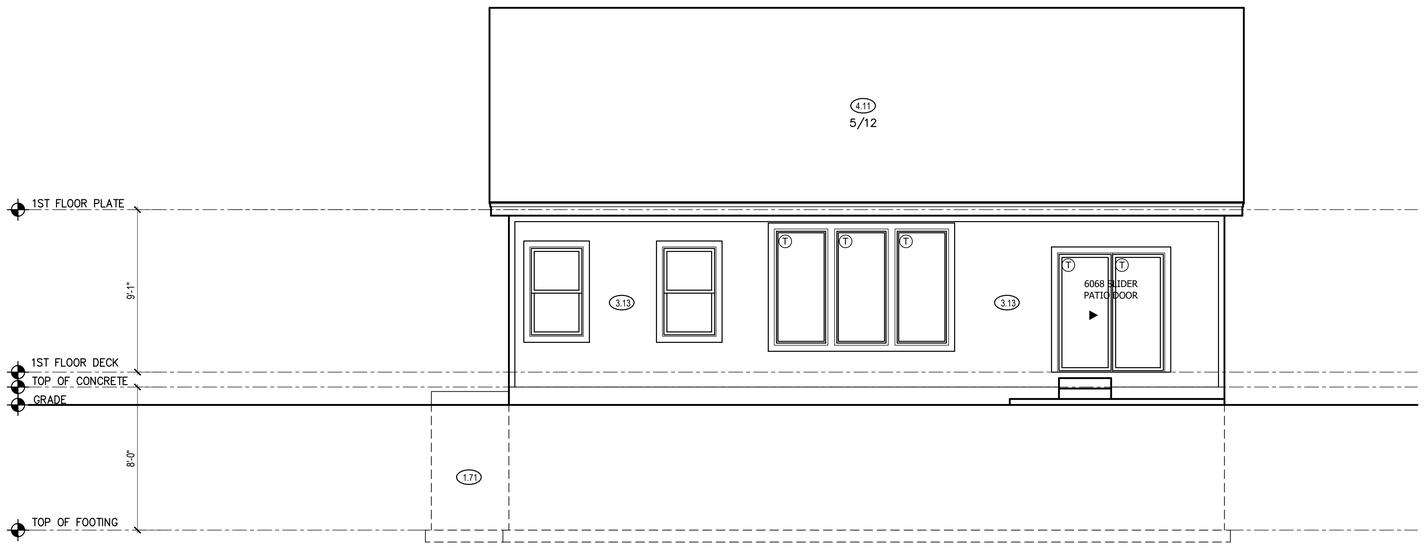
VERSION:
R5.02X6

ISSUE DATE:
2/20/2024

SHEET NUMBER:
A1.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

WINDOW FULL SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(3) 3066 FIX CLR TEMP
(6) 3050 SH CLR
(1) 3050 SH CLR TEMP
(1) 3010 FIX TRANS TEMP
6068 PATIO SLIDER DOOR 2X6 JAMB
3068 FRONT DOOR 2X6 JAMB

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.

2.62 DOUBLED 1"X8" LP SMART TRIM.

3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

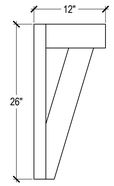
3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.15 LP SMART BOARD AND BATTEN.

3.57 26"X6" CEDAR BRACKET.

3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

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



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

GENERAL NOTES

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SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1488
TOTAL	1488
UNFINISHED	
LOWER LEVEL - UNFINISHED	1348
PATIO	144
GARAGE	440

ENGINEER	TRUSS	I-JOIST
...	...	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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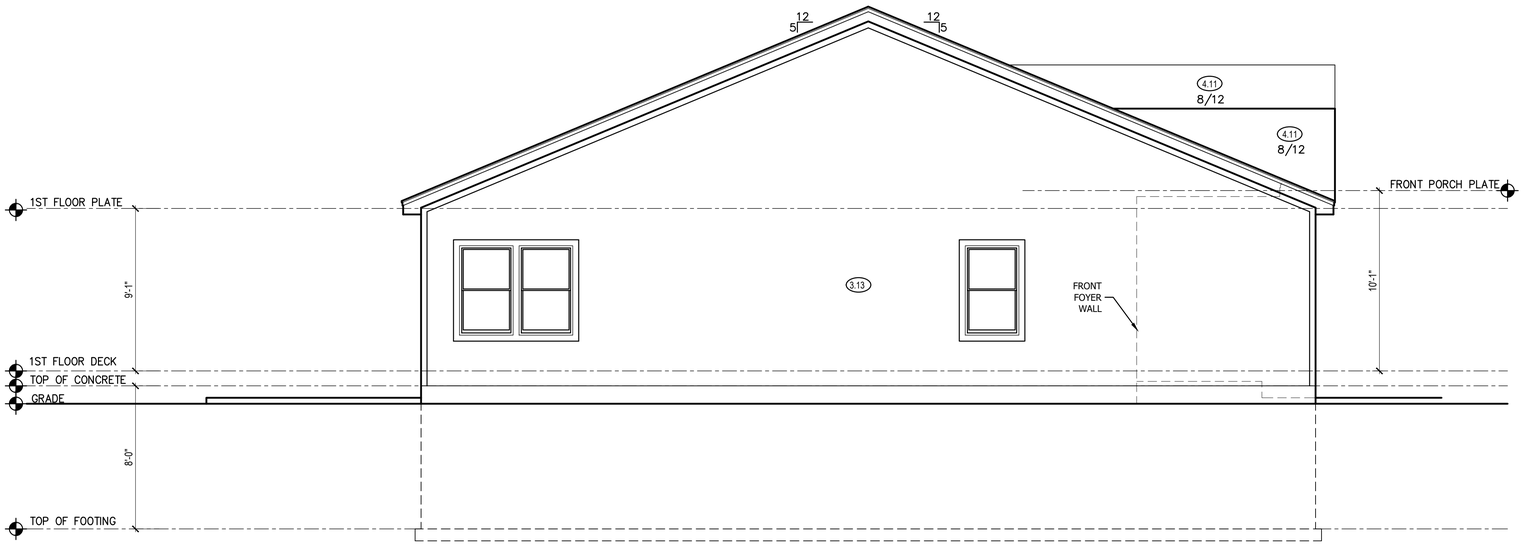
WESTPORT
FARM HOUSE
0 ENERGY READY MASTER PLAN

PROFESSIONAL SEAL:

VERSION:
5.0

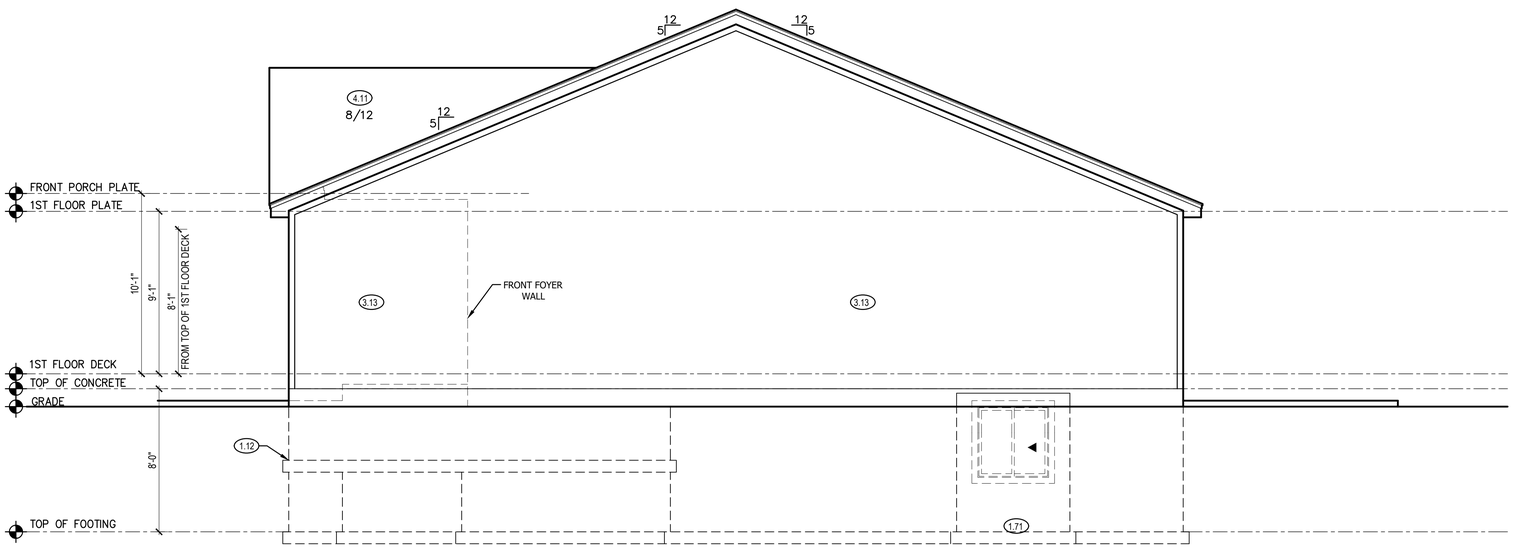
ISSUE DATE:
03.26.24

SHEET NUMBER:
A1.0



LEFT ELEVATION (2)

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



RIGHT ELEVATION (1)

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

LEFT & RIGHT SIDE 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.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE

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

GENERAL NOTES

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summit HOMES
A CLAYTON COMPANY

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LEE'S SUMMIT, MO 64082
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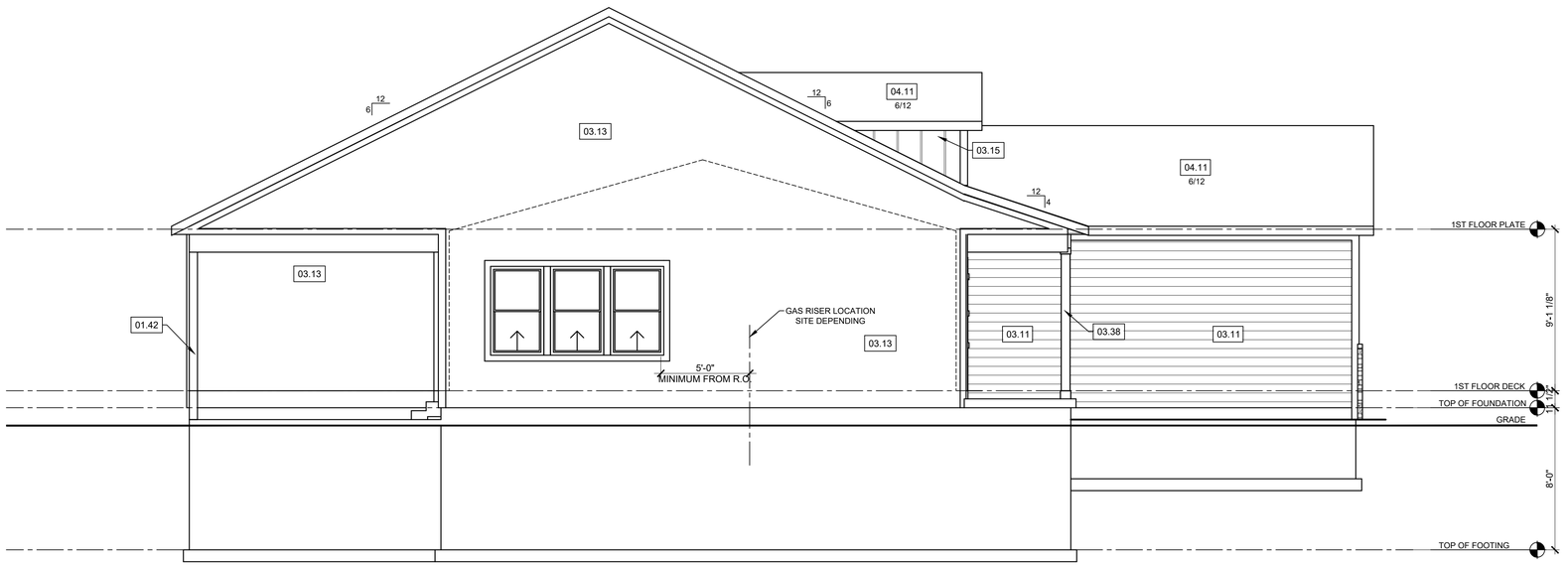
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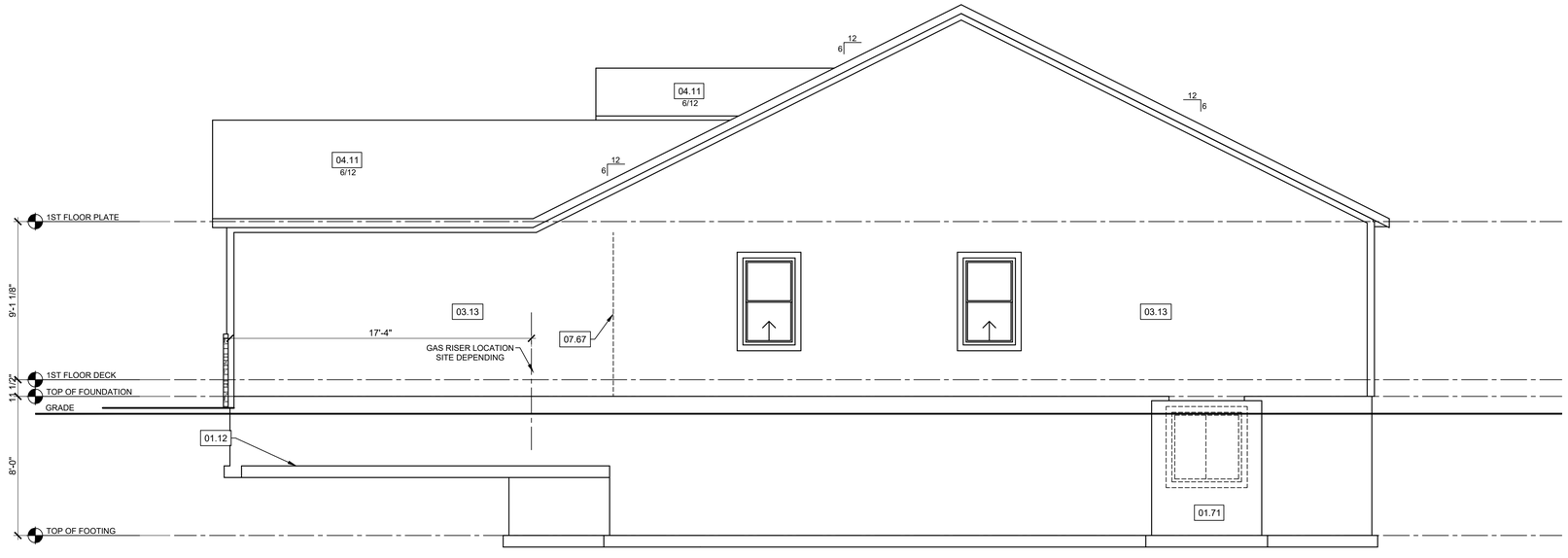
SHEET NUMBER:

A2.0



LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.42 - 6X6 CEDAR POST

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.11 - LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

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03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

03.62 - CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

GENERAL NOTES - ELEVATIONS

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ADDRESS:

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---, Lot ---

HEATHER - TRANSITIONAL

HEATHER

PROFESSIONAL SEAL:

VERSION:

R5.02X6

ISSUE DATE:

2/20/2024

SHEET NUMBER:

A1.1



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(1) 2050 FIX CLR TEMP
(3) 3066 FIX CLR TEMP
(1) 4040 SLIDER
(2) 3050 SH CLR
6068 PATIO SLIDER DOOR 2X6 JAMB
3oX6ø FRONT DOOR 2X6 JAMB

UPPER LEVEL
(6) 3050 SH CLR
(2) 2040 SH CLR

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.

2.62 DOUBLED 1X8" LP SMART TRIM. 2.66 5/4"X10 LP SMART TRIM.

3.11 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.14 CEDAR SHAKE SHINGLE SIDING.

3.17 MANUFACTURED STONE VENEER.

3.18 CAST STONE CAP

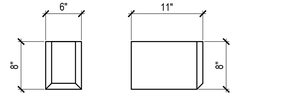
3.32 BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN FOR FINISHED SIZE.

3.55 6"X8"X11" CEDAR CORBEL WITH CHAMFERED EDGES

3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

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.

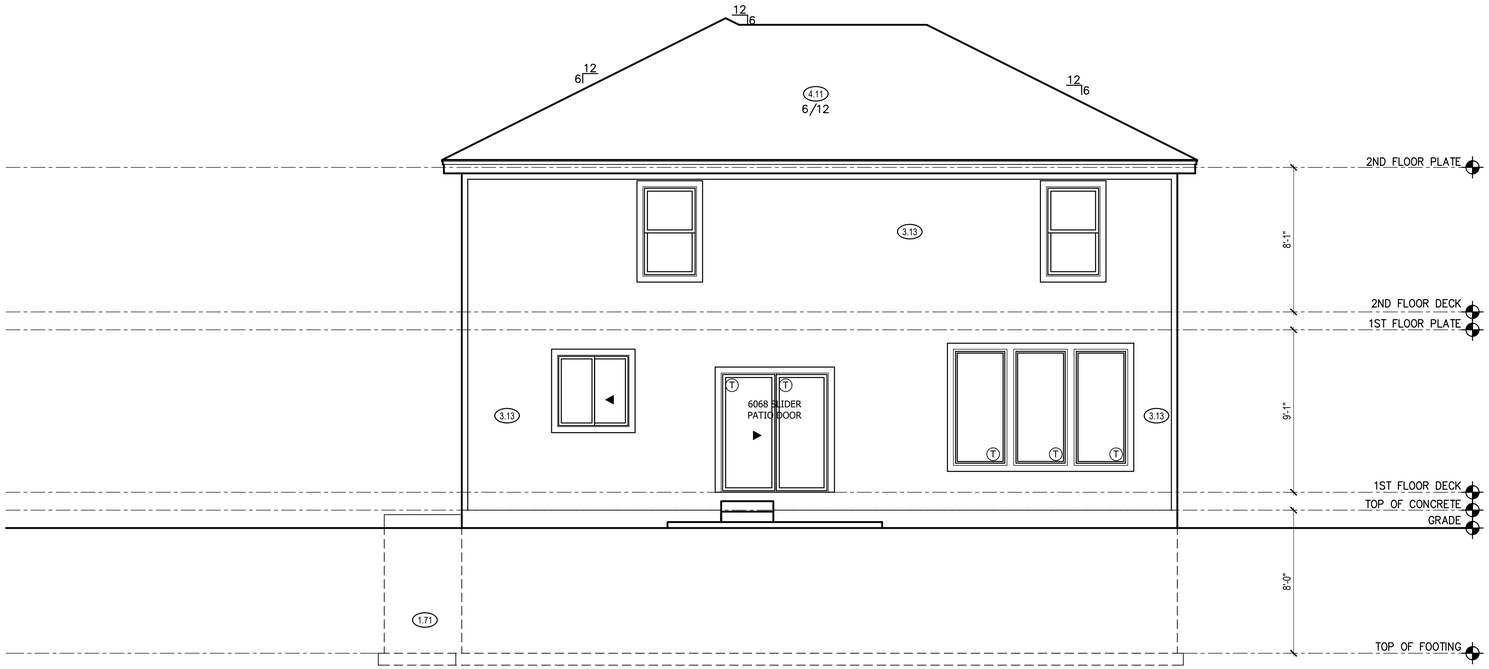


BRACKET DETAIL (3)
SCALE: 1" = 1'-0"

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REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1027
UPPER LEVEL	1146
FINISHED STAIRS TO LOWER LEVEL	0
TOTAL	2173
UNFINISHED	
LOWER LEVEL - UNFINISHED	940
PATIO	144
GARAGE	439

ENGINEER	TRUSS	I-JOIST
...	...	NA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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ADDRESS:

WOODBRIDGE
CRAFTSMAN
0 ENERGY READY MASTER PLAN

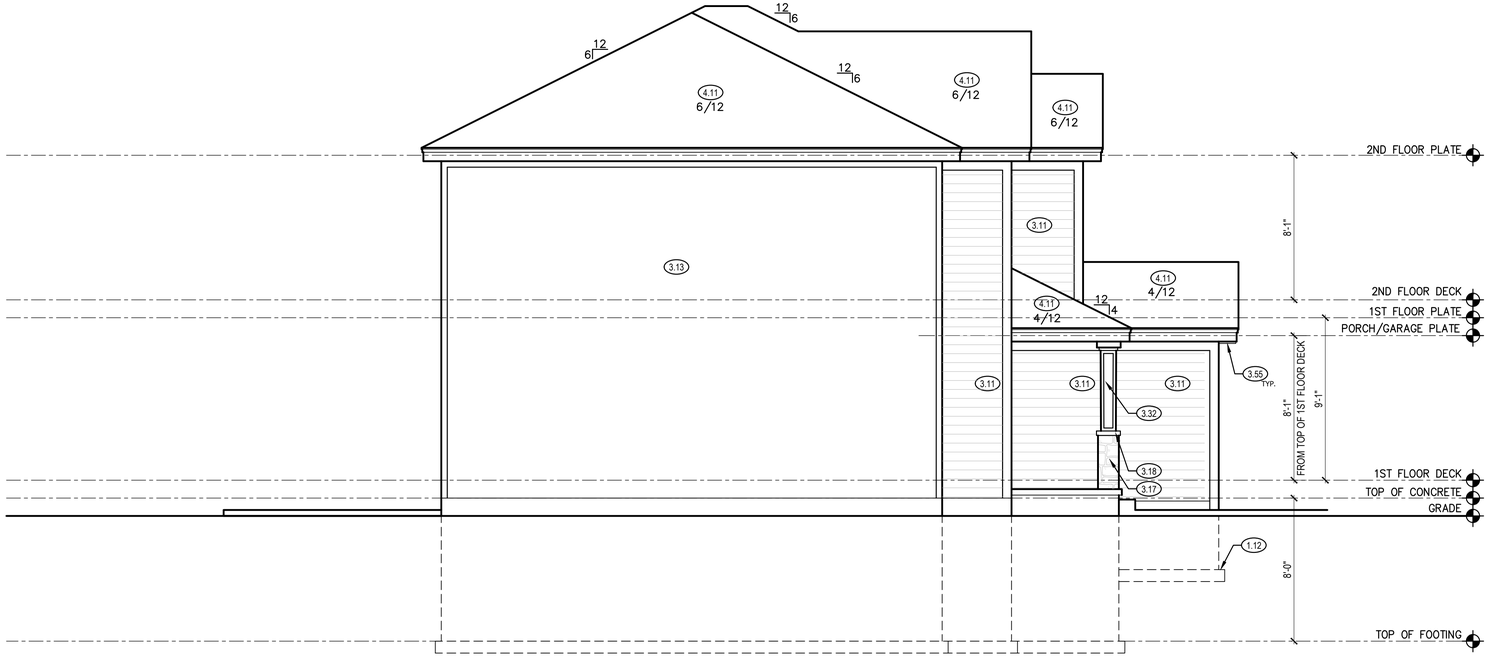
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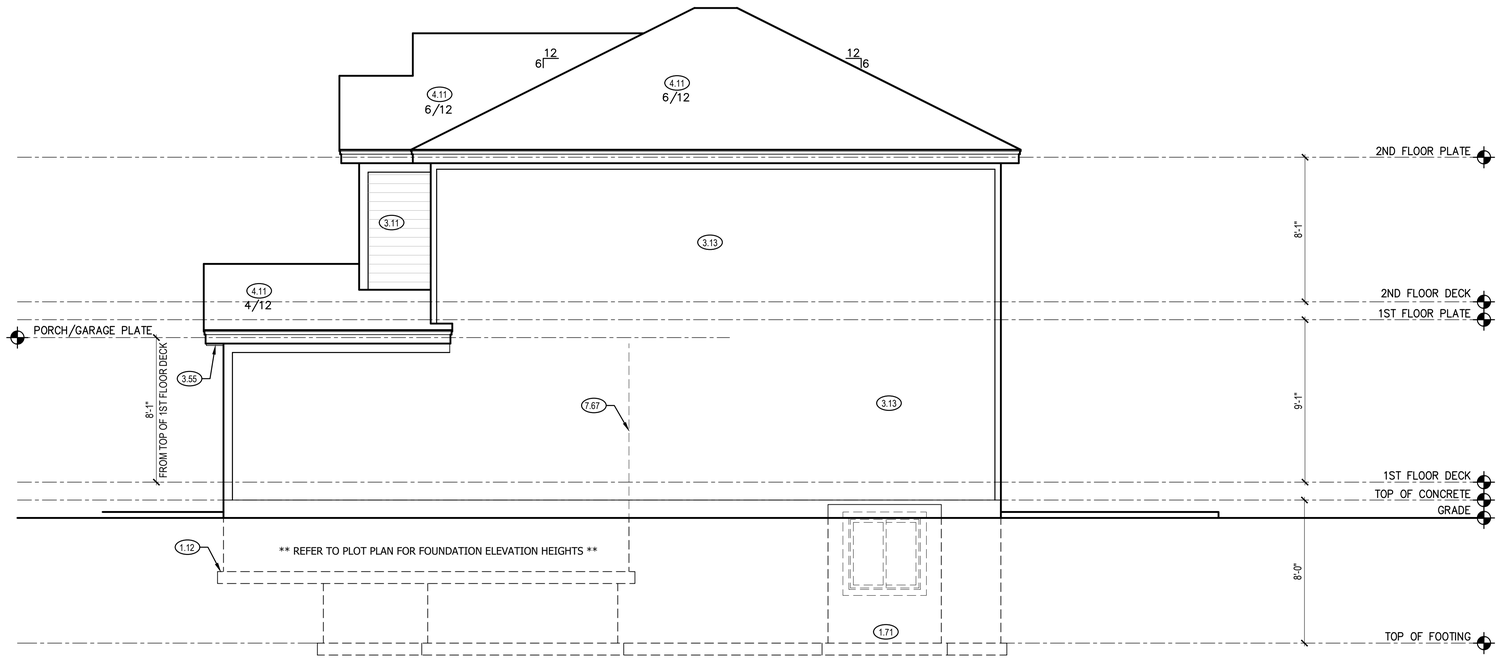
SHEET NUMBER:

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LEFT ELEVATION (2)

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



RIGHT ELEVATION (1)

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

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7.67 BACK WALL OF GARAGE.

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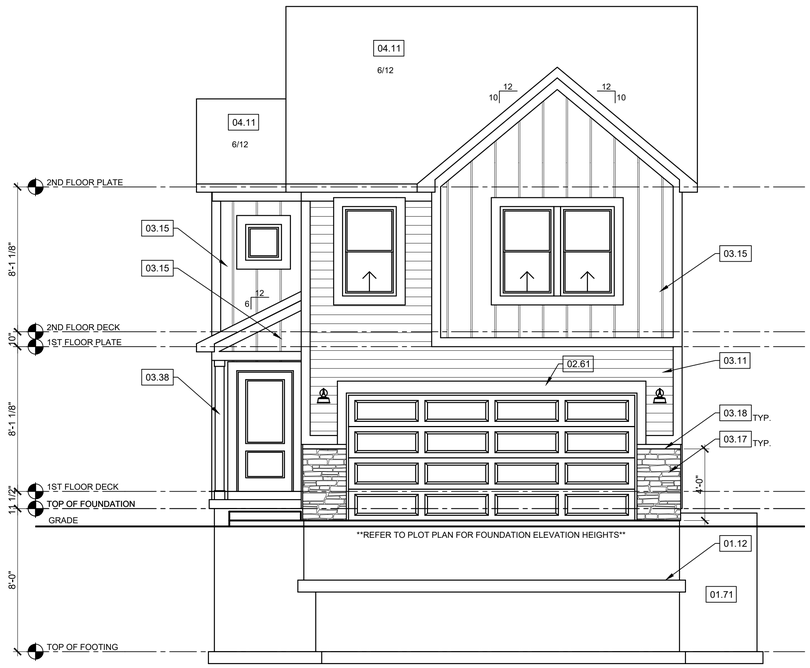
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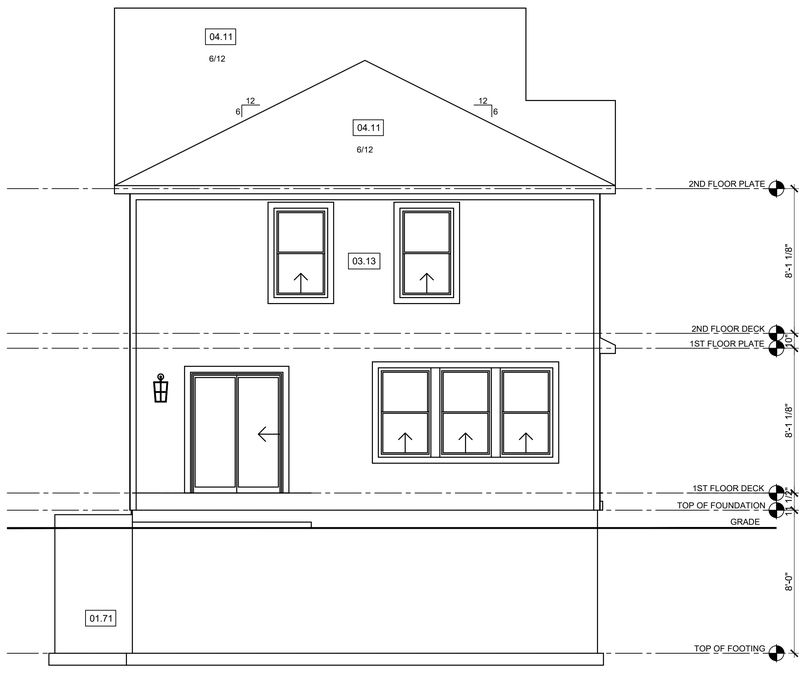
SHEET NUMBER:

A2.0



FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	764
	UPPER LEVEL	1097
		1861
UNFINISHED	FRONT PORCH	30
	GARAGE	419
	LOWER LEVEL - UNFINISHED	681
	PATIO	120
		1251
		3112

GENERAL NOTES - ELEVATIONS

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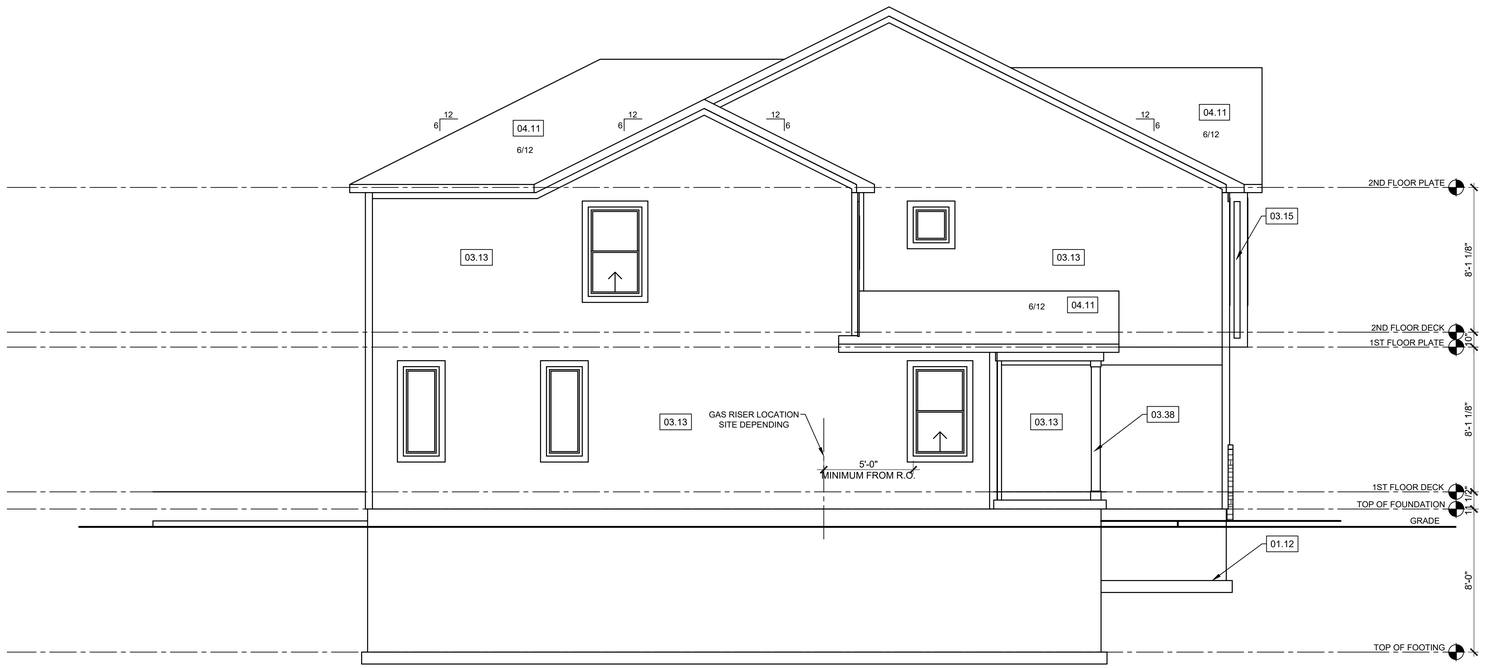
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HONEYDEW - FARMHOUSE
HONEYDEW

PROFESSIONAL SEAL:

VERSION:
R5.02X6

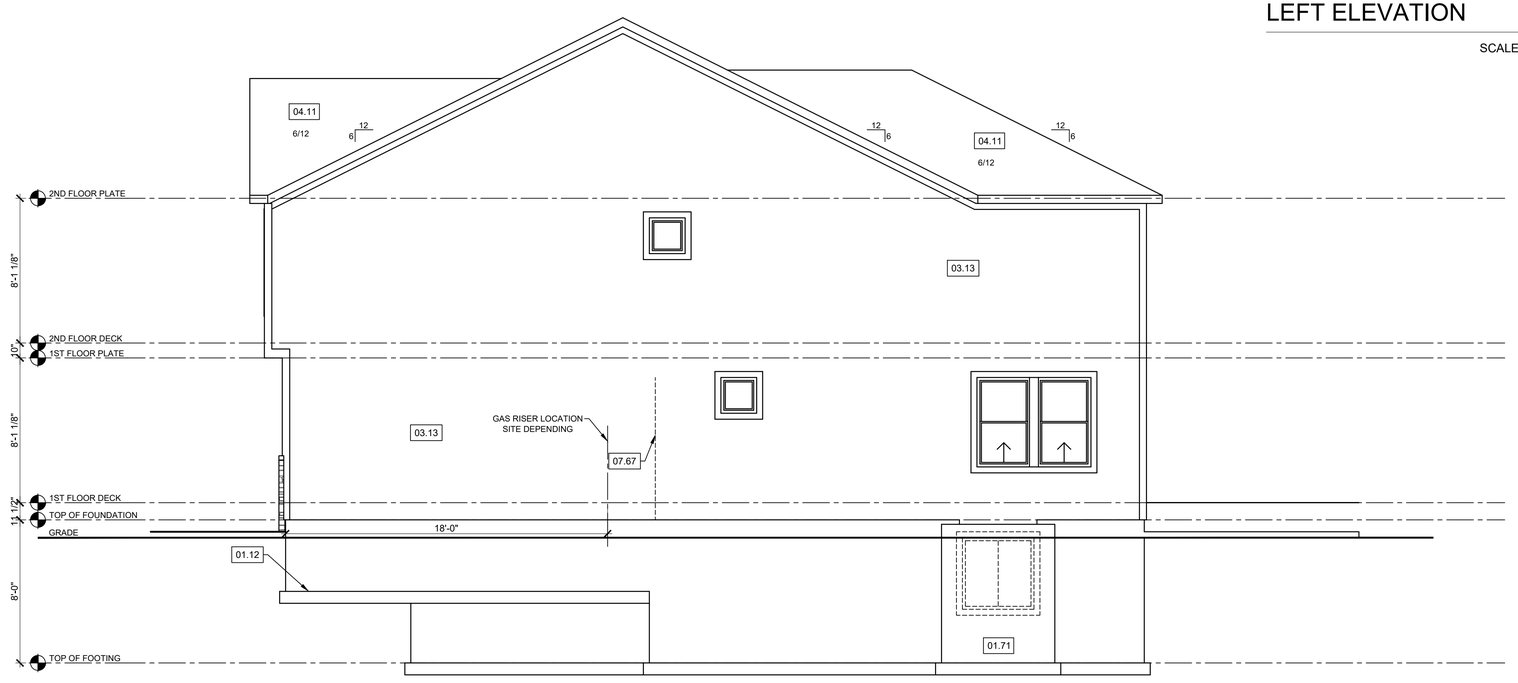
ISSUE DATE:
02/21/2024

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A1.0



LEFT ELEVATION

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



RIGHT ELEVATION

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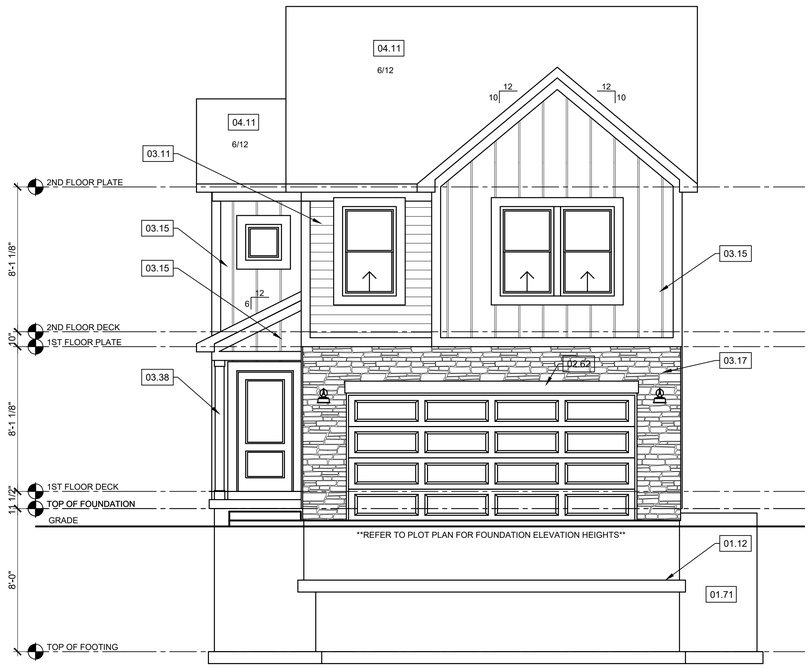
HONEYDEW - FARMHOUSE
HONEYDEW
---, Lot ---

PROFESSIONAL SEAL:

VERSION:
R5.02X6

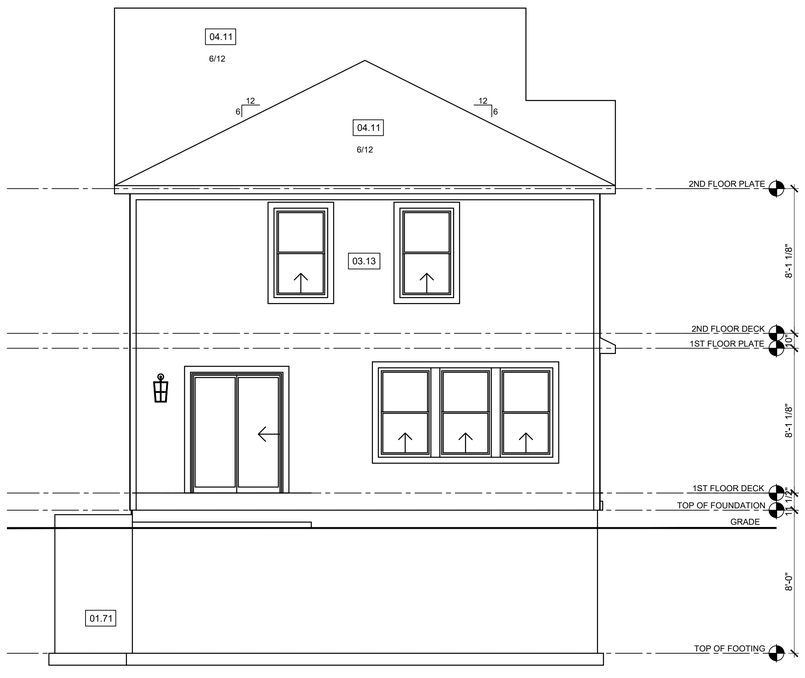
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FRONT ELEVATION

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02 - TRIM

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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 2

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	764
	UPPER LEVEL	1097
		1861
UNFINISHED	FRONT PORCH	30
	GARAGE	419
	LOWER LEVEL - UNFINISHED	681
	PATIO	120
		1251
		3112

GENERAL NOTES - ELEVATIONS

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CPG DBA

clover & hive

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816-246-6700

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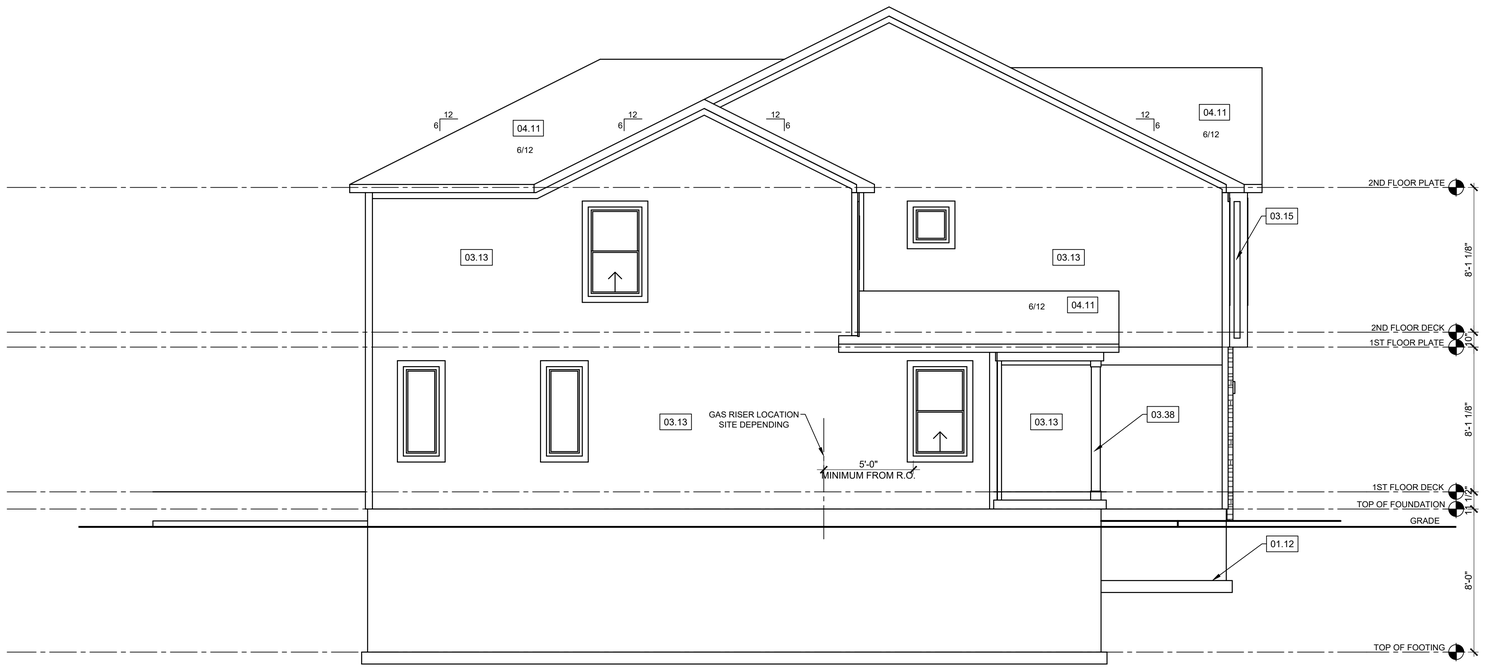
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HONEYDEW - FARMHOUSE
HONEYDEW

PROFESSIONAL SEAL:

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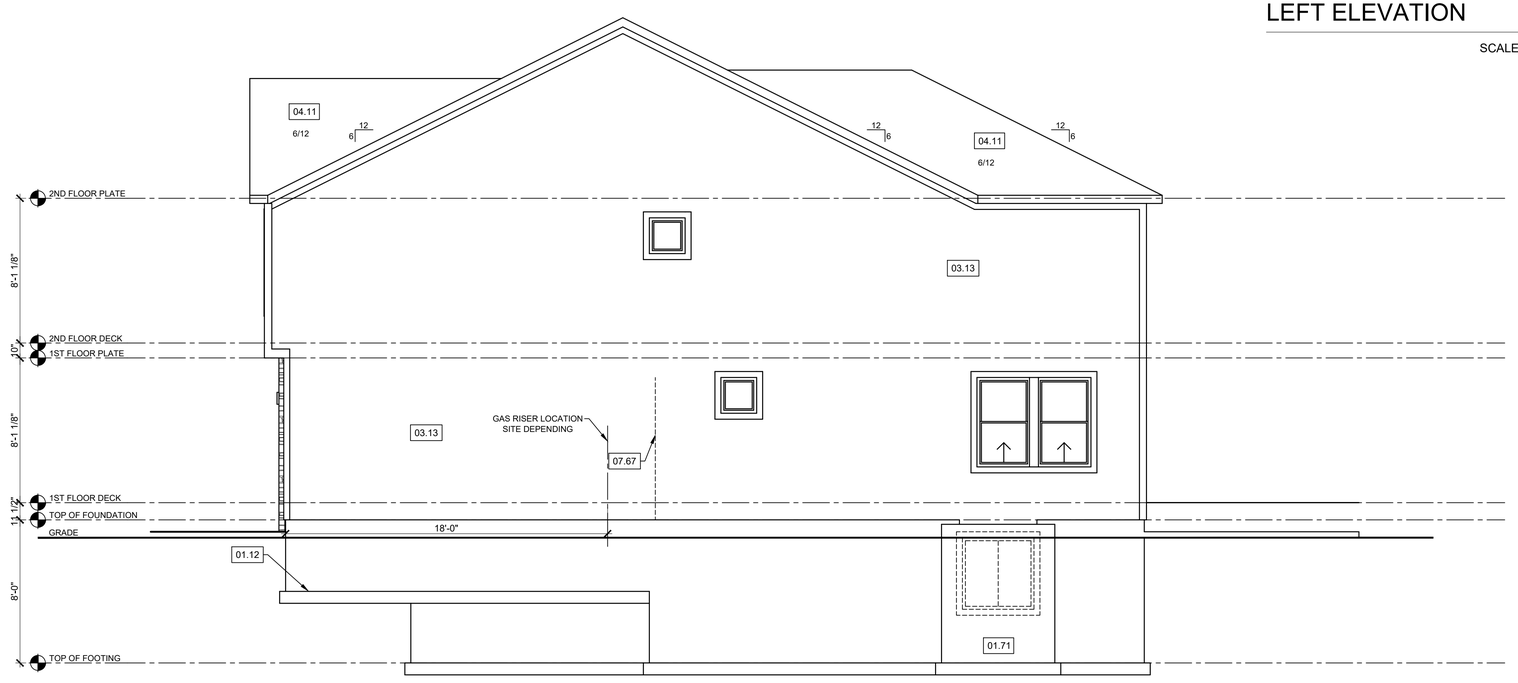
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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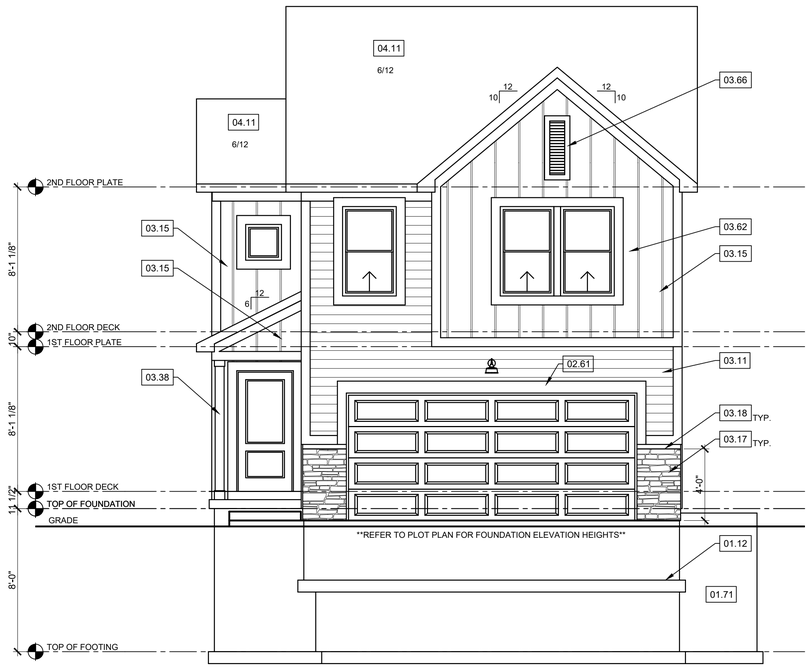
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FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL
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	UPPER LEVEL	1097
		1861
UNFINISHED	FRONT PORCH	30
	GARAGE	419
	LOWER LEVEL - UNFINISHED	681
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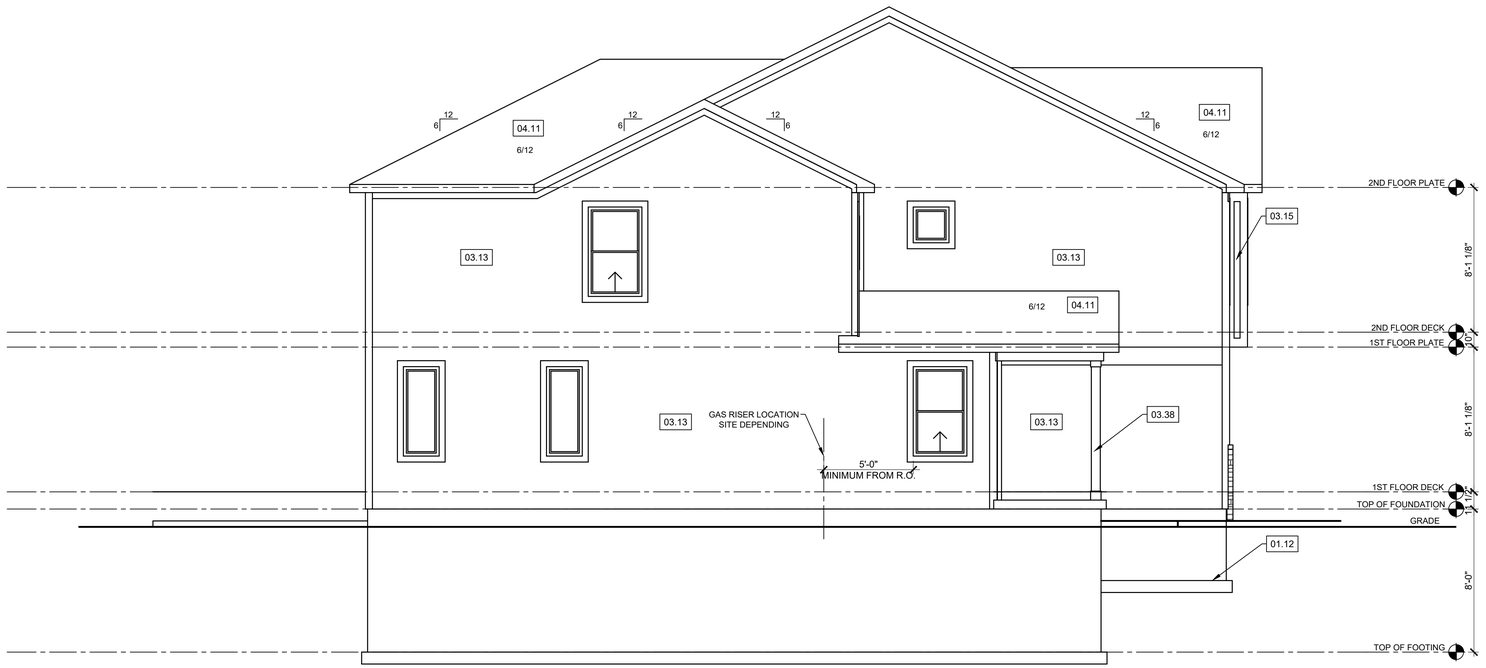
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HONEYDEW - FARMHOUSE
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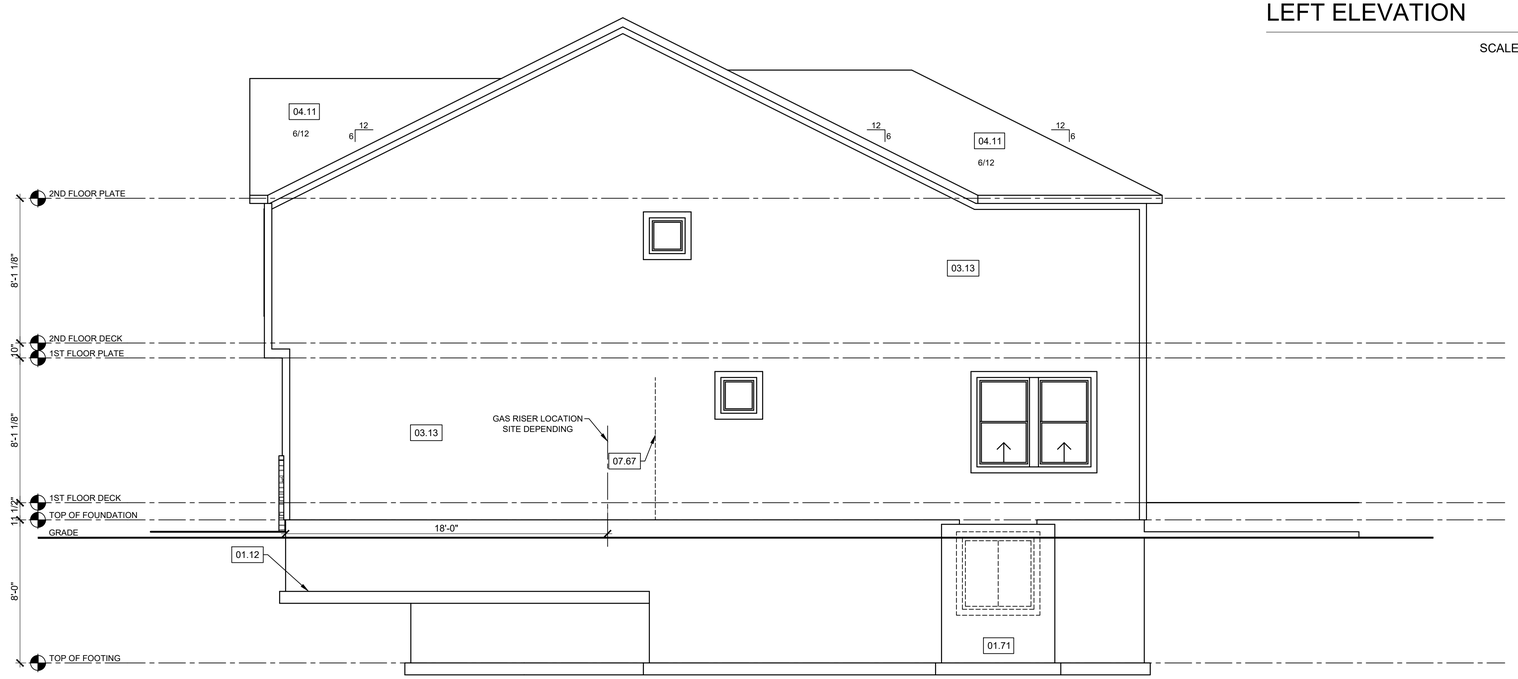
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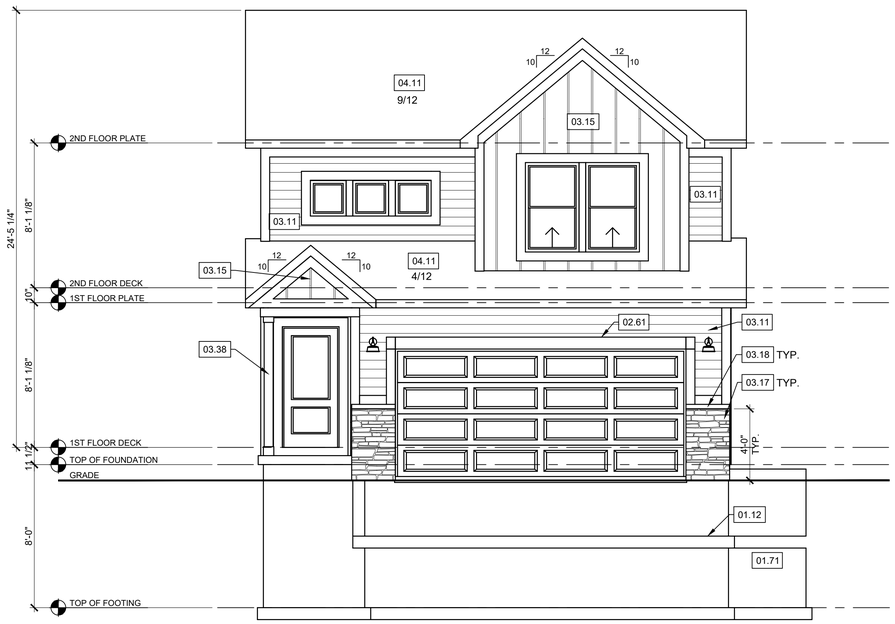
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07.67 - BACK WALL OF GARAGE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1070
	UPPER LEVEL	438
		1508
UNFINISHED	FRONT PORCH	45
	GARAGE	419
	LOWER LEVEL - UNFINISHED	957
	PATIO	120
		1541
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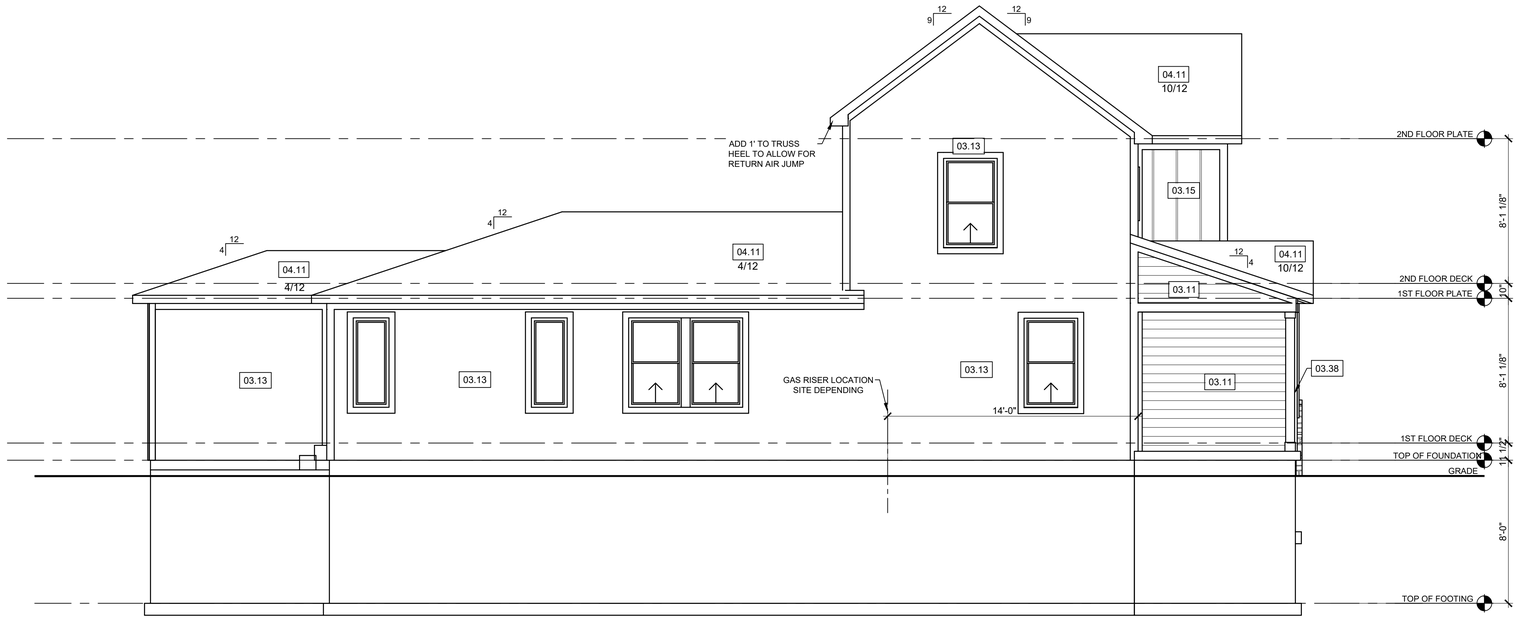
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SIENNA - FARMHOUSE
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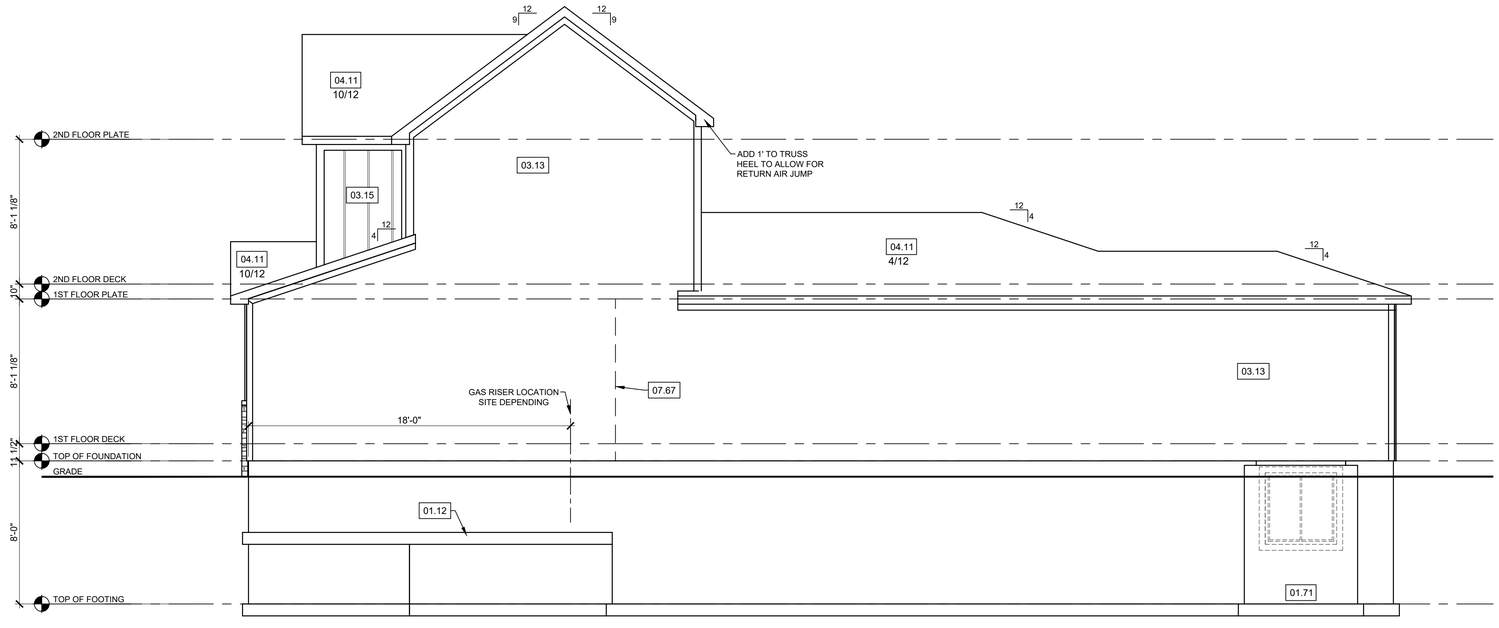
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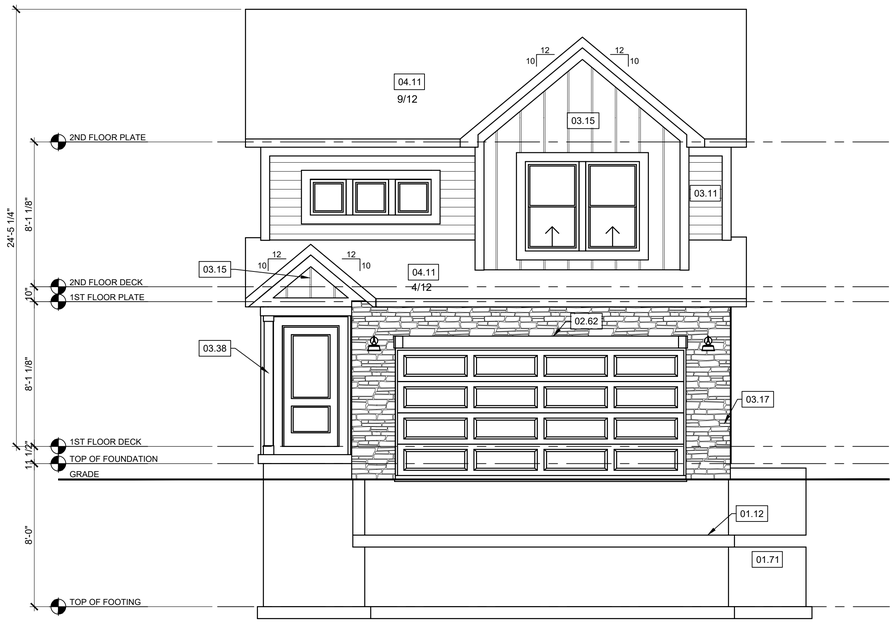
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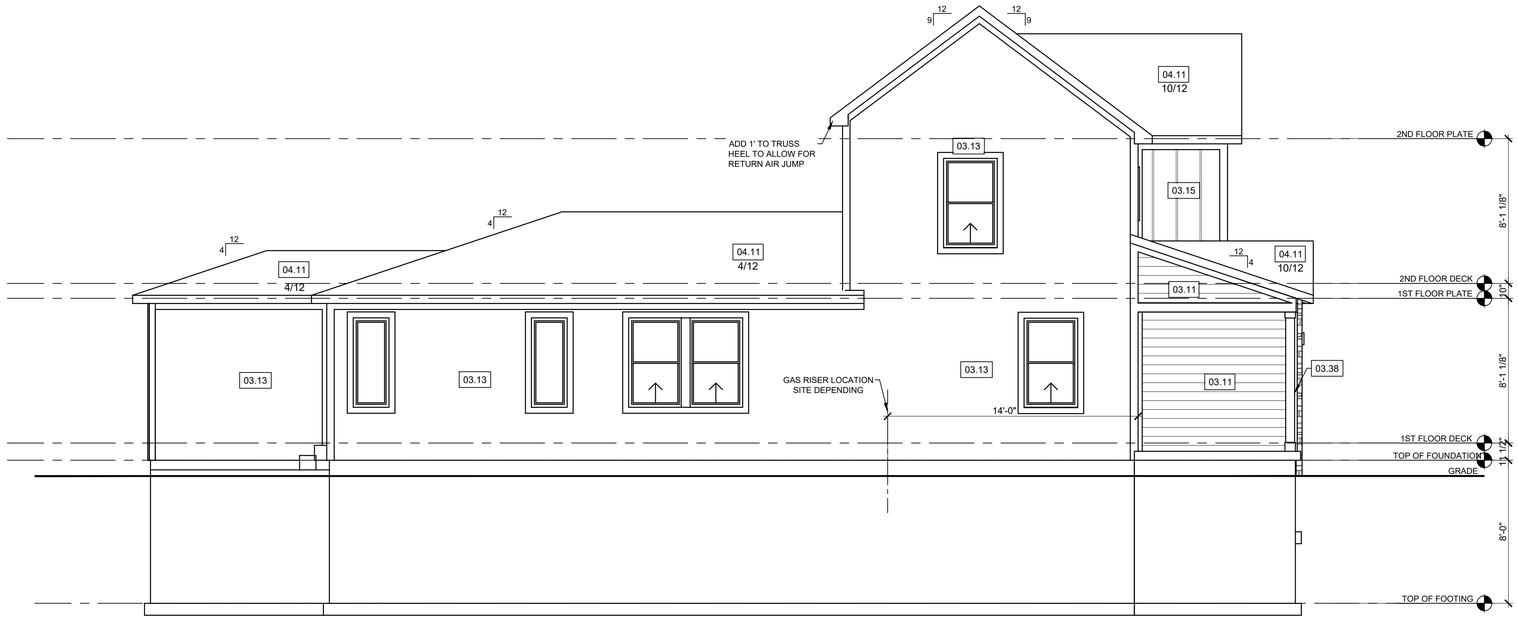
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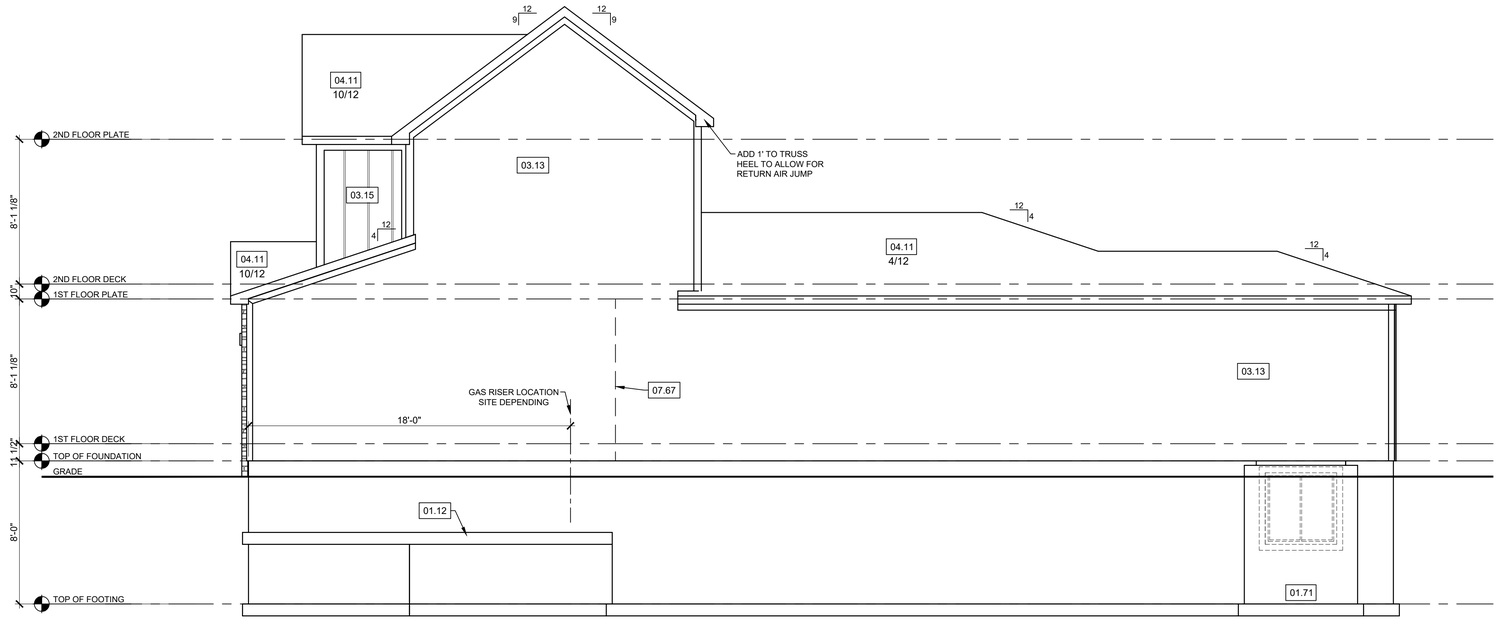
ISSUE DATE:
02/29/2024

SHEET NUMBER:
A1.0



LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

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02.62 - DOUBLED 1X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

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03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

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04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

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clover & hive
120 SE 30TH ST.
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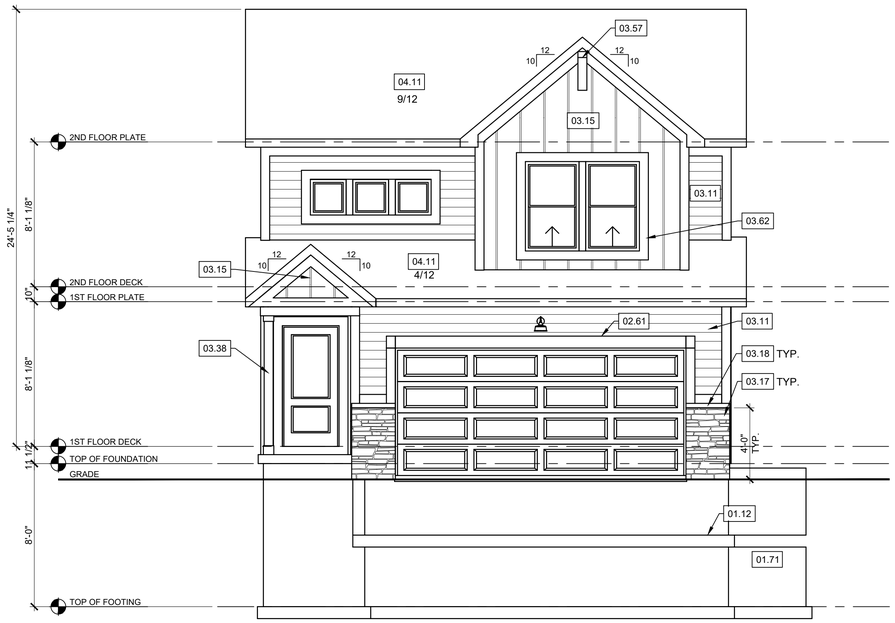
---, Lot ---
SIENNA - FARMHOUSE
SIENNA

PROFESSIONAL SEAL:

VERSION:
R5.02X6

ISSUE DATE:
02/29/2024

SHEET NUMBER:
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FRONT ELEVATION

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



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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 3

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1070
	UPPER LEVEL	438
		1508
UNFINISHED	FRONT PORCH	45
	GARAGE	419
	LOWER LEVEL - UNFINISHED	957
	PATIO	120
		1541
		3049

GENERAL NOTES - ELEVATIONS

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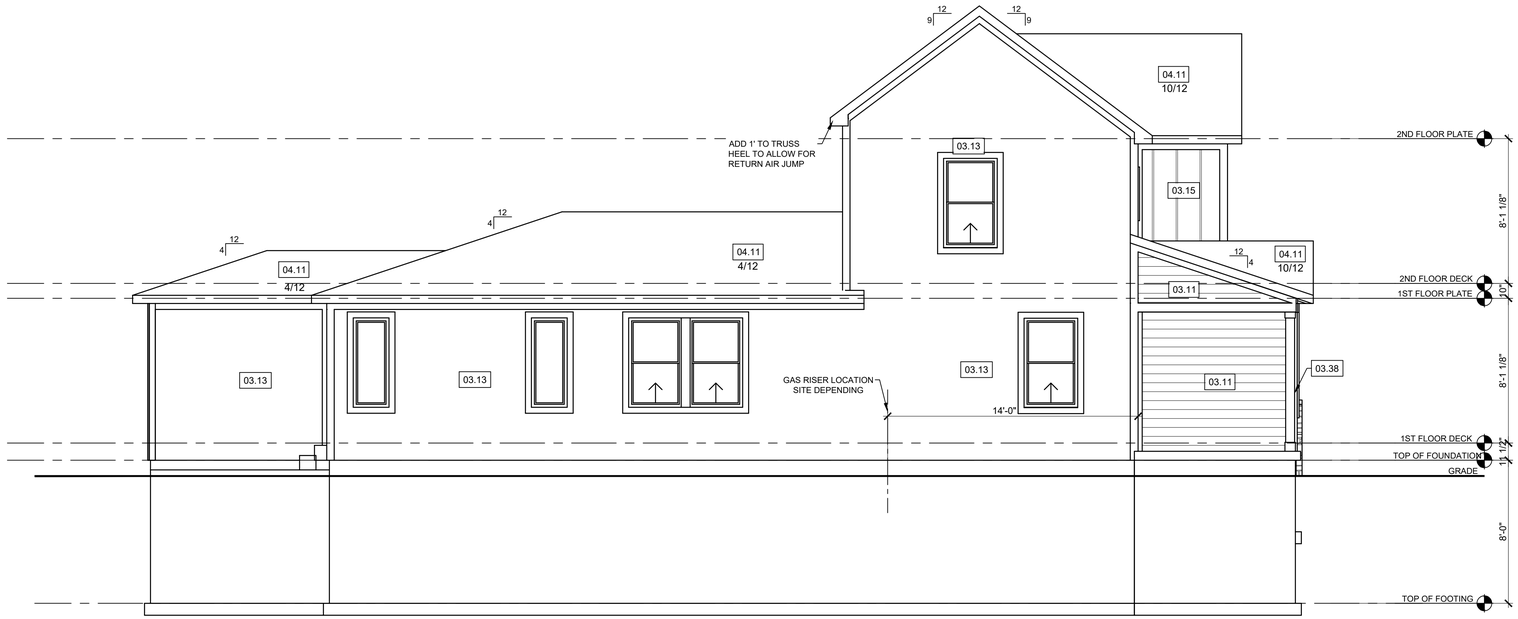
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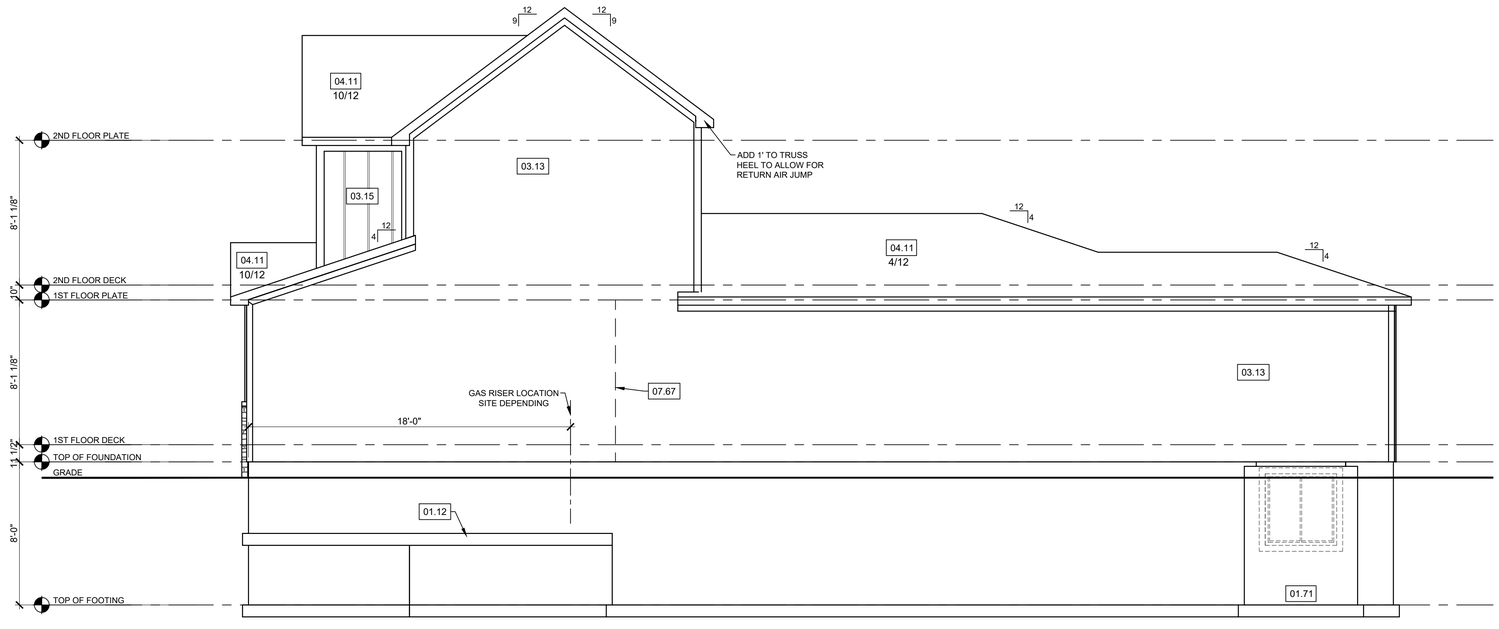
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SCALE: 1/4"=1'-0"



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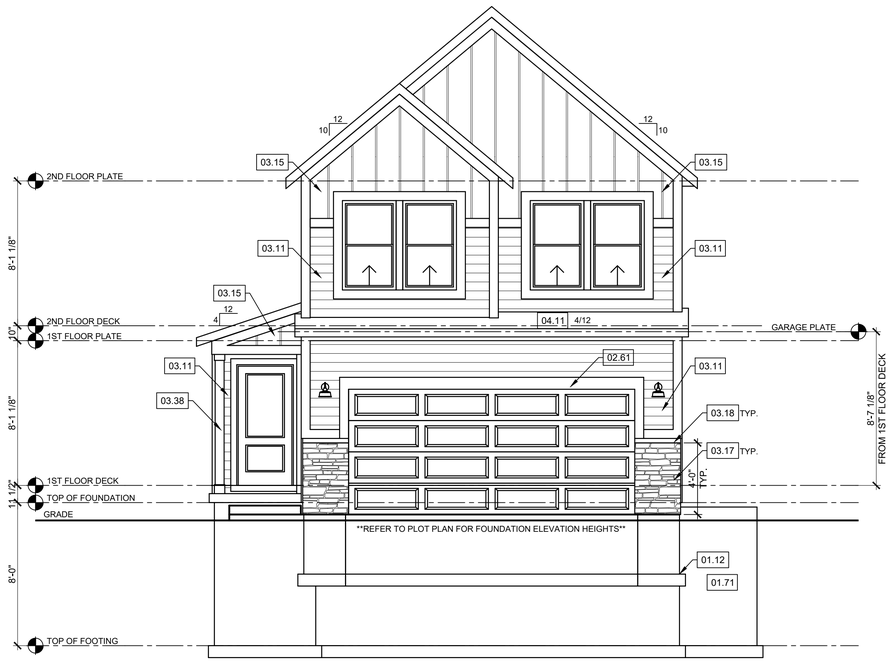
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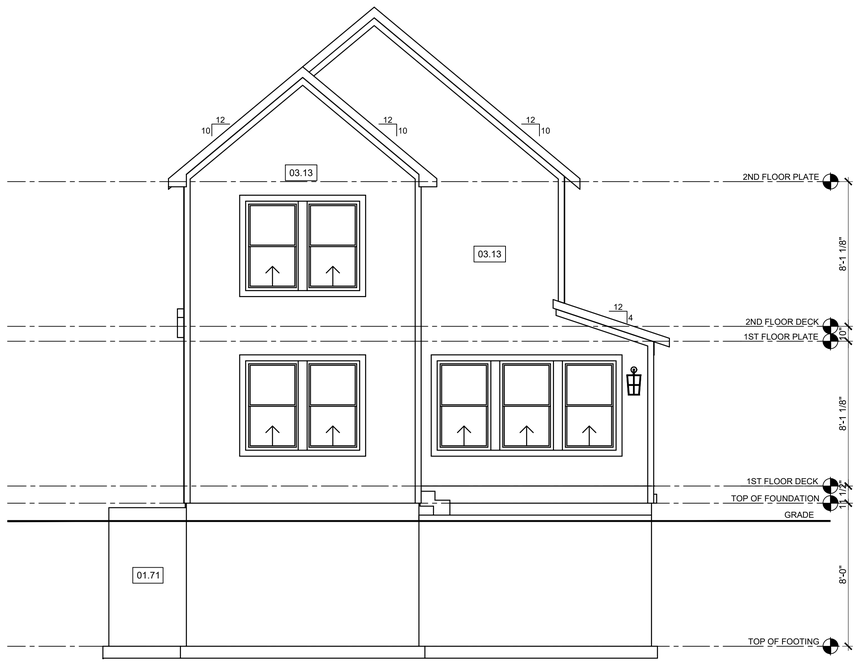
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FRONT ELEVATION

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



REAR ELEVATION

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PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
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07.67 - BACK WALL OF GARAGE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	738
	UPPER LEVEL	948
		1686
UNFINISHED	FRONT PORCH	30
	GARAGE	440
	LOWER LEVEL - UNFINISHED	651
	PATIO	104
		1226
		2911

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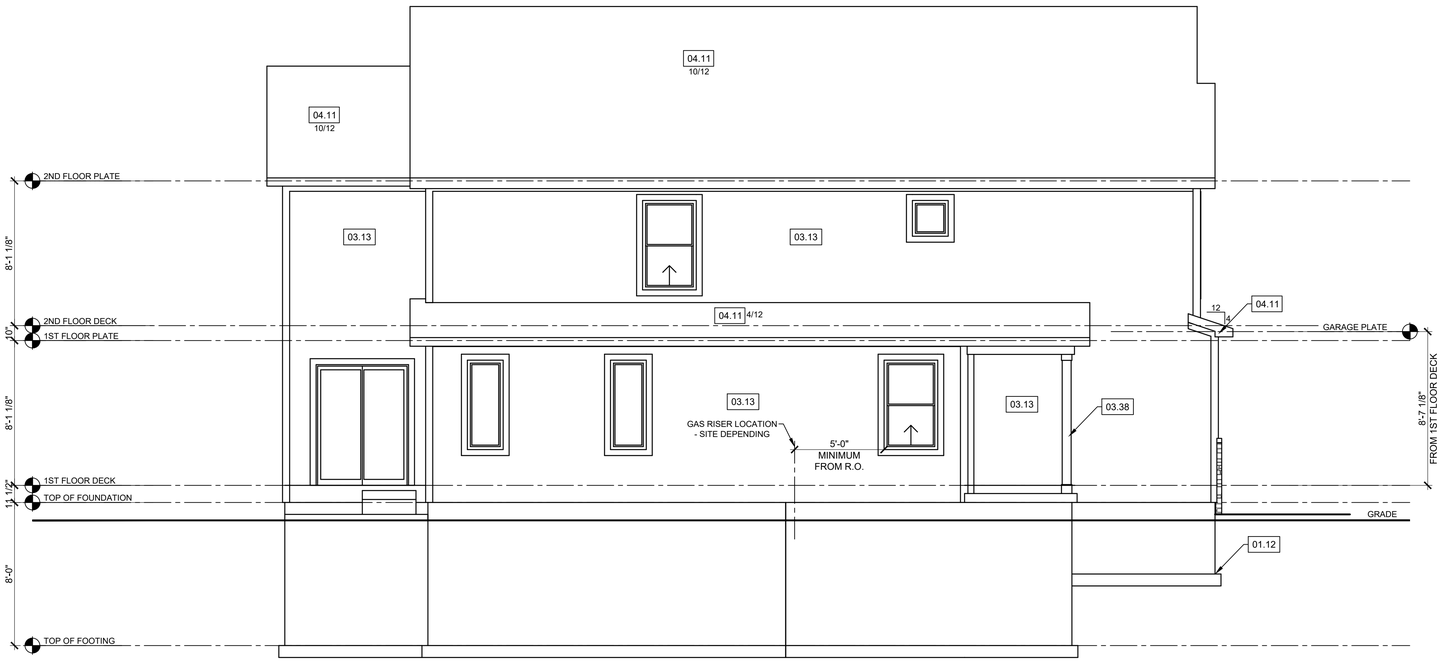
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SAFFRON

PROFESSIONAL SEAL:

VERSION:
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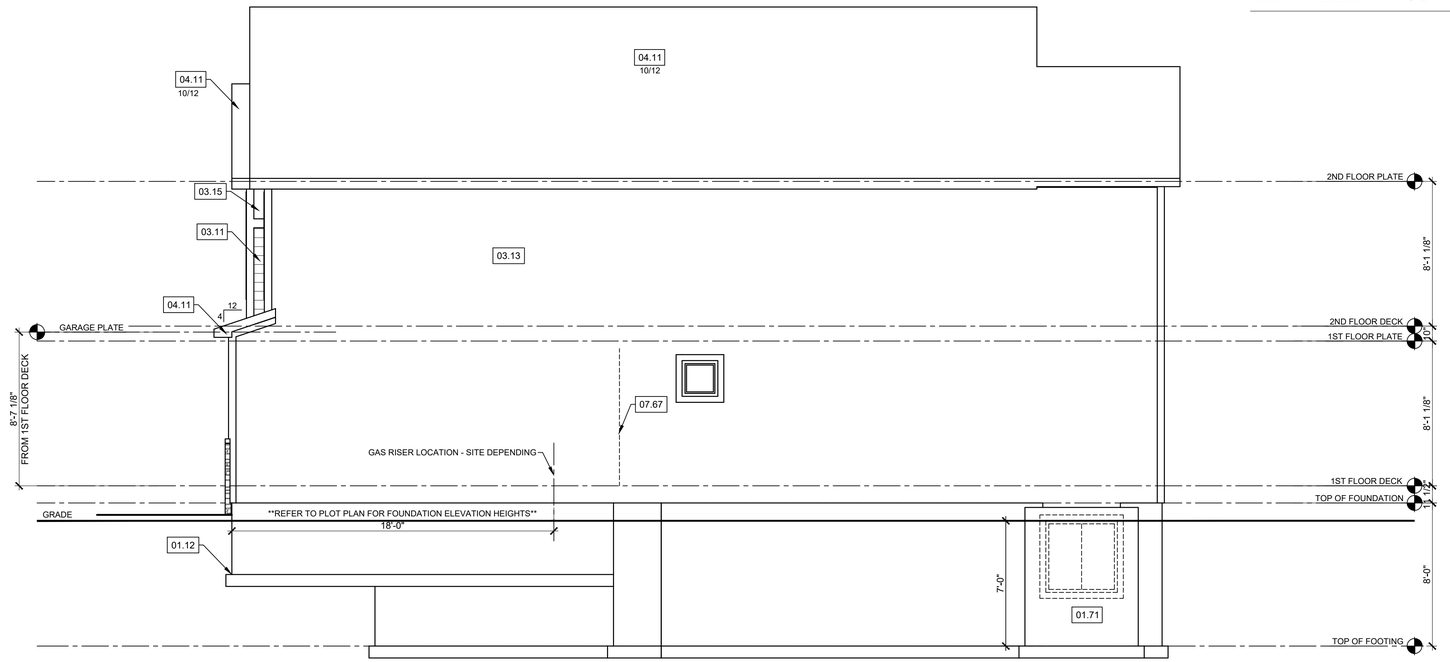
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LEFT ELEVATION

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



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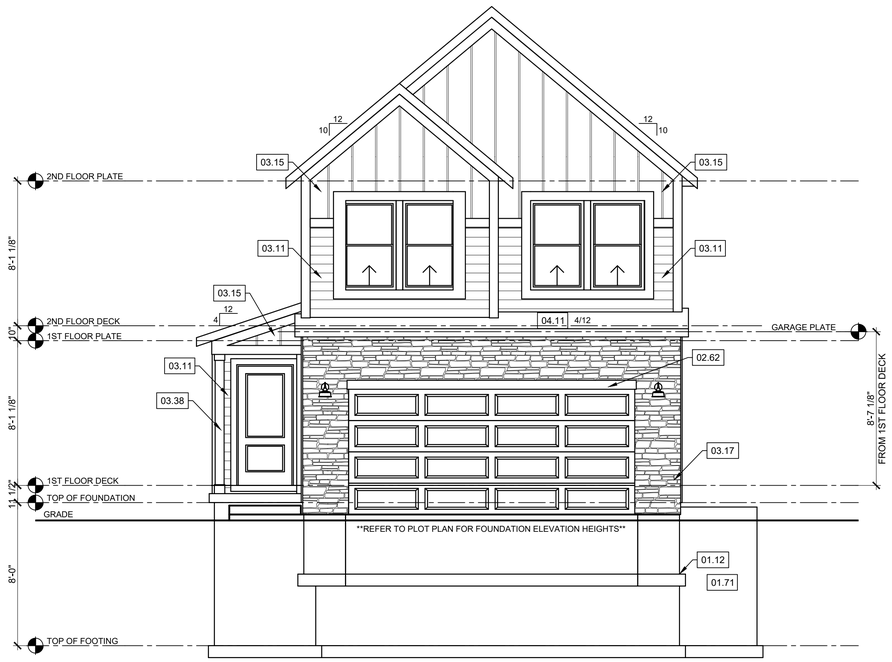
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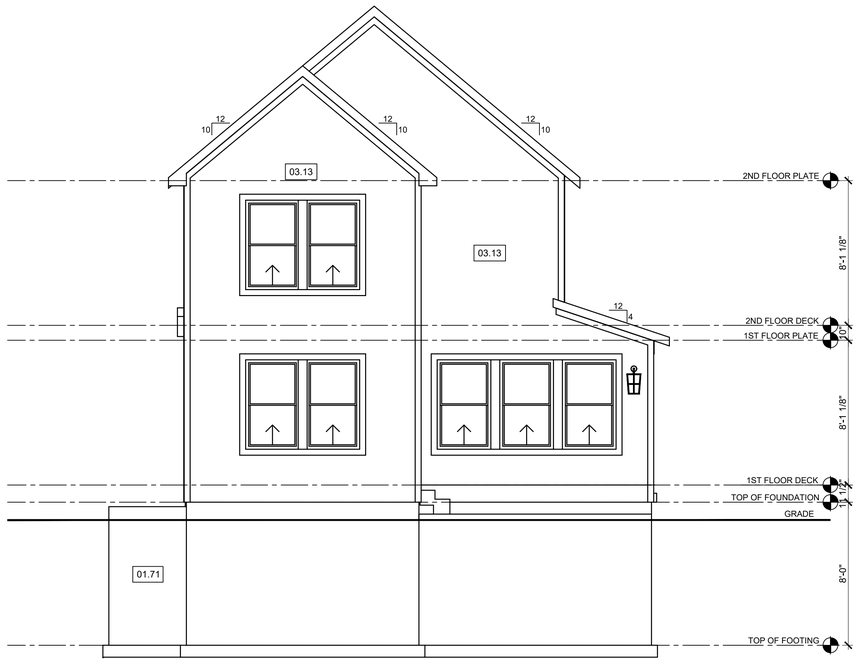
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FARMHOUSE 2

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	738
	UPPER LEVEL	948
		1686
UNFINISHED	FRONT PORCH	30
	GARAGE	440
	LOWER LEVEL - UNFINISHED	651
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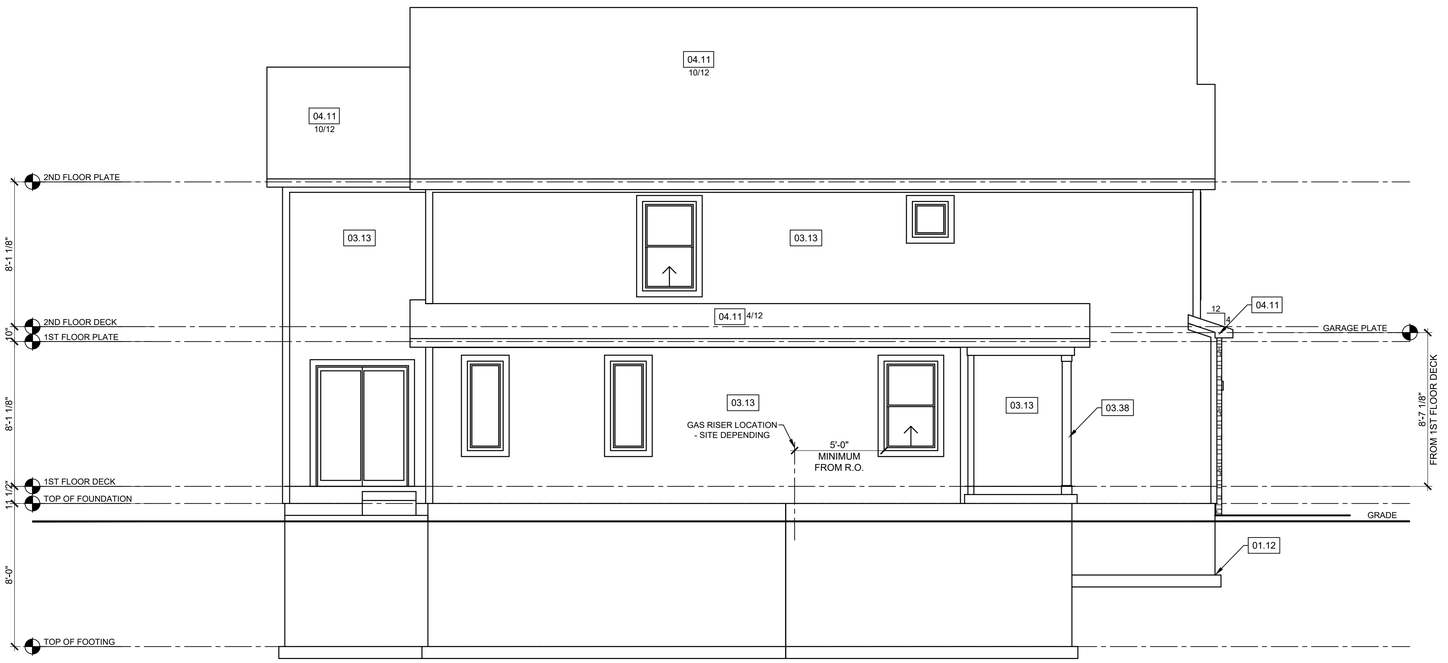
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SAFFRON - ---
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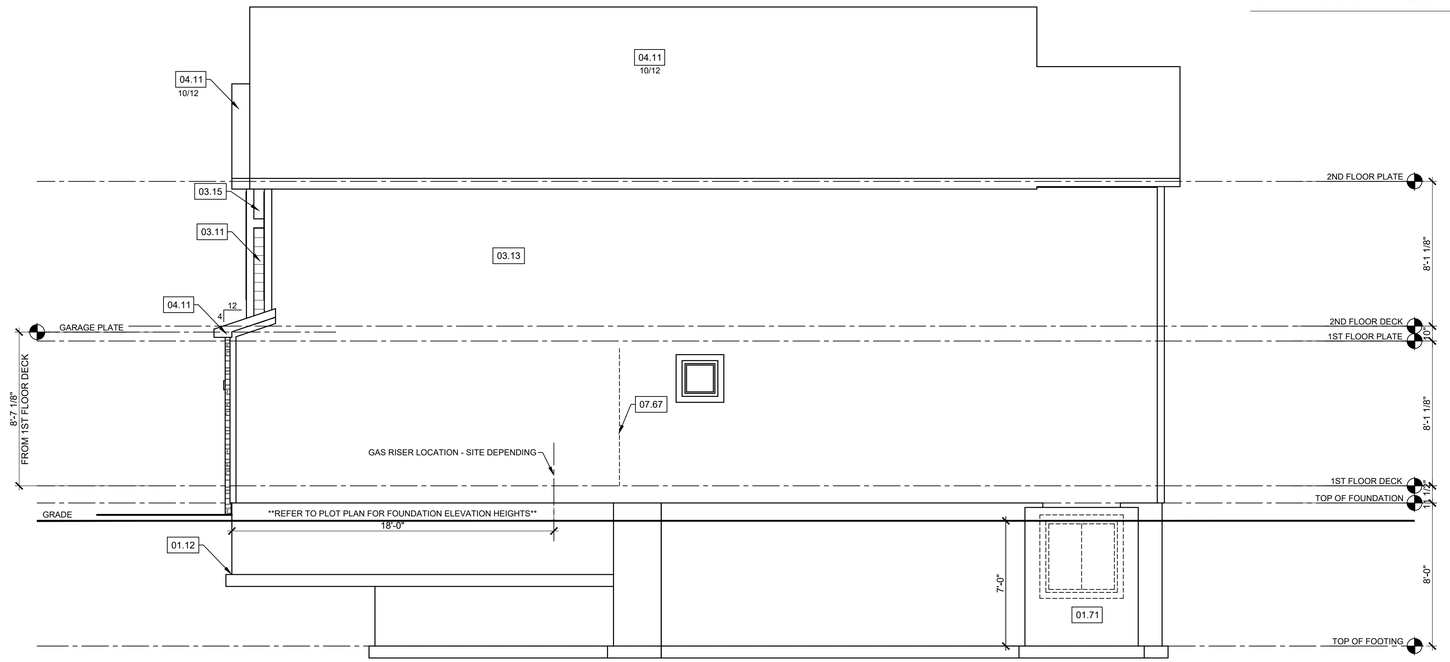
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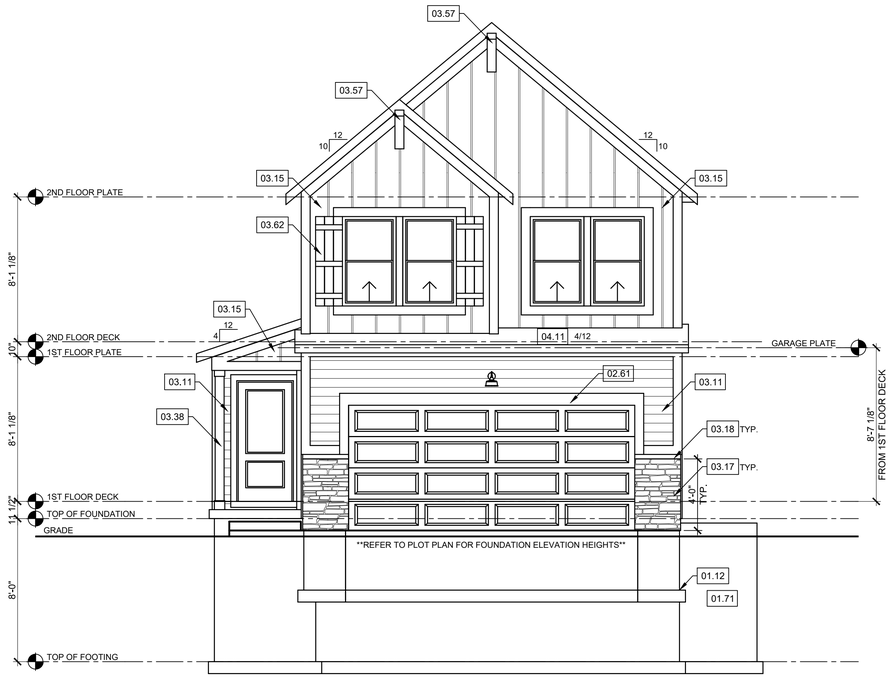
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SAFFRON - ----
SAFFRON

PROFESSIONAL SEAL:

VERSION:
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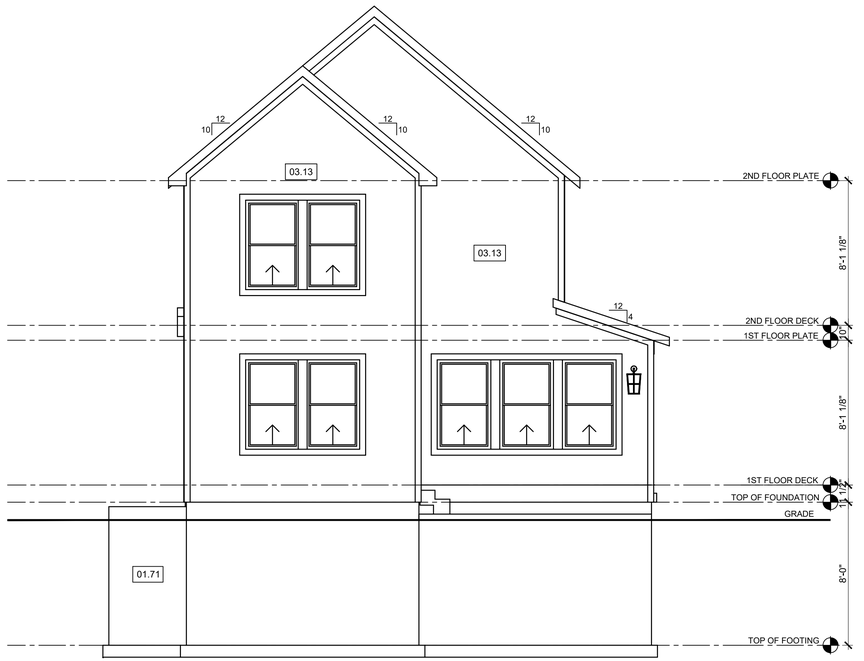
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FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
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A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
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REFERENCE KEYNOTES

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03.62 - CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

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04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 3

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	738
	UPPER LEVEL	948
		1686
UNFINISHED	FRONT PORCH	30
	GARAGE	440
	LOWER LEVEL - UNFINISHED	651
	PATIO	104
		1226
		2911

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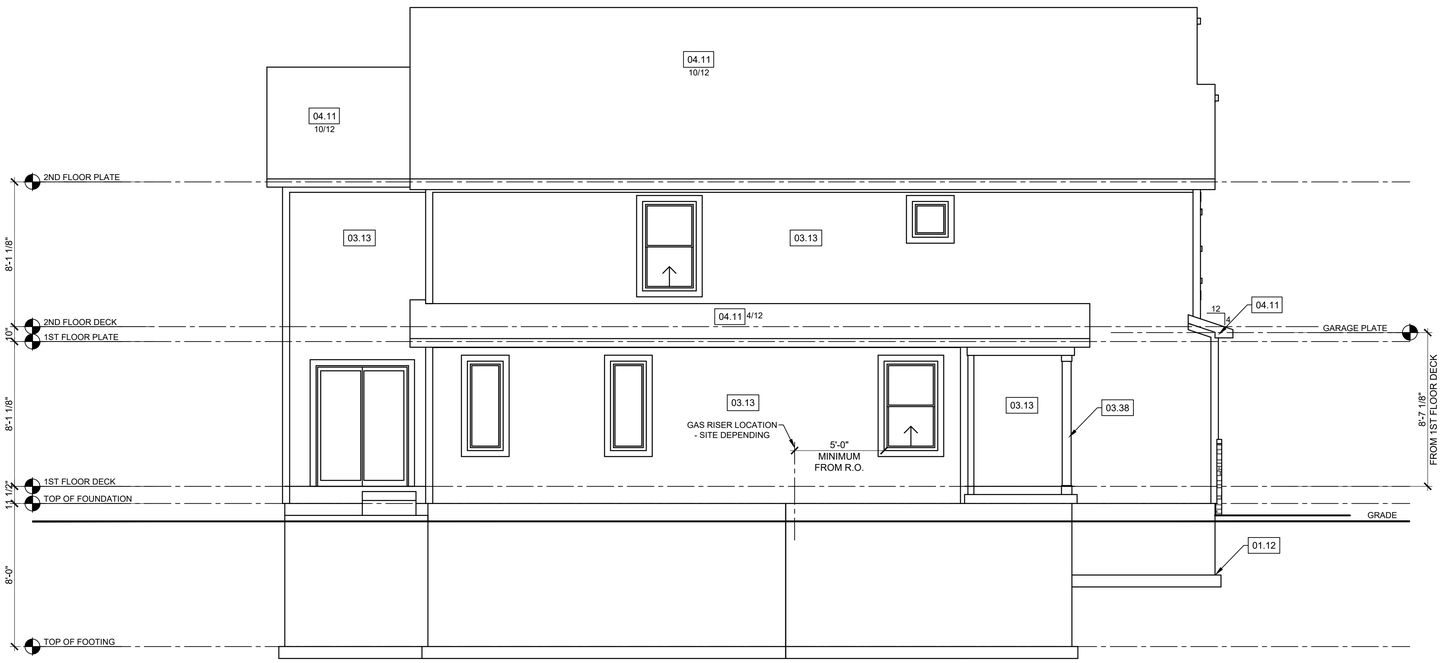
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PROFESSIONAL SEAL:

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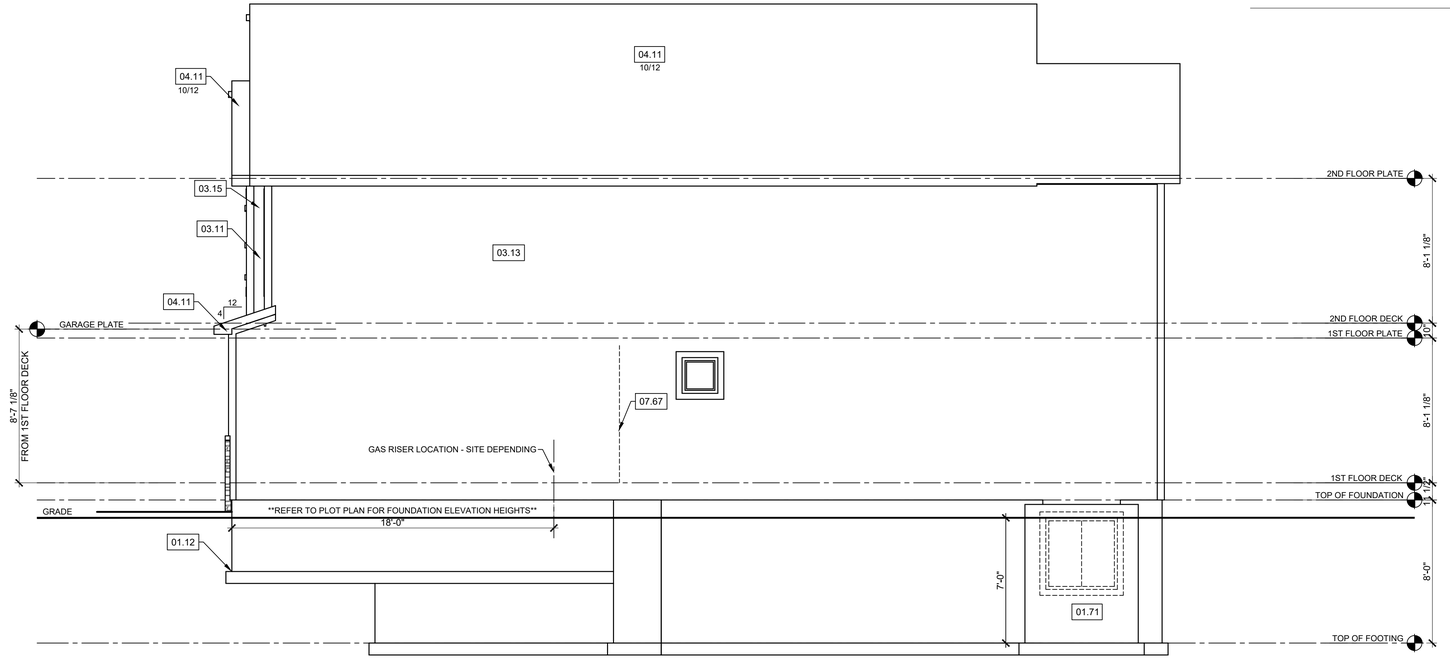
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LEFT ELEVATION

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



RIGHT ELEVATION

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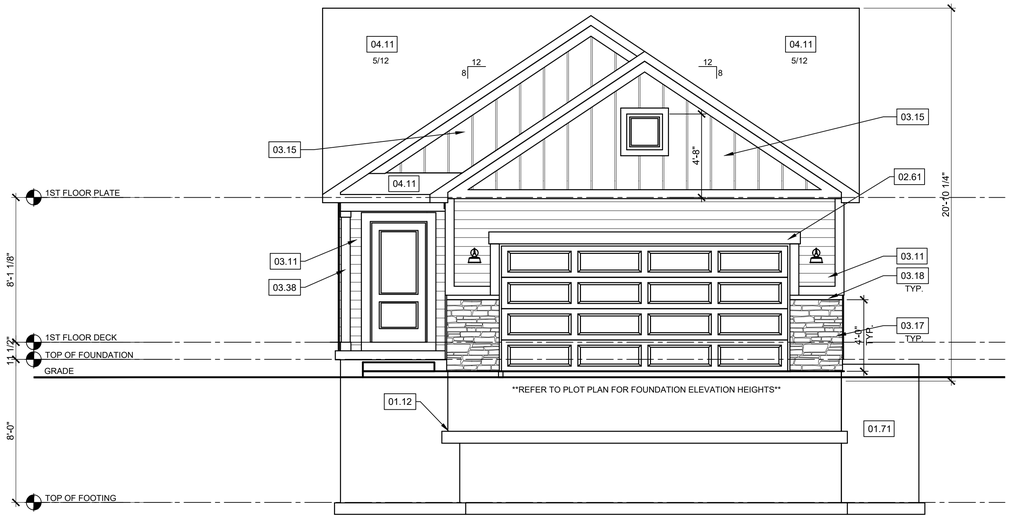
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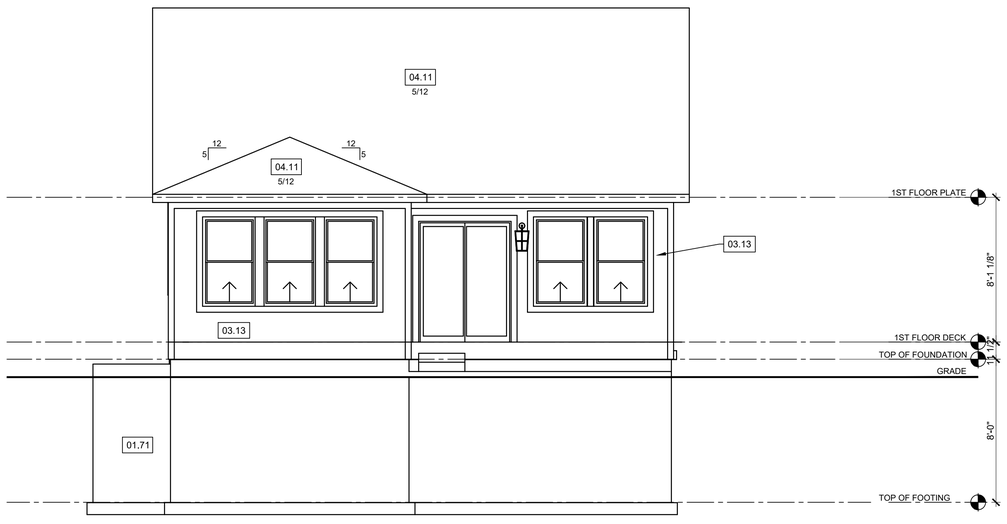
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FRONT ELEVATION

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



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FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1241
	STAIRS TO LOWER LEVEL - FINISHED	66
		1307
UNFINISHED	FRONT PORCH	30
	GARAGE	474
	LOWER LEVEL - UNFINISHED	20
	LOWER LEVEL - UNFINISHED	979
	PATIO	117
		1621
		2928

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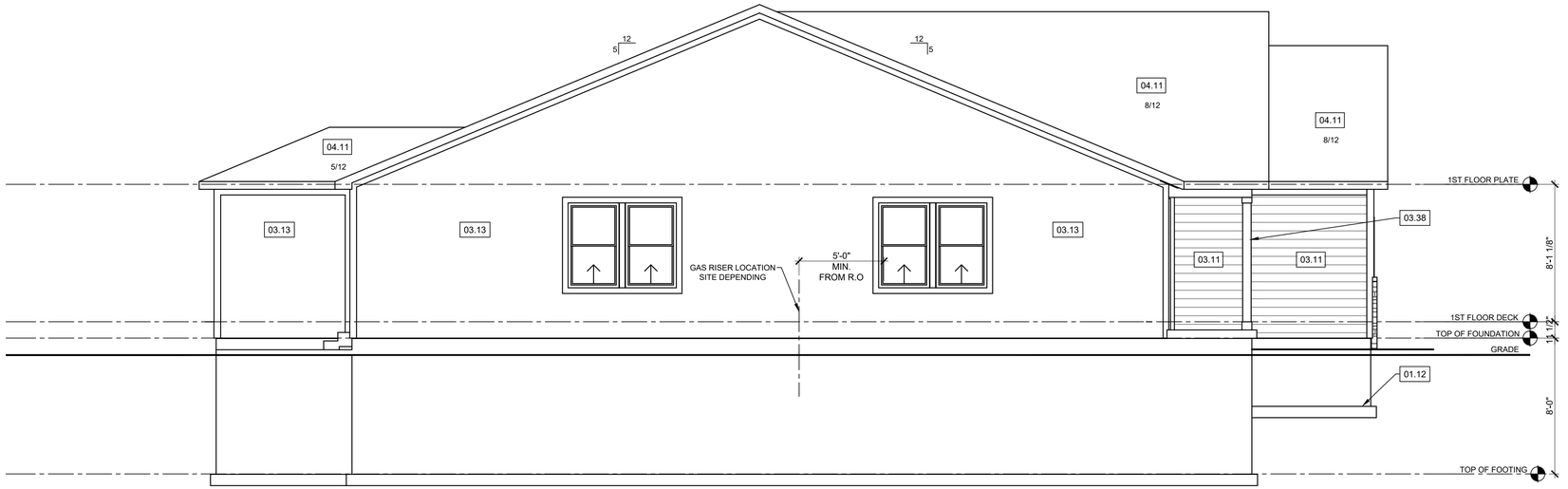
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--- - FARMHOUSE
COBALT

PROFESSIONAL SEAL:

VERSION:
R5.02X6

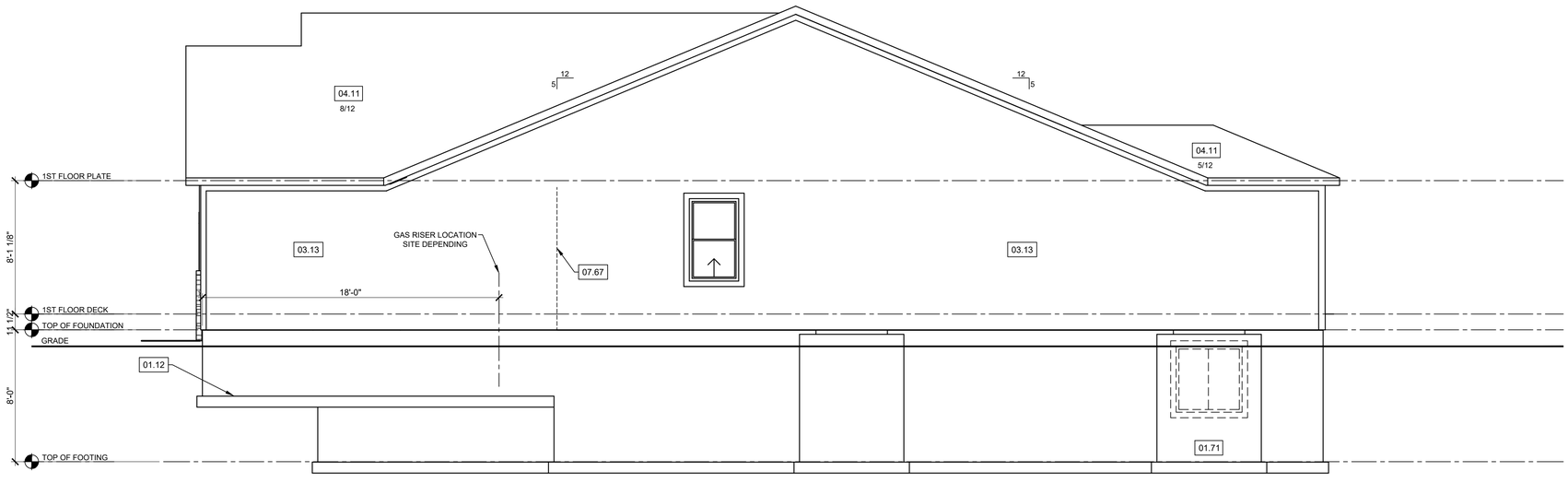
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LEFT ELEVATION

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



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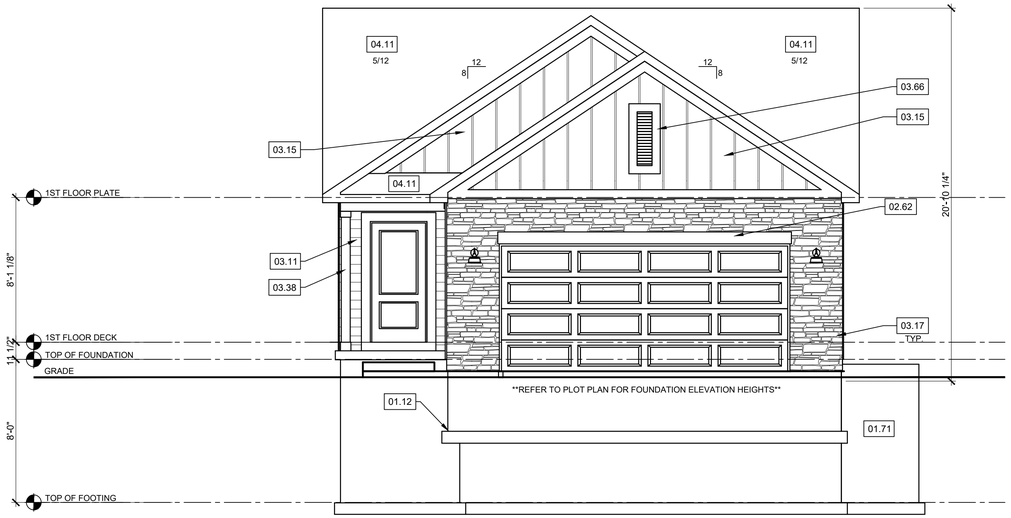
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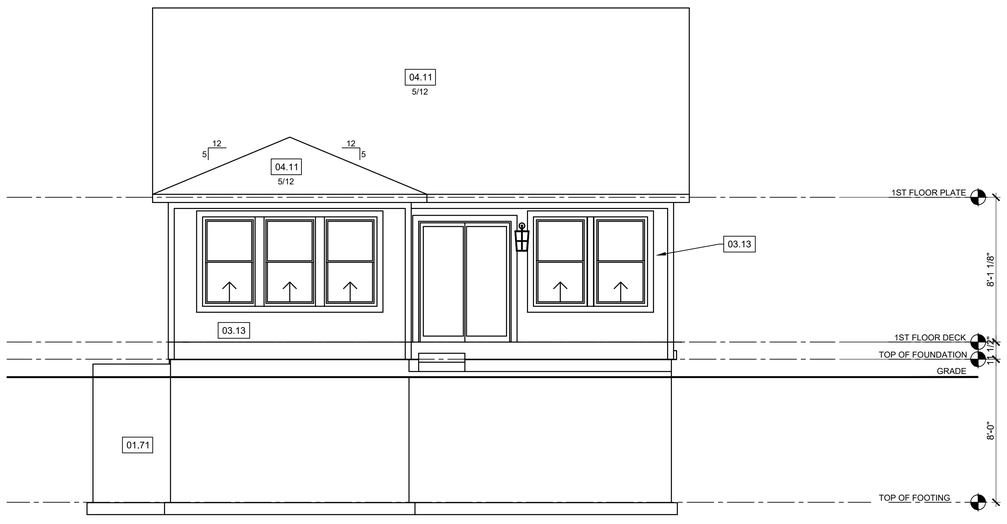
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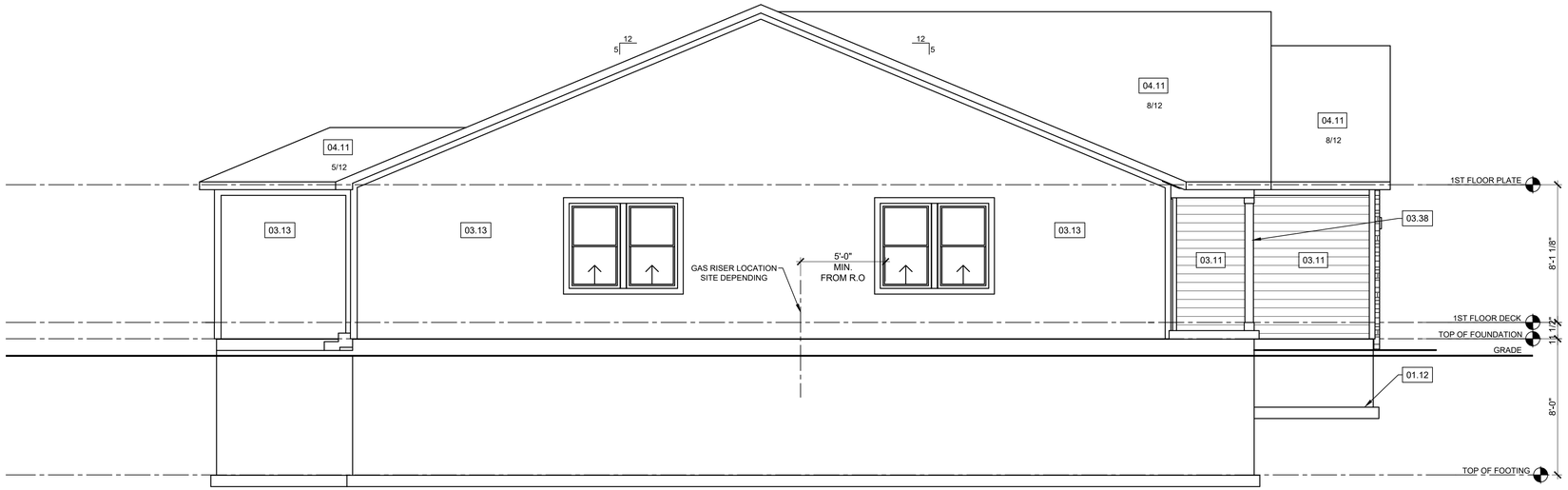
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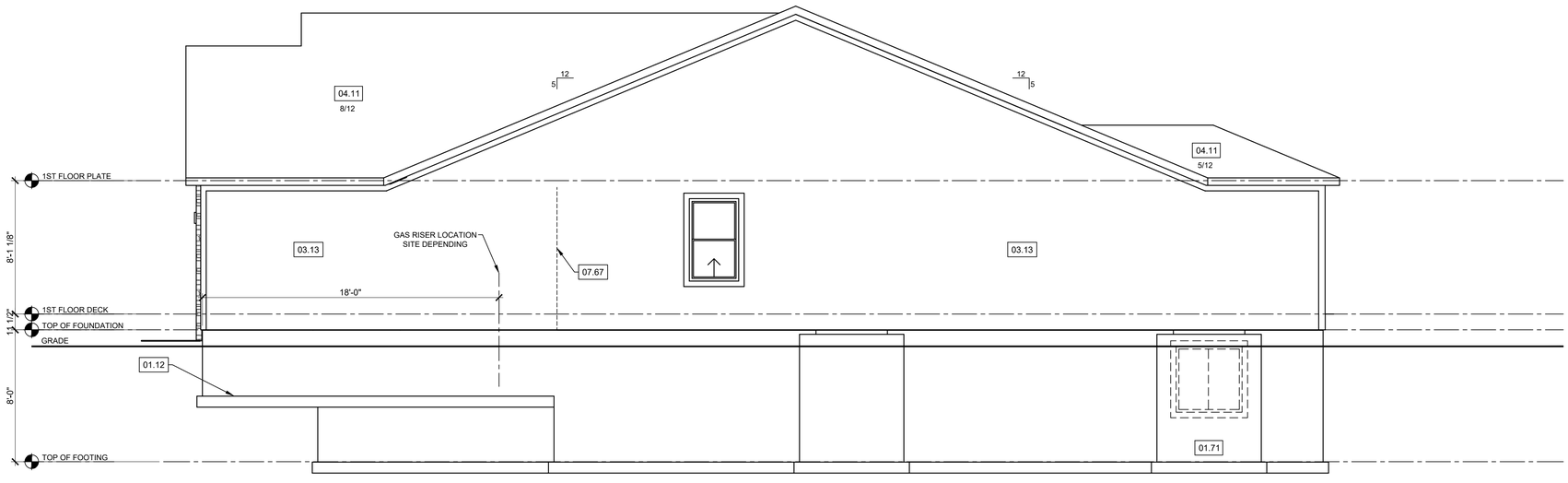
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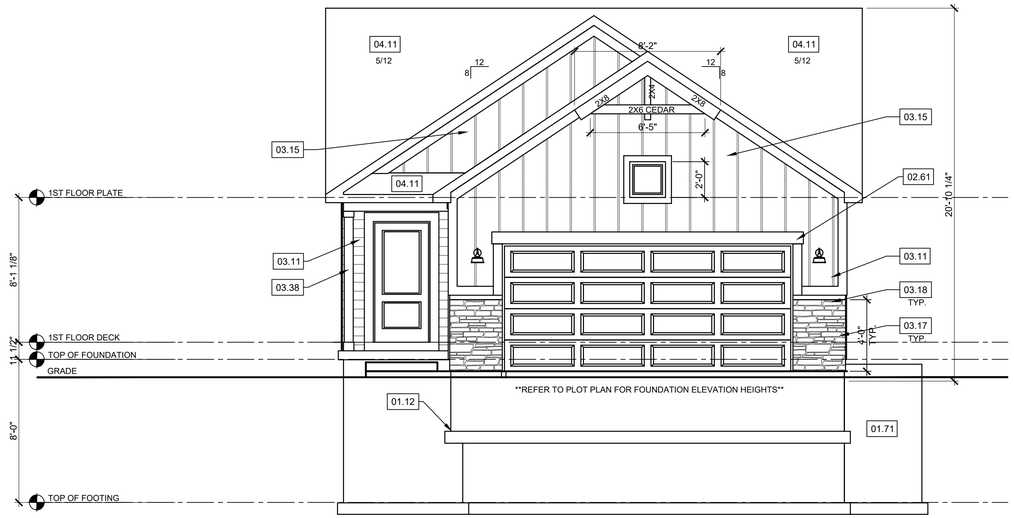
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--- - FARMHOUSE
COBALT

PROFESSIONAL SEAL:

VERSION:
R5.02X6

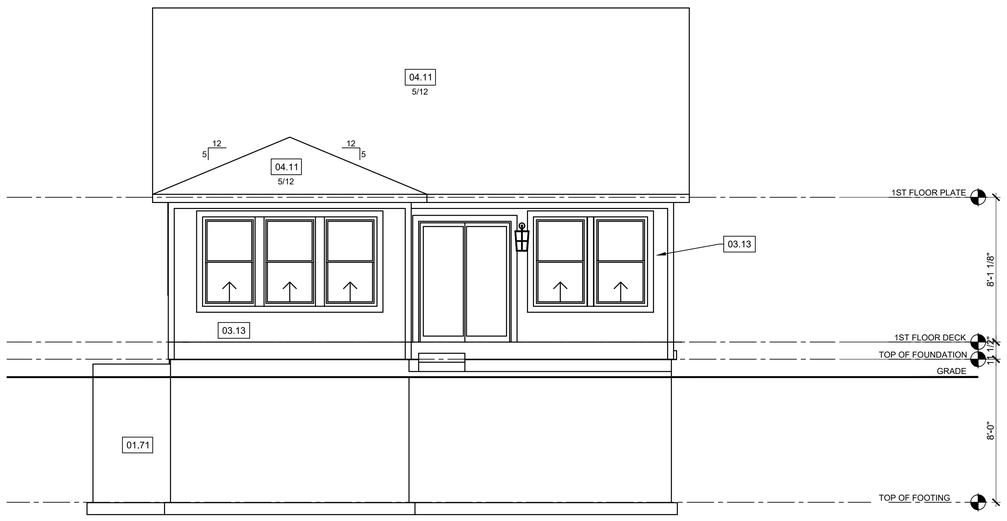
ISSUE DATE:
02/26/2024

SHEET NUMBER:
A1.1



FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM. UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.11 - LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

03.13 - LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 3

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1241
	STAIRS TO LOWER LEVEL - FINISHED	66
		1307
UNFINISHED	FRONT PORCH	30
	GARAGE	474
	LOWER LEVEL - UNFINISHED	20
	LOWER LEVEL - UNFINISHED	979
	PATIO	117
		1621
		2928

GENERAL NOTES - ELEVATIONS

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.

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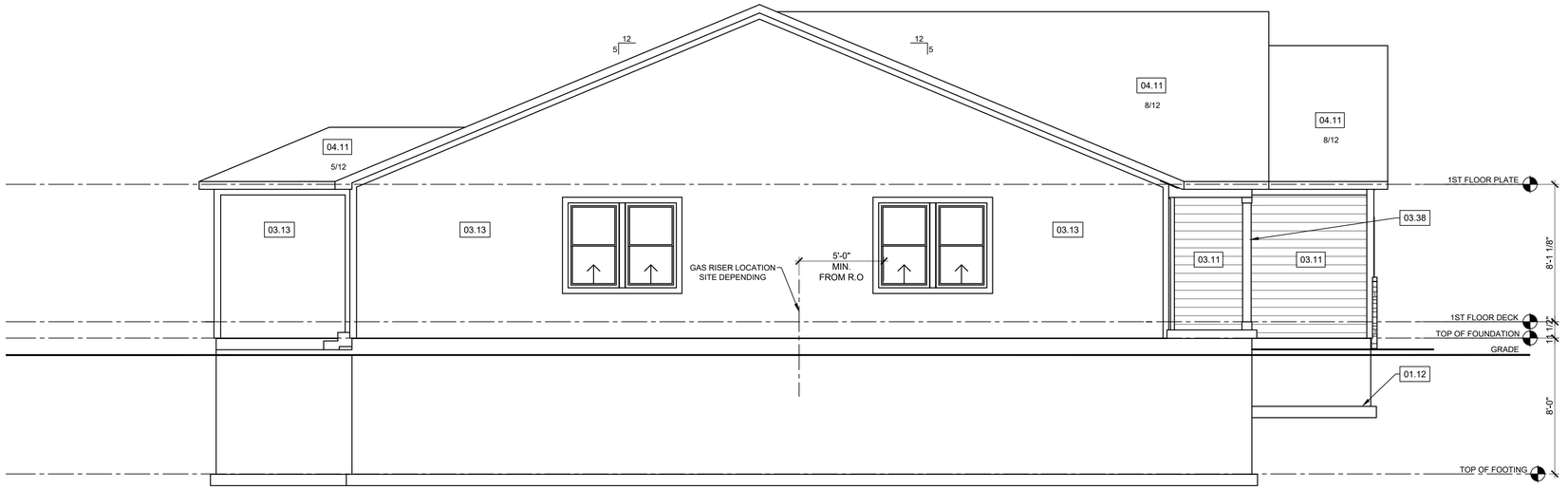
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--- - FARMHOUSE
COBALT

PROFESSIONAL SEAL:

VERSION:
R5.02X6

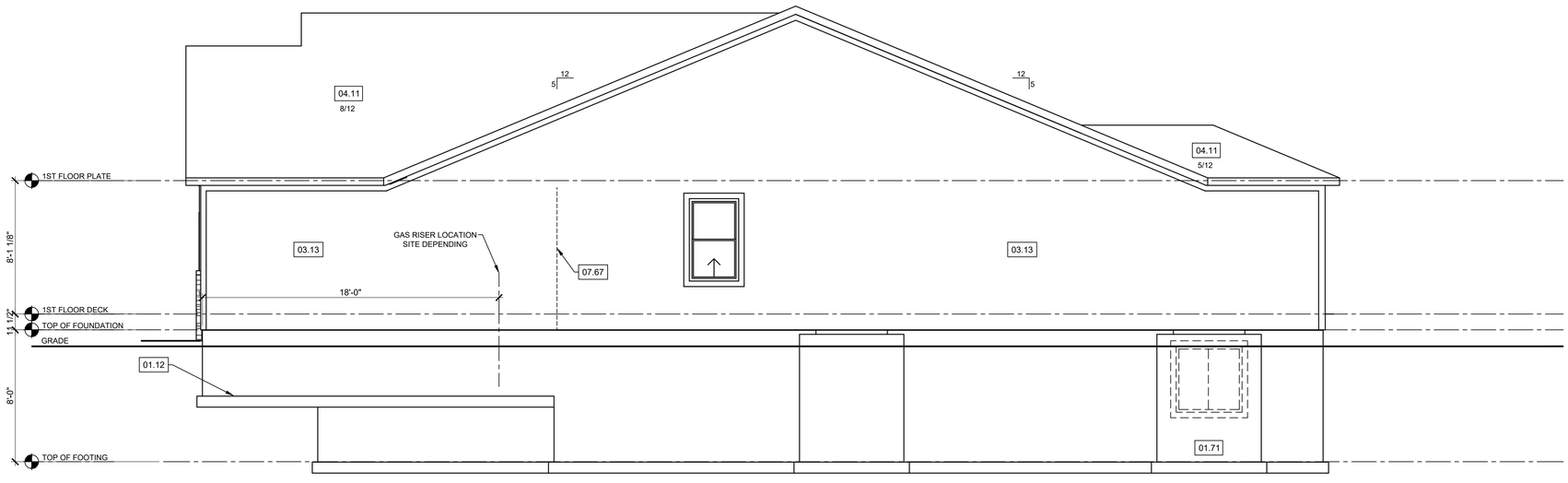
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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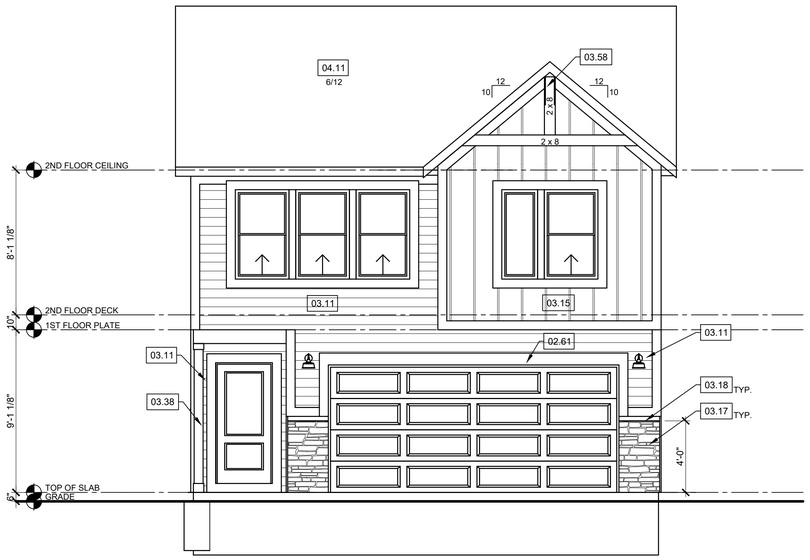
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--- - FARMHOUSE
COBALT

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FRONT ELEVATION

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



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03.18 - CAST STONE CAP

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03.58 - 2X CEDAR TRIM - SEE ELEVATIONS FOR SIZE.

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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	633
	UPPER LEVEL	1061
		1694
UNFINISHED	FRONT PORCH	34
	GARAGE	451
		485
		2179

GENERAL NOTES - ELEVATIONS

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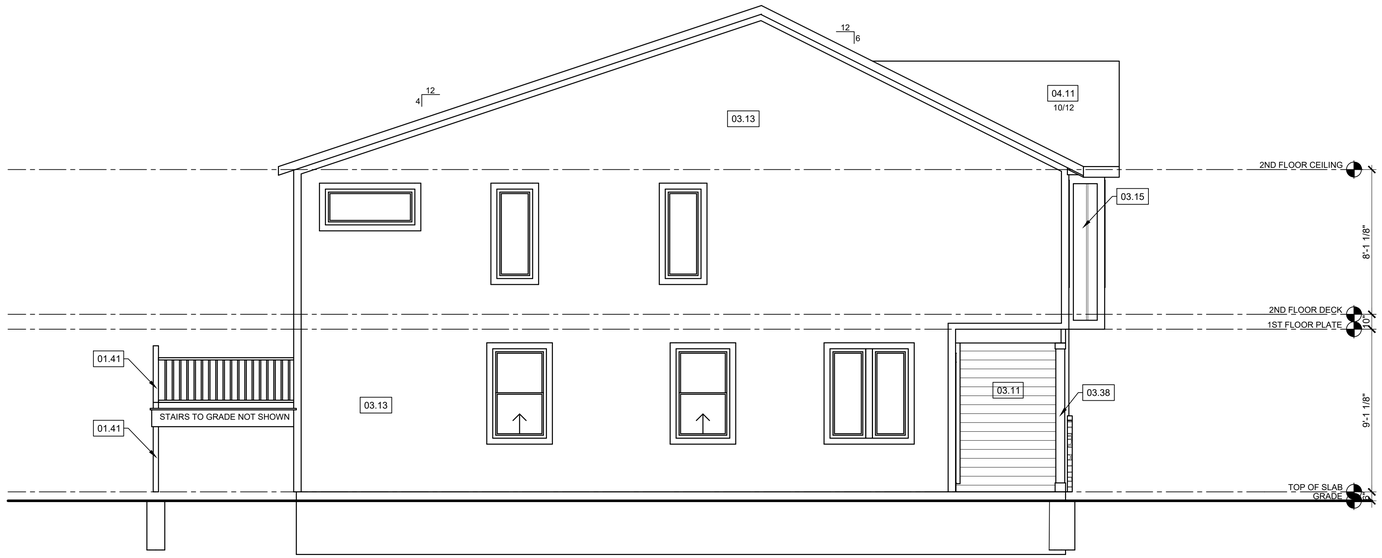
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---- - FARMHOUSE
FINCH

PROFESSIONAL SEAL:

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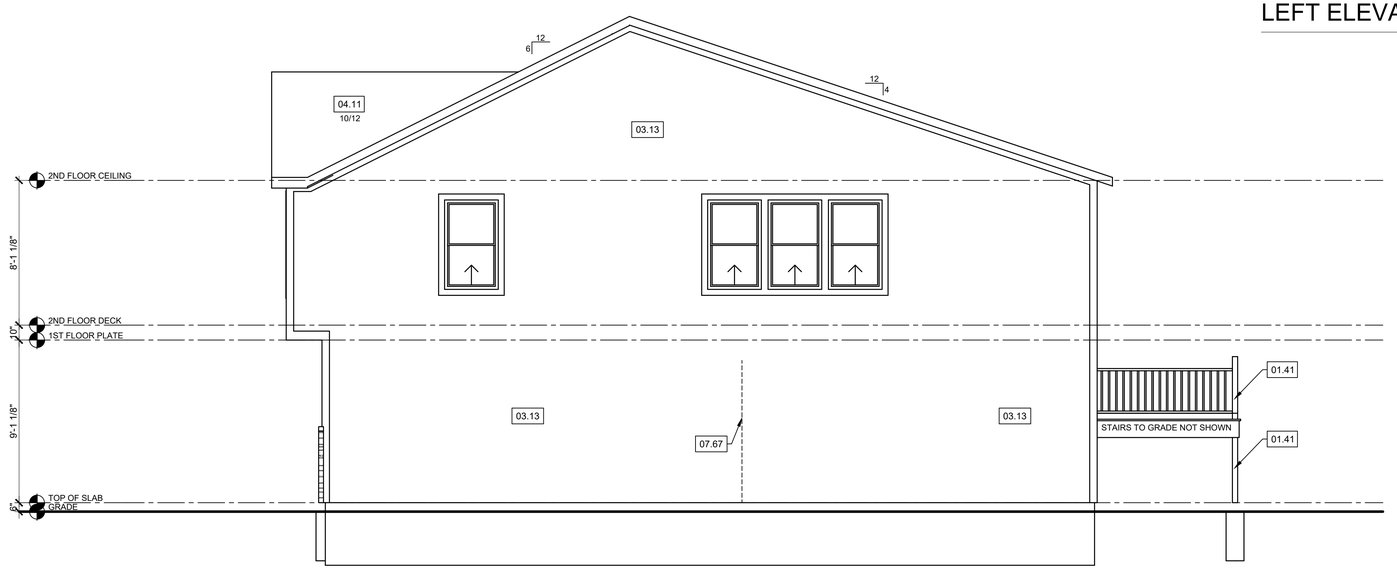
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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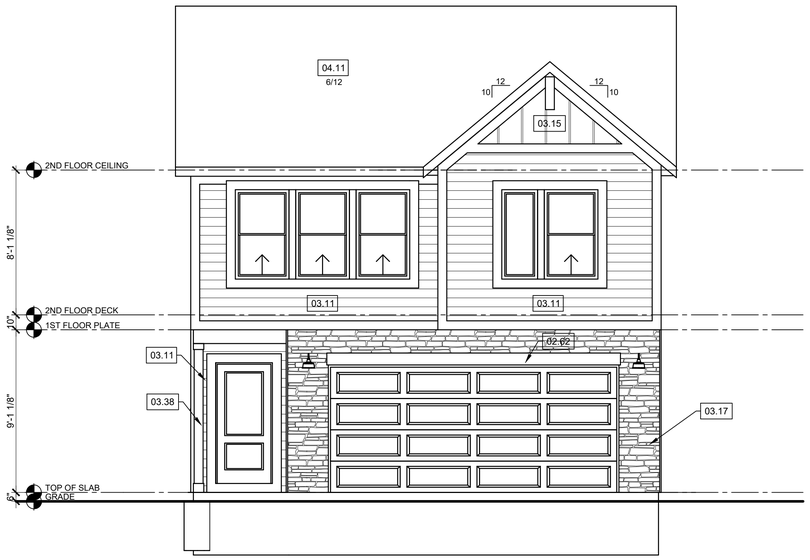
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FINCH - FARMHOUSE
FINCH

PROFESSIONAL SEAL:

VERSION:
R5.02X6

ISSUE DATE:
02/27/2024

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FRONT ELEVATION

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



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
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07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

FARMHOUSE 2

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	633
	UPPER LEVEL	1061
		1694
UNFINISHED	FRONT PORCH	34
	GARAGE	451
		485
		2179

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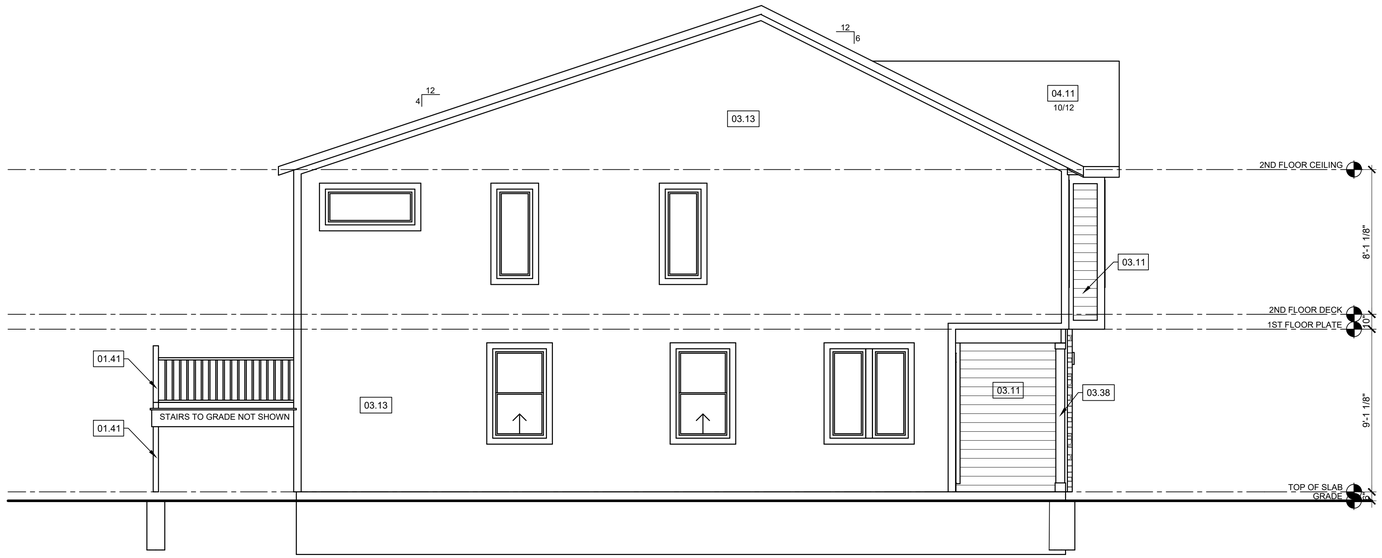
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FINCH - FARMHOUSE
FINCH

PROFESSIONAL SEAL:

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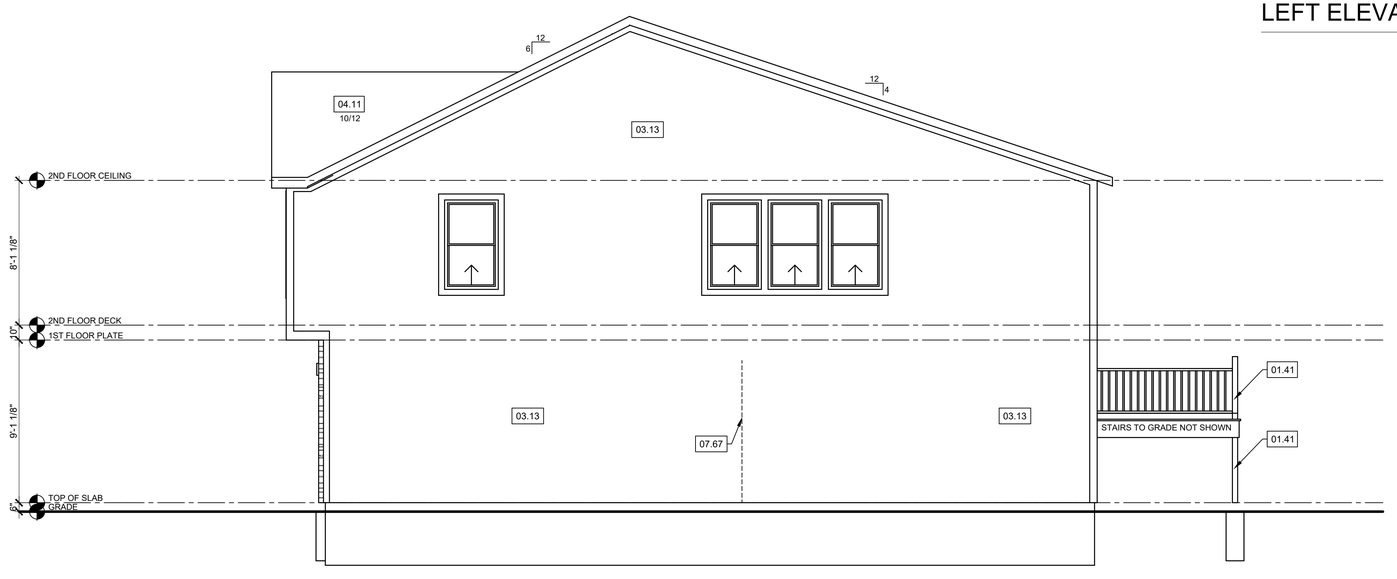
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LEFT ELEVATION

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



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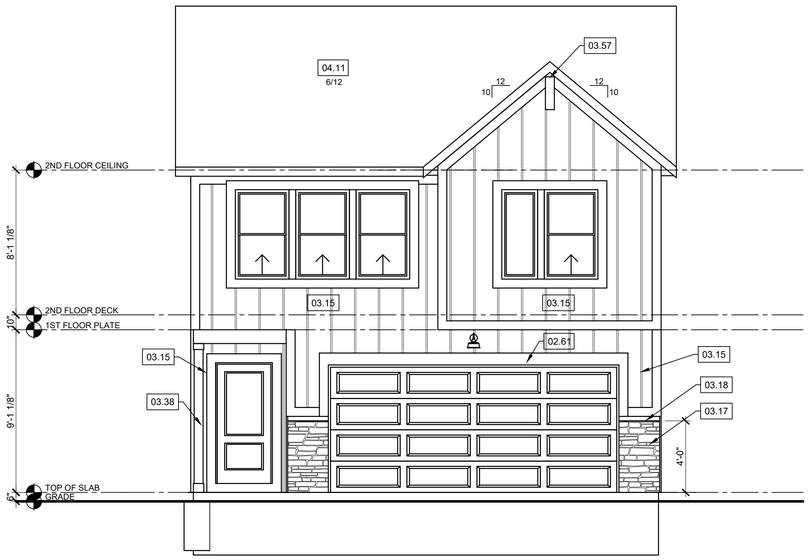
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03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

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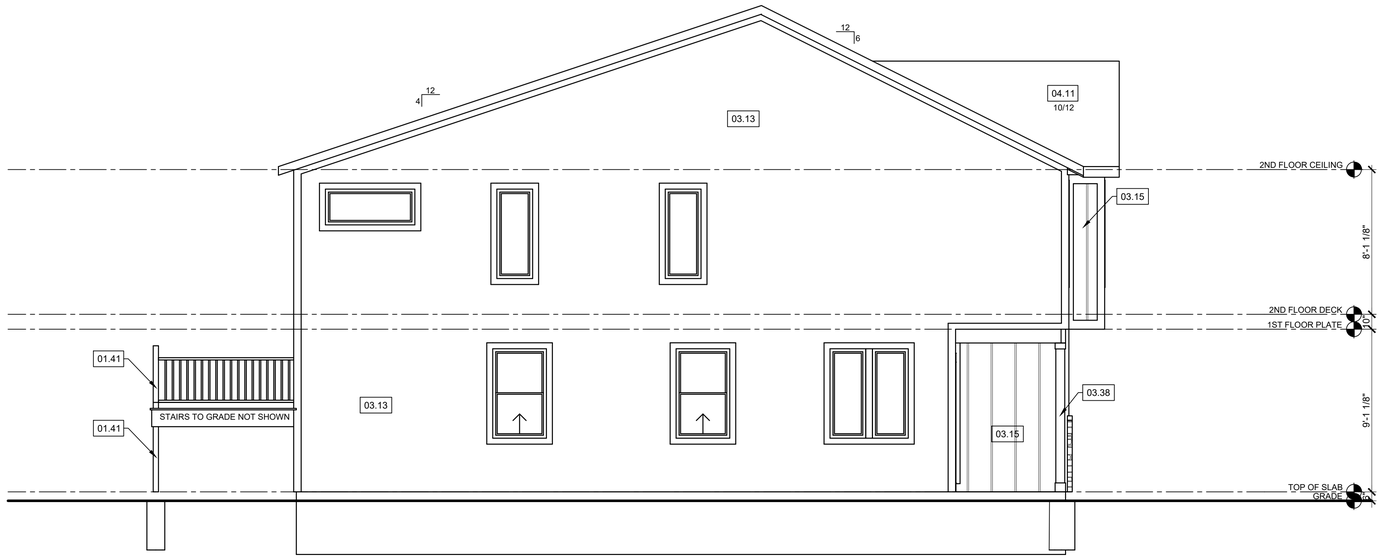
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FINCH

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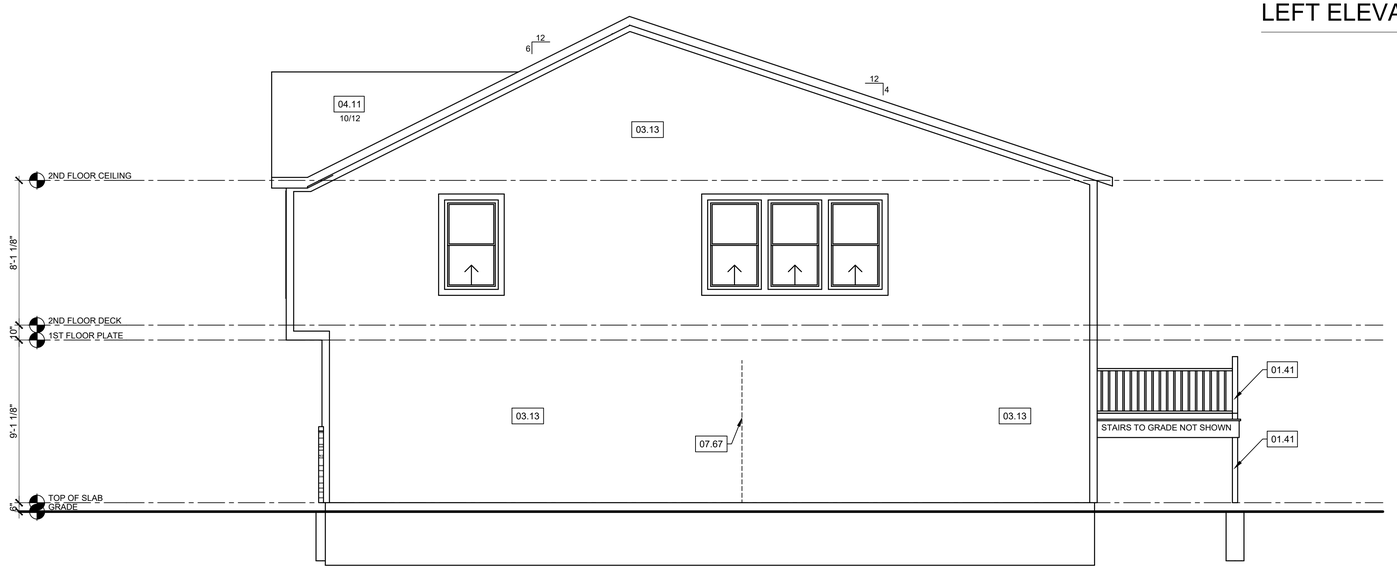
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LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

01 - FOUNDATION

01.41 - 4X4 CEDAR POST

02 - TRIM

02.61 - 5/4"X8" LP SMART TRIM.
UNLESS NOTED OTHERWISE ON ELEVATION.

03 - SIDING

03.13 - LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE.
1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION -
30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

07 - MISCELLANEOUS & PLAN NOTES

07.67 - BACK WALL OF GARAGE.

Xref ..\..\..\..\..\SB Support\Drawings

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

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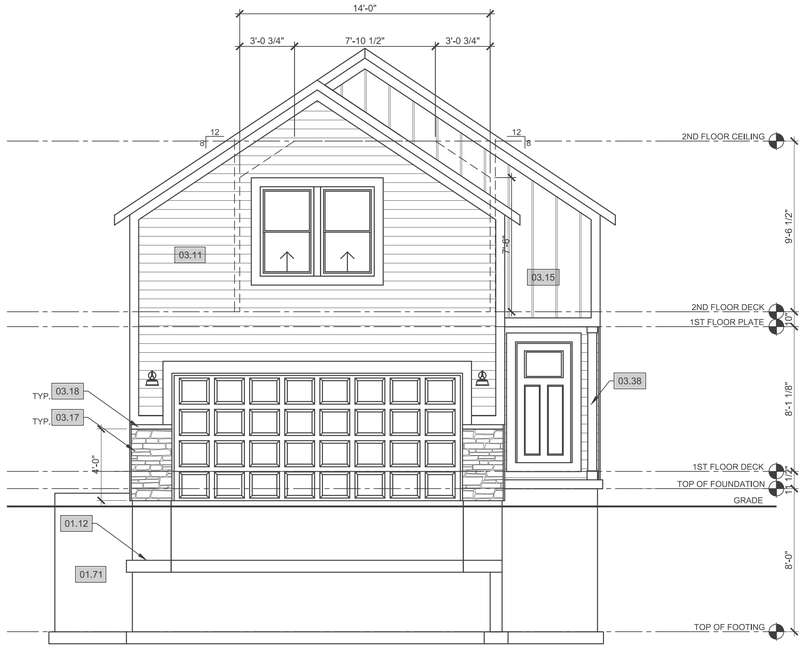
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FINCH - FARMHOUSE
FINCH

PROFESSIONAL SEAL:

VERSION:
R5.02X6

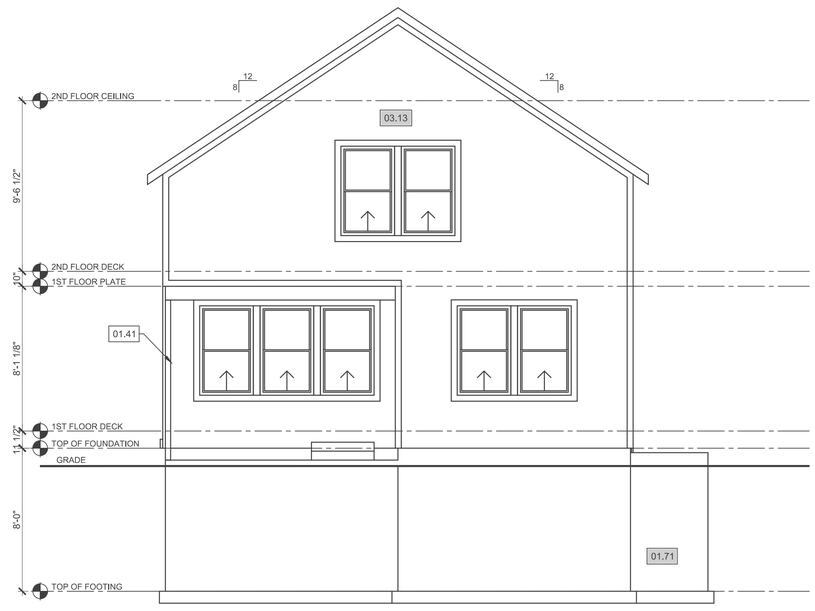
ISSUE DATE:
02/27/2024

SHEET NUMBER:
A1.1



FRONT ELEVATION

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



REAR ELEVATION

SCALE: 1/4"=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.

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL
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04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	838
	UPPER LEVEL	798
		1636
UNFINISHED	FRONT PORCH	32
	GARAGE	502
	LOWER LEVEL - UNFINISHED	763
	PATIO	104
		1401
		3037

GENERAL NOTES - ELEVATIONS

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

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BLUE SPRINGS
MO 64064

EDGEWATER, Lot 98
STARLING - FARMHOUSE 1
STARLING

PROFESSIONAL SEAL:

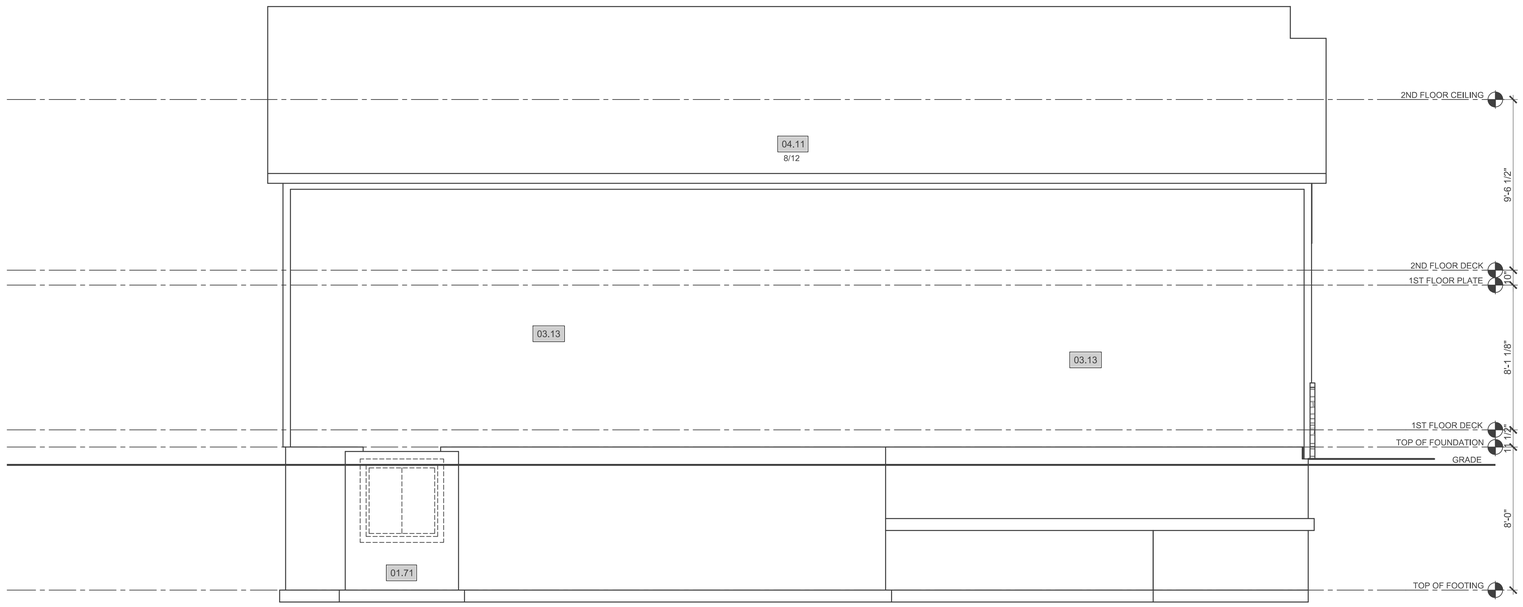
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SUITE 200
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VERSION:
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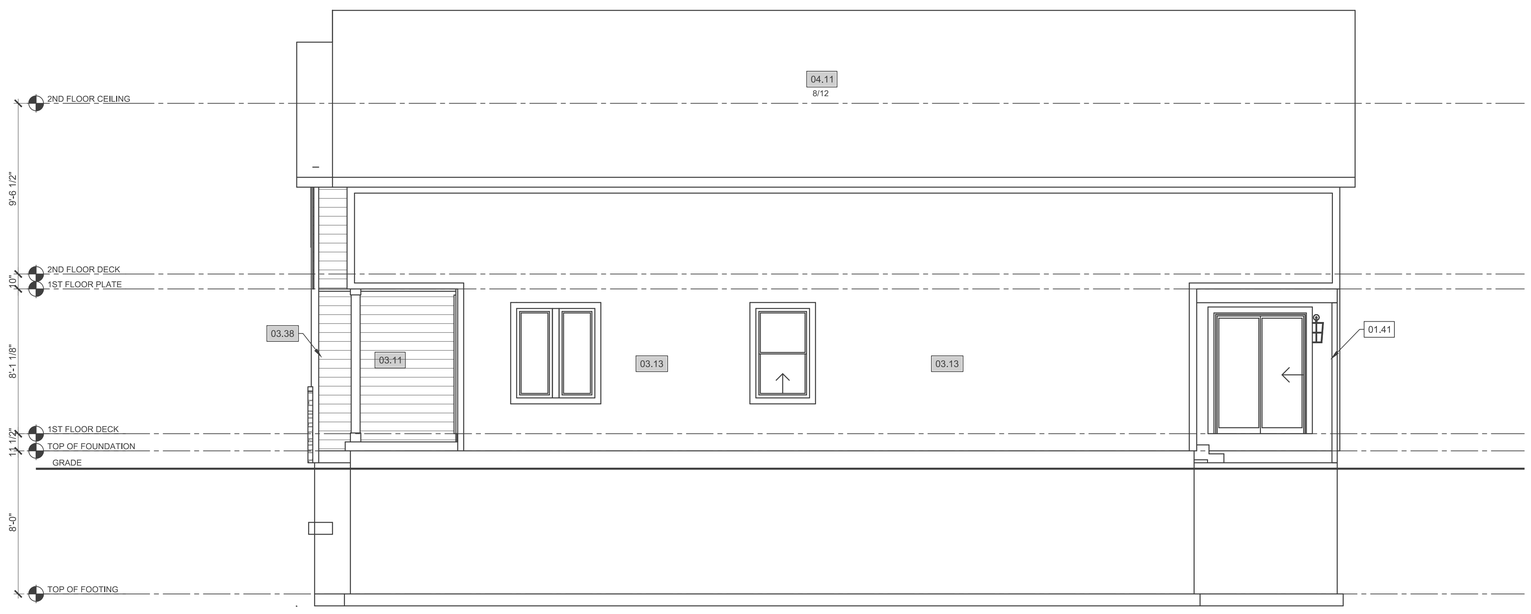
ISSUE DATE:
06/08/2023

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LEFT ELEVATION

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



RIGHT ELEVATION

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STARLING - FARMHOUSE 1
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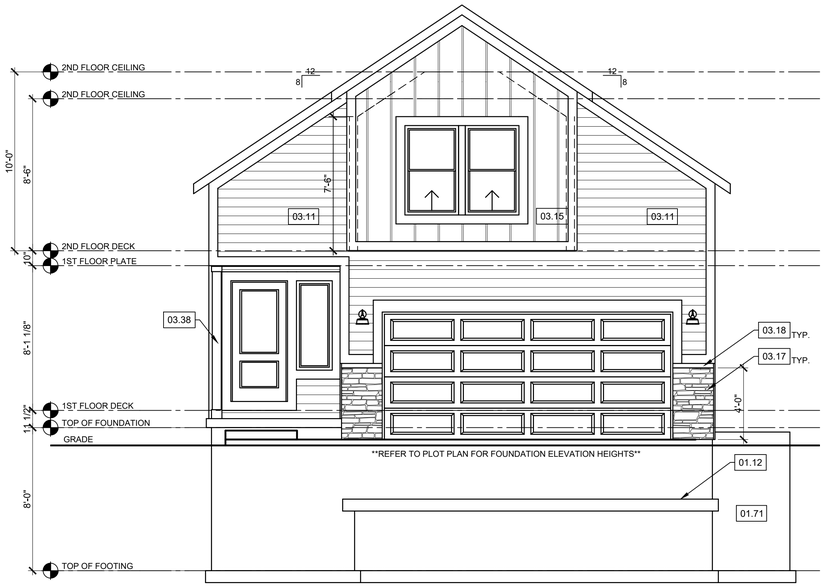
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FRONT ELEVATION

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FARMHOUSE 1

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1163
	UPPER LEVEL	725
		1888
UNFINISHED	FRONT PORCH	51
	GARAGE	466
		517
		2405

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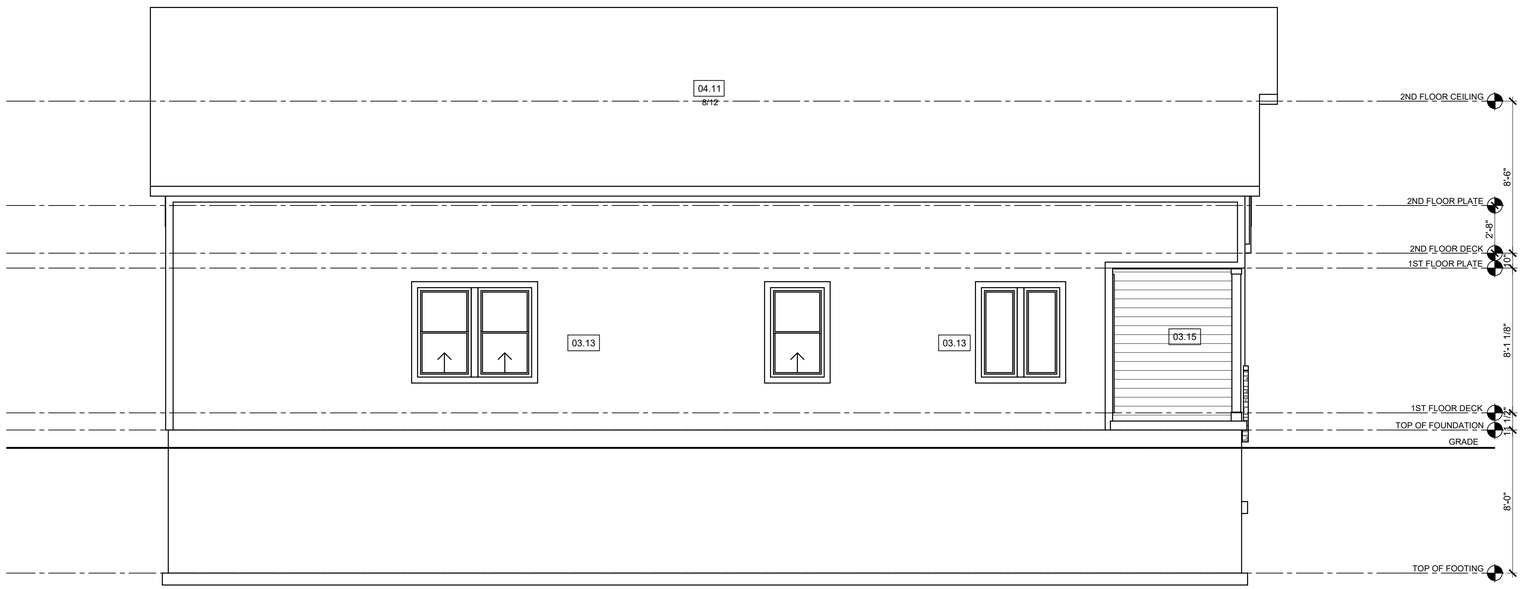
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---LARK - FARMHOUSE
SKYLARK

PROFESSIONAL SEAL:

VERSION:
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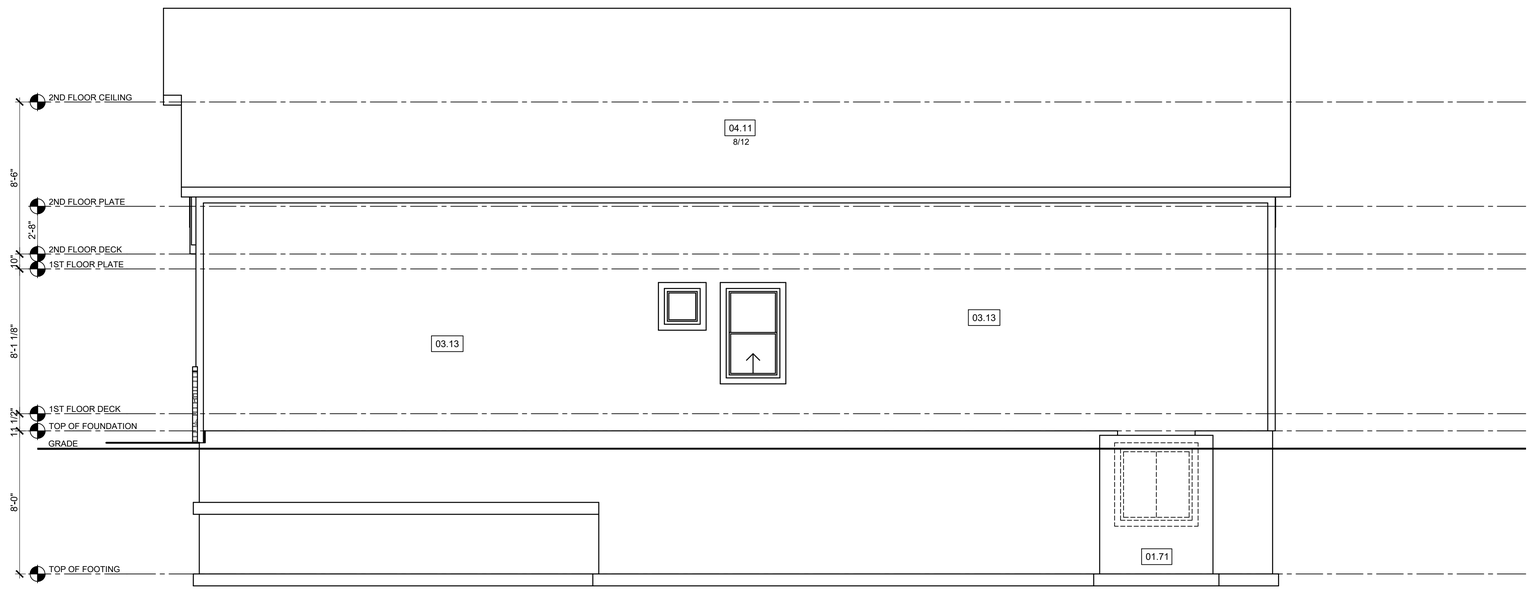
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LEFT ELEVATION

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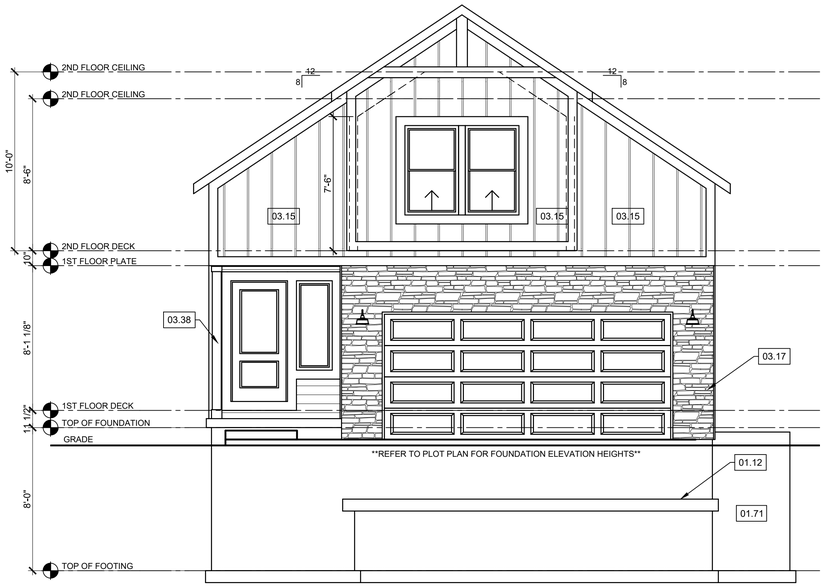
---, Lot ---
---LARK - FARMHOUSE
SKYLARK

PROFESSIONAL SEAL:

VERSION:
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FRONT ELEVATION

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



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FARMHOUSE 2

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1163
	UPPER LEVEL	725
		1888
UNFINISHED	FRONT PORCH	51
	GARAGE	466
		517
		2405

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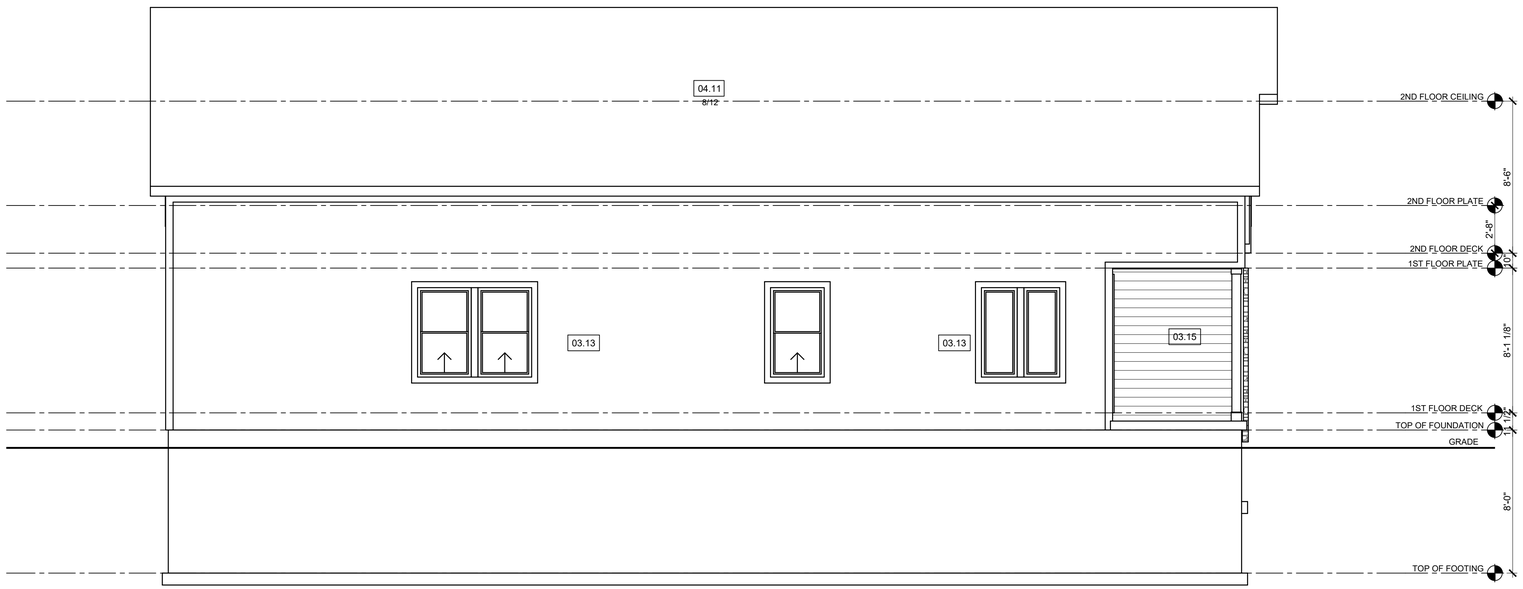
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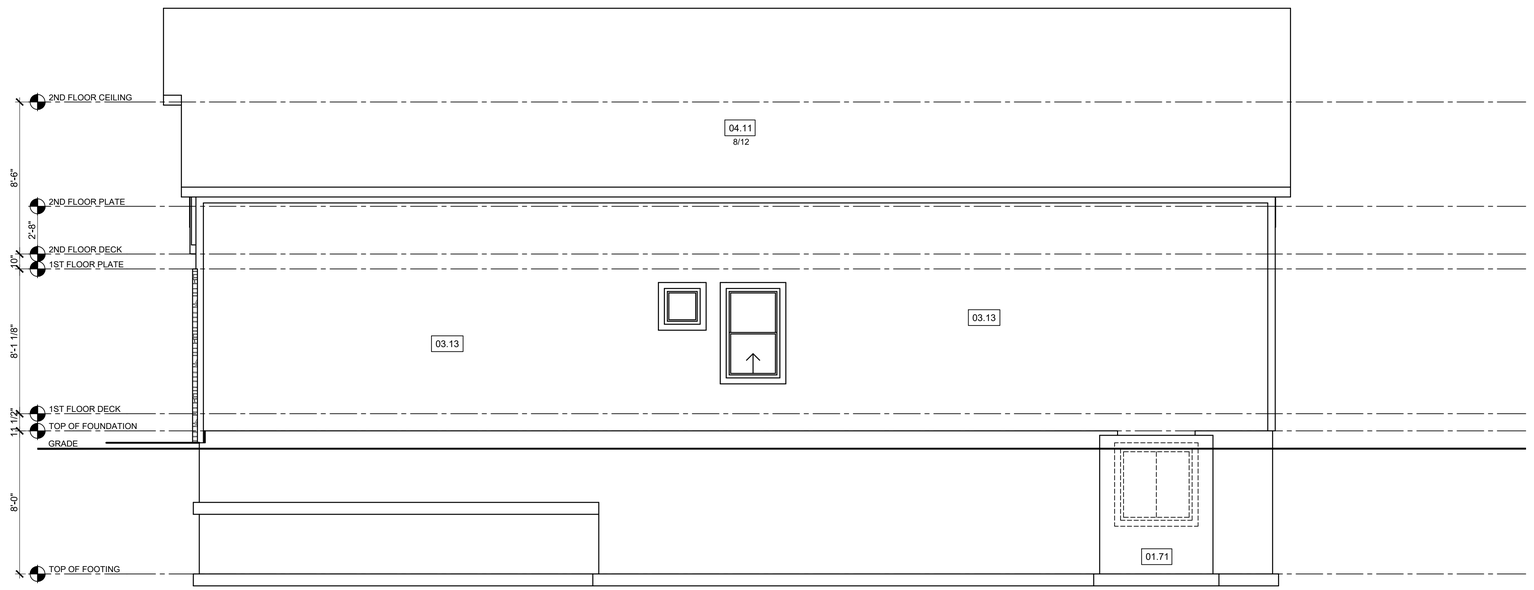
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LEFT ELEVATION

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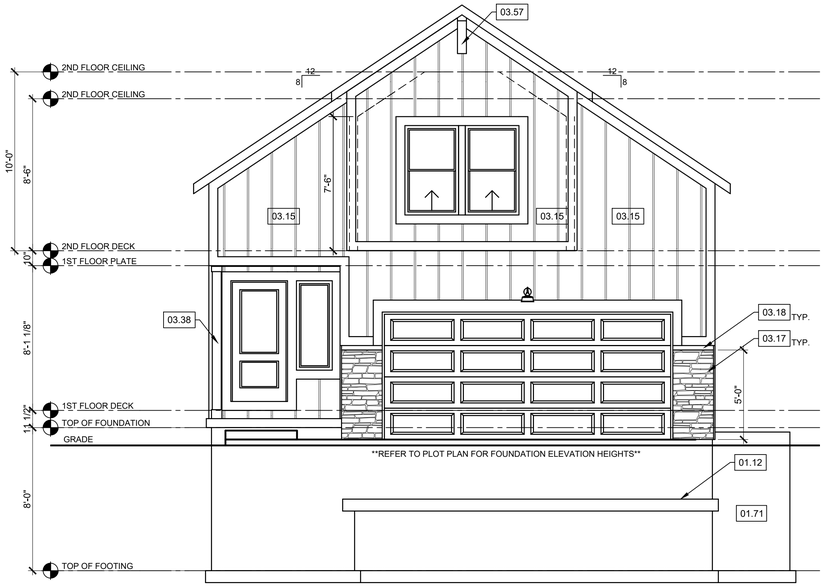
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SKYLARK - FARMHOUSE
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SCALE: 1/4"=1'-0"



REAR ELEVATION

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

PLAN INDEX:	
A1.0	ELEVATIONS - FRONT AND REAR
A1.1	ELEVATIONS - LEFT AND RIGHT
A2.0	FOUNDATION PLAN
A3.0	MAIN LEVEL PLAN
A4.0	UPPER LEVEL PLAN
A5.0	ROOF PLAN
E2.0	ELECTRICAL PLAN - LOWER LEVEL
E3.0	ELECTRICAL PLAN - MAIN LEVEL
E4.0	ELECTRICAL PLAN - UPPER LEVEL

REFERENCE KEYNOTES

01 - FOUNDATION

01.12 - TOP OF FOOTING DEPTH DETERMINED PER SITE.

01.71 - CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.

03 - SIDING

03.13 - LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

03.15 - LP SMART BOARD AND BATTEN.

03.17 - MANUFACTURED STONE VENEER.

03.18 - CAST STONE CAP

03.38 - 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP.

03.57 - 26"X6" CEDAR BRACKET

04 - ROOF

04.11 - MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 7/16" OSB SHEATHING OR AS REQUIRED BY CODE.

FARMHOUSE 3

TYPE	NAME	SQ FT
FINISHED	MAIN LEVEL	1163
	UPPER LEVEL	725
		1888
UNFINISHED	FRONT PORCH	51
	GARAGE	466
		517
		2405

GENERAL NOTES - ELEVATIONS

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.

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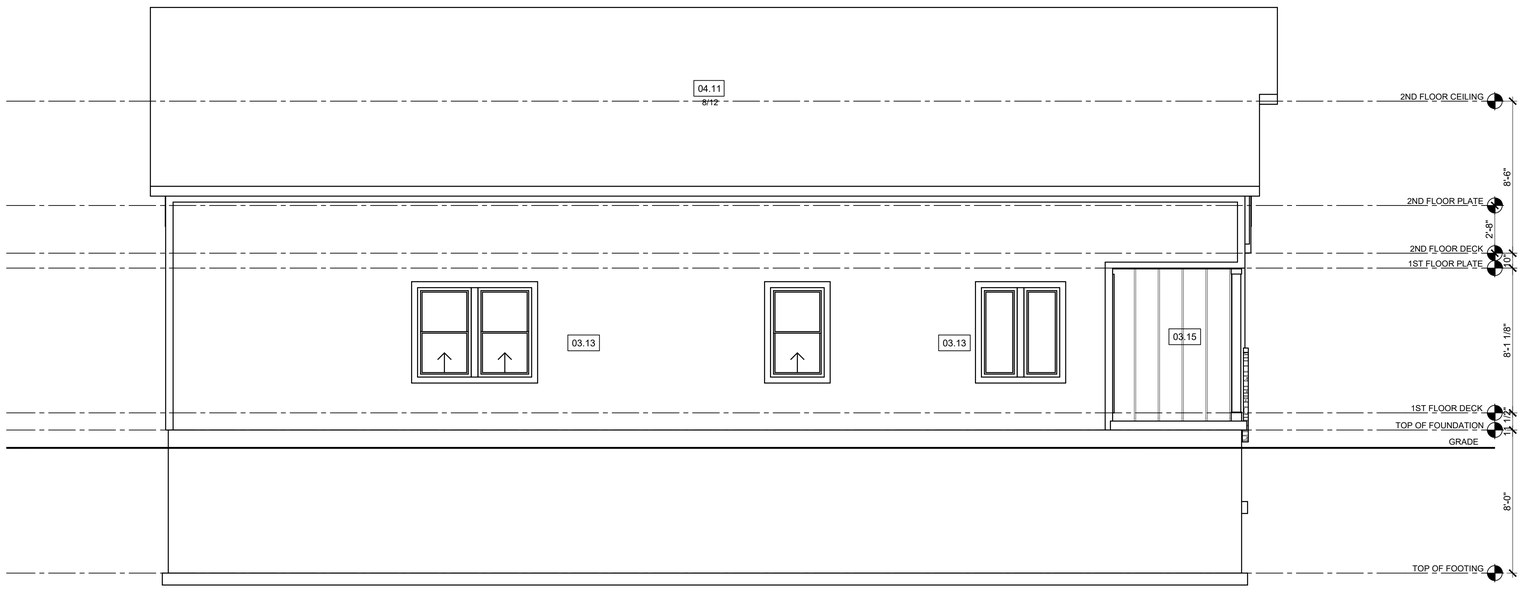
---, Lot ---
---LARK - FARMHOUSE
SKYLARK

PROFESSIONAL SEAL:

VERSION:
R5.02X6

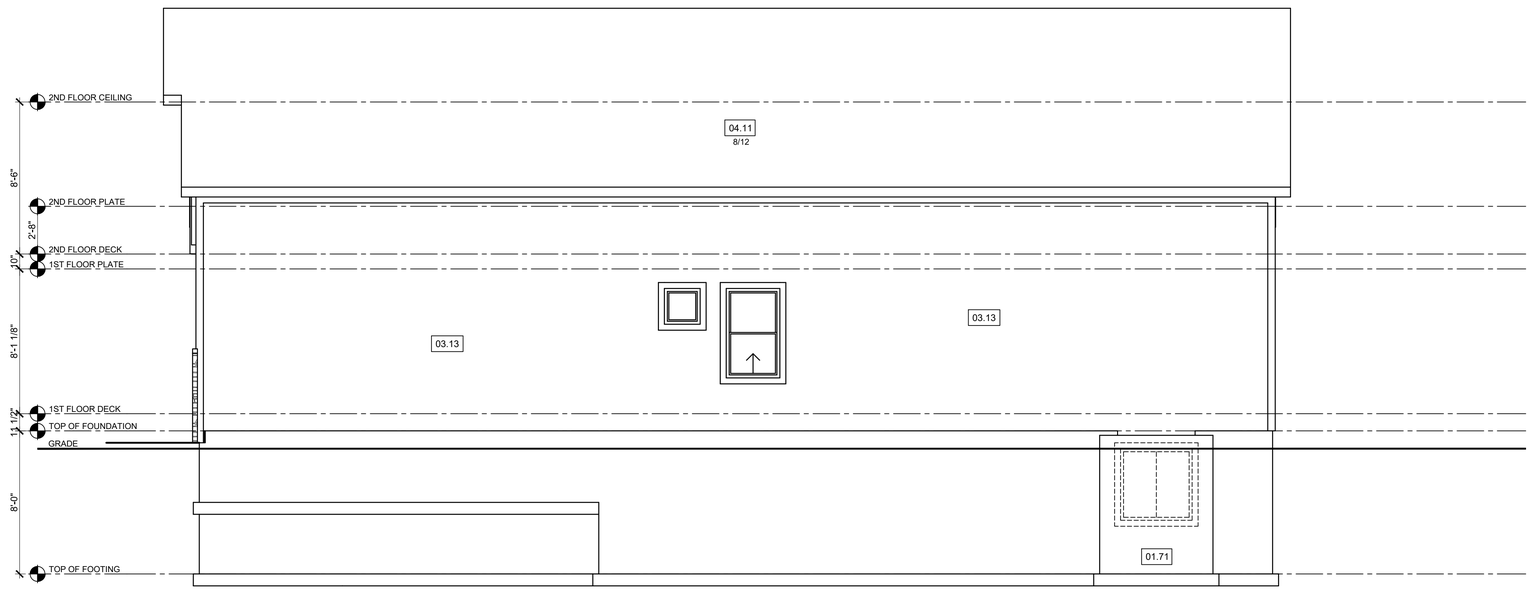
ISSUE DATE:
02/21/2024

SHEET NUMBER:
A1.0



LEFT ELEVATION

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



RIGHT ELEVATION

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

REFERENCE KEYNOTES

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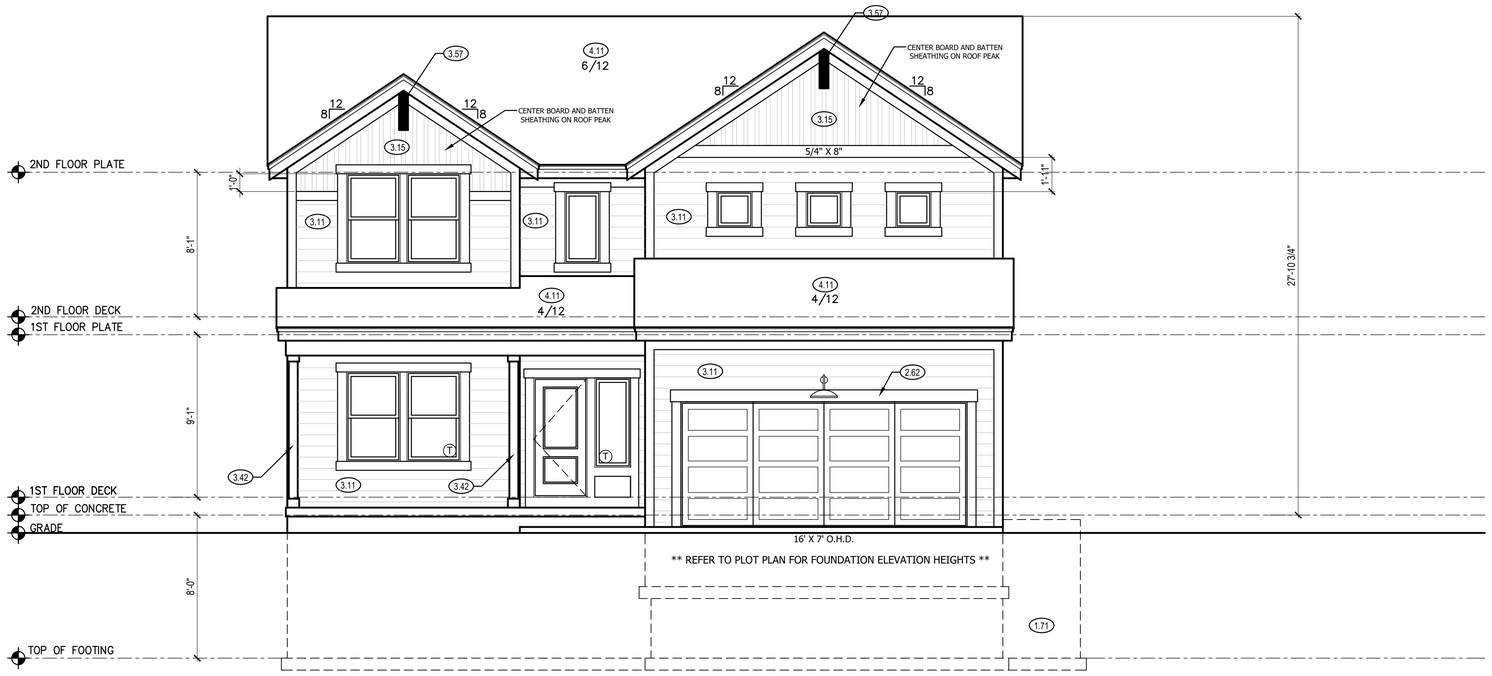
---, Lot ---
---LARK - FARMHOUSE
SKYLARK

PROFESSIONAL SEAL:

VERSION:
R5.02X6

ISSUE DATE:
02/21/2024

SHEET NUMBER:
A1.1



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER EGRESS

MAIN LEVEL
(1) 2050 FIX CLR TEMP
(1) 4040 SLIDER
(1) 3050 SH CLR TEMP
(1) 3050 SH CLR
(3) 3066 FIX CLR TEMP
6068 PATIO SLIDER DOOR 2X6 JAMB
2x6s FRONT DOOR 2X6 JAMB

UPPER LEVEL
(6) 3050 SH CLR
(1) 2040 FIX CLR
(3) 2020 FIX CLR

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.

2.62 DOUBLED 1X8" LP SMART TRIM.

3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

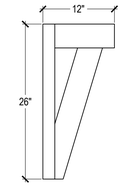
3.15 LP SMART BOARD AND BATTEN..

3.42 6X6 CEDAR POST. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C.

3.57 26"X6" CEDAR BRACKET

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.



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

GENERAL NOTES

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SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION FLOOR PLAN
A4. MAIN LEVEL PLAN
A5. UPPER LEVEL PLAN
A6. ROOF PLAN

FINISHED	
MAIN FLOOR	1148
UPPER LEVEL	1350
FINISHED STAIRS TO LOWER LEVEL	40
TOTAL	2538
UNFINISHED	
LOWER LEVEL - UNFINISHED	1019
PATIO	144
GARAGE	472

ENGINEER	TRUSS	I-JOIST
N/A	N/A	N/A

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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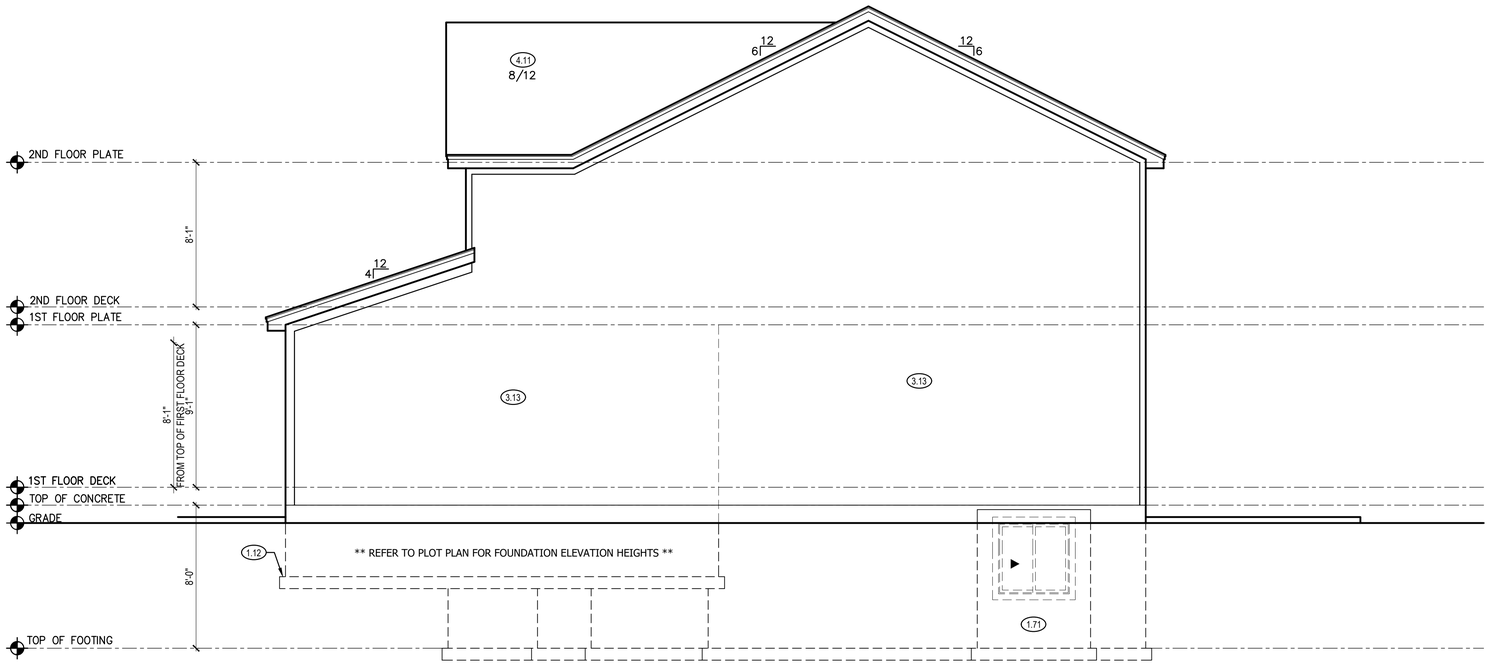
RIVERSIDE
MODERN FARMHOUSE
0 ENERGY READY MASTER PLAN

PROFESSIONAL SEAL:

VERSION:
5.0

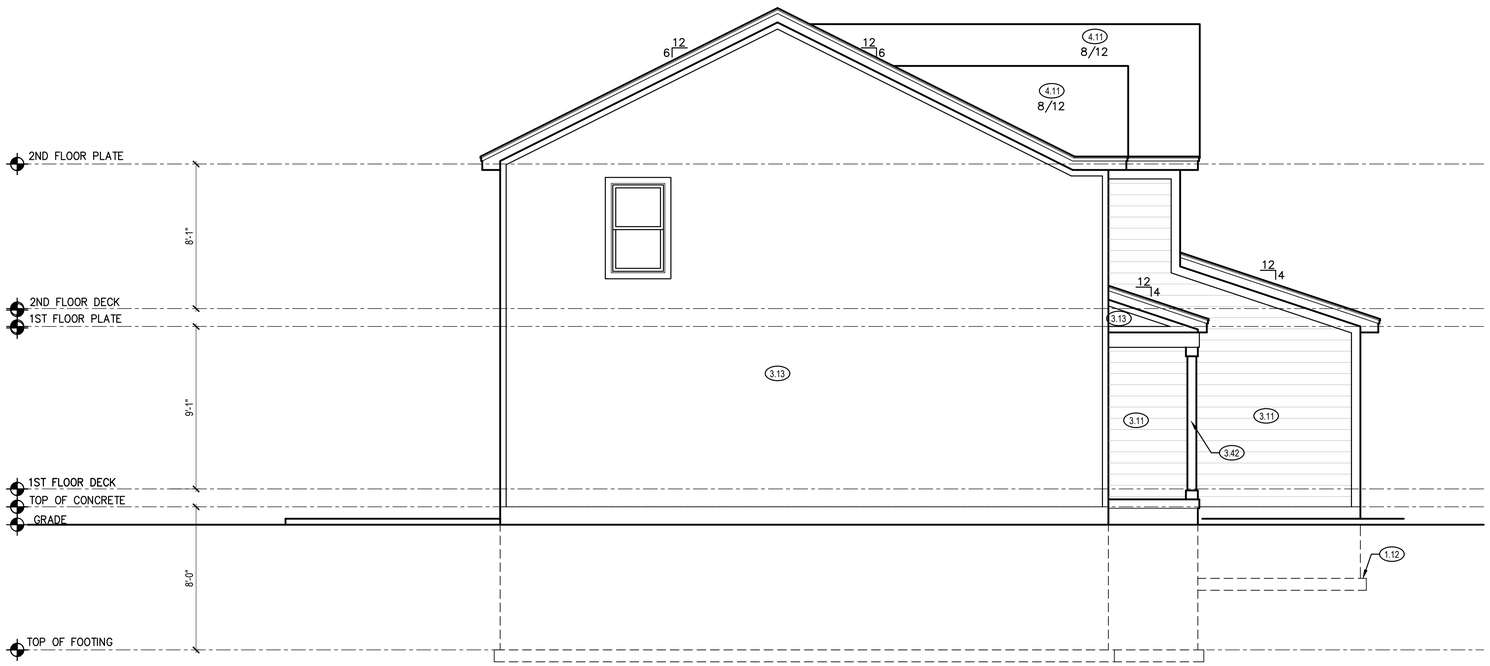
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SHEET NUMBER:
A1.0



RIGHT ELEVATION (1)

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



LEFT ELEVATION (2)

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

LEFT & RIGHT SIDE 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 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE

3.42 6X6 CEDAR POSTS. 1X6 TRIM AT BASE. 1X4 TRIM AT TOP. SPACE 10" O.C.

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RIVERSIDE
MODERN FARMHOUSE
0 ENERGY READY MASTER PLAN

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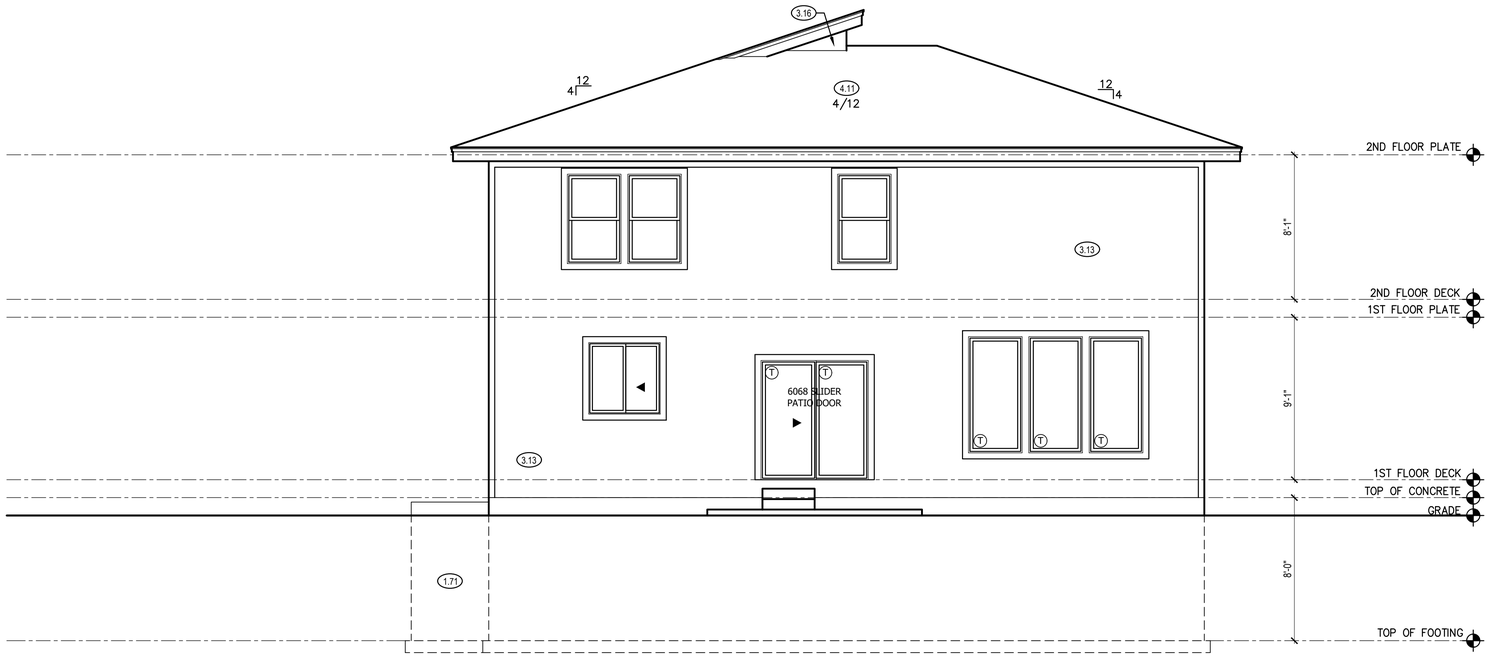
VERSION:
5.0

ISSUE DATE:
02.07.24

SHEET NUMBER:
A2.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

WINDOWS FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(1) 4040 SLIDER
(3) 3066 FIX CLR
(1) 3050 SH CLR
(1) 2050 FIX CLR
(1) 2050 FIX CLR TEMP
6068 PATIO SLIDER DOOR 2X6 JAMB
2x6₆ FRONT DOOR 2X6 JAMB

UPPER LEVEL
(5) 3050 SH CLR
(1) 2050 FIX CLR
(1) 2020 FIX CLR
(3) 3020 FIX CLR

FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

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3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

3.17 MANUFACTURED STONE VENEER.

3.46 1'-6" X 1'-6" BOX COLUMN WRAPPED IN MANUFACTURER STONE VENEER.

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A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION FLOOR PLAN
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A5. UPPER LEVEL PLAN
A6. ROOF PLAN

FINISHED	
MAIN FLOOR	1148
UPPER LEVEL	1350
FINISHED STAIRS TO LOWER LEVEL	40
TOTAL	2538
UNFINISHED	
LOWER LEVEL - UNFINISHED	1019
PATIO	144
GARAGE	472

ENGINEER	TRUSS	I-JOIST
...	...	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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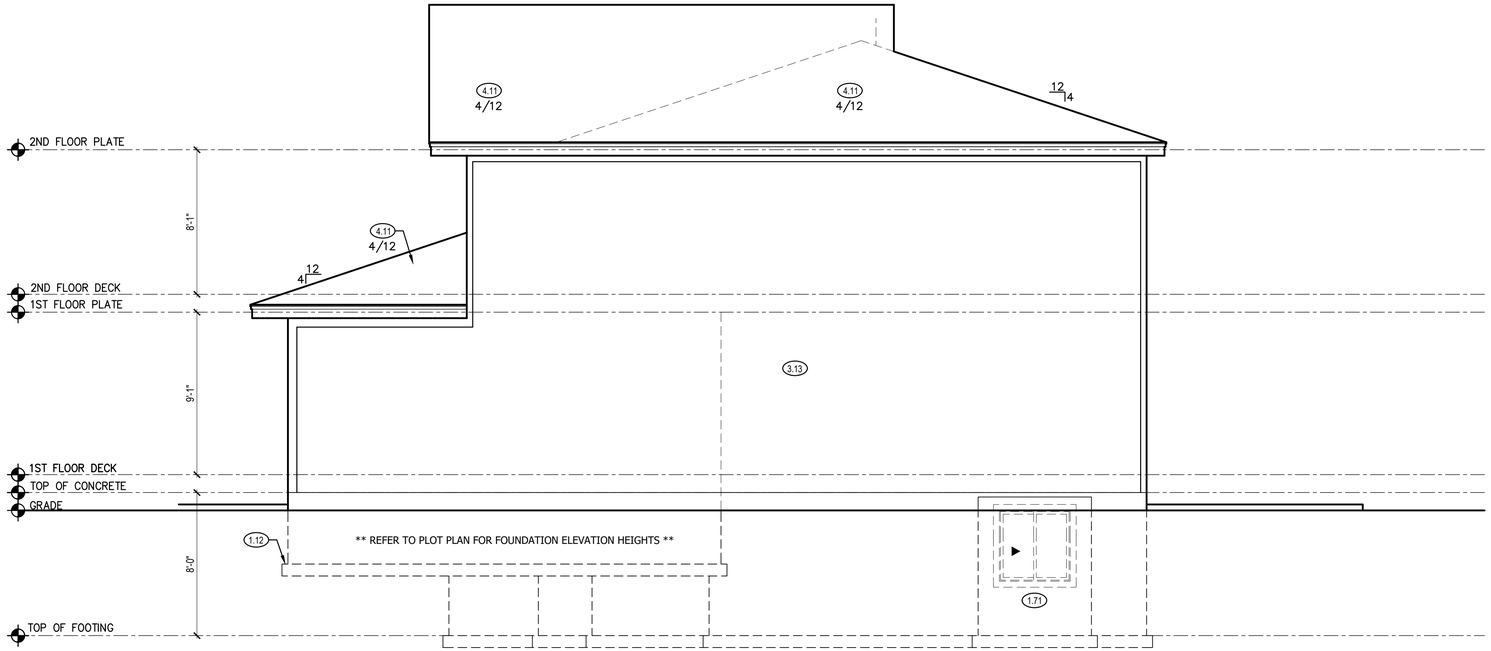
RIVERSIDE
MODERN PRAIRIE
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PROFESSIONAL SEAL:

VERSION:
5.0

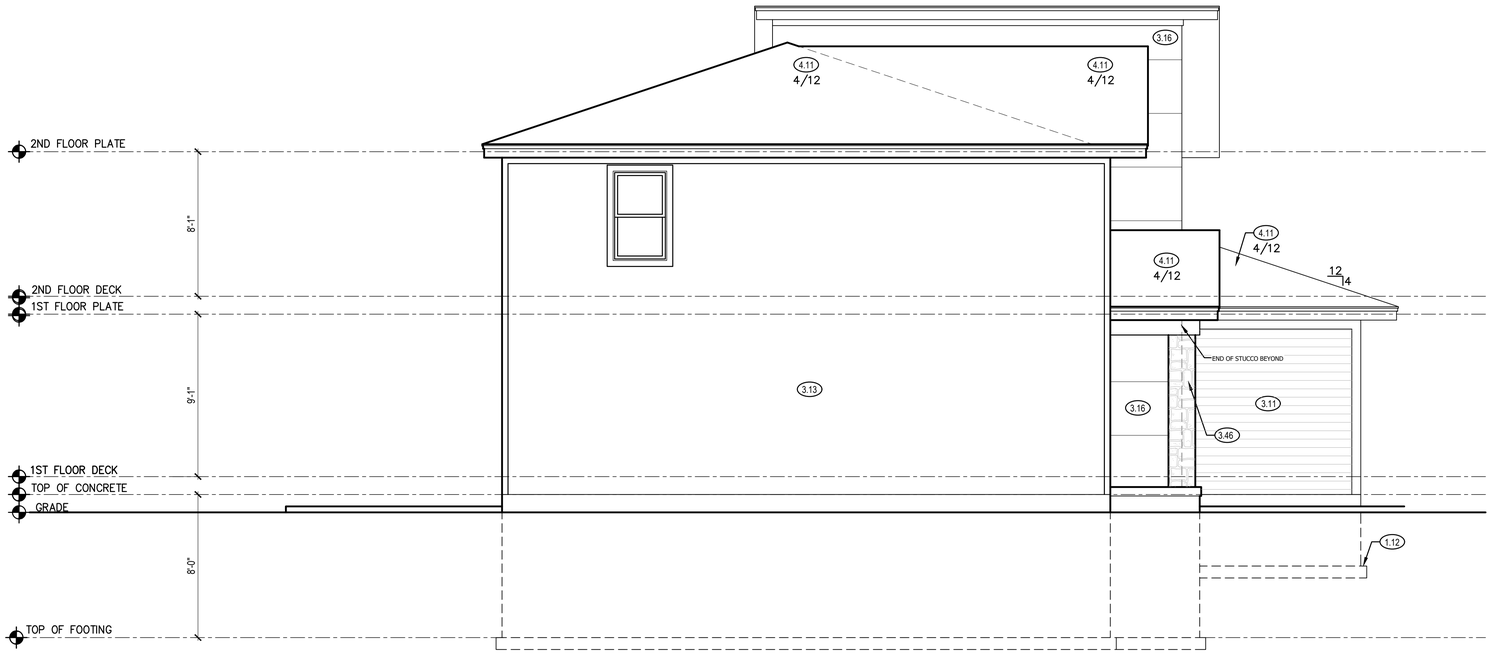
ISSUE DATE:
03.20.24

SHEET NUMBER:
A1.0



RIGHT ELEVATION (1)

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



LEFT ELEVATION (2)

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

LEFT & RIGHT SIDE ELEVATION NOTES

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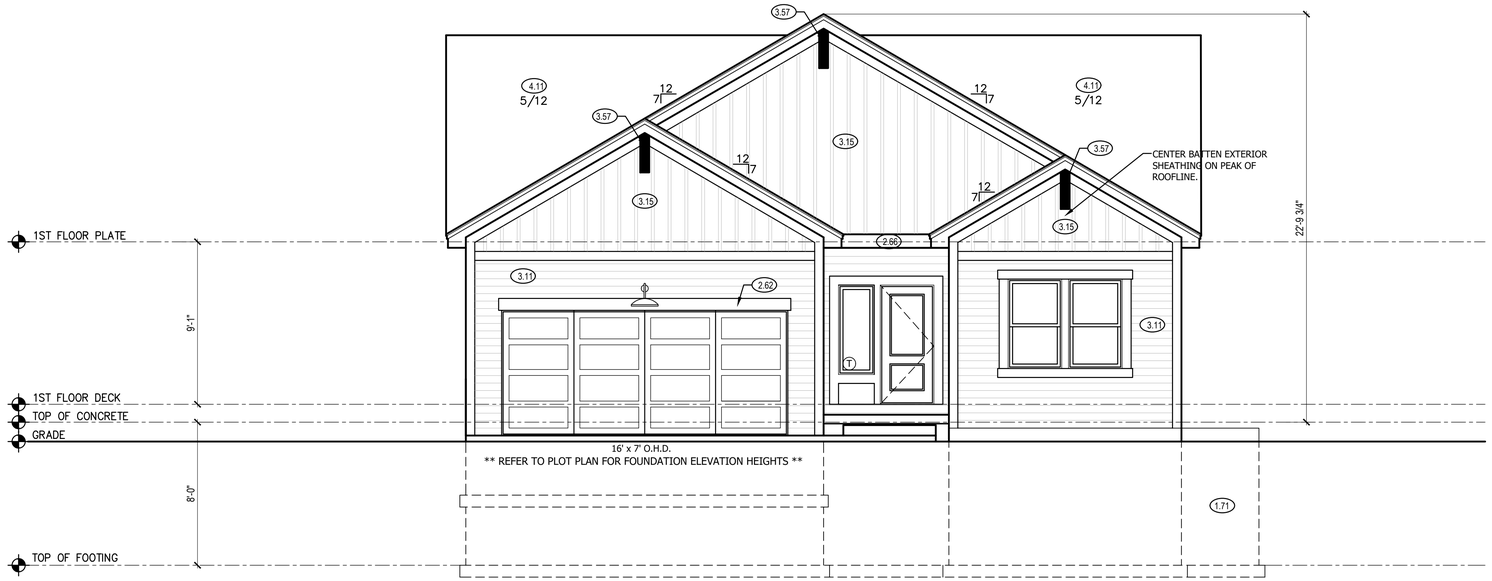
PROFESSIONAL SEAL:

VERSION:
5.0

ISSUE DATE:
03.20.24

SHEET NUMBER:

A2.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"

WINDOW FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(2) 3066 FIX CLR TEMP
(8) 3050 SH CLR
(1) 2050 FIX CLR TEMP
6068 PATIO SLIDER DOOR 2X6 JAMB
3oX6o FRONT DOOR 2X6 JAMB

FRONT & REAR ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

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2.62 DOUBLED 1"X8" LP SMART TRIM.

2.66 5/4"X10 LP SMART TRIM.

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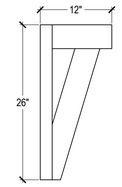
3.15 LP SMART BOARD AND BATTEN.

3.57 26"X6" CEDAR BRACKET

4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS

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

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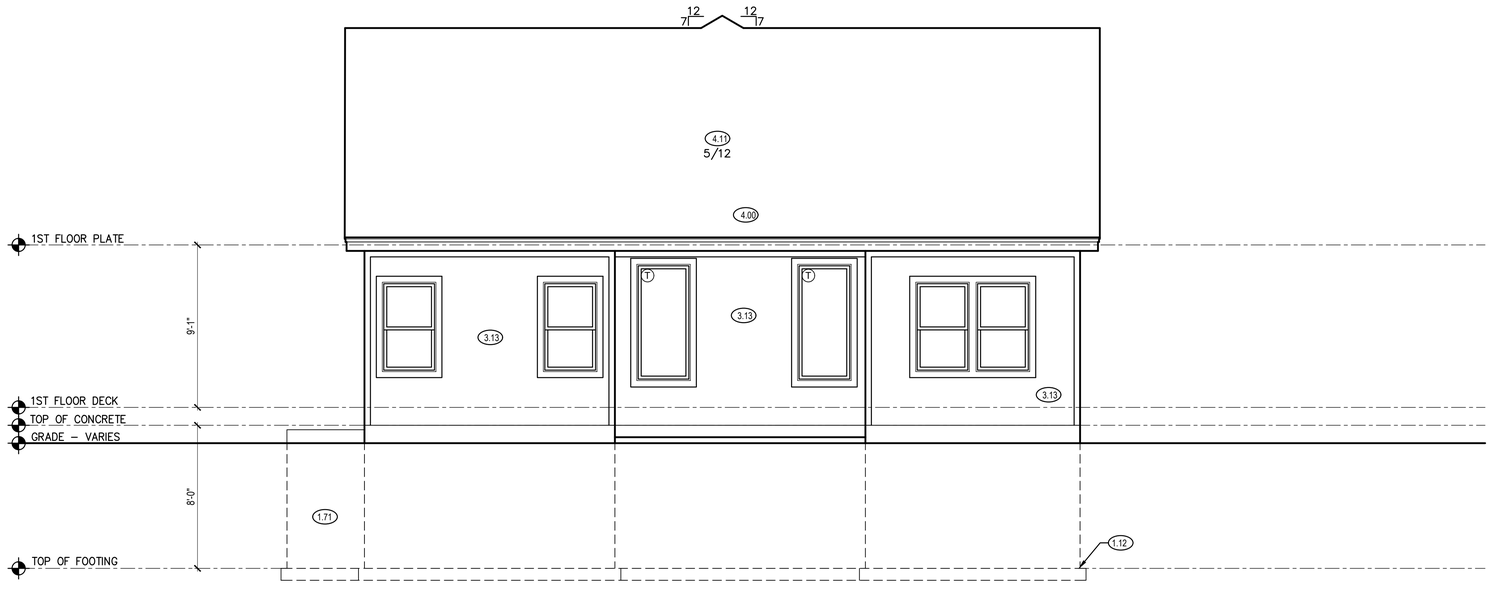


CEDAR BRACKET (3)
SCALE: 1/4" = 1'-0"

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REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

SHEET INDEX

A1. FRONT AND REAR ELEVATION
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A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1563
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1584
UNFINISHED	
LOWER LEVEL - UNFINISHED	1339
COVERED PATIO	140
GARAGE	441

ENGINEER	TRUSS	I-JOIST
...	...	...

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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

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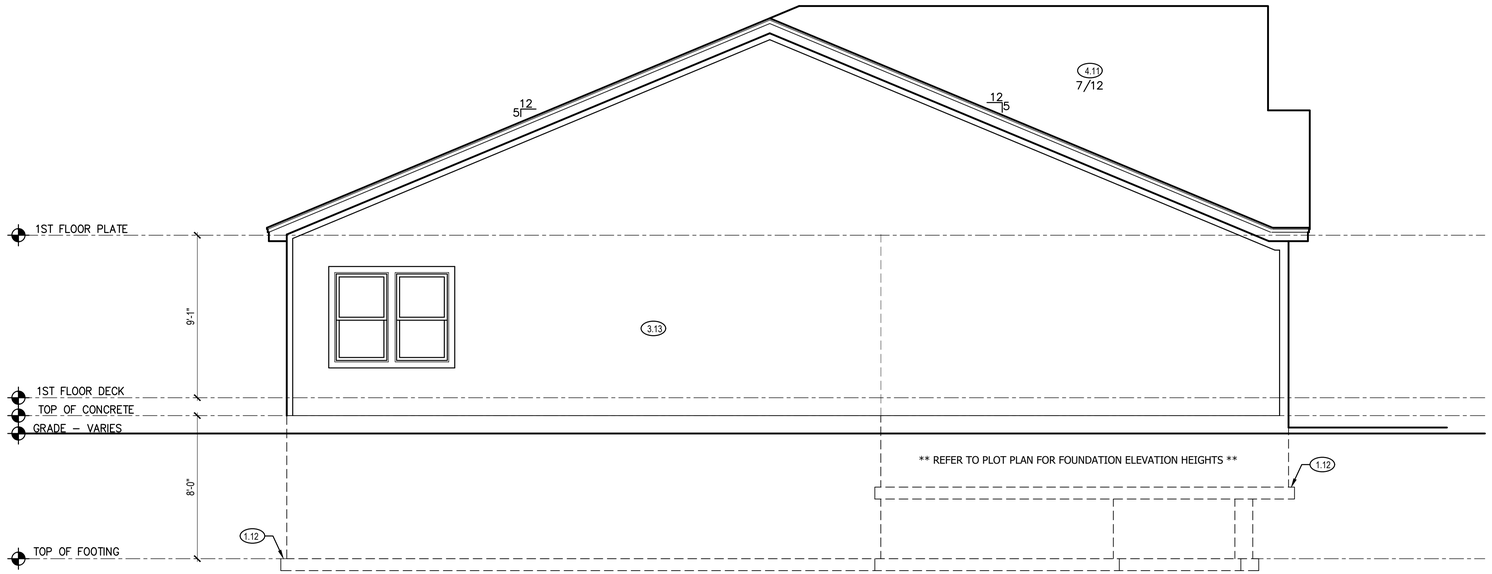
SOMERSET
FARM HOUSE
0 ENERGY READY MASTER PLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

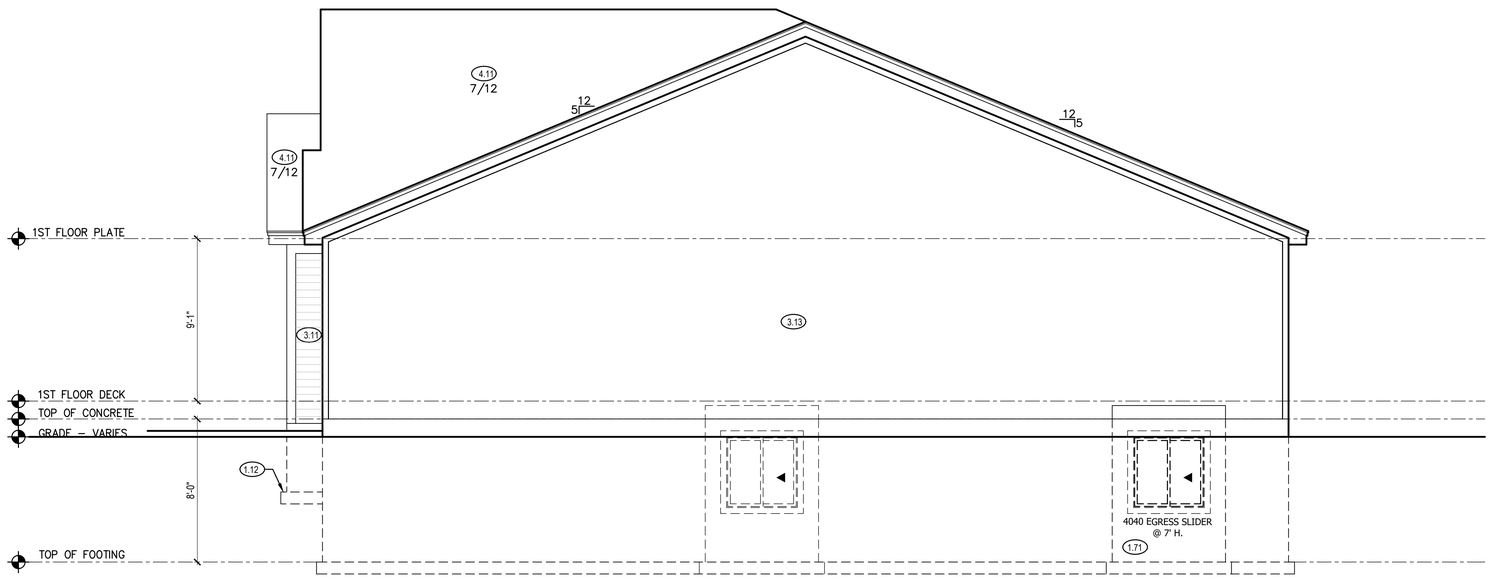
VERSION:
5.0

ISSUE DATE:
02.13.24

SHEET NUMBER:
A1.0



LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE 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 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

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

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.

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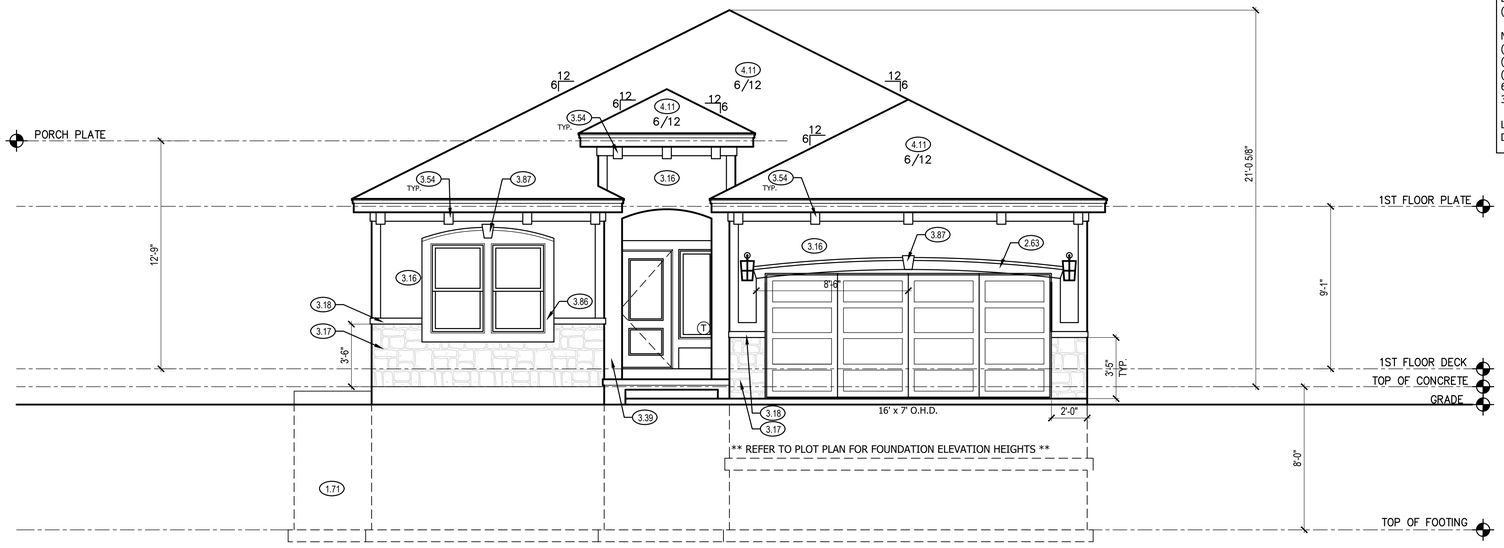
SOMERSET
FARM HOUSE
0 ENERGY READY MASTER PLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

VERSION:
5.0

ISSUE DATE:
02.13.24

SHEET NUMBER:
A2.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"

WINDOW FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER

MAIN LEVEL
(2) 3066 FIX CLR TEMP
(8) 3050 SH CLR
(1) 2050 FIX CLR TEMP
6068 PATIO SLIDER DOOR 2X6 JAMB
3ø X6ø FRONT DOOR 2X6 JAMB

LOWER LEVEL DL/WO WINDOWS
DETERMINED PER PLOT PLAN

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.

2.63 5/4"X8" + 1X2 LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

3.17 MANUFACTURED STONE VENEER.

3.18 CAST STONE CAP

3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.

3.54 6"X8"X6" CEDAR CORBEL WITH CHAMFERED EDGES

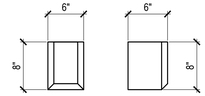
3.86 DOUBLE TRIM WHERE ADJACENT TO STONE

3.87 FAUX KEYSTONE: LP SOFFIT BOARD. TOP: 8" BOTTOM: 5" HEIGHT: 9 1/4"

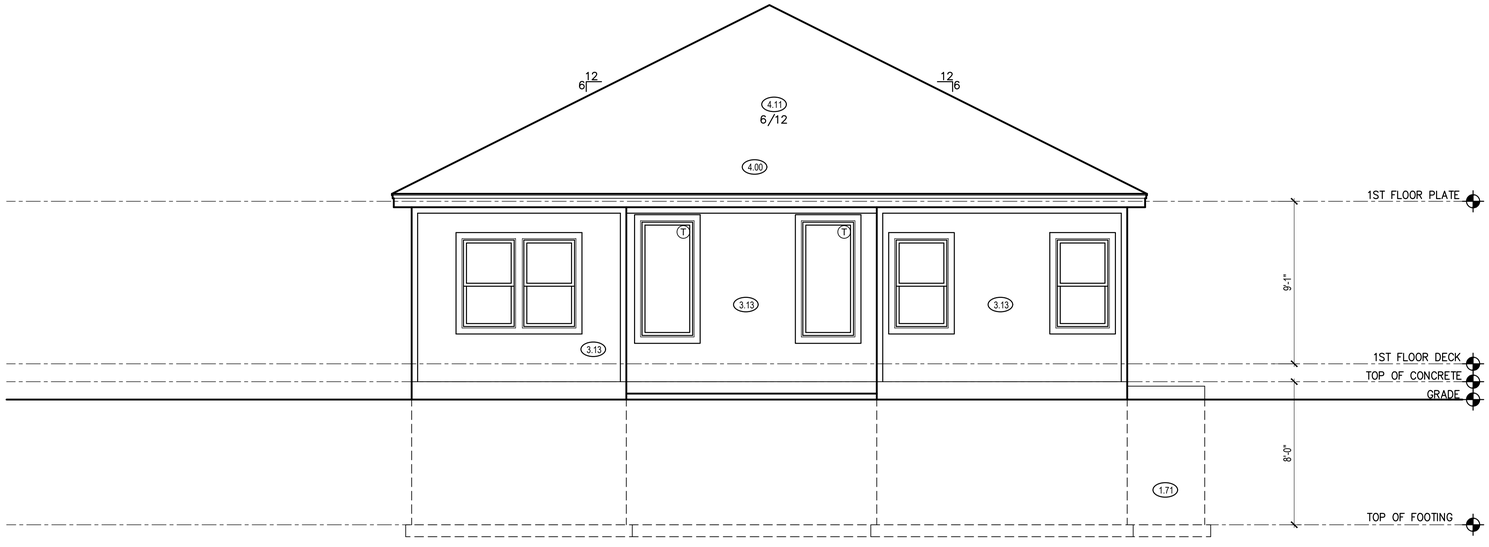
4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS

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.



BRACKET DETAIL (3)
SCALE: 1" = 1'-0"



REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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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

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1563
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1584
UNFINISHED	
LOWER LEVEL - UNFINISHED	1339
COVERED PATIO	140
GARAGE	441

ENGINEER	TRUSS	I-JOIST
...	...	NA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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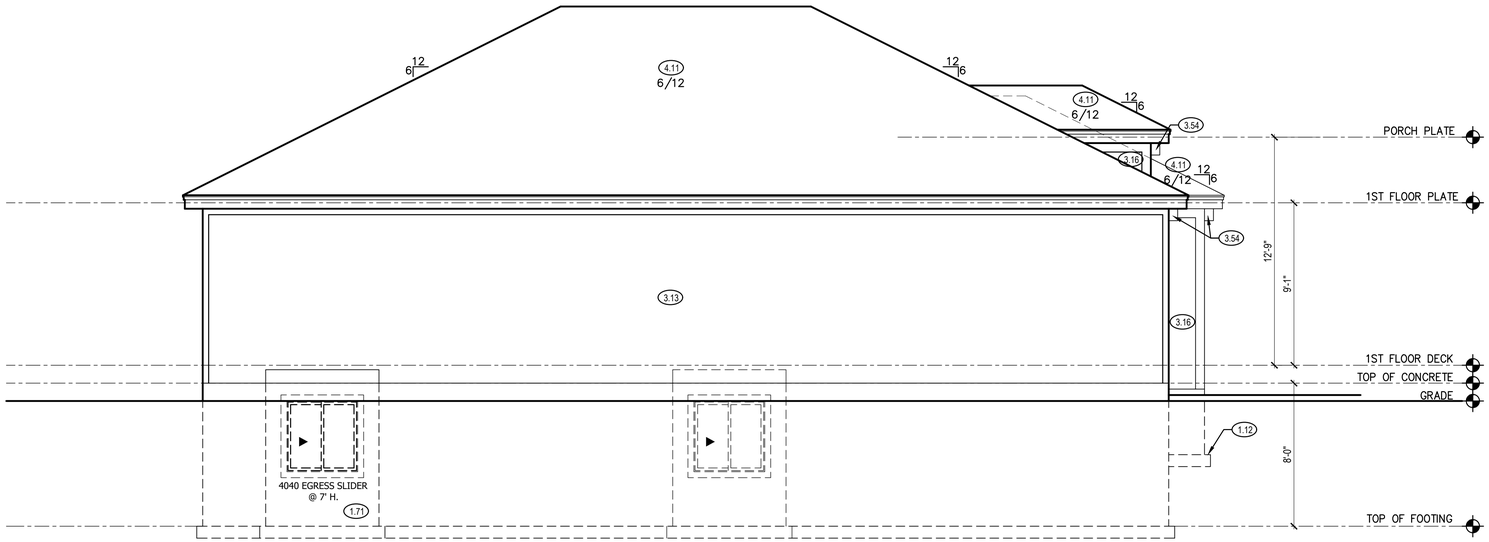
SOMERSET
MEDITERRANEAN
0 ENERGY READY MASTERPLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

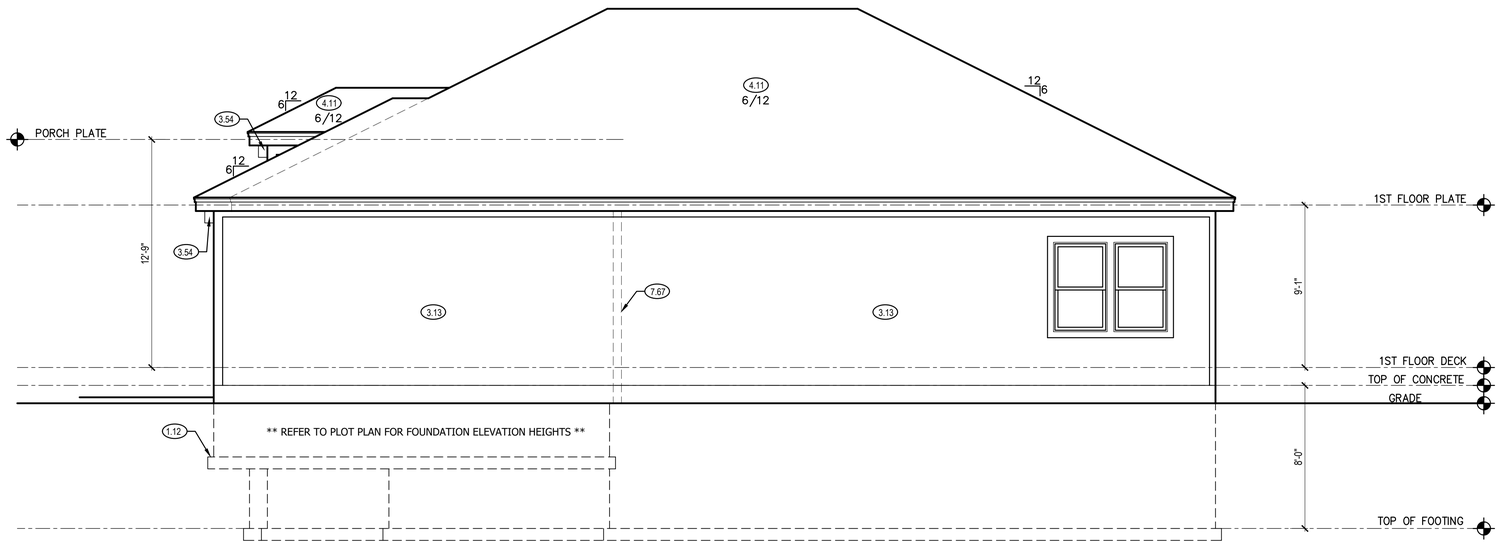
VERSION:
5.0

ISSUE DATE:
02.16.24

SHEET NUMBER:
A1.0



LEFT ELEVATION (2)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

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3.54 6"X8"X6" CEDAR CORBEL WITH CHAMFERED EDGES

4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS

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.

7.67 BACK WALL OF GARAGE.

GENERAL NOTES

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ADDRESS:

SOMERSET
MEDITERRANEAN
0 ENERGY READY MASTERPLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

VERSION:
5.0

ISSUE DATE:
02.16.24

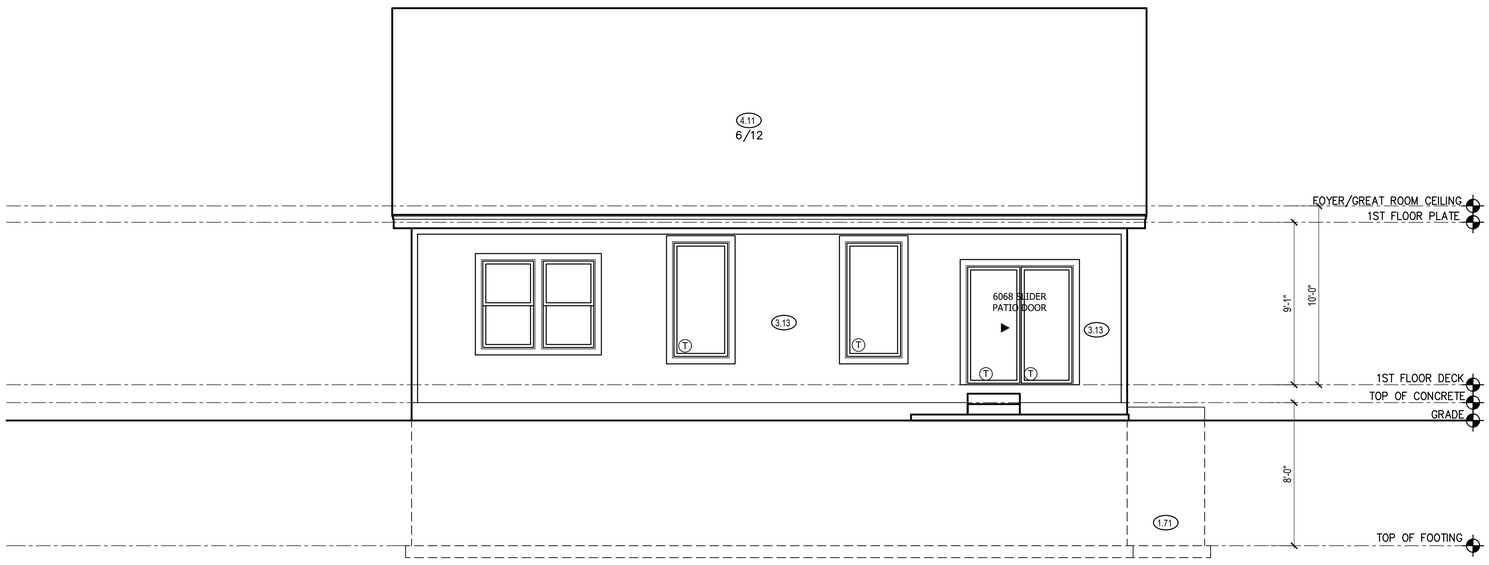
SHEET NUMBER:
A2.0

WINDOW FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER CLR

MAIN LEVEL
(1) 2050 FIX CLR TEMP
(2) 3066 FIX CLR TEMP
(6) 3050 SH CLR
6068 PATIO SLIDER DOOR 2X6 JAMB
3x6s FRONT DOOR 2X6 JAMB



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (1)
SCALE: 1/4" = 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.

2.62 DOUBLED 1"X8" LP SMART TRIM.

2.66 5/4"X10 LP SMART TRIM.

3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.14 CEDAR SHAKE SHINGLE SIDING.

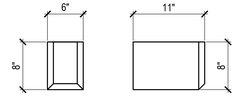
3.55 6"X8"X12" CEDAR CORBEL WITH CHAMFERED EDGES

3.58 2X CEDAR TRIM – SEE ELEVATIONS FOR SIZE.

3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.

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.



BRACKET DETAIL (3)
SCALE: 1" = 1'-0"

GENERAL NOTES

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SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1414
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1435
UNFINISHED	
LOWER LEVEL - UNFINISHED	1250
PATIO	144
GARAGE	457

ENGINEER	TRUSS	I-JOIST
...	...	...

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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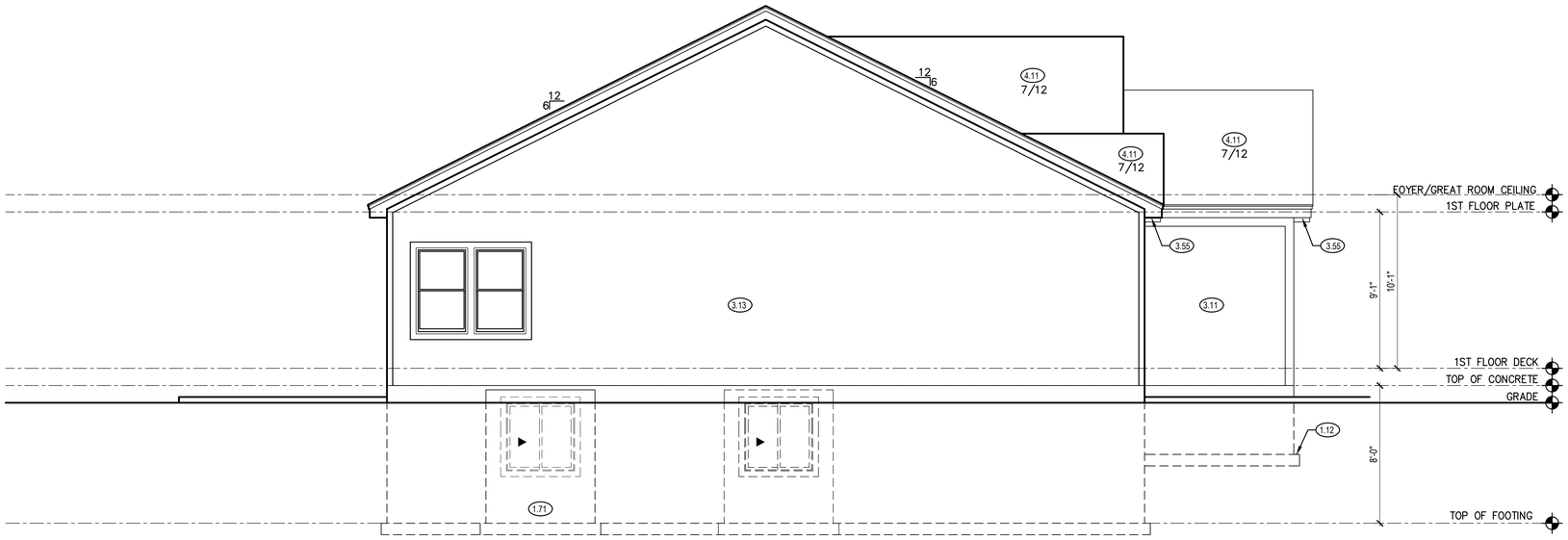
CHARLOTTE
CRAFTSMAN
0 ENERGY READY MASTER PLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

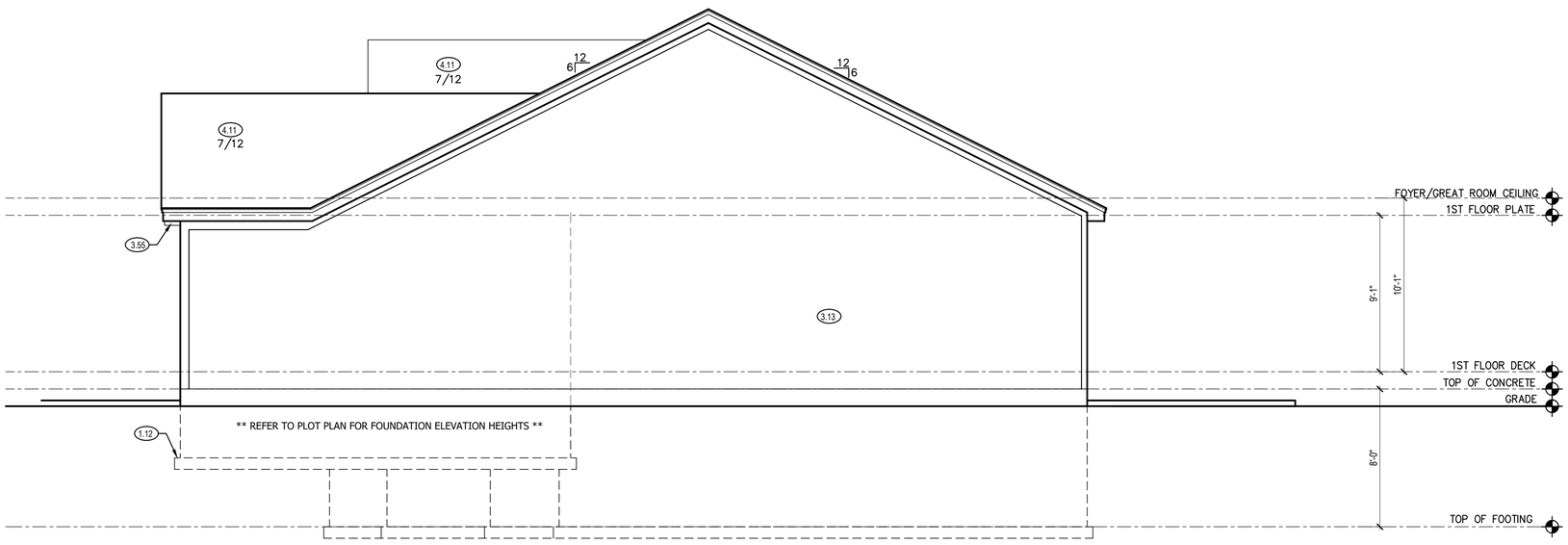
VERSION:
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LEFT ELEVATION (1)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

LEFT & RIGHT SIDE ELEVATION NOTES

1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.

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3.55 6"X8"X12" CEDAR CORBEL WITH CHAMFERED EDGES

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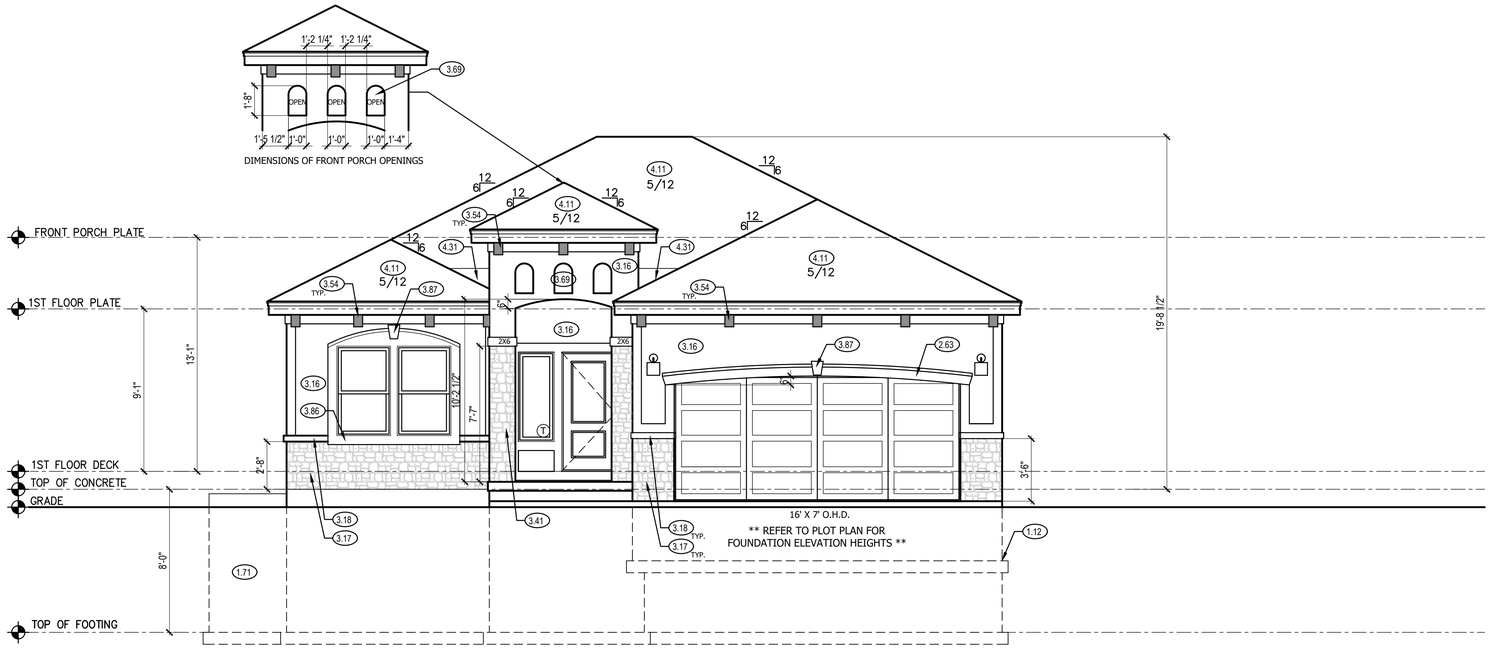
CHARLOTTE
CRAFTSMAN
0 ENERGY READY MASTER PLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

VERSION:
5.0

ISSUE DATE:
02.13.24

SHEET NUMBER:
A2.0



FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"

WINDOW FULL REDUCTION SCHEDULE
LOWER LEVEL
(1) 4040 SLIDER CLR

MAIN LEVEL
(1) 2050 FIX CLR TEMP
(2) 3066 FIX CLR TEMP
(6) 3050 SH CLR
6068 PATIO SLIDER DOOR 2X6 JAMB
3oX6s FRONT DOOR 2X6 JAMB

LOWER LEVEL DL/WO WINDOWS DETERMINED PER PLOT PLAN

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.

2.63 5/4"X8" + 1X2 LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

3.17 MANUFACTURED STONE VENEER.

3.18 CAST STONE CAP.

3.41 2X6 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.

3.54 6"X8"X6" CEDAR CORBEL WITH CHAMFERED EDGES

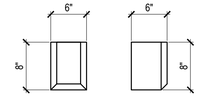
3.69 OPENINGS IN ENTRY FACE SIZED PER ELEVATION. STUCCO AND FLASH AS REQUIRED.

3.86 DOUBLE TRIM WHERE ADJACENT TO STONE

3.87 FAUX KEYSTONE: LP SOFFIT BOARD. TOP: 8" BOTTOM: 5" HEIGHT: 9 1/4"

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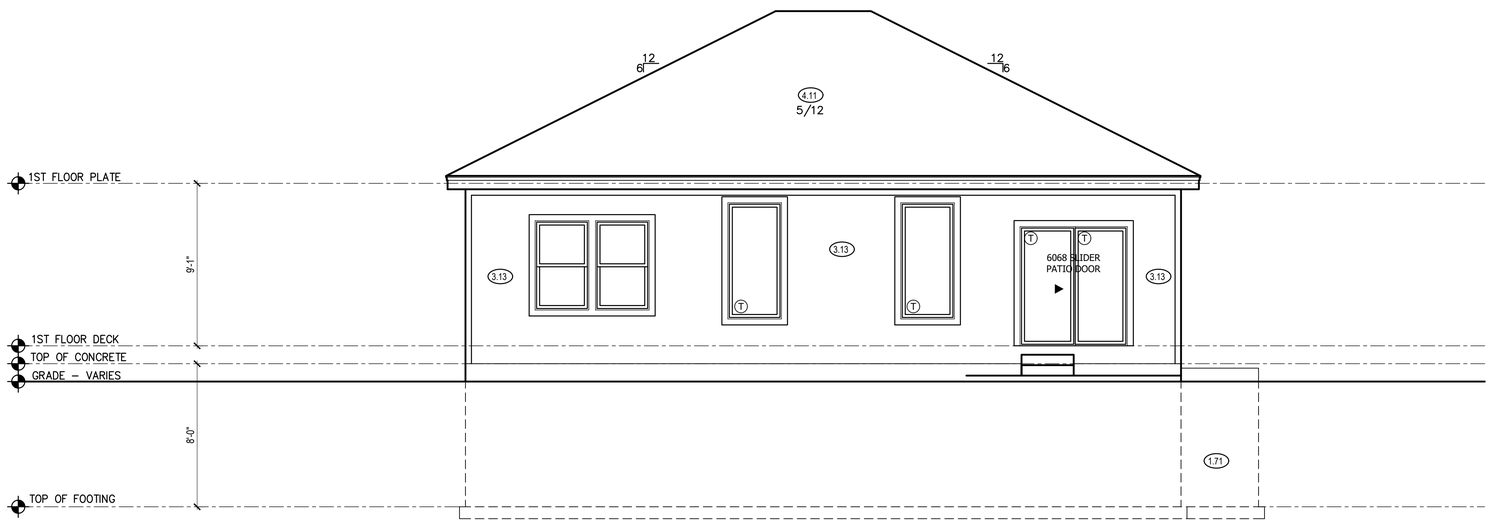


BRACKET DETAIL (3)
SCALE: 1" = 1'-0"

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REAR ELEVATION (1)
SCALE: 1/4" = 1'-0"

SHEET INDEX

A1. FRONT AND REAR ELEVATION
A2. LEFT AND RIGHT ELEVATION
A3. FOUNDATION LEVEL PLAN
A4. MAIN LEVEL PLAN
A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1414
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1435
UNFINISHED	
LOWER LEVEL - UNFINISHED	1250
PATIO	144
GARAGE	457

ENGINEER	TRUSS	I-JOIST
...	...	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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

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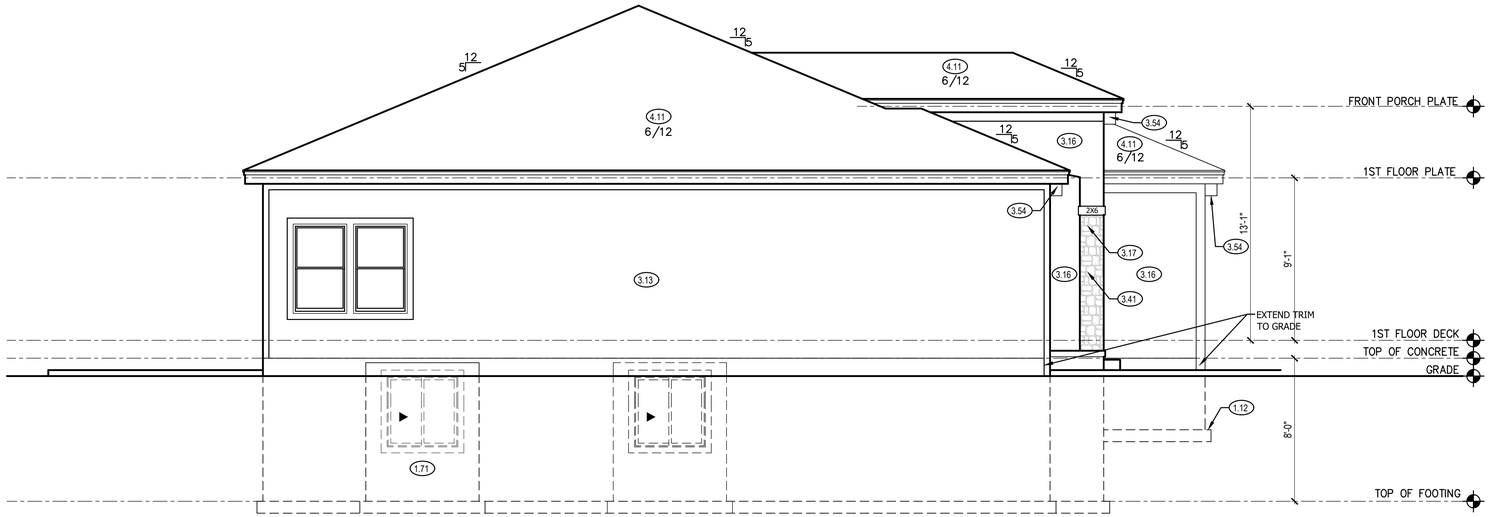
CHARLOTTE
MEDITERRANEAN
0 ENERGY READY MASTER PLAN
4 BEDS, 3 BATHS

PROFESSIONAL SEAL:

VERSION:
5.0

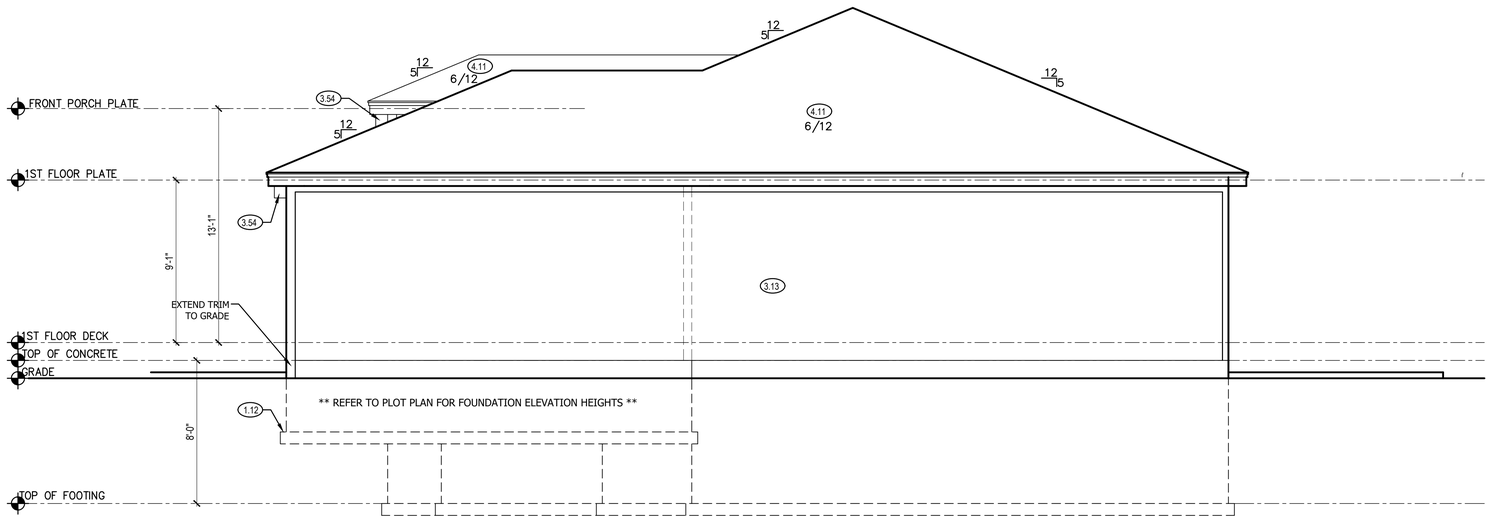
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02.16.24

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LEFT ELEVATION (2)

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



RIGHT ELEVATION (1)

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

LEFT & RIGHT SIDE 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.

3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

3.17 MANUFACTURED STONE VENEER.

3.41 2X6 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF STOOP.

3.54 6"X8"X6" CEDAR CORBEL WITH CHAMFERED EDGES

4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS

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.

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.

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ADDRESS:

CHARLOTTE

MEDITERRANEAN

0 ENERGY READY MASTER PLAN

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