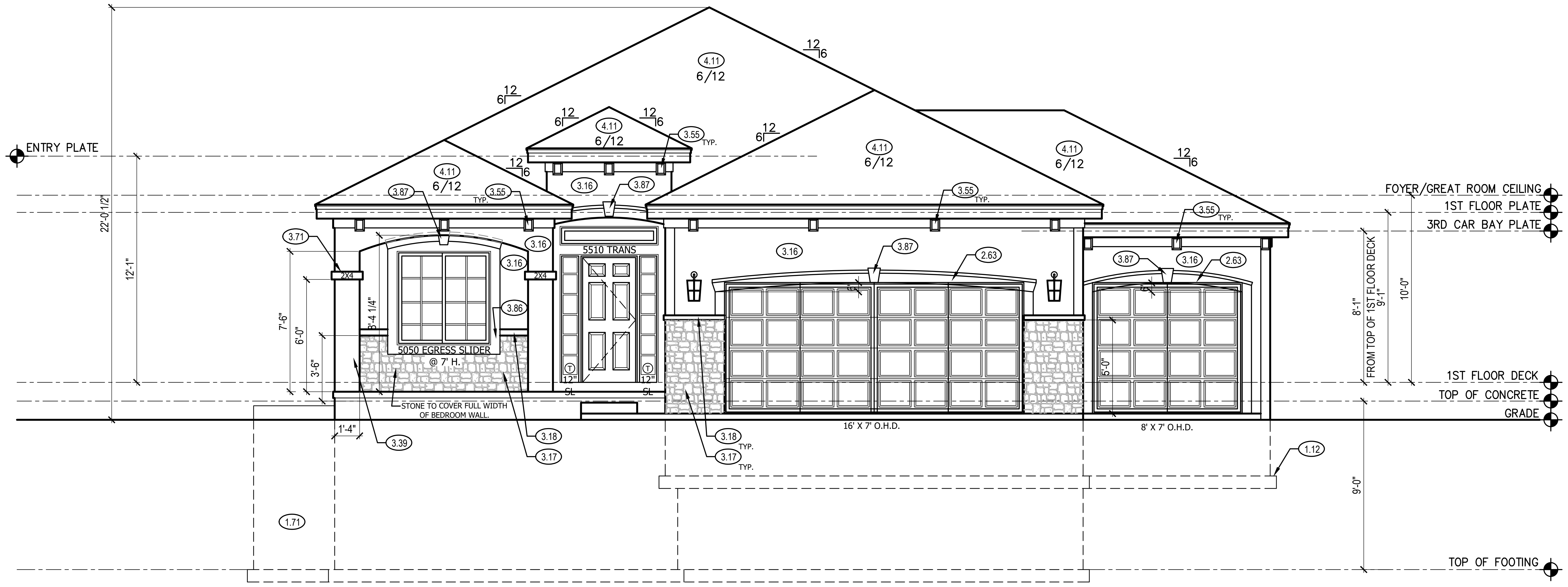
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

07/13/2020 Dylan Eppert Digitally signed by Dylan Eppert Reason: APPROVED REVISED HOUSE PLANS Date: 2020.07.13 09:07:24-05'00'



FRONT ELEVATION ②

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

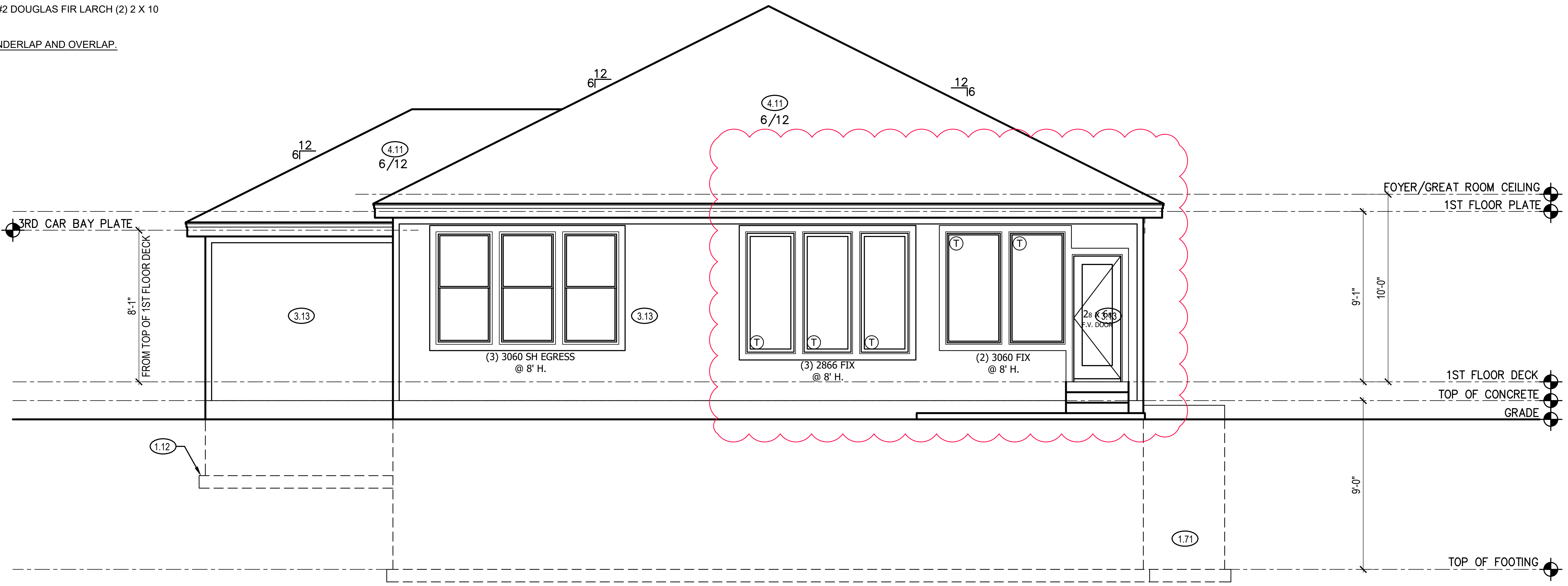
NOTE:

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

ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA 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.

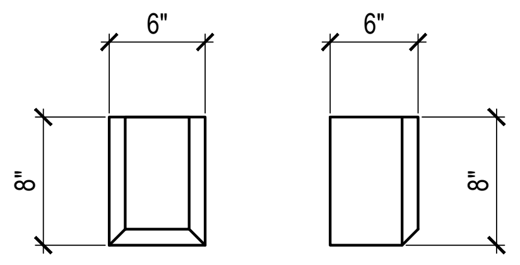


REAR ELEVATION ①

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.
2.63	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	2X4 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
3.71	STUCCO OVER 2X4 TRIM. 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"
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.
7.25	TOP OF FIREPLACE VENT TO BE 3'–8" ABOVE FIRST FLOOR DECK.



BRACKET DETAIL ③

SCALE: 1" = 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 LEVEL PLAN
- A4. MAIN LEVEL PLAN
- A5. ROOF PLAN

FINISHED	
MAIN FLOOR	1628
LOWER LEVEL - FINISHED	987
FINISHED STAIRS TO LOWER LEVEL	0
TOTAL	2615
UNFINISHED	
LOWER LEVEL - UNFINISHED	475
PATIO	144
GARAGE	704

ENGINEER	TRUSS	I-JOIST
RES	WHEELER	...

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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JULIETTE
MEDITERRANEAN
CREEKSIDE AT RAINTREE #25

PROFESSIONAL SEAL:
BRADLEY HUXOL
NUMBER PE-2011000903
2/12/20

RESIDENTIAL ENGINEERING SERVICES,LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 302
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
J. ROSENBLUM

ISSUE DATE:
01.30.20

SHEET NUMBER:
A1.0

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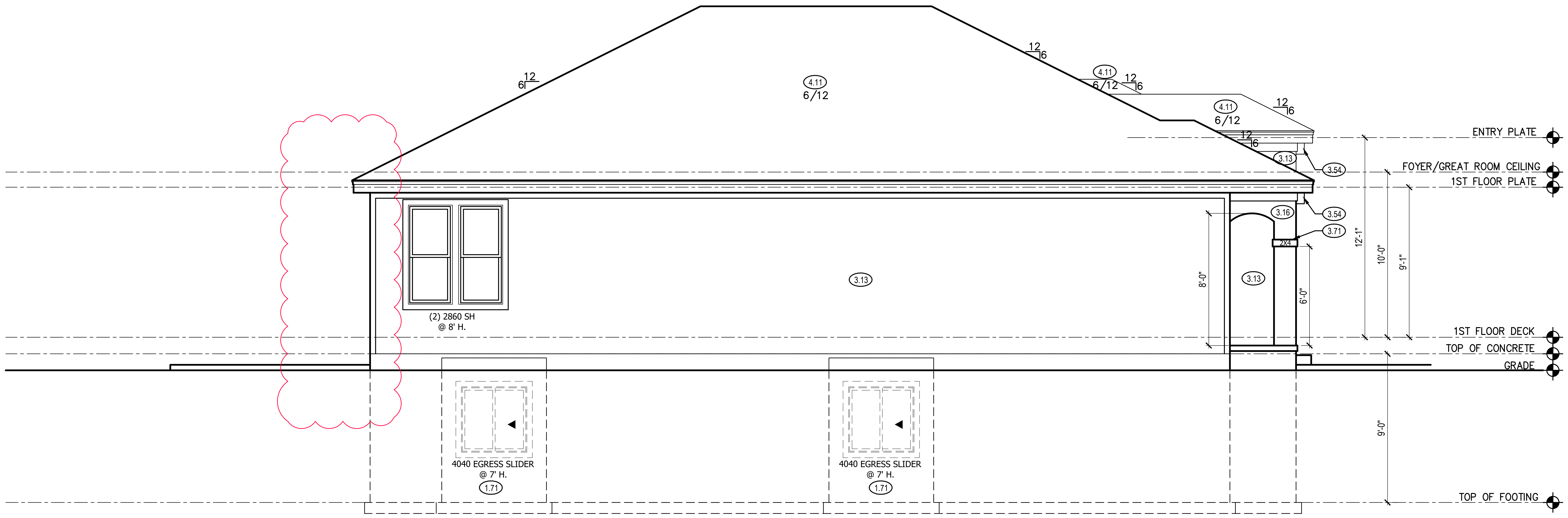

LEFT ELEVATION ②

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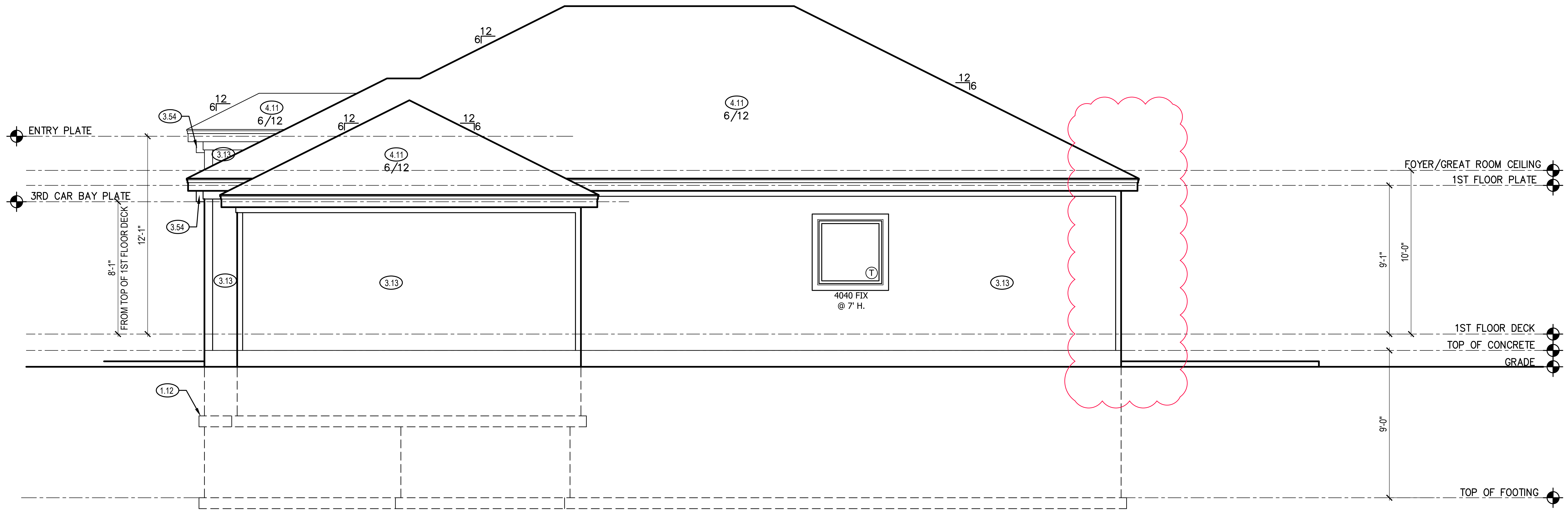

RIGHT ELEVATION ①

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

<u>LEFT & RIGHT SIDE ELEVATION NOTES</u>

1.12	TOP OF FOOTING DEPTH DETERMINED PER SITE.
1.23	STEP FOUNDATION TO BELOW FROST LINE AS REQUIRED 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.
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3.54	6"X8"X6" CEDAR CORBEL WITH CHAMFERED EDGES
3.71	STUCCO OVER 2X4 TRIM. FLASH AS REQUIRED.
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.

<u>GENERAL NOTES</u>

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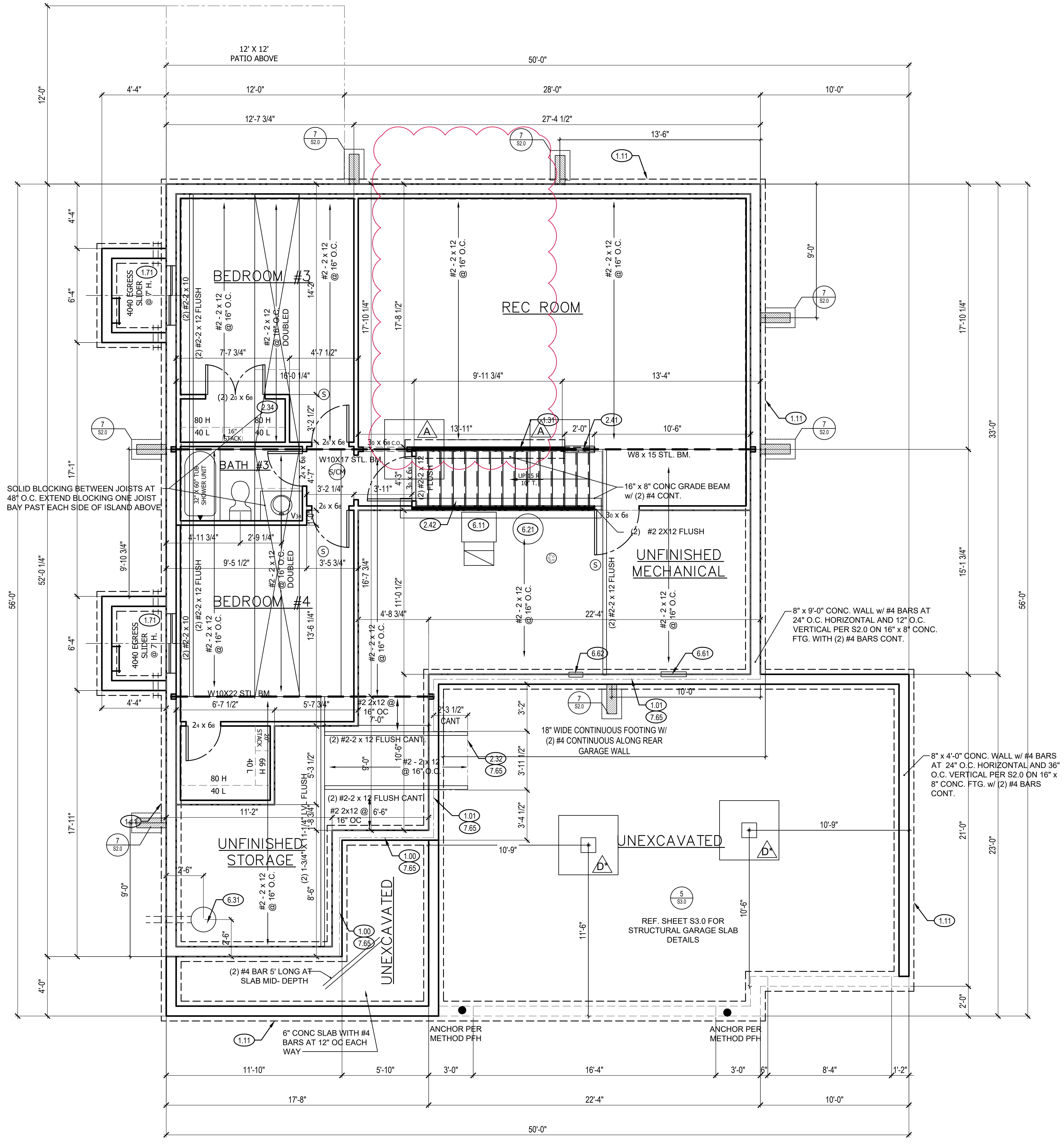
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

FOUNDATION NOTES:
ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
SOIL BEARING CAPACITY SHALL BE 2000 PSF.
COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.
BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7" .

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.



FOUNDATION PLAN ①

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

ISOLATED FOOTINGS AND COLUMN PADS

SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 36KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
D*	48"x48"	1'-4"	(8) #4 BAR E.W.	N/A
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER

ISOLATED FOOTINGS AND COLUMN PADS

SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
J	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
L	28"	3'-0"	(4) VERTICAL #4

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'. COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

FOUNDATION PLAN NOTES

1.00	HOLD SILL PLATE BACK 2"
1.01	HOLD SILL PLATE BACK 4"
1.11	CONTINUOUS CONCRETE FOOTING
1.21	RECESS TOP OF FOUNDATION WALL
1.31	2X4 STUD WALL WITH TREATED SILL PLATE
1.61	HOLD TOP OF FOUNDATION WALL DOWN TO ALLOW EXTERIOR FINISH TO MEET DRIVEWAY.
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.
2.32	INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
2.34	PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
2.41	CURB STAIR SYSTEM WITH OPEN HANDRAILS
2.42	FIRE RATED SHEETROCK UNDER STAIRS
6.11	DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
6.21	HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
6.31	SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
6.41	HVAC CHASE ABOVE
6.61	200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
6.62	UFER GROUND– VERIFY LOCATION WITH PROJECT MANAGER.
7.65	LINE OF FLOOR ABOVE

GENERAL NOTES

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

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

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

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ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).
SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.
THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED(2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1).
DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2)

FLOOR PLANS:
LEDGERS(FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.
ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.
A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

APA SIMPLIFIED WALL BRACING (SYSTEM REPORT SR102-D)

METHOD SHALL BE CS-WSP WITH INCREASED SHEATHING THICKNESS (PERFORMANCE CATEGORY). WSP SHEATHING SHALL BE RATED SHEATHING MINIMUM $\frac{7}{16}$ PERFORMANCE CATEGORY MEETING REQUIREMENTS OF DEPARTMENT OF COMMERCE DOC PS1 OR PS2 (VOLUNTARY PRODUCT STANDARDS).

PS2-10 TABLE D1 RECOMMENDED THICKNESS LABELING FOR PANELS:
$\frac{7}{16}$ PERFORMANCE CATEGORY-
MINIMUM THICKNESS OF .406 INCHES (10.32 MM)
MAXIMUM THICKNESS .469 INCHES (11.91 MM)
RECOMMENDED THICKNESS LABEL - THICKNESS .418 IN.

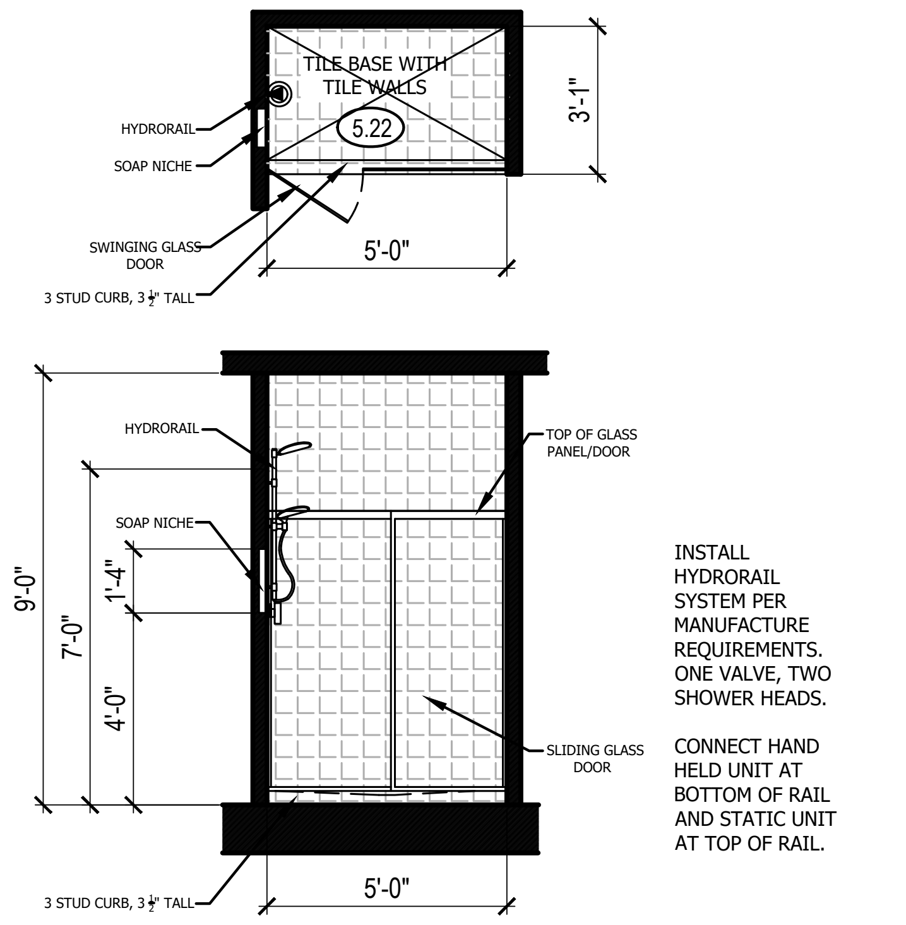
NAIL SIZE SHALL BE 8D HAVING A DIAMETER OF .131" AND LENGTH OF 2.5".

CLOSER NAILING SCHEDULE ON FIRST STORY OF 2ND STORY
SHEATHING SHALL BE INSTALLED WITH A MINIMUM 8D COMMON NAILS SPACED AT 4" OC AT PANEL EDGES AND AT 12" OC OVER INTERMEDIATE SUPPORTS.
FOR SINGLE STORY OR TOP OF TWO OR THREE STORY BUILDINGS, SHEATHING MAY BE INSTALLED WITH 8D COMMON NAILS SPACED AT 6" OC AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.

SHEATHING SHALL BE INSTALLED OVER ALL AREAS EXCLUDING WINDOWS AND DOORS AND INCLUDING GABLE ENDS.

ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER AND BE NAILED TO COMMON FRAMING OR BLOCKING WITH AN APPROPRIATE PANEL EDGE-NAILING SCHEDULE IN ACCORDANCE WITH IRC R602.10.10.

INTERIOR FINISH OF EXTERIOR WALLS SHALL BE MINIMUM $\frac{1}{2}$" GYPSUM BOARD INSTALLED ON THE INTERIOR SIDE FASTENED IN ACCORDANCE WITH IRC TABLE R702.3.5.(NOT REQUIRED ON CS-WSP PANELS ADJACENT TO CS-G OR CS-PF PANELS)



INSTALL HYDRORAIL SYSTEM PER MANUFACTURE REQUIREMENTS. ONE VALVE, TWO SHOWER HEADS.

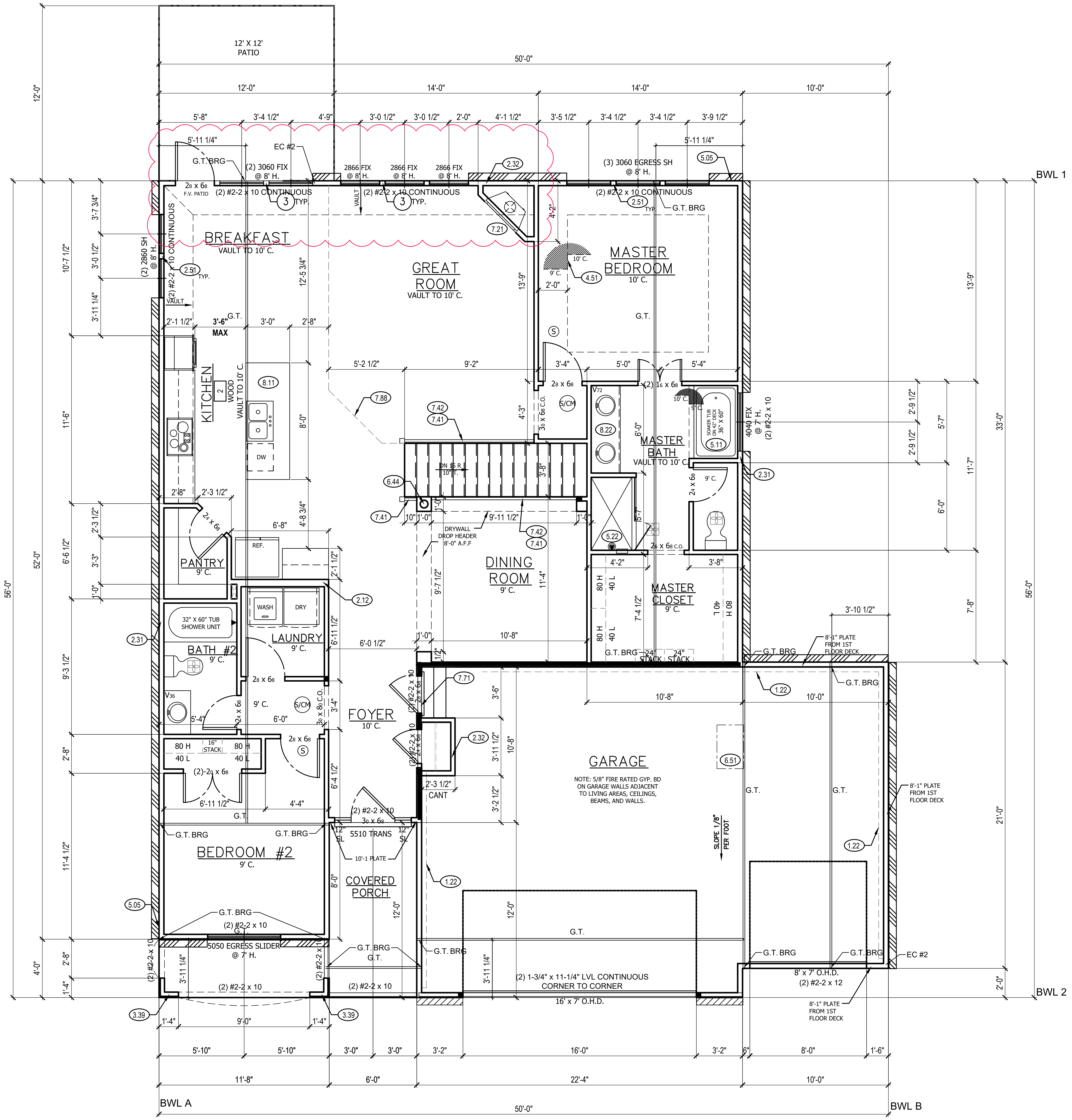
CONNECT HAND HELD UNIT AT BOTTOM OF RAIL AND STATIC UNIT AT TOP OF RAIL.

DETAIL: 5.22

SCALE: $\frac{1}{4}$" = 1'-0"

INTERIOR WALL BRACING NOT REQUIRED ON INTERIOR WALLS

▨	EXTERIOR BRACING METHOD CS-WSP AND INTERIOR METHOD GB ON INTERIOR FINISH OF EXTERIOR WALLS PER SPECS (UNLESS NOTED OTHERWISE)
EC#2	END CONDITION #2, 800 # HOLD DOWN DEVICE ATTACHED TO THE END STUD OF THE BRACED WALL PANEL CLOSEST TO THE CORNER
▨	EXTERIOR BRACING PFH PER IRC R602.10.5
▬	INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



MAIN FLOOR PLAN ①

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

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)

CLIMATE ZONE	FENESTRATION U-FACTOR^{b}	SKYLIGHT^{b} U-FACTOR	GLAZED FENESTRATION SHGC$^{b, e}$	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT^{c} WALL R-VALUE	SLAB^{d} R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10, 2 FT	10/13

MAIN FLOOR PLAN NOTES

1.22	EXPOSED TOP OF FOUNDATION WALL.
2.12	2X6 STUD WALL
2.31	SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT
2.32	INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
2.51	3 STUDS BETWEEN WINDOW UNITS
3.39	2X4 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
4.51	SINGLE BOX VAULT
5.05	HOSE BIBB
5.11	SOAKER TUB: SEE PLAN FOR DETAILS
5.21	FG BASE WITH TILE WALLS: SEE DETAIL.
6.44	FLUE
6.51	1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
7.21	DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 $\frac{3}{4}$" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
7.41	OPEN HANDRAILS
7.42	PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
7.71	20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES
7.88	CHANGE IN FLOORING MATERIAL
8.11	24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
8.22	CONTINUOUS FLAT VANITY

GENERAL NOTES

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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

ADDRESS:
4400 SW NAUTILUS PL
LEE'S SUMMIT, MO

JULIETTE
MEDITERRANEAN
CREEKSIDE AT RAINTREE #25

PROFESSIONAL SEAL:
STATE OF MISSOURI
BRADLEY HUXOL
NUMBER PE-2011000903
PROFESSIONAL ENGINEER
1/21/20

RESIDENTIAL ENGINEERING SERVICES,LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 302
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
J. ROSENBLUM

ISSUE DATE:
01.30.20

SHEET NUMBER:
A4.0

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/13/2020

TRUSS ROOF NOTES: (BY OTHERS)

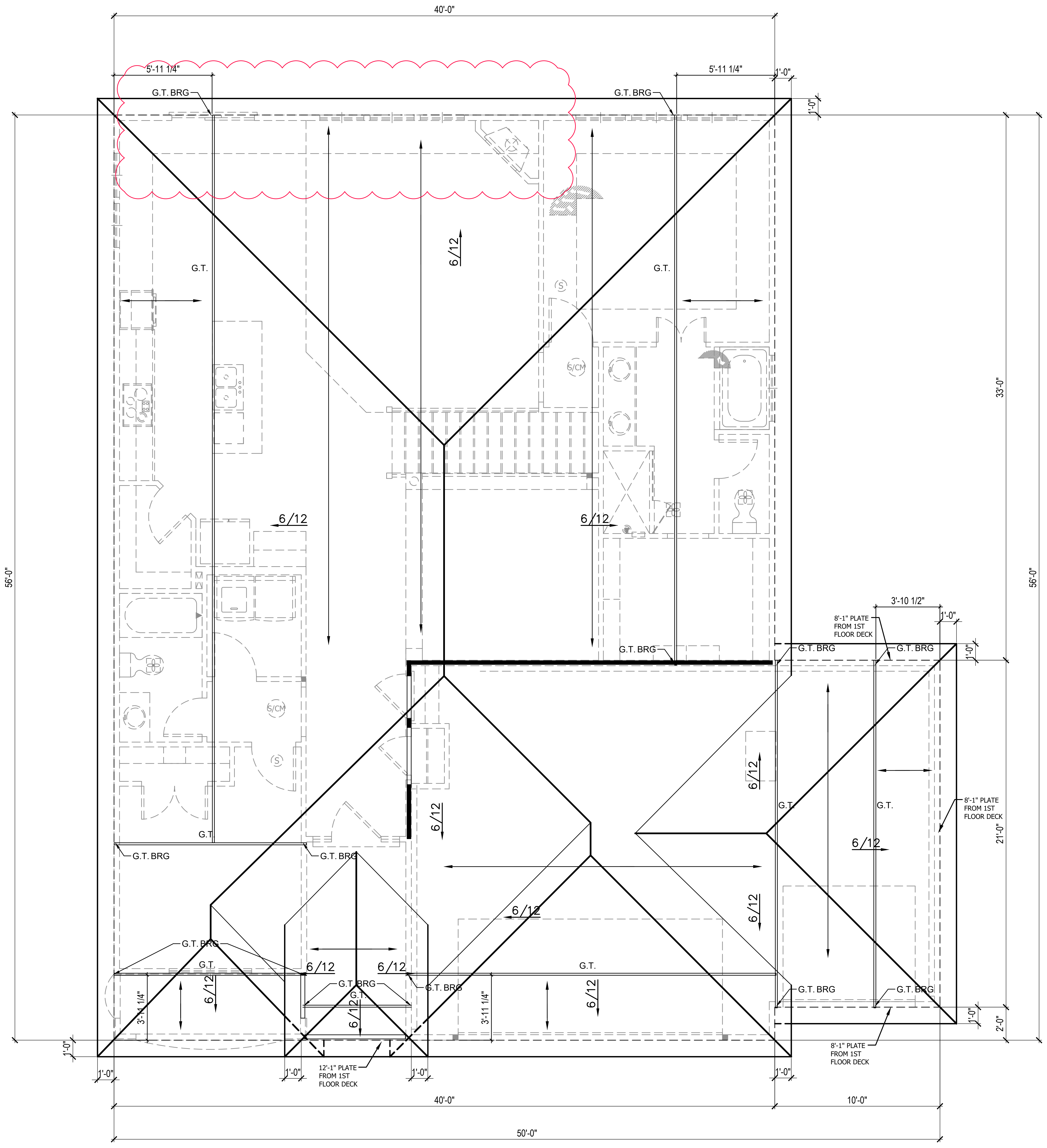
1) DESIGNED FOR LIGHT ROOF COVERING
   TOP CHORD:
      LIVE LOAD/SNOW LOAD (PSF): 25
      DEAD LOAD (PSF): 10
   BOTTOM CHORD:
      DEAD LOAD(PSF): 10
2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
4) MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.
5) PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
6) ROOF IS ENGINEERED TO COMPLY WITH IRC 802

⟷	= ROOF TRUSS FRAMING DIRECTION
▭	"G.T." = GIRDER TRUSS LOCATION
▬	= INTERIOR LOAD BEARING WALL

NOTE:

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

ROOF:
ROOF IS DESIGNED FOR 20 PSF SNOW LOAD.
WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.
CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.



ROOF PLAN ①
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

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

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.

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

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

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

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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