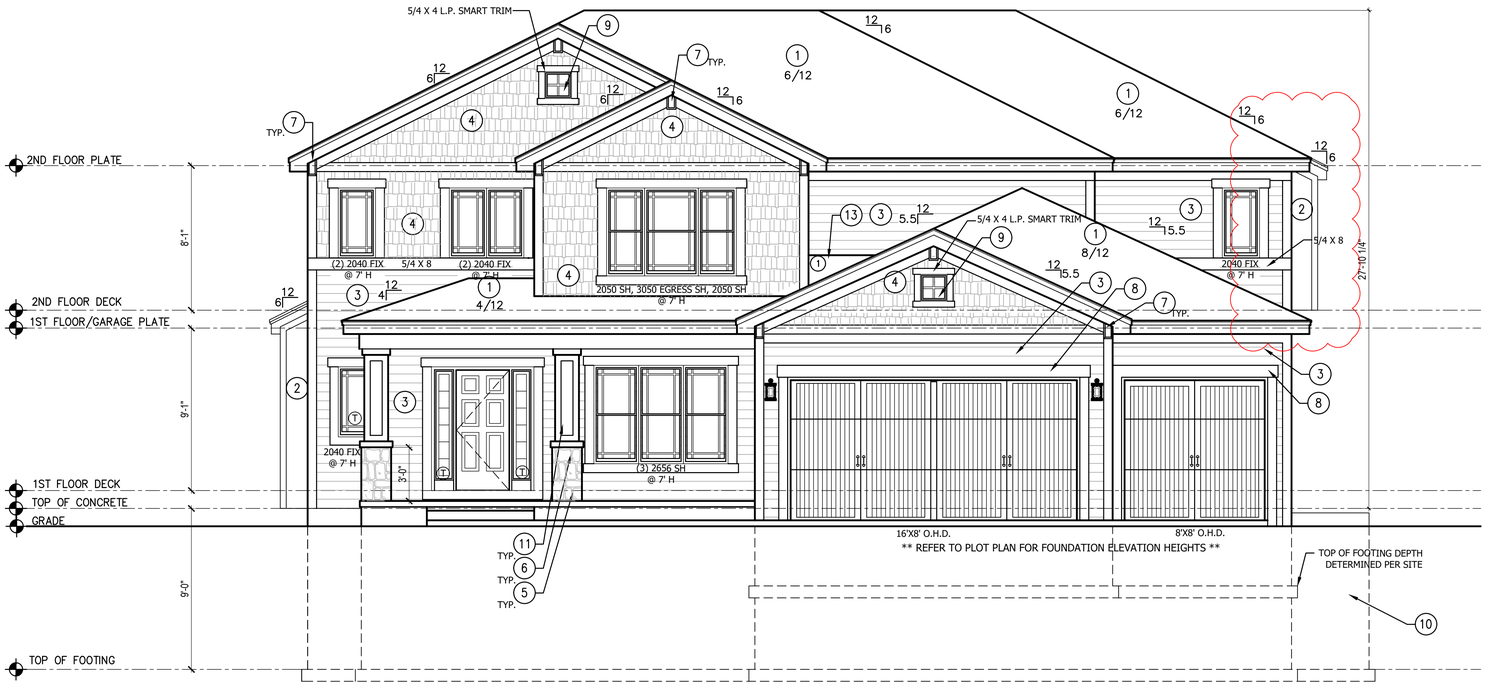
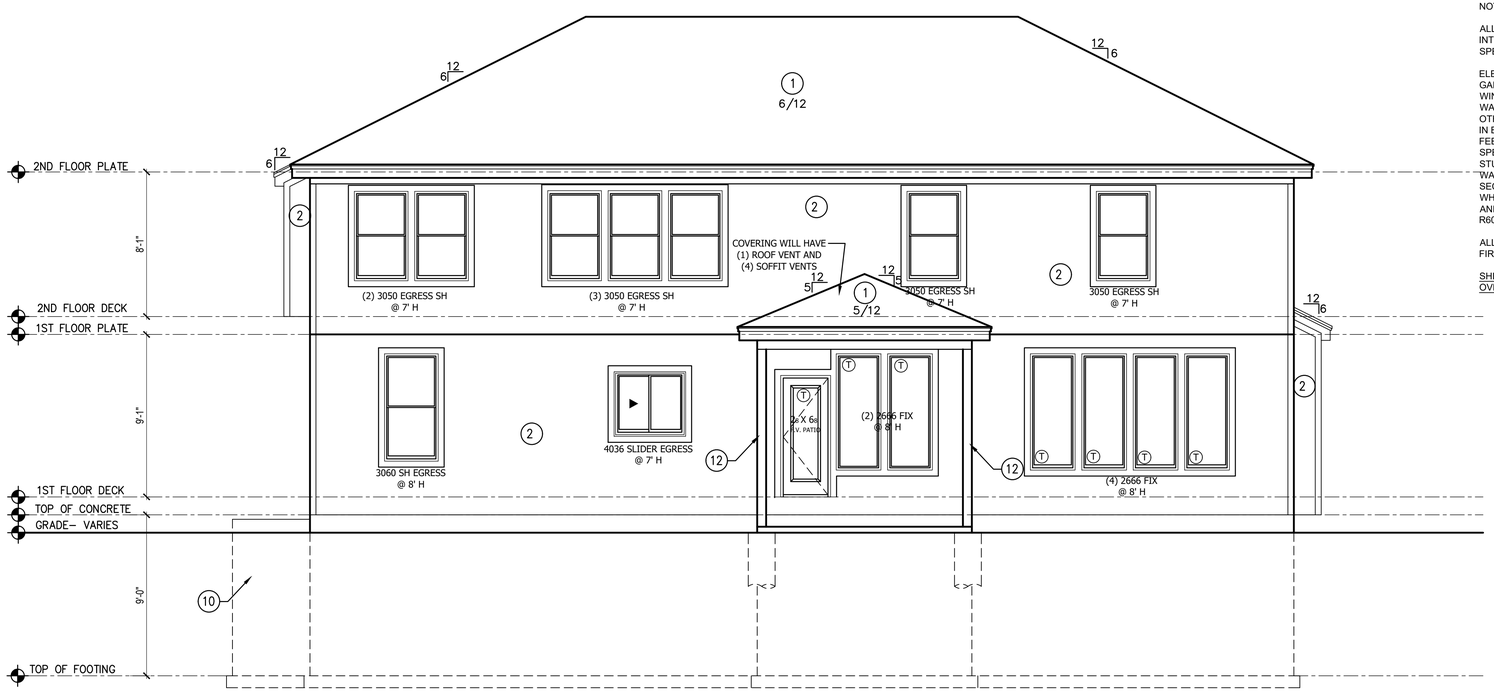


FRONT ELEVATION (2)
SCALE: 1/4" = 1'-0"



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

SQUARE FOOTAGE TABLE	
FINISHED SQUARE FOOTAGE	
MAIN LEVEL	1428
UPPER LEVEL	1572
STAIRS TO LOWER LEVEL	39
TOTAL	3039
UNFINISHED SQUARE FOOTAGE	
GARAGE	658
BASEMENT - UNFINISHED	1297
COVERED DECK	162

SHEET INDEX

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.

ELEVATION NOTES

1. MINIMUM ROOFING COMPOSITION– 30 YR. COMPOSITE SHINGLES ON 15# FELT ON ½" OSB SHEATHING OR AS REQUIRED BY CODE.

2. SIDES AND REAR TO BE LP SMART PANEL SIDING WITH 3/4x4 L.P. SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3. FRONT FACADE TO BE LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS AND CORNERS UNLESS NOTED OTHERWISE.

4. CEDAR SHAKE SHINGLE SIDING

5. MANUFACTURED STONE VENEER

6. CAST STONE CAP

7. CEDAR BRACKETS, RE: 3/A1– INSTALL CEDAR BRACKETS PRIOR TO FASCIA BOARD INSTALLATION.

8. DOUBLE 1X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.

9. 16"X16" GABLE WINDOW.

10. 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.

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

12. 6x6 CEDAR POST

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

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.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

08/13/2020

Steven Conrick

Steven Conrick
RELEASE FOR CONSTRUCTION
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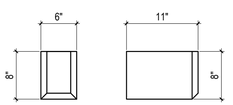


BRACKET DETAIL (3)
SCALE: 1" = 1'-0"

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

BRISTOL RIDGE
CRAFTSMAN
RESERVE AT STONEY CREEK #64
1421 SW Georgetown Dr
Lee's Summit, MO 64082

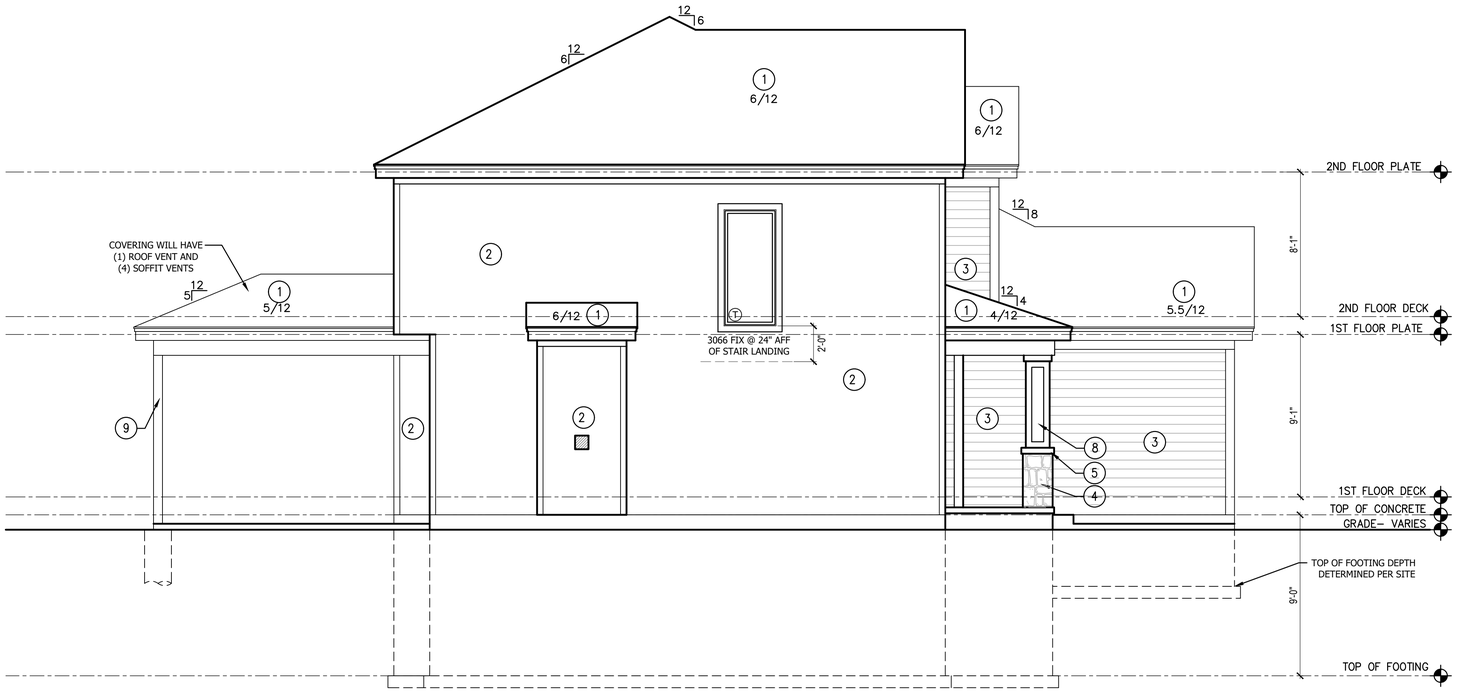
PROFESSIONAL SEAL:

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

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

ISSUE DATE:
6.9.20

SHEET NUMBER:
A1



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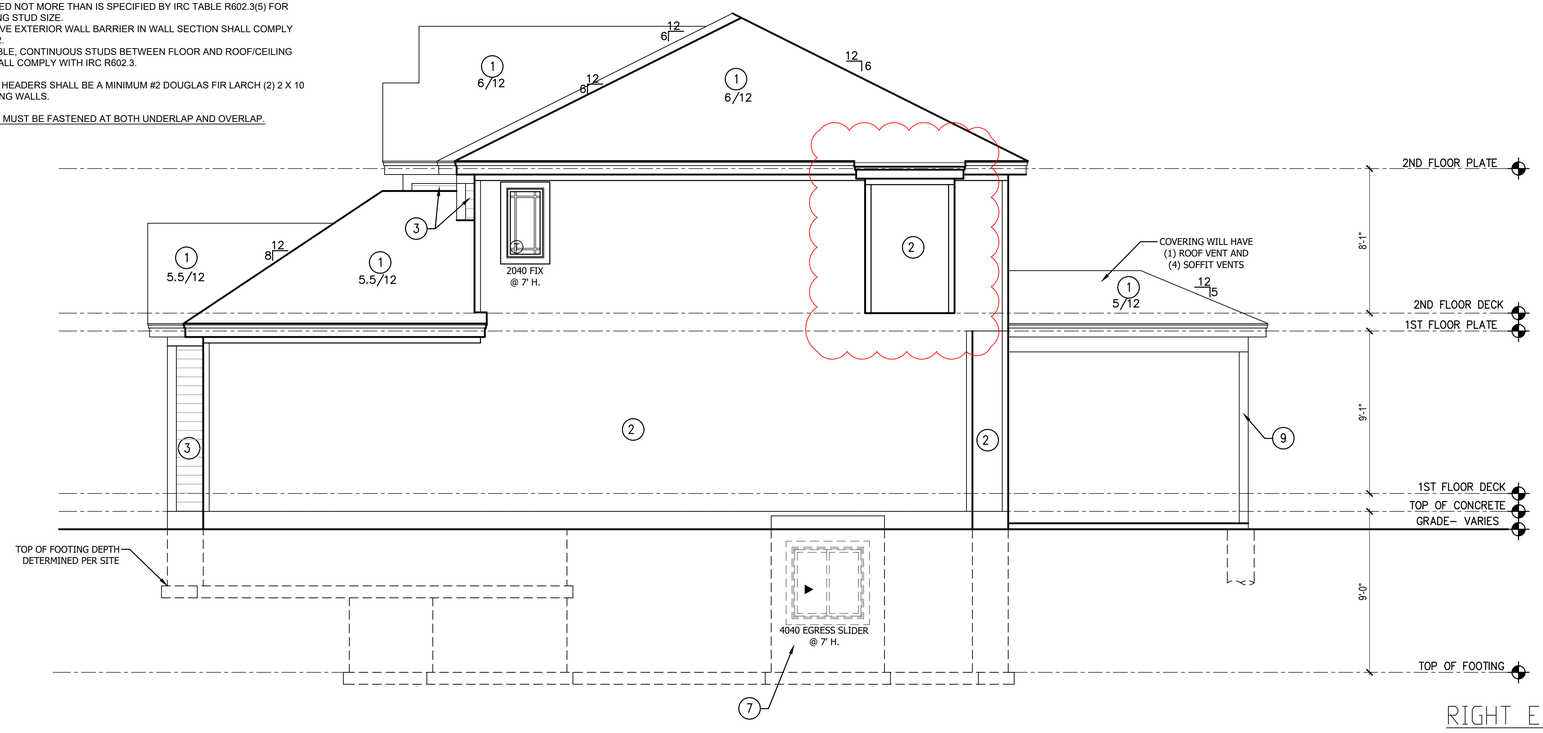
ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



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

ELEVATION NOTES

1. MINIMUM ROOFING COMPOSITION– 50 YR. COMPOSITE SHINGLES ON 15# FELT ON ½" OSB SHEATHING OR AS REQUIRED BY CODE.

2. SIDES AND REAR TO BE LP SMART PANEL SIDING WITH 3/4x4 L.P. SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.

3. FRONT FACADE TO BE LP SMART LAP SIDING WITH 5/4X6 SMART TRIM AROUND DOORS, WINDOWS AND CORNERS UNLESS NOTED OTHERWISE.

4. MANUFACTURED STONE VENEER

5. CAST STONE CAP

6. NOT USED

7. 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.

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

9. 6X6 CEDAR POST

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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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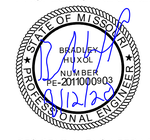
PROFESSIONAL SEAL:



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

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

ISSUE DATE:
6.9.20

SHEET NUMBER:
A2

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
08/3/2020

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

NOTE:

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

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

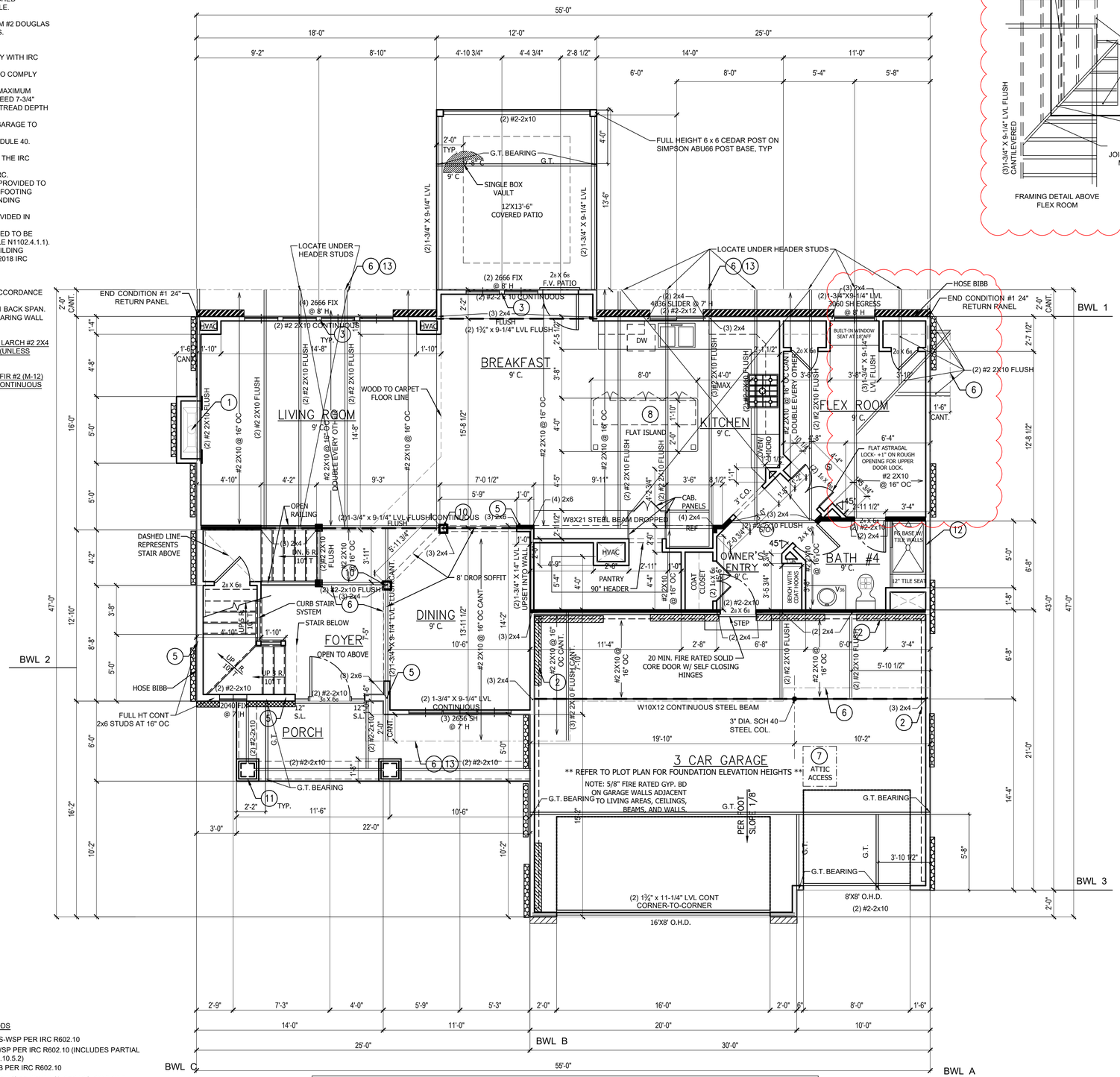
DETAILS AND NOTES:
BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.
WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.
STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC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

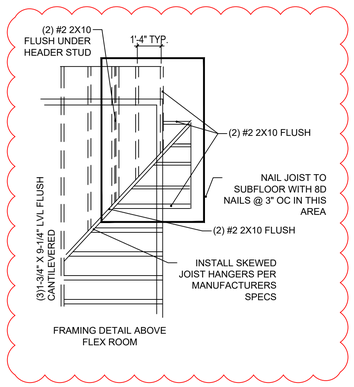
ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/KCBRC.
AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).
CARBON MONOXIDE DETECTORS 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 AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).





FRAMING DETAIL ABOVE FLEX ROOM

BRACING METHODS

- EXTERIOR BRACING CS-WSP PER IRC R602.10
- EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- INTERIOR BRACING LIB PER IRC R602.10
- EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
- EXTERIOR WALL BRACING 15/32" PANEL THICKNESS OSB WITH 24/0 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN, 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT BASE AND TOP OF WINDOWS
- INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

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

CLIMATE ZONE	FENESTRATION U-FACTOR[a]	SKYLIGHT[a] U-FACTOR	GLAZED FENESTRATION SHGC[a,b]	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 1

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

FLOOR PLAN NOTES

1. DIRECT VENT FIREPLACE– INSTALL BY MANUFACTURER'S RECOMMENDATION. FIREPLACE PLATFORM DIMENSIONS 7 2" TALL, 37" WIDE AND 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
2. EXPOSED TOP OF FOUNDATION WALL
3. 3 STUDS BETWEEN WINDOW UNITS
4. NOT USED
5. 2x6 STUDS AT 16" O.C.
6. LINE OF FLOOR ABOVE
7. 1'–10"x3' MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES
8. 24" CABINET + 24" CABINET + 12" FLUSH OVERHANG– VERIFY LOCATION WITH BUILDER. DISTANCE BETWEEN STOVE/CABINETS AND ISLAND– 4'–0" MAX.
9. NOT USED
10. 8" SQUARE COLUMN
11. BOX BASE WITH STONE VENEER TO 36" AND BOX COLUMN ABOVE. 1X4 TRIM ON COLUMN. SEE PLAN FOR SIZE OF FINISHED COLUMN.
12. SIX SIDED ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB/SHOWER UNIT. SEE FRAMING SPECIFICATIONS FOR DETAILS.
13. INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING.

GENERAL NOTES:

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

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

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

D. LOCATE CARBON MONOXIDE DETECTORS ALONG SIDE SMOKE DETECTORS OR PROVIDE A COMBINATION UNIT.

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

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

G. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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

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

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816-246-6700

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CRAFTSMAN
RESERVE AT STONEY CREEK #64
1421 SW Georgetown Dr
Lee's Summit, MO 64082

PROFESSIONAL SEAL:

STATE OF MISSOURI
BRADLEY HUXOL
NUMBER E-2011009903
8/12/20
PROFESSIONAL ENGINEER

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

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

ISSUE DATE:
6.9.20

SHEET NUMBER:
A4

RELEASED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
08/13/2020

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

NOTE:

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DETAILS AND NOTES:
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SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.
STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.
SECURITY SHALL CONFORM TO IRC R326/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).
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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:
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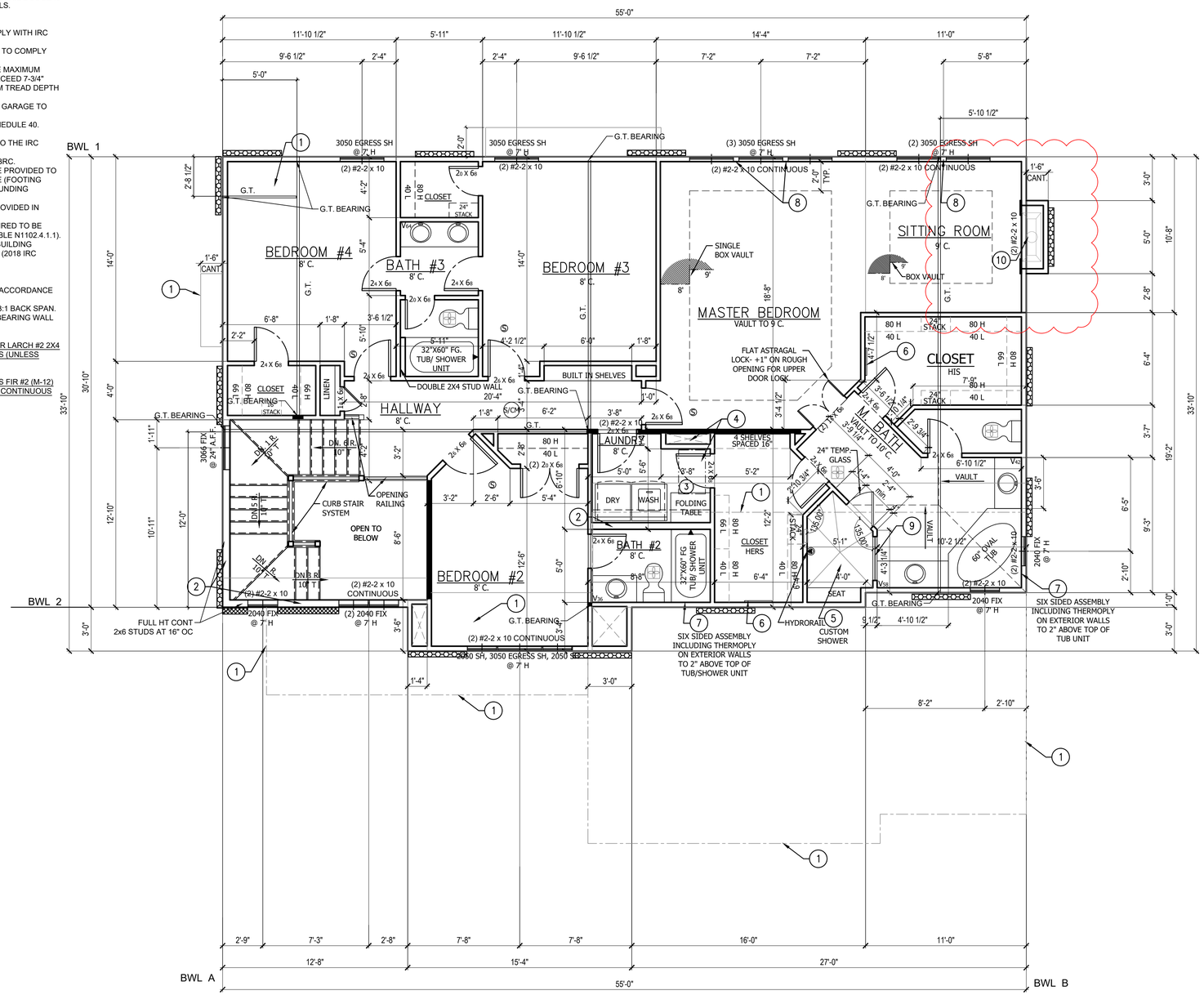
ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).



BRACING METHODS

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CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,c]	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

UPPER LEVEL PLAN (1)
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. LINE OF FLOOR BELOW
2. 2x6 STUD WALL
3. 1'-10"x3' MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES
4. BUMP TRUSSES FOR ATTIC AND HVAC ACCESS
5. CUSTOM TILE SHOWER WITH TILE BASE AND TILE WALLS, 12" TILE SEAT AT 22" AFF, HYDRORAIL
6. FRAMED MIRROR
7. SIX SIDED ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF SHOWER UNIT/TUB DECK. SEE FRAMING SPECIFICATIONS FOR DETAILS.
8. 3 STUDS BETWEEN WINDOW UNITS
9. GLASS WINDOW 3' WIDE, 48" AFF TO 83" AFF.
10. DIRECT VENT FIREPLACE– INSTALL BY MANUFACTURER'S RECOMMENDATION. FIREPLACE PLATFORM DIMENSIONS 7 3/4" TALL, 37" WIDE AND 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.

GENERAL NOTES:

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

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

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

D. LOCATE CARBON MONOXIDE DETECTORS ALONG SIDE SMOKE DETECTORS OR PROVIDE A COMBINATION UNIT.

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

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

G. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

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

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

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

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PROFESSIONAL SEAL:

RESIDENTIAL ENGINEERING SERVICES,LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.
RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

ISSUE DATE:
6.9.20

SHEET NUMBER:
A5

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ENFORCED BY CITY OF
LEE'S SUMMIT, MISSOURI
08/13/2020

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

TRUSS ROOF NOTES: (BY OTHERS)

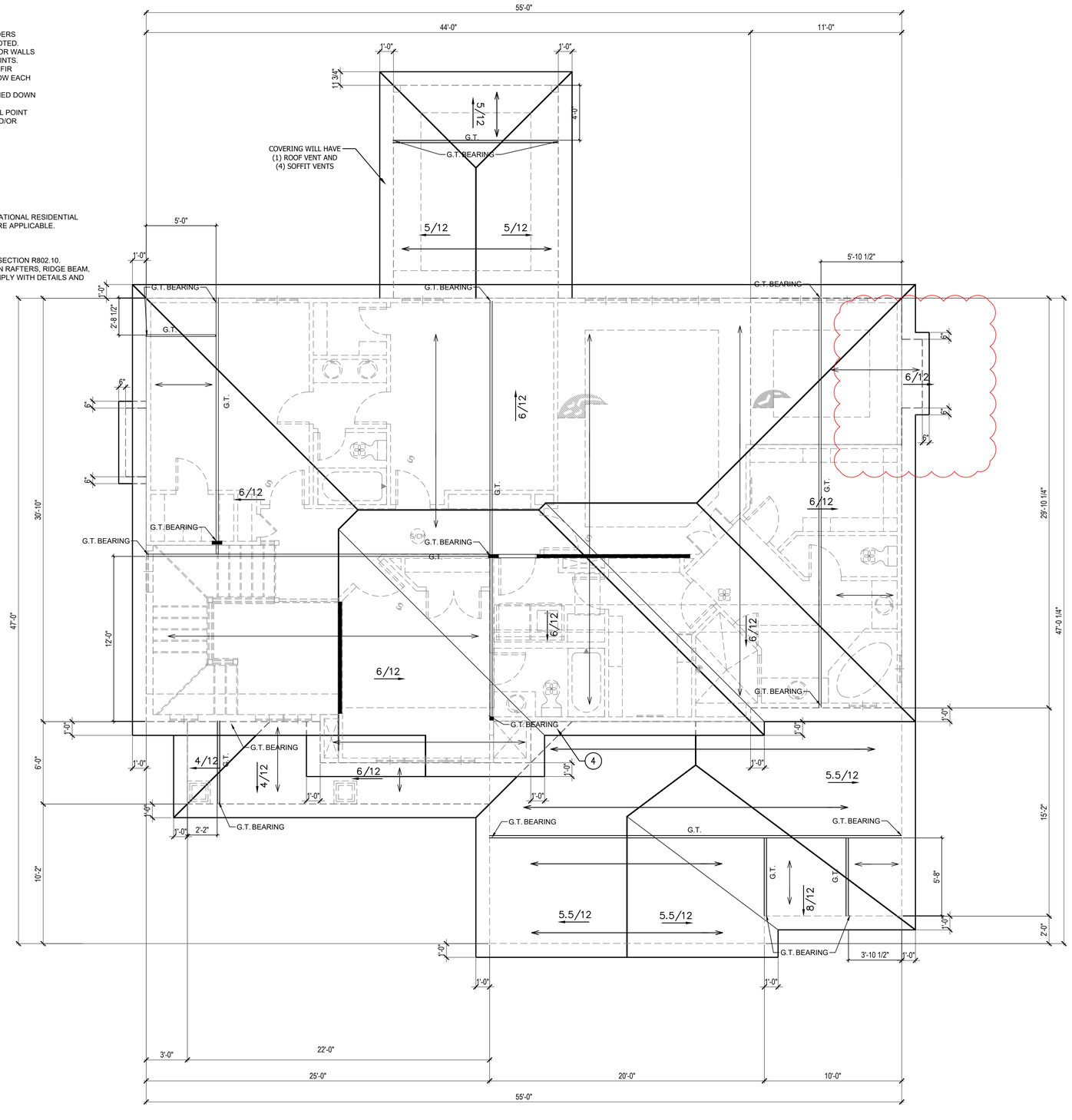
1) DESIGNED FOR LIGHT ROOF COVERING
   TOP CHORD:
   LIVE LOAD/SNOW LOAD (PSF): 25
   DEAD LOAD (PSF): 10
   BOTTOM CHORD:
   DEAD LOAD(PSF): 10
2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN 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"

GENERAL NOTES:

1. ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES

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

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

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

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

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

7. PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

8. PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOFLINE MEETS UPPER LEVEL WALLS.

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

CPG DBA
SUMMIT HOMES
120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
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BRISTOL RIDGE
CRAFTSMAN
RESERVE AT STONEY CREEK #64
1421 SW Georgetown Dr
Lee's Summit, MO 64082

PROFESSIONAL SEAL:

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

RESIDENTIAL ENGINEERING SERVICES, LLC
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
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ISSUE DATE:
6.9.20

SHEET NUMBER:
A1

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
12/29/2020