

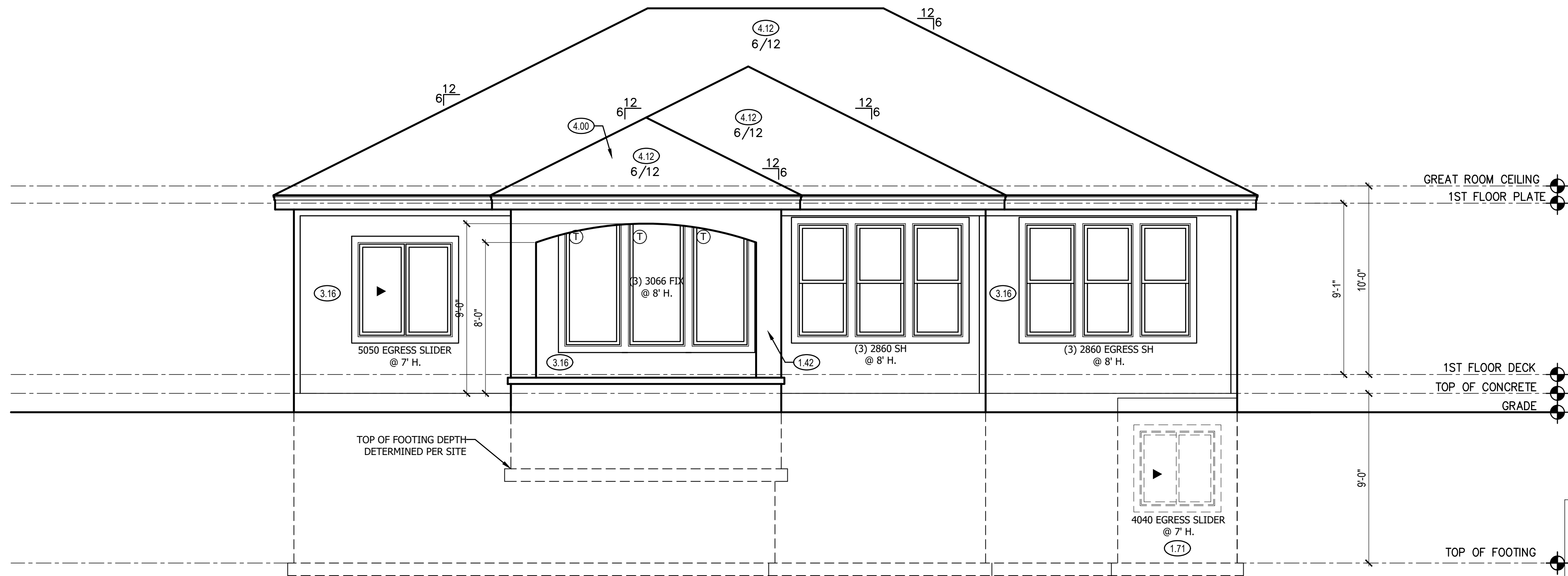
NOTE:
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:
GARAGE DOORS SHALL MEET DASHMA 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.

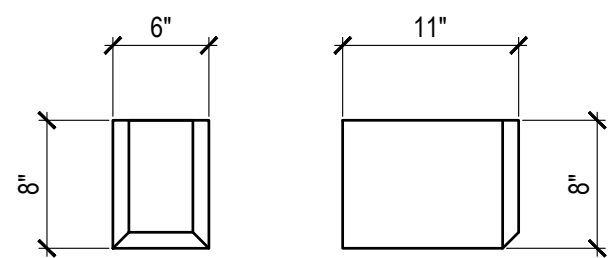
FRONT ELEVATION 2
SCALE: 1/4" = 1'-0"



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/08/2021

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

- FRONT & REAR ELEVATION NOTES**
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
 - 1.42 STUCCO LEGS FOR COVERED PATIO.
 - 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.
 - 2.61 5/4"x8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
 - 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 ON FRONT ELEVATION 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.
 - 3.55 6"x8"x11" CEDAR CORBEL WITH CHAMFERED EDGES, RE: 3/A1
 - 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
 - 4.12 CLAY TILE ROOF SYSTEM. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION.
 - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



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	1749
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1770
UNFINISHED	
LOWER LEVEL - UNFINISHED	1521
COVERED PATIO	140
GARAGE	692

ENGINEER	TRUSS	I-JOIST
RES	BFS	NA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CPG DBA

SUMMIT HOMES

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

COPYRIGHT 2017

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

ADDRESS:
2114 NW ASHURST DR.
LEE'S SUMMIT, MO 64082

TREVISO
MEDITERRANEAN
WOODSIDE RIDGE #39

PROFESSIONAL SEAL:

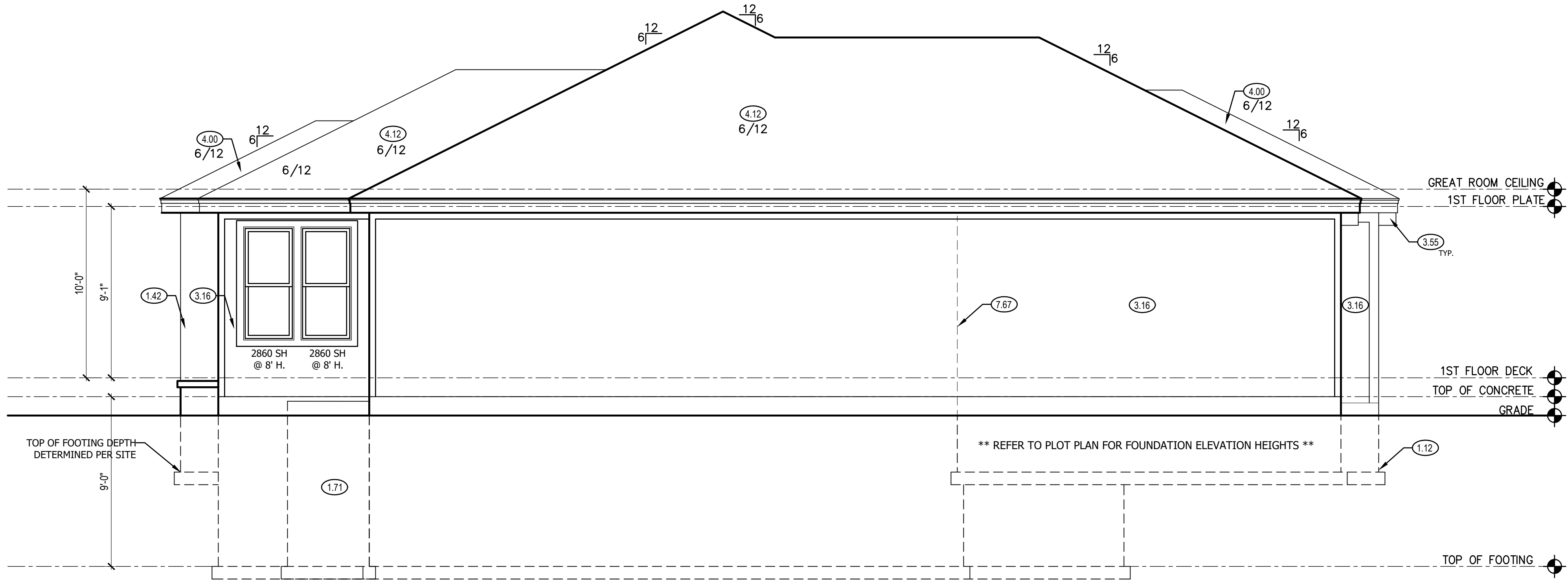
SHADLEY HUX
NUMBER
FE-2011000903
1512

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

DRAWN BY:
MNS

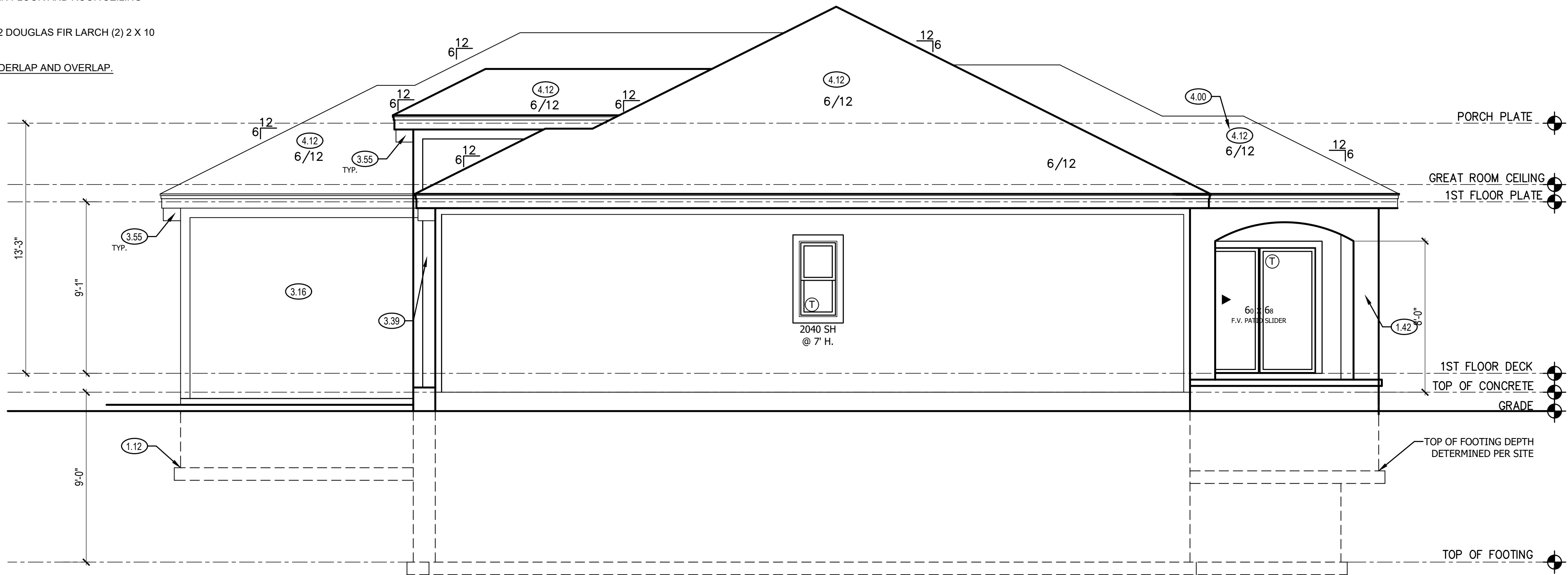
ISSUE DATE:
1.29.21

SHEET NUMBER:
A1.0



LEFT ELEVATION 2

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



RIGHT ELEVATION 1

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.

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.42 STUCCO LEGS FOR COVERED PATIO
- 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.
- 3.16 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 ON FRONT ELEVATION UNLESS NOTED OTHERWISE.
- 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
- 3.55 6"X8"X11" CEDAR CORBEL WITH CHAMFERED EDGES, RE: 3/A1
- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- 4.12 CLAY TILE ROOF SYSTEM. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION.
- 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.

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

CPG DBA

SUMMIT HOMES

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

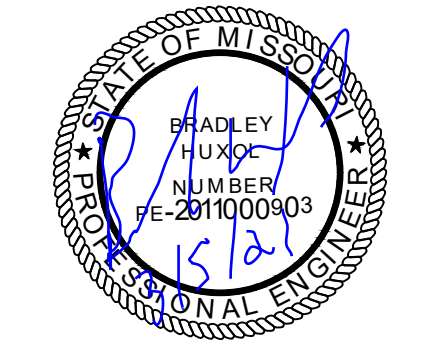
COPYRIGHT 2017

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

ADDRESS:
2114 NW ASHURST DR.
LEE'S SUMMIT, MO 64082

TREVISO
MEDITERRANEAN
WOODSIDE RIDGE #39

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

DRAWN BY:
MNS

ISSUE DATE:
1.29.21








SHEET NUMBER:

A2.0

SEE ELEVATION FOR CONSTRUCTION AS NOTED ON PLANS REVIEW

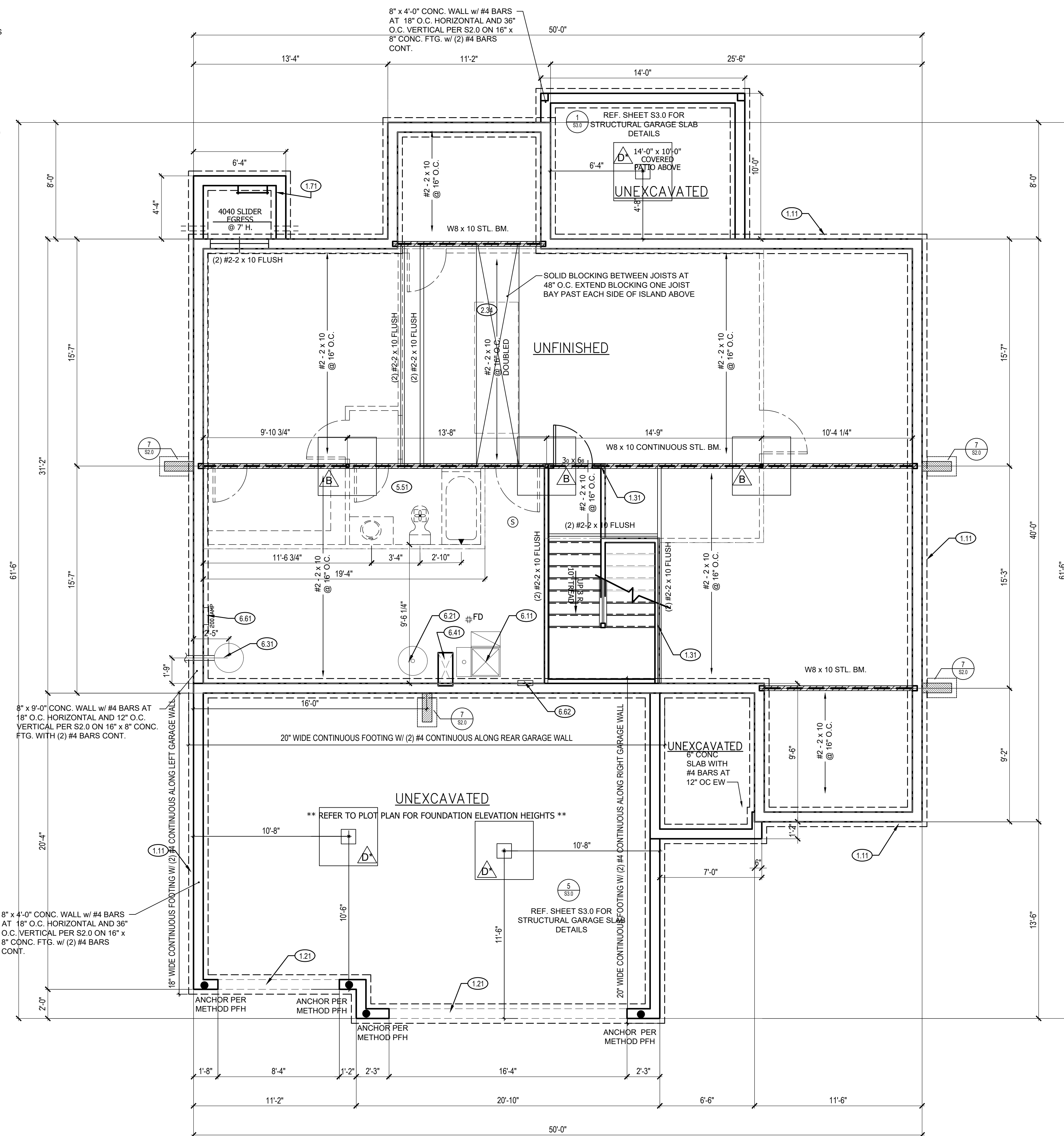
LEE'S SUMMIT, MISSOURI

STEEL BEAM FLANGE WIDTH:
W8 x 10- 3.94"

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
	30"×30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
	36"×36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
	42"×42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
	48"×48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
	48"×48"	1'-4"	(8) #4 BAR E.W.	N/A
	54"×54"	1'-4"	(9) #4 BAR E.W.	3.5" DIAMETER
	60"×60"	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 (1)
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- 1.00 HOLD SILL PLATE BACK 2"
- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER.
PROVED SLEEVE THROUGH WALL FOR FOUNDATION
DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP
OF FOUNDATION.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO
BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO
BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
FINISH.
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL
BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
AIR.
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION
CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI
PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE
DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT
MANAGER.
- 7.65 LINE OF FLOOR ABOVE

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.

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

CPG DBA



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

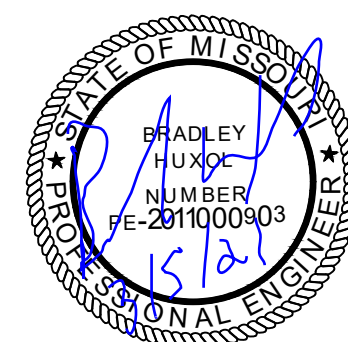
COPYRIGHT 2017

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

ADDRESS:
2114 NW ASHURST DR.
LEE'S SUMMIT, MO 64082

TREVISO
MEDITERRANEAN
WOODSIDE RIDGE #39

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

DRAWN BY:
MNS

ISSUE DATE:
1.29.21

SHEET NUMBER:

A3.0

03/08/202

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 R526(K)BRC. 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.

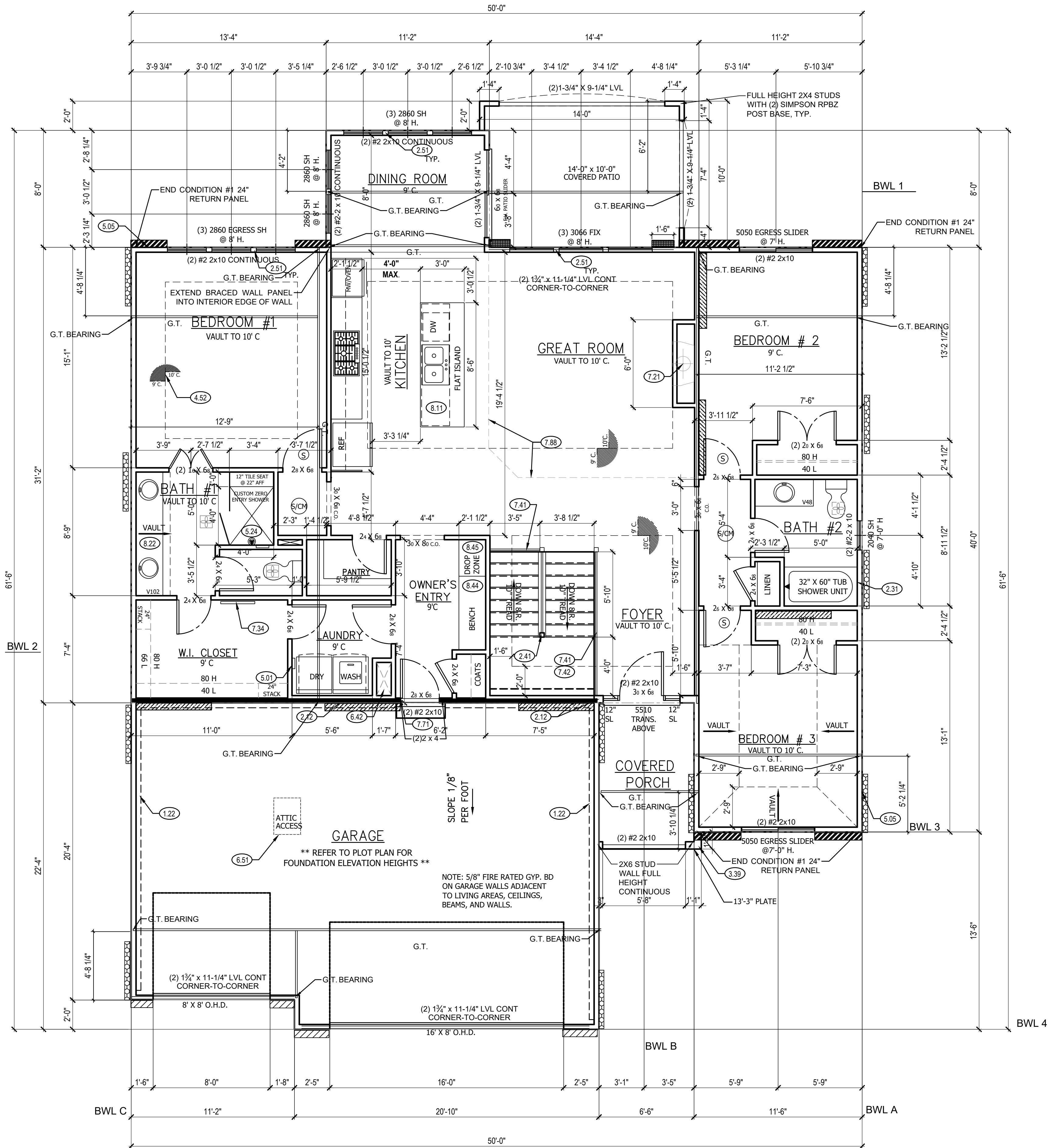
ALL CANTILEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN.

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).

IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)										
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* 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

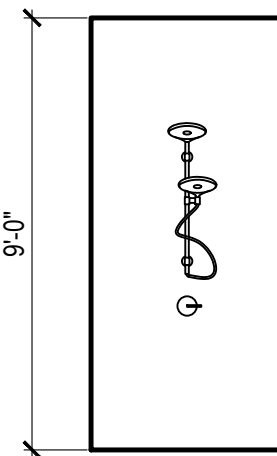


MAIN FLOOR PLAN

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

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.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS.
- 2.51 3 STUDS BETWEEN WINDOW UNITS.
- 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
- 4.52 SINGLE BOX VAULT WITH LIGHT TRAY.
- 5.01 PLUMBING FOR WASHER ON INTERIOR WALL.
- 5.05 HOSE BIBB.
- 5.24 CUSTOM ZERO ENTRY SHOWER. TUFF FORM BASE WITH TILE WALLS AND FRAMELESS GLASS ENCLOSURE. 12" TILE SEAT AT 22" AFF. HYDRORAIL SHOWER HEAD (RE: DETAIL 3/A4. INSTALL PER MANUFACTURER SPECIFICATIONS) AND SOAP NICHE. SEE DETAIL.
- 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 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 3/8" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- 7.34 FRAMED MIRROR.
- 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.
- 8.44 BENCH WITH COAT HOOKS.
- 8.45 DROP ZONE/CHARGING STATION.



HYDRORAIL SHOWER SYSTEM

SCALE:

4

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.

CPG DBA

SUMMIT
HOMES

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

COPYRIGHT 2017

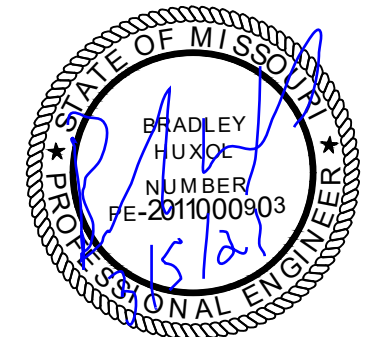
THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO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

ADDRESS:

2114 NW ASHURST DR.
LEE'S SUMMIT, MO 64082

TREVISO
MEDITERRANEAN
WOODSIDE RIDGE #39

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

DRAWN BY:

MNS

ISSUE DATE:

1.29.21

SHEET NUMBER:

A4.0

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

03/08/2021

TRUSS ROOF NOTES: (BY OTHERS)

- DESIGNED FOR CLAY TILE ROOF COVERING
TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 20
BOTTOM CHORD:
DEAD LOAD(PSF): 10
- ALL EXTERIOR HEADERS SHALL BE MIN. (2) #2 2 x 10 UNLESS OTHERWISE NOTED.
- CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS
- MIN. (4) 2 x 4 OR (4) 2 x 6 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
- PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
- ROOF IS ENGINEERED TO COMPLY WITH IRC 802

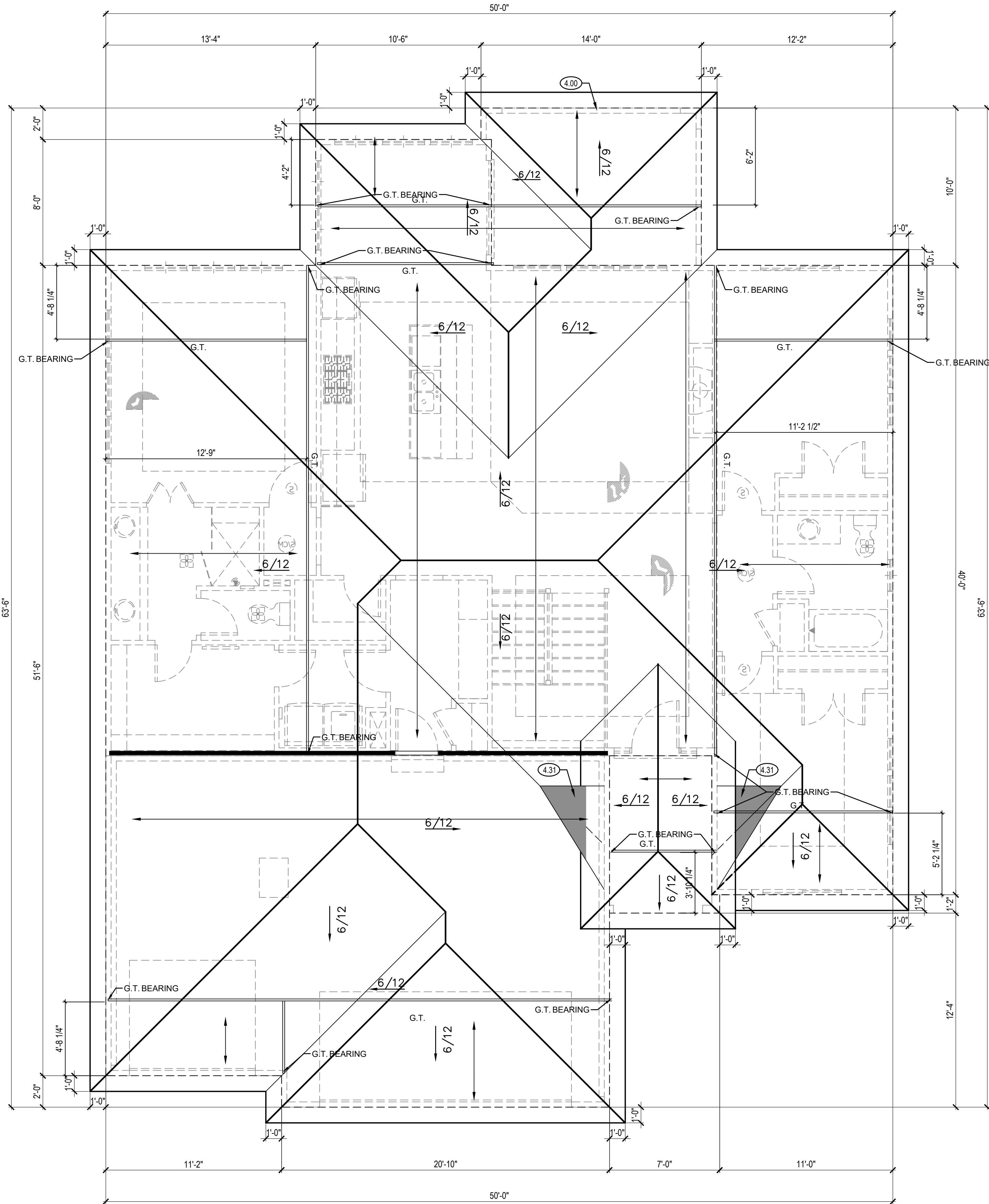
→ = ASSUMED ROOF TRUSS FRAMING DIRECTION
"G.T." = ASSUMED GIRDER TRUSS LOCATION.
= ASSUMED INTERIOR LOAD BEARING WALLS.

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2012 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.

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



ROOF PLAN NOTES

- COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- CLAY TILE ROOF SYSTEM. INSTALL PER CODES AND MANUFACTURER'S RECOMMENDATION.
- 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.

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

CPG DBA



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

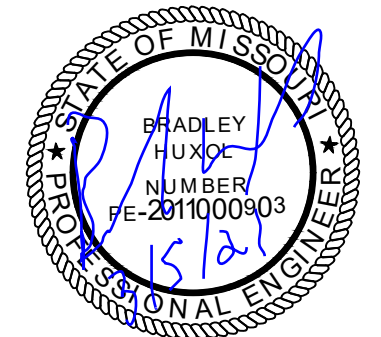
COPYRIGHT 2017

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

ADDRESS:
2114 NW ASHURST DR.
LEE'S SUMMIT, MO 64082

TREVISO
MEDITERRANEAN
WOODSIDE RIDGE #39

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

DRAWN BY:
MNS

ISSUE DATE:
1.29.21

SHEET NUMBER:

A5.0

PLEASE USE
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
1105 S. SUMMIT - JEFFERSON CITY, MO

03/08/2021