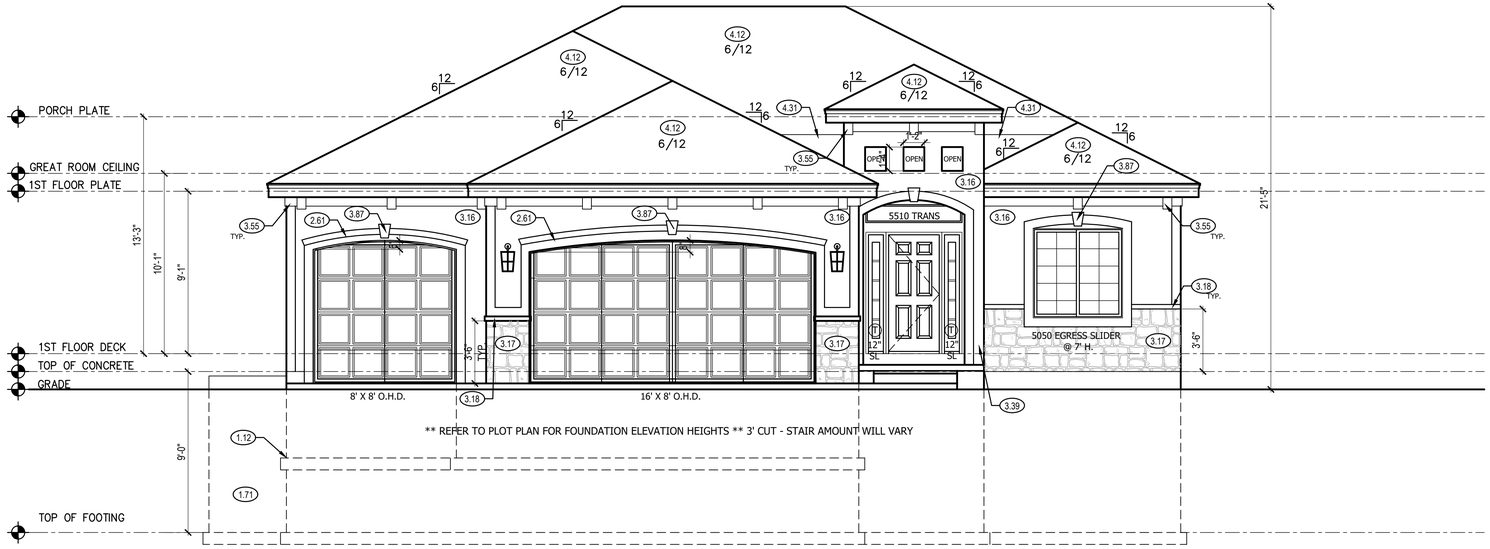


FRONT ELEVATION 2
SCALE: 1/4" = 1'-0"

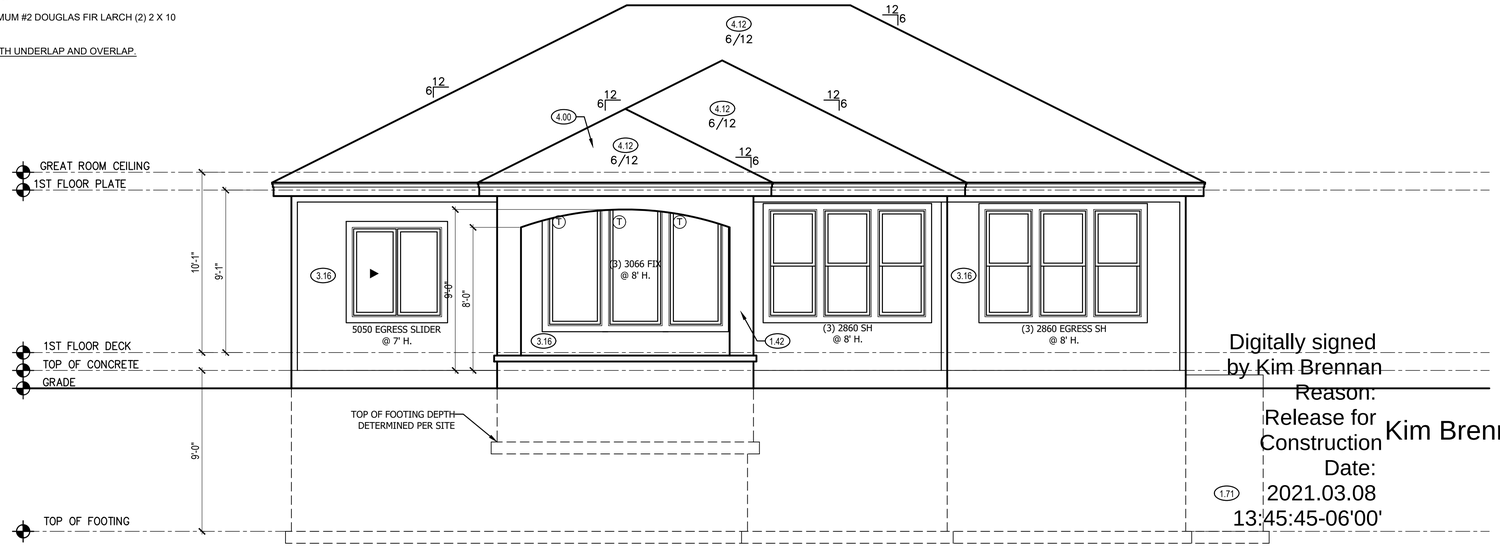
NOTE:

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

ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA 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.



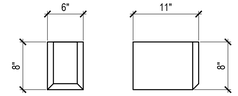
REAR ELEVATION 1
SCALE: 1/4" = 1'-0"

Digitally signed by Kim Brennan
Reason: Release for Construction
Date: 2021.03.08 13:45:45-06'00'
Kim Brennan

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

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 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

FINISHED	
MAIN FLOOR	1749
FINISHED STAIRS TO LOWER LEVEL	21
TOTAL	1770
UNFINISHED	
LOWER LEVEL - UNFINISHED	1521
COVERED PATIO	141
GARAGE	692

ENGINEER	TRUSS	I-JOIST
RES	WHEELER	NA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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LEE'S SUMMIT, MO 64082
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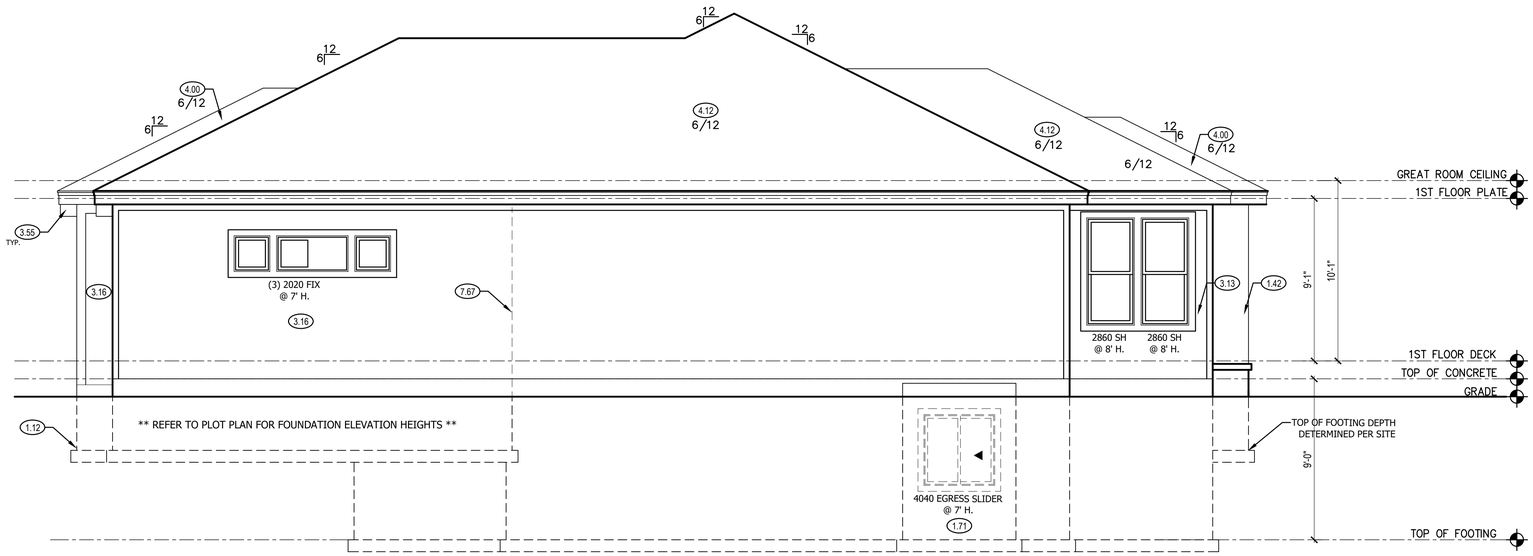
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
S.SCARBO

ISSUE DATE:
11.3.20

SHEET NUMBER:
A1.0



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

NOTE:

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ELEVATIONS:
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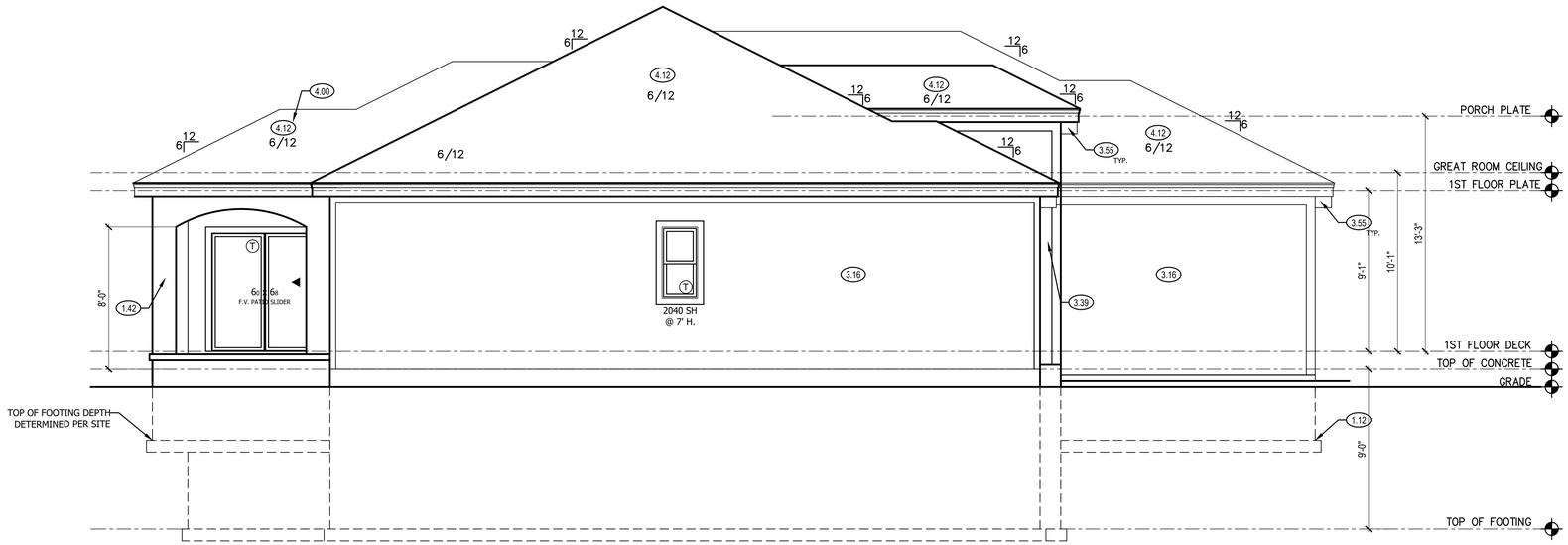

RIGHT ELEVATION (1)
SCALE: 1/4" = 1'-0"

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.

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 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.

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

DRAWN BY:
S.SCARBO

ISSUE DATE:
11.3.20

SHEET NUMBER:
A2.0

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

NOTE:

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.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

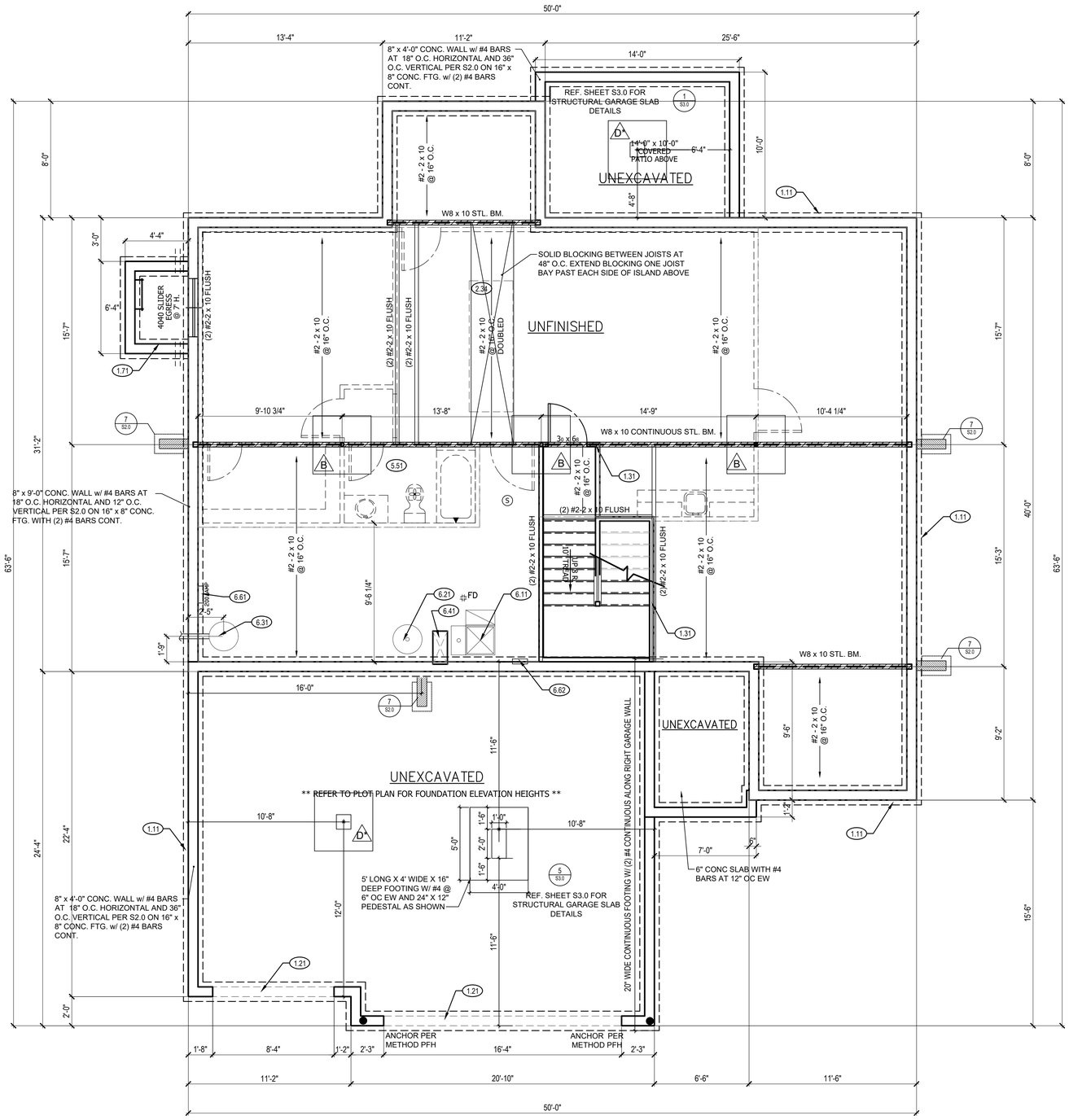
IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

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
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 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.

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

DRAWN BY:
S.SCARBO

ISSUE DATE:
11.3.20

SHEET NUMBER:
A3.0

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

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).

BRACING METHODS

EXTERIOR BRACING CS-PF PER IRC R602.10
FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9-1/4". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

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

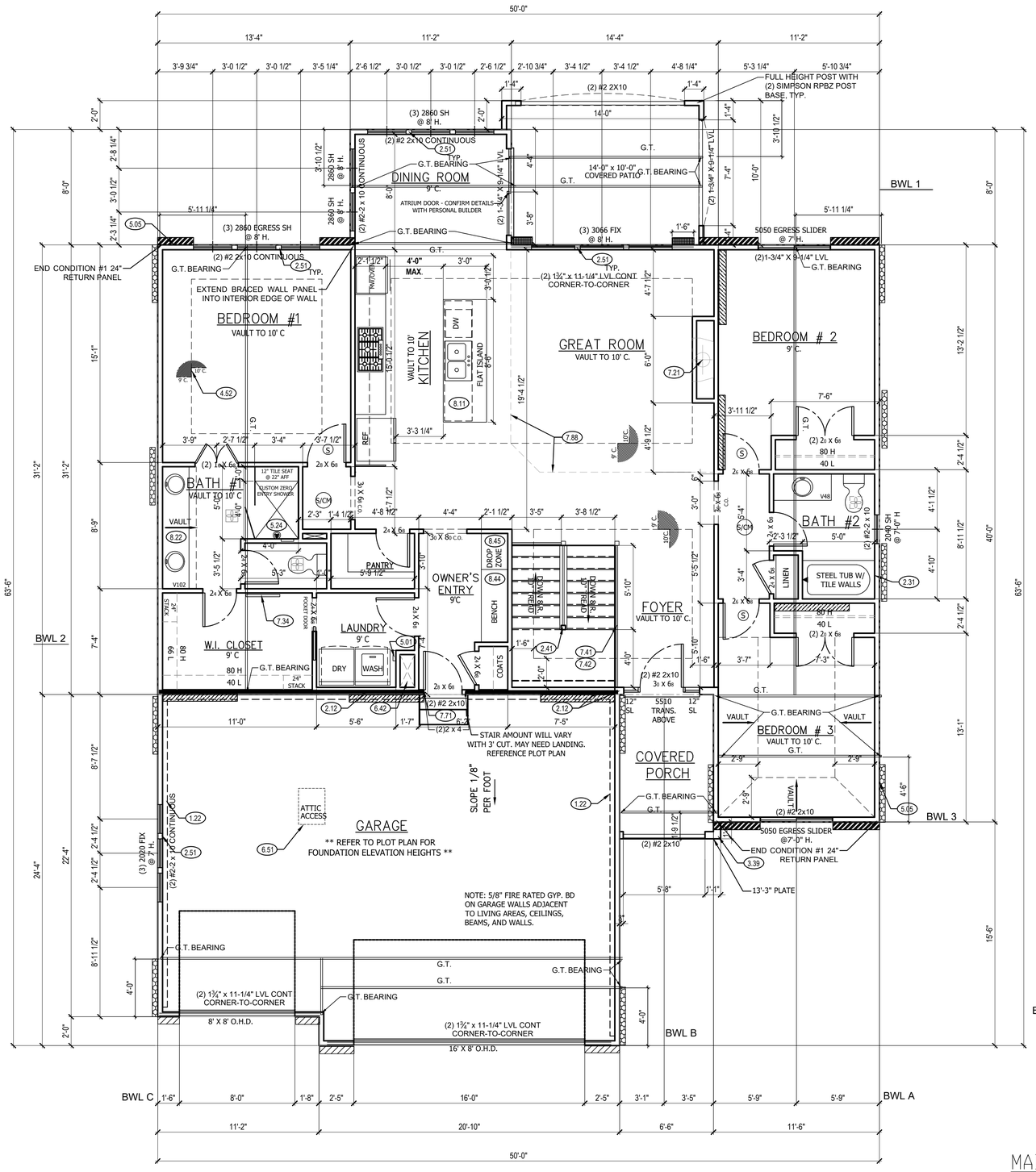
MINIMUM LIB LENGTH PER 2018 IRC TABLE R602.10.5:
55" - 8' TALL WALL HEIGHT
62" - 9' TALL WALL HEIGHT
69" - 10' TALL WALL HEIGHT

EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5

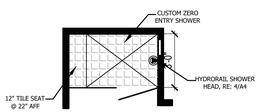
INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)

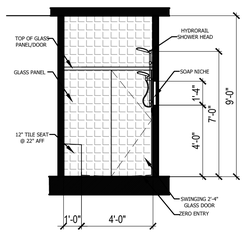
IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL)

CLIMATE ZONE	FENESTRATION U-FACTOR[a]	SKYLIGHT[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



MAIN FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

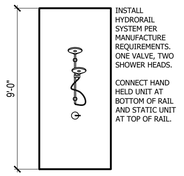




DETAIL: 5.24
SCALE: 1" = 1'-0"

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 ¾" TALL, 36" 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 4
SCALE:

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

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2048 NW ASHURST DR
LEES SUMMIT, MO

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

DRAWN BY:
S.SCARBO

ISSUE DATE:
11.3.20

SHEET NUMBER:
A4.0

RELEASED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEES SUMMIT, MISSOURI
03/08/2021

TRUSS ROOF NOTES: (BY OTHERS)

1) DESIGNED FOR CLAY TILE ROOF COVERING
   TOP CHORD:
   LIVE LOAD/SNOW LOAD (PSF): 25
   DEAD LOAD (PSF): 20
   BOTTOM CHORD:
   DEAD LOAD(PSF): 10
2) ALL EXTERIOR 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. (4) 2 x 4 OR (4) 2 x 6 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
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

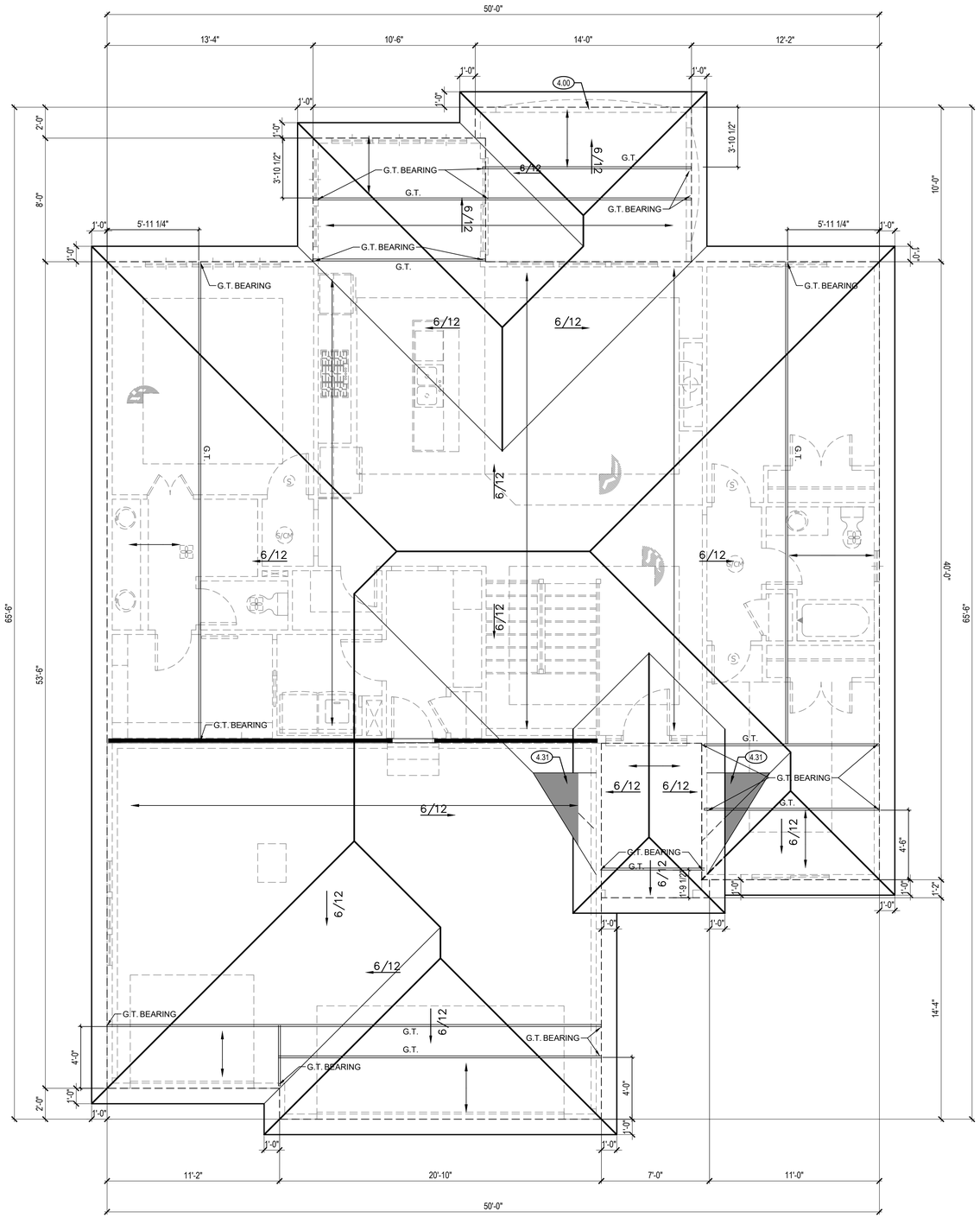
= ASSUMED ROOF TRUSS FRAMING DIRECTION
"G.T." = ASSUMED GIRDER TRUSS LOCATION.
= ASSUMED INTERIOR LOAD BEARING WALLS.

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

ROOF PLAN NOTES

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.

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.

CPG DBA
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