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.

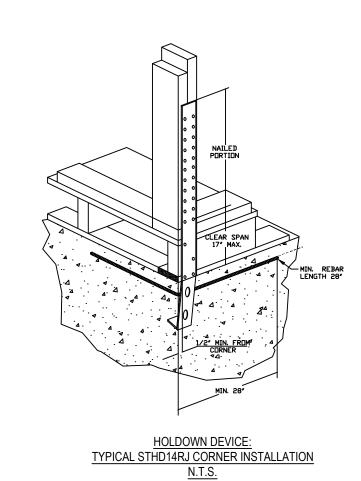
COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD 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

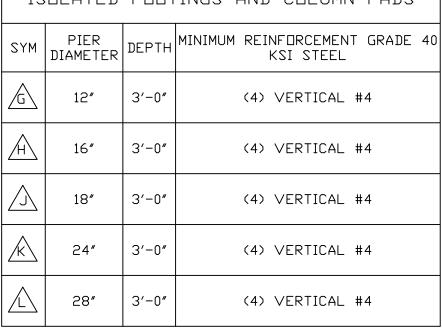
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".

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

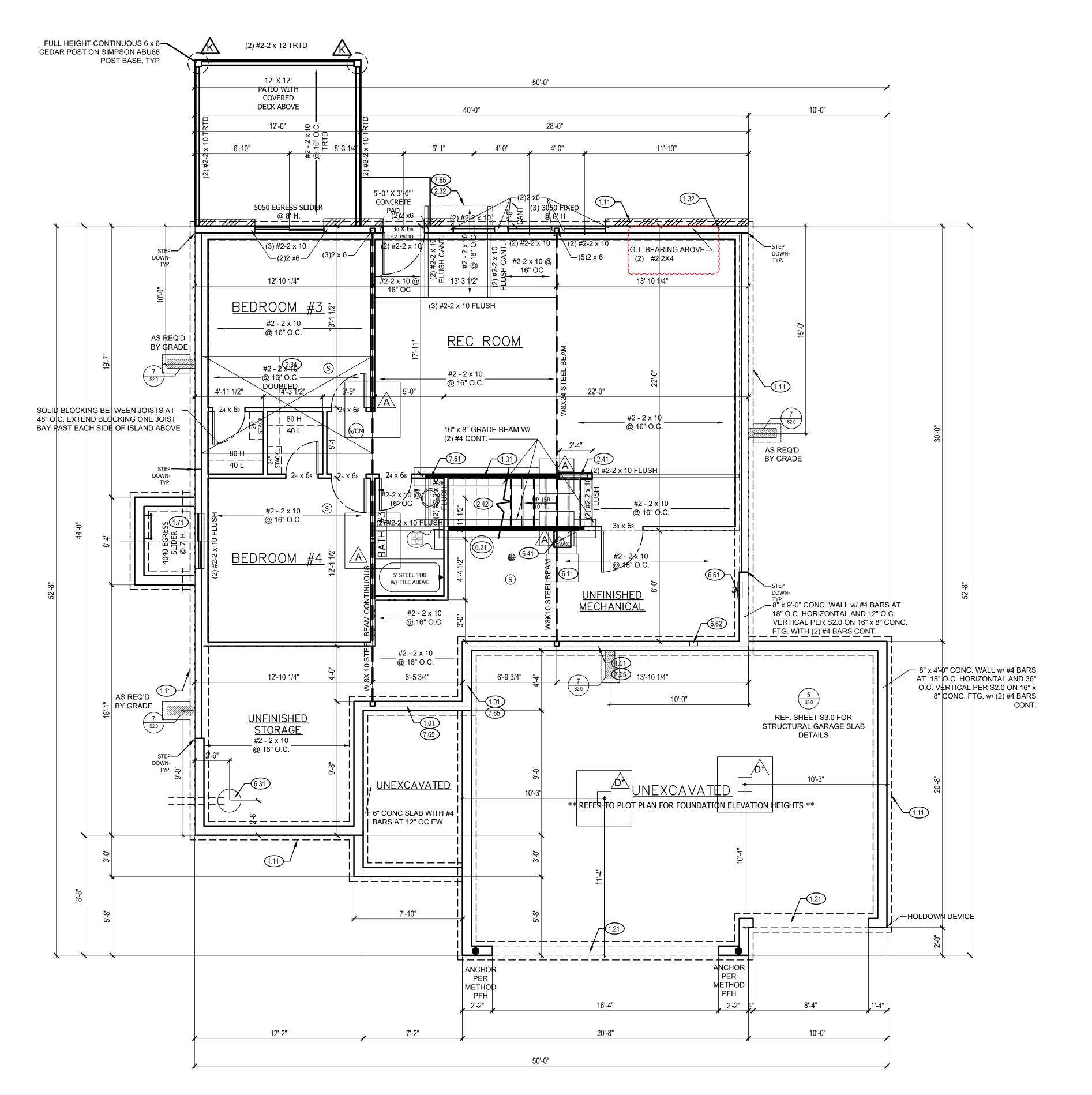
BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.



ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER PAD SIZE	DEPTH	MINIMUM STEEL REINFORCEMENT GRADE 40 KSI STEEL COLUMN, MIN FY = 36KSI
Â	30″×30″	1'-0"	(5) #4 BAR E.W. 3" DIAMETER
B	36″×36″	1'-0"	(6) #4 BAR E.W. 3" DIAMETER
<u>c</u>	42″×42″	1′-2″	(7) #4 BAR E.W. 3" DIAMETER
D	48″×48″	1'-4"	(8) #4 BAR E.W. 3" DIAMETER
<u></u>	48″×48″	1'-4"	(8) #4 BAR E.W. N/A
É	54″×54″	1'-4"	(9) #4 BAR E.W. 3.5" DIAMETER
A	60″×60″	1′-6″	(10) #4 BAR E.W. 3.5" DIAMETER
ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER DIAMETE	ER DEP	TH MINIMUM REINFORCEMENT GRADE 40 KSI STEEL



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

FOUNDATION PLAN NOTES

- 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
- 1.32 2X6 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
- 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
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.

OF FOUNDATION.

- 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.
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
- 7.65 LINE OF FLOOR ABOVE

CPG DBA

SUMMIT

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

COPYRIGHT 2017 S DRAWING HAS BEEN PREPARED BY SUMMI HOMES. OR UNDER THEIR DIRECT SUPERVISION AS AN NSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS SPECIFICATIONS. AND DESIGNS. INCLUDING TH SPACES ARE PROTECTED BY COPYRIGHT REGISTERED CPG. INC. ANY REPRODUCTION. USE. VITHOUT THE WRITTEN CONSENT FROM CPG. IN D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FOR DDING AND CONSTRUCTION OF THIS PROJECT IS

TRICTLY PROHIBITED.

ADDRESS: 4405 SW ALLABASTER CIR LEE'S SUMMIT, MO



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

GENERAL NOTES

REQUIREMENTS.

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,

HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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

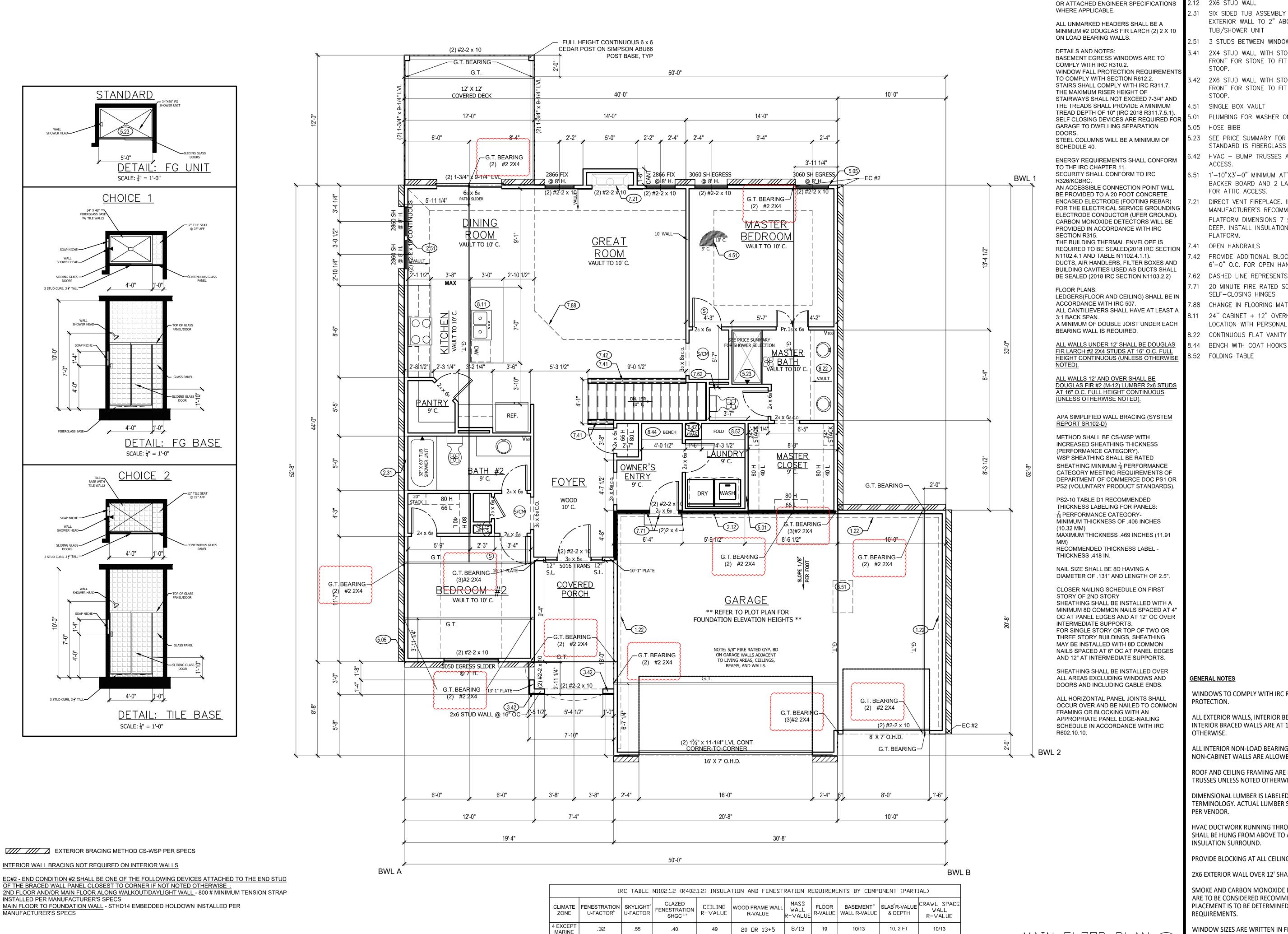
WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE J. ROSENBLUM

DRAWN BY:

ISSUE DATE:

06.24.20

SHEET NUMBER:



<u>STANDARD</u>

DETAIL: FG UNIT

TOP OF GLASS PANEL/DOOR

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

CHOICE 1

4'-0"

4'-0" 1'-0"

CHOICE 2

4'-0"

4'-0" 1'-0"

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

DETAIL: TILE BASE

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

DETAIL: FG BASE

34" X 48" TIBERGLASS BASE W/ TILE WALLS

SOAP NICHE -

SOAP NICHE-

SHOWER HEAD-

3 STUD CURB, 3 4" TALL

EXTERIOR BRACING METHOD CS-WSP PER SPECS

MAIN FLOOR TO FOUNDATION WALL - STHD14 EMBEDDED HOLDOWN INSTALLED PER

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

INTERIOR WALL BRACING NOT REQUIRED ON INTERIOR WALLS

EXTERIOR BRACING PFH PER IRC R602.10.5

INSTALLED PER MANUFACTURER'S SPECS

MANUFACTURER'S SPECS

MAIN FLOOR PLAN NOTES

ALL CONSTRUCTION SHALL CONFORM TO .22 EXPOSED TOP OF FOUNDATION WALL 2018 INTERNATIONAL RESIDENTIAL CODE

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

2.51 3 STUDS BETWEEN WINDOW UNITS

3.41 2X4 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF

42 2X6 STUD WALL WITH STONE. ALLOW 2" MIN ON FRONT FOR STONE TO FIT WITHIN BOUNDARY OF

1.51 SINGLE BOX VAULT

5.01 PLUMBING FOR WASHER ON INTERIOR WALL.

5.05 HOSE BIBB

STANDARD IS FIBERGLASS UNIT.

5.23 SEE PRICE SUMMARY FOR SHOWER SELECTION.

.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.

.51 1'-10"X3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.

1 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.

41 OPEN HANDRAILS

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

7.62 DASHED LINE REPRESENTS STAIRS BELOW

.88 CHANGE IN FLOORING MATERIAL

.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.

8.22 CONTINUOUS FLAT VANITY

8.52 FOLDING TABLE

GENERAL NOTES

PROTECTION.

OTHERWISE.

PER VENDOR.

REQUIREMENTS.

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

INSULATION SURROUND.

WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL

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

TRUSSES UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND

INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD

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

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

PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS

ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL

PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER

INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE

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

CPG DBA

SUMMIT HOMES

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

COPYRIGHT 2017 DRAWING HAS BEEN PREPARED BY SUMM HOMES. OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWING SPECIFICATIONS. AND DESIGNS. INCLUDING T SPACES ARE PROTECTED BY COPYRIGHT REGISTERE O CPG. INC. ANY REPRODUCTION. USE. VITHOUT THE WRITTEN CONSENT FROM CPG. IN D/B/A SUMMIT HOMES EXCEPT AS REQUIRED FO BIDDING AND CONSTRUCTION OF THIS PROJECT I TRICTLY PROHIBITED.

ADDRESS: 4405 SW ALLABASTER CIR LEE'S SUMMIT, MO



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:

DRAWN BY: J. ROSENBLUM

06.24.20

SHEET NUMBER:

TRUSS ROOF NOTES: (BY OTHERS) DESIGNED FOR LIGHT ROOF COVERING TOP CHORD: LIVE LOAD/SNOW LOAD (PSF): 25 DEAD LOAD (PSF): BOTTOM CHORD: DEAD LOAD(PSF):

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.

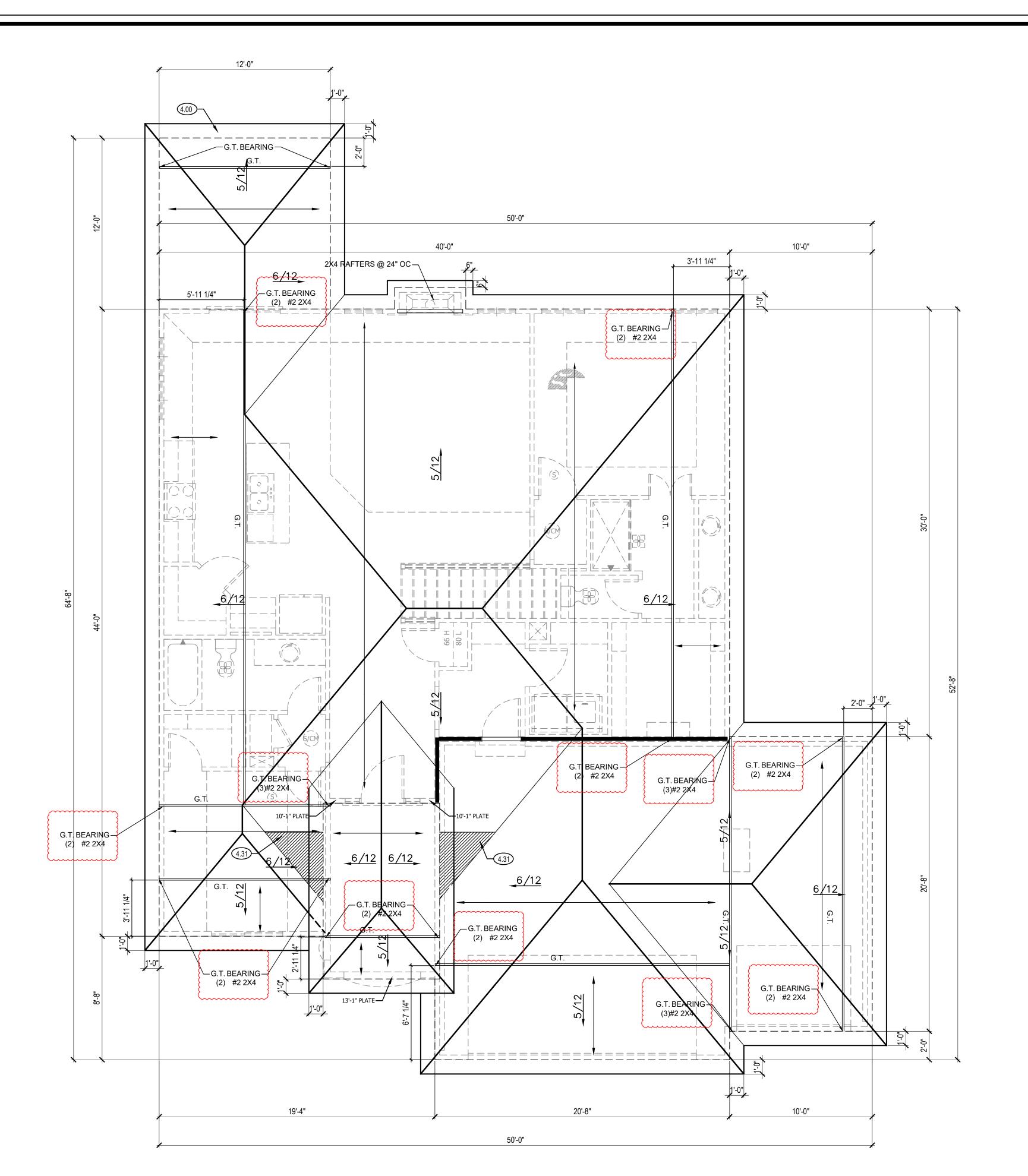
5) PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

6) ROOF IS ENGINEERED TO COMPLY WITH IRC 802

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

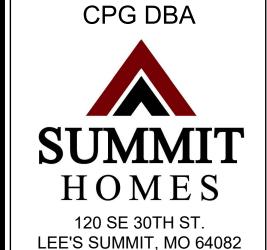
ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

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 NOTES

- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT
- 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.



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, DISCLOSURE OF THE INFORMATION CONTAINED HEREIT 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: 4405 SW ALLABASTER CIR LEE'S SUMMIT, MO

03/18/2021

RELEASE FOR

CONSTRUCTION

AS NOTED ON PLANS REV

DEVELOPMENT SERVICE

LEE'S SUMMIT, MISSOUI

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: J. ROSENBLUM

ISSUE DATE: 06.24.20

SHEET NUMBER:

GENERAL NOTES

ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF

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

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.