



© COPYRIGHT 2020

JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



Van Deurzen and Associates, P.A. © 2020



THE WOODLAND CUSTOM

Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

Project #: 8083-XXXX

DATE:

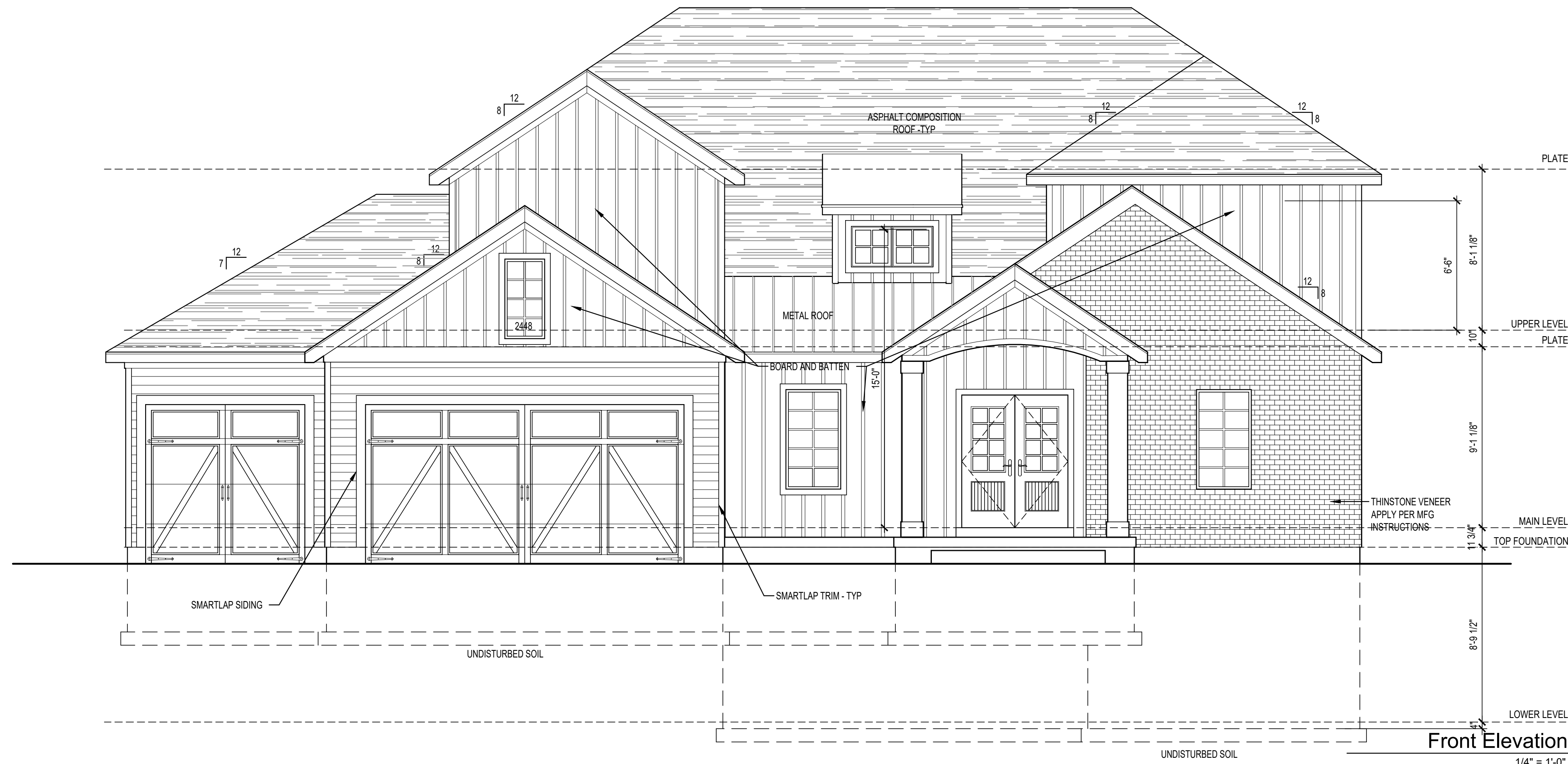
Permit: 11/19/2020

Exterior
Elevations

A100

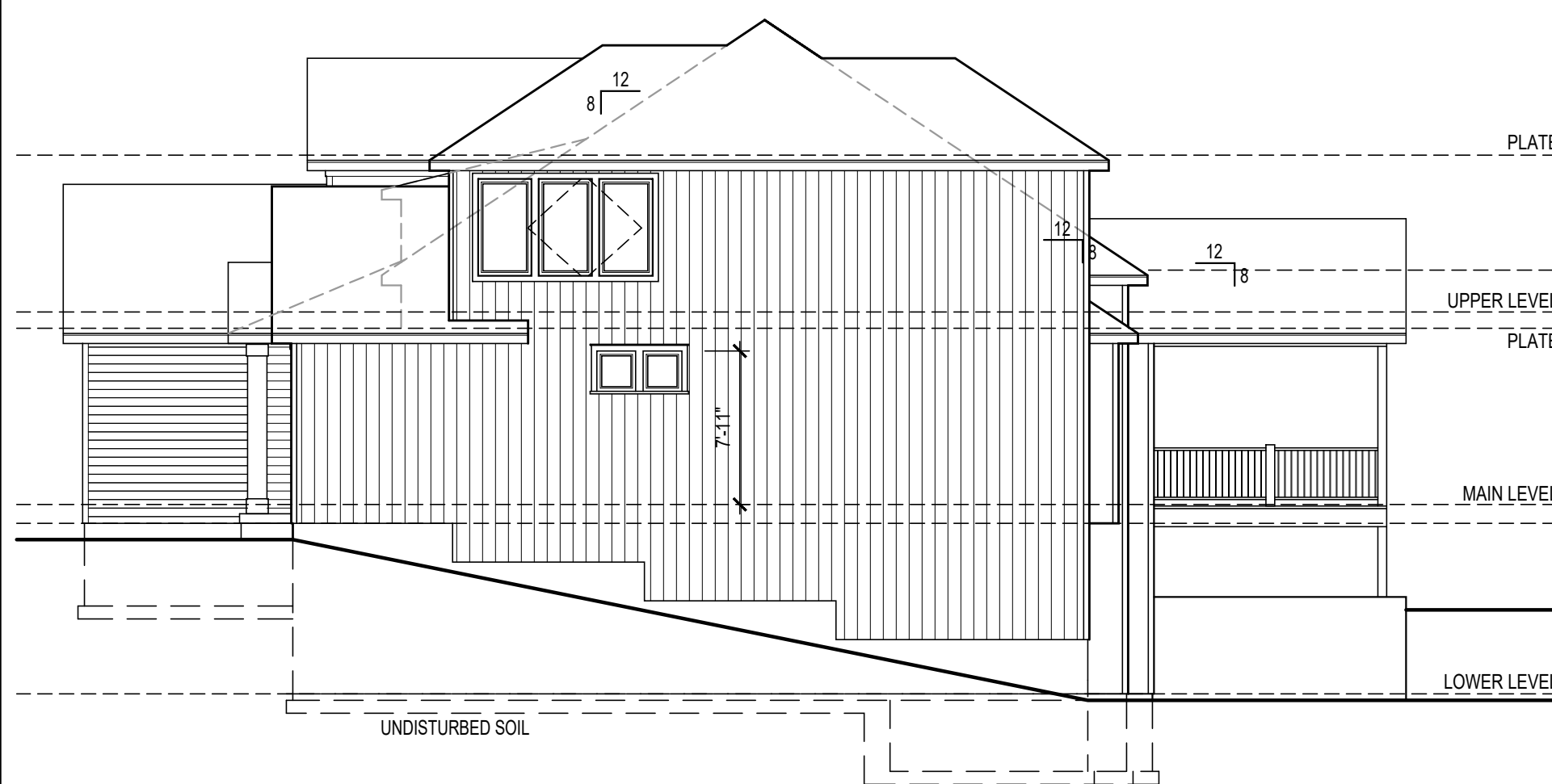
ELEVATION NOTES

1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE CONDITIONS.
2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED OTHERWISE.
3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.
4. GUTTER AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY GUTTER INSTALLER.
5. SMART PANEL SIDING ON SIDE AND REAR ELEVATIONS UNLESS NOTED OTHERWISE.



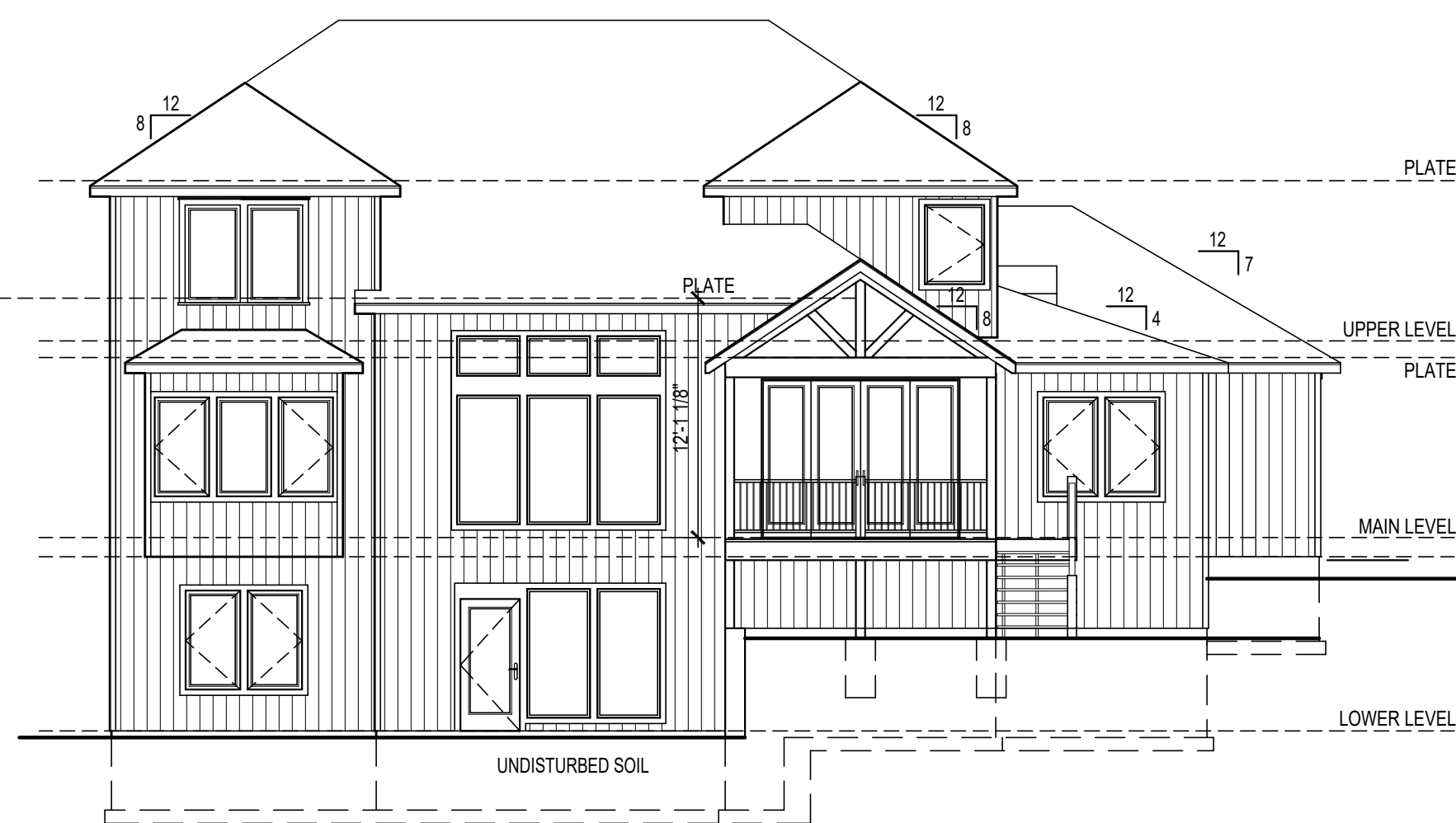
Front Elevation

1



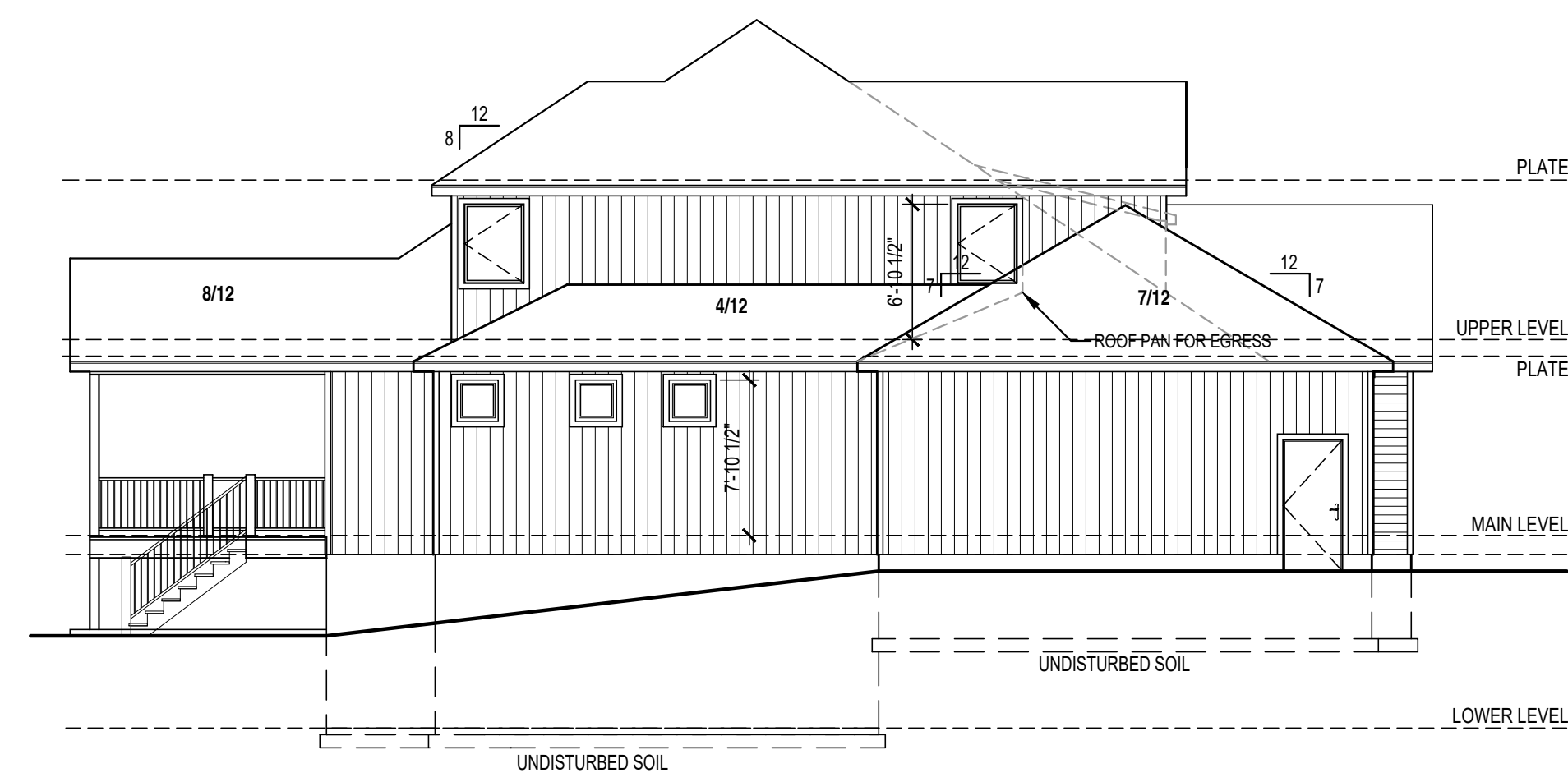
Side Right Elevation

2



Rear Elevation

3



Side Left Elevation

4

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

01/05/2021

1. BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET WITH THESE.
2. ALL CONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE PERMIT DRAWINGS TO FAMILIARIZE THEMSELVES WITH THE SCOPE AND INTENT OF THE SCOPE OF WORK. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED FOR REVIEW AND CORRECTION TO THE OWNER PRIOR TO THE START OF CONSTRUCTION.
3. ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES - INTERNATIONAL RESIDENTIAL CODE.
4. THE OWNERSHIP SHALL BE RESPONSIBLE FOR THE HIGHEST QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND APPROVED BY OWNER.
5. CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMANS PARKING, ETC. SHALL BE OBTAINED FROM THE CITY OF KANSAS CITY, MO.
6. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE WITH THE OWNER THE QUANTITY AND LOCATION FOR ALL LIGHTING, ELECTRICAL, TELEPHONE, CABLE, SINKS, TUBS, AND MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED.
8. THE CONTRACTORS SHALL ADHERE TO THE STATE OF KANSAS ONE CALL (800-475-7233) TO LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION. THE PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY MUST GIVE NOTICE TO, AND OBTAIN INFORMATION FROM, UTILITY COMPANIES. THE CONTRACTORS SHALL NOTIFY THOSE COMPANIES WHICH HAVE A UTILITY IN THE NEW WORK. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE NEW WORK. THE CONTRACTORS SHALL BE PERFORMED WHEN WORK COMMENCES.

1. FLOOR TRUSS OR JOIST LAYOUT SHALL BE PER THE GENERAL NOTES
2. JOISTS MUST BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS. TRUSS MGFS TO RUN CONTINUOUS WHERE POSSIBLE.
3. COORDINATE JOISTS LOCATIONS WITH PLUMBING DRAIN LINES AT ALL TOILET LOCATIONS.
4. JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
5. EXACT JOIST OR FLOOR TRUSS LAYOUT TO BE PROVIDED BY TRUSS MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN DERZEEAN AND ASSOCIATES TO REVIEW FOR GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT AND TO SUBMIT TO THE CODES ADMINISTRATION FOR PERMITTING.
6. IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET, THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.

ALL I-JOIST AND OPEN WEB TRUSSES OVER UNFINISHED SPACE EXCEEDING 80 SQUARE FEET IN AGGREGATE AREA TO BE PROTECTED BY THE FOLLOWING METHOD:

- 3" MINERAL/ROCK WOOL COVERING BTM CHORD AND NETTING PER APA FORM R425 METHOD 4

2. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 38" BELOW FINISHED GRADE.
3. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
4. ALL EXTERIOR FOOTINGS SHALL BE CONCRETE ON GRAVEL STEPS, PROVIDE ONE #4 BAR, 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
5. ALL REINFORCEMENT SHALL BE LAPPED WITH MIN 24" AT ENDS SPLICES AND AROUND CORNERS.
6. ALL REBAR SPACING SHALL BE "S" SPACE @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH FLAT SECTION.
7. FASTEN JOISTS TO SILL PLATES WITH (3) 8CM NAILS.
8. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SLOE BLOCKING @ 48" ON CENTER (4) 8" SET SCREWS.
9. PROVIDE 1/2" VAPOR BARRIER WITH JOINTS LAPPED WITHIN A MIN OF 6" BETWEEN SLAB & BASE.
10. DAMP PROOFING: ONE COAT MIN OF DAMP PROOFING OR EQUIVALENT EXTERIOR MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE HOLES, VOIDS BEFORE APPLICATION.
11. FOUNDATION DRAIN: INSTALL CONT. @ PERFORATED PVC DRAIN TIE. DRAIN TIE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 12" ABOVE FINISHED GRADE.
12. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE AC TREATED LUMBER.
13. ALL STEEL FASTENERS (INCLUDING FOUND ANCHOR BOLTS) ON OR AGT TO BE PROTECTED FROM CORROSION.
14. PROVIDE A "UFER" GROUND PER IRC 308.1
15. GRESSW WALL REQUIREMENTS:
 - A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 48" PROVIDE A LADDER.
 - B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

1. COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1,500 psf.
2. GARAGE FOOTINGS PER DETAIL, COLUMN NOT REQUIRED UNLESS NOTED ON PLANS



 LOAD BEARING WALL
 LOAD BEARING BEAM



JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



Van Deurzen and Associates, P.A. © 2020



Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

Project #: 8083-XXXX

DATE: _____

Permit: 11/19/2020

Foundation Plan

A101
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

01/05/2021

GENERAL PLAN REQUIREMENTS:

1. ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" O.C.
2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2.
3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
4. ALL EXTERIOR DOORS SERVED BY LANDING.
5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA.
6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314.
7. PROVIDE A "UFER" GROUND PER IRC 3608.1.
8. REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
9. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS.
10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3 1/4"x120 NAILS @ 7" STAGGERED WITH (7) 3 1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
11. OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-17 AND ASTM E 330-02 PER IRC SECTION R 609.4.
12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".
13. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS.
14. ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.
15. ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
16. NO HANDRAIL IS REQUIRED FOR STEPS HAVING LESS THAN 3 RISERS OR LESS.
17. ANY LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE TREATED.

ENERGY REQUIREMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

- A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N103.2.
- B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.
- C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- D. INSULATION TO COMPLY WITH EEC AS FOLLOWS:
WALLS R-13
CEILING (FLAT) R-49
CEILING (VAULTED) R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft OR 20% OF ROOF AREA, WHICHEVER IS LESS)

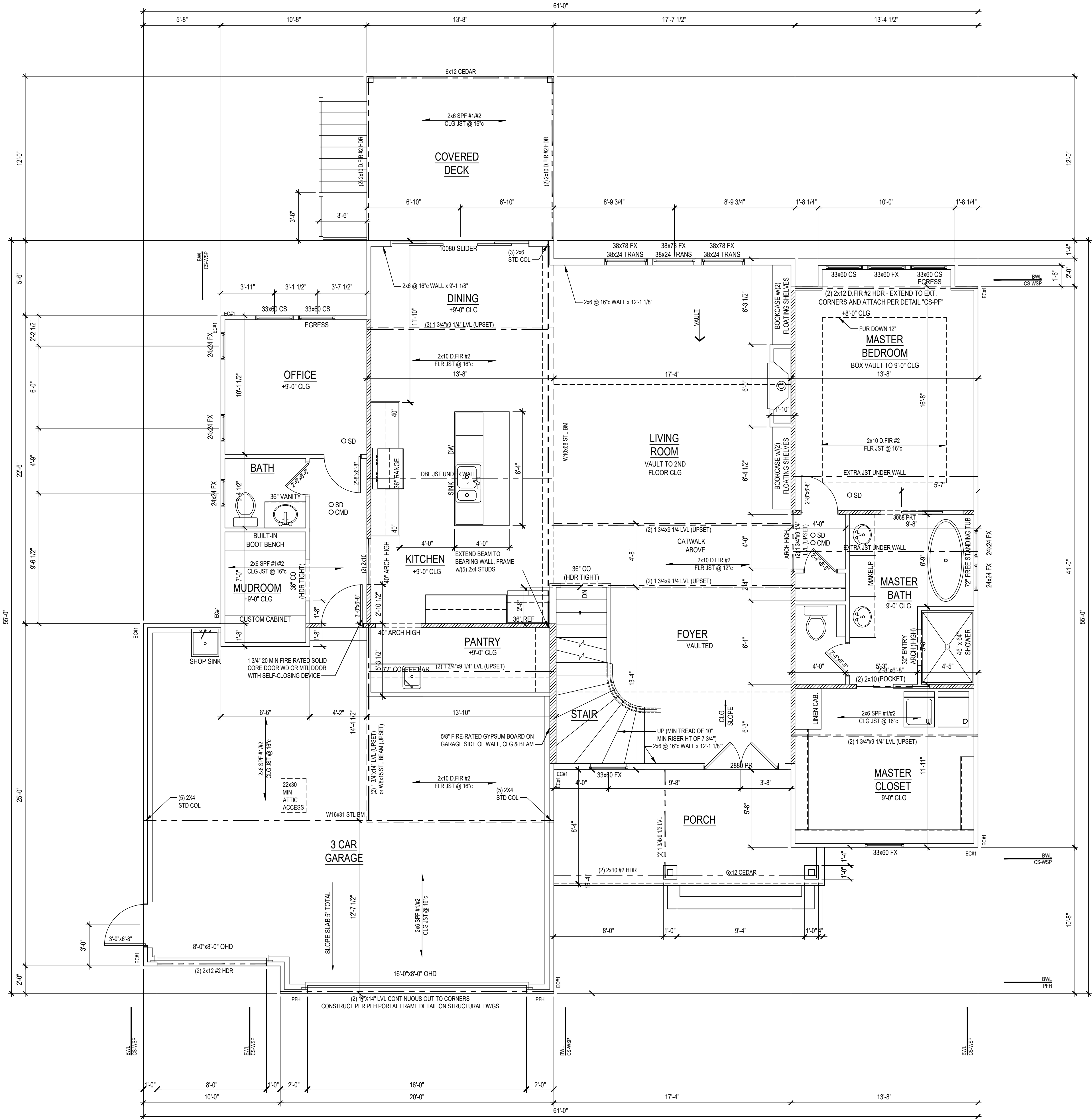
- | | |
|---------------------------------|---------------------------------|
| FLOORS OVER UNCONDITIONED SPACE | R-19 |
| CRAWL SPACE WALLS | R-13 (or R-10 CONTINUOUS) |
| BASEMENT WALLS | R-13 (or R-10 CONTINUOUS) |
| SLABS | R-8 |
| DUCTWORK | NR |
| WINDOWS | U 0.35 (MAX)
SHGC 0.40 (MAX) |
| U-FACTOR | U 0.35 (MAX) |
| SHGC | 0.40 (MAX) |
| SKYLIGHTS | U 0.55 (MAX)
SHGC 0.40 (MAX) |
| U-FACTOR | U 0.55 (MAX) |
| SHGC | 0.40 (MAX) |

WINDOW AND DOOR NOTES

1. VERIFY WINDOW AND DOOR SIZE WITH SUPPLIER PROVIDED CUT SHEET PRIOR TO FRAMING.
2. WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.
3. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
4. ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
5. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:
A. MINIMUM OPEN AREA 5.7 SF
B. MINIMUM OPENING HEIGHT 24 INCHES
C. MINIMUM OPENING WIDTH 20 INCHES
D. SILL HEIGHT 44" MAX ABOVE FLOOR
6. WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / IMPERMEABLE.
7. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308.4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF STAIR ENCLOSURES FOR TUBS, SHOWERS AND WHIRLPools, GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
8. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.
9. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

WALL BRACING NOTES:

- SHEATHING METHOD CS-WSP, WSP, PPH, GB (or LB), CS-PF
1. ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE. THE BRACED WALL NOTATIONS (IF SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE.
 2. IF NO NOTATIONS ARE SHOWN FOR WALLS TYPE "CS-WSP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
 3. EC # - END CONDITION PER IRC FIGURE R602.10.7. (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 4. INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 8FT OR LESS.
- XXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
- XX PANEL



MAIN LEVEL	1915 SF
FINISH:	705 SF
GARAGE:	164 SF
COVERED DECK:	

LOAD BEARING WALL
LOAD BEARING BEAM

First Floor Plan
1/4" = 1'-0"

1

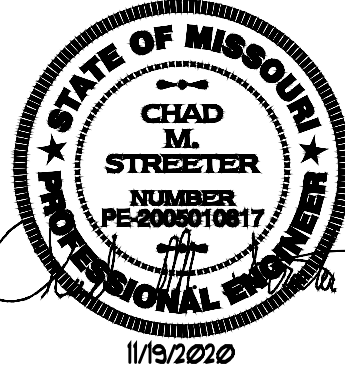


© COPYRIGHT 2020

JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com

VAN DEURZEN & ASSOCIATES, P.A.
1001 KING STREET SUITE 120
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDERDEURZENANDASSOCIATES.COM
E-MAIL VANDERDEURZENANDASSOCIATES@GMAIL.COM

Van Deurzen and Associates, P.A. © 2020



THE WOODLAND CUSTOM

Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

Project #: 8083-XXXX

DATE:

Permit: 11/19/2020

First Floor Plan

11/19/2020
11/05/2021

GENERAL PLAN REQUIREMENTS:

1. ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" U.N.O.
2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2
3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
4. ALL EXTERIOR DOORS SERVED BY LANDING.
5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA.
6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314.
7. PROVIDE A "UFER" GROUND PER IRC 3608.1.
8. REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
9. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS.
10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3 1/4"x 120 NAILS @ 7"; STAGGERED WITH (7) 3 1/4"x 120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
11. OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-17 AND ASTM E 330-02 PER IRC SECTION R 609.4.
12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".
13. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS.
14. ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.
15. ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
16. NO HANDRAIL IS REQD FOR STEPS HAVING LESS 3 RISERS OR LESS.
17. ANY LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE TREATED.

ENERGY REQUIREMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT, THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE FOLLOWED:

- A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N103.2.
- B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.
- C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- D. INSULATION TO COMPLY WITH EEC AS FOLLOWS:

WALLS	R-13
CEILING (FLAT)	R-49
CEILING (VAULTED)	R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft OR 20% OF ROOF AREA, WHICHEVER IS LESS)
FLOORS OVER UNCONDITIONED SPACE	R-19
CRAWL SPACE WALLS	R-13 (or R-10 CONTINUOUS)
BASEMENT WALLS	R-13 (or R-10 CONTINUOUS)
SLABS	NIR
DUCTWORK	R-8
WINDOWS	U-FACTOR U 0.35 (MAX) SHGC 0.40 (MAX)
SKYLIGHTS	U-FACTOR U 0.55 (MAX) SHGC 0.40 (MAX)

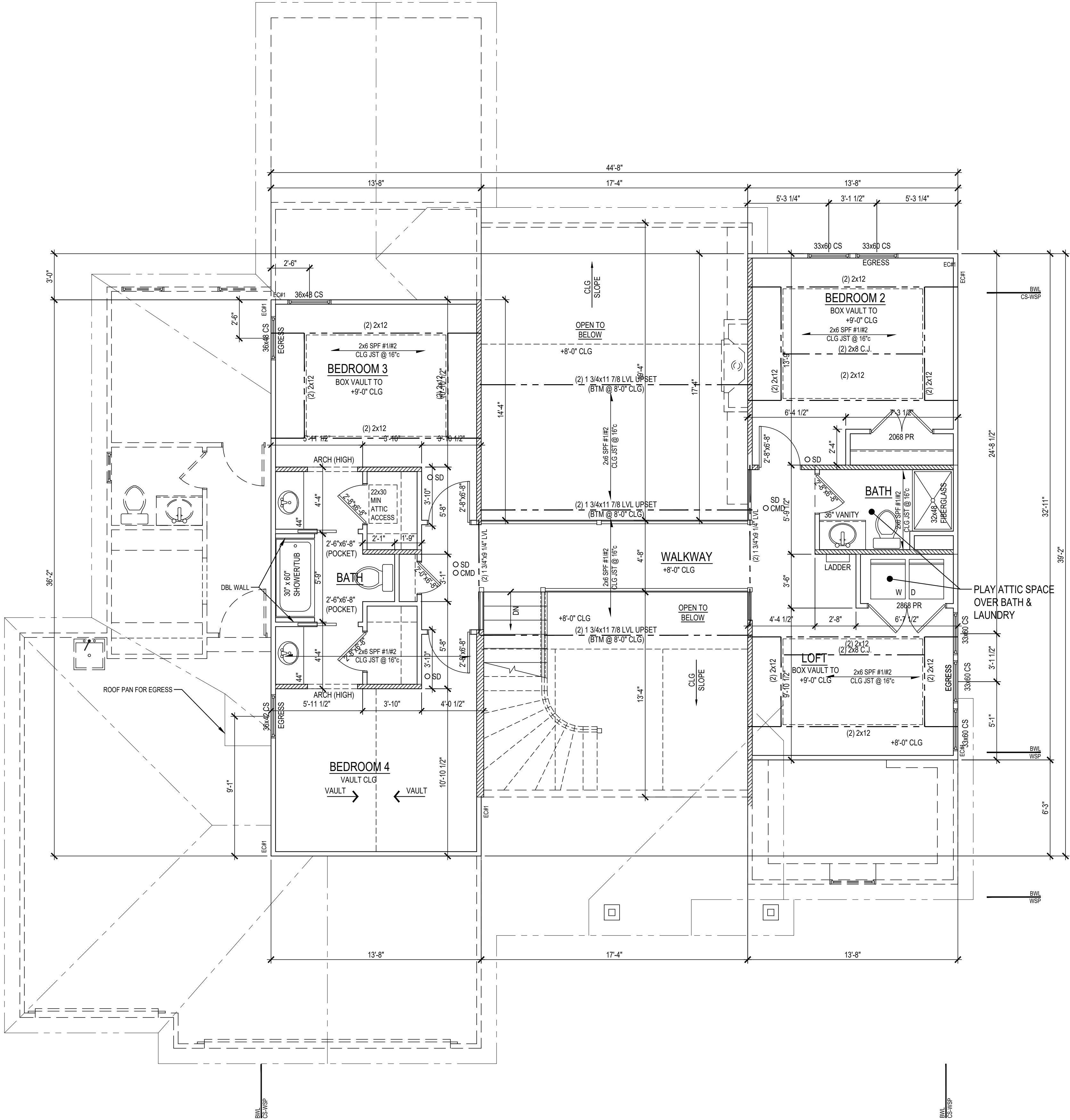
WINDOW AND DOOR NOTES

1. VERIFY WINDOW AND DOOR SIZE WITH SUPPLIER PROVIDED CUT SHEET PRIOR TO FRAMING.
2. WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.
3. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
4. ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
5. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:

A. MINIMUM OPEN AREA	5.7 SF
B. MINIMUM OPENING HEIGHT	24 INCHES
C. MINIMUM OPENING WIDTH	20 INCHES
D. SILL HEIGHT 44" MAX ABOVE FLOOR	
6. WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / INOPERABLE.
7. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308.4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF STAIR ENCLOSURES FOR TUBS, SHOWERS AND WHIRLPOOLS, GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".
8. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.
9. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

WALL BRACING NOTES:

- SHEATHING METHOD CS-WSP, WSP, PFH, GB (or LIB), CS-PF
1. ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE. THE BRACED WALL NOTATIONS (IF SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE.
 2. IF NO NOTATIONS ARE SHOWN FOR WALLS TYPE "CS-WSP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
 3. EC # - END CONDITION PER IRC FIGURE R602.10.7. (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 4. INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 8FT OR LESS.
- XXXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD
XX" PANEL STRUCTURAL PANEL (WSP or CS-WSP)
ATTACHED PER DETAILS AND GENERAL NOTES



UPPER LEVEL
FINISH: 1025 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Second Floor Plan
1/4" = 1'-0"

1

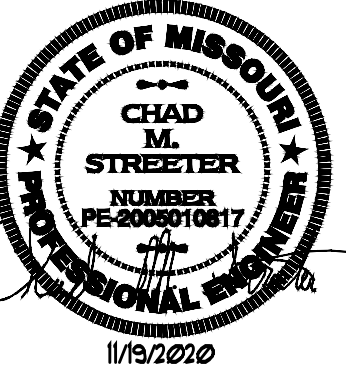


© COPYRIGHT 2020

JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



Van Deurzen and Associates, P.A. © 2020



THE WOODLAND CUSTOM

Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

Project #: 8083-XXXX

DATE:

Permit: 11/19/2020

Second Floor
Plan

A1003
SEALS REQUIRED FOR
CONSTRUCTION
IS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/05/2021

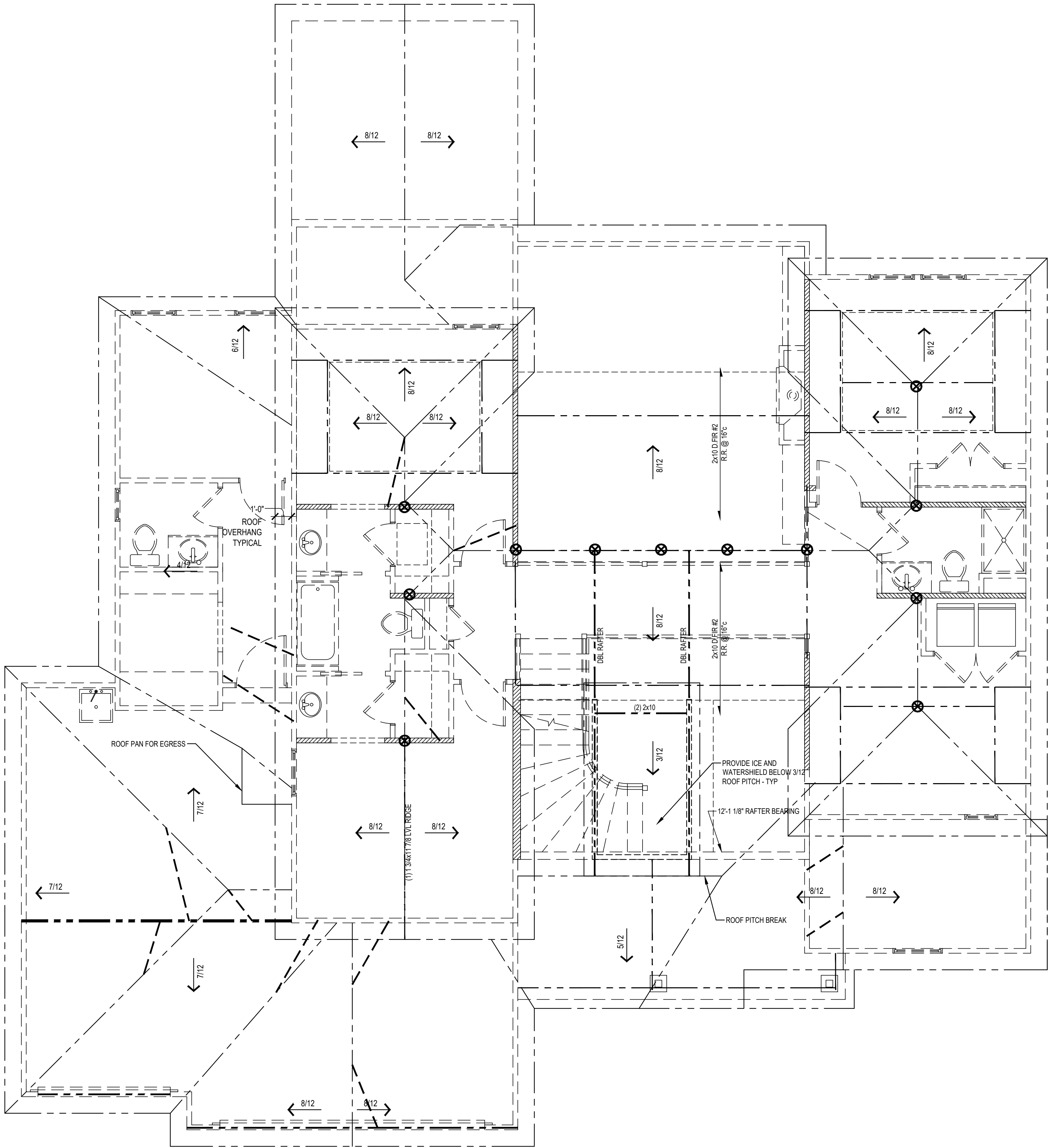
ROOF PLAN NOTES

- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16" c
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16" c
- ALL VAULTS TO BE FURRED DOWN w/2x material TO PROVIDE FOR R-38 INSULATION
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS
- ALL RIDGES, HIPs, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
- CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WITH (3) 16d COM (3 1/2"x0.162") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.131") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 1/2"x0.162") NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS.
- WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE (or AT LOCATIONS WHERE C.J. ARE PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES @ 16" c WITH (3) 16d COM (3 1/2"x0.162") NAILS EA END.
- RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE R802.11. ROOF HEADERS DO NOT HAVE NOTABLE UPLIFT TO REQUIRE HOLD DOWNS. REFER TO STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
- INSTALL 2x4 COLLAR TIES @ 48" IN UPPER 1/3rd OF ROOF RAFTER.
- PROVIDE METAL FLASHING AT ALL ROOF VALLEYS.
- ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF. BATH VENTS TO VENT DIRECTLY TO THE OUTSIDE.
- EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.
- PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS, HIPs AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/OR PURLINS AT THE ENDS ARE NOT REQUIRED TO BE DESIGNED AS BEAMS AND ARE TO BE FRAMED USING LUMBER THAT IS NOMINALLY 2" WIDE BY ONE SIZE GREATER THAN ATTACHING FRAMING MEMBER (NOTE #5). THERE IS NO STRUCTURAL LINE LOADING ON THE MEMBER.

ROOF BRACING

- ROOF PURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS. USE 2x6 STUD GRADE PURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
- RIDGE, HIP, VALLEY, AND PURLIN BRACE STRUTS TO BE PLACED AS SHOWN ON PLANS. STRUTS TO BE 2x4 STUD GRADE w/ MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT 45° ANGLE w/ HORIZONTAL OR GREATER (VERTICAL WHERE POSSIBLE)
- BRACES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES

- LOAD BEARING INTERIOR WALL BELOW
- LOAD BEARING BEAM BELOW
- 2x6 ROOF PURLIN (UNLESS NOTED OTHERWISE ON PLANS)
- 2x4 PURLIN/RIDGE BRACING (STRONG BACK IF OVER 8'-0" LONG)
- 2x4 STRONG BACK POST

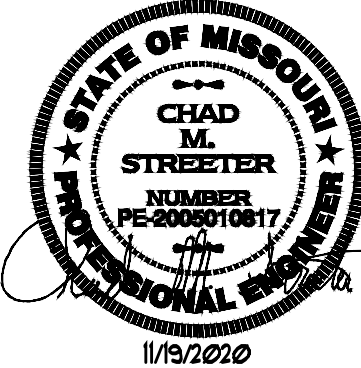


© COPYRIGHT 2020

JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



Van Deurzen and Associates, P.A. © 2020



THE WOODLAND CUSTOM

Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

Project #: 8083-XXXX

DATE:

Permit: 11/19/2020

Roof Plan

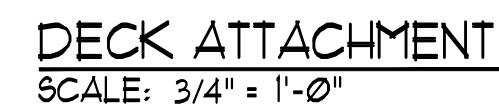




Diagram illustrating the cross-section of a foundation wall and footing, showing various layers and dimensions:

- WALL FRAMING PER TYPICAL WALL SECTION**
- TREATED SILL IE w/1/2" AB @ 3'-0" c (2 1/2" FROM 4 2" HK) MIN 1" EMBED**
- FINISH GRADE**
- 6" MIN** (Dimension for finish grade to top of wall)
- 12" MAX** (Dimension for top of wall to top of footing)
- VERTICAL REINF (SEE CHART) #4 @ 24" HORIZ**
- CONC FND WALL (WIDTH PER PLAN) #4 @ 24" c DUAL**
- 4" INTO WALL**
- 4" CONC BASEMENT FLOOR SLAB**
- 4" GRANULAR FILL**
- VAPOR BARRIER 2'-0"**
- 4'-0" (AS REQ'D PER SITE)** (Dimension for basement floor slab to top of footing)
- 12" GRANULAR FILL**
- 4" PVC DRAIN TILE SLOPE TO SUMP PIT OR DAYLIGHT**
- 2" #4 CONT**
- 1'-4"** (Dimension for footing width)
- 3"** (Dimension for footing depth)
- 8"** (Dimension for footing depth)
- DAMP PROTECT BELOW GRADE**
- 4'-0" (AS REQ'D PER SITE)** (Dimension for footing to bottom of wall)

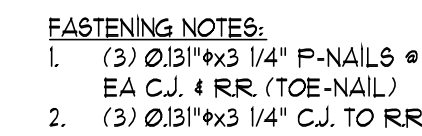
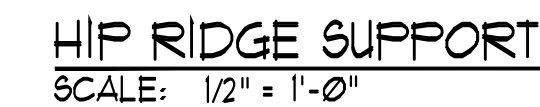
TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"



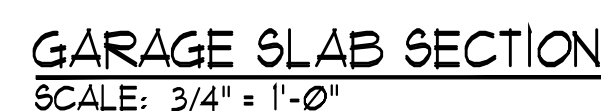
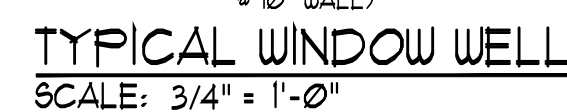
This technical drawing illustrates a cross-section of a foundation wall and its connection to a floor slab. The drawing includes the following components and labels:

- FLOOR SLAB:** Labeled "FLR WALL FRAMING PER TYP SECTION".
- DAMP PROTECT RND WALL BELOW GRADE:** Indicated by a dashed line.
- MIN 6" THICK:** Dimension for the top layer of the foundation.
- 2x4 TREATED SILL @ w/1/2" AB @ 3'-0" c (2 1/2" PROJ & 2" KC MIN 1" EMBED)**: Label for the sill treatment.
- 2" CLR**: Clearance dimension between the sill and the wall.
- #4 @ 24" c HORIZ**: Horizontal reinforcement bar.
- (2) #4 VERTICAL EA RETURN WALL**: Vertical reinforcement bars with end returns.
- #4 @ 24" c HORIZ (MIN) (2) #4 EA RETURN WALL RETURN 2'-0" INTO RND WALL**: Horizontal reinforcement bars with end returns extending into the round wall.
- VERTICAL REINF (SEE CHART)**: Reference to a chart for vertical reinforcement.
- CONC RND WALL (WIDTH PER PLAN)**: Concrete round wall section.
- 2'-0"**: Dimension for the width of the concrete round wall.
- LEAVE HOLE FOR DRAIN TILE TO PASS THRU**: Instruction for the drain tile placement.
- 4" CONC SLAB**: Reinforced concrete slab.
- VAPOR BARRIER**: Vapor barrier material.
- 8"**: Dimension for the thickness of the vapor barrier or insulation layer.
- 4" GRANULAR FILL**: Granular fill material.
- (2) #4 CONT**: Continuation of reinforcement bars.
- FTG SIZE TO MATCH ADJACENT**: Footing size matching adjacent sections.
- 3"**, **1'-4"**, **(or 1'-8")**: Dimensions for the footing and base.
- 9'-0" OR 10'-0"**: Overall height dimension.
- T-3 12"-Ø-9' 12" OR 9'-3 12" Ø-Ø 9'-0" OR 10'-0"**: Technical specification for the tie rod.

TYPICAL PLASTER SECTION
SCALE: 3/4" = 1'-0"



CEILING JOIST AND ROOF RAFTER CONNECTION @ HIP
SCALE: 1/2" = 1'-0"



JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



THE WOODLAND CUSTOM

Project #: 8083-XXXX

DATE:

Permit: 11/19/2020

Framing Notes and Details

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

01/05/2021



© COPYRIGHT 2020

JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com



Van Deuren and Associates, P.A. © 2020



THE WOODLAND CUSTOM

Aaron and Allegra Klosson
3026 NW Thoreau Place, Lee's Summit, MO
Lot 1476 - Winterset Valley Subdivision

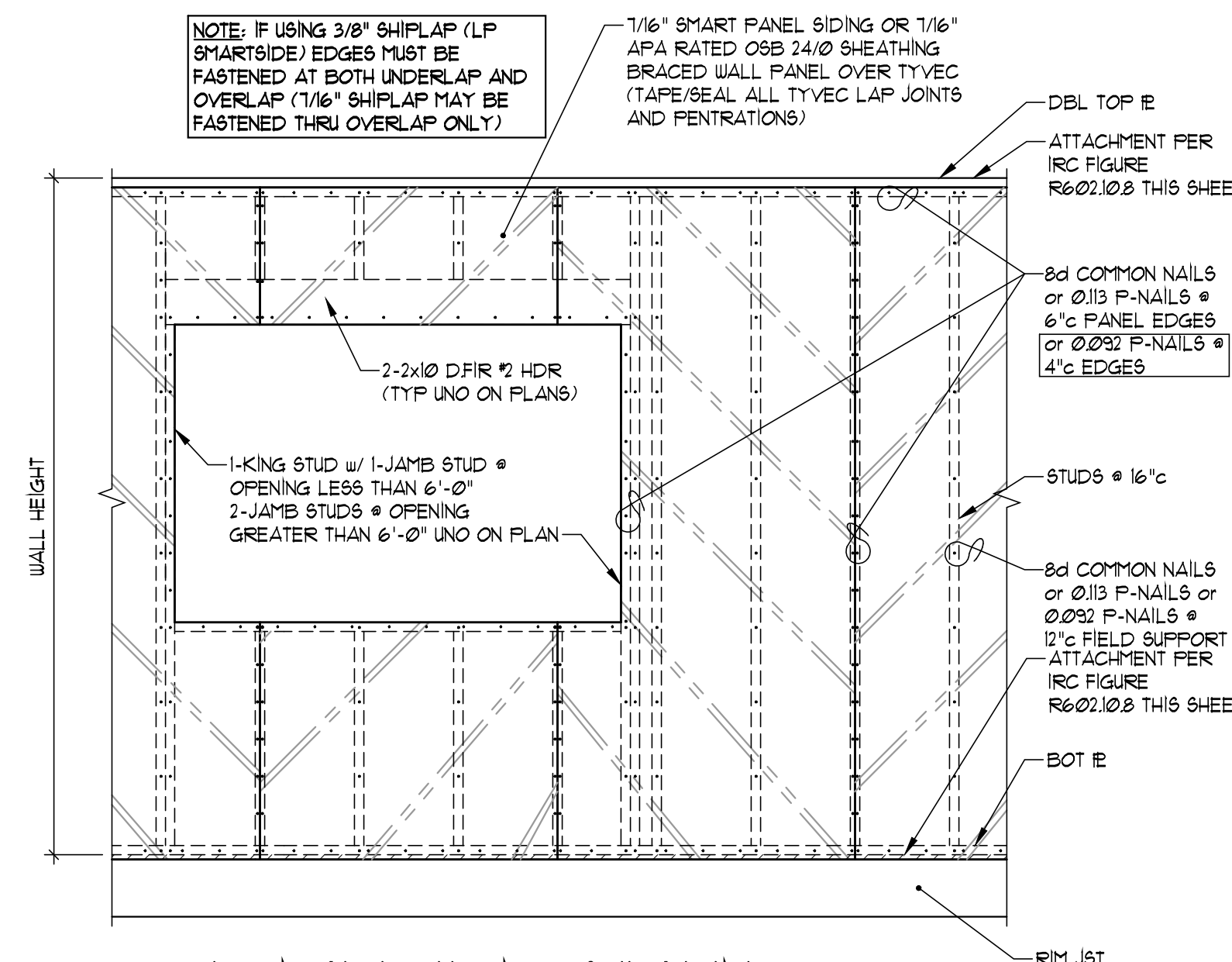
Project #: 8083-XXXX

DATE:

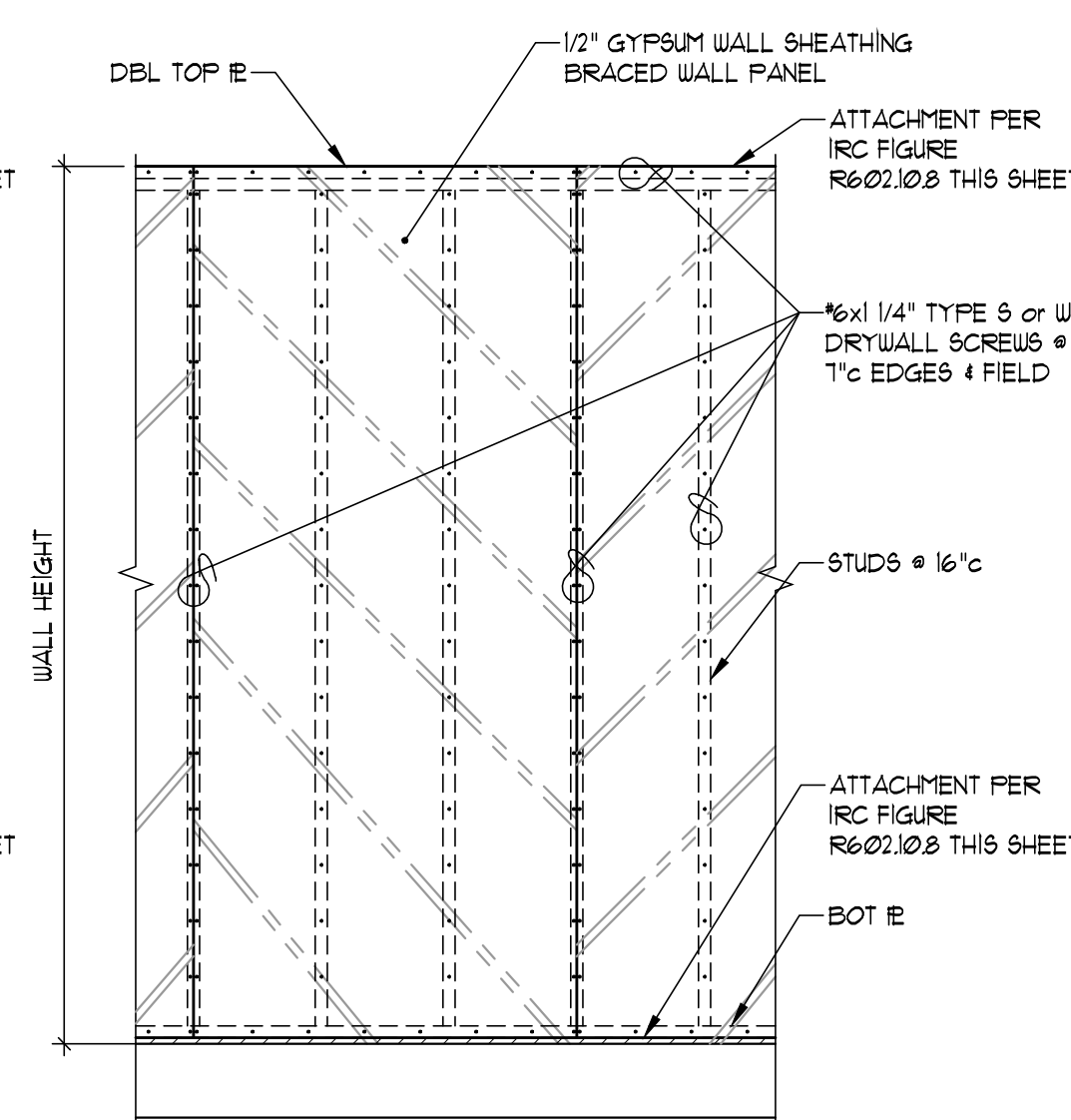
Permit: 11/19/2020

Framing Notes and Details

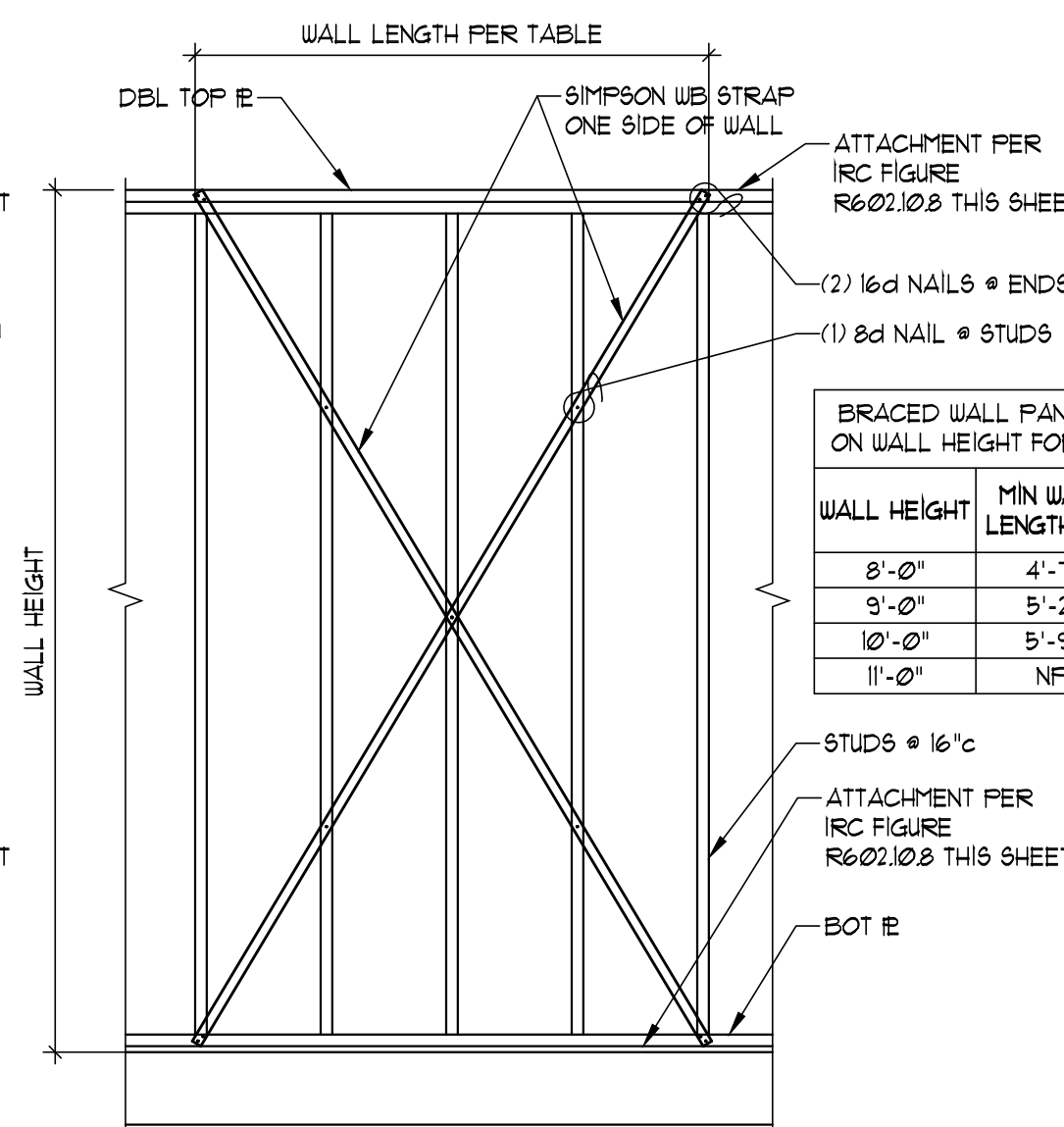
SEALING FOR
CONSTRUCTION
NOTED ON PLANS REVIEW
DEVELOPMENT SEVEN
LEE'S SUMMIT, MISSOURI
01/05/2021



**TYPICAL EXTERIOR SHEATHING
INSTALLATION (METHOD WSP & CS-WSP)**
SCALE: 1/2" = 1'-0"

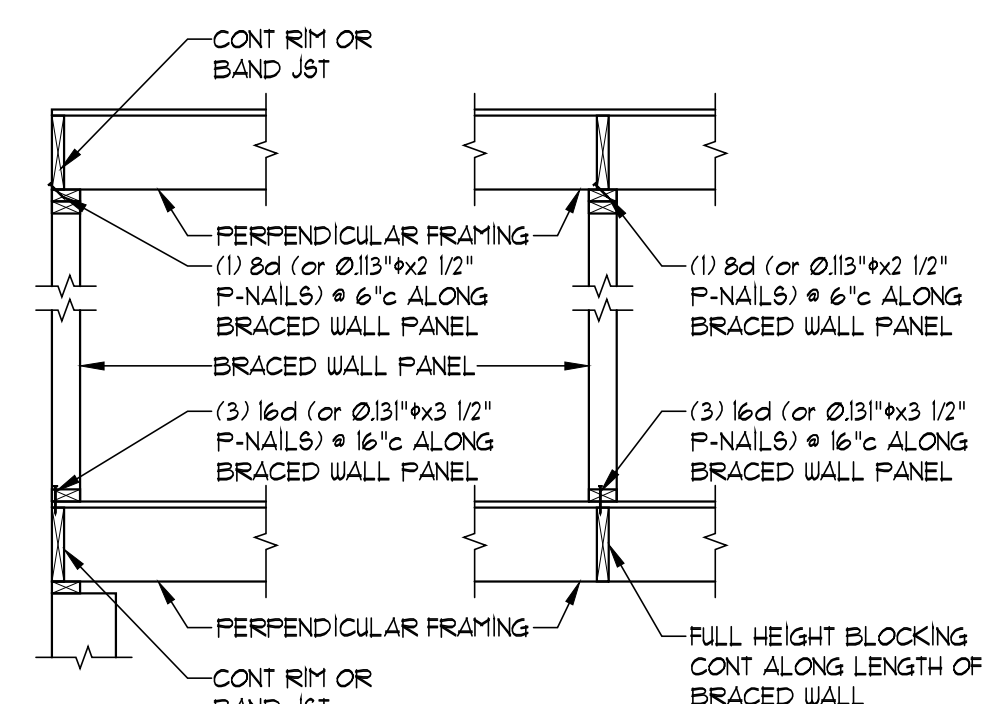


**TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)**
SCALE: 1/2" = 1'-0"

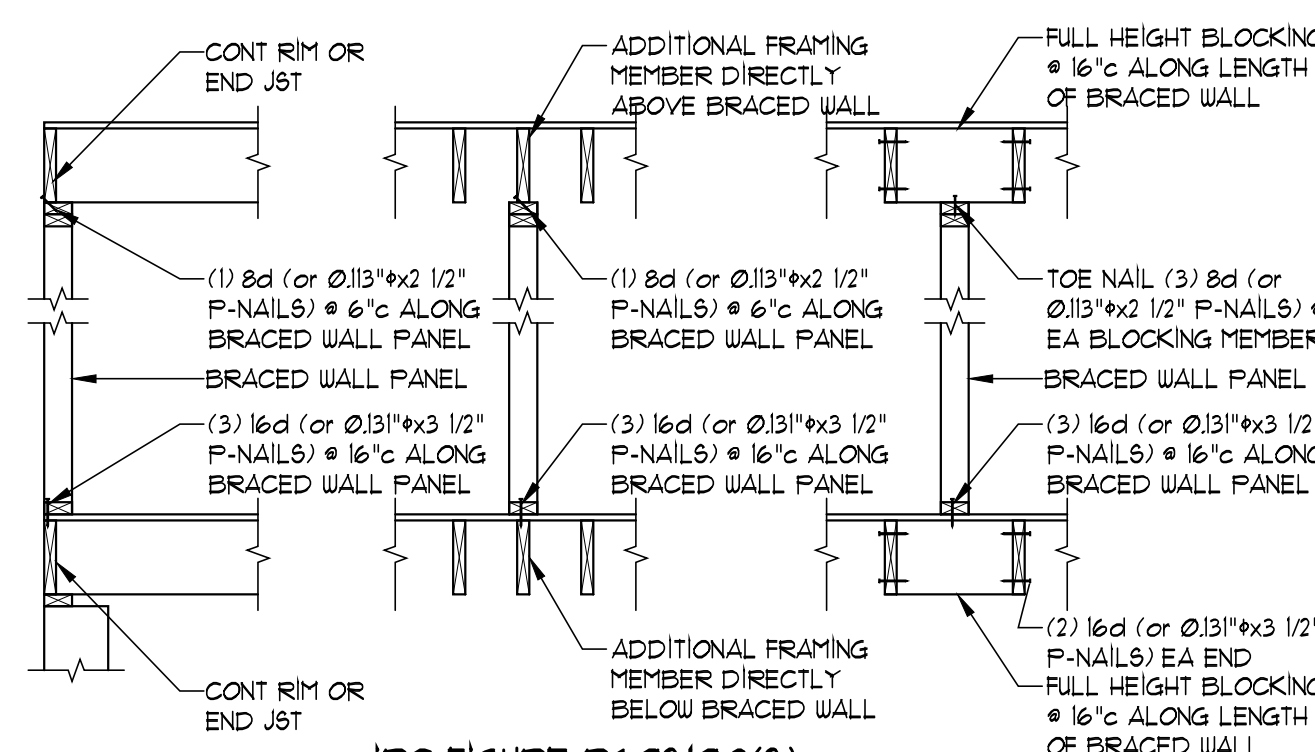


**INTERIOR SHEATHING
INSTALLATION (METHOD LIB)**
SCALE: 1/2" = 1'-0"

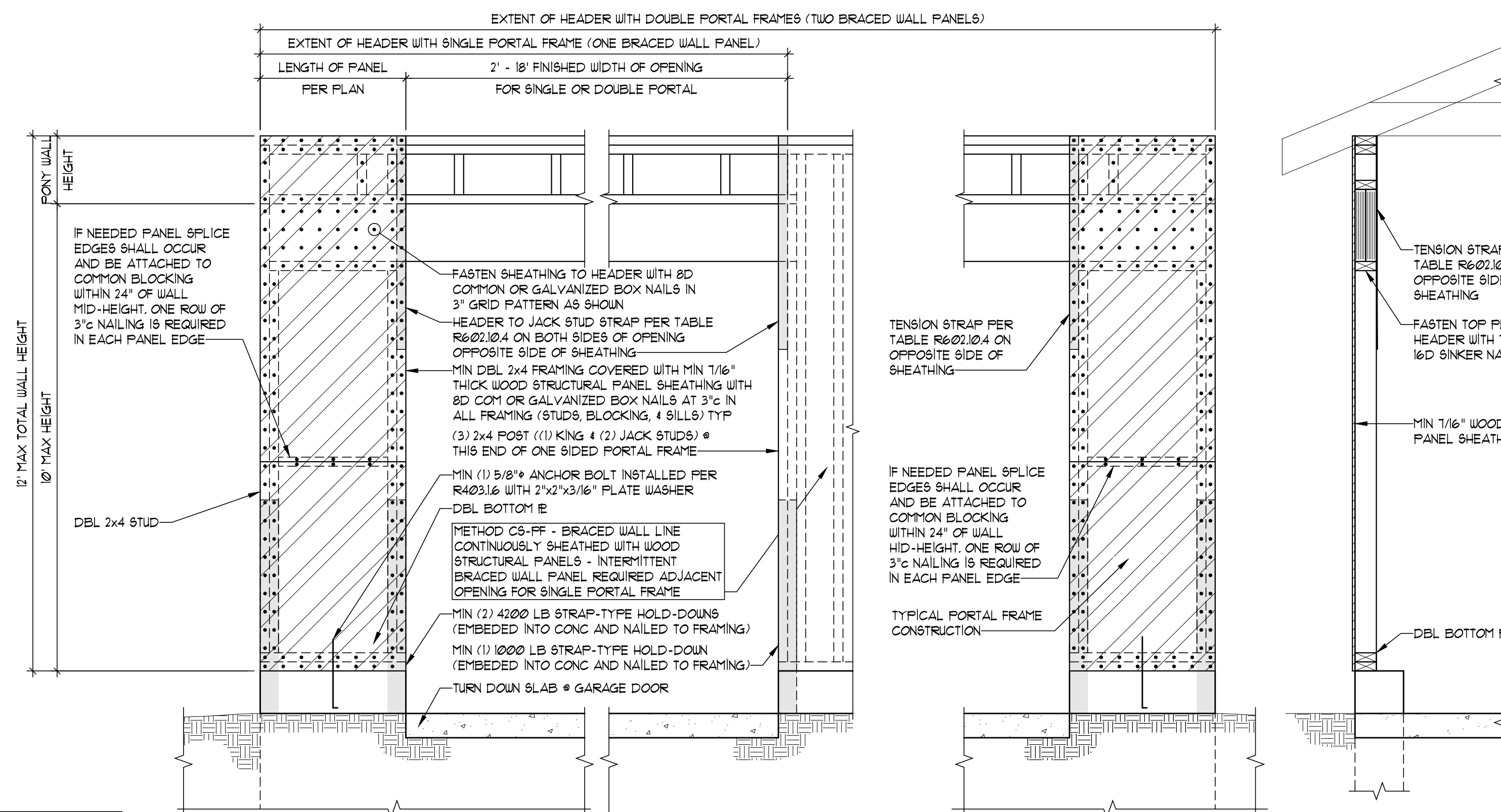
BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR 2012 IRC, TYPE LIB		
WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)
8'-0"	4'-1"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-9"	10'-0"
11'-0"	NP	NP



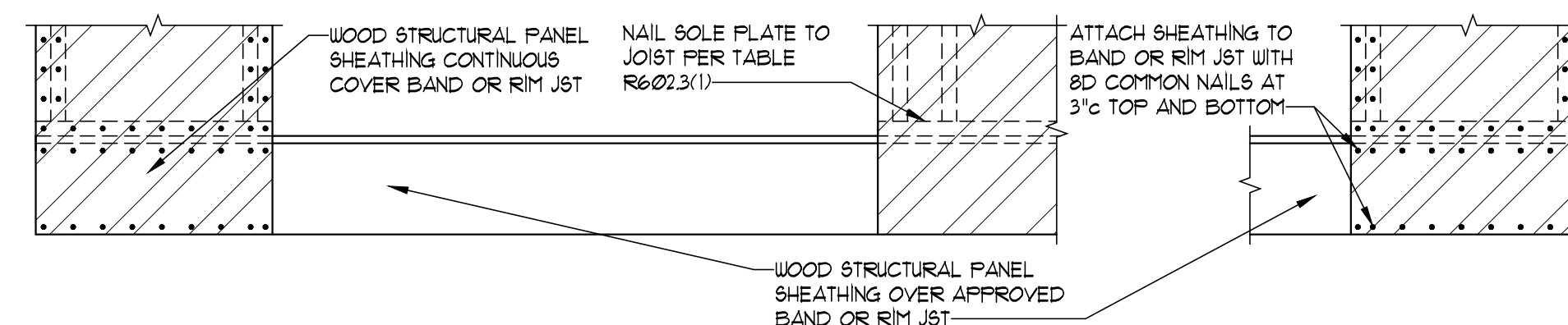
**IRC FIGURE R602.10.8.1
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING**



**IRC FIGURE R602.10.8.2
BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING**



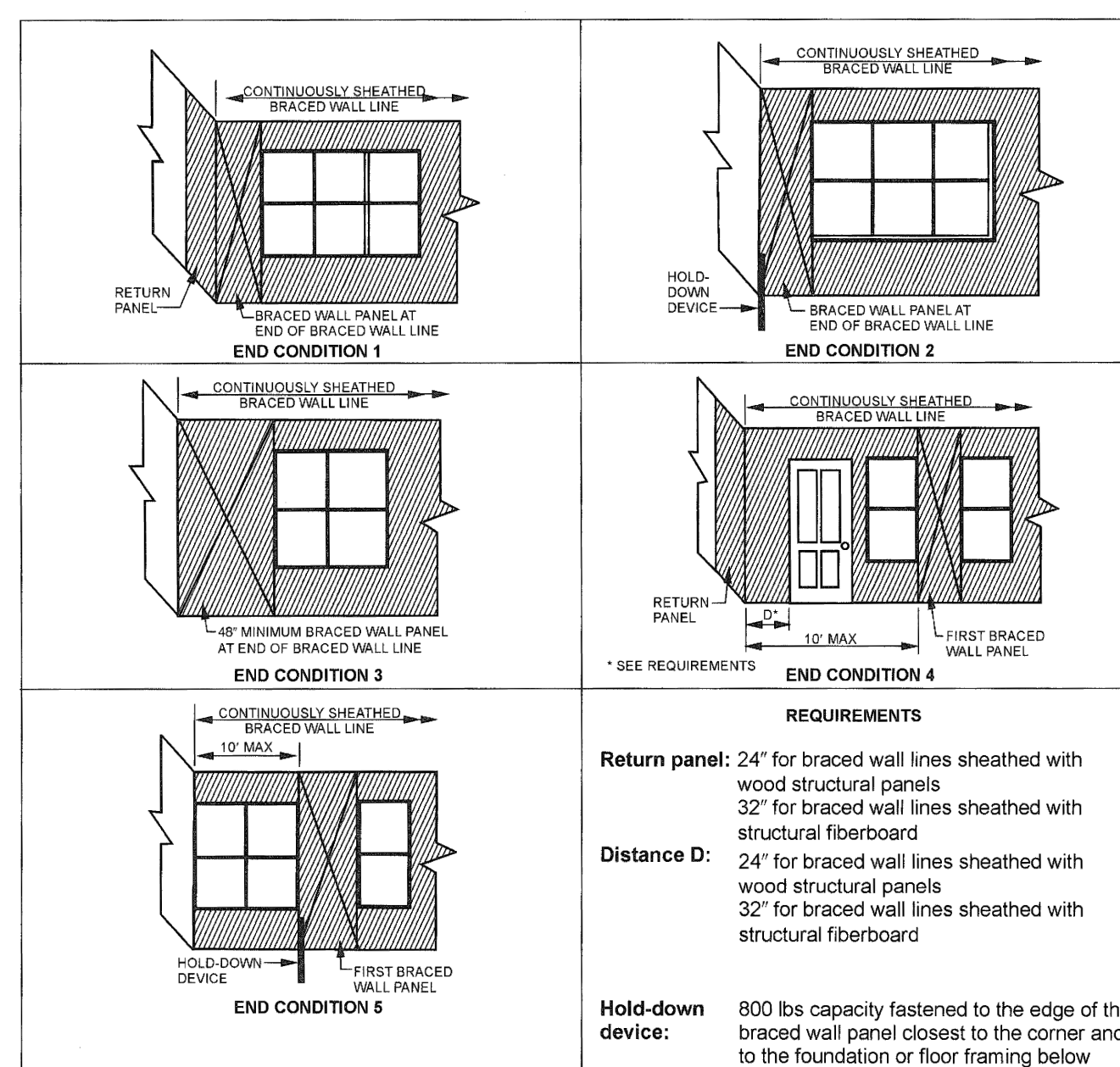
BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"



BRACED WALL METHOD "CS-PF" (ATTACHMENT TO WOOD FLOOR)
(REFER TO BRACED WALL METHOD "PFH" FOR HEADER ATTACH)
SCALE: 3/4" = 1'-0"

SECTION

SECTION



**FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING**

TABLE R602.10.6.4 TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, FTG, AND CS-PF BRACED WALL PANELS					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM POINT WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V _{ult} = 150mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	0	1000	1000
			9	1000	1000
			16	1215	2500
			18	1215	2800
			9	1000	1875
	2	12	16	2175	4125
			18	2500	DESIGN
			9	1500	3175
			16	3375	DESIGN
			18	3975	DESIGN
2x6 STUD GRADE	2	12	9	2150	DESIGN
			12	3175	DESIGN
			9	1000	2025
			16	2150	3675
	4	12	9	2550	DESIGN
			12	1750	DESIGN
			16	2400	DESIGN
			18	3800	DESIGN