

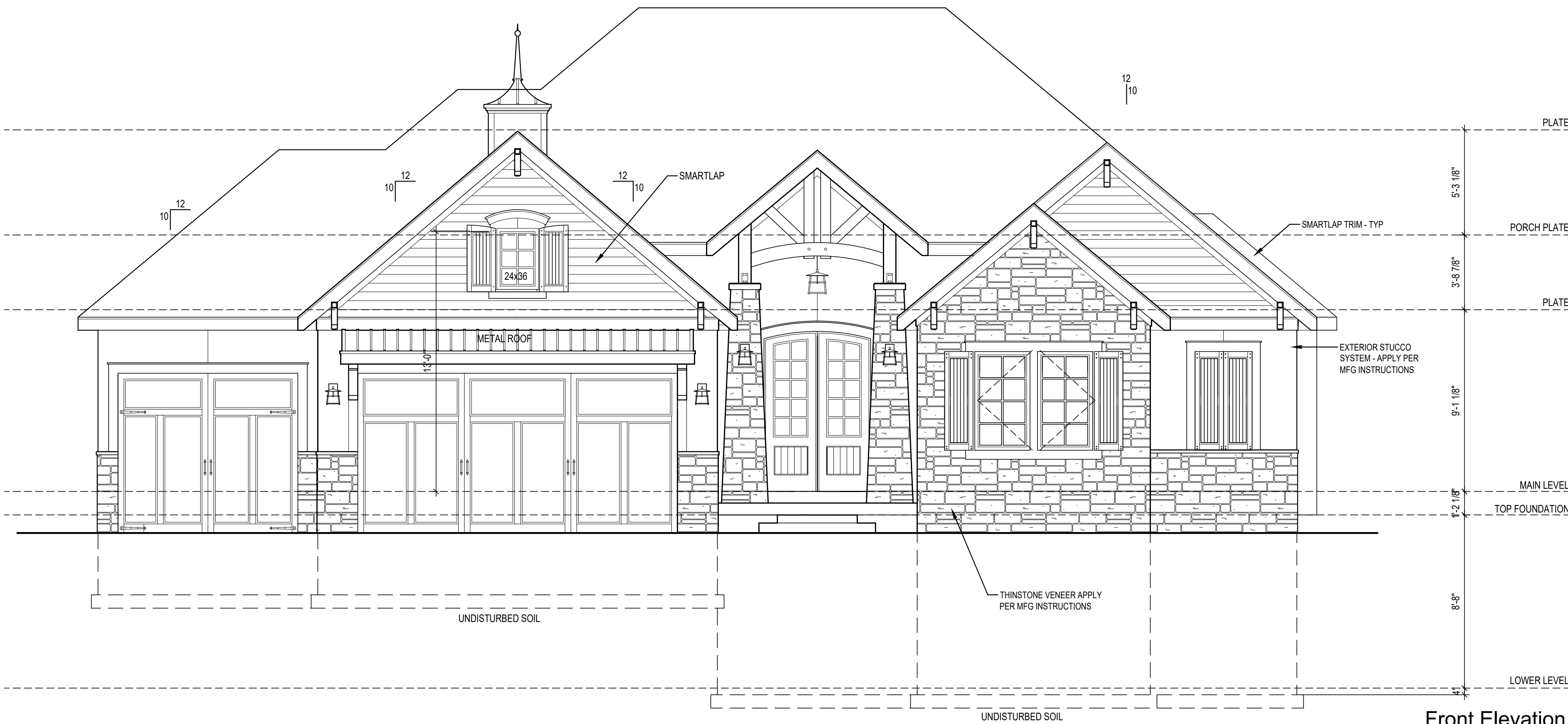
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/01/2021

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.
6. REFER TO STRUCTURAL SHEETS FOR EXTERIOR DECK DETAILS.

NOMENCLATURE

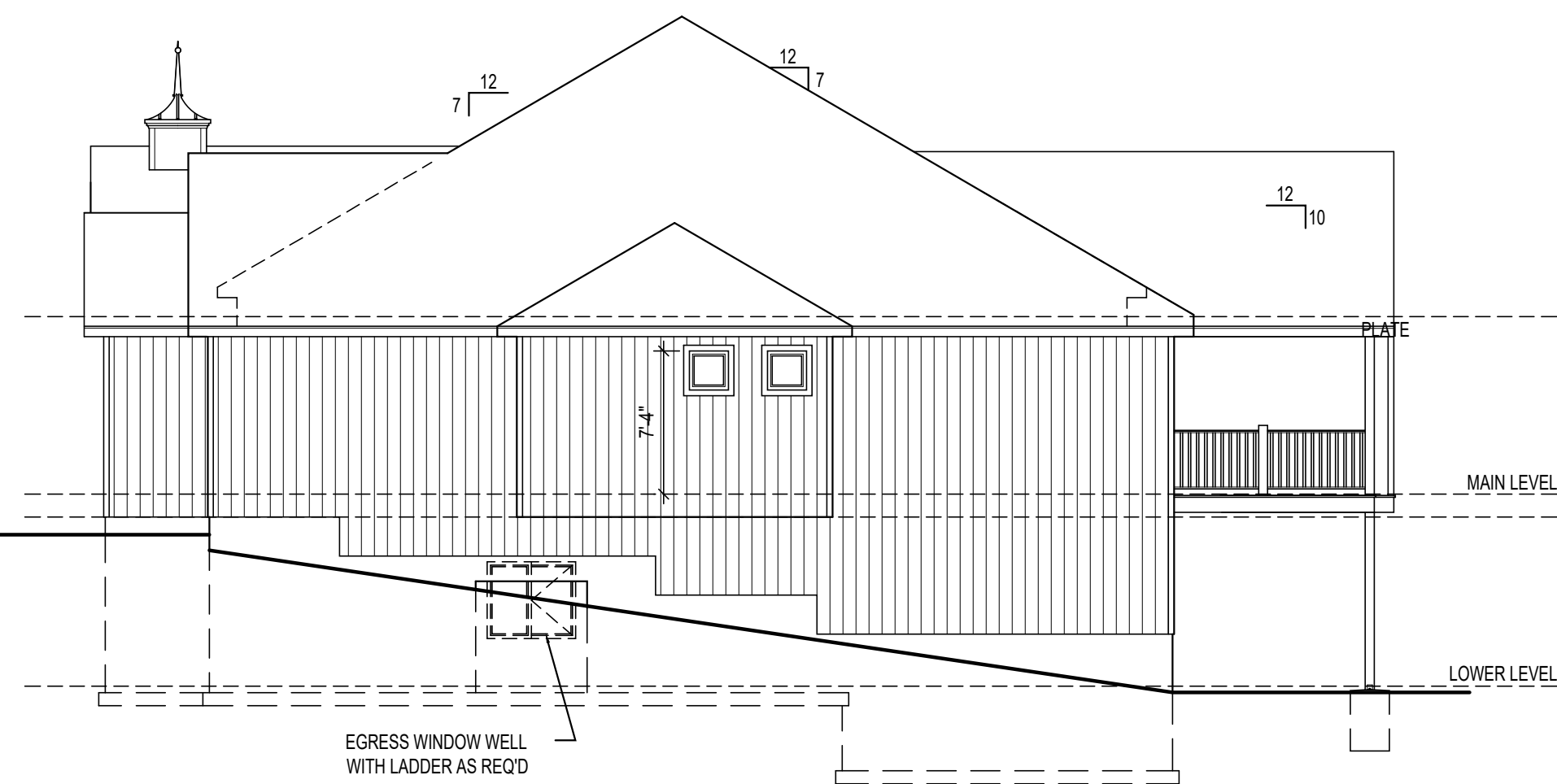
WINDOW CALLOUT (RE: WINDOW SCHEDULE)
TEMPERED GLASS ON DOOR OR WINDOW (RE: WINDOW NOTES)
EGRESS WINDOW PER CODE (RE: WINDOW NOTES)



Front Elevation

1/4" = 1'-0"

1



Side Right Elevation

1/8" = 1'-0"

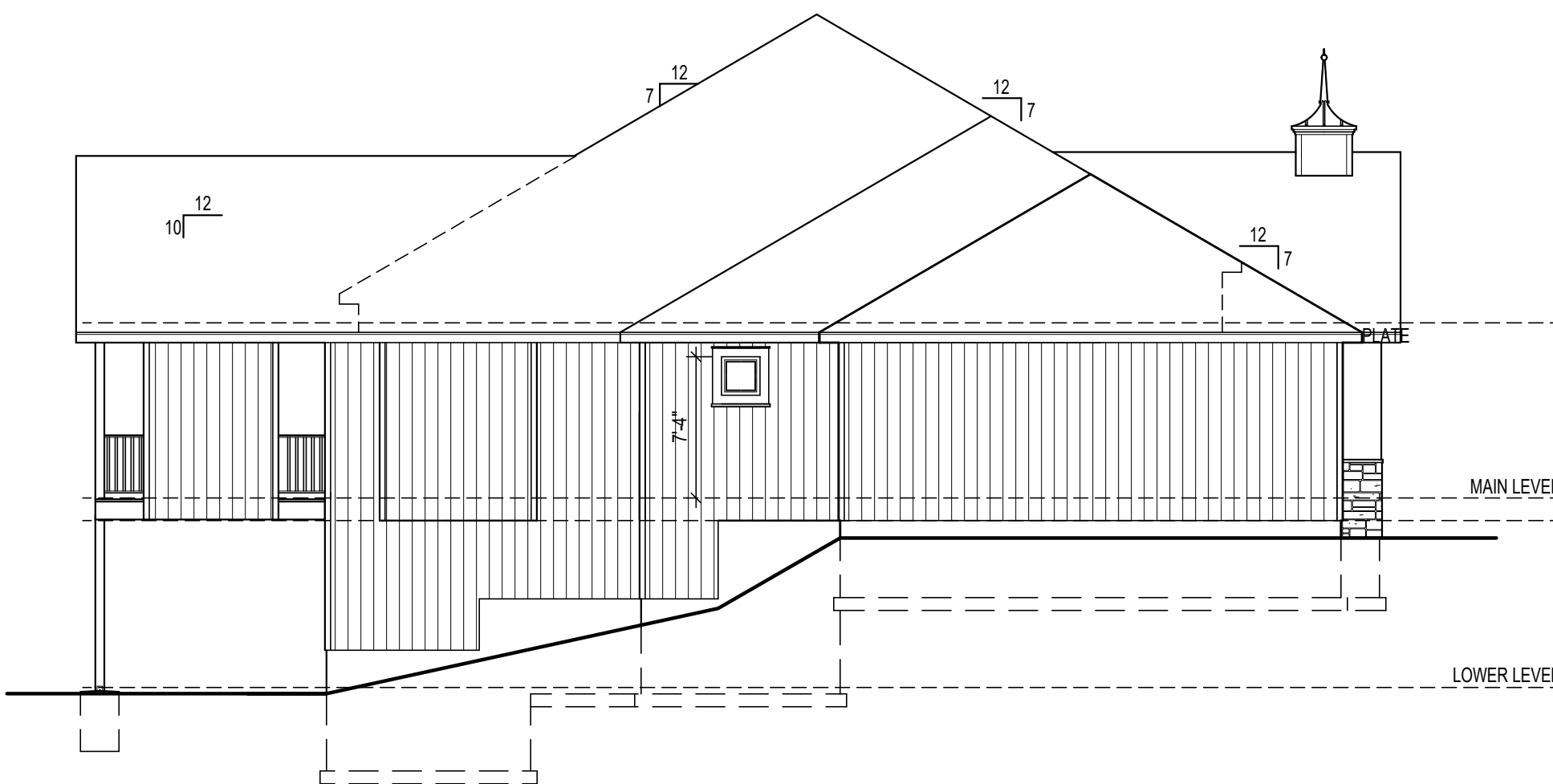
2



Rear Elevation

1/8" = 1'-0"

3



Side Left Elevation

1/8" = 1'-0"

4



© COPYRIGHT 2021

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

VAN DEURZEN & ASSOCIATES, P.A.
11011 KING STREET, SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-0021
WEB PAGE WWW.VANDEURZENASSOC.COM
E-MAIL V2@VANDEURZENASSOC.COM

Van Deurzen and Associates, P.A. © 2021



THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 2/12/2021

Exterior
Elevations

A100

GENERAL NOTES

- BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS.
- ALL CONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE PERMIT DRAWINGS TO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED FOR REVIEW AND CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES - INTERNATIONAL RESIDENTIAL CODE.
- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. 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.
- CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMENS PARKING, ETC., SHALL BE COORDINATED WITH THE CITY.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE WITH THE OWNER THE QUANTITY AND LOCATION FOR ALL LIGHTING, ELECTRICAL OUTLETS, TELEPHONE OUTLETS, AND MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED.
- THE CONTRACTORS SHALL ADHERE TO THE STATE OF KANSAS ONE CALL SYSTEM, 1-800-344-7233 (MISSOURI ONE CALL SYSTEM, 1-800-344-7483). 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 FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED WHEN WORK COMMENCES.

GENERAL FOUNDATION REQUIREMENTS

- ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
- ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR, 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
- ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES AND AROUND CORNERS.
- ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- FASTEN JOISTS TO SILL PLATES WITH (3) 8x COM NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JST SPACES. FASTEN TO SILL PLATE PER NOTE 6.
- VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
- DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES. VOIDS BEFORE APPLICATION.
- FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
- ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER.
- ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
- PROVIDE A "UFER" GROUND PER IRC 3608.1
- EGRESS WELL REQUIREMENTS:
 - IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
 - ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

COLUMN & PIER PAD SCHEDULE			
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	36"x36"x12"	(6) #4 BAR E.W.	3'0" SCHED 40
B	42"x42"x14"	(7) #4 BAR E.W.	3'0" SCHED 40
C	48"x48"x16"	(8) #4 BAR E.W.	3'0" SCHED 40
D	54"x54"x18"	(9) #4 BAR E.W.	3 1/2'0" SCHED 40
E	60"x60"x18"	(10) #4 BAR E.W.	3 1/2'0" SCHED 40

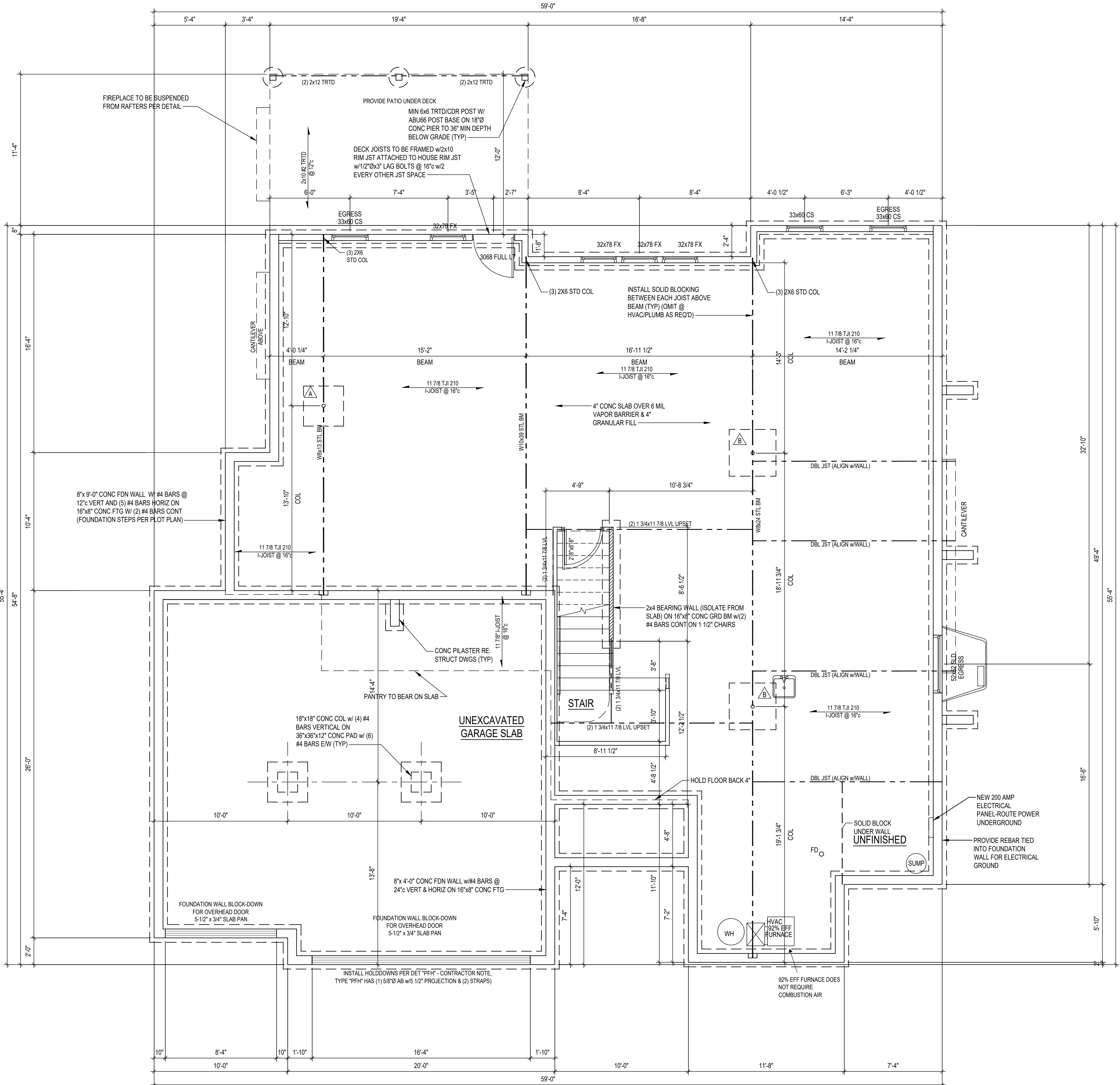
- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1,500 psf.
- GARAGE FOOTINGS PER DETAIL. COLUMN NOT REQUIRED UNLESS NOTED ON PLANS.

I JOIST AND TRUSS NOTES

- FLOOR TRUSS OR I-JOIST LOADING SHALL BE PER THE GENERAL NOTES.
- I-JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS. TRUSS MFG TO RUN CONTINUOUS WHERE POSSIBLE.
- COORDINATE I-JOISTS LOCATIONS WITH PLUMBING DRAIN LINES AT ALL TOILET LOCATIONS.
- JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
- EXACT I-JOIST OR FLOOR TRUSS LAYOUT TO BE PROVIDED BY TRUSS MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN DEURZEN AND ASSOCIATES TO REVIEW FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING PRIOR TO SUBMITAL TO THE CODES ADMINISTRATION FOR PERMITTING.
- IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET, THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.

I JOIST FIRE PROTECTION

- 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 8"TM CHORD AND NETTING PER APA FORM R425 METHOD 4



LOAD BEARING WALL
LOAD BEARING BEAM

Foundation Plan 1
1/4" = 1'-0"



© COPYRIGHT 2021

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

VAN DEURZEN & ASSOCIATES, P.A.
10011 KING STREET SUITE 120
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDERZENANDASSOCIATES.COM
E-MAIL: VCA@VANDERZENANDASSOCIATES.COM

Van Deurzen and Associates, P.A. © 2021



THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 2/12/2021

Foundation
Plan

A101



1/4" = 1'-0"

DATE: _____

First Floor

Plan

Plan

A 100

A102

A102

References



© COPYRIGHT 2021

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

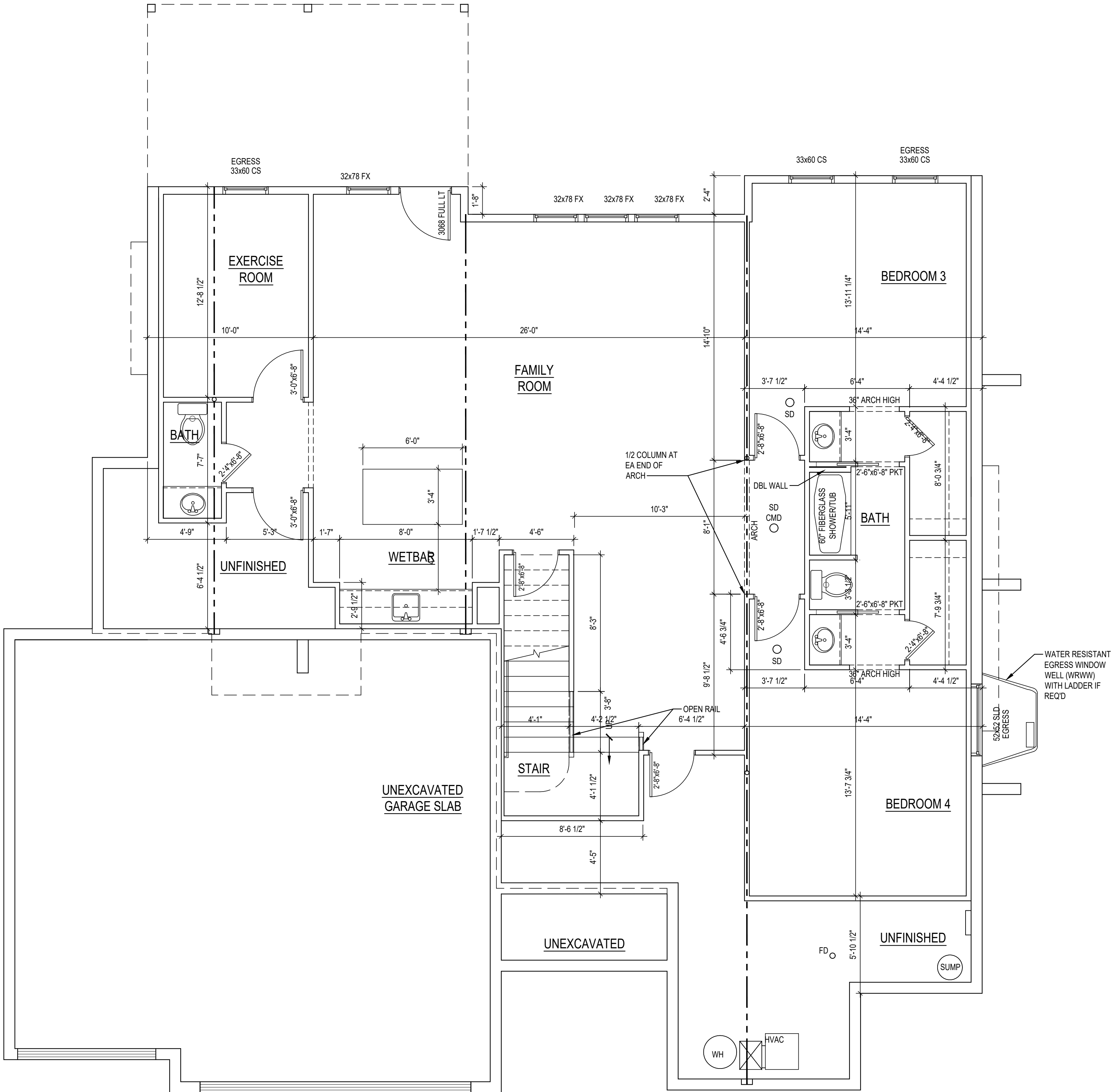
VAN DEURZEN & ASSOCIATES, P.A.
1011 KING STREET, SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-0211
WEB PAGE WWW.VANDEURZENASSOC.COM
E-MAIL: V2@VANDEURZENASSOC.COM

Van Deurzen and Associates, P.A. © 2021



THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision



LOWER LEVEL
FINISHED AREA: 1454 SF
UNFINISHED: 421 SF

Project #: 8083-XXXX

DATE:

For Permit: 2/12/2021

Basement Finish
Plan

A103

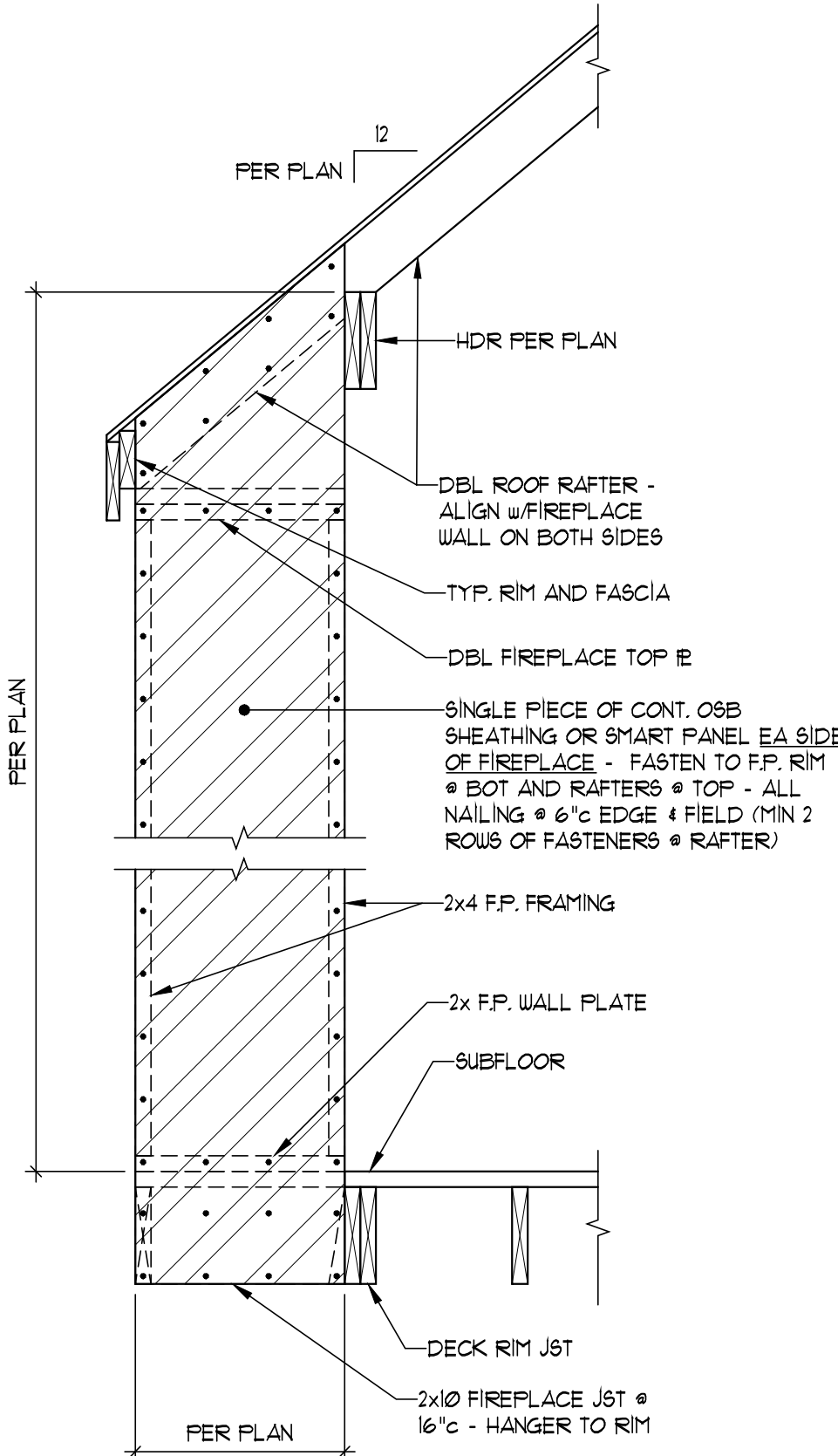
ROOF PLAN NOTES

- 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.

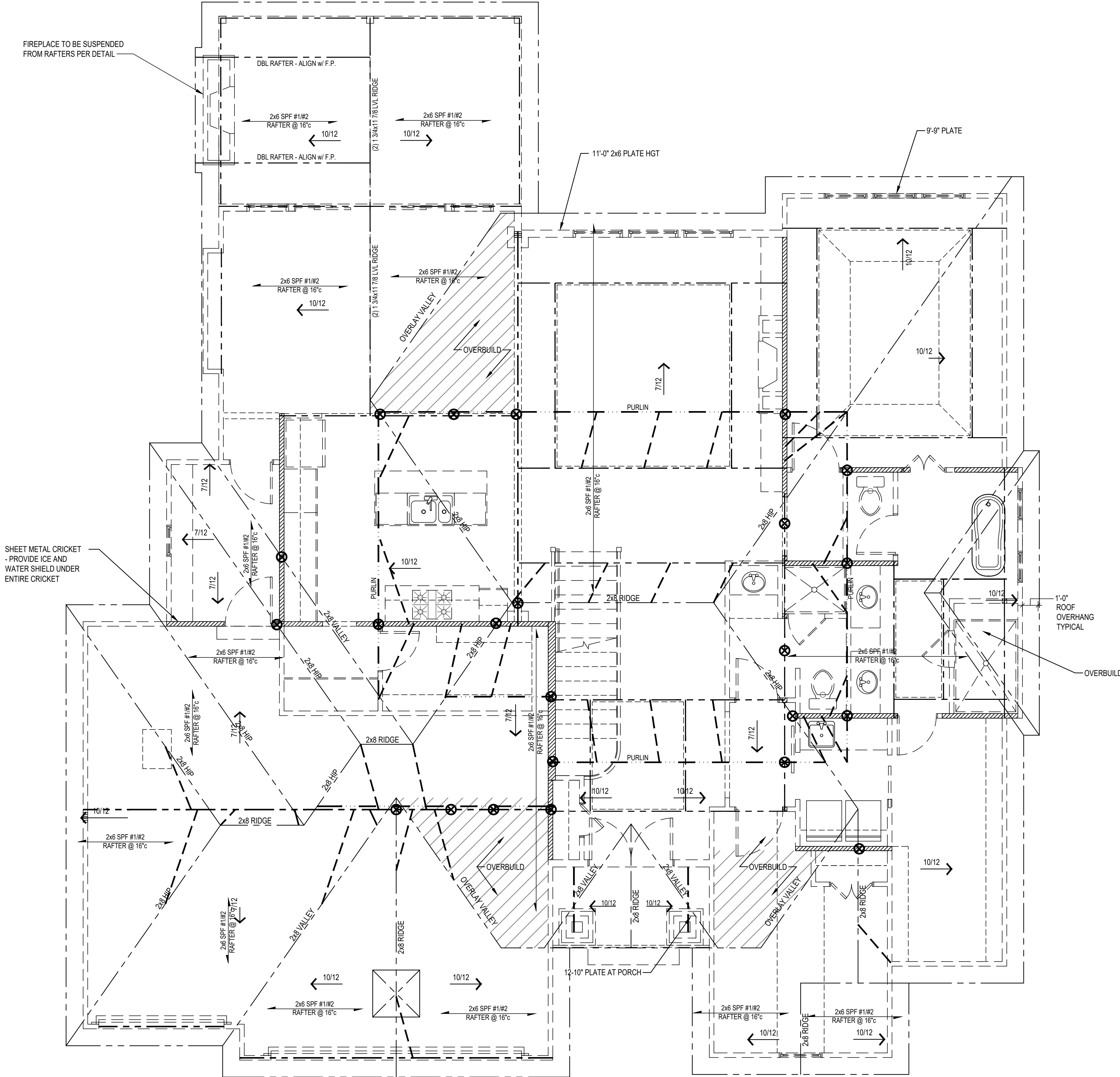
ROOF BRACING

- 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 4-45° 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



SUSPENDED FIREPLACE DETAIL
SCALE: 3/4" = 1'-0"



© COPYRIGHT 2021

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



Van Deurzen and Associates, P.A. © 2021



THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 2/12/2021

Roof Plan
1/4" = 1'-0"

1

Roof
Plan
A104

STRUCTURAL GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1. Design and construction work for this project shall conform to the requirements of the 2018 International Residential Code as amended by the City of Lee's Summit, MO.
2. Furnish all labor, materials and equipment necessary to complete the work as shown or inferred by the drawings.
3. Design Loads:
- A. Elevated Foot:
- Residential (Live Loads) 40 PSF
- Sleeping rooms (Live Loads) 30 PSF
- Floor Dead Load, D_L 15 PSF
- Floor Joist Deflection (Total) L/240
- Floor Joist Deflection (Live) L/360
- Attic Storage (Live Loads) 10 PSF
- 5 PSF
- Ceiling Joist Deflection L/240
- 20 PSF
- B. Roof Live Load 20 PSF
- C. Roof Snow Load:
- Ground Snow Load, p_g 20 PSF
- Flat Roof Snow Load, p_f 20 PSF
- Snow Exposure Factor, C_e 1.0
- Snow Load Importance Factor, I_s 1.0
- Thermal Factor, C_t 1.0
- D. Wind Load:
- Basic Wind Speed (Vult) 115 MPH
- Risk Category II
- Exposure B
- Internal Pressure Coefficient ± 0.18
4. The contractor shall examine actual job conditions and be responsible for verifying all dimensions and elevations shown on structural plans with those shown on architectural and mechanical drawings. If errors, omissions or discrepancies are found they shall be reported to the engineer before proceeding with the work.
5. Plans indicate size, location and general arrangement of construction. Dimensions lacking or not drawn to scale shall not be scaled but referred to the designer for interpretation.

DIVISION 2 - EARTHWORK

1. The contractor shall employ the services of a geotechnical engineer to observe, test and approve all excavation, fill and backfill work and to determine that subsurface conditions are compatible with those used in the design.
2. The minimum soil bearing capacity is 1500 PSF in accordance with Table 1904.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or controlled fill capable of adequately sustaining a maximum bearing pressure of 1500 PSF. If suitable bearing capacity is not encountered at the elevation indicated on the drawing, contractor shall notify the architect immediately.
3. All topsoil, organic material and existing structures shall be removed from building area and from areas to be paved. Stockpile all topsoil for reuse.
4. Controlled Fill Materials:
- A. Granular Fill - Granular fill shall consist of washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.
- B. Shrinkage-Swell control fill - Shrinkage-swell controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
- C. Controlled Fill - Controlled fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
5. Controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
6. Foundation Preparation:
- A. Profile site to identify soft or disturbed areas. If areas are found to be unsuitable for support of footings and/or slab-on-grade please contact the Engineer of Record.
- B. Backfill directly under slab-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.

DIVISION 3 - CONCRETE

1. All concrete work shall conform to the requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 301 "Specification for Structural Concrete Buildings".
2. Concrete materials shall comply with:
- A. Cement - ASTM C 150 Type I
- B. Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
- C. Water - Potable
- D. Air-entraining admixture - ASTM C 260
- E. Water-reducing admixture - ASTM C 494, including superplasticizers.
- F. Fly ash - ASTM C 618, Class C
3. Concrete shall develop the following minimum 28 day design compressive strength (f'_c):
- Type of Construction Compressive Strength (f'_c)
- A. Footings, walls and basement slab 3000 PSI
- B. Garage Slab 3500 PSI
- C. Exterior slabs, steps, and curbs 4000 PSI
- (air-entrained concrete)
4. Proportion and design mixes to result in concrete slump at point of placement of not more than 4 inches, except groud for masonry of not more than 6 inches.
5. Use all-entraining admixture in exterior exposed concrete to result in concrete at point of placement having air content of 5 to 7 percent entrained air.
6. Reinforcing Steel:
- A. Reinforcing bars - ASTM A 615, grade 40, deformed.
- B. Welded wire fabric - ASTM A 1064, lap at least one full mesh and lace splices with wire.
- C. Supports for reinforcement - comply with CRSI recommendations.
7. Concrete Work Execution:
- A. Minimum concrete cover for reinforcement shall be, unless noted otherwise on the drawings:
- Cast against and exposed to earth—3 inches
- Exposed to earth or weather—2 inches
- Not exposed to earth or weather—1 1/2 inches
- B. All concrete is reinforced, reinforce concrete not otherwise indicated with same reinforcement as similar sections.
- C. Protect concrete work from physical damage or reduced strength due to weather extremes:
- In hot weather comply with ACI 309
- In cold weather comply with ACI 308
- D. In corners of grade beams and walls provide corner reinforcement. Lap two feet each direction in outside face, matching size and spacing of horizontal reinforcement.
- E. At openings in walls, add one #4 bar (opening dimension plus 60 bar diameters) each face, each corner of opening.
- F. Provide one #4 bar diagonally at each face of all steps in grade beams and foundation walls.
- G. Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, key and dowel construction joints.
- H. Provide control joints in slabs-on-grade at not greater than 20 feet on center in each direction. Saw cut control joints minimum 1/4 of slab depth, as soon after slab finishing as possible without desloughing aggregate.
8. Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recessed areas, embedded items and other conditions.

DIVISION 5.5 - MISCELLANEOUS STRUCTURAL STEEL

1. All miscellaneous structural steel work shall conform to the requirements of AISC "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings".
2. Miscellaneous structural steel material shall comply with:
- A. Structural Steel - ASTM A 36
- B. Cold-formed Steel Tubing - ASTM A 500 Grade B
- C. Anchor Rods - ASTM F-1554, non-headed type unless otherwise noted.

DIVISION 6 - ROUGH CARPENTRY

1. All rough carpentry work shall conform to the requirements of NFPA "National Design Specification of Wood Construction", TP "Design Specifications for Light Metal Plate Connected Wood Trusses", APA Plywood Design Specification, DOC PS 1 "Product Standard for Construction and Industrial Plywood", DOC PS 56 "Structural Glued Laminated Timber" and Chapter 23 of the International Building Code.
2. Rough carpentry materials shall comply with:
- A. Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WPPA or SPIB rules:
- Studs: Stud Grade - Spruce-Pine-Fir
- Joist: No. 2 Douglas Fir No. 2 Hem Fir
- Header: No. 2 Douglas Fir
- Rafter: No. 3 Douglas Fir No. 2 Spruce-Pine-Fir
- Plates: No. 3 Spruce-Pine-Fir
- Blocking: No. 3 Spruce-Pine-Fir
- B. Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners; equal to Simpson strong-tie connectors complying with CDS No. 1258.
- C. Plywood - APA rated sheathing, complying to PS 1.
- D. LVL - Laminated veneer lumber shall be grade 2800 F-2 O-E and shall meet the requirements of NER-442, NER-472 or ER-4021.
- E. Laid - 1 post shall be fabricated from APA rated sheathing board webs, LVLs, utilizing waterproof type glue and shall meet requirements of NER-450, NER-446, NER-476 or IBCO PFC-3754.
- F. Gypsum Beams - Combination 20F-V3 in accordance with Table No. 25-C1 Part A of Chapter 23 of the International Building Code.
- G. Fiberglass Sheathing - DOC Standard PS 57-73.
- H. Gypsum Sheathing Board - ASTM C 79 and UBC Standard No. 47-10.
- I. Gypsum Wallboard - ASTM C 36 and UBC Standard No. 47-11.
3. Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 24/0 exterior glued and clipped. Roof sheathing for Conc Tile shall be 5/8 inch APA rated 32/16 exterior glued and clipped. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
4. Floor sheathing shall be 3/4 inch APA rated sheathing 49/24 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
5. Exterior wall sheathing shall be 1/2 inch APA rated sheathing 24/0 or 7/16 inch L.P. Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges FASTEN PER SCHEDULE BELOW. For L.P. Siding, fasten through both panels at edge supports.
6. Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
7. Attach metal framing fasteners to framing members with minimum number and size of nails listed in IBCO Report No. 1258.
8. Provide full depth solid blocking, 1 x 4 cross bracing, or 16 gage metal cross bracing bridging at ends of members and at 8'-0" intervals along members.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
ROOF			
1	Blocking between ceiling joists or rafters to top plate	(4) 8d box (3) 8d common (3) 10d box	Toe nail
2	Ceiling joists to top plate	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128" (3) 3" x 0.131"	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions	(4) 2 1/2" x 0.113" (3) 8d common (3) 10d box	Face nail
4	Ceiling joist attached to parallel rafter (heel joint)	(3) 16d common @ slopes greater than 4:12 (5) 16d common @ slopes 4:12 or less	Face nail
5	Collar tie to rafter, face nail or 11/4" x 20ga. ridge strap	(4) 10d box (3) 10d common	Face nail each rafter
6	Rafter or roof truss to plate	(3) 16d box (3) 10d common (4) 10d box	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	(4) 16d (3) 10d common (4) 10d box	Toe nail
8	Stud to stud (not at braced wall panels)	(3) 16d box (3) 10d common (4) 10d box	End nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	(3) 16d box (3) 10d common (4) 10d box	End nail
10	Build-up header (2" to 2" header with 1/2" spacer)	(3) 16d box (3) 10d common (4) 10d box	End nail
11	Continuous header to stud	(3) 16d box (3) 10d common (4) 10d box	End nail
12	Top plate to top plate	(3) 16d box (3) 10d common (4) 10d box	End nail
13	Double top plate splice for SDGs A-D2 with seismic braced wall line spacing < 25'	(3) 16d box (3) 10d common (4) 10d box	End nail
14	Double top plate splice SDGs DO, D1, or D2 and braced wallline spacing > 25'	(3) 16d box (3) 10d common (4) 10d box	End nail
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	(3) 16d box (3) 10d common (4) 10d box	End nail
16	Top or bottom plate to stud	(3) 16d box (3) 10d common (4) 10d box	End nail
17	Top plates, laps at corners and intersections	(3) 16d box (3) 10d common (4) 10d box	End nail
18	1" brace to each stud and plate	(3) 8d box (2) 8d common (2) 10d box	Face nail
19	1" x 6" sheathing to each bearing	(3) 8d box (2) 8d common (2) 10d box	Face nail
20	1" x 8" and wider sheathing to each bearing	(3) 8d box (2) 8d common (2) 10d box	Face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}		SPACING AND LOCATION
		COMMON NAIL	PNEUMATIC NAIL	
FLOOR				
21	Joist to sill, top plate or girder	(4) 8d box (3) 8d common (3) 10d box	(4) 2 1/2" x 0.113" ^d (3) 2 1/2" x 0.131" ^d (3) 3" x 0.128" ^d (3) 3" x 0.131" ^d	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box 8d common 10d box	2 1/2" x 0.113" ^d 2 1/2" x 0.131" ^d 3" x 0.128" ^d 3" x 0.131" ^d	4" toe nail 6" toe nail
23	1" x 6" subfloor or less to each joist	(3) 8d box (2) 8d common (3) 10d box (2) Staples ^e	(3) 2 1/2" x 0.113" ^d (3) 2 1/2" x 0.131" ^d (3) 3" x 0.128" ^d (3) 3" x 0.131" ^d	Face nail
24	2" subfloor to joist or girder	(3) 16d box (2) 16d common	(3) 3 1/2" x 0.135" ^d (2) 3 1/2" x 0.162" ^d	Blind and face nail
25	2" planks (plank & beam-floor & roof)	(3) 16d box (2) 16d common	(3) 3 1/2" x 0.135" ^d (2) 3 1/2" x 0.162" ^d	At each bearing, face nail
26	Band or rim joist to joist	(3) 16d common (4) 10 box (3) 3" x 14 ga. staples, 7/16" crown	(3) 3 1/2" x 0.162" ^d (4) 3" x 0.128" ^d (4) 3" x 0.131" ^d	End nail
27	Build-up girders and beams, (2) inch lumber layers	20d common 10d box	4" x 0.192" ^d 3" x 0.128" ^d 3" x 0.131" ^d	Nail each layer as follows: 32" at top and bottom and staggered 24" face nail at top and bottom-staggered on opposite sides
28	Ledger strip supporting joists or rafters	(2) 20d common (3) 10d box (4) 16d box (3) 16d common (4) 10d box	(2) 4" x 0.192" ^d (3) 3" x 0.128" ^d (3) 3" x 0.131" ^d (4) 3" x 0.128" ^d (3) 3 1/2" x 0.162" ^d (4) 3" x 0.128" ^d (4) 3" x 0.131" ^d	Face nail at ends and at each splice At each joist or rafter, face nail
29	Bridging to joist	(2) 10d	(2) 3" x 0.128" ^d	Ea end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}		SPACING AND LOCATION	
		COMMON NAIL	PNEUMATIC NAIL	Gaps (inches) ^f	Intermediate (inches) ^{g, h}
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING					
30	3/8" - 1/2"	6D common 8d common (roof)	2" x 0.113" ^d 2 1/2" x 0.131" ^d	6	12f
31	19/32" - 1"	8d common	2 1/2" x 0.131" ^d	6	12f
32	1 1/8" - 1 1/4"	10d common 8d deformed nail	3" x 0.148" ^d 2 1/2" x 0.131" ^d	6	12
OTHER WALL SHEATHING					
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galv. roofing nail, 7/16" head dia., or 1" crown staple 16 ga., 1 1/4" long		3	6
34	25/32" structural cellulose fiberboard sheathing	1 3/4" galv. roofing nail, 7/16" head dia., or 1" crown staple 16 ga., 1 1/4" long		3	6
35	1/2" gypsum sheathing ^d	1 1/2" galv. roofing nail; staple galv., 1 1/2" long, 11/4" screws, Type W or S		7	7
36	5/8" gypsum sheathing ^d	1 3/4" galv. roofing nail; staple galv., 1 5/8" long, 1 5/8" screws, Type W or S		7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING					
37	3/4" and less	8d deformed 8d common	2" x 0.120" ^d 2 1/2" x 0.131" ^d	6	12
38	7/8" - 1"	8d common 8d deformed	2 1/2" x 0.131" ^d 2 1/2" x 0.120" ^d	6	12
39	1 1/8" - 1 1/4"	10d common 8d deformed	3" x 0.148" ^d 2 1/2" x 0.120" ^d	6	12

a. Nails are smooth-common, box or deformed shapes except where otherwise stated. Nails used for framing and sheathing connectors shall have minimum average bending yield strengths as shown: 50 ksi for sheath diameter of 0.160 inch or common nails, 90 ksi for sheath diameter larger than 0.142 inch not less than 0.177 inch, and 100 ksi for sheath diameters of 0.142 inch or larger.

b. Staples are 16 gauge wires and have a minimum 716-ounce pull strength.

c. Nails shall be spaced at not more than 6 inches on center at all dimensions where spans are 48 inches or greater.

d. Four foot by eight or four by eight panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table F602.3(c).

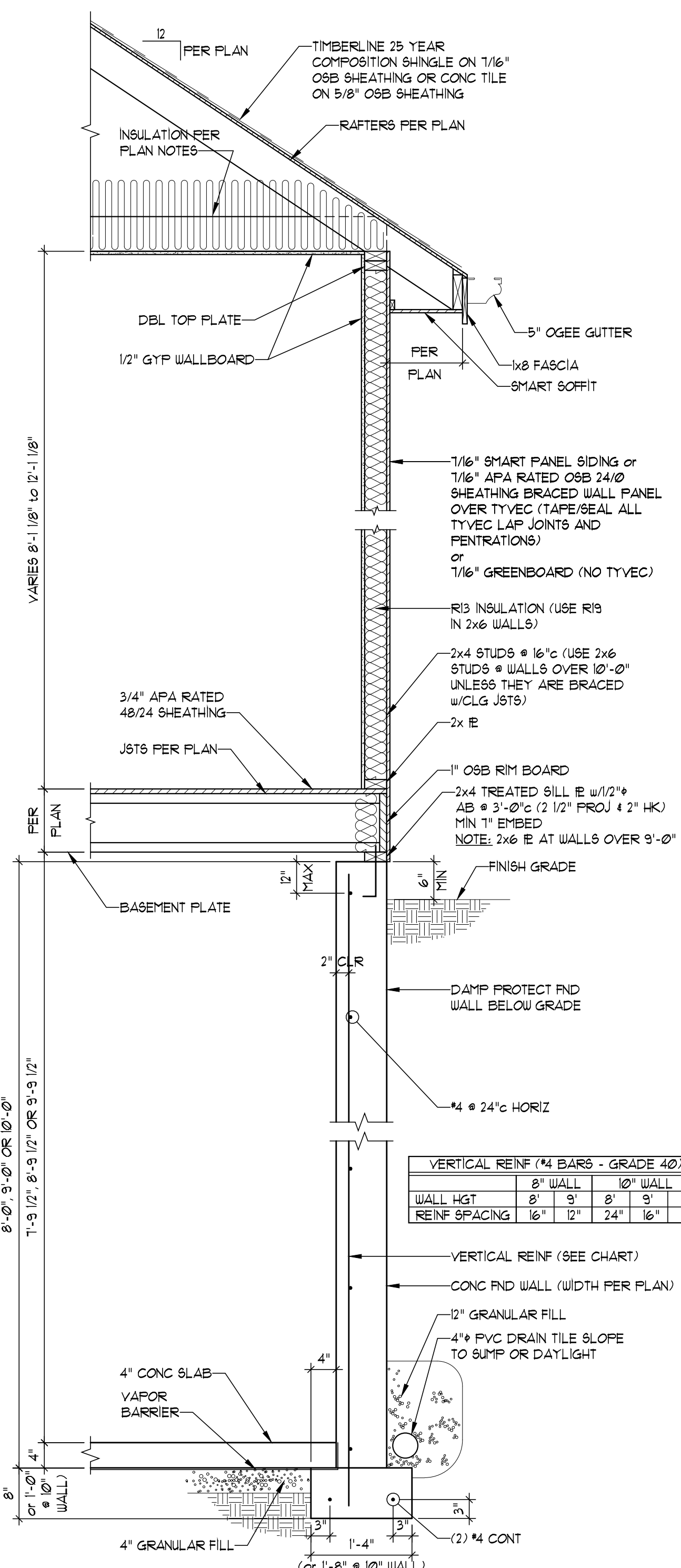
f. Where the ultimate design wind speed is 70 mph or less, nails at attaching wood structural panel roof sheathing to gable end sheathing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 70 mph, nails at attaching wood panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum on-center distance from ridges, eaves and gable ends, and 8 inches on center for eave and wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA-254. Fiberboard sheathing shall conform to ASTM C 208.

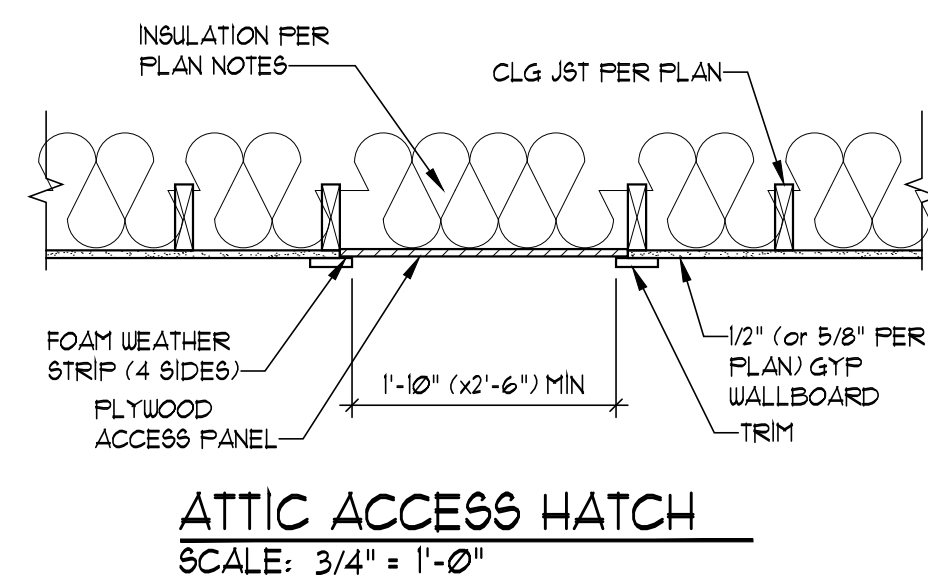
h. Spacing of fasteners on roof sheathing panel edges applies to all dimensions except for blocking and end joints. For perimeter joints and end joints, perimeter joints perpendicular to the framing members will be staggered and secured by other provisions of this code. For perimeter joints parallel to the framing members will be secured by framing members or solid blocking.

i. Where a gable end is used as a design windward or leeward gable, the windward gable end shall be nailed on the outside of the rafter and be nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

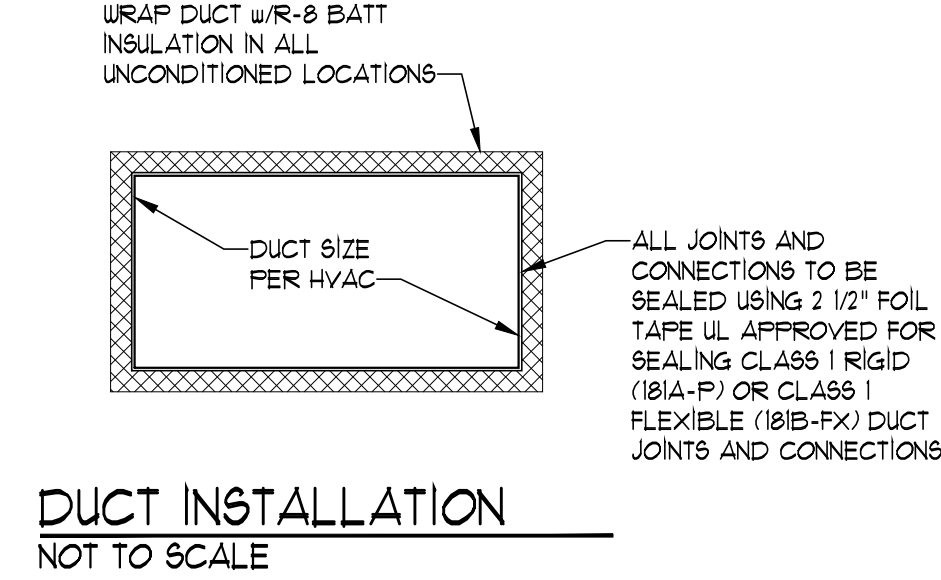
j. Staples to be 10mm, 15ga, 1 3/4" long



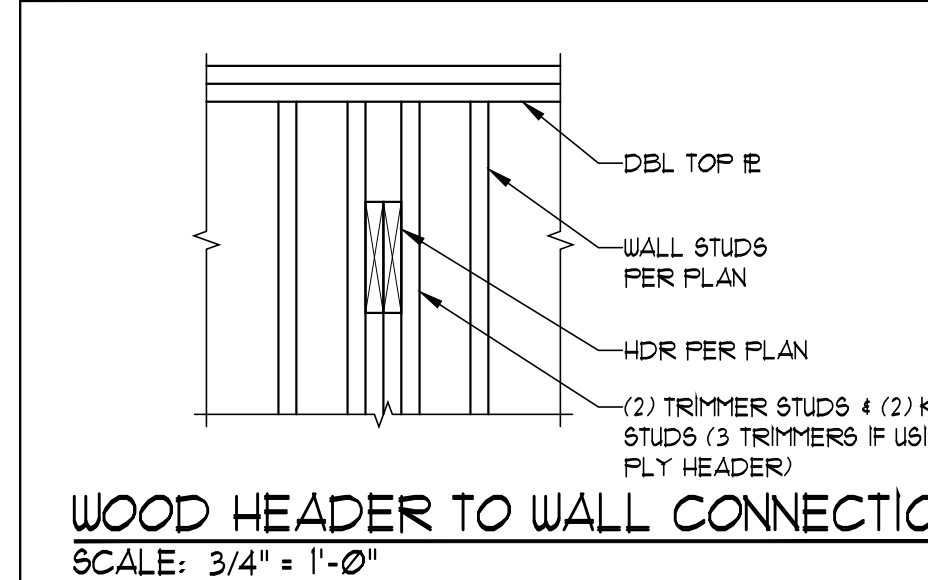
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



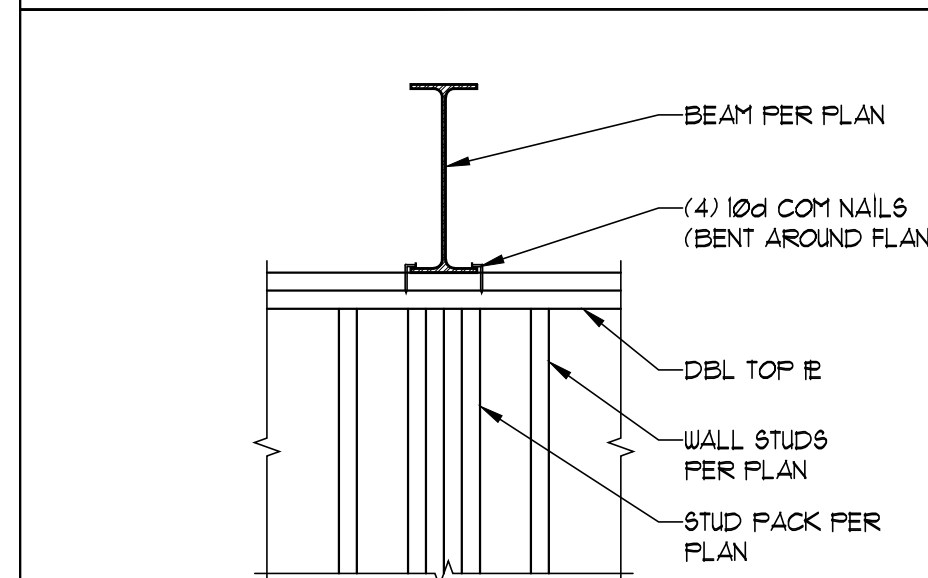
ATTIC ACCESS HATCH
SCALE: 3/4" = 1'-0"



DUCT INSTALLATION
NOT TO SCALE

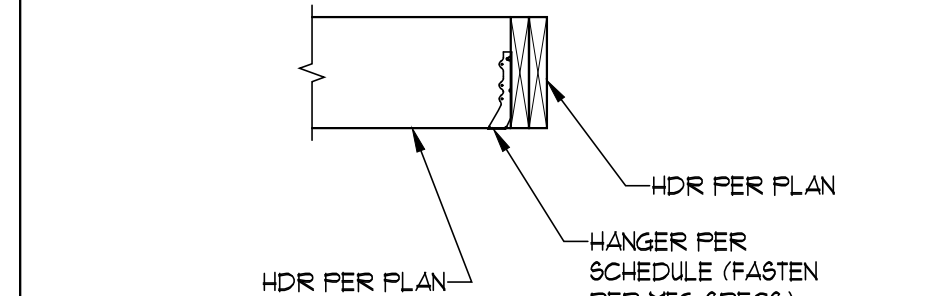


WOOD HEADER TO WALL CONNECTION
SCALE: 3/4" = 1'-0"

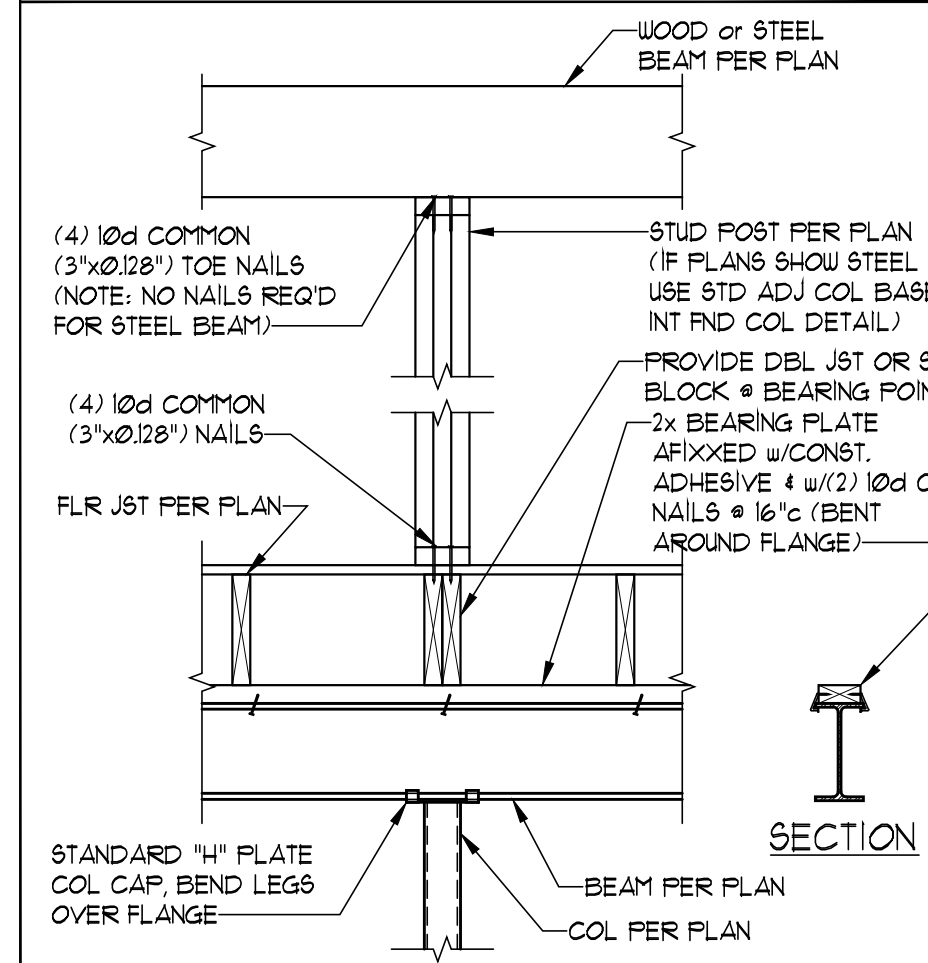


UPSET STEEL BEAM TO WALL CONN.
SCALE: 3/4" = 1'-0"

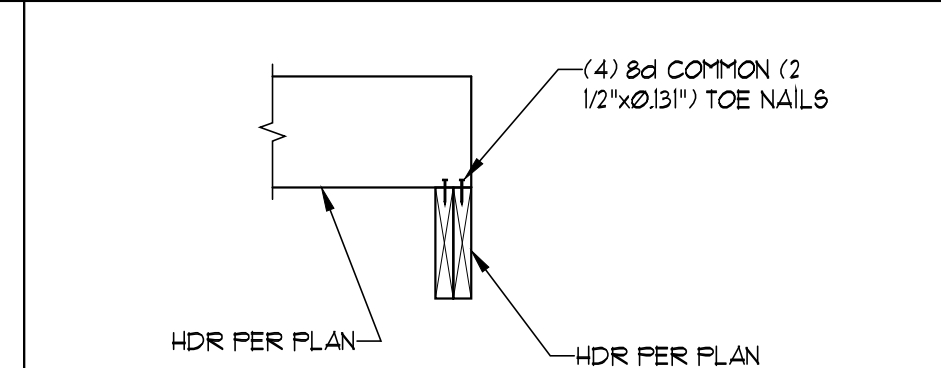
HANGER SCHEDULE			
SOLID SAWN LUMBER	ENGINEERED LUMBER		
HOR SIZE	HANGER	HOR SIZE	HANGER
2x6	LUS24	1 3/4x11 1/4	HJ1
2x8	LUS26	1 3/4x9 1/4	HJ3
2x10	LUS28	1 3/4x7 1/2	HJ5
2x12	LUS210	1 3/4x11 7/8	HJ11
(2) 2x6	LUS24-2	(2) 1 3/4x11 1/4	HJ48
(2) 2x8	LUS26-2	(2) 1 3/4x9 1/4	HJ410
(2) 2x10	LUS28-2	(2) 1 3/4x7 1/2	HJ410
(2) 2x12	LUS210-2	(2) 1 3/4x11 7/8	HJ442



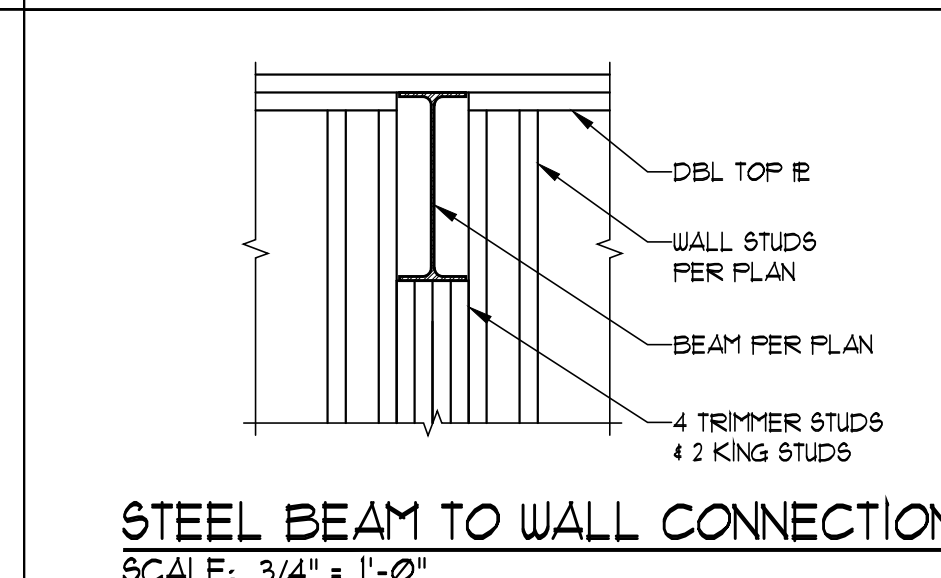
WOOD HEADER (or JST) TO HEADER CONNECTION
SCALE: 3/4" = 1'-0"



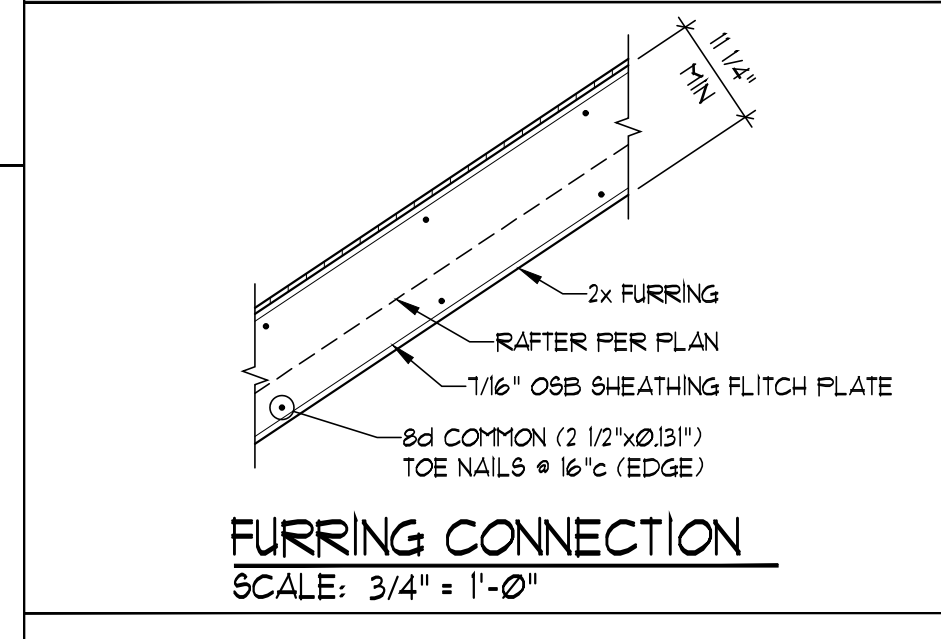
STEEL POST CAP AND MISC POST CONN DETAILS
SCALE: 3/4" = 1'-0"



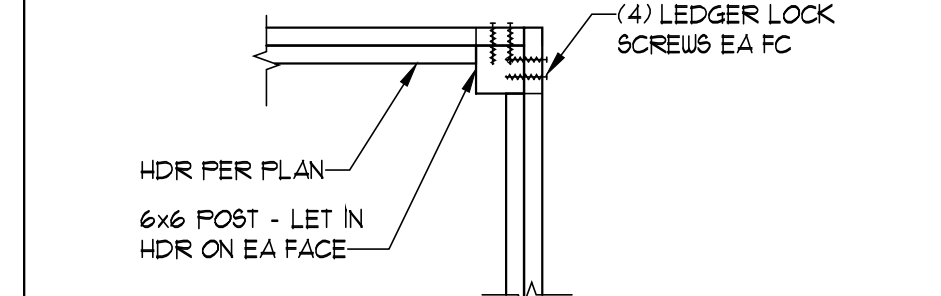
UPSET HEADER TO HEADER CONNECTION (UPSET HDR TO WALL SIM)
SCALE: 3/4" = 1'-0"



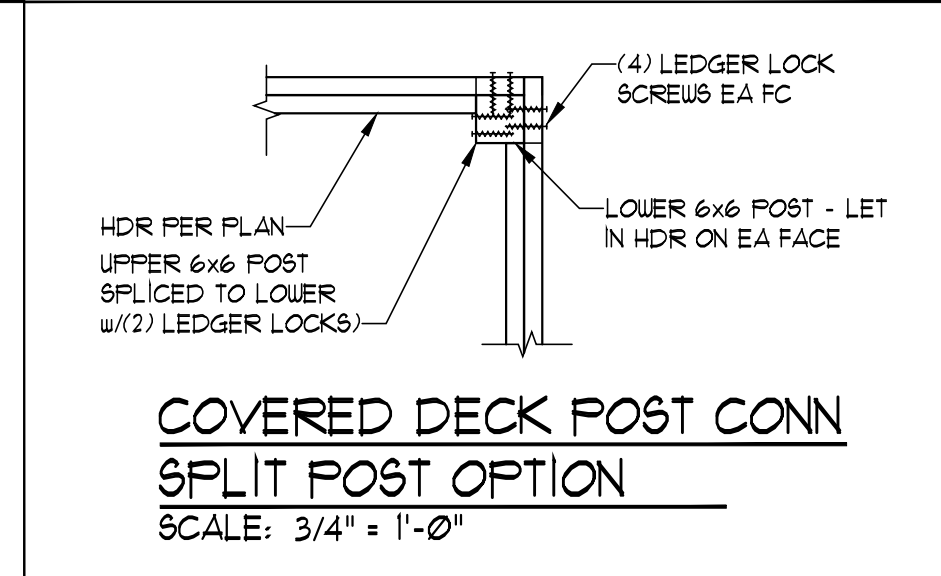
STEEL BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



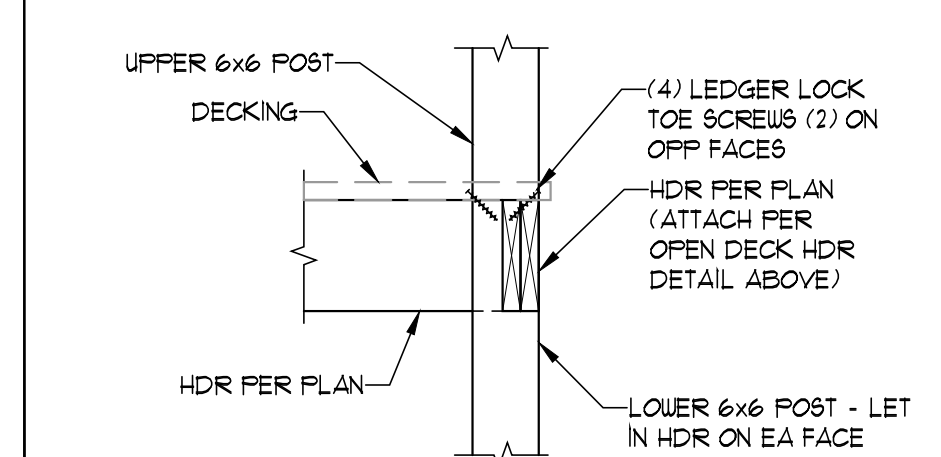
FURRING CONNECTION
SCALE: 3/4" = 1'-0"



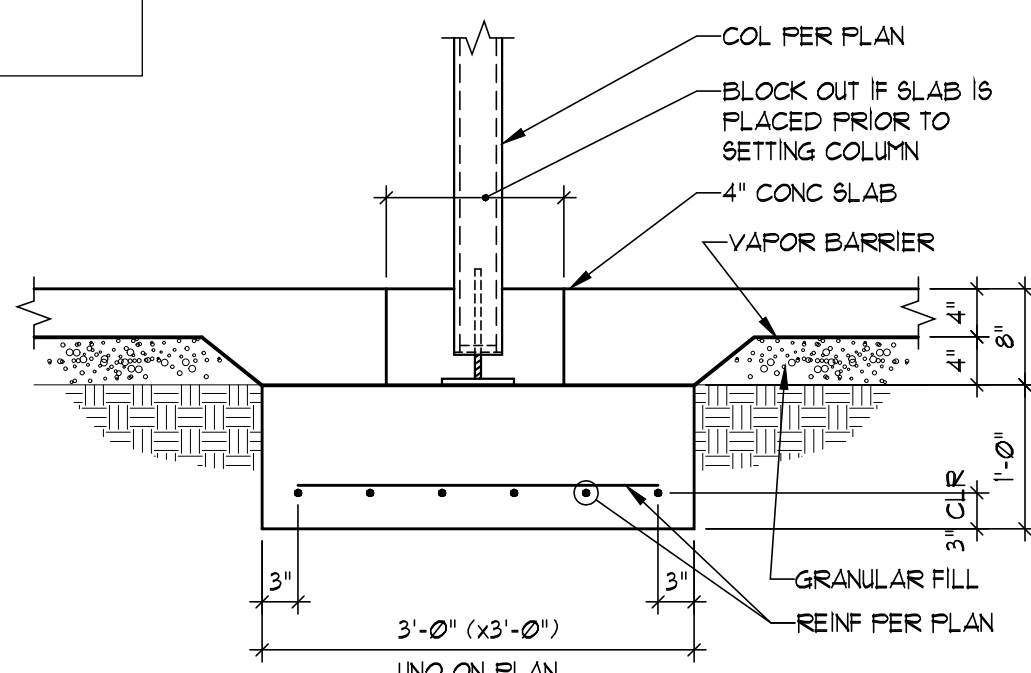
DECK ROOF AND/OR OPEN DECK HDR CONN
SCALE: 3/4" = 1'-0"



COVERED DECK POST CONN SPLIT POST OPTION
SCALE: 3/4" = 1'-0"

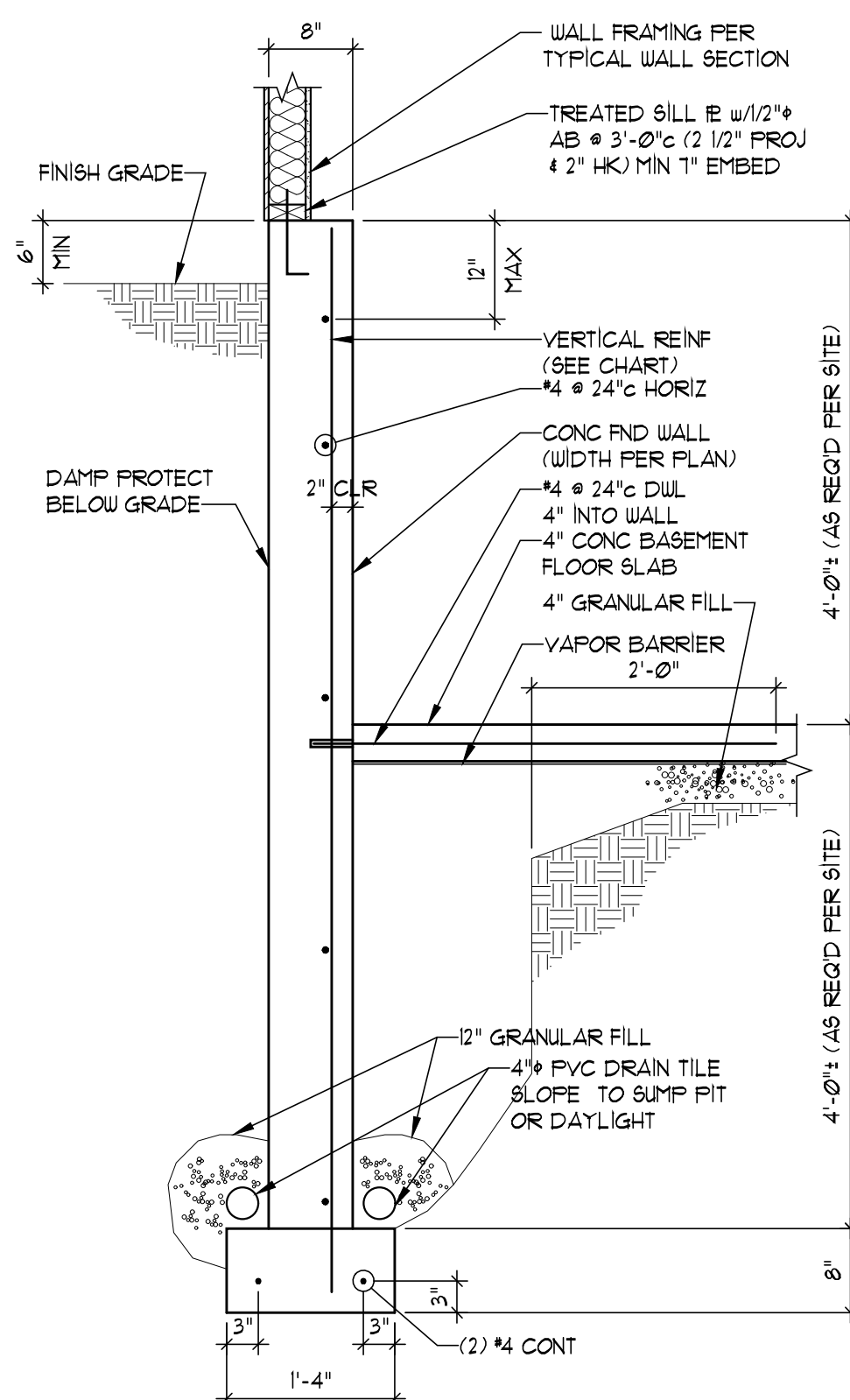


COVERED DECK POST CONN STACKED POST OPTION
SCALE: 3/4" = 1'-0"

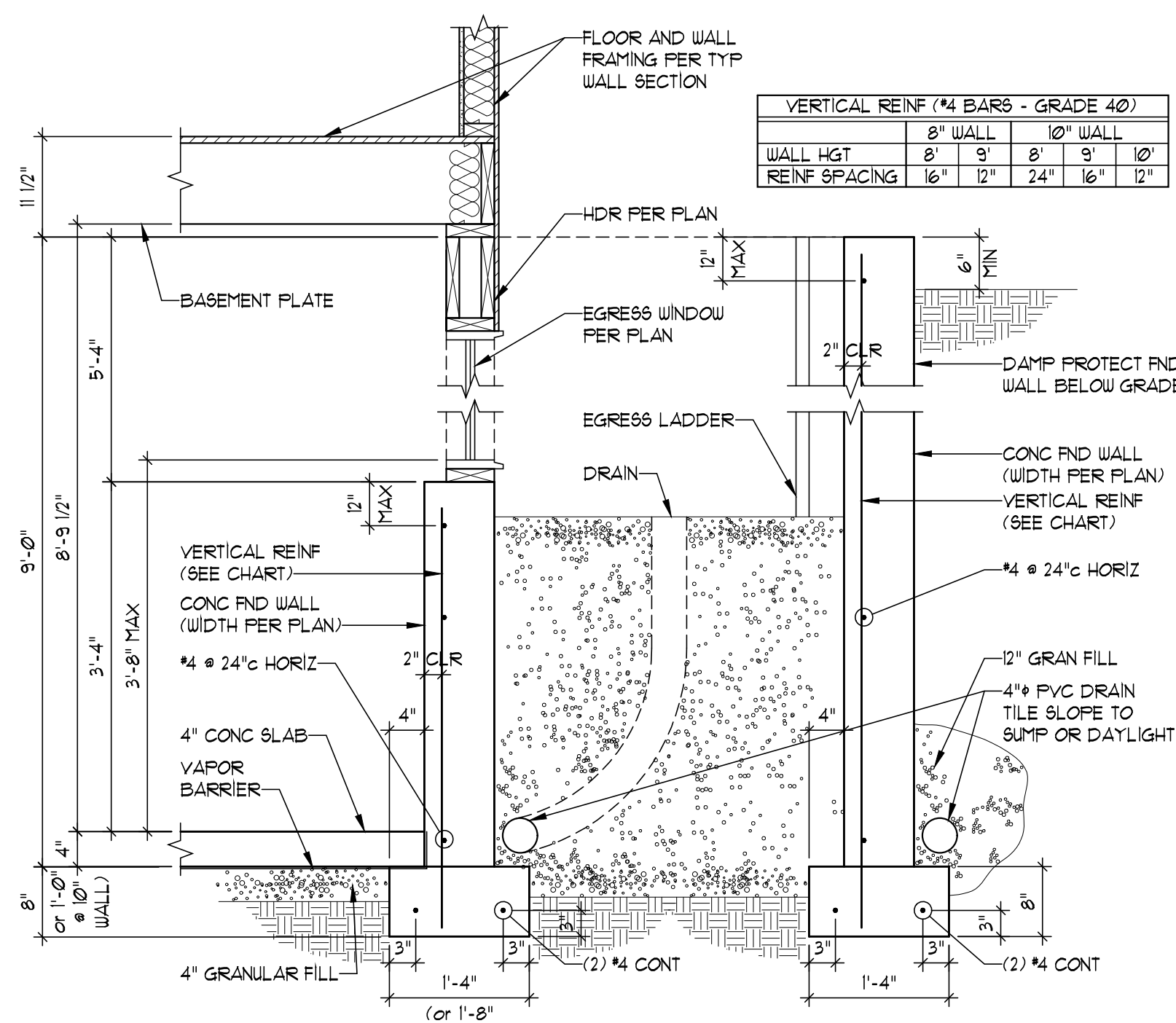


TYPICAL INTERIOR COLUMN
SCALE: 3/4" = 1'-0"

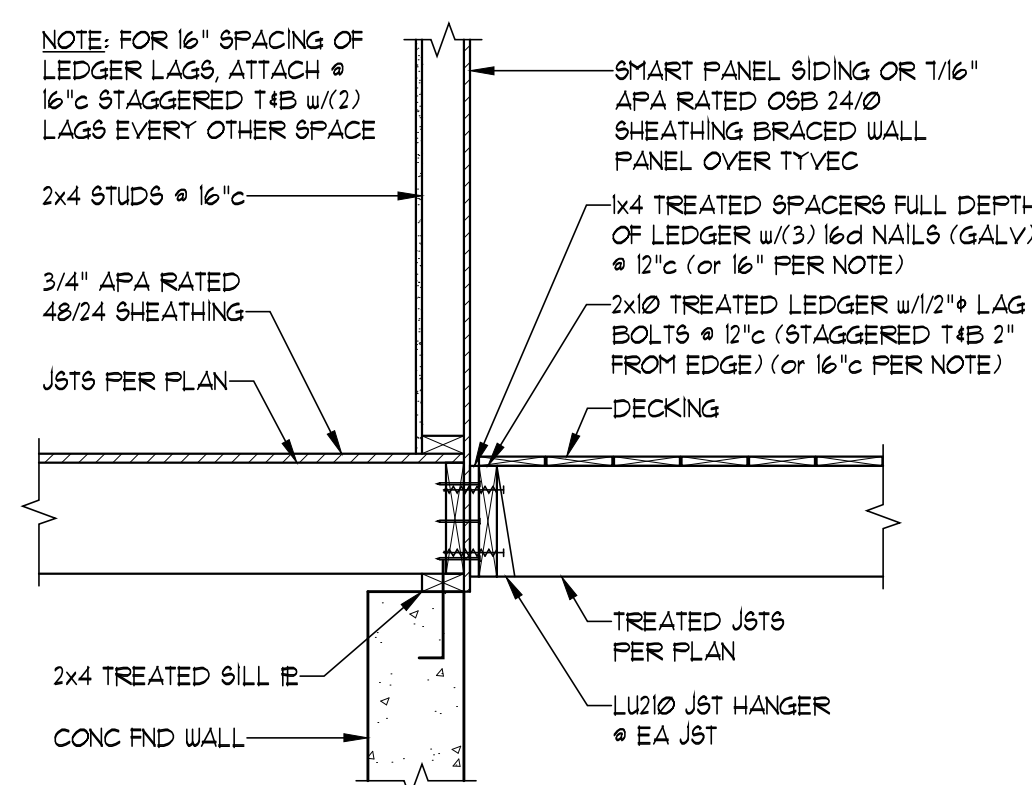
VERTICAL REINF (#4 BARS - GRADE 40)					
	8" WALL		10" WALL		
	8"	9"	8"	9"	10"
WALL HGT					
REINF SPACING	16"	12"	24"	16"	12"



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

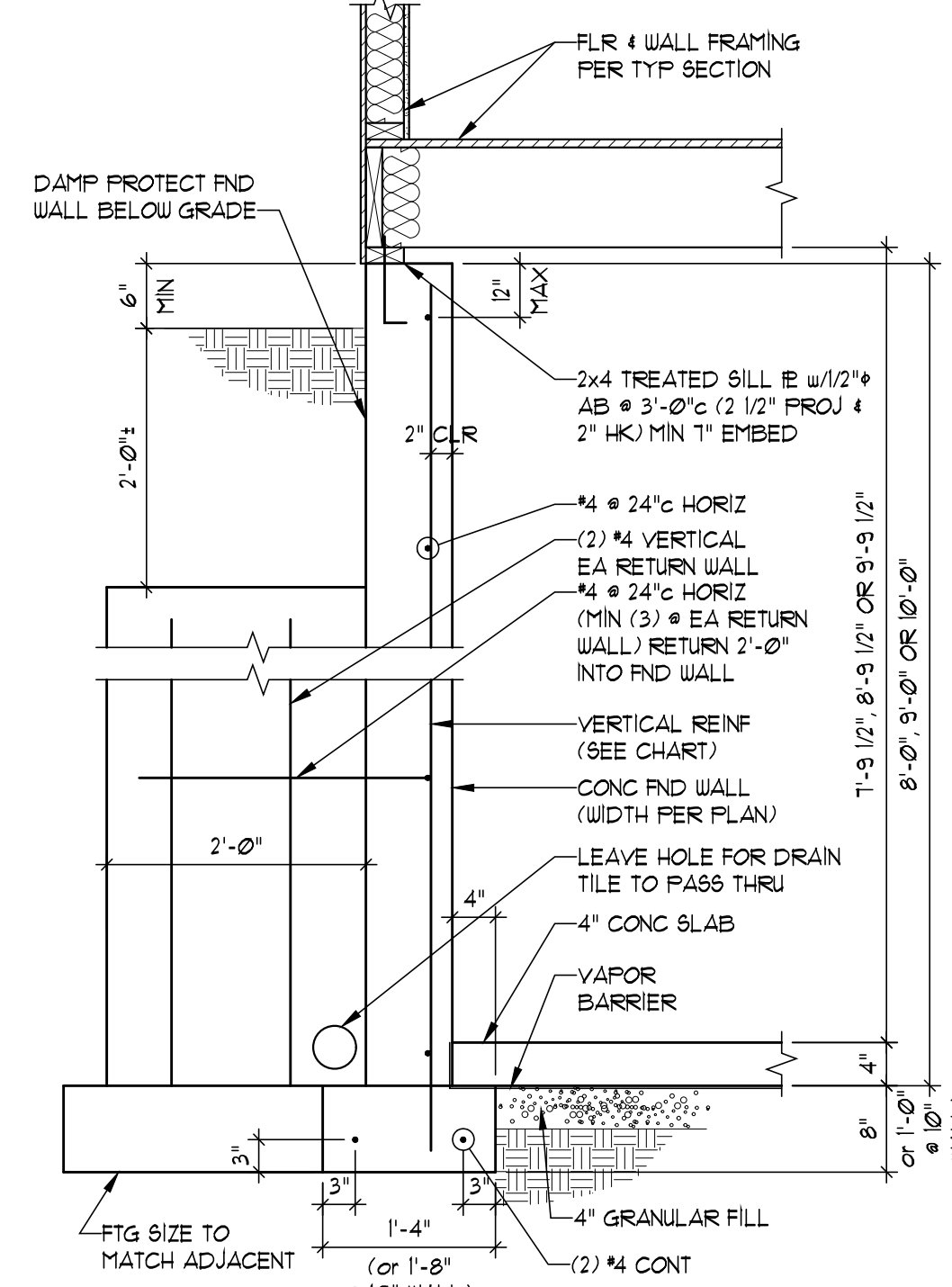


TYPICAL WINDOW WELL
SCALE: 3/4" = 1'-0"

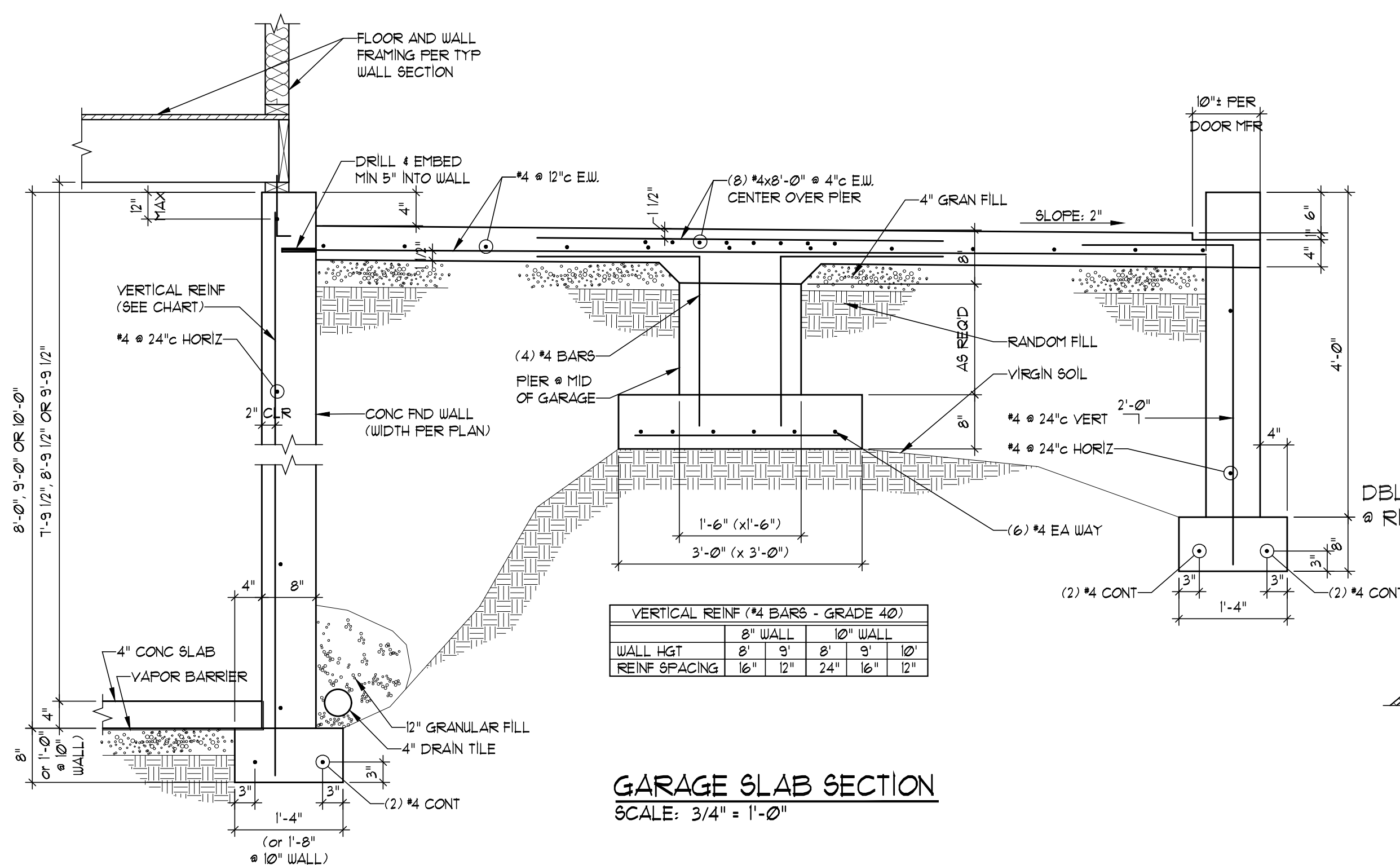


DECK ATTACHMENT
SCALE: 3/4" = 1'-0"

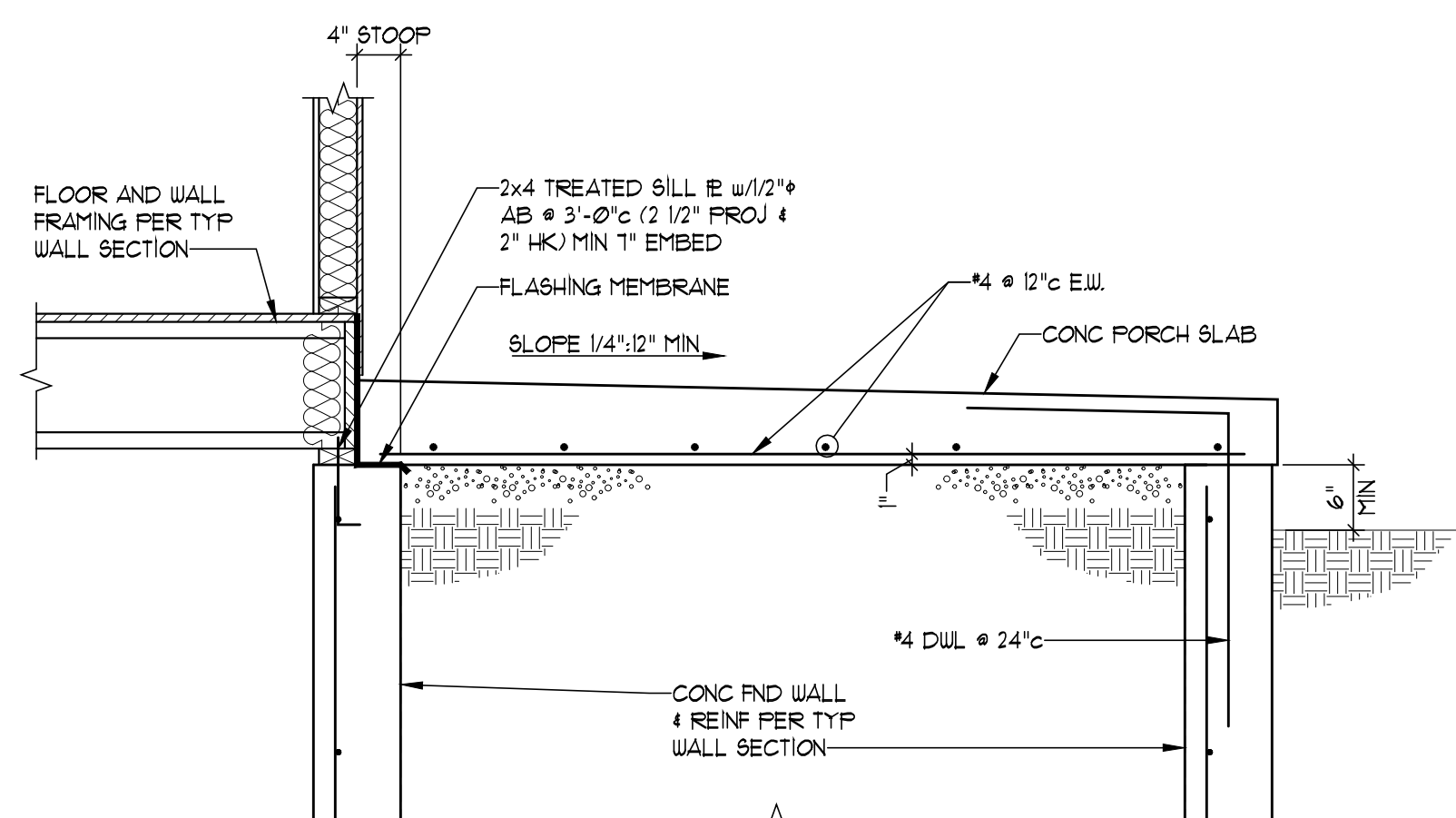
VERTICAL REINF (#4 BARS - GRADE 40)					
	8" WALL		10" WALL		
WALL HGT	8'	9'	8'	9'	10'
REINF GRACING	16"	12"	24"	16"	12"



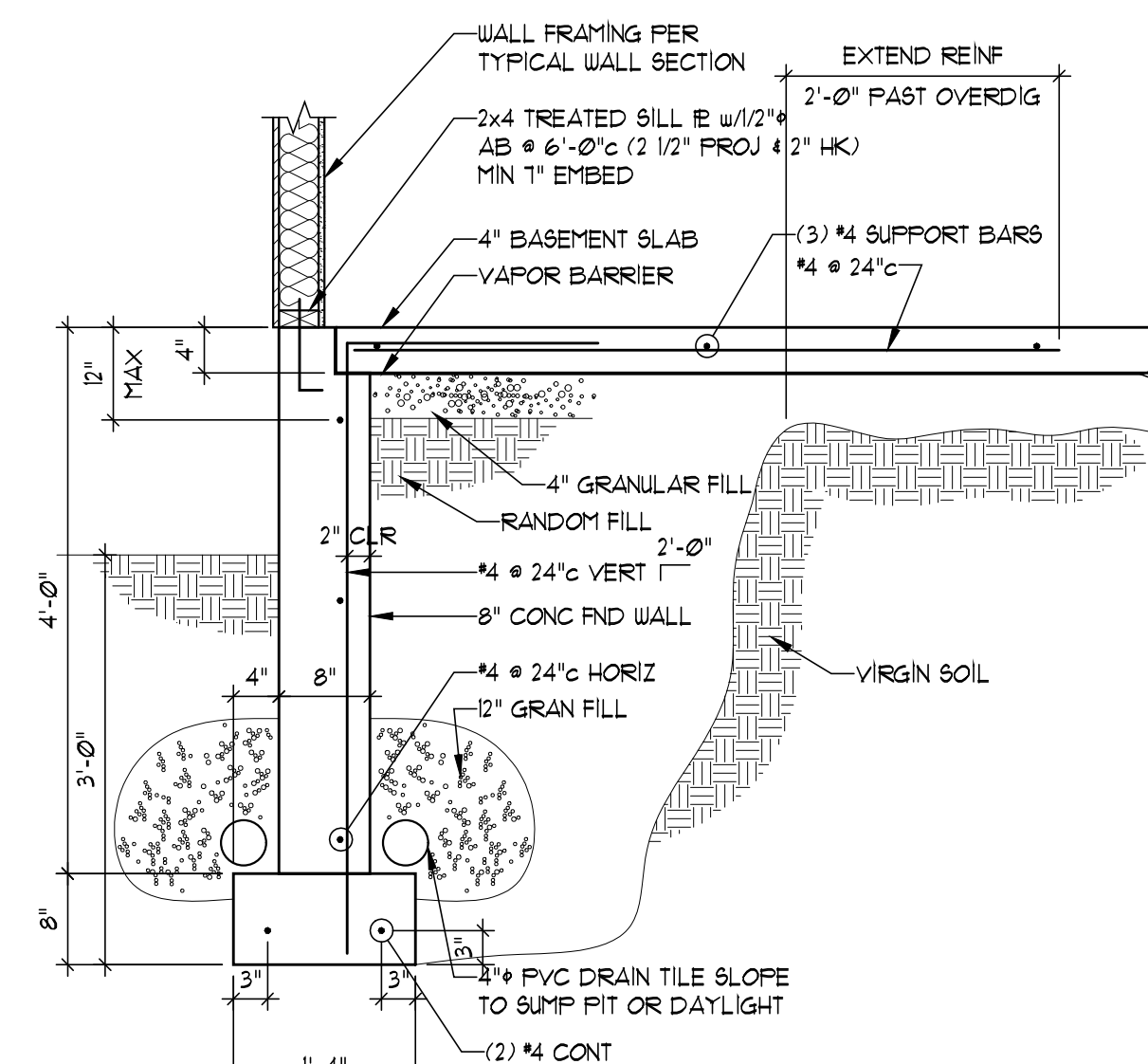
TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"



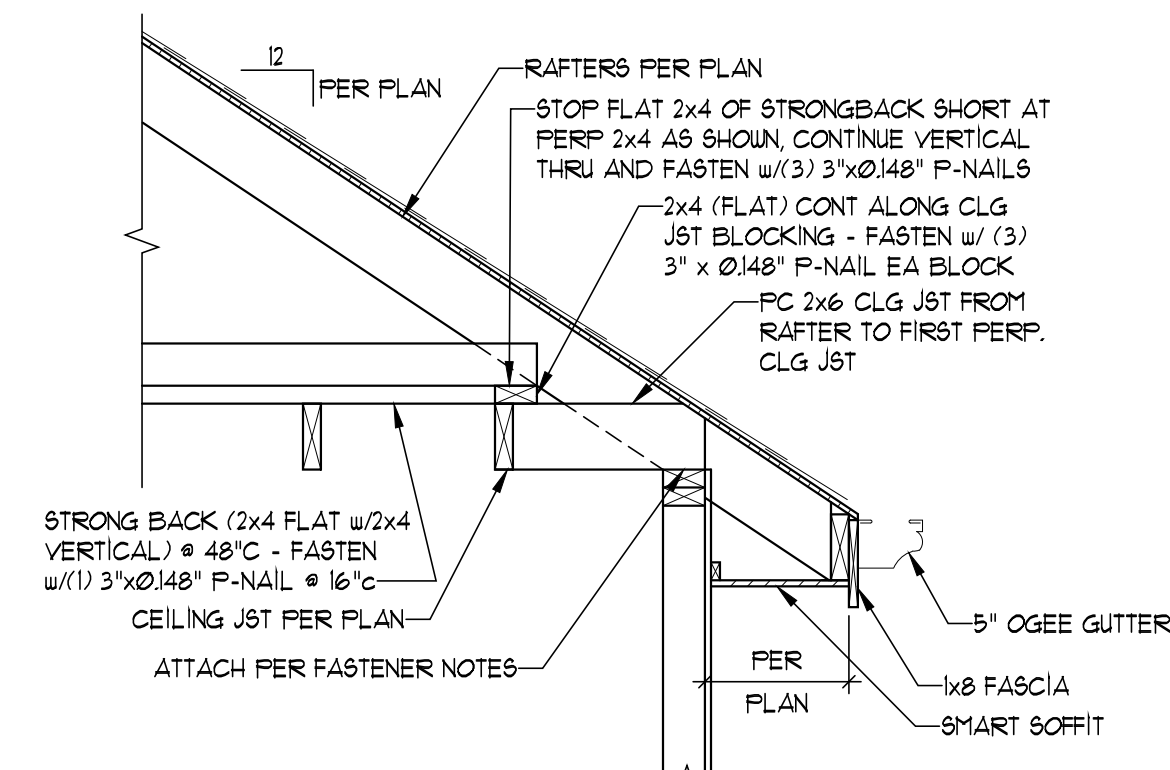
GARAGE SLAB SECTION
SCALE: 3/4" = 1'-0"



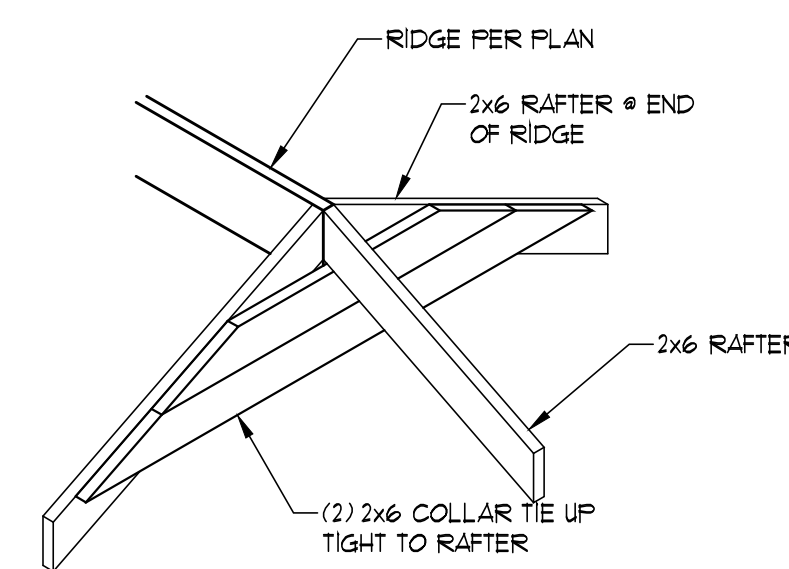
TYPICAL SECTION THRU PORCH
SCALE: 3/4" = 1'-0"



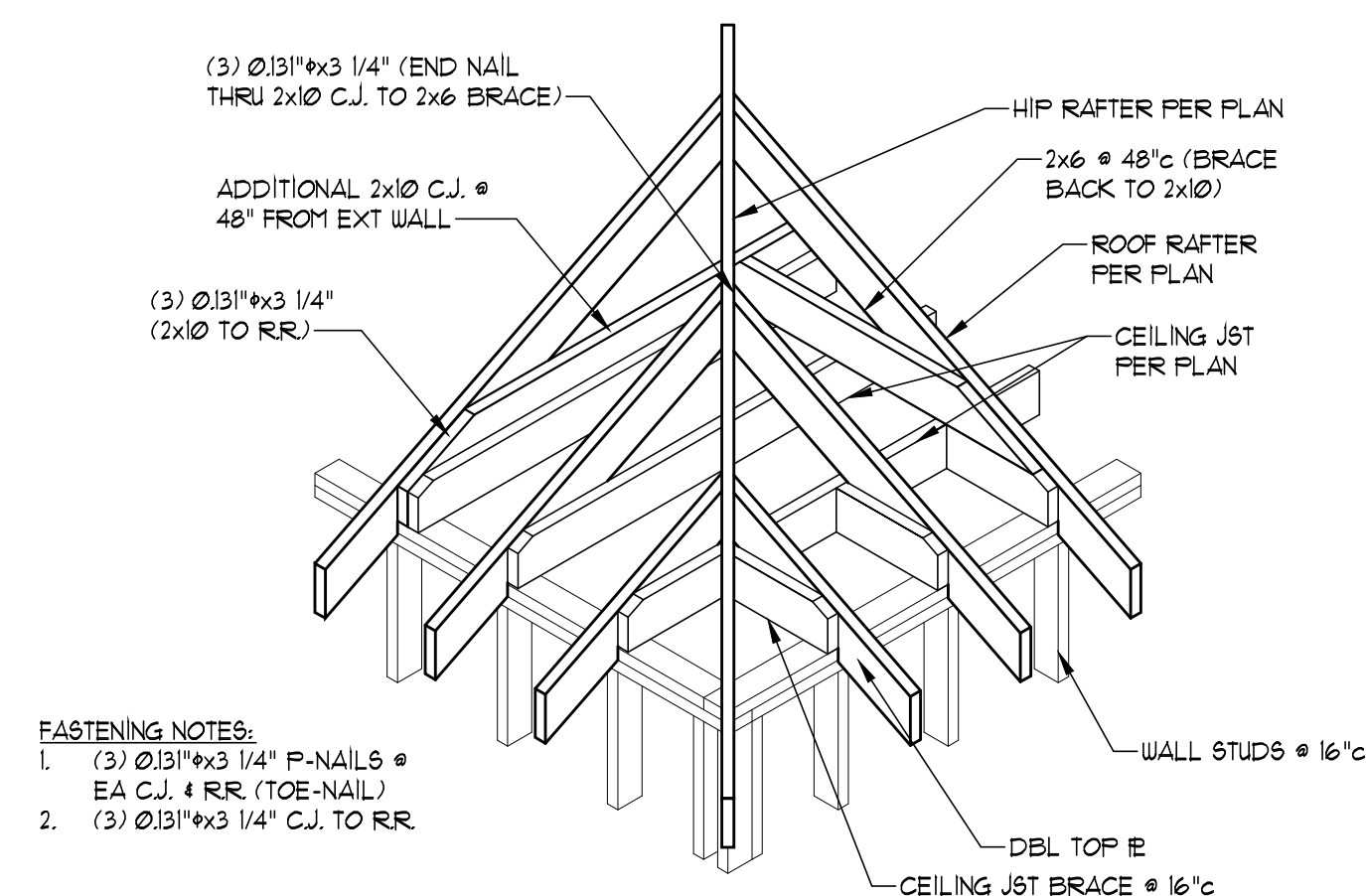
TYPICAL WALKOUT SECTION
SCALE: 3/4" = 1'-0"



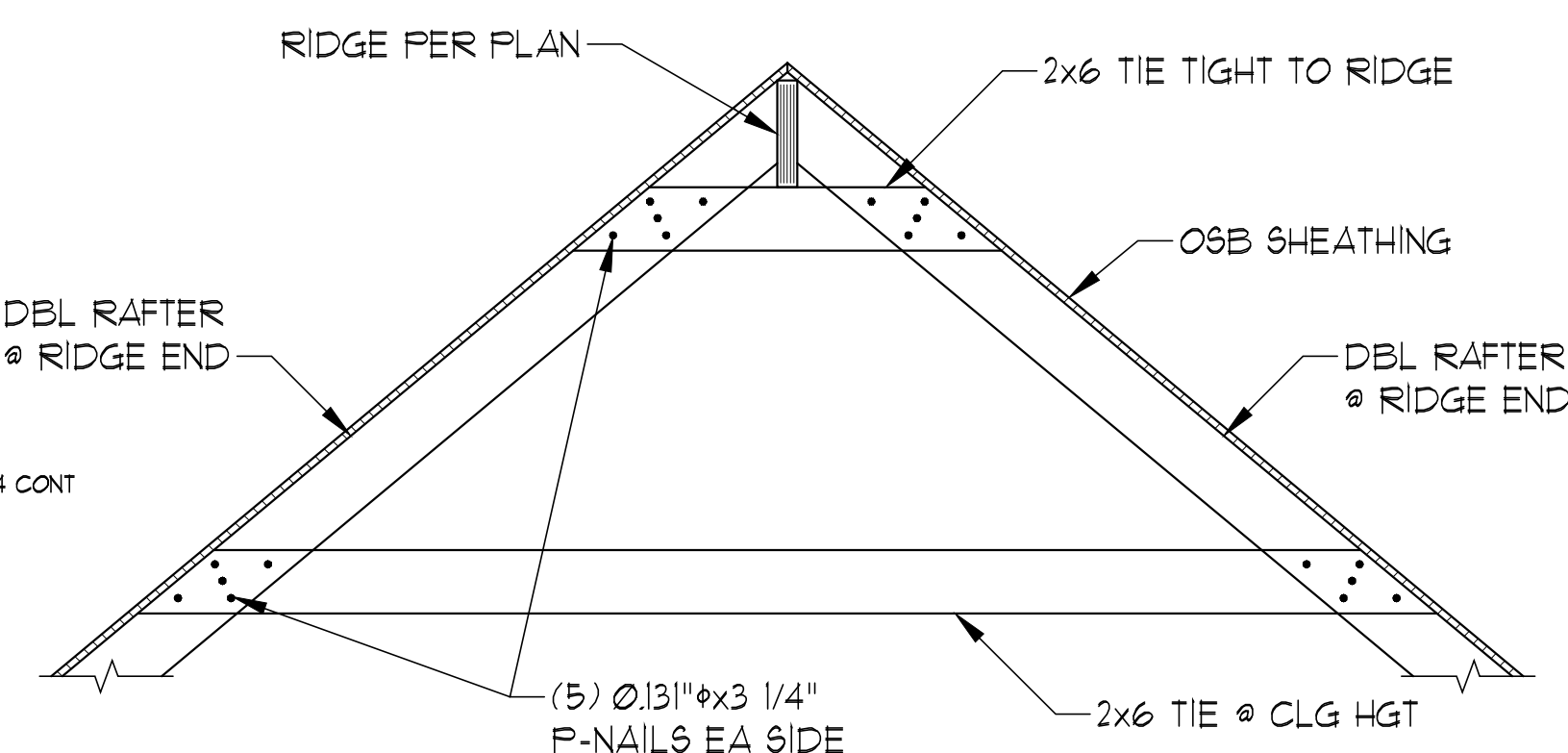
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
SCALE: 3/4" = 1'-0"



HIP RIDGE SUPPORT
SCALE: 1/2" = 1'-0"



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



SCALE: 1/2" = 1'-0"

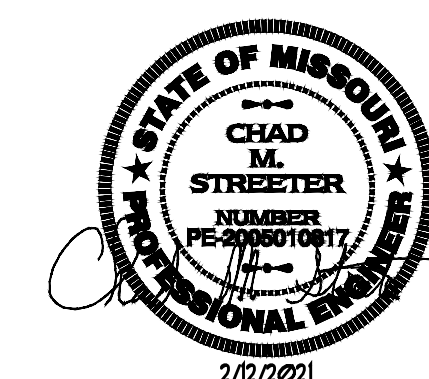


© COPYRIGHT 2021

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

V/A VAN DEURZEN & ASSOCIATES, P.A.
11011 KING STREET, SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDEURZENASSOC.COM
E-MAIL VDA@VANDEURZENASSOC.COM

Van Deurzen and Associates, P.A. © 2021



2/12/20

THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE: _____

For Permit: 2/12/2021

Framing Notes

Planning Notes and Details

and Details

S101

5101

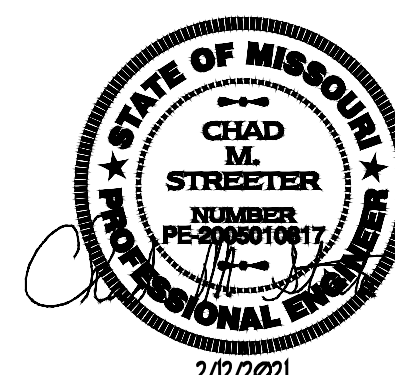


© COPYRIGHT 2021

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

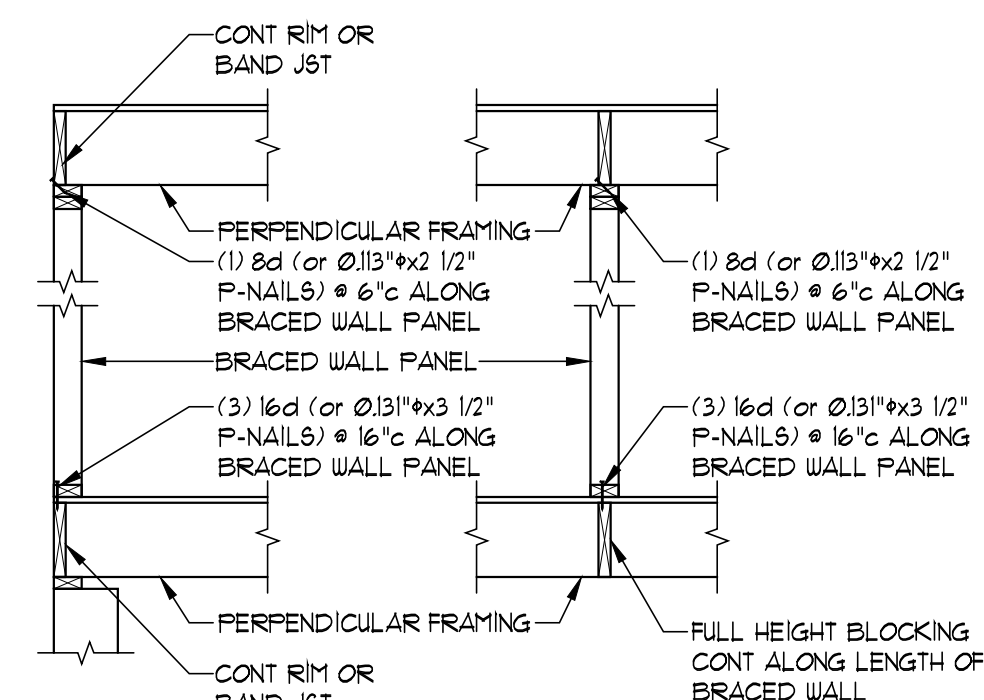
VAN DEURZEN & ASSOCIATES, P.A.
1011 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDEURZENANDASSOCIATES.COM
E-MAIL VANDAEURZENANDASSOCIATES.COM

Van Deurzen and Associates, P.A. © 2021

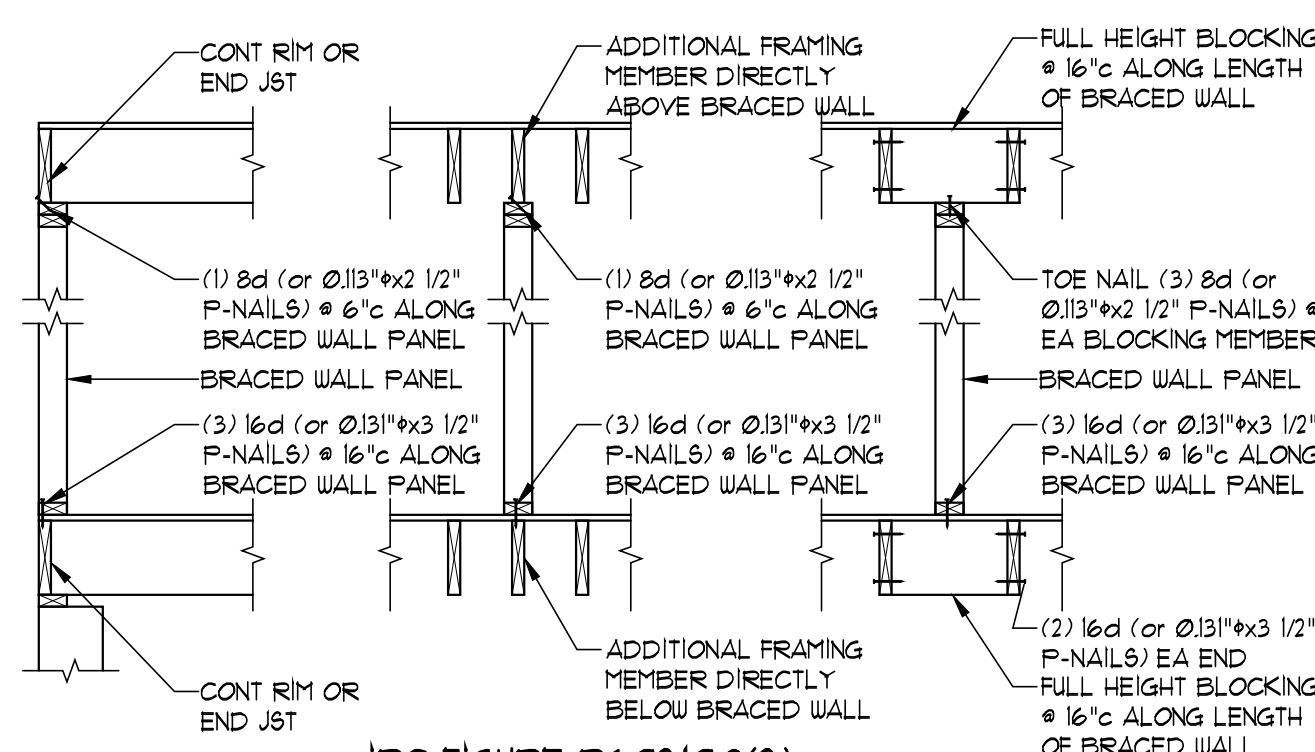


THE SUMMERFIELD CUSTOM

Jim and Kari Wilcox
2155 NW Killarney Ln, Lee's Summit, MO
Lot 135 - Woodside Ridge Subdivision



IRC FIGURE R602.10.2(1)
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING



IRC FIGURE R602.10.2(2)
BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING

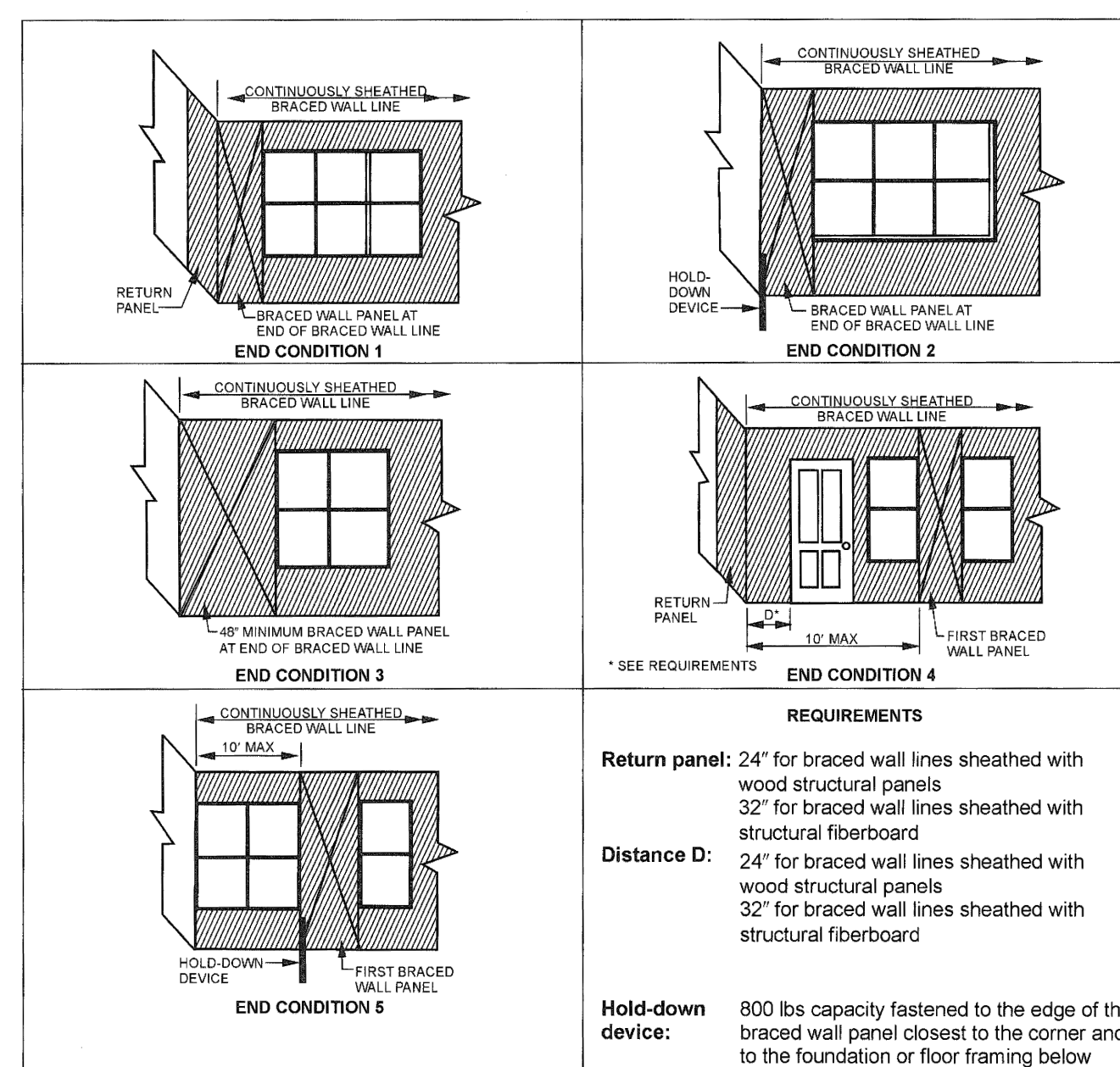
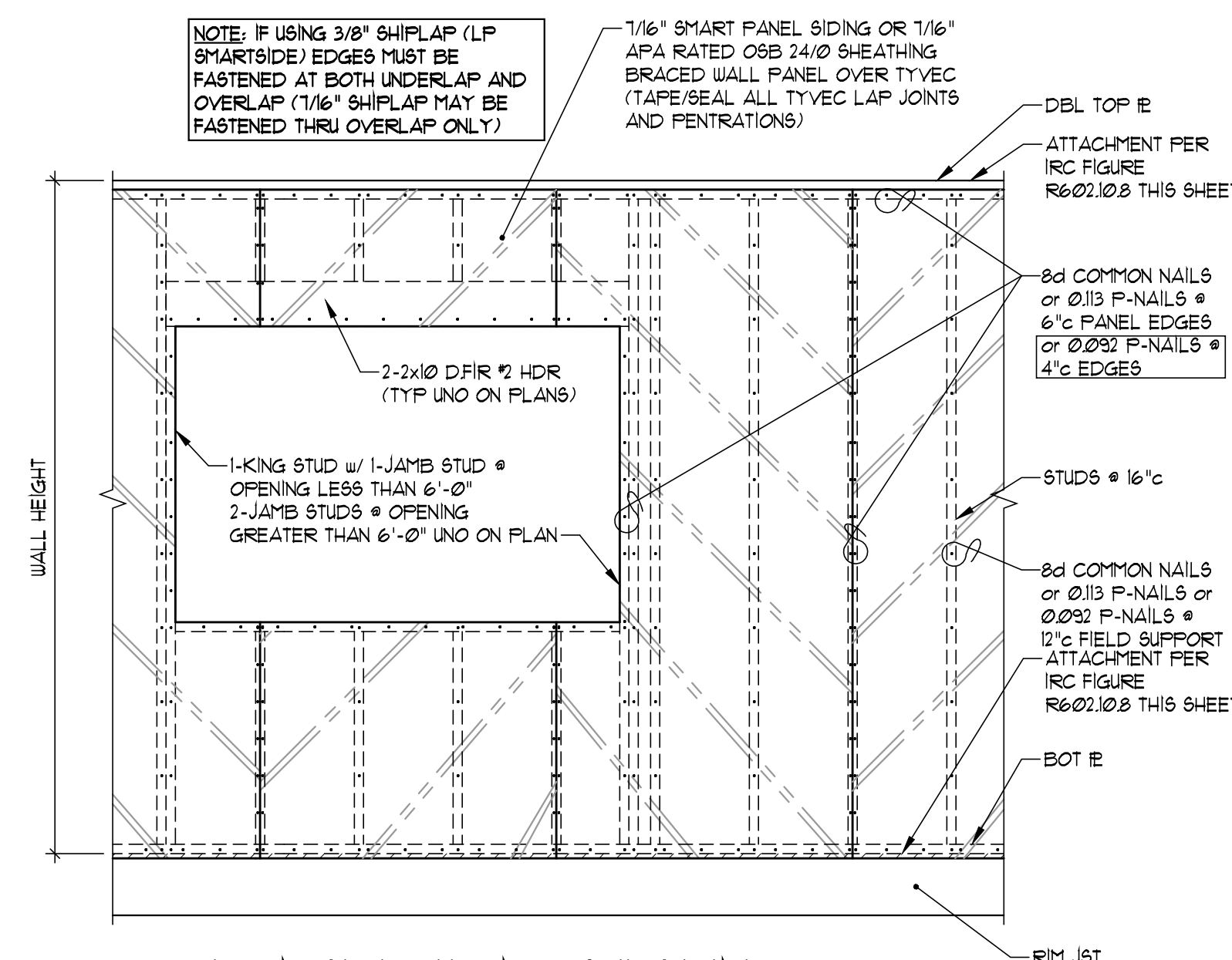
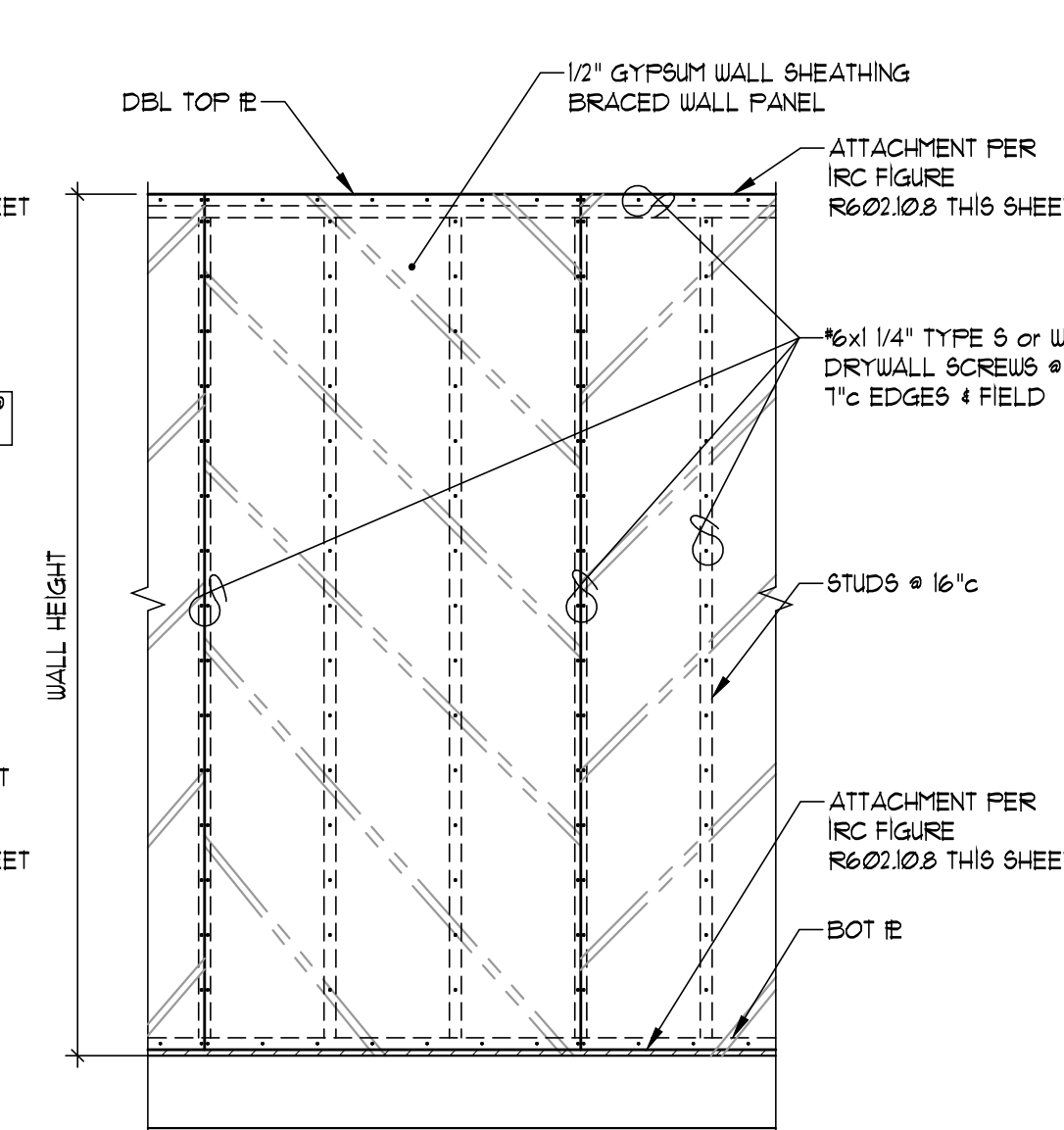


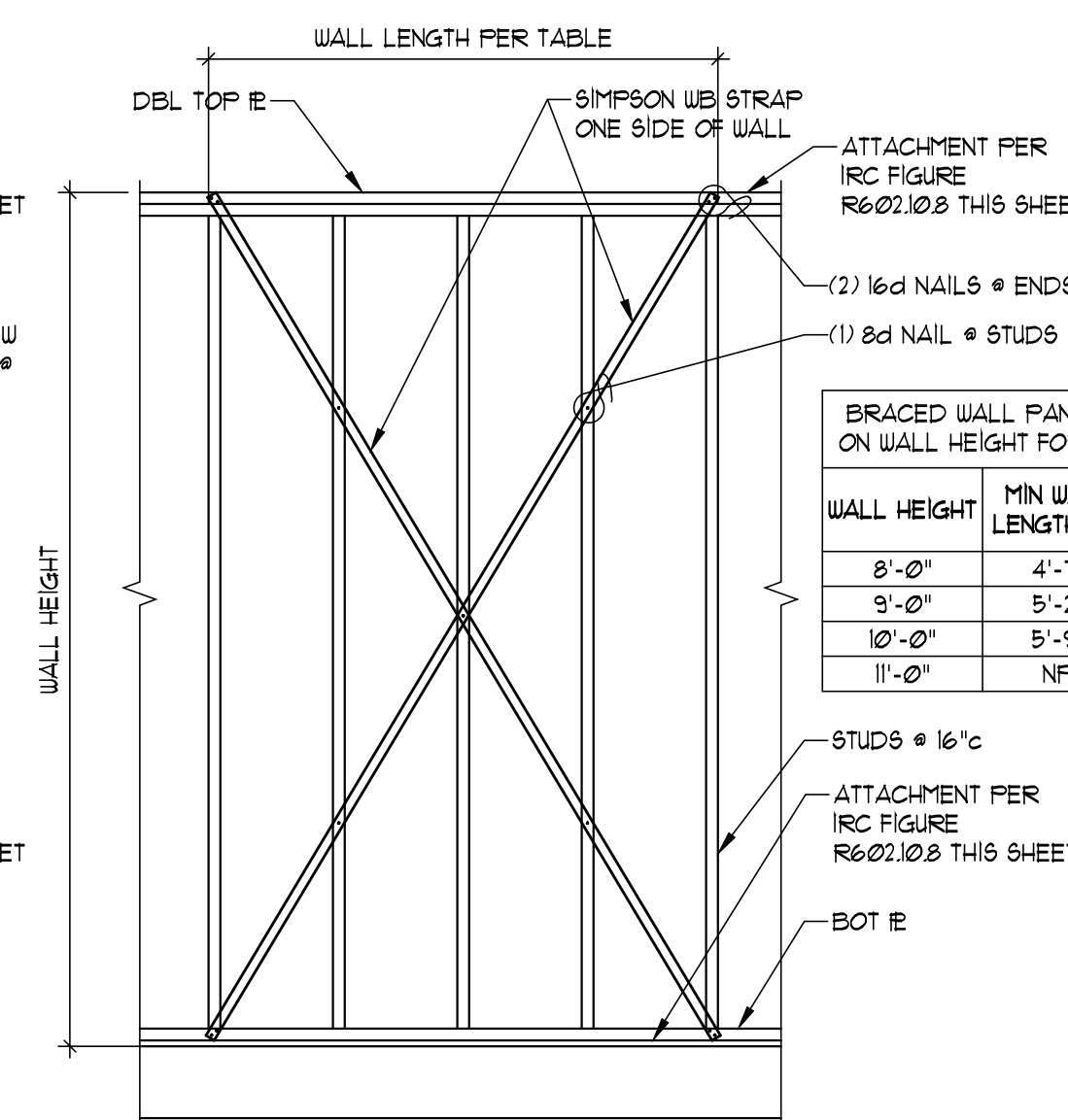
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



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

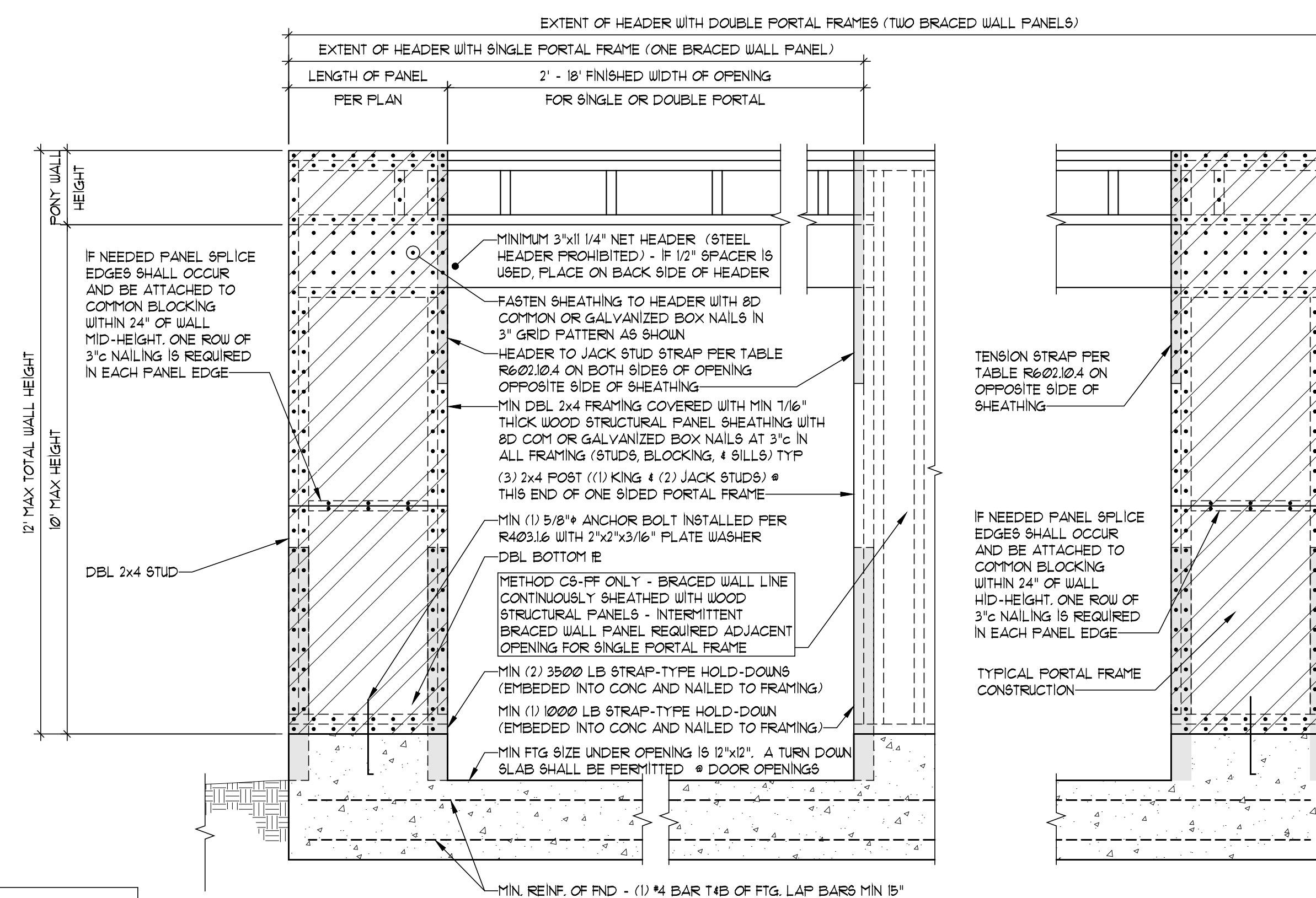


TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"

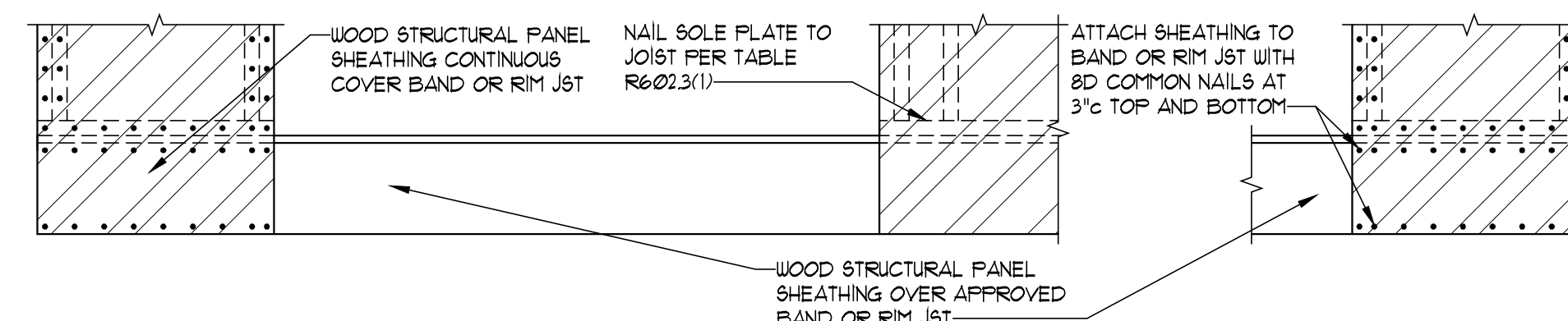


INTERIOR SHEATHING
INSTALLATION (METHOD LIB)
SCALE: 1/2" = 1'-0"

BRACED WALL PANEL LENGTHS BASED ON WALL HEIGHT FOR 2012 IRC, TYPE IIB		
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

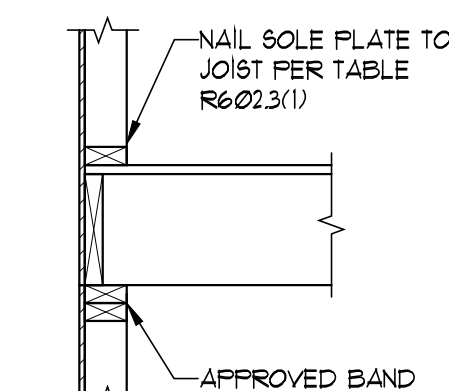


BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"

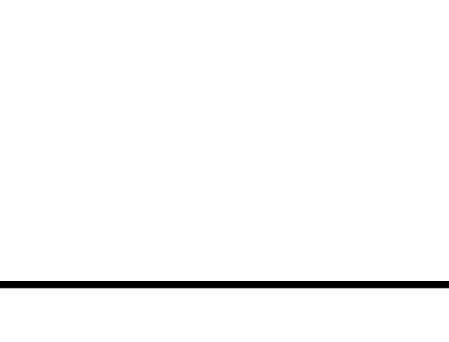


BRACED WALL METHOD "CS-PF" (ATTACHMENT TO WOOD FLOOR)
(REFER TO BRACED WALL METHOD "PFH" FOR HEADER ATTACH)
SCALE: 3/4" = 1'-0"

SECTION



SECTION



Project #: 8083-XXXX

DATE:

For Permit: 2/12/2021

Framing Notes
and Details

S102