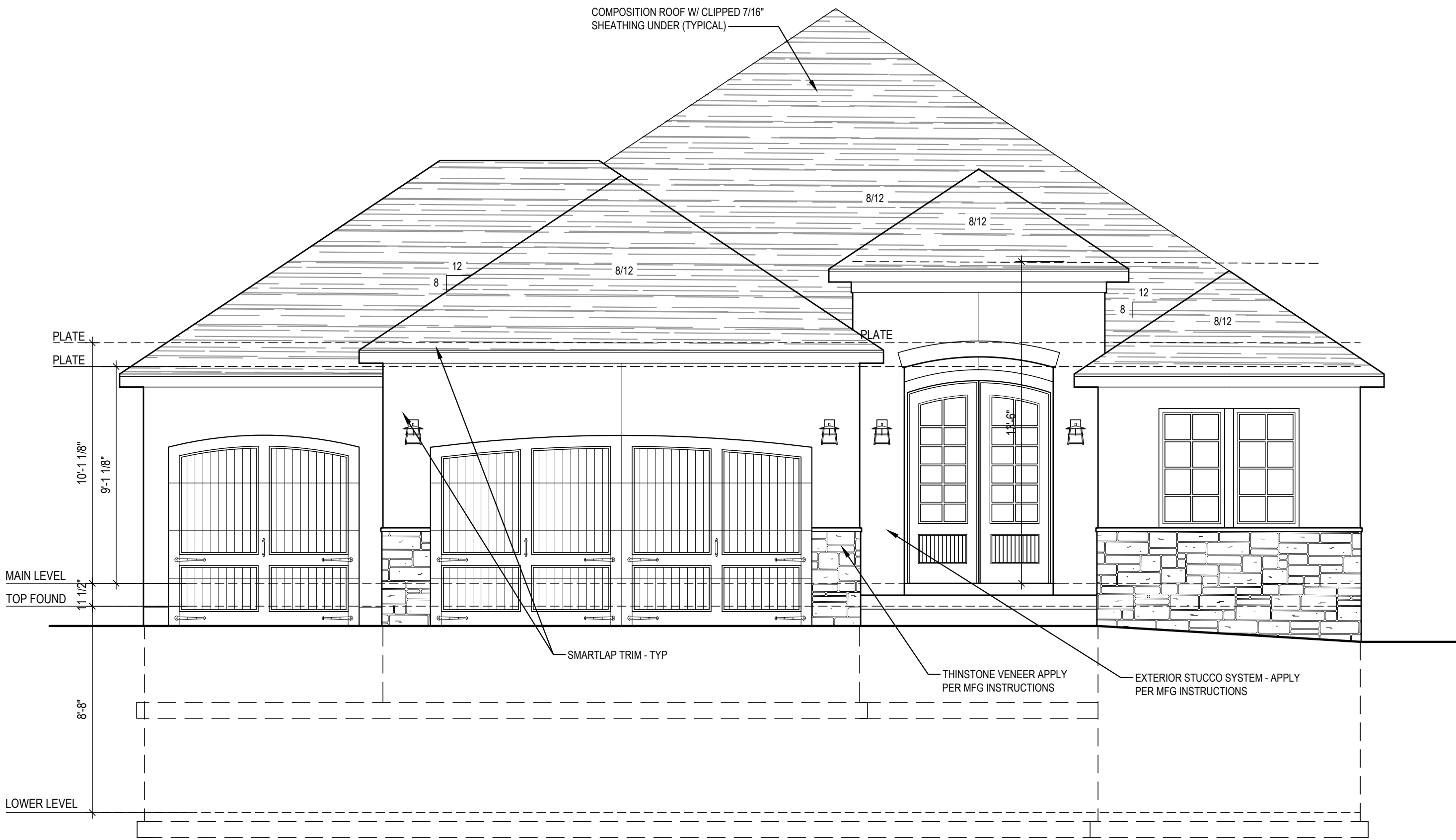


ELEVATION NOTES

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.

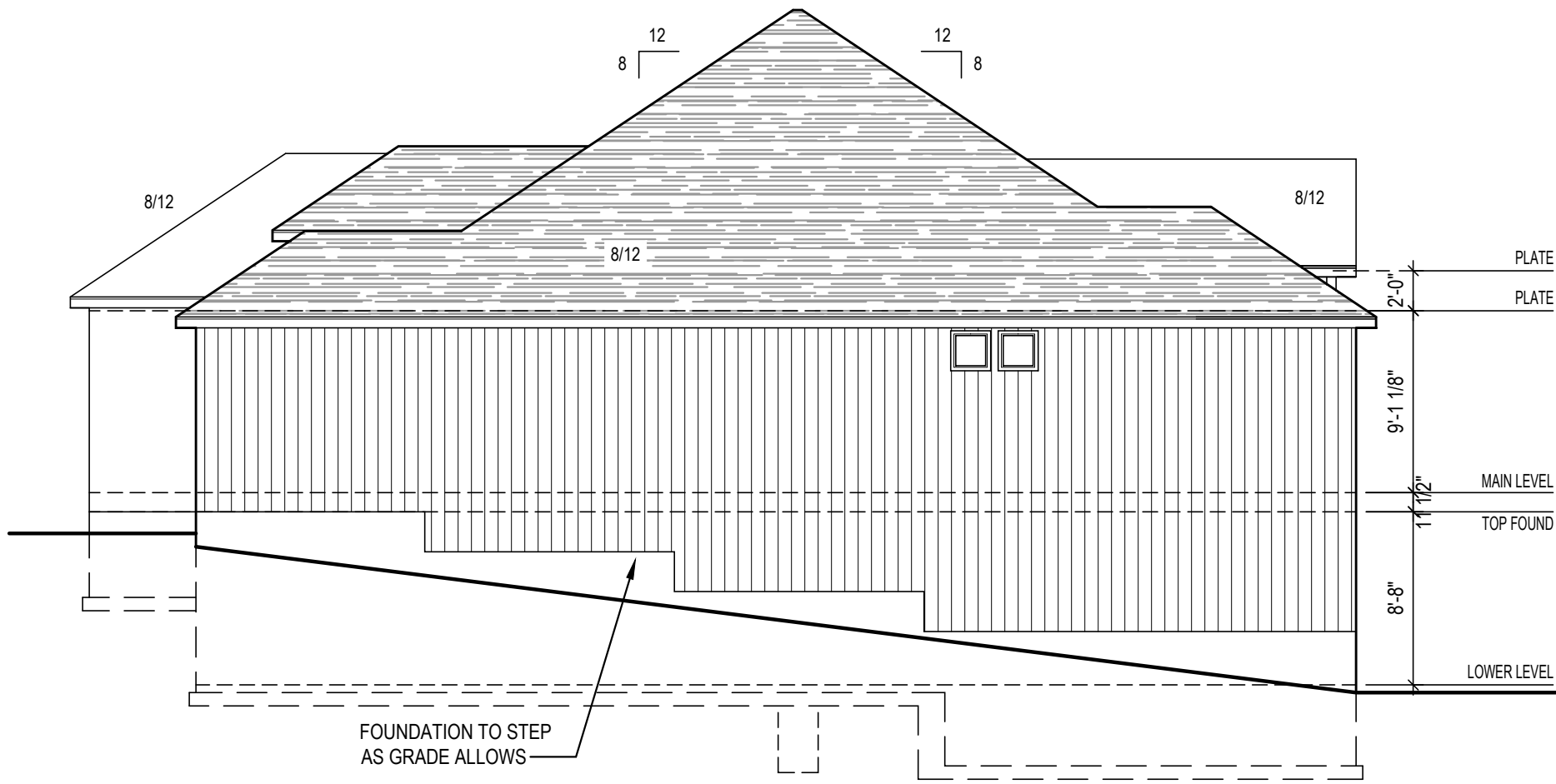
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Front Elevation

1/4" = 1'-0"

1



Side Right Elevation

1/8" = 1'-0"

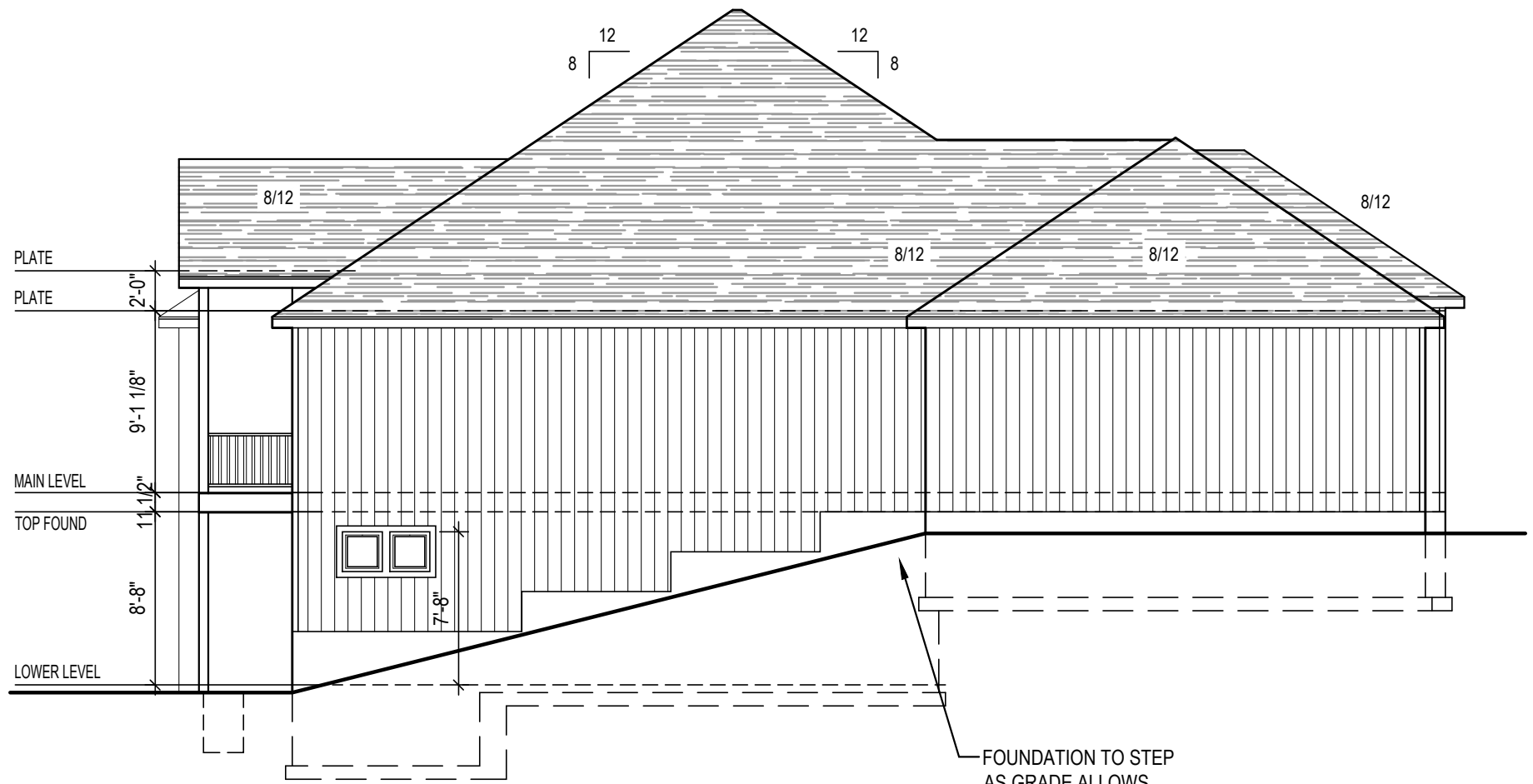
2



Rear Elevation

1/8" = 1'-0"

3



Side Left Elevation

1/8" = 1'-0"

4



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THE BAYBERRY

Spec Home
2103 SW Hook Farm Dr, Lee's Summit, MO
Lot 33 - Hook Farm Homestead Subdivision

Project #: 8083-2151

DATE: 11/10/2021

Permit: _____

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, WORKMEN'S PARKING, ETC., SHALL BE COORDINATED WITH THE CITY.
- 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 30" 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 SPICES 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) #6 COM NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (2) JST SPACES. FASTEN TO SILL PLATE PER NOTE 8.
- VAPOR BARRIER, 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 4" 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'G 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
	36"x36"x12"	(6) #4 BAR E.W.	3'0" SCHED 40
	42"x42"x14"	(7) #4 BAR E.W.	3'0" SCHED 40
	48"x48"x16"	(8) #4 BAR E.W.	3'0" SCHED 40
	54"x54"x16"	(9) #4 BAR E.W.	3'12" SCHED 40
	60"x60"x18"	(10) #4 BAR E.W.	3'12" 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.

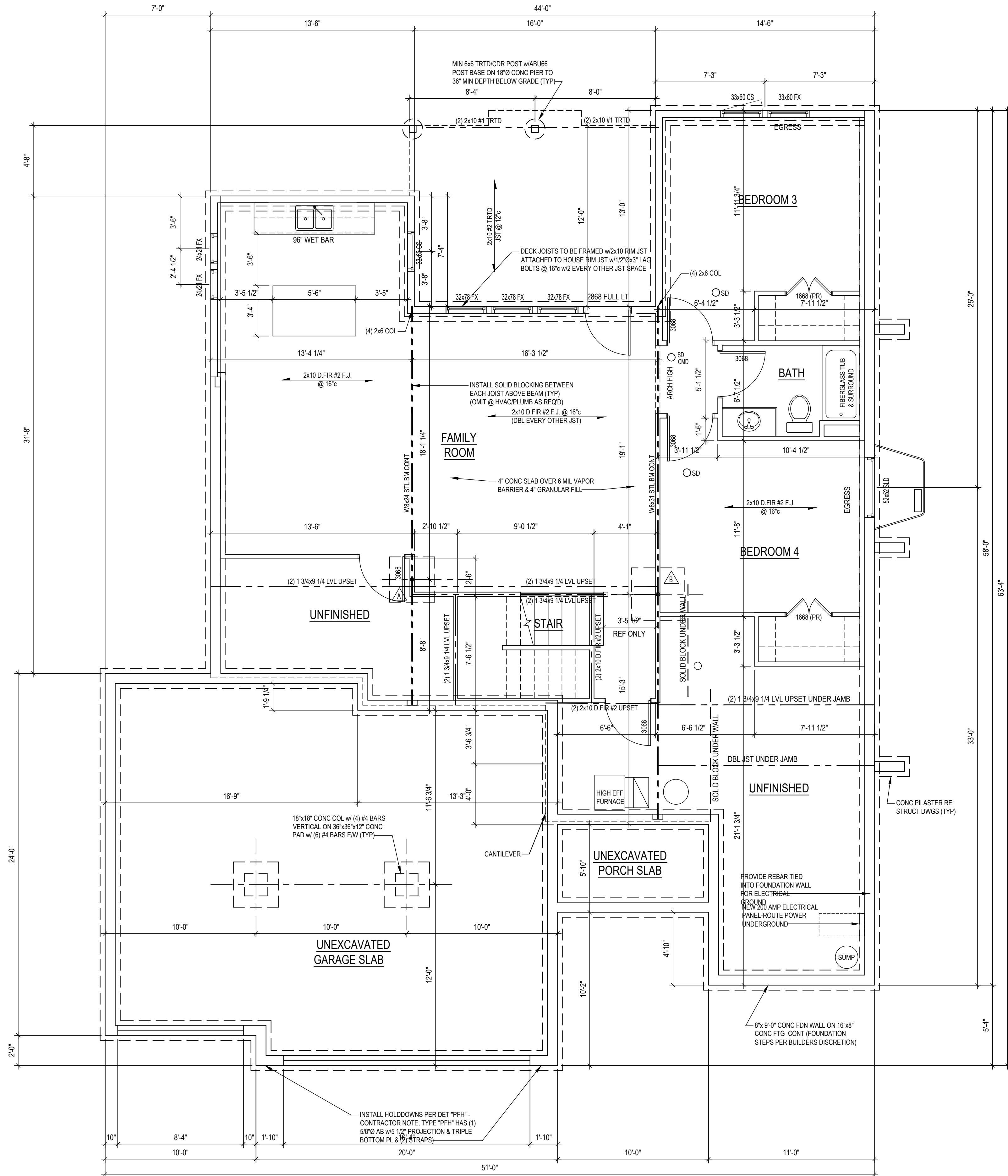
I JOIST AND TRUSS NOTES

- 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 SUBMITTAL 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 BTM CHORD AND NETTING PER APA FORM R425 METHOD 4



LOWER LEVEL
FINISHED AREA: 1092 SF
UNFINISHED: 507 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Foundation Plan

1/4" = 1'-0"

1

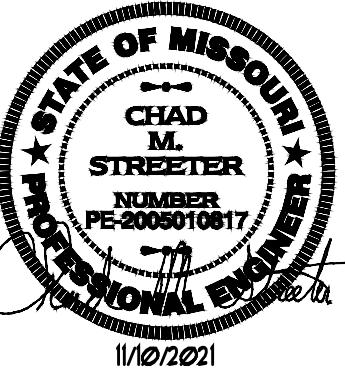


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THE BAYBERRY

Spec Home

2103 SW Hook Farm Dr, Lee's Summit, MO
Lot 33 - Hook Farm Homestead Subdivision

Project #: 8083-2151

DATE:

Permit: 11/10/2021

Foundation
Plan

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

GENERAL PLAN REQUIREMENTS:

- 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.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2.
- PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.
- ALL EXTERIOR DOORS SERVED BY LANDING.
- INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA.
- INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC SECTION 314.
- PROVIDE A "JERF" GROUND PER IRC 3608.1.
- REFER TO SHEET 93 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS. 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.
- OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-17 AND ASTM E 330-02 PER IRC SECTION R 608.4.
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS.
- 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.
- ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
- NO HANDRAIL IS REQ'D FOR STEPS HAVING LESS 3 RISERS OR LESS.
- 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:

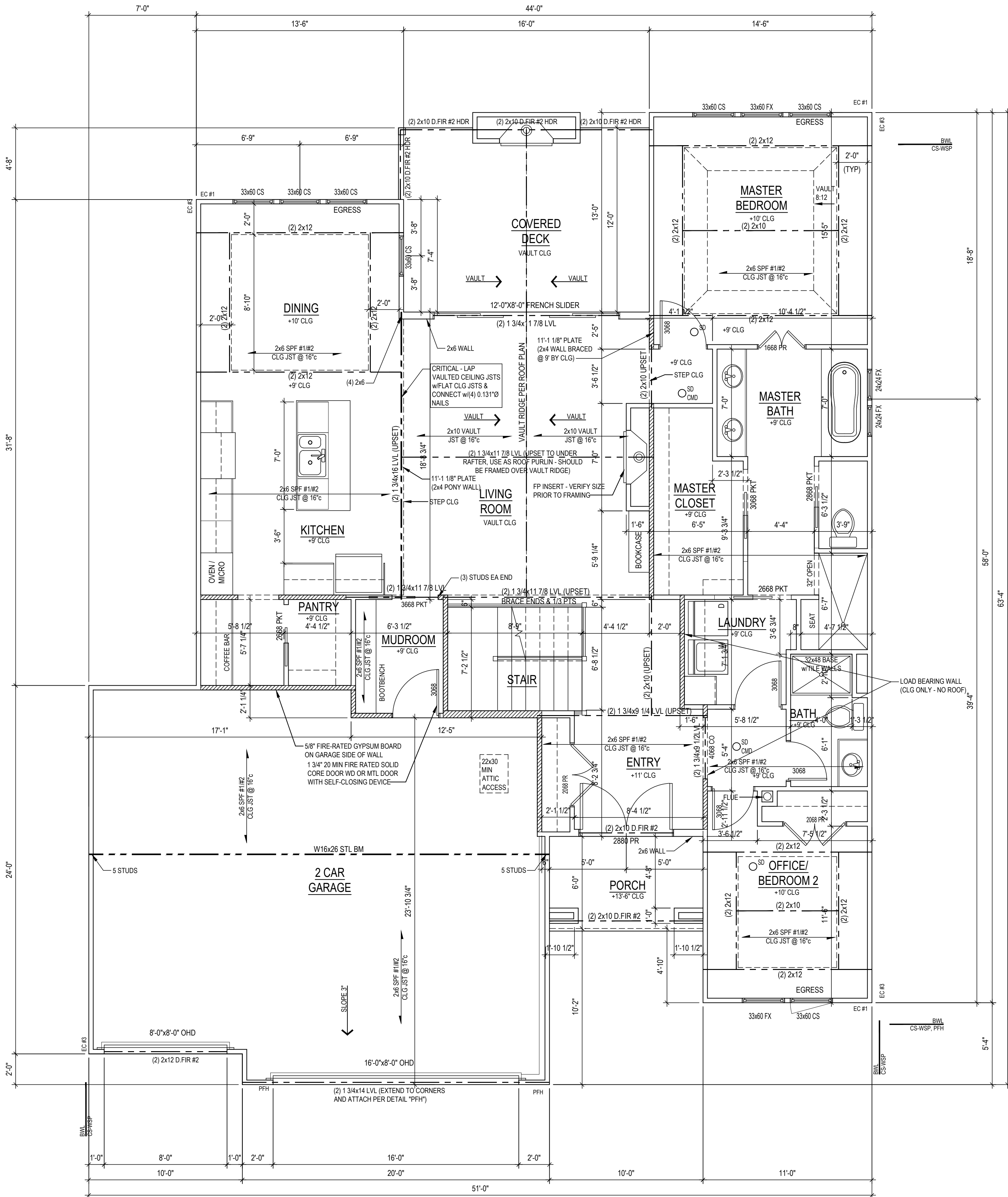
- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N1102.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.
- CONTRACTOR TO SUBMIT "MANUAL 7" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH IECC AS 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 N/R
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

- VERIFY WINDOW AND DOOR SIZE WITH SUPPLIER PROVIDED CUT SHEET PRIOR TO FRAMING.
- WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:
A. MINIMUM OPEN AREA 57 SF
B. MINIMUM OPENING HEIGHT 24 INCHES
C. MINIMUM OPENING WIDTH 20 INCHES
D. SILL HEIGHT 44" MAX ABOVE FLOOR
- WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / INOPERABLE.
- ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308, 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".
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.
- 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
- 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.
 - 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.
 - EC # - END CONDITION PER IRC FIGURE R602.10.7, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 - INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS
- XXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
XX" PANEL



MAIN LEVEL
FINISH: 1720 SF
GARAGE: 723 SF
COVERED DECK: 192 SF

LOAD BEARING WALL
LOAD BEARING BEAM

First Floor Plan

1/4" = 1'-0"

1



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THE BAYBERRY

Spec Home
2103 SW Hook Farm Dr, Lee's Summit, MO
Lot 33 - Hook Farm Homestead Subdivision

Project #: 8083-2151

DATE:

Permit: 11/10/2021

First Floor
Plan

A102
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LEE'S SUMMIT, MISSOURI

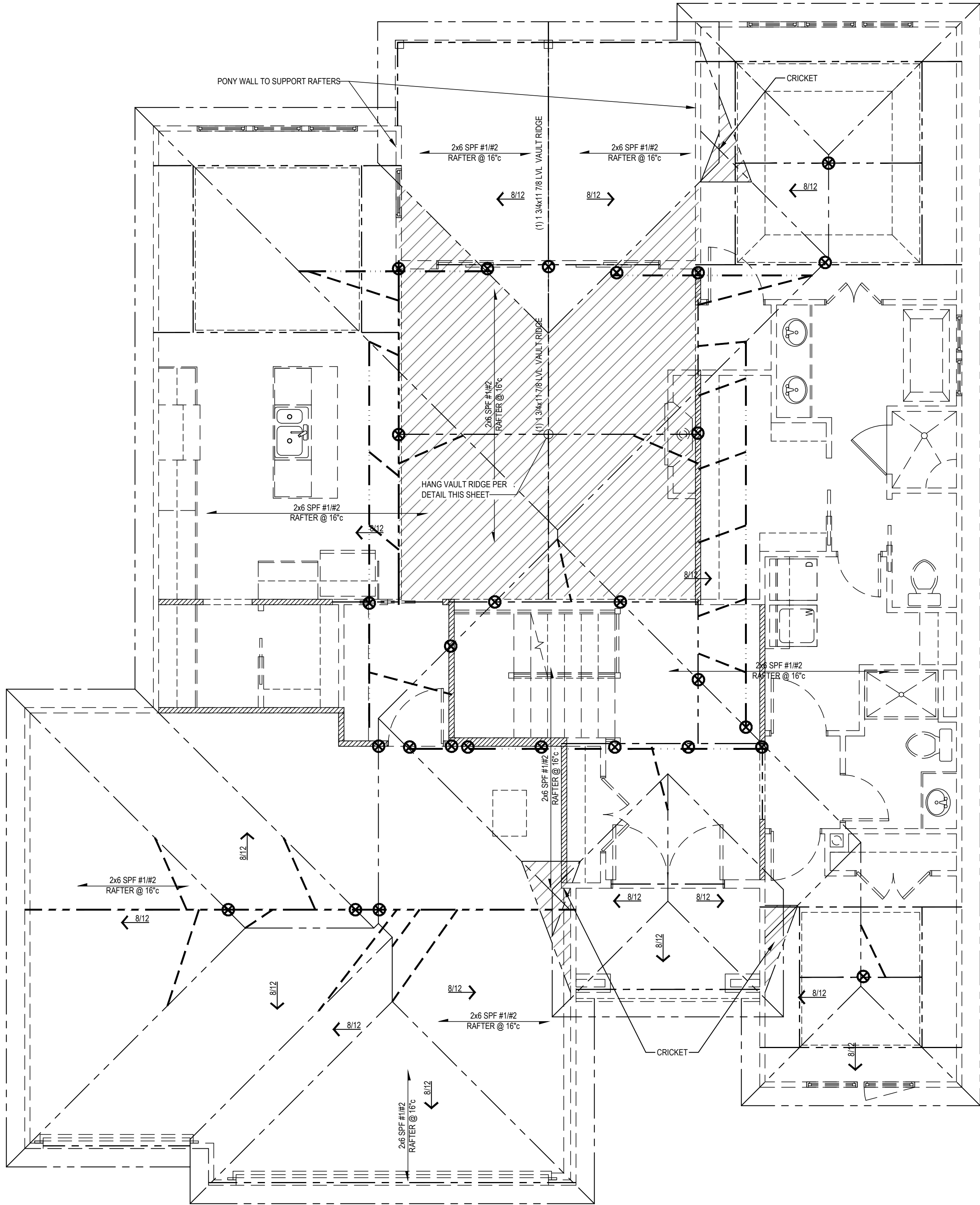
ROOF PLAN NOTES

- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16"
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPF #1/#2 @ 16"
- 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" WITH (3) 16d COM (3 1/2"x0.162") NAILS EA END.
- RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE 802.11. 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 A 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

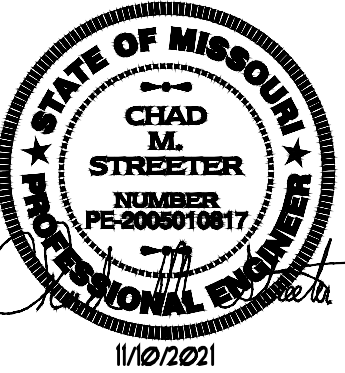


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THE BAYBERRY

Spec Home
2103 SW Hook Farm Dr, Lee's Summit, MO
Lot 33 - Hook Farm Homestead Subdivision

Project #: 8083-2151

DATE:

Permit: 11/10/2021

Roof
Plan

A103
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS
Development Services
LEE'S SUMMIT, MISSOURI

DIVISION 1 - GENERAL REQUIREMENTS

1. Design and construction work for this p

- ## DIVISION 2 - EARTHWORK

- | ITEM | DESCRIPTION OF BUILDING ELEMENTS | NUMBER AND TYPE OF FASTENERS ^{R2 5.0} | | SPACING AND LOCATION |
|-------------|--|---|---|--|
| | | COMMON NAIL | PNEUMATIC NAIL | |
| ROOF | | | | |
| 1 | Blocking between ceiling joists or rafters to top plate | (4) 8d box
(3) 8d common
(3) 10d box | (4) 2 1/2" x 0.113"
(3) 2 1/2" x 0.131"
(3) 3" x 0.128"
(3) 3" x 0.131" | Toe nail |
| 2 | Ceiling joists to top plate | (4) 8d box
(3) 8d common
(3) 10d box | (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) 10d box
(3) 16d common | (4) 3" x 0.128"
(3) 3 1/2" x 0.162"
(3) 3" x 0.131" | Face nail |
| 4 | Ceiling joist attached to parallel rafter (heel joint)
Note: Fasteners listed IRC Table R602.5.2 assuming 16" C Joists & spans less than 12'-0" | (3) 16d common @ slopes greater than 4:12
(5) 16d common @ slopes 4:12 or less | (3) 3 1/2" x 0.162" @ slope > 4:12
(3) 3 1/2" x 0.162" @ slope 4:12 or less | Face nail |
| 5 | Collar tie to rafter, face nail or 11/4" x 20ga. ridge strap to rafter | (4) 10d box
(3) 10d common | (4) 3" x 0.128"
(3) 3" x 0.146"
(4) 3" x 0.128"
(4) 3" x 0.131" | Face nail each rafter |
| 6 | Rafter or roof truss to plate | (3) 16d box
(3) 16d common
(4) 10d box | (4) 3" x 0.135"
(3) 3" x 0.146"
(4) 3" x 0.128"
(4) 3" x 0.131" | 2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss |
| 7 | Rafter to ridge, valley or hip rafter or roof rafter to minimum 2" ridge beam | (4) 16d
(3) 16d common
(4) 10d box | (4) 3 1/2" x 0.135"
(3) 3 1/2" x 0.146"
(4) 3" x 0.128"
(4) 3" x 0.131" | Toe nail |
| 8 | Roof rafters to ridge, valley or hip rafter or roof rafter to minimum 2" ridge beam | (3) 16d box
(2) 16d common
(3) 10d box | (3) 3 1/2" x 0.135"
(2) 3 1/2" x 0.162"
(3) 3" x 0.128"
(3) 3" x 0.131" | End nail |
| WALL | | | | |
| 8 | Stud to stud (not at braced wall panels) | 16d common
10d box | 3 1/2" x 0.162"
3" x 0.128"
3" x 0.131" | 24" face nail
16" face nail |
| 9 | Stud to stud and abutting studs at intersecting wall corners (at braced wall panels) | 16d box
16d common | 3 1/2" x 0.135"
3" x 0.131" | 16" face nail |
| 10 | Build-up header (2" to 2" header with 1/2" spacer) | 16d common
16d box | 3 1/2" x 0.162"
3 1/2" x 0.135" | 16" each edge face nail
12" each edge face nail |
| 11 | Continuous header to stud | (5) 8d box
(4) 8d common
(4) 10d box | (5) 2 1/2" x 0.113"
(4) 2 1/2" x 0.131"
(4) 3" x 0.128" | Toe nail |
| 12 | Top plate to top plate | 16d common
10d box | 3 1/2" x 0.162"
3" x 0.128"
3" x 0.131" | 16" face nail
12" face nail |
| 13 | Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25' | (8) 16d common
(12) 16d box | (8) 3 1/2" x 0.162"
(12) 3 1/2" x 0.135"
(12) 3" x 0.128" | Face nail on each side of end joint (minimum 24" lap splice length each side of end joint) |
| 14 | Double top plate splice SDCs D0, D1, or D2; and braced wallline spacing ≥ 25' | (12) 16d | (12) 3 1/2" x 0.135" | |
| 14 | Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels) | 16d common
16d box | 3 1/2" x 0.162"
3 1/2" x 0.135"
3" x 0.131" | 16" face nail
12" face nail |
| 15 | Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel) | (3) 16d box
(2) 16d common | (3) 3 1/2" x 0.135"
(2) 3 1/2" x 0.162"
(3) 3" x 0.131" | 3 each 16" face nail
2 each 16" face nail
4 each 16" face nail |
| 16 | Top or bottom plate to stud | (4) 8d box
(3) 16d box
(4) 8d common
(4) 10d box | (4) 2 1/2" x 0.113"
(3) 3 1/2" x 0.135"
(4) 2 1/2" x 0.131"
(4) 3" x 0.128"
(4) 3" x 0.131" | Toe nail |
| | | (3) 16d box
(2) 16d common
(3) 10d box | (3) 3 1/2" x 0.135"
(2) 3 1/2" x 0.162"
(3) 3" x 0.128"
(3) 3" x 0.131" | End nail |
| 17 | Top plates, laps at corners and intersections | (3) 10d box
(2) 16d common | (3) 3" x 0.128"
(2) 3 1/2" x 0.162"
(3) 3" x 0.131" | Face nail |
| 18 | 1" brace to each stud and plate | (3) 8d box
(2) 8d common
(2) 10d box
(2) Staples | (3) 2 1/2" x 0.113"
(2) 2 1/2" x 0.131"
(3) 3" x 0.128" | Face nail |
| 19 | 1" x 6" sheathing to each bearing | (3) 8d box
(2) 8d common
(2) 10d box
(2) Staples | (3) 2 1/2" x 0.113"
(2) 2 1/2" x 0.131"
(2) 3" x 0.128" | Face nail |
| 20 | 1" x 8" and wider sheathing to each bearing | (3) 8d box
(3) 8d common
(3) 10d box
(3) Staples | (3) 2 1/2" x 0.113"
(3) 2 1/2" x 0.131"
(3) 3" x 0.128" | Face nail |
| | Wider than 1" x 8" | (4) 8d box
(3) 8d common
(3) 10d box
(4) Staples | (4) 2 1/2" x 0.113"
(3) 2 1/2" x 0.131"
(3) 3" x 0.128" | |

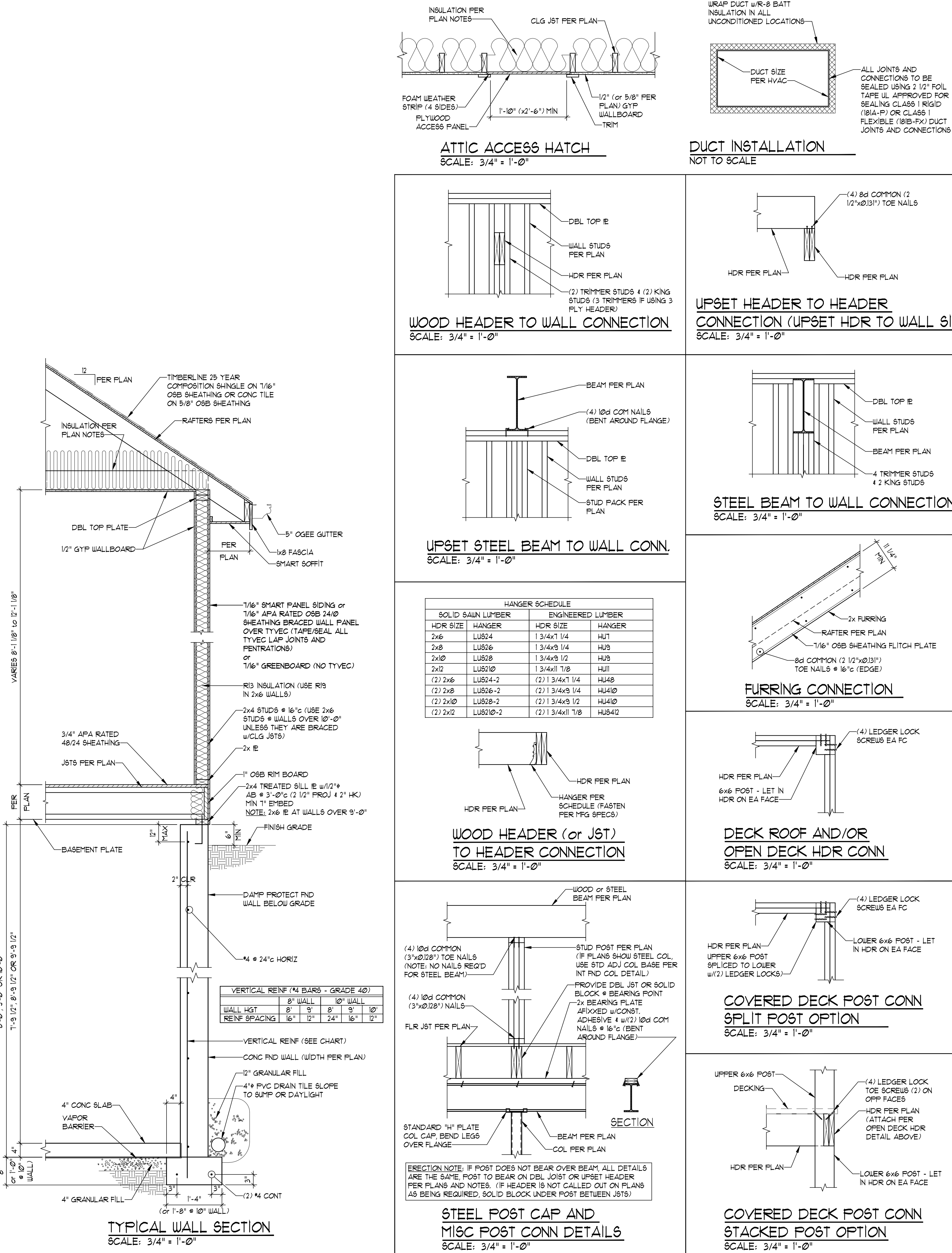
- ### DIVISION 3 - CONCRETE

- | SPACING AND LOCATION | |
|--|--|
| Toe nail | |
| Per joist, toe nail | |
| Face nail | |
| Face nail | |
| Face nail each rafter | |
| 2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss | |
| Toe nail | |
| End nail | |
| 24" face nail
16" face nail | |
| 16" face nail | |
| 16" each edge face nail
12" each edge face nail
Toe nail | |
| 16" face nail
12" face nail | |
| Face nail on each side of end joint (minimum 24" lap splice length each side of end joint) | |
| 16" face nail
12" face nail | |
| 3 each 16" face nail
2 each 16" face nail
4 each 16" face nail
Toe nail | |
| End nail | |
| Face nail | |
| Face nail | |
| Face nail | |
| Face nail | |

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

- | NUMBER AND TYPE OF FASTENER ^{a, b, c} | | SPACING AND LOCATION | |
|---|--------------------------------|--|---|
| NUMBER | PNEUMATIC NAIL | Edges (inches) ^d | Intermediate (inches) ^{d, e} |
| FLOOR | | | |
| 18d box | (4) 2 1/2" x 0.113" | Toe nail | |
| 8d common | (3) 2 1/2" x 0.131" | | |
| 10d box | (3) 3" x 0.128" | | |
| box | 2 1/2" x 0.113" | 4" to toe nail | |
| common | 2 1/2" x 0.131" | 6" to toe nail | |
| 3" box | 3" x 0.128" | | |
| 3" x 13" | 3" x 0.131" | | |
| 18d box | (3) 2 1/2" x 0.113" | Face nail | |
| 8d common | (2) 2 1/2" x 0.131" | | |
| 16d box | (3) 3" x 0.128" | | |
| 16d common | (3) 3" x 0.131" | | |
| 10d box | (3) 2 1/2" x 0.128" | End nail | |
| 3" x 1 1/4 | (4) 3" x 0.162" | | |
| plies, 7/16" crown | (4) 3" x 0.131" | | |
| common | 4" x 0.192" | Nail each layer as follows:
3/2" at top and bottom
and staggered | |
| box | 3" x 0.128" | 24" face nail at top and
bottom staggered on
opposite sides | |
| 3" x 0.131" | | | |
| 20d common | (2) 4" x 0.192" | Face nail at ends and at
each splice | |
| 10d box | (3) 3" x 0.128" | | |
| 16d box | (3) 3" x 0.131" | | |
| 16d common | (4) 3" x 0.128" | At each joint or rafter,
face nail | |
| 10d box | (3) 3" x 0.162" | | |
| 10d box | (4) 3" x 0.128" | | |
| 10d box | (4) 3" x 0.131" | | |
| 10d | (2) 3" x 0.128" | Ea end, toe nail | |
| NUMBER AND TYPE OF FASTENER^{a, b, c} | | | |
| PNEUMATIC NAIL | | SPACING AND LOCATION | |
| NUMBER | | Edges (inches)^d | Intermediate (inches)^{d, e} |
| U.S. SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO PARTICLEBOARD WALL SHEATHING TO FRAMING | | | |
| common (roof) | 2" x 0.113"
2 1/2" x 0.131" | 6 | 12f |
| common | 2 1/2" x 0.131" | 6 | 12f |
| common | 3" x 0.148" | 6 | 12 |
| deformed nail | 2 1/2" x 0.131" | | |
| OTHER WALL SHEATHING | | | |
| 2" galv. roofing nail, 7/16" head dia., or 1" x 1/4" long staple 16 ga., 1 1/4" long | | 3 | 6 |
| 4" galv. roofing nail, 7/16" head dia., or 1 1/2" x 1 1/4" screws, Type W or S | | 3 | 6 |
| 2" galv. roofing nail, 7/16" head dia., or 1 1/2" x 1 1/4" screws, Type W or S | | 7 | 7 |
| 4" galv. roofing nail, 7/16" head dia., or 1 1/2" x 1 1/4" screws, Type W or S | | 7 | 7 |
| S.C. COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING | | | |
| deformed common | 2" x 0.120"
2 1/2" x 0.131" | 6 | 12 |
| deformed common | 2 1/2" x 0.131" | 6 | 12 |
| common | 3" x 0.148" | 6 | 12 |
| deformed common | 2 1/2" x 0.120" | | |
- ^a otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strength of 60,000 psi. 9d to be substituted for 10d. 10d to be substituted for 12d. 12d to be substituted for 16d. 16d to be substituted for 18d. 18d to be substituted for 20d. 20d to be substituted for 24d. 24d to be substituted for 30d. 30d to be substituted for 36d. 36d to be substituted for 48d. 48d to be substituted for 60d. 60d to be substituted for 72d. 72d to be substituted for 84d. 84d to be substituted for 96d. 96d to be substituted for 108d. 108d to be substituted for 120d. 120d to be substituted for 144d. 144d to be substituted for 168d. 168d to be substituted for 192d. 192d to be substituted for 216d. 216d to be substituted for 240d. 240d to be substituted for 264d. 264d to be substituted for 288d. 288d to be substituted for 312d. 312d to be substituted for 336d. 336d to be substituted for 360d. 360d to be substituted for 384d. 384d to be substituted for 408d. 408d to be substituted for 432d. 432d to be substituted for 456d. 456d to be substituted for 480d. 480d to be substituted for 504d. 504d to be substituted for 528d. 528d to be substituted for 552d. 552d to be substituted for 576d. 576d to be substituted for 600d. 600d to be substituted for 624d. 624d to be substituted for 648d. 648d to be substituted for 672d. 672d to be substituted for 696d. 696d to be substituted for 720d. 720d to be substituted for 744d. 744d to be substituted for 768d. 768d to be substituted for 792d. 792d to be substituted for 816d. 816d to be substituted for 840d. 840d to be substituted for 864d. 864d to be substituted for 888d. 888d to be substituted for 912d. 912d to be substituted for 936d. 936d to be substituted for 960d. 960d to be substituted for 984d. 984d to be substituted for 1008d. 1008d to be substituted for 1032d. 1032d to be substituted for 1056d. 1056d to be substituted for 1080d. 1080d to be substituted for 1104d. 1104d to be substituted for 1128d. 1128d to be substituted for 1152d. 1152d to be substituted for 1176d. 1176d to be substituted for 1200d. 1200d to be substituted for 1224d. 1224d to be substituted for 1248d. 1248d to be substituted for 1272d. 1272d to be substituted for 1296d. 1296d to be substituted for 1320d. 1320d to be substituted for 1344d. 1344d to be substituted for 1368d. 1368d to be substituted for 1392d. 1392d to be substituted for 1416d. 1416d to be substituted for 1440d. 1440d to be substituted for 1464d. 1464d to be substituted for 1488d. 1488d to be substituted for 1512d. 1512d to be substituted for 1536d. 1536d to be substituted for 1560d. 1560d to be substituted for 1584d. 1584d to be substituted for 1608d. 1608d to be substituted for 1632d. 1632d to be substituted for 1656d. 1656d to be substituted for 1680d. 1680d to be substituted for 1704d. 1704d to be substituted for 1728d. 1728d to be substituted for 1752d. 1752d to be substituted for 1776d. 1776d to be substituted for 1800d. 1800d to be substituted for 1824d. 1824d to be substituted for 1848d. 1848d to be substituted for 1872d. 1872d to be substituted for 1896d. 1896d to be substituted for 1920d. 1920d to be substituted for 1944d. 1944d to be substituted for 1968d. 1968d to be substituted for 1992d. 1992d to be substituted for 2016d. 2016d to be substituted for 2040d. 2040d to be substituted for 2064d. 2064d to be substituted for 2088d. 2088d to be substituted for 2112d. 2112d to be substituted for 2136d. 2136d to be substituted for 2160d. 2160d to be substituted for 2184d. 2184d to be substituted for 2208d. 2208d to be substituted for 2232d. 2232d to be substituted for 2256d. 2256d to be substituted for 2280d. 2280d to be substituted for 2304d. 2304d to be substituted for 2328d. 2328d to be substituted for 2352d. 2352d to be substituted for 2376d. 2376d to be substituted for 2400d. 2400d to be substituted for 2424d. 2424d to be



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THE BAYBERRY

Project #: 8083-215
DATE:
Permit: 11/10/202

Framing Notes
and Details
S100
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
LEE'S SUMMIT, MISSOURI



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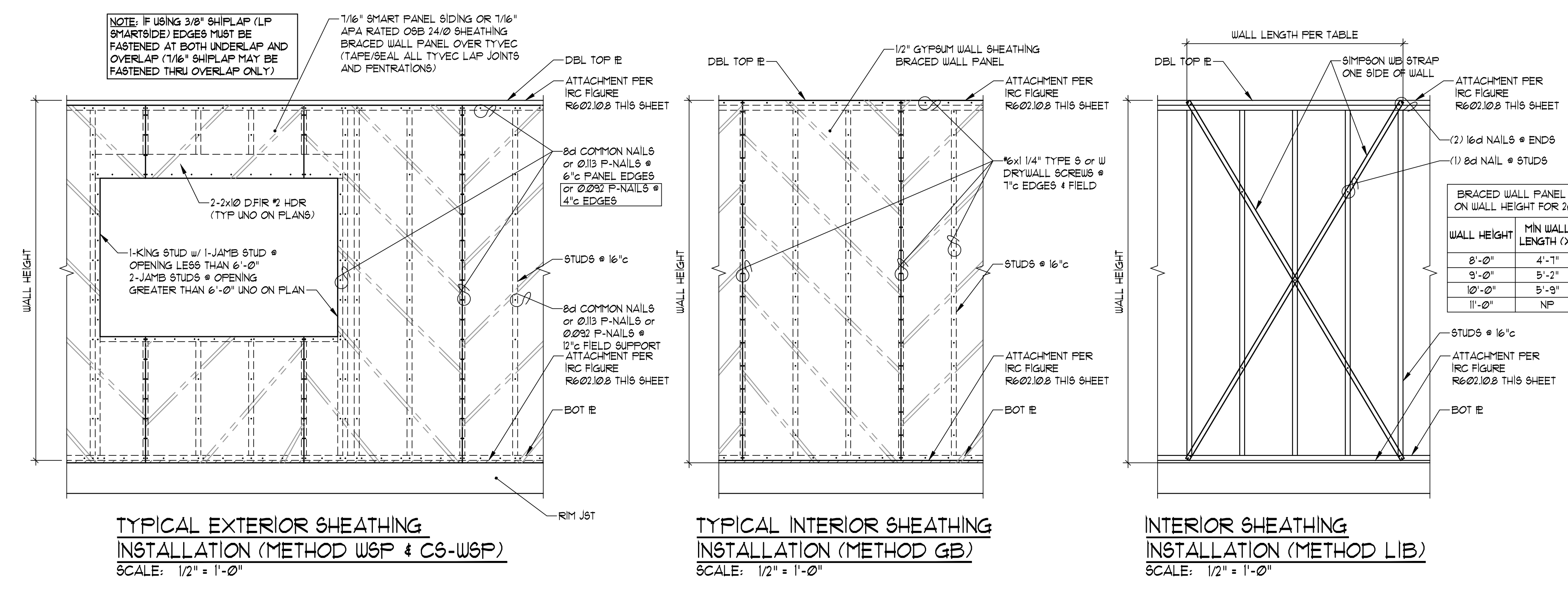
THE BAYBERRY

Spec Home
2103 SW Hook Farm Dr, Lee's Summit, MO
Lot 33 - Hook Farm Homestead Subdivision

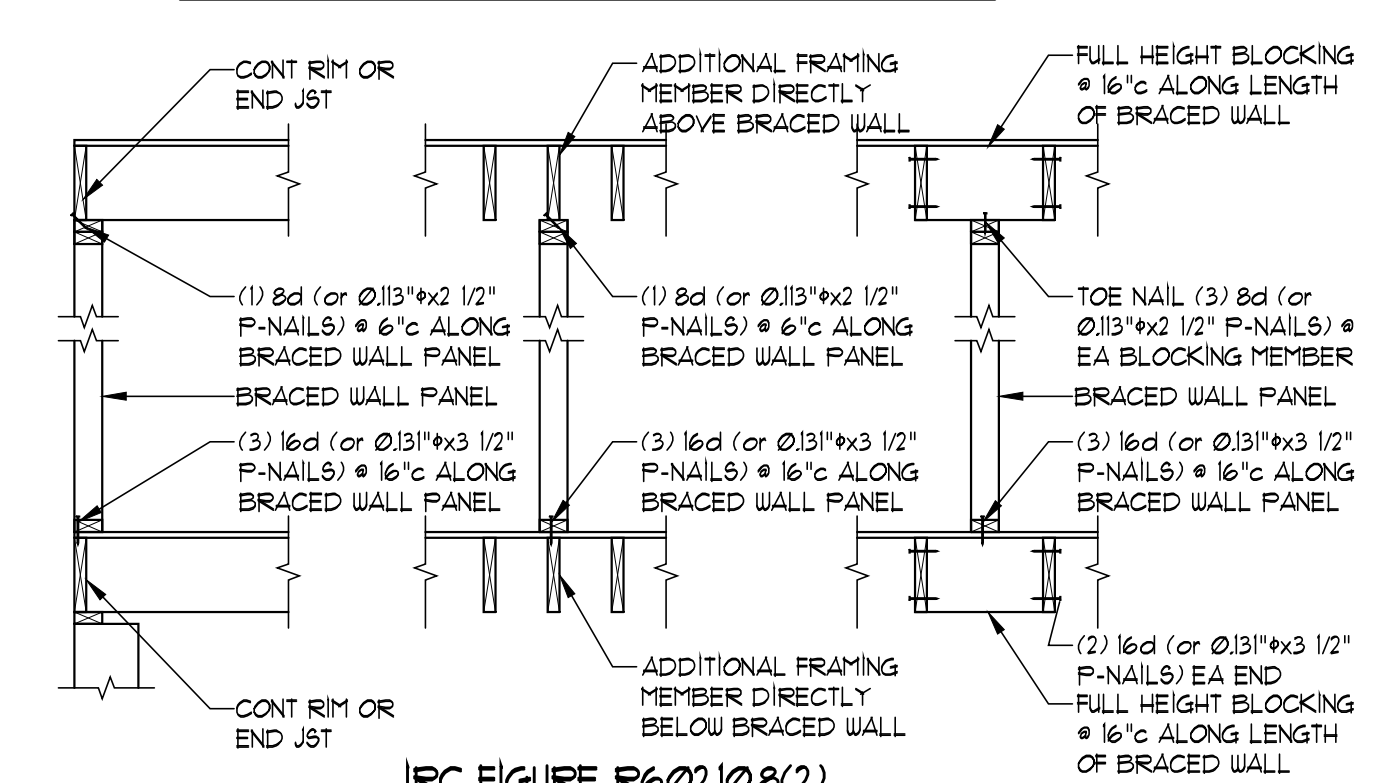
Project #: 8083-2151
DATE:
Permit: 11/10/2021

Framing Notes
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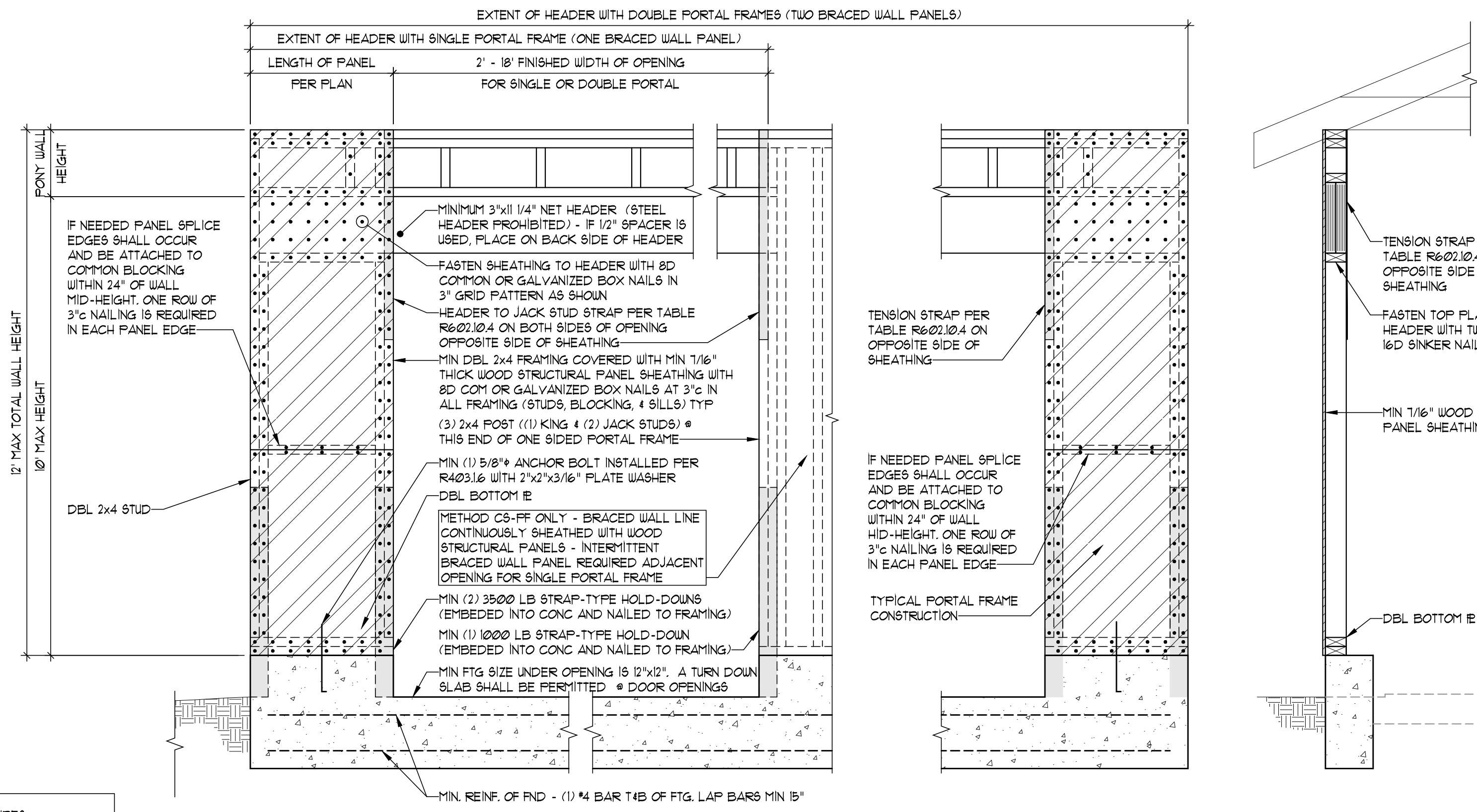
SEE PAGE 102 FOR CONSTRUCTION NOTES ON THIS DRAWING
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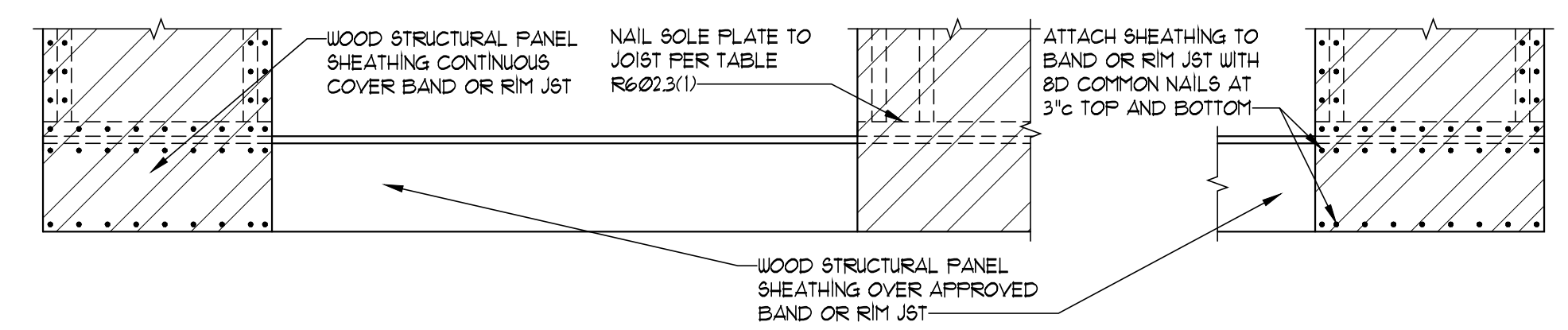
IRC FIGURE R602.10.2.1
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



IRC FIGURE R602.10.2.2
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

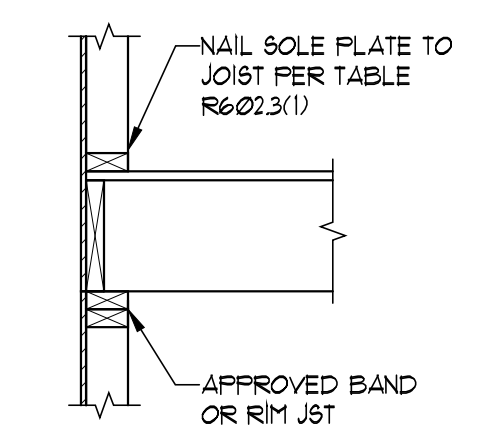


BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"



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

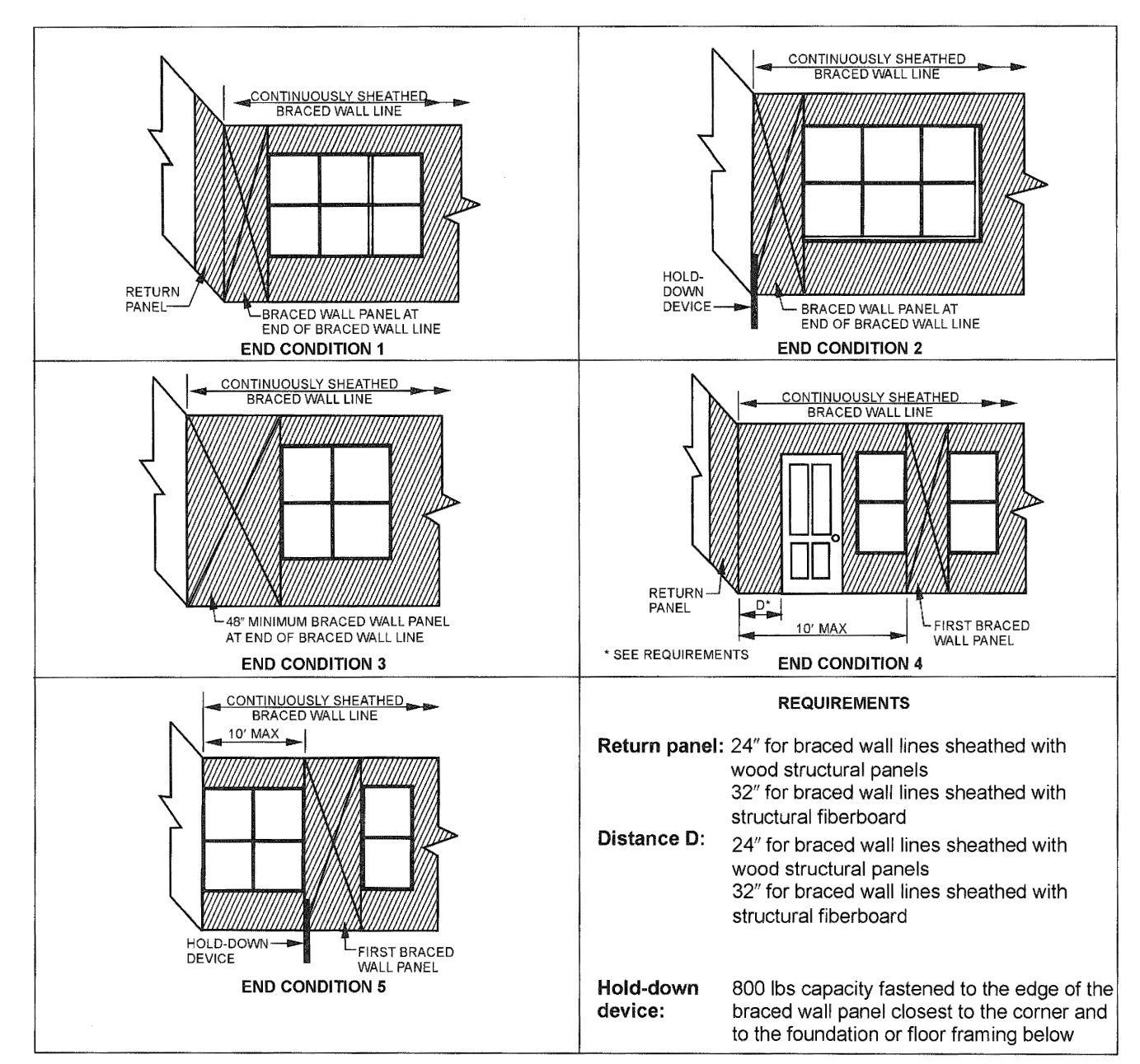


FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE 602.10.6.4 TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFH, AND CS-PF BRACED WALL PANELS					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V _{dh} = 115 mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	0	1000	1000
			9	1000	1000
			16	1275	2500
			18	1275	2500
			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	2075
			16	2150	3675
			18	2500	DESIGN
	4	12	9	1150	DESIGN
			16	2400	DESIGN
			18	3800	DESIGN
			9	1150	DESIGN
			16	2400	DESIGN

REQUIREMENTS

Return panel: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

Distance D: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

Hold-down device: 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below