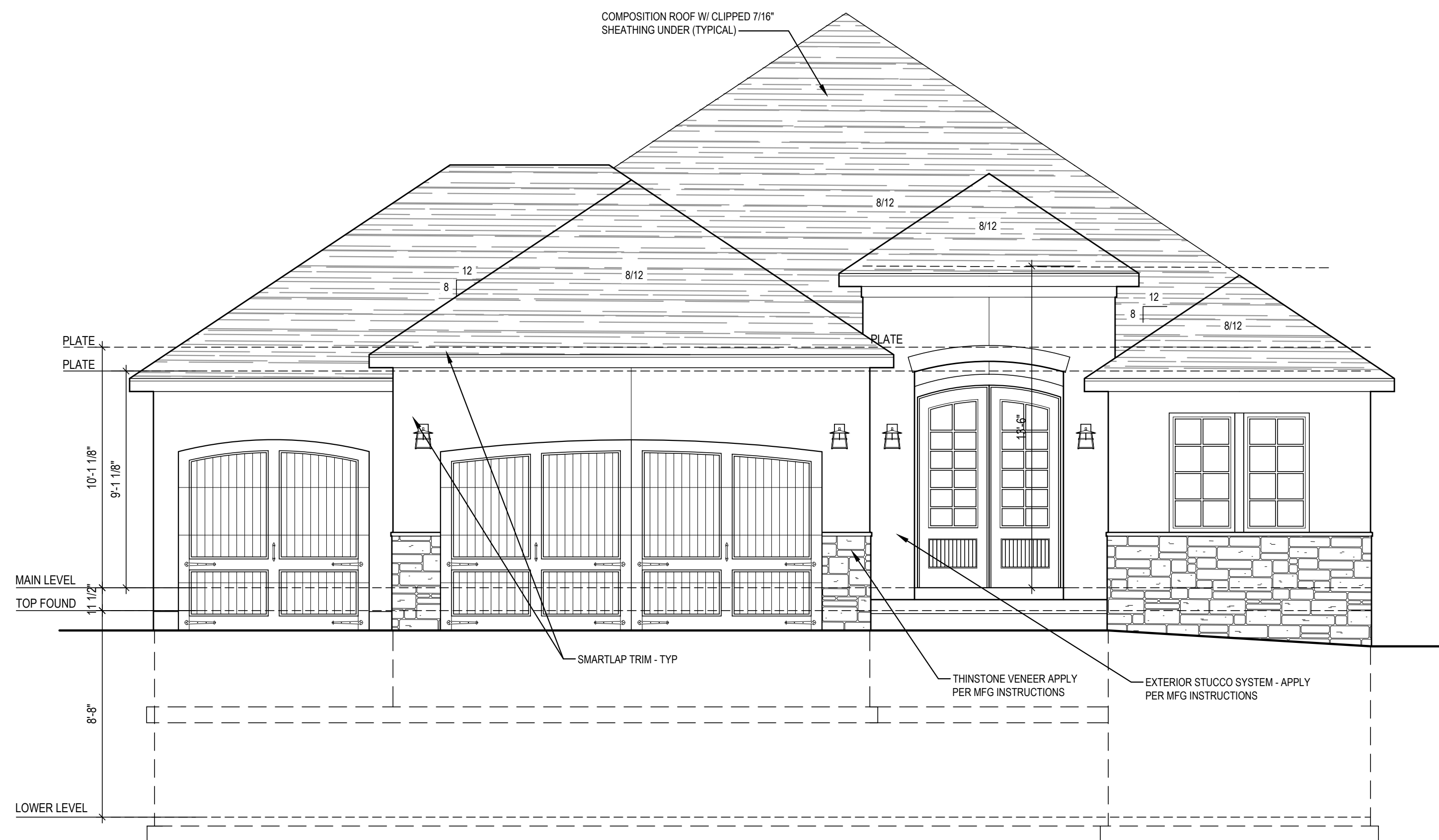
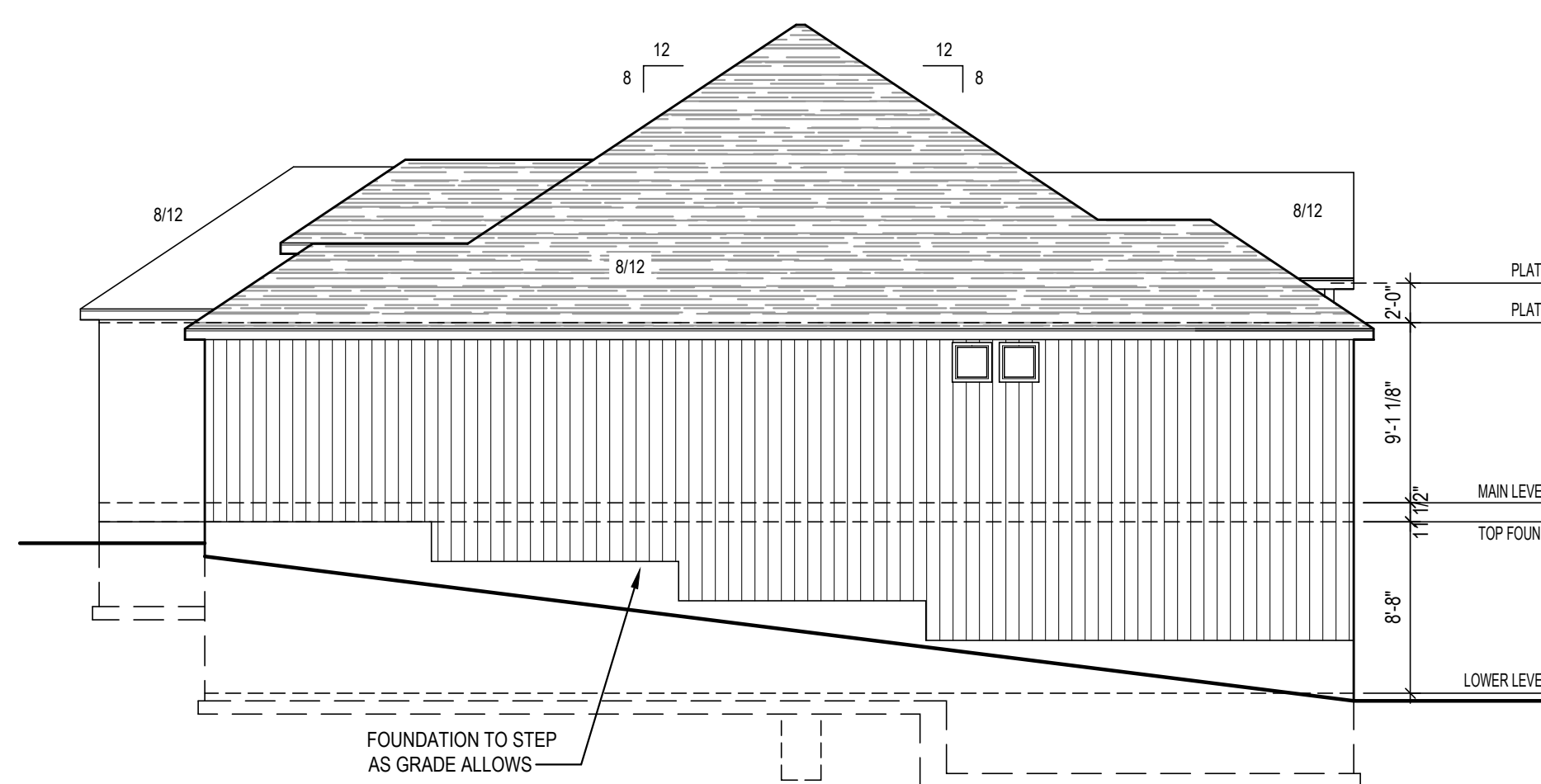


**ELEVATION NOTES**

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.



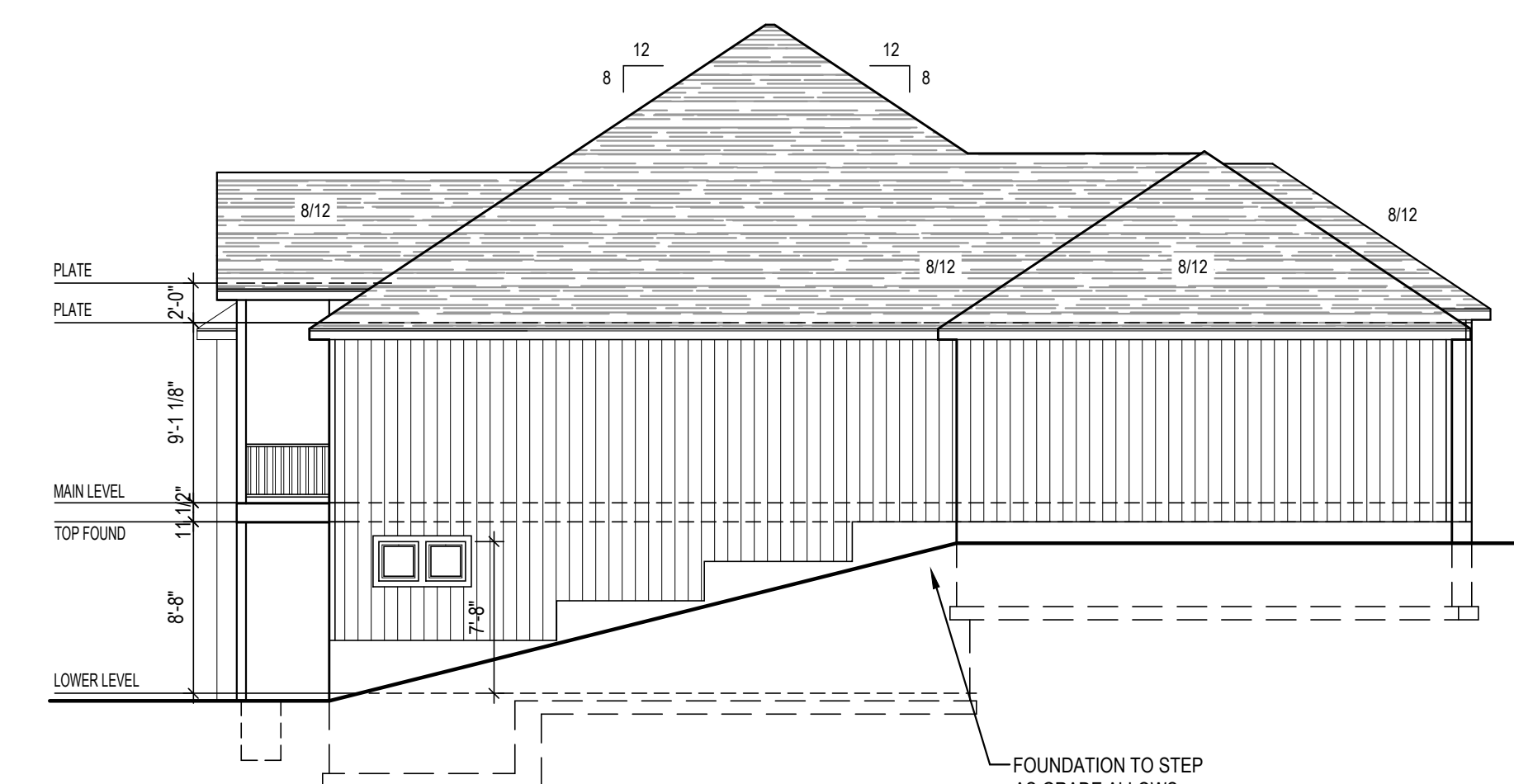
Front Elevation 1  
1/4" = 1'-0"



Side Right Elevation 2  
1/8" = 1'-0"



Rear Elevation 3  
1/8" = 1'-0"



Side Left Elevation 4  
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
11/11/2021



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**THE BAYBERRY**  
Spec Home  
2027 SW Wheatfield Ct, Lee's Summit, MO  
Lot 42 - Hook Farm Homestead Subdivision

Project #: 8083-2152

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.
- 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 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 45° 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) #4 COM NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (2) 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 THE 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 308.1.
- 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 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"x18"	(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.

LOWER LEVEL FINISHED AREA	1092 SF
UNFINISHED:	507 SF

LOAD BEARING WALL  
LOAD BEARING BEAM

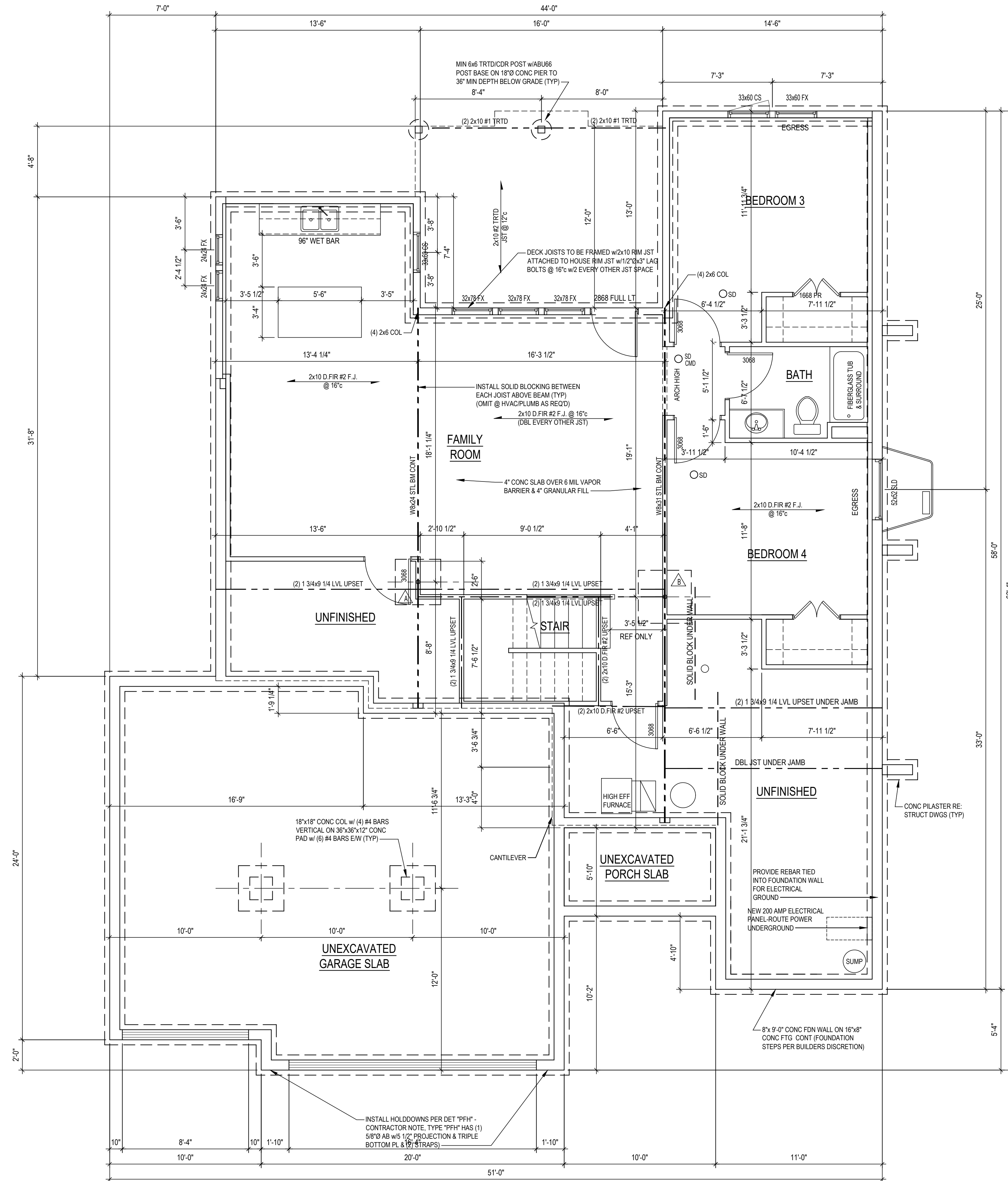
**I JOIST AND TRUSS NOTES**

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



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



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**THE BAYBERRY**  
Spec Home  
2027 SW Wheatfield Ct, Lee's Summit, MO  
Lot 42 - Hook Farm Homestead Subdivision

Project #: 8083-2152  
DATE: 11/10/2021  
Permit: 11/10/2021

Foundation Plan

**A101**

RELEASE FOR CONSTRUCTION  
NO NO. OF PLAN VIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
11/11/2021

**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 4' 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 "UFER" GROUND PER IRC 3608.1.
- REFER TO SHEET S3 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" 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.
- 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.
- 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.

**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:
  - MINIMUM OPEN AREA 5.7 SF
  - MINIMUM OPENING HEIGHT 24 INCHES
  - MINIMUM OPENING WIDTH 20 INCHES
  - 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.

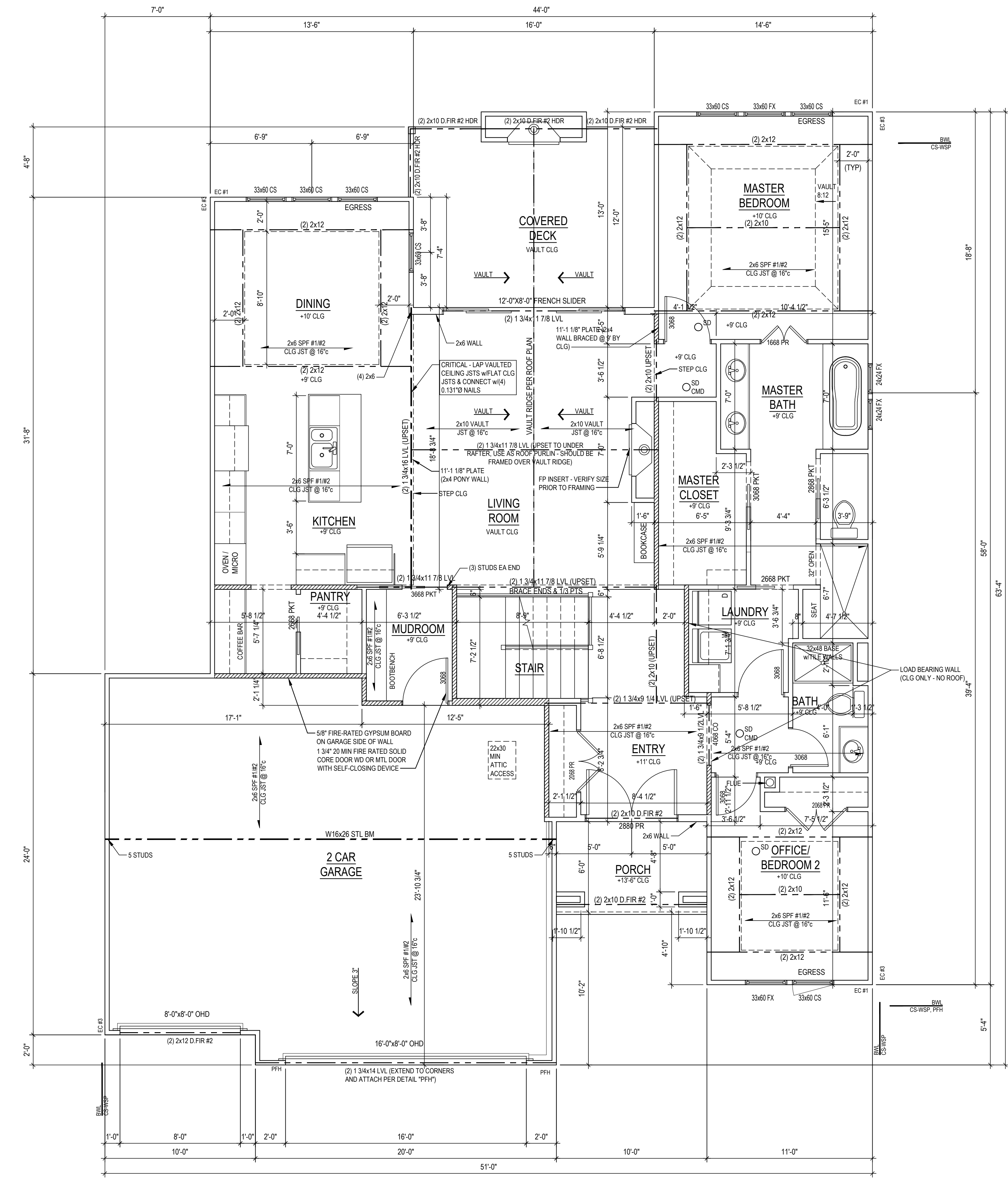
**WALL BRACING NOTES:**

- SHEATHING METHOD CS-WSP, WSP, PPH, 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 HOLD/DOWN REQUIRED)
  - INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS.
- XXXXXXXXXXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP OR CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES

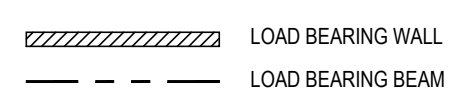
**ENERGY REQUIREMENTS**

- 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 N1103.2.
  - THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1103.4.
  - CONTRACTOR TO SUBMIT "MANUAL J" 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-0.35 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	U-0.55 (MAX)
SHGC	0.40 (MAX)



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



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



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**THE BAYBERRY**  
Spec Home  
2027 SW Wheatfield Ct, Lee's Summit, MO  
Lot 42 - Hook Farm Homestead Subdivision

Project #: 8083-2152  
DATE: 11/10/2021  
Permit: 11/10/2021

First Floor Plan

**A102**

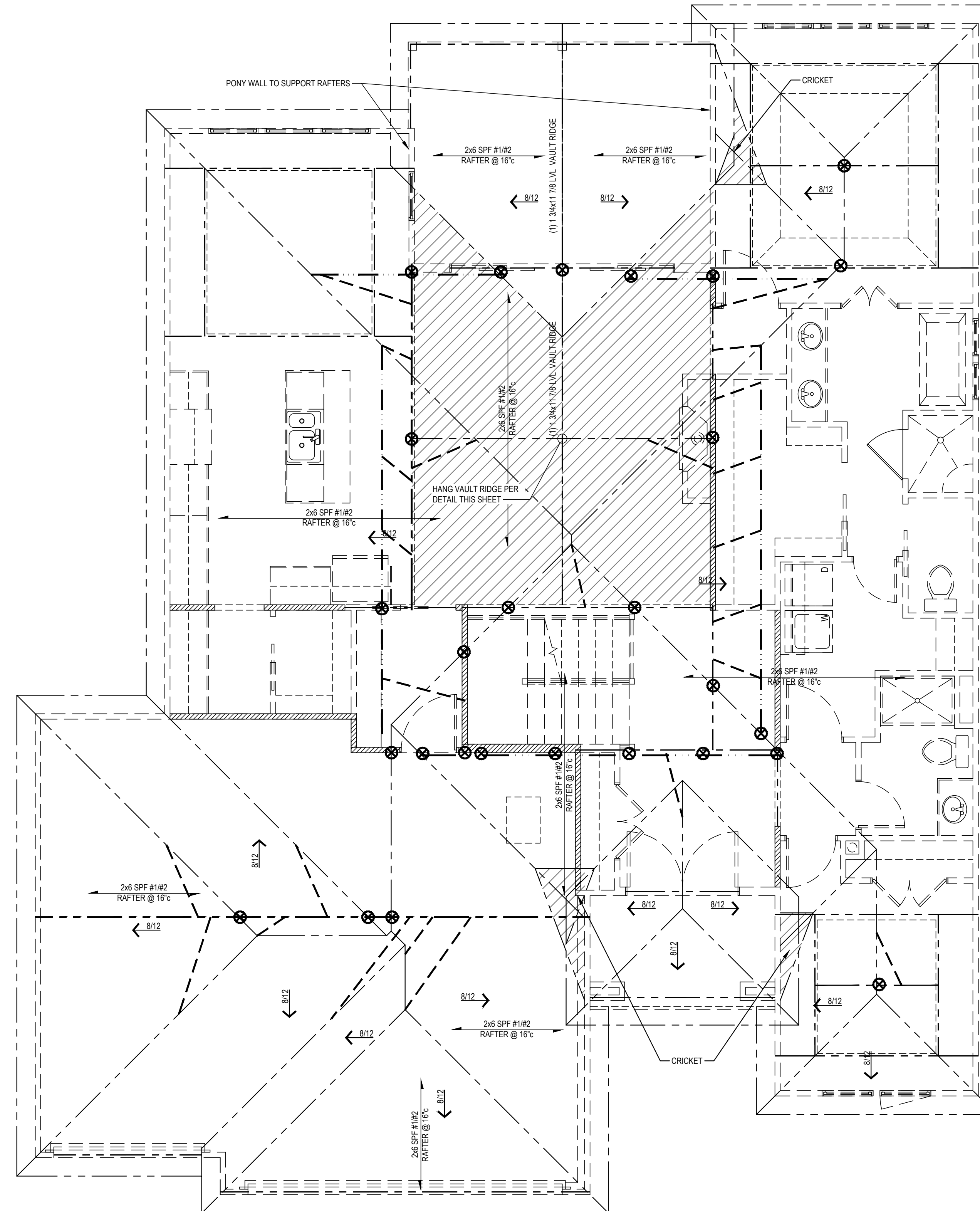
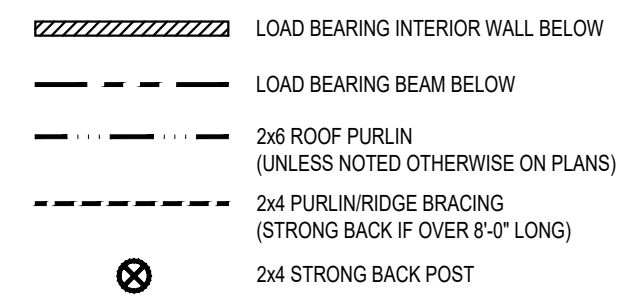
11/11/2021

**ROOF PLAN NOTES**

1. ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPF #1#2 @ 16" C
2. ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPF #1#2 @ 16" C
3. ALL VAULTS TO BE FURRED DOWN w/2x MATERIAL TO PROVIDE FOR R-38 INSULATION
4. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS
5. ALL RIDGES, HIP, AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS
6. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WITH (3) 16d COM (3 12"x0.162") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 12"x0.131") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 12"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
7. 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 12"x0.162") NAILS EA END.
8. RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE R02.11. ROOF HEADERS DO NOT HAVE NOTABLE UPLIFT TO REQUIRE HOLD DOWNS. REFER TO STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
9. INSTALL 2x4 COLLAR TIES @ 45° IN UPPER 1/3rd OF ROOF RAFTER. PROVIDE METAL FLASHING AT ALL ROOF VALLEYS
11. 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
12. EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER
13. PER IRC SECTION R802.3 - FOR ROOF PITCHES 3/12 OR GREATER, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS SUCH AS RIDGE BEAMS, HIP, 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**

1. ROOF PURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS. USE 2x6 STUD GRADE PURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
2. 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)
3. BRACES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES



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**THE BAYBERRY**  
 Spec Home  
 2027 SW Wheatfield Ct, Lee's Summit, MO  
 Lot 42 - Hook Farm Homestead Subdivision

Project #: 8083-2152

DATE: 11/10/2021

Permit: \_\_\_\_\_

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

**A103**

RELEASE FOR CONSTRUCTION  
IF NO COUNTY REVIEW  
ENVIRONMENTAL SERVICES  
LEE'S SUMMIT, MISSOURI  
11/11/2021

STRUCTURAL GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- 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.
Furnish all labor, materials and equipment necessary to complete the work as shown or inferred by the drawings.
Design Loads:
A. Elevated Floors:
Residential (Live Loads) 40 PSF
Sleeping rooms (Live Loads) 30 PSF
Floor Dead Load 15 PSF
Floor Joist Deflection (Total) L/240
Floor Joist Deflection (Live) L/360
Attic Storage (Live Loads) 10 PSF
Ceiling Dead Load 5 PSF
Ceiling Joist Deflection L/240
B. Roof Live Load 20 PSF
C. Roof Snow Load:
Ground Snow Load, pg 20 PSF
Flat Roof Snow Load, pf 20 PSF
Snow Exposure Factor, Ce 1.0
Snow Load Importance Factor, Is 1.0
Thermal Factor, Ct 1.0
D. Wind Load:
Basic Wind Speed (Vult) 115 MPH
Risk Category II
Exposure B
Internal Pressure Coefficient +/- 0.18

DIVISION 2 - EARTHWORK

- 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.
The minimum soil bearing capacity is 1500 PSF in accordance with Table 1604.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or concrete fill capable of adequately sustaining a maximum bearing pressure of 1500 PSF.
All loose, organic material and existing structures shall be removed from building area and from areas to be paved. Stockpile all spoils for reuse.
Controlled Fill Materials:
A. Granular Fill - Granular fill shall consist of washed, evenly graded mixture of crushed stone, or crushed or uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.
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.
Controlled Fill: Controlled fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
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.
Foundation Preparation:
A. Proofroll site to identify soft or disturbed areas. If areas are found to be unsuitable for support of footings and/or slab-on-grade 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 uncured 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

- All concrete work shall conform to the requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 308.3 "Specification for Structural Concrete Buildings."
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 494, including superplasticizers.
F. Fly ash - ASTM C 618, Class C
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
Concrete proportion shall be established on the basis of field experience and/or trial mixtures in accordance with ACI 318-89 Sections 5.2 and 5.3. When fly ash is utilized in the mix, mix shall contain a water-reducer. Fly ash shall be added at the rate of not more than 100 pounds per cubic yard and cement shall be reduced by more than 15 percent by weight.
Proportion and design mixes to result in concrete slump at point of placement of not more than 4 inches, except guard for masonry of not more than 6 inches.
Use air-entraining admixture in exterior exposed concrete to result in concrete at point of placement having air content of 5 to 7 percent entrained air.
Reinforcing Steel:
A. Reinforcing bars - ASTM A 615, grade 40, deformed.
B. Welded wire fabric - ASTM A 1004, top or bottom one full mesh and lace splices with wire.
C. Supports for reinforcement - comply with CRSI recommendations.
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 cold weather comply with ACI 308
In hot weather comply with ACI 305
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.
D. Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, key and dowel construction joints.
E. 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.
Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recessed areas, embedded items and other conditions.

DIVISION 5 - MISCELLANEOUS STRUCTURAL STEEL

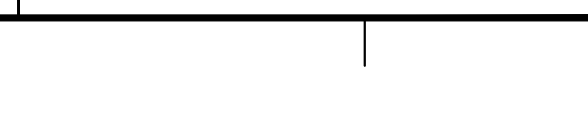
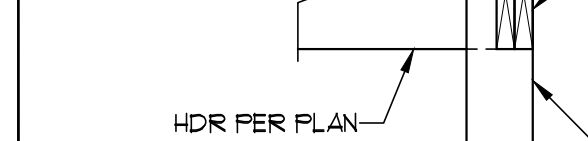
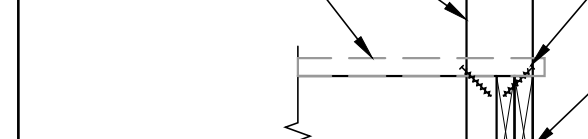
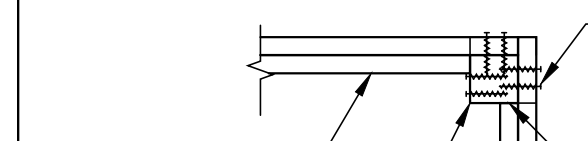
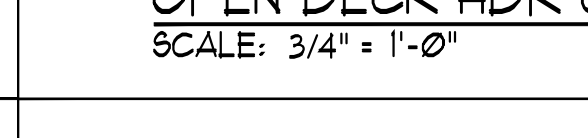
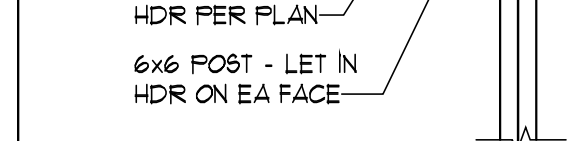
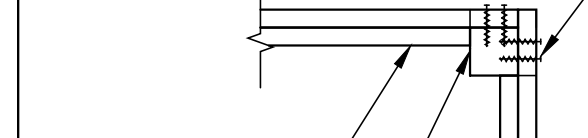
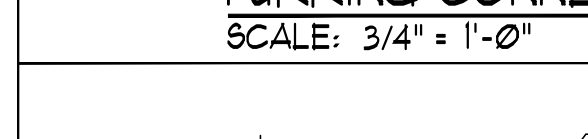
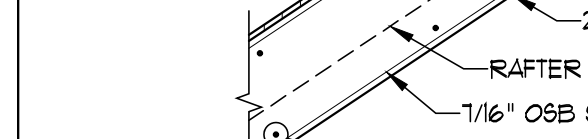
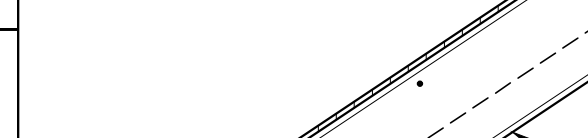
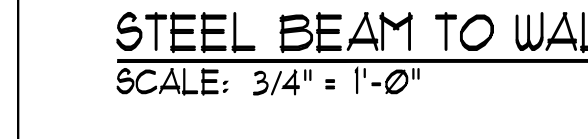
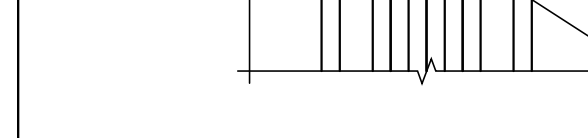
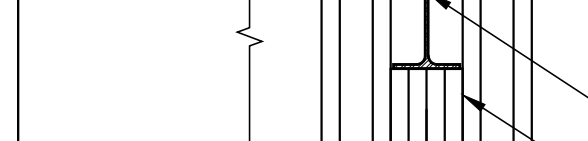
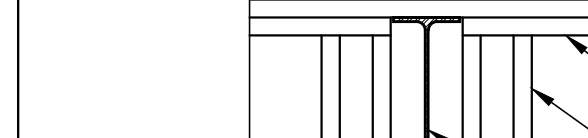
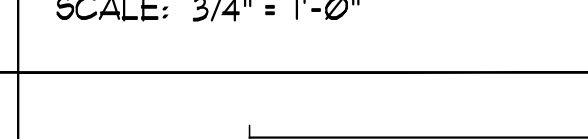
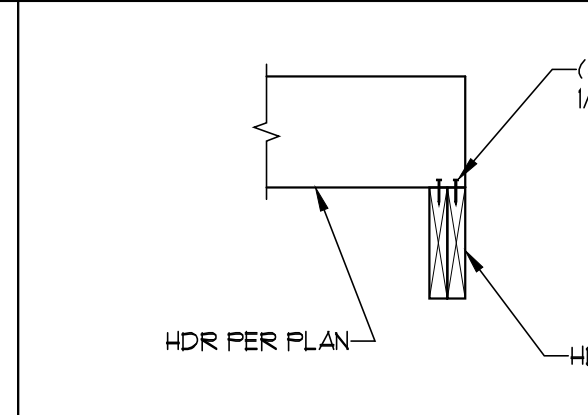
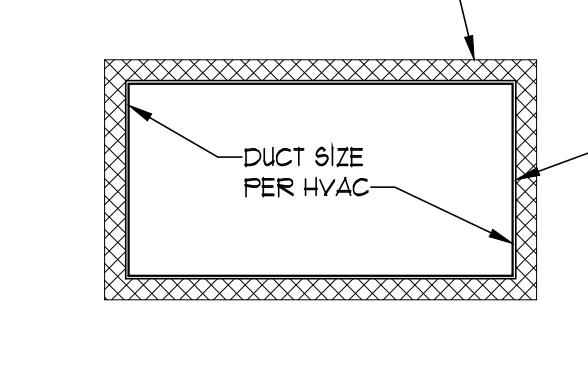
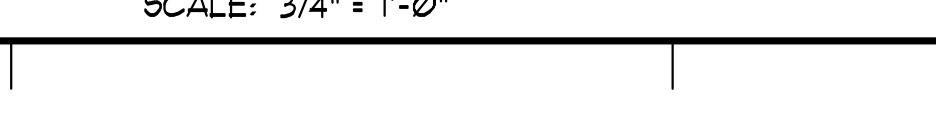
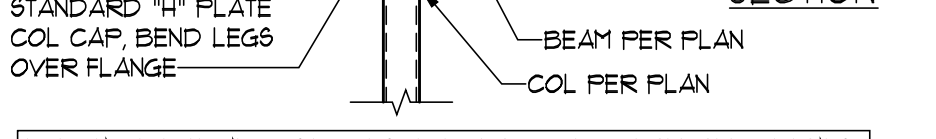
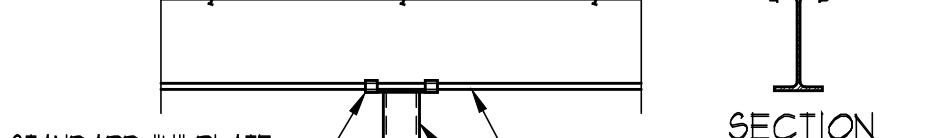
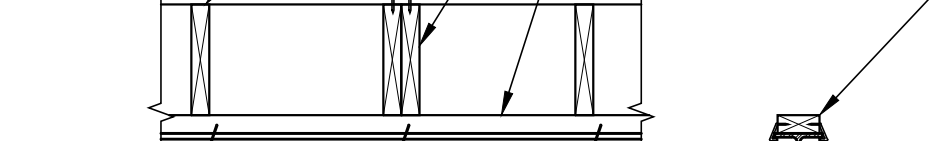
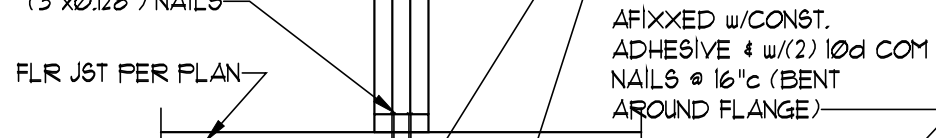
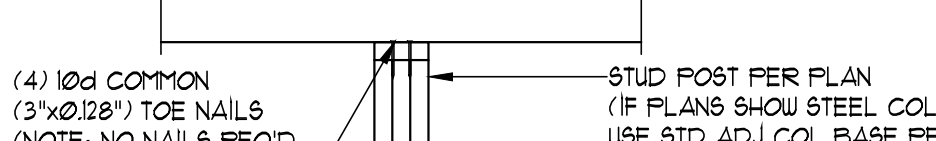
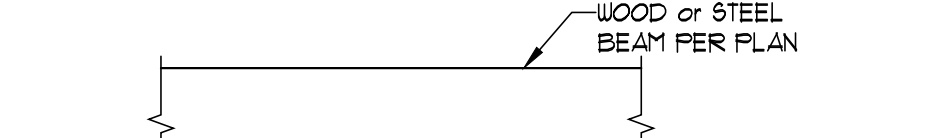
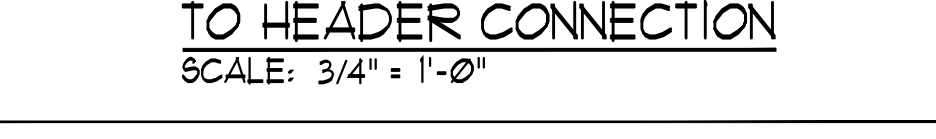
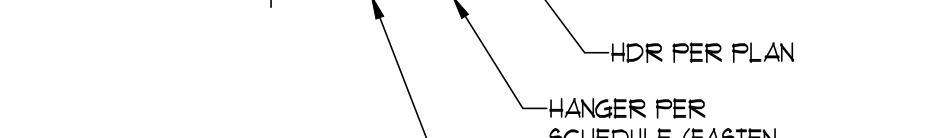
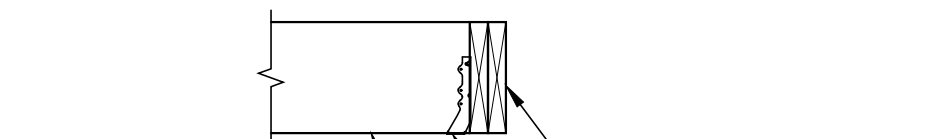
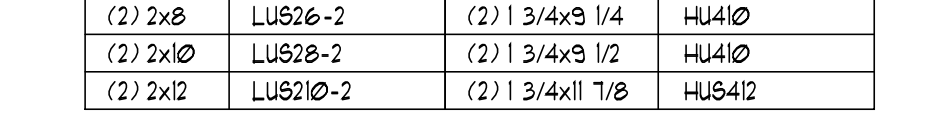
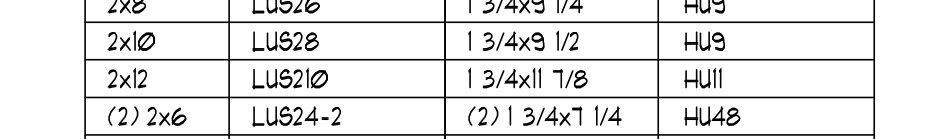
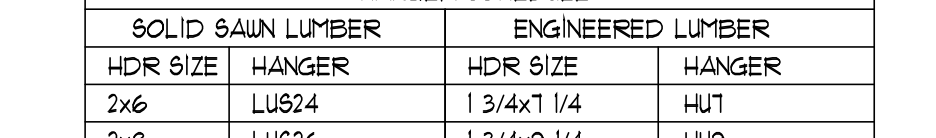
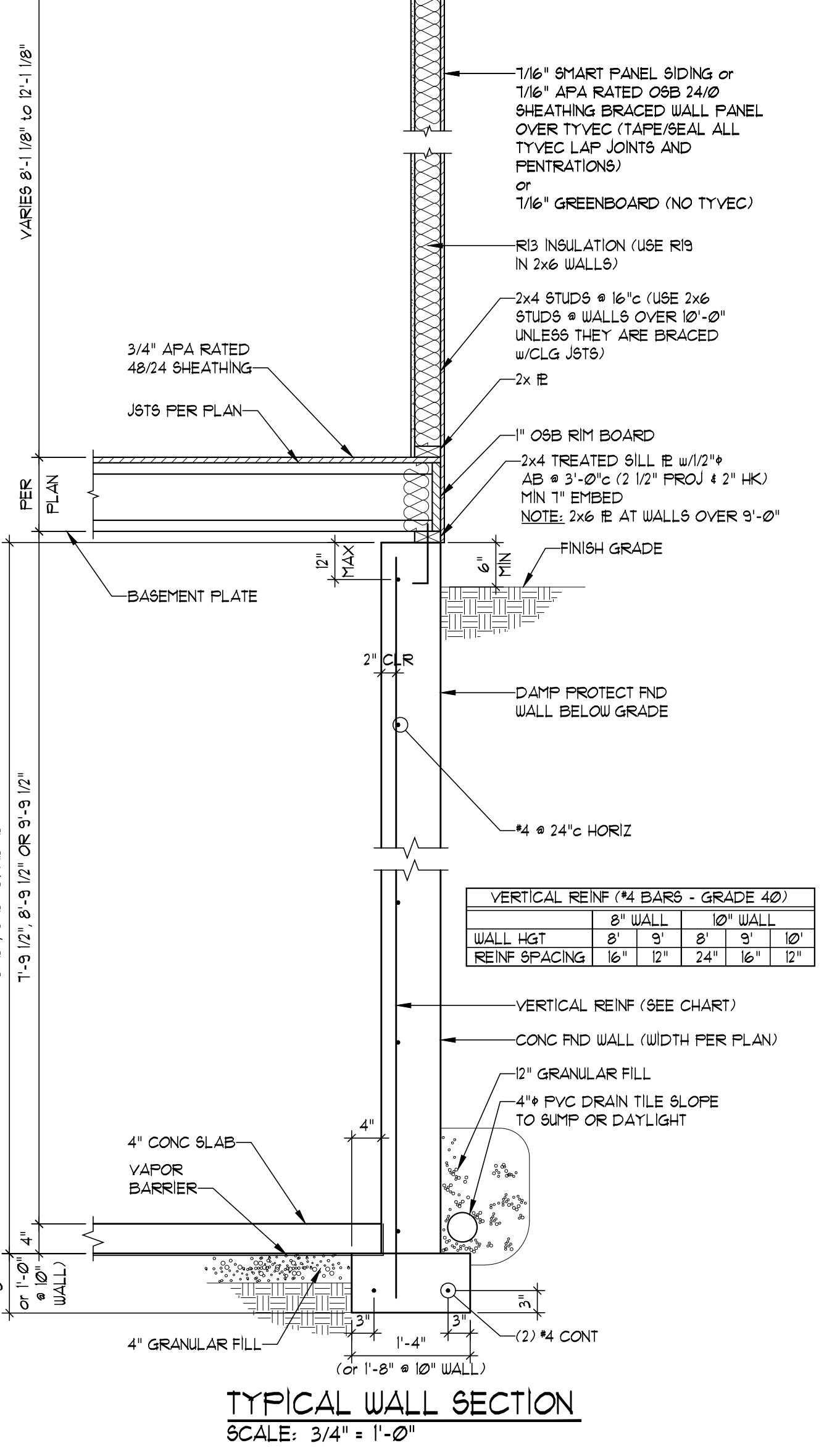
- All miscellaneous structural steel work shall conform to the requirements of AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings."
Miscellaneous structural steel material shall comply with:
A. Structural Steel - ASTM A 36
B. Cold-formed Steel Tubing - ASTM A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

DIVISION 6 - ROUGH CARPENTRY

- All rough carpentry work shall conform to the requirements of NFPA "National Design Specification of Wood Construction" and "TP" "Design Specifications for Light Metal Plate Connected Wood Trusses" and "APA Plywood Design Specifications", 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.
Rough carpentry materials shall comply with:
A. Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WPA or SPIB rules.
Joists: Stud Grade - Spruce-Pine-Fir
Header: No. 2 Douglas Fir No. 2 Hem 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 OE and shall meet the requirements of NER-442, NER-472 or ER-421.
E. Laid - LVL shall be fabricated from APA rated sheathing board webs, LVL flanges, utilizing waterproof tie glue and shall meet requirements of NER-450, NER-448, NER-476 or ICB0 PFC-5754.
F. Gypsum Beams - Combination 20S-V in accordance with Table No. 25-C-1 Part A of Chapter 23 of the International Building Code.
G. Fiberboard Sheathing - DOC Standard PS 57-73.
H. Gypsum Sheathing Board - ASTM C 79 and USC Standard No. 47-10.
I. Gypsum Wallboard - ASTM C 36 and USC Standard No. 47-11.
Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 2410 exterior glued and clipped. Roof sheathing for Conc Tile shall be 5/8 inch APA rated 2410 exterior glued and clipped. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
Floor sheathing shall be 3/4 inch APA rated sheathing 4824 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
Exterior wall sheathing shall be 1/2 inch APA Rated sheathing 2410 or 7/16 inch LP Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges FASTEN PER SCHEDULE BELOW. For LP Siding, fasten through both panels at edge supports.
Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
Attach metal framing fasteners to framing members with minimum number and size of nails listed in ICB0 Report No. 1258.
Provide full depth solid blocking, 1 X 4 cross bracing, or 16 gage metal cross bracing bridging at ends of members and at 4'-0" intervals along members.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Includes sections for ROOF, FLOOR, WALL, and OTHER WALL SHEATHING.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Includes sections for WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING, and WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING.



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

W VAN DEUREN & ASSOCIATES PA 1001 KINGS STREET SUITE 130 OVERLAND PARK, KS 66210 (913) 451-6205 FAX: (913) 451-1021 WEB PAGE WWW.VANDEURENPA.COM E-MAIL: V@VANDEURENPA.COM Van Deuren and Associates, P.A. © 2021



THE BAYBERRY Spec Home 2027 SW Wheatfield Ct, Lee's Summit, MO Lot 42 - Hook Farm Homestead Subdivision

FRAMING NOTES AND DETAILS

Project #: 8083-2152 DATE: 11/10/2021 Permit: 11/10/2021

FRAMING NOTES AND DETAILS

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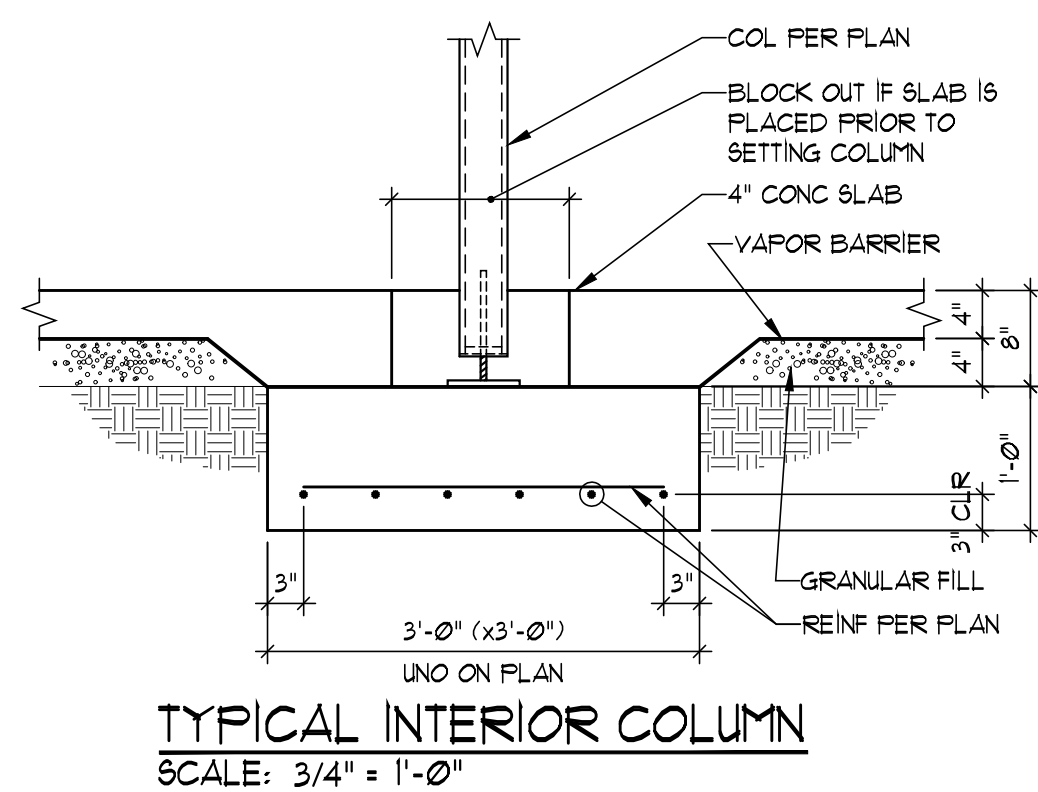
FRAMING NOTES AND DETAILS

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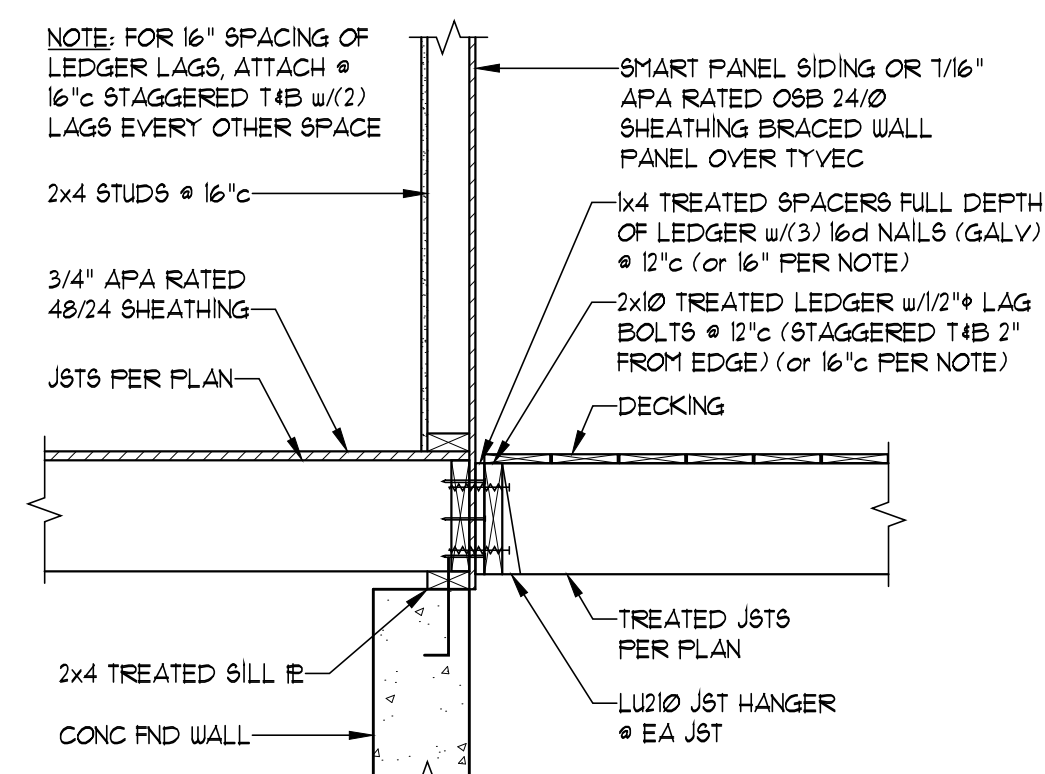
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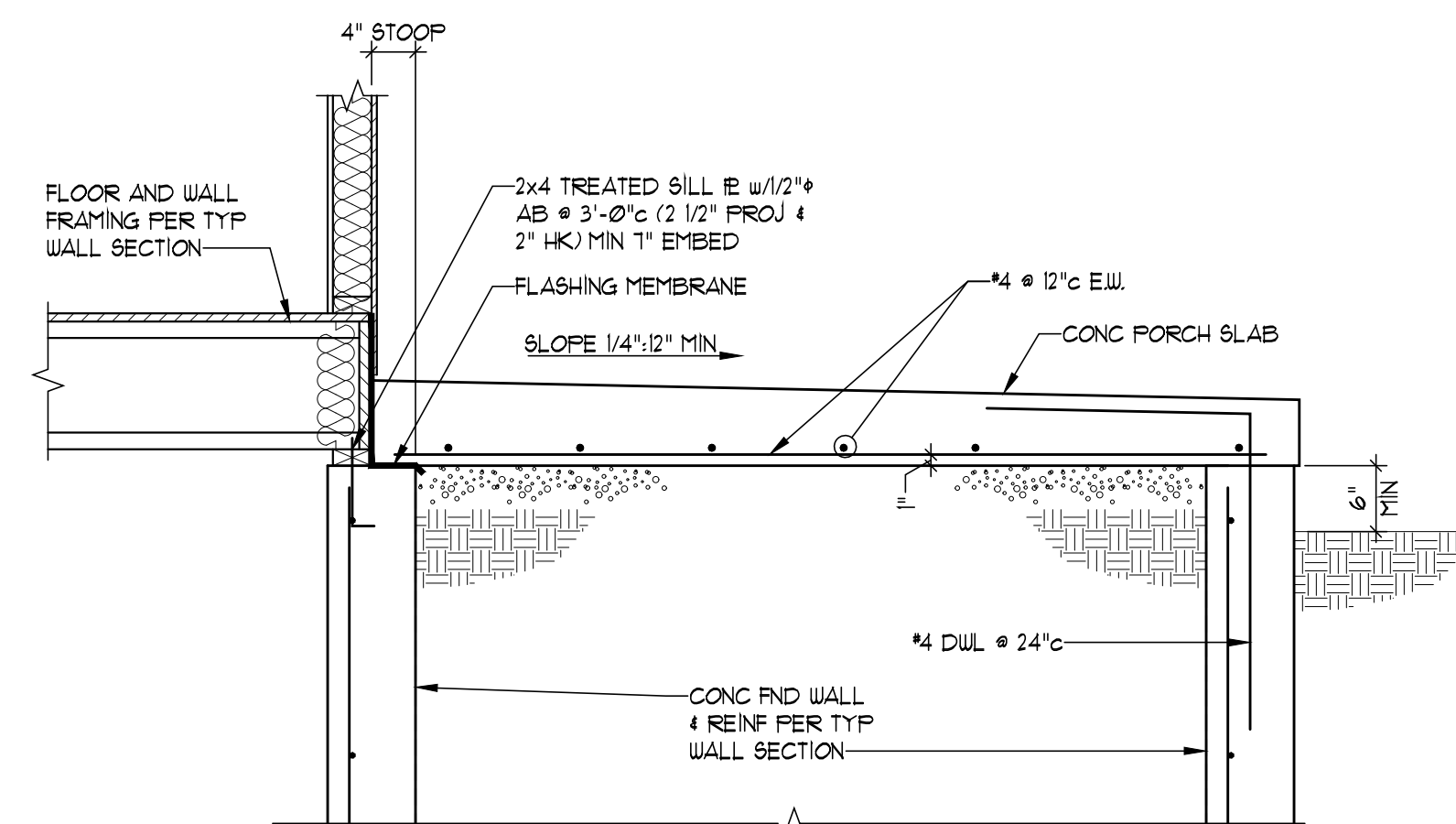
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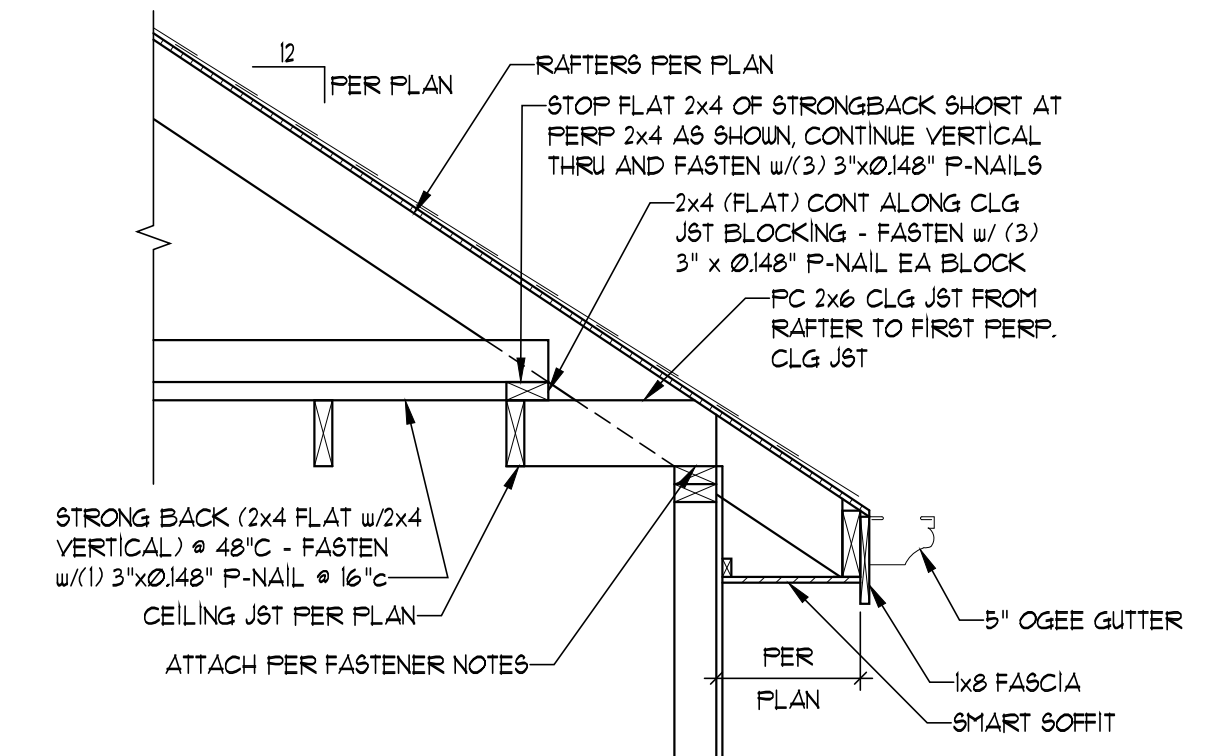
VERTICAL REIN (#4 BARS - GRADE 40)					
WALL HGT	8" WALL	9" WALL	10" WALL	11" WALL	12" WALL
REIN SPACING	16"	12"	24"	16"	12"



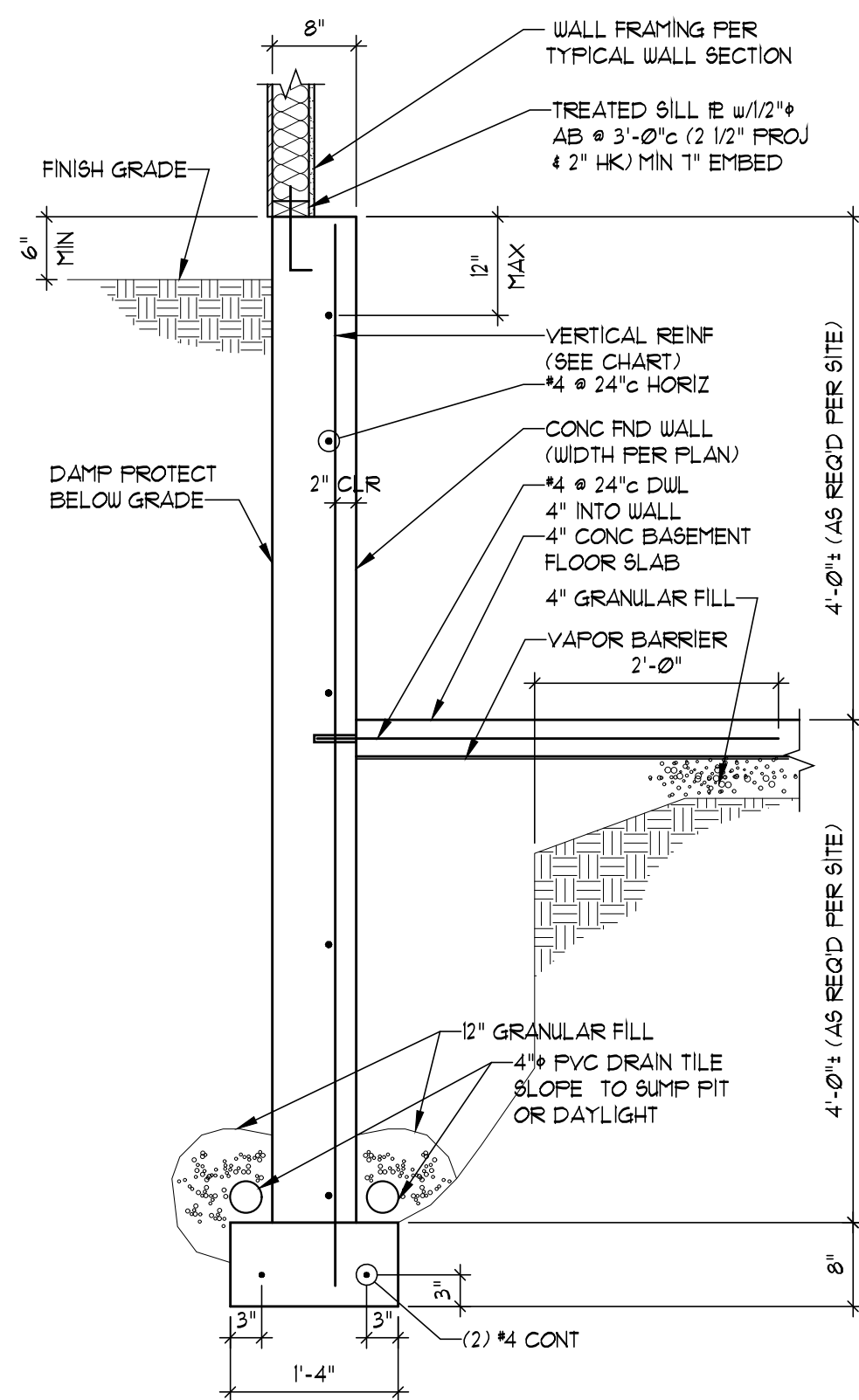
**DECK ATTACHMENT**  
SCALE: 3/4" = 1'-0"



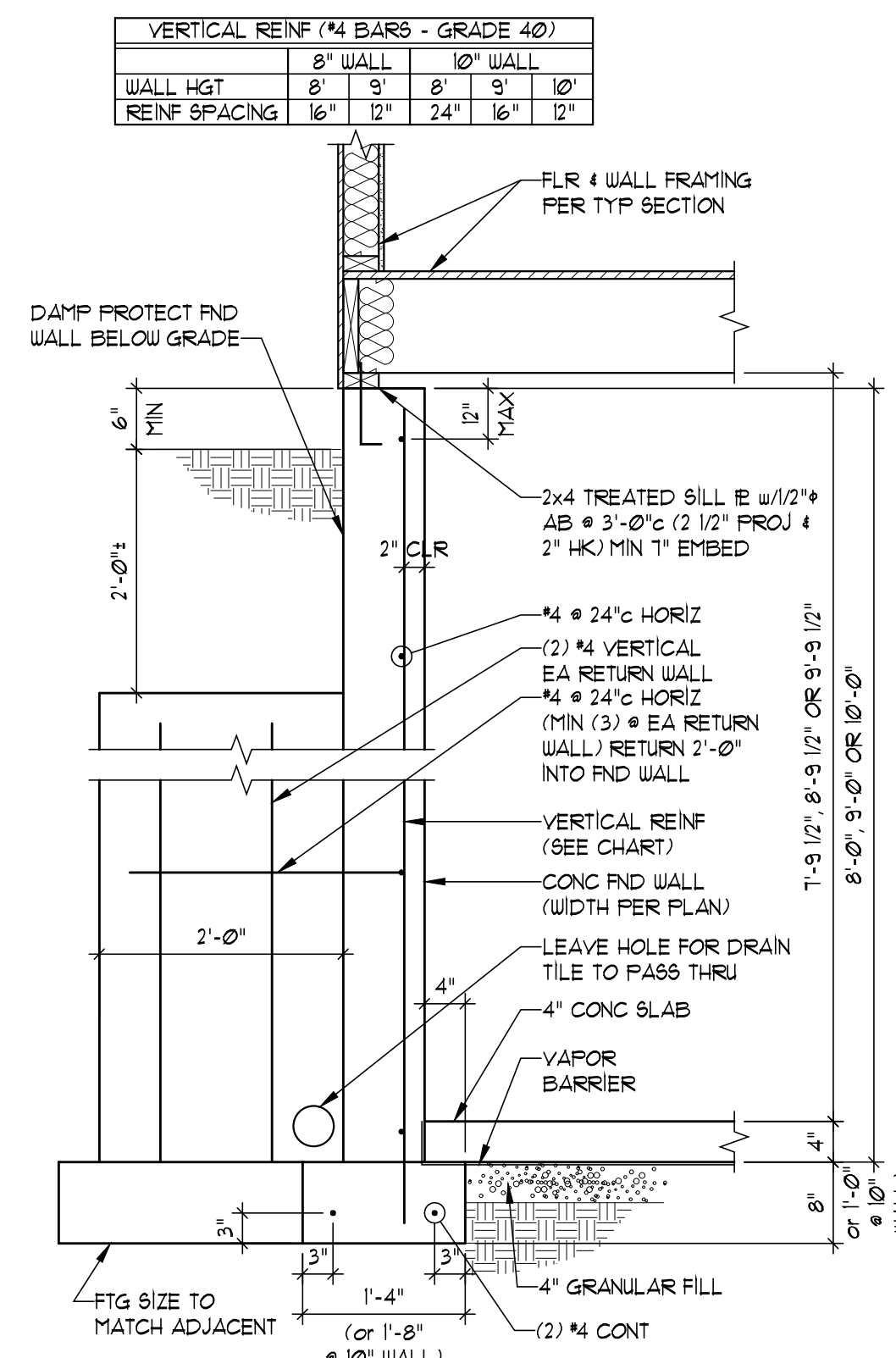
**TYPICAL SECTION THRU PORCH**  
SCALE: 3/4" = 1'-0"



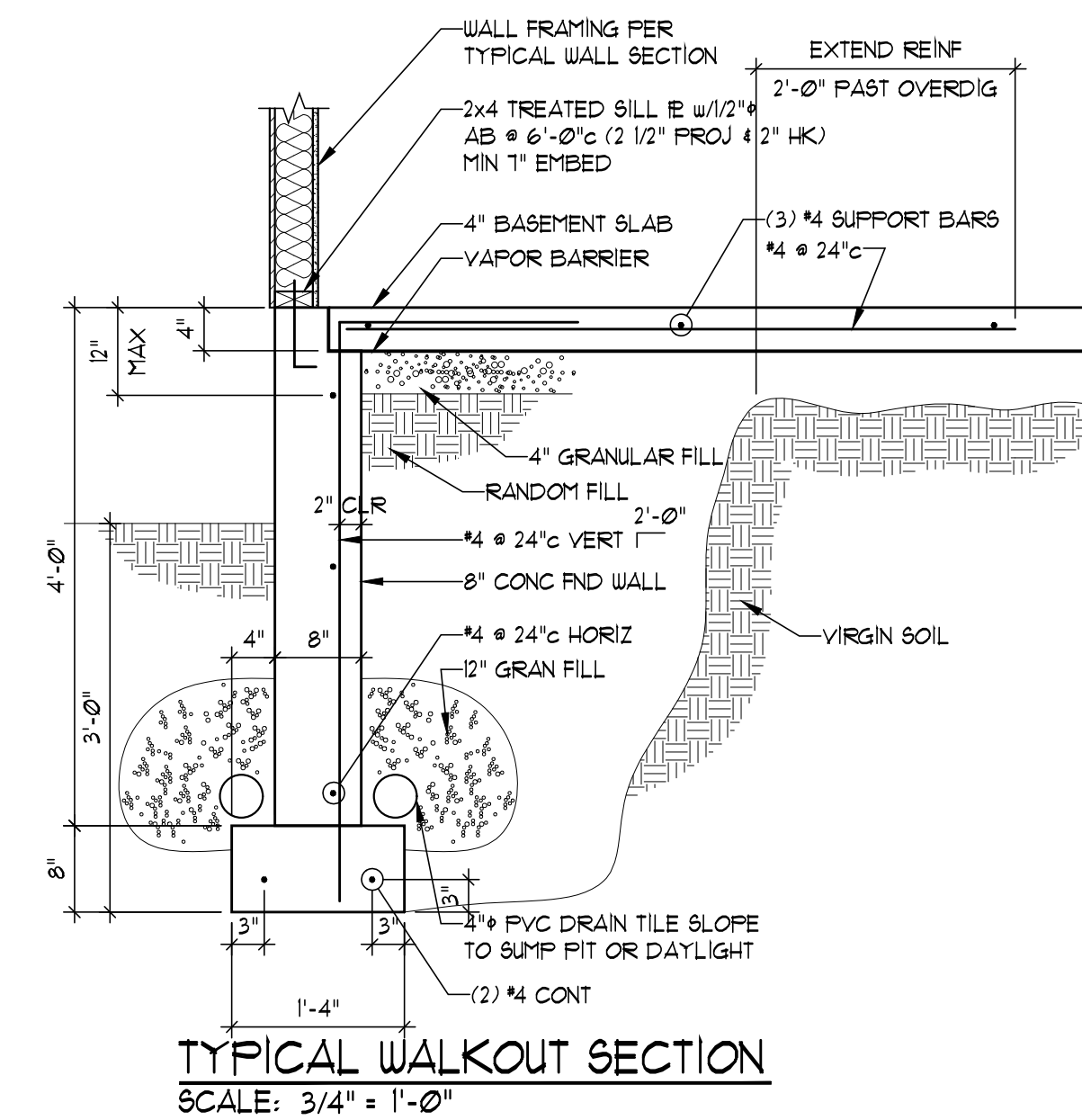
**RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS**  
SCALE: 3/4" = 1'-0"



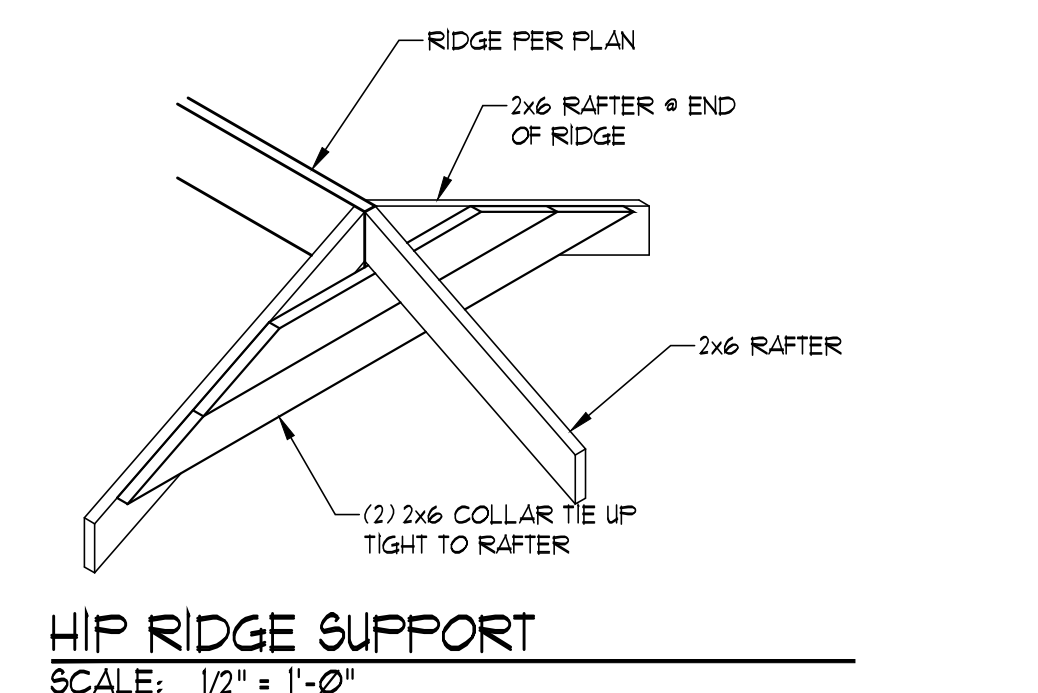
**TYPICAL DAYLIGHT SECTION**  
SCALE: 3/4" = 1'-0"



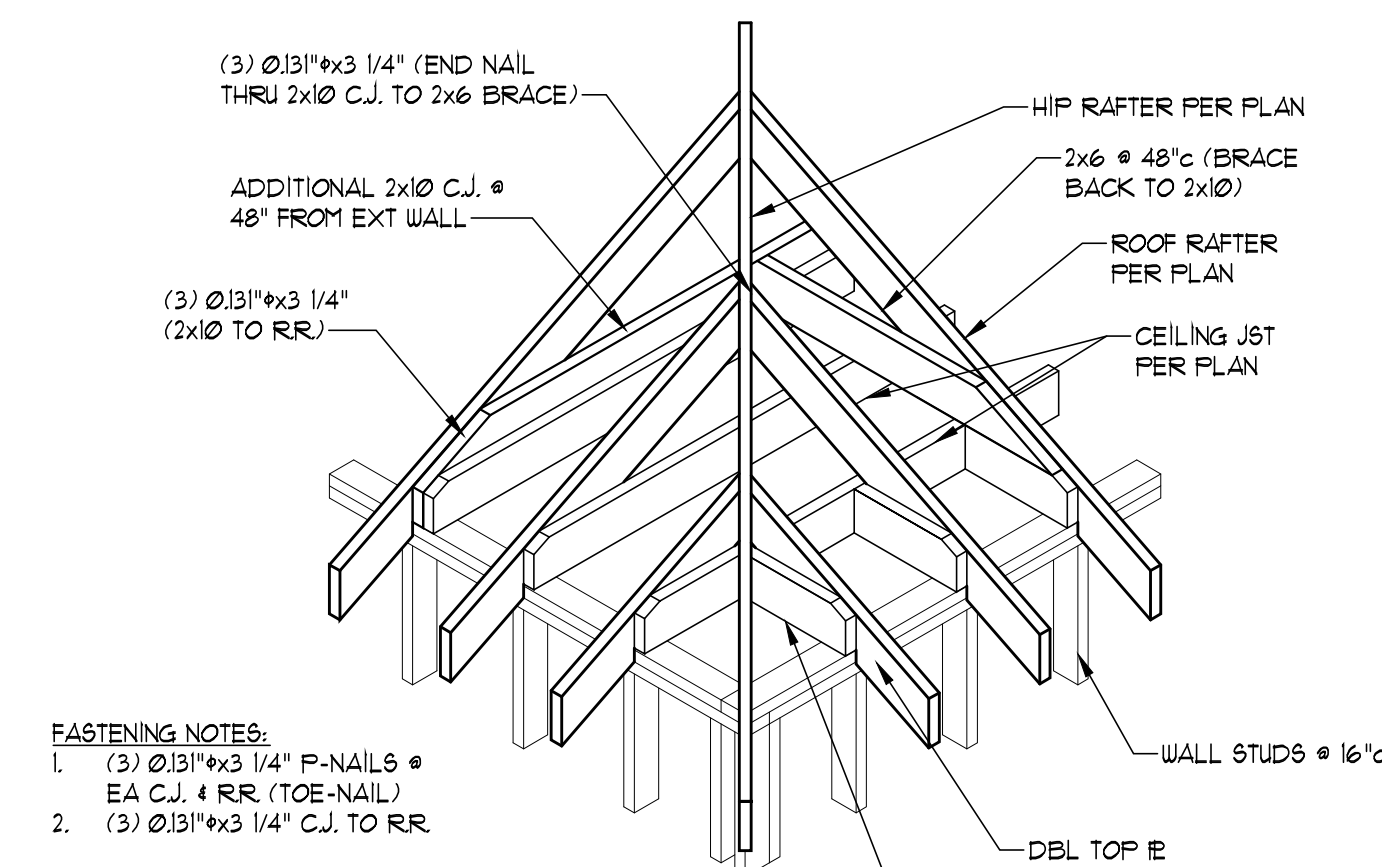
**TYPICAL PILASTER SECTION**  
SCALE: 3/4" = 1'-0"



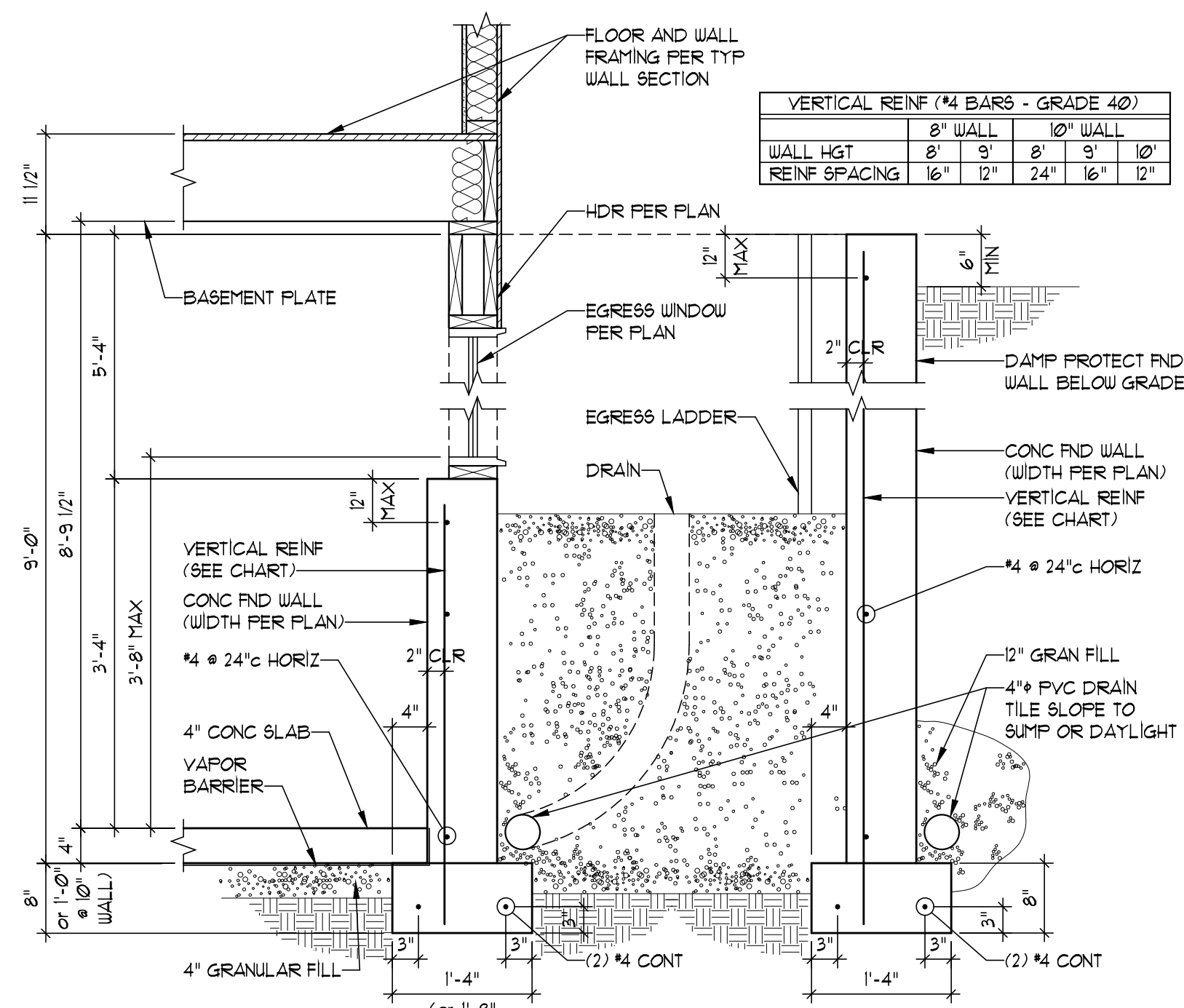
**TYPICAL WALKOUT SECTION**  
SCALE: 3/4" = 1'-0"



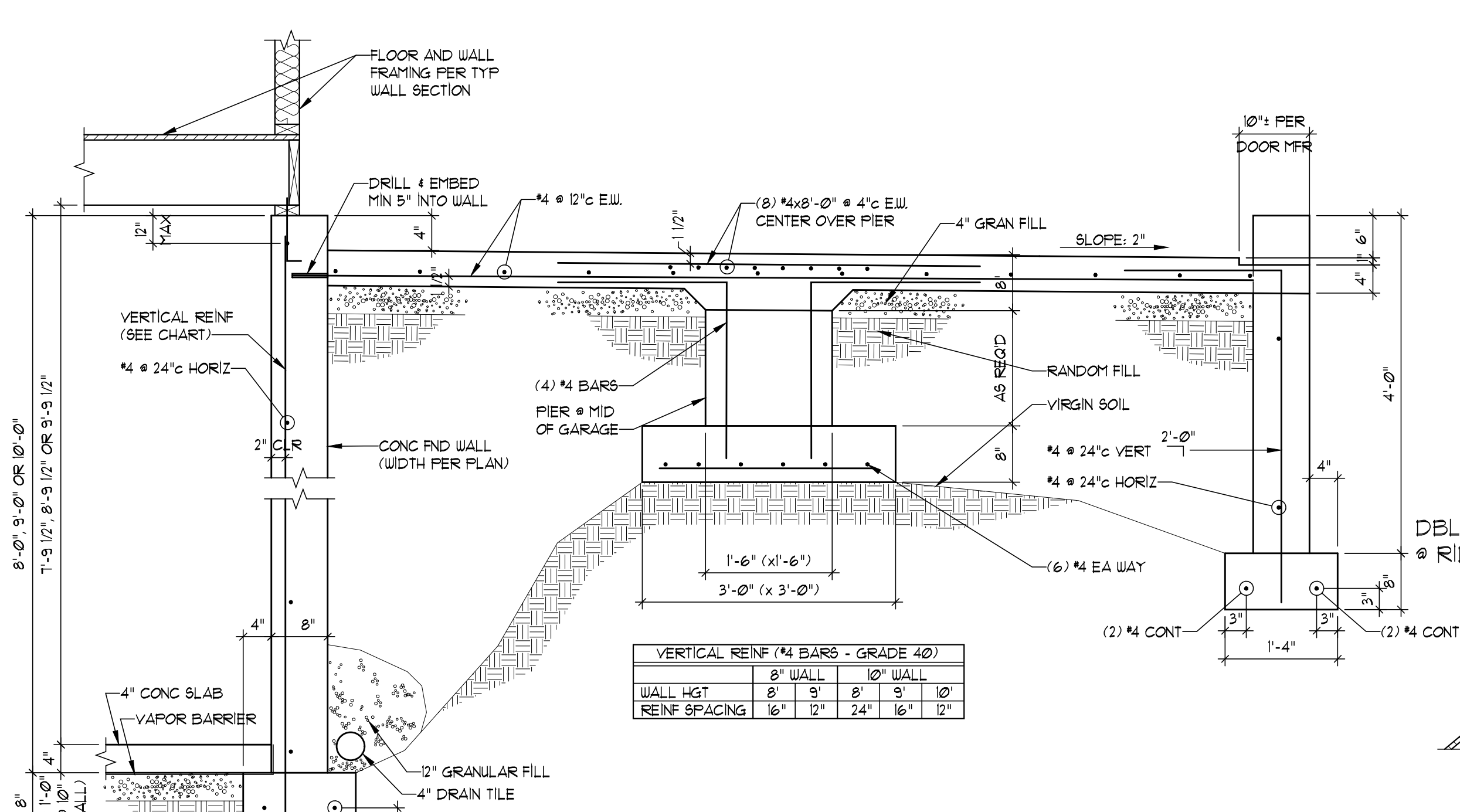
**HIP RIDGE SUPPORT**  
SCALE: 1/2" = 1'-0"



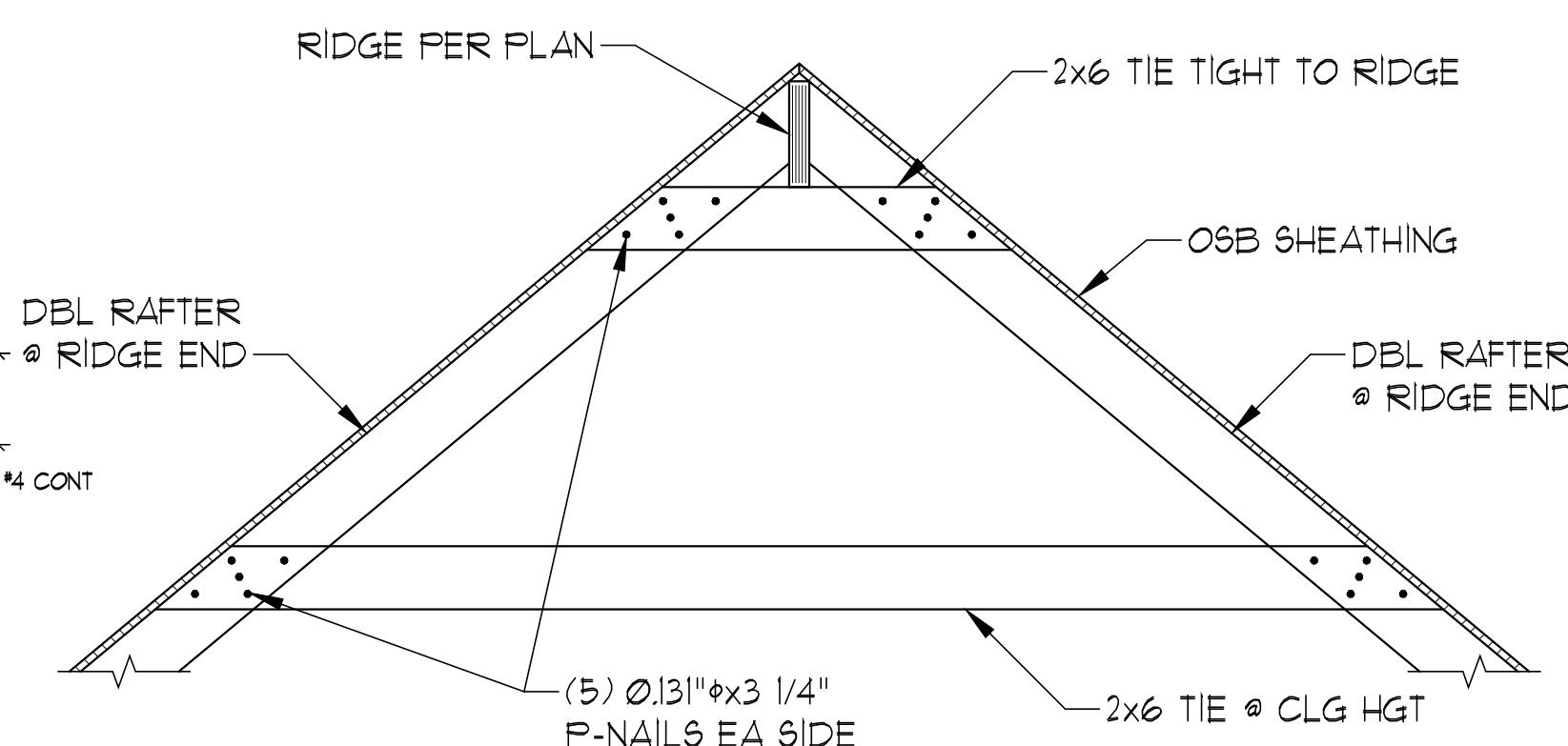
**CEILING JOIST AND ROOF RAFTER CONNECTION @ HIP**  
SCALE: 1/2" = 1'-0"



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



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



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



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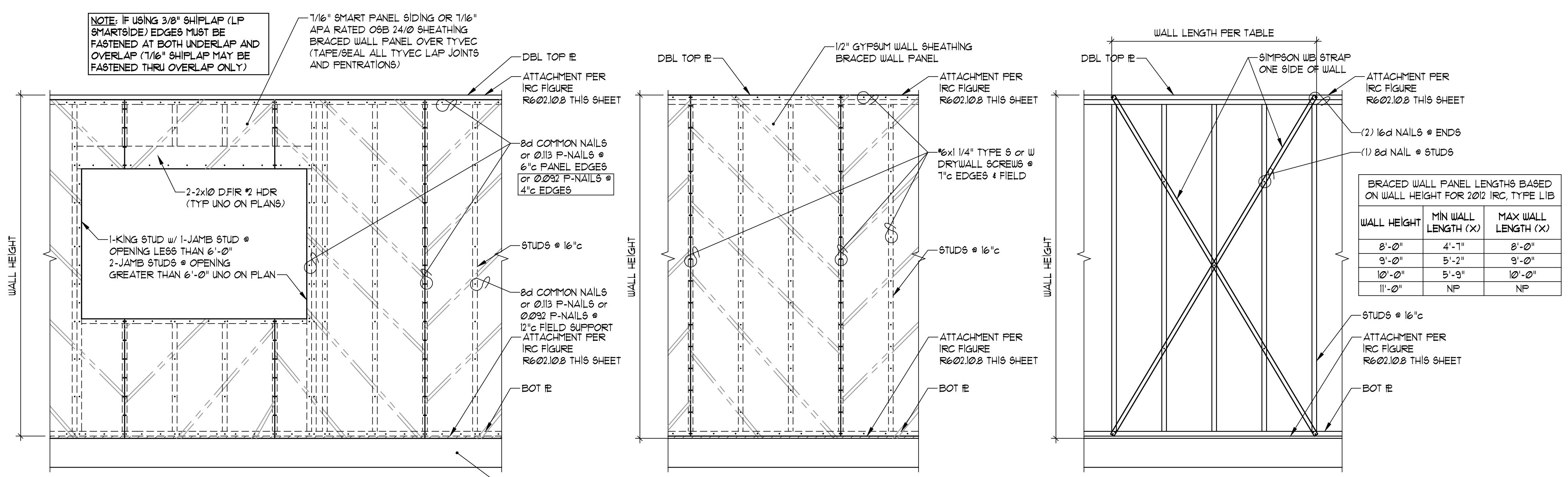
**THE BAYBERRY**  
Spec Home  
2027 SW Wheatfield Ct, Lee's Summit, MO  
Lot 42 - Hook Farm Homestead Subdivision

Project #: 8083-2152  
DATE: 11/10/2021  
Permit: 11/10/2021

Framing Notes and Details



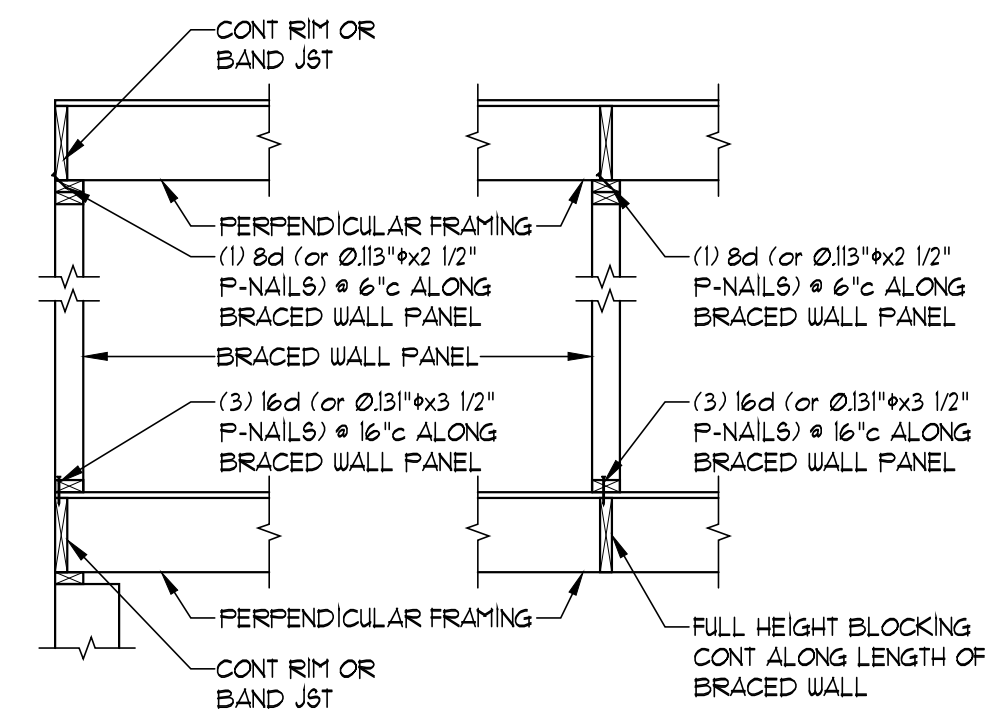
11/11/2021



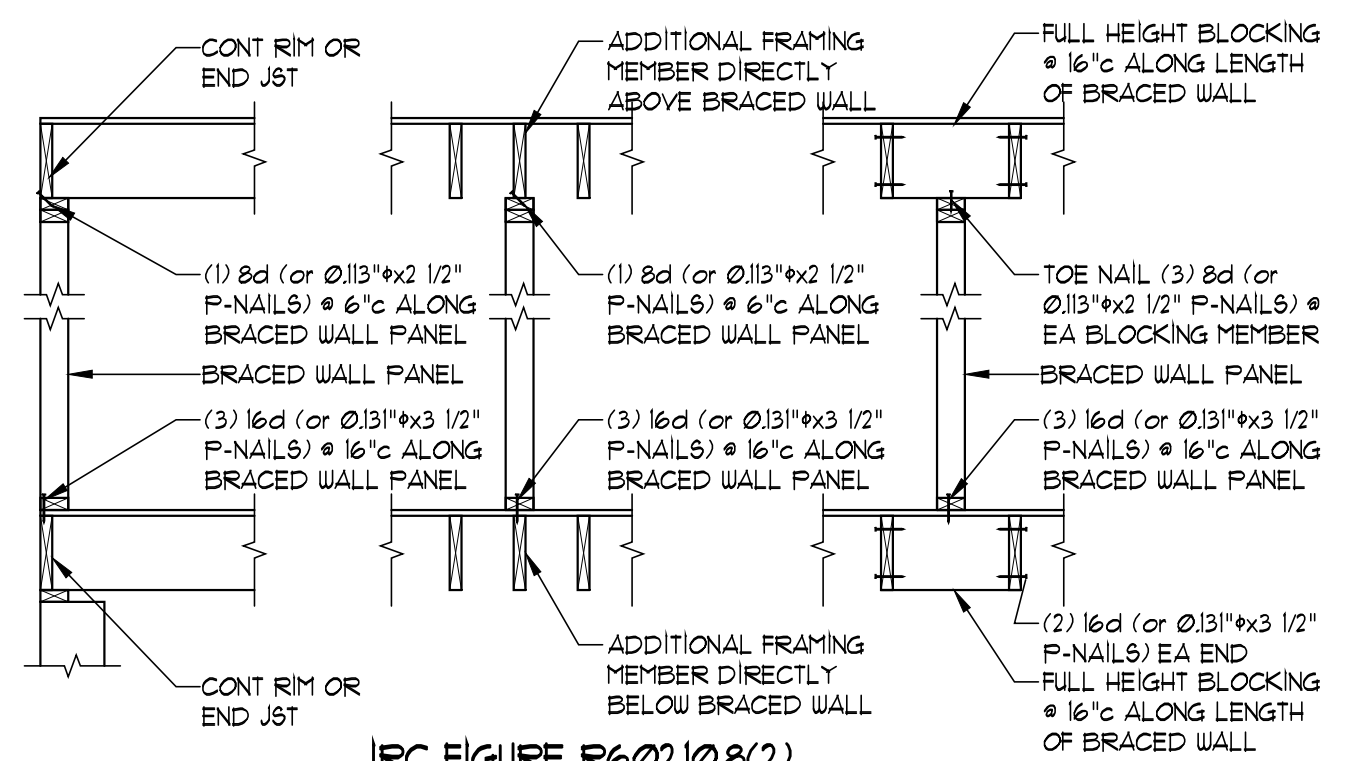
**TYPICAL EXTERIOR SHEATHING INSTALLATION (METHOD W&P & CS-W&P)**  
SCALE: 1/2" = 1'-0"

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

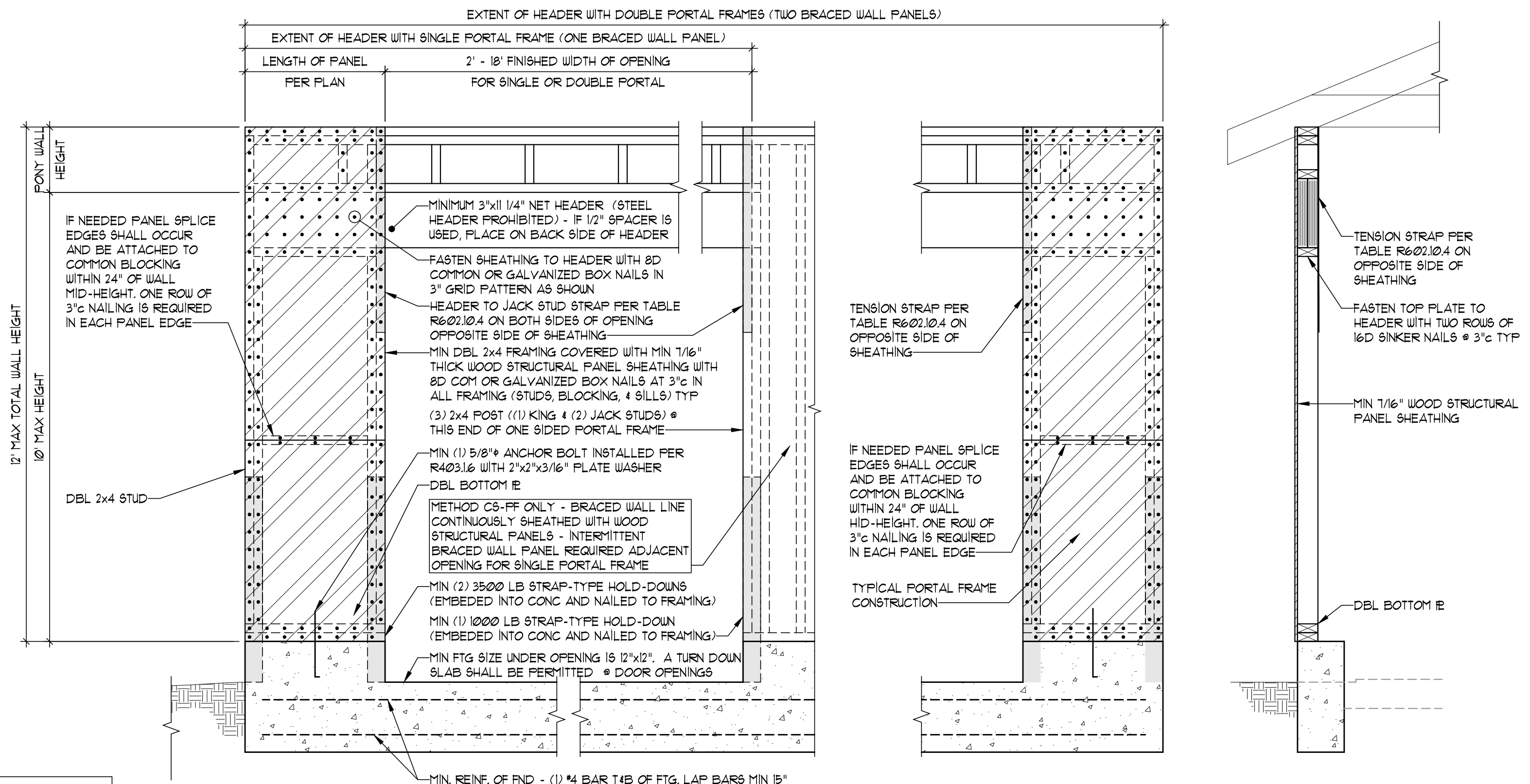
**INTERIOR SHEATHING INSTALLATION (METHOD LIB)**  
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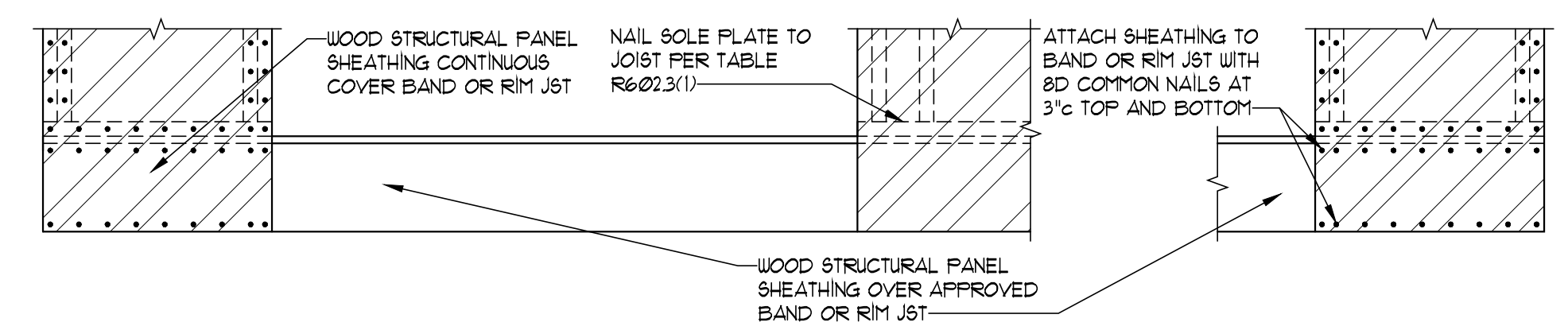
**IRC FIGURE R602.10.2(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**



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

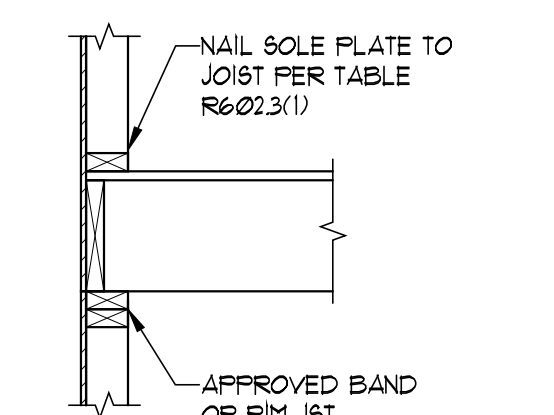


**BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)**  
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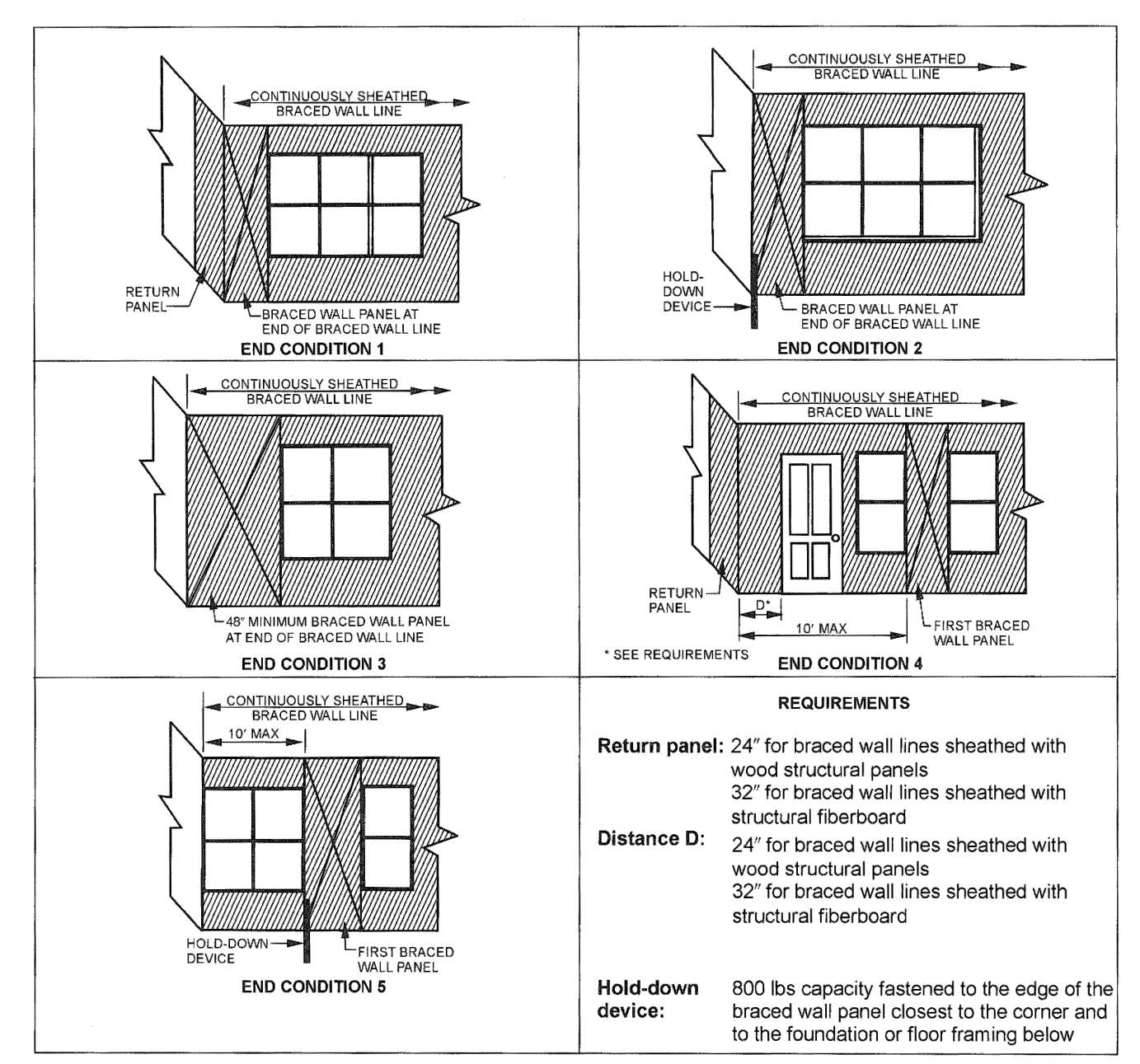


**BRACED WALL METHOD "CS-PF" (ATTACHMENT TO WOOD FLOOR) (REFER TO BRACED WALL METHOD "PFH" FOR HEADER ATTACH)**  
SCALE: 3/4" = 1'-0"

**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 PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V <sub>10</sub> @ 10mph	
				EXPOSURE B	EXPOSURE C
2x4 #2 GRADE	1	10	9	1000	1000
			12	1275	2500
			18	1275	2500
	2	10	9	1000	1875
			12	2175	4125
			18	2500	DESIGN
2x6 STUD GRADE	2	12	9	1500	3175
			12	3375	DESIGN
			18	3975	DESIGN
	4	12	9	2150	DESIGN
			12	3775	DESIGN
			18	4200	DESIGN

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**S102**  
RELEASER FOR CONSTRUCTION  
PRELIMINARY SERVICES  
LEE'S SUMMIT, MISSOURI  
11/11/2021