

ELEVATION NOTES

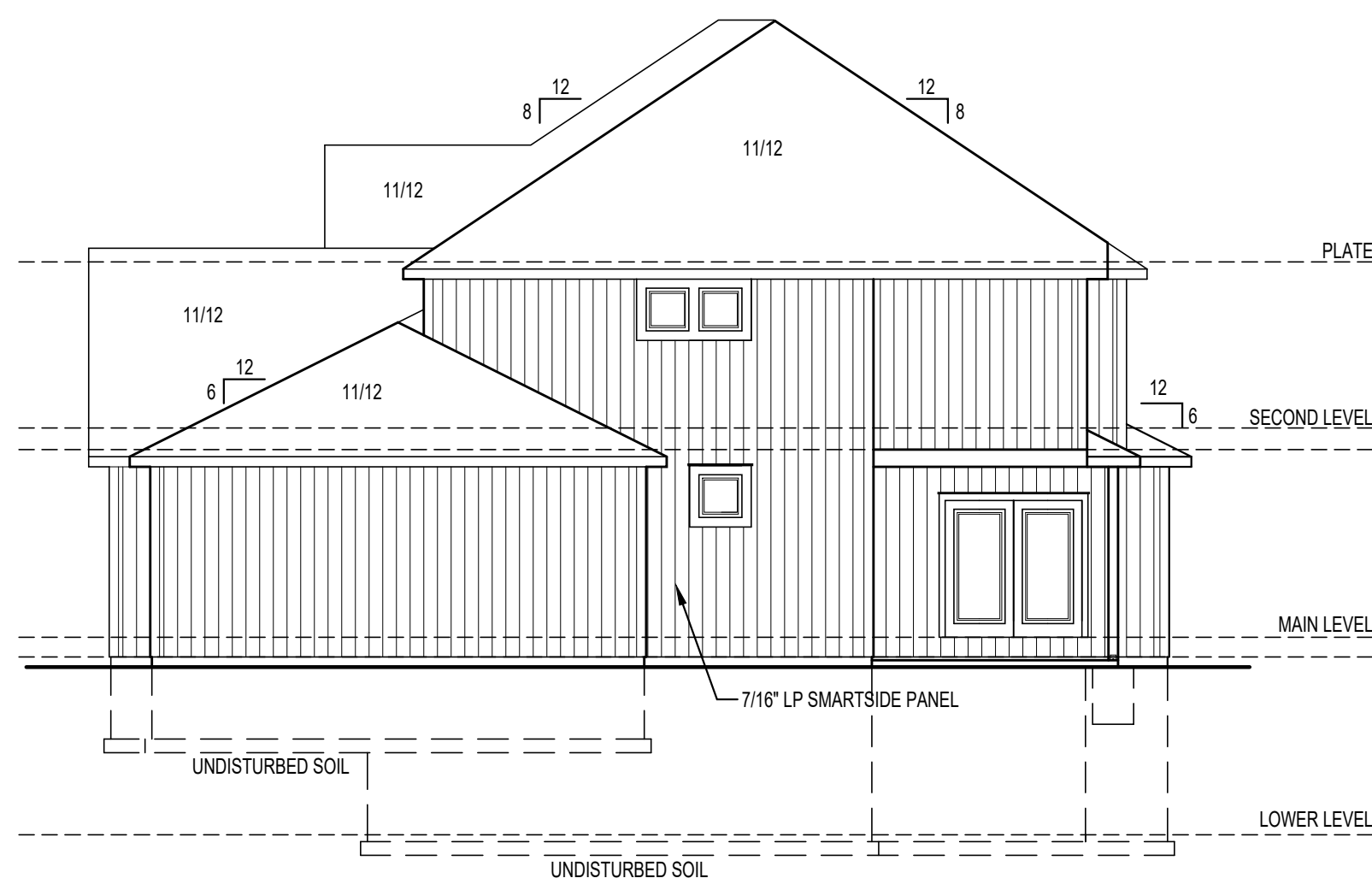
1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE CONDITIONS.
2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED OTHERWISE.
3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.
4. GUTTER AND DOWNSPOUT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



Front Elevation

1/4" = 1'-0"

1



Side Right Elevation

1/8" = 1'-0"

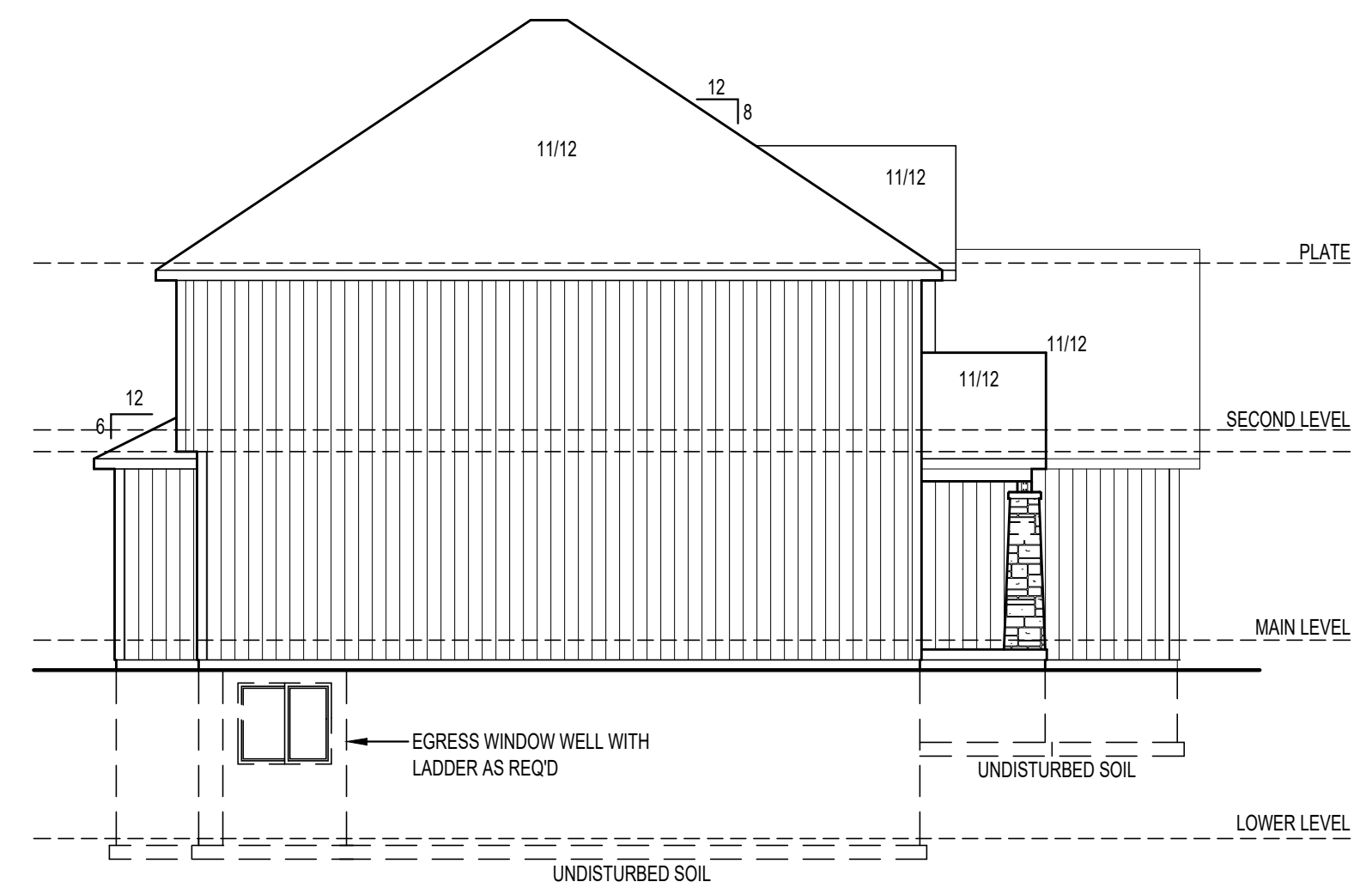
2



Rear Elevation

1/8" = 1'-0"

3



Side Left Elevation

1/8" = 1'-0"

4

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

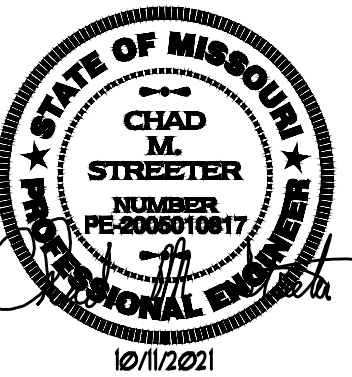


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THE SILVERTON IV

Spec Residence
1624 SW 27th St, Lee's Summit, MO
Lot 43 - Whispering Woods Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 10/11/2021

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, 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, 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 (2) #6 CON 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 8" 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'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 "UPPER" 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"0" SCHED 40
	60"x60"x18"	(10) #4 BAR E.W.	3'12"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.

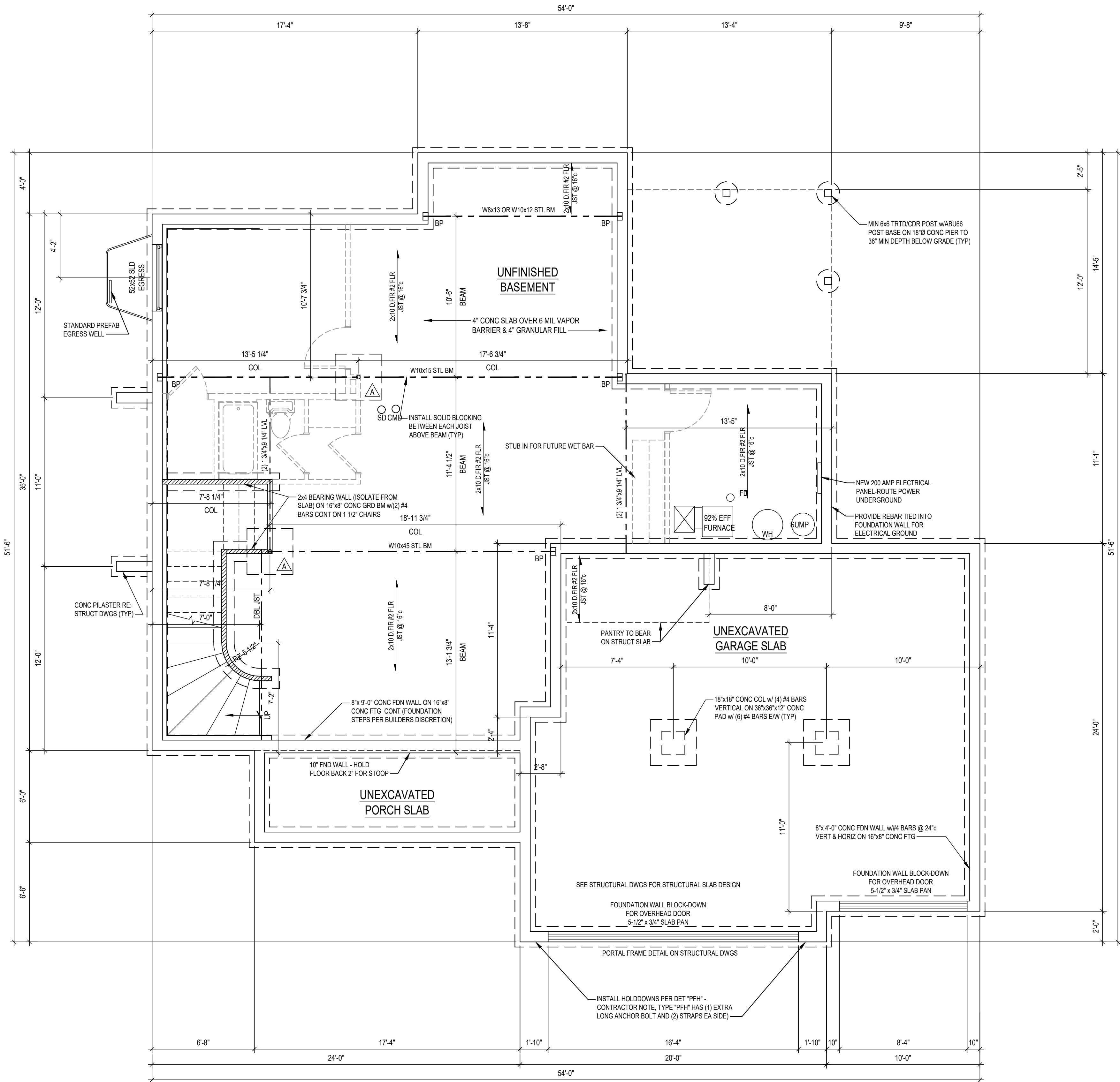
I JOIST AND TRUSS NOTES

- 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 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 R423 METHOD 4



LOWER LEVEL
FINISHED AREA: 0 SF
UNFINISHED: 1127 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Foundation Plan

1/4" = 1'-0"

1



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Spec Residence
1624 SW 27th St, Lee's Summit, MO
Lot 43 - Whispering Woods Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 10/11/2021

Foundation
Plan

A101
RELEASE FOR
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AS NOTED ON PLANS REVIEW
Development Services
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 2x8 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 REQD 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:

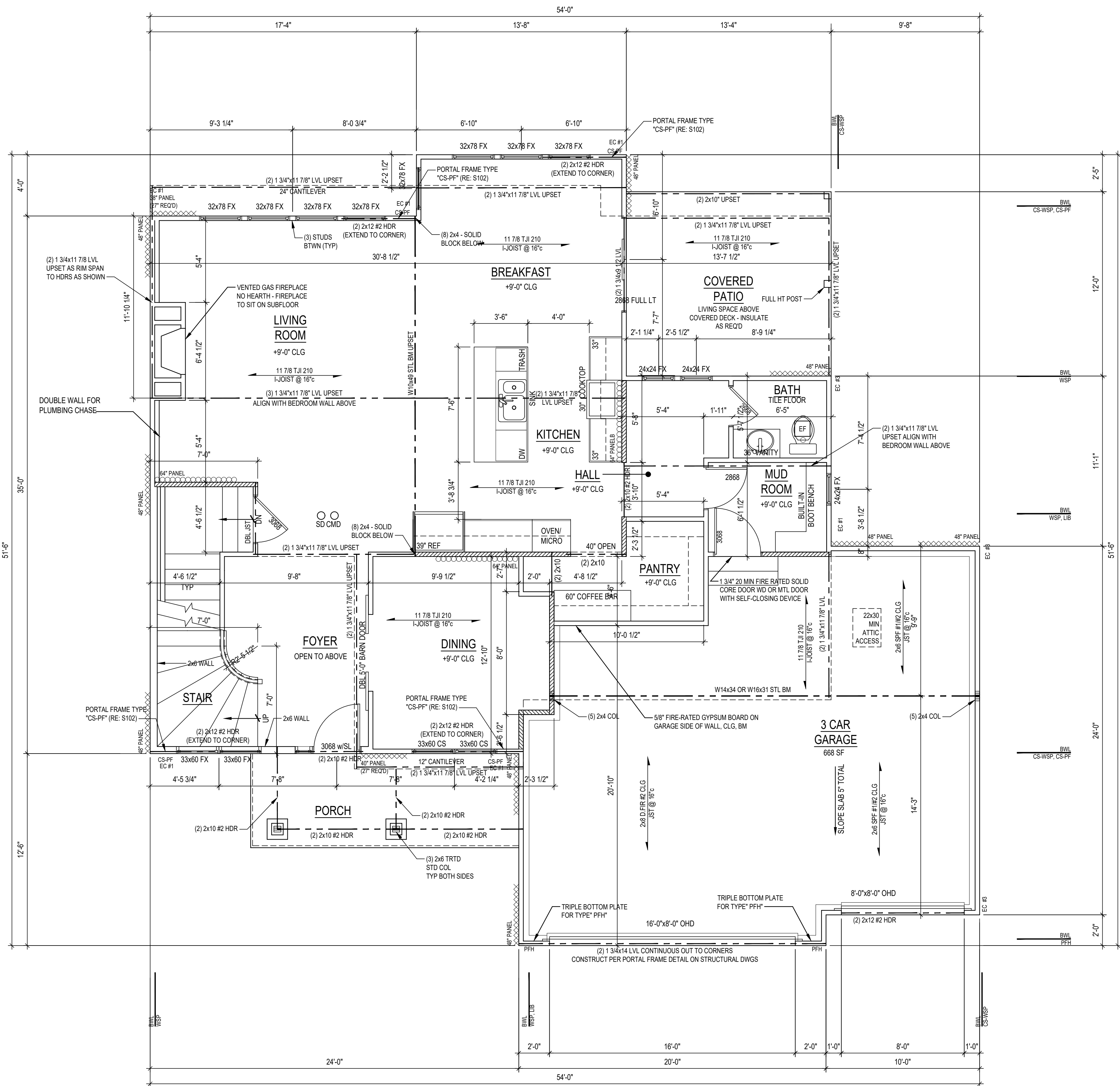
- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N1102.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.
- CONTRACTOR TO SUBMIT "MANUAL T" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH IECC AS 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 0.35 (MAX)
SHGC 0.40 (MAX)
SKYLIGHTS: U-FACTOR 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 5.7 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, 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 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	1276 SF
FINISH	576 SF
GARAGE	668 SF
COVERED PATIO	160 SF

LOAD BEARING WALL
LOAD BEARING BEAM

First Floor Plan

1/4" = 1'-0"

1



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THE SILVERTON IV

Spec Residence

1624 SW 27th St, Lee's Summit, MO
Lot 43 - Whispering Woods Subdivision

Project #: 8083-XXXX

DATE:

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First Floor
Plan

A102
RELEASE FOR
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AS NOTED ON PLANS
Development Services
LEE'S SUMMIT, MISSOURI

GENERAL PLAN REQUIREMENTS:

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- INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE OF EACH SLEEPING AREA.
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- 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.
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- INSULATION TO COMPLY WITH IECC AS FOLLOWS:

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BASEMENT WALLS	R-13 (or R-10 CONTINUOUS)
SLABS	N/R
DUCTWORK	R-8
WINDOWS	U-FACTOR 0.35 (MAX) SHGC 0.40 (MAX)
SKYLIGHTS	U-FACTOR 0.55 (MAX) SHGC 0.40 (MAX)

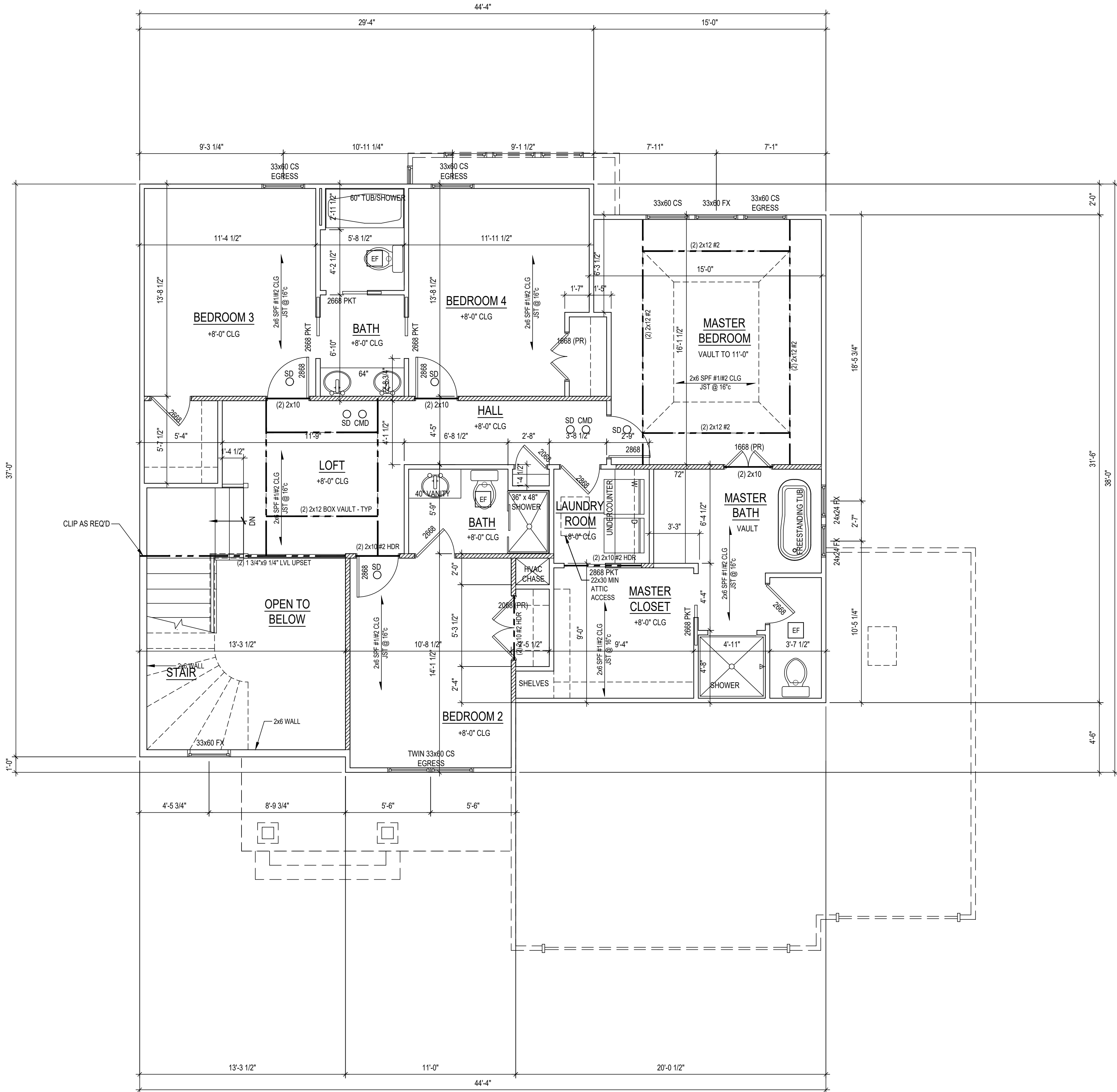
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- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:

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.
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WALL BRACING NOTES:

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- XXXXXXXXXXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
XX" PANEL



UPPER LEVEL
FINISH: 1345 SF

/// LOAD BEARING WALL
--- LOAD BEARING BEAM

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

1



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Second Floor
Plan

A103
RELEASED FOR
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LEE'S SUMMIT, MISSOURI

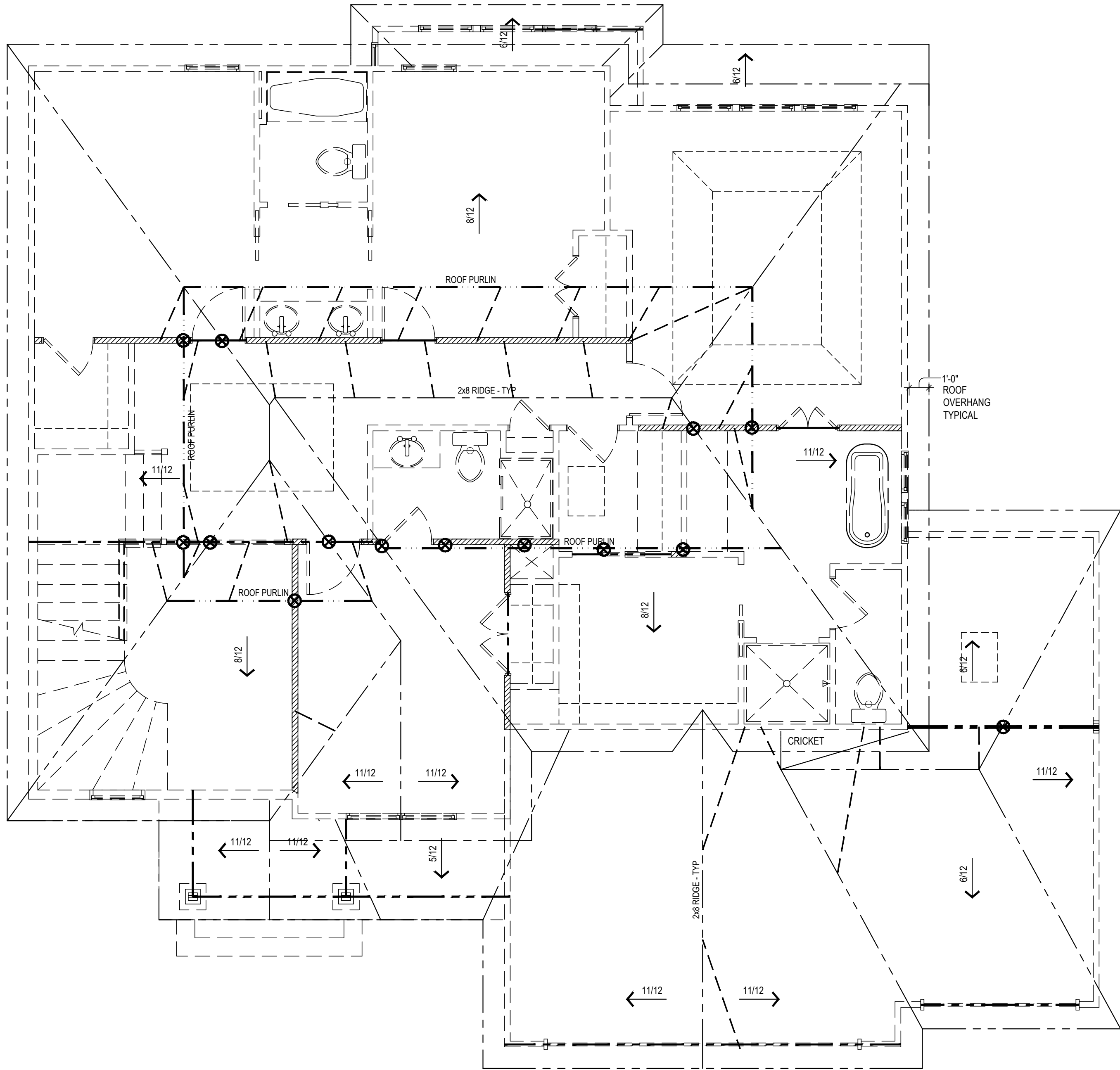
ROOF PLAN NOTES

- 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 SILVERTON IV

Spec Residence
1624 SW 27th St, Lee's Summit, MO
Lot 43 - Whispering Woods Subdivision

Project #: 8083-XXXX

DATE:

For Permit: 10/11/2021

Roof
Plan

A104
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
Development Services
LEE'S SUMMIT, MISSOURI

DIVISION 1 - GENERAL REQUIREMENTS

- ## DIVISION 2 - EARTHWORK

- A. Controlled Fill and Backfill Compaction:
 - a. All controlled fill and backfill shall be placed in lifts having maximum loose lift thickness of 9 inches.
- B. Gradable Fill:
 - a. Compact granular fill below footing bearing elevation to a minimum of 98 percent of the material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent for material founded above footing bearing elevation.
 - b. Shrinkage-swell controlled fill - Compact shrinkage-swell controlled fill below footing bearing elevation to a minimum of 99.95 percent of the material's maximum dry density as determined by ASTM D 698 and to a minimum of 95 percent for material founded above footing bearing elevation.
- C. Controlled Fill - Compact controlled fill at a moisture content within a range of 0 to 4 percent above optimum moisture content.

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 II
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 (air-entrained concrete)	4000 PSI

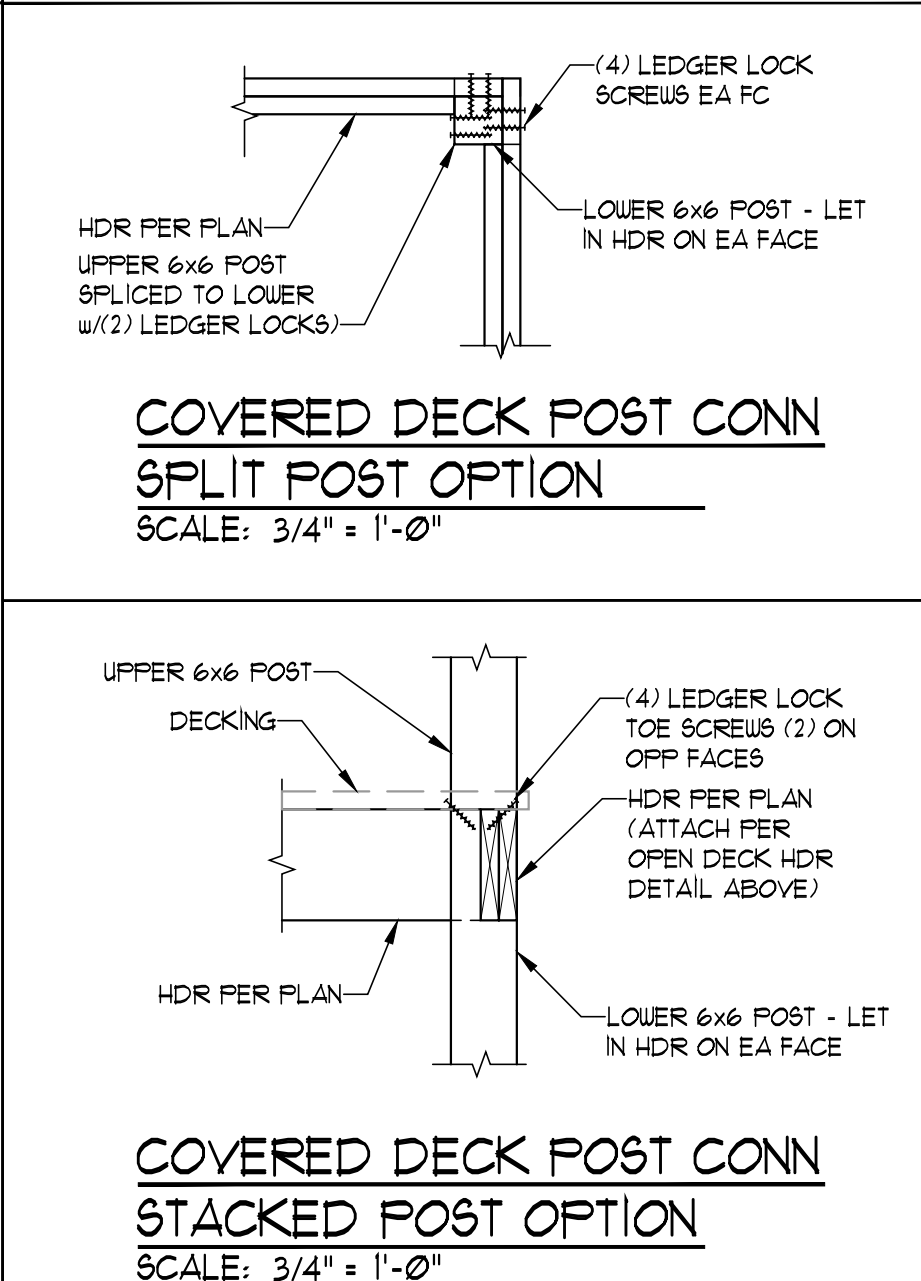
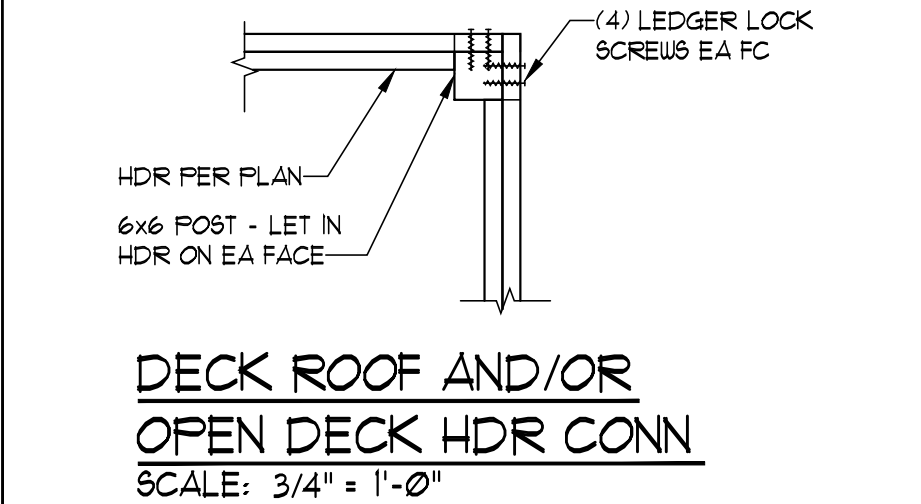
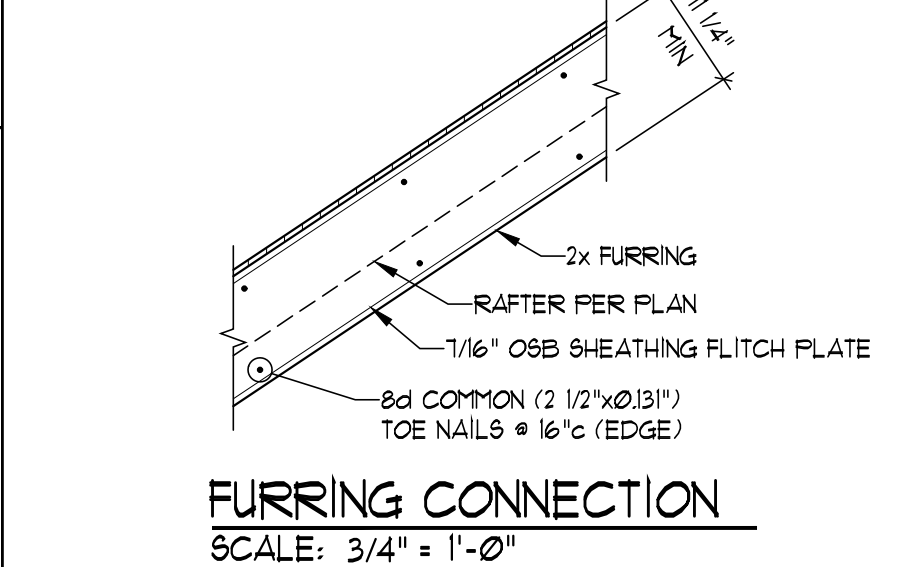
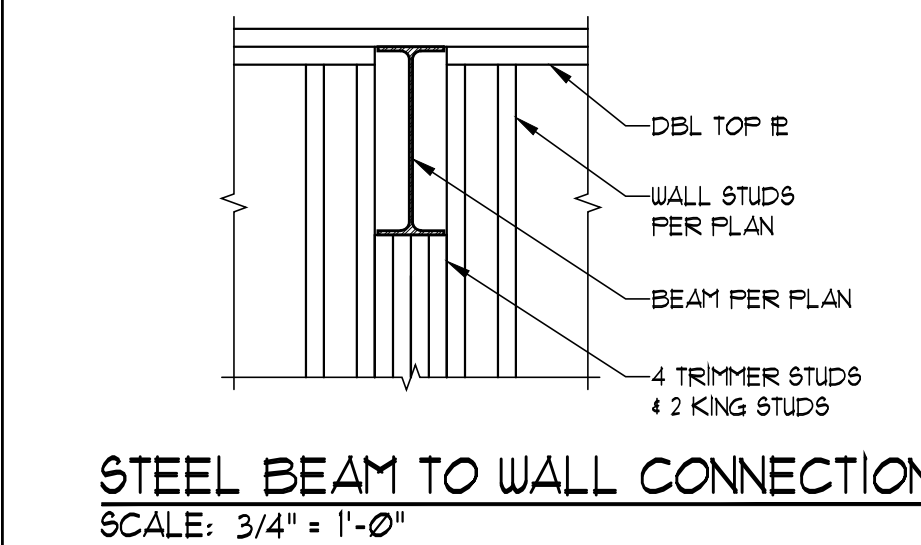
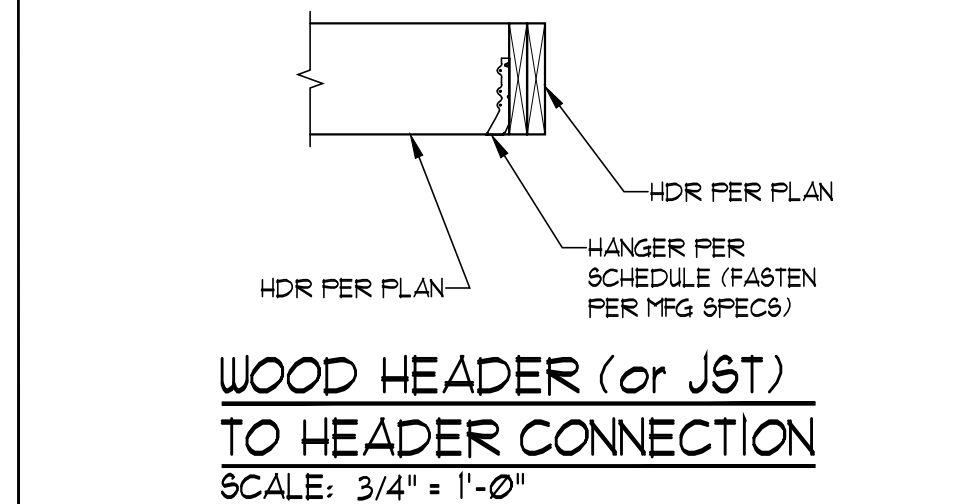
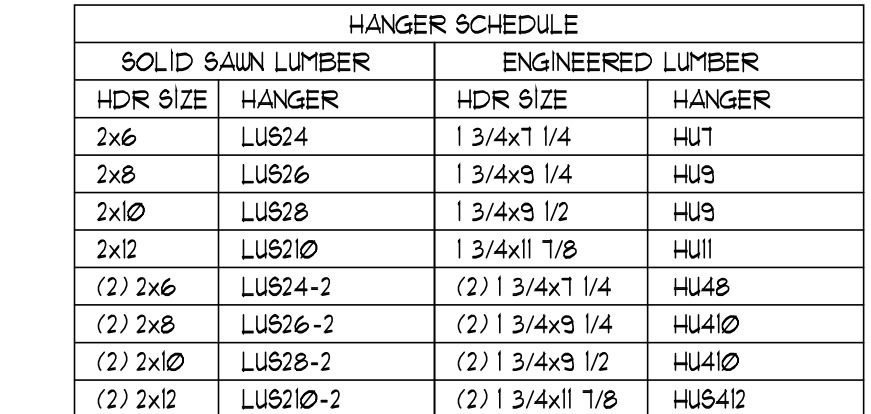
- #### DIVISION 5.5 - MISCELLANEOUS STRUCTURAL STEEL

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.

1. All rough carpentry work shall conform to the requirements of NFOPA "National Design Specification of Wood Construction"; TPI "Design Specifications for Light Metal Plate Connected Wood Trusses"; APA "Plywood Design Specifications"; DCC PS 1 "Product Standard for Construction and Industrial Plywood"; DCC 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 WWPA or SPIB rules;

- Just: Stud Grade - Spruce-Pine-Fir
 Posts: 2 x Douglas Fir 2 x Hem Fir
 Header: No 2 Douglas Fir
 Rafter: No 3 Douglas Fir 2 No 2 Spruce-Pine-Fir
 Plates: No 3 Spruce-Pine-Fir
 Bracing: No 3 Spruce-Pine-Fir
 B. Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners, equal to Simpson strong-tie connectors framing with ICGO No. 128.
 C. Plywood - 4/4 exterior sheathing, to comply to PS 1.
 D. U.V. Laminated veneer lumber shall be grade 2000 F-2 OE and shall meet the requirements of NDS-402, NER-427 or ER-4221.
 E. Joint - 1 joint shall be fabricated from APA rated sheathing board and webs, U.V. flanges, utilizing waterproof glue and shall meet requirements of NER-450, NER-448, NER-476 or ICGO PFC-354.
 F. G-Beam Gables - Combination 20F-V3 in accordance with Table No. 25-C-1 Part A of Chapter 23 of the International Building Code.
 G. Floorboard Sheathing - UGC Standard PS 57-73.
 H. Gypsum Sheathing Board - ASTM C 79 and UGC Standard No. 47-10.
 I. Gypsum Sheathing Board - ASTM C 36 and UGC Standard No. 47-11.
 J. Roof sheathing for timber shingle roofing shall be 1/2 inch APA rated sheathing 24/ exterior grade and clipped. Roof sheathing for Con. tile shall be 5/8 in APA rated 32/16 exterior grade and clipped. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
 K. Floor sheathing shall be 3/4 inch APA rated sheathing 48/24 exterior grade. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
 L. Exterior wall sheathing shall be 1/2 inch APA rated sheathing 24/0 or 7/16 inch LP Smart Shield exterior grade. Provide solid blocking at all unsupported panel edges.FASTEN PER SCHEDULE BELOW. For LP Shield, fasten through both panels at edge supports.
 M. Interior wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
 N. Attach metal framing fasteners to framing members with minimum number and size of nails listed in ICGO Report No. 1286.
 O. Provide full depth solid blocking, 1 X 4 cross bracing, or 16 gauge metal cross bracing bridging at ends of members and at 8'-0" intervals along members.

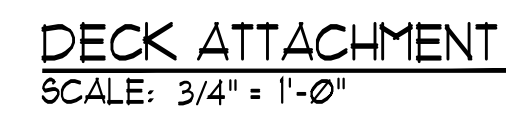
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{R, 1, 2}		SPACING AND LOCATION
		COMMON NAIL	PNEUMATIC NAIL	
		FLOOR		
21	Joist to sill, top plate or girder	(4) 8d box (3) 8d common (3) 10d box	(4) 2 1/2" × 0.113" (3) 2 1/2" × 0.131" (3) 3" × 0.128" (3) 3" × 0.131"	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common 10d box	2 1/2" × 0.113" 2 1/2" × 0.131" 3" × 0.128" 3" × 0.131"	4" toe nail 6" toe nail
23	1" × 6" subfloor or less to each joist	(3) 8d box (2) 8d common (3) 10d box (2) Staples ³	(3) 2 1/2" × 0.113" (2) 2 1/2" × 0.131" (3) 3" × 0.128"	Face nail
24	2" subfloor to joist or girder	(3) 16d box (2) 16d common	(3) 3 1/2" × 0.135" (2) 3 1/2" × 0.162"	Blind and face nail
25	2" planks (plank & beam-floor & roof)	(3) 16d box (2) 16d common	(3) 3 1/2" × 0.158" (2) 3 1/2" × 0.162"	At each bearing, face nail
26	Band or rim joist to joist	(3) 16d box (4) 10 box (4) 3" × 14 ga. staples, 7/16" crown	(3) 3 1/2" × 0.162" (4) 3" × 0.128" (4) 3" × 0.131"	End nail
27	Built-up joists and beams, (2) inch lumber layers	20d common 10d box (2) 20d common (3) 10d box	4" × 0.192" 3" × 0.128" 3" × 0.131" (2) 4" × 0.192" (3) 3" × 0.128" (3) 3" × 0.131"	Nail each layer as follows: 32" at top and bottom and staggered. 24" face nail at top and bottom staggered on opposite sides Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	(4) 16d box (3) 16d common (4) 10d box	(4) 3 1/2" × 0.135" (3) 3 1/2" × 0.162" (4) 3" × 0.128" (4) 3" × 0.131"	At each joist or rafter, face nail
29	Bridging to joist	(2) 10d	(2) 3" × 0.128"	Ea end, toe nail

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THE SILVERTON IV
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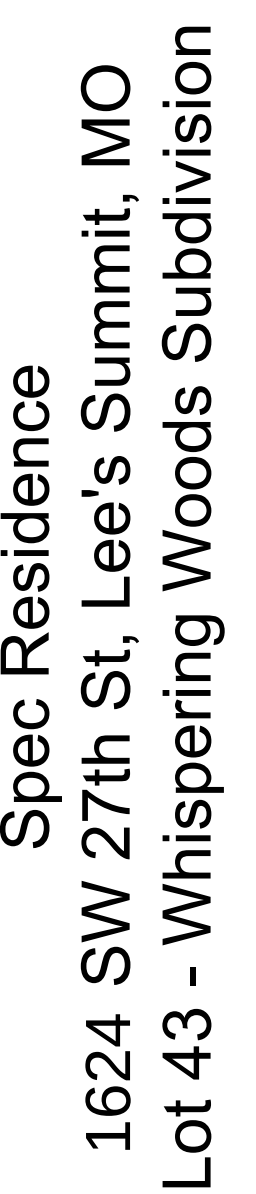
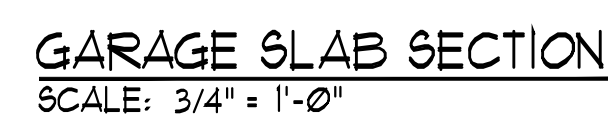
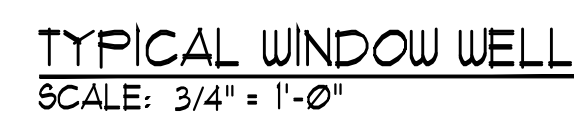
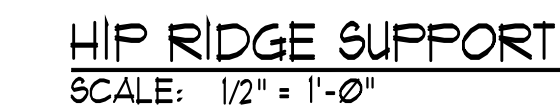
Project #:	8083-XXXX
	DATE:
For Permit:	10/11/202

Framing Notes
and Details
\$100

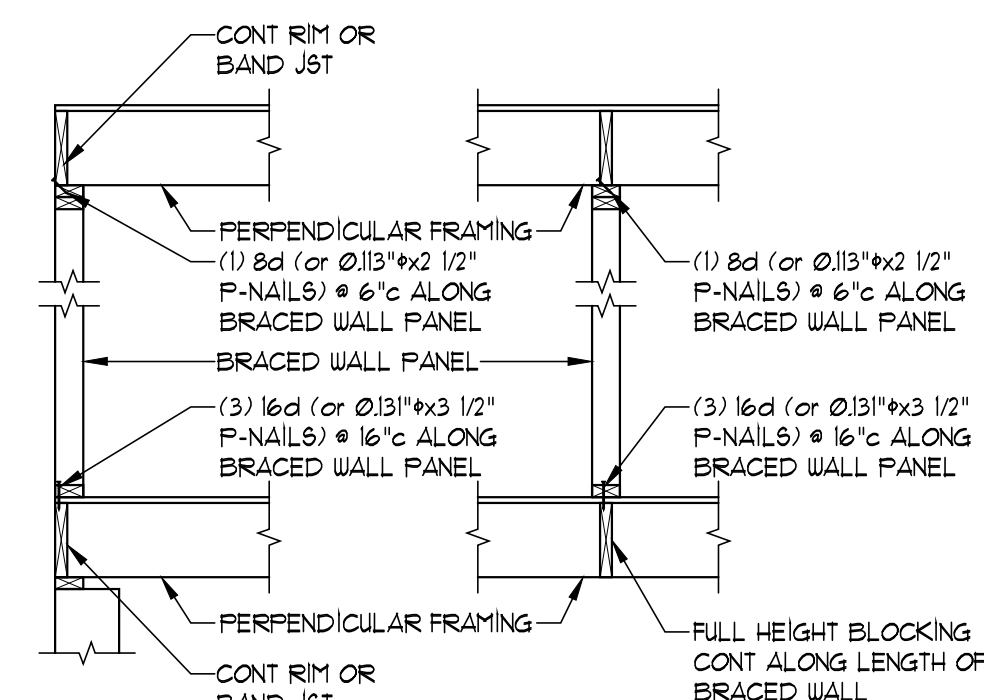


TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"

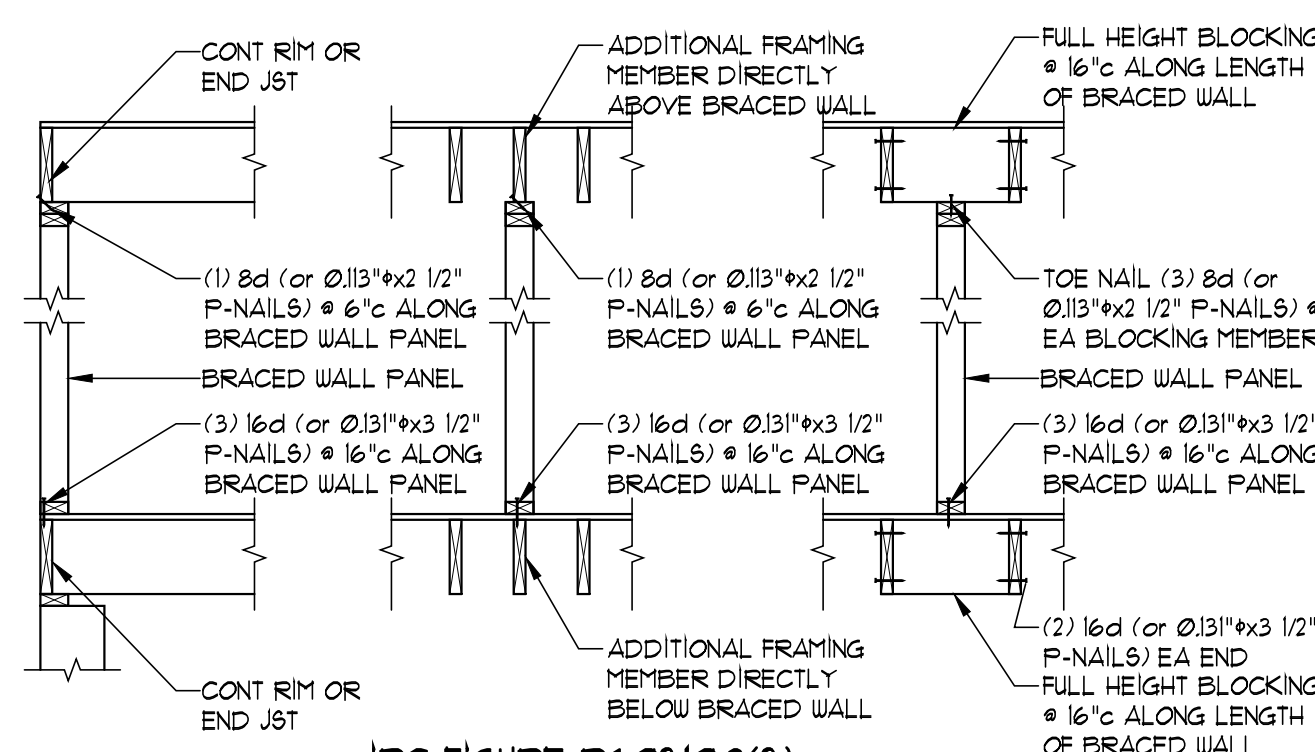
TYPICAL PLASTER SECTION
SCALE: 3/4" = 1'-0"



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IRC FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING



IRC FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING

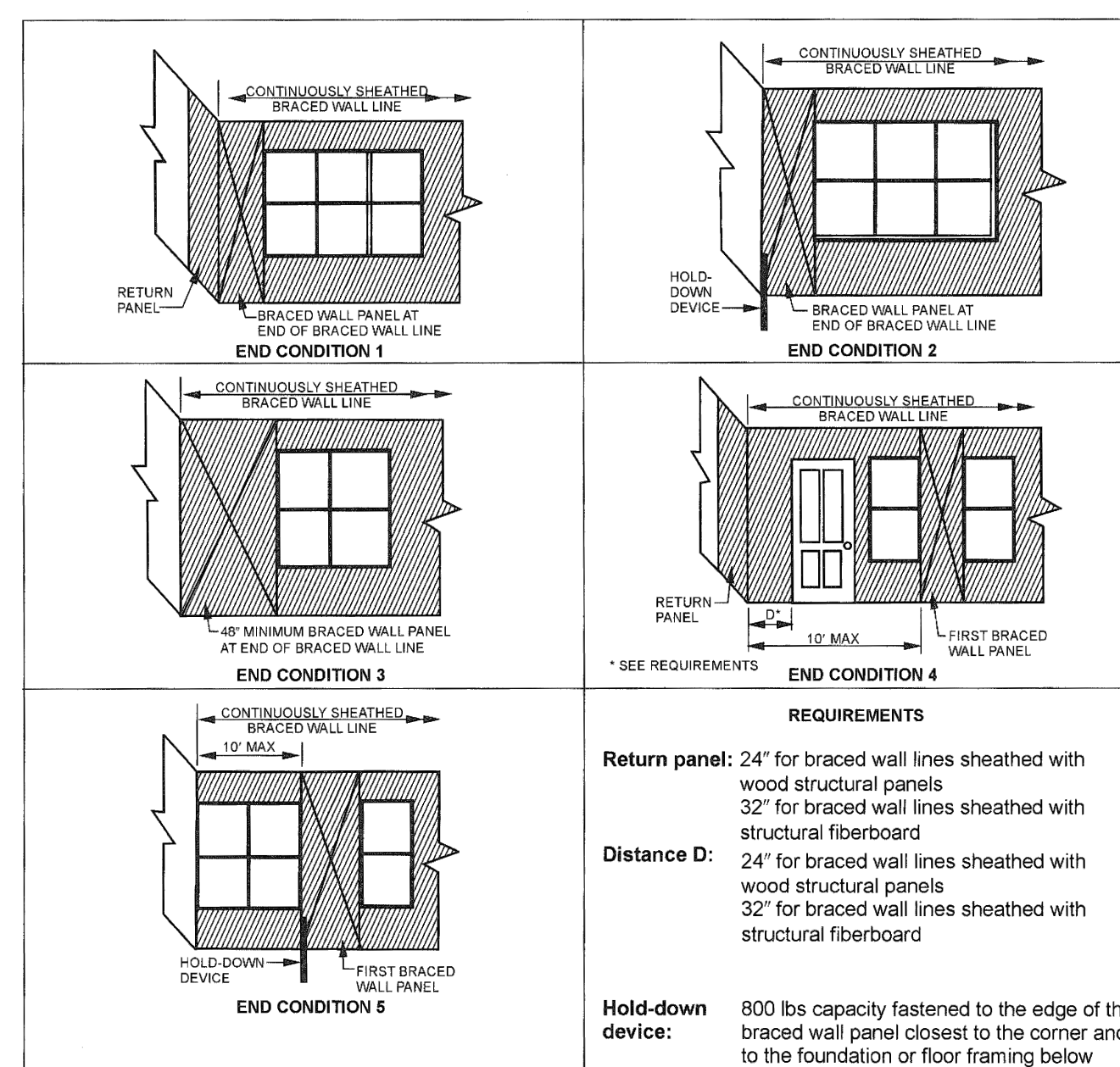
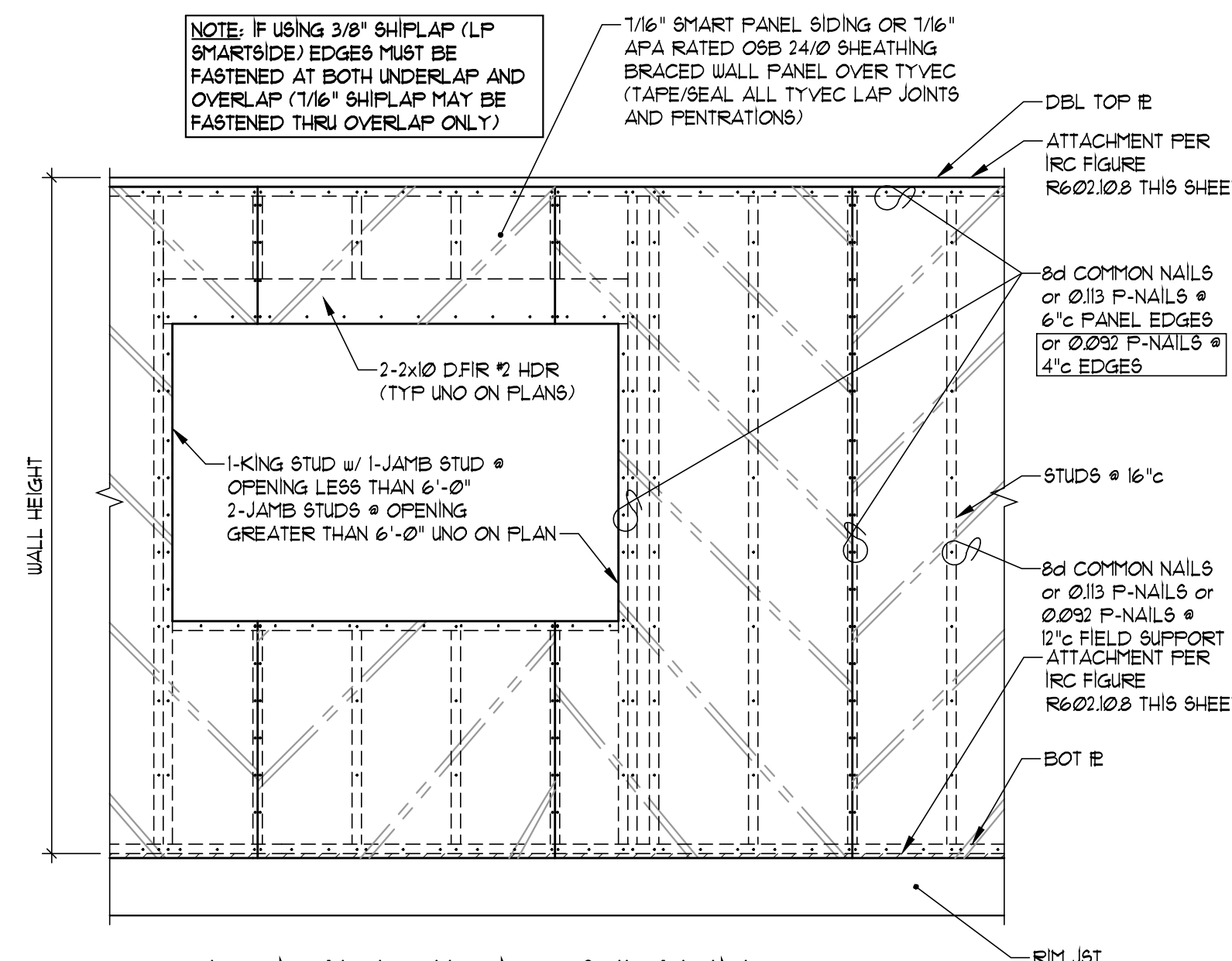


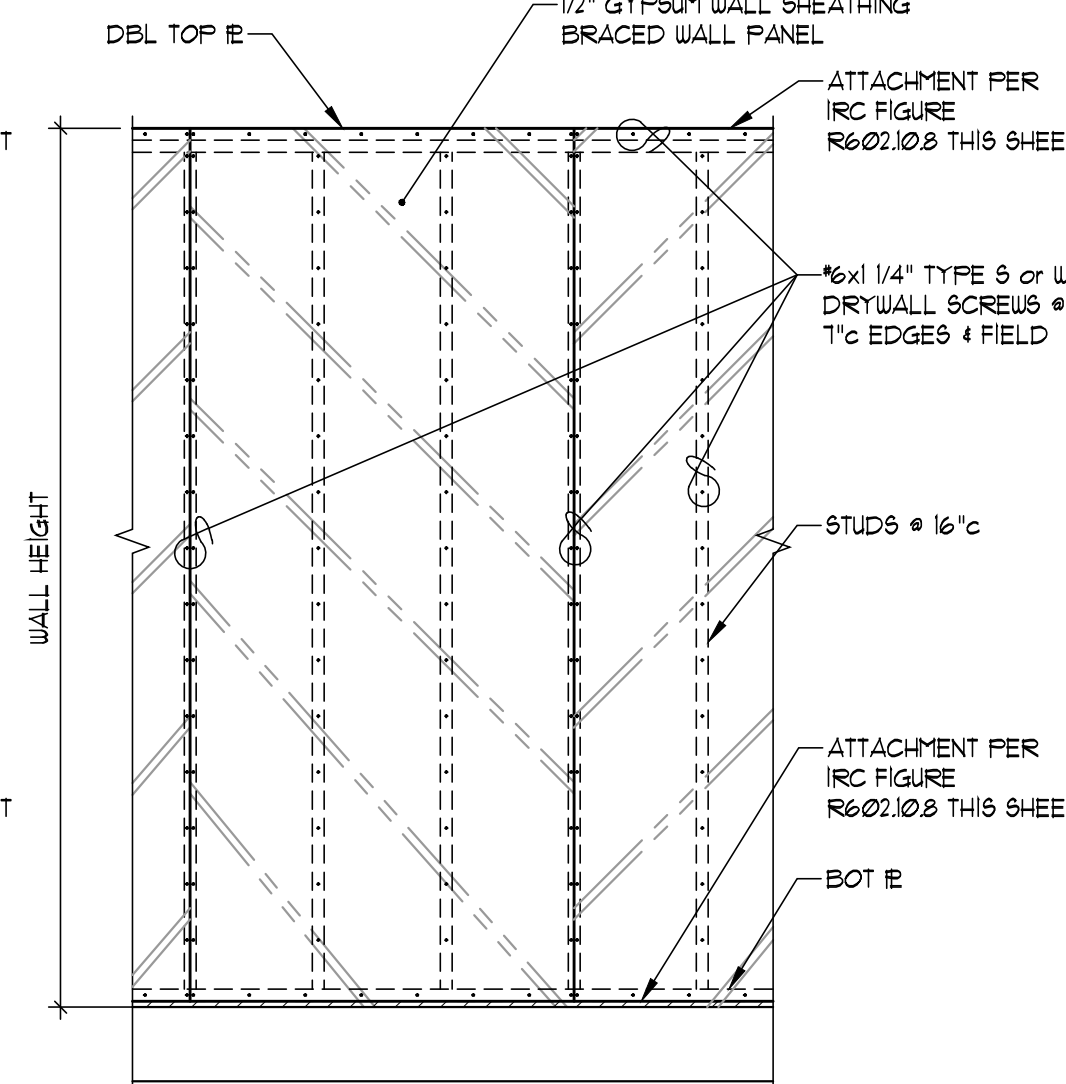
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHOD PFH, PFH, AND CS-PF BRACED WALL PANELS

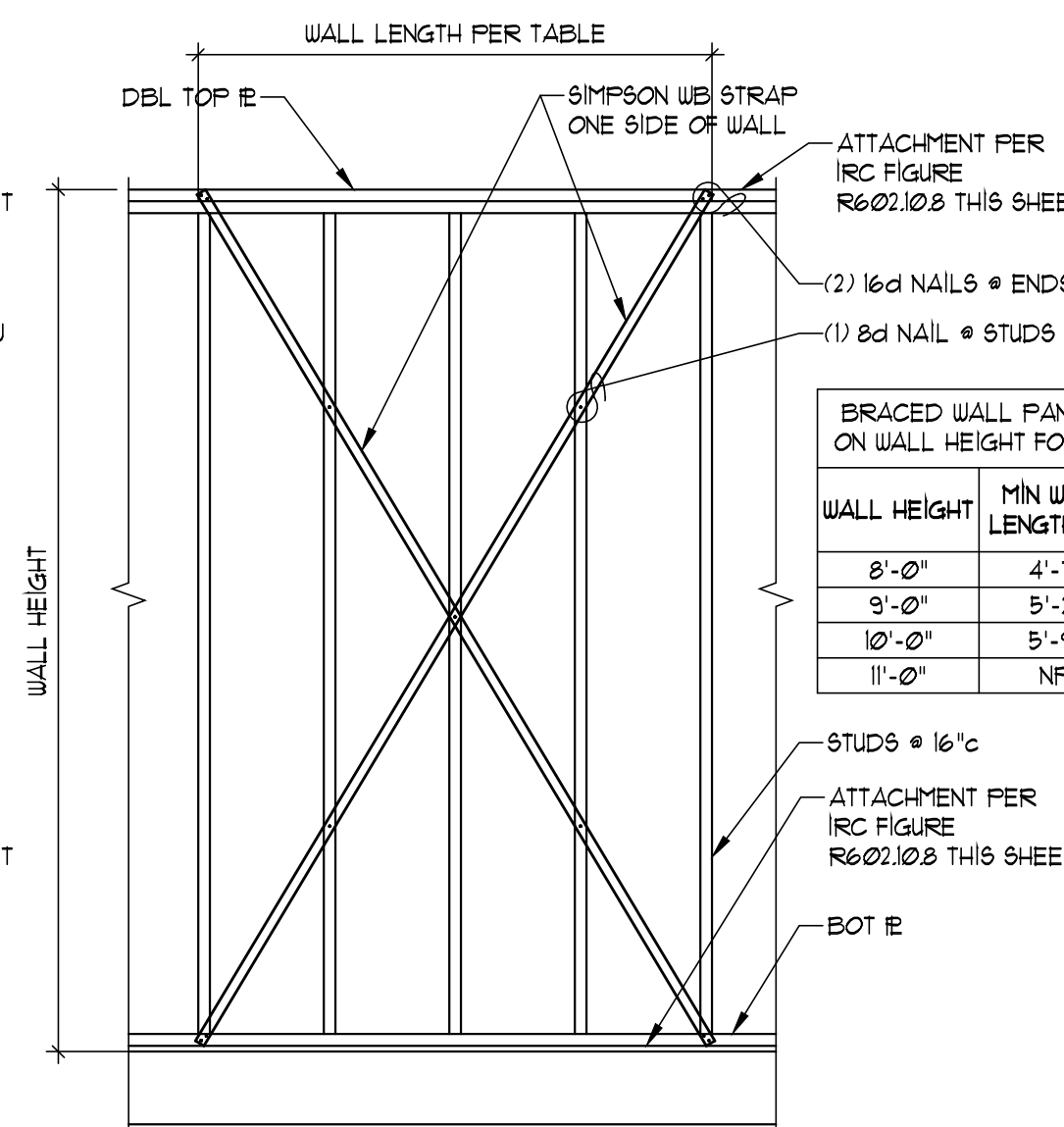
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V _{ult} = 110 mph	
				EXPOSURE B	EXPOSURE C
2x4 #2 GRADE	0	10	0	1000	1000
			9	1000	1000
			16	1275	2500
			18	1275	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
			18	3800	DESIGN



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



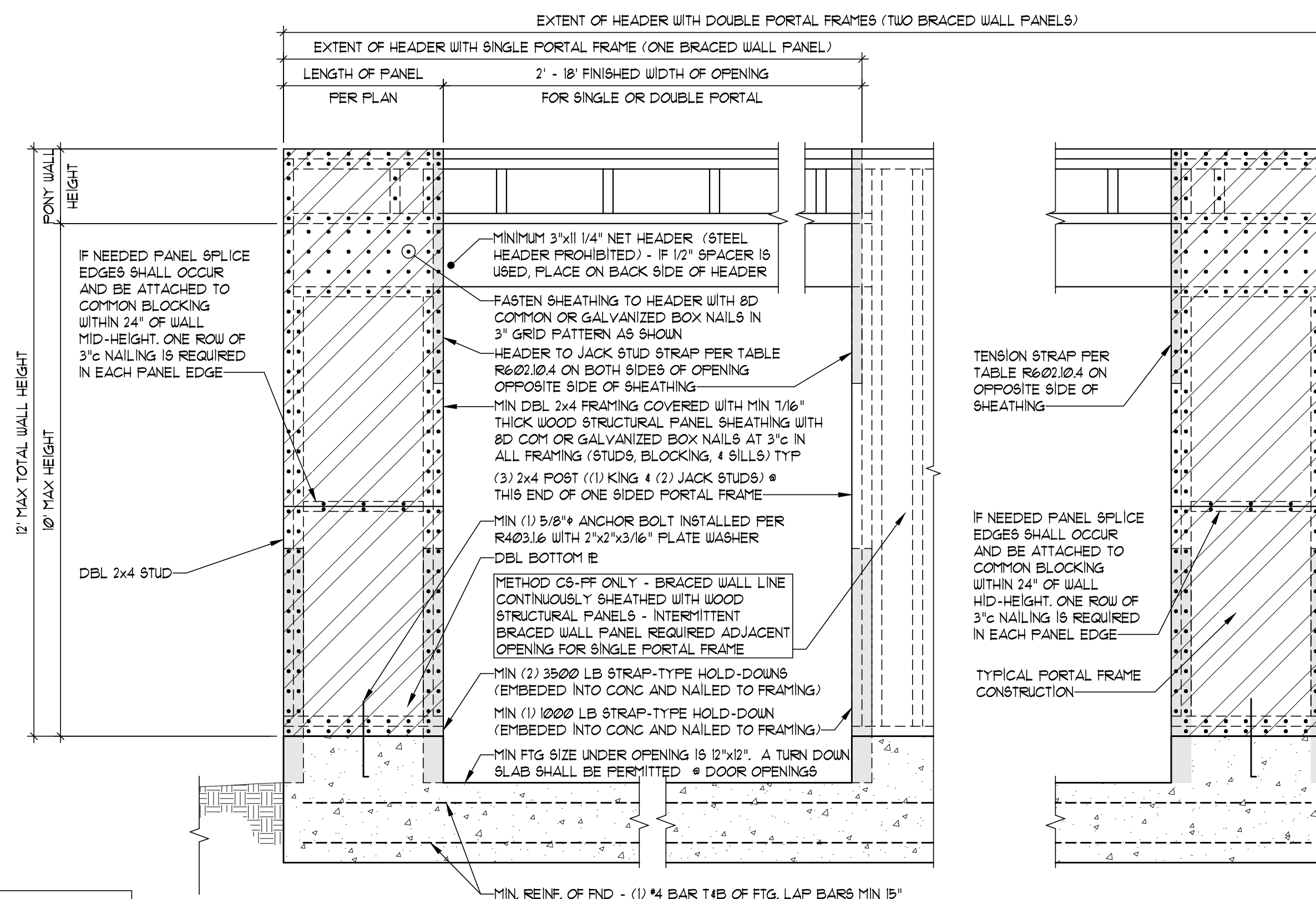
TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"



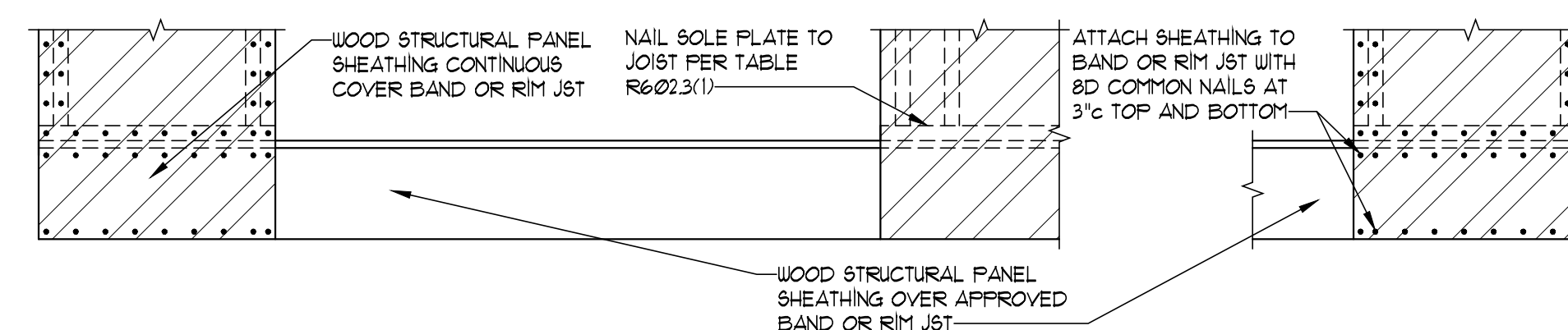
INTERIOR SHEATHING
INSTALLATION (METHOD LIB)
SCALE: 1/2" = 1'-0"

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

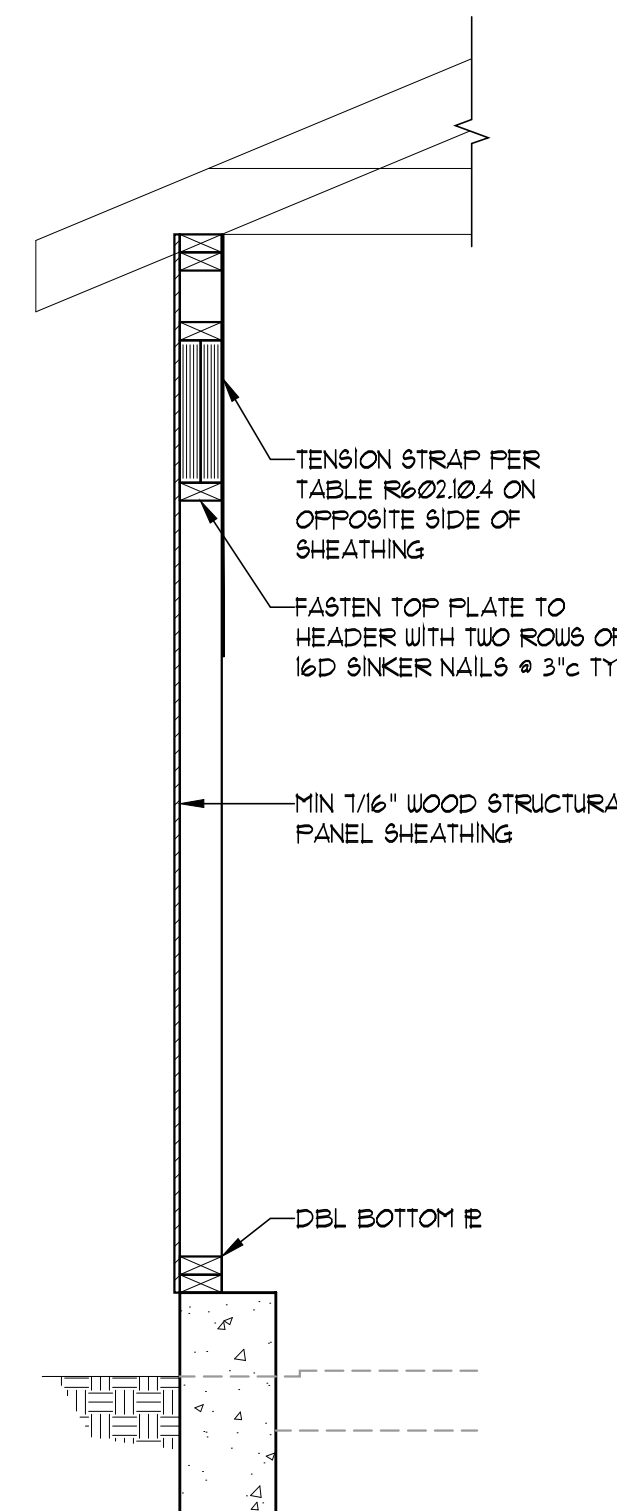
WALL HEIGHT	MIN WALL LENGTH (X)	MAX WALL LENGTH (X)
8'-0"	4'-1"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-3"	10'-0"
11'-0"	NP	NP



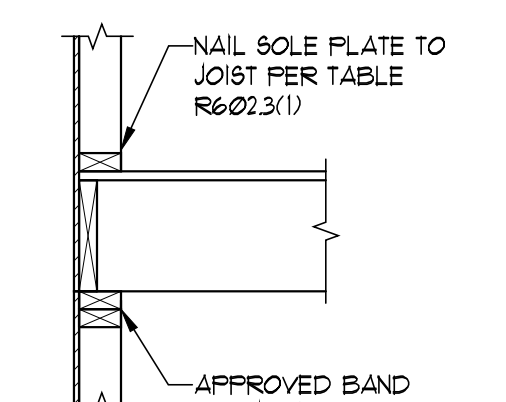
BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"



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

THE SILVERTON IV

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