

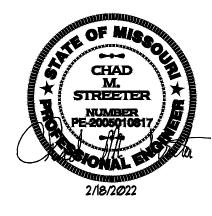


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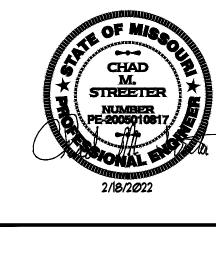
JFE CONSTRUCTION INC. 1314 SW Market Street Lee's Summit, MO 64081 v: 816.786.4008 jfeconstruction.com

VAN DEURZEN & ASSOCIATES, P.A.
IIØII KING STREET, SUITE 130
OVERLAND PARK, KS 66210 OVERLAND PARK, KS 66210 (913) 451-6305 FAX (913) 451-1021

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s's Summit I 105



8083-2157 DATE: 2/18/2022

Exterior Elevations

# **GENERAL NOTES**

- 1. BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS. 2. 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.
- 3. ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES -INTERNATIONAL RESIDENTIAL CODE.
- 4. 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
- 5. CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS.
- 6. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMEN'S PARKING, ETC., SHALL BE COORDINATED WITH THE CITY. 7. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- 8. 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.
- 9. 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.

# I JOIST AND TRUSS NOTES

- 1. 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. 3. COORDINATE I-JOISTS LOCATIONS WITH PLUMBING DRAIN LINES AT ALL
- TOILET LOCATIONS.
- 4. JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
- 5. EXACT 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.
- 6. IF A CONFLICT EXISTS BETWEEN SHOP DRAWINGS AND CONTRACT SET. THE CONTRACT SET SUPERCEDES THE JOIST/TRUSS LAYOUT.

### I JOIST FIRE PROTECTION

METHOD:

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

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

# **GENERAL FOUNDATION REQUIREMENTS**

- 1. ALL FOOTINGS ARE TO BE E.XTENDED TO MIN 36" BELOW FINISHED GRADE. 2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL
- BE ISOLATED FROM THE BASEMENT FLOOR SLAB. 3. FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4
- BAR, 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER. 4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPLICES
- AND AROUND CORNERS.
- 5. ANCHOR BOLTS ARE TO BE SPACED @ 36"c WITH 7" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- 6. FASTEN JOISTS TO SILL PLATES WITH (3) 8d COM NAILS. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @
- 32"c FOR (3) JST SPACES. FASTEN TO SILL PLATE PER NOTE 6. 8. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN
- OF 6" BETWEEN SLAB & BASE. 9. 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.
- 10. 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. 11. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ
- TREATED LUMBER. 12. ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO
- BE (DOUBLE HOT-DIPPED) GALVANIZED.
- 13. PROVIDE A "UFER" GROUND PER IRC 3608.1 14. EGRESS WELL REQUIREMENTS:
- A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER. B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

COLUMN & PIER PAD SCHEDULE			
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	36"x36"x12"	(6) #4 BAR E.W.	3"Ø SCHED 40
B	42"x42"x14"	(7) #4 BAR E.W.	3"Ø SCHED 40
<u> </u>	48"x48"x16"	(8) #4 BAR E.W.	3"Ø SCHED 40

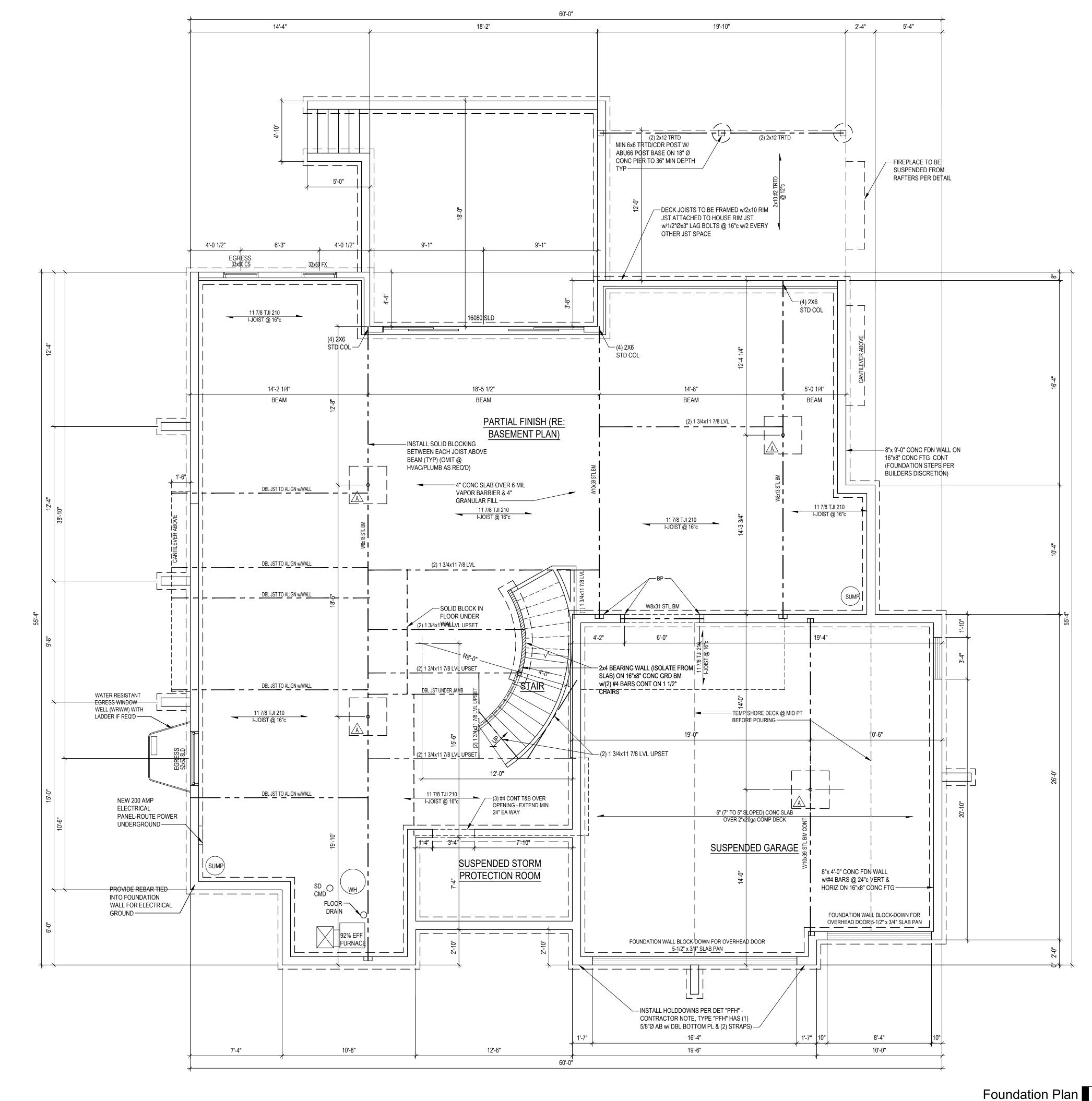
(9) #4 BAR E.W.

(10) #4 BAR E.W.

3 1/2"Ø SCHED 40

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

54"x54"x16"



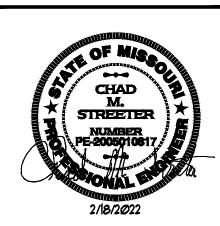


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8083-2157 Project #: DATE: 2/18/2022

Foundation

# **GENERAL PLAN REQUIREMENTS:**

- 1. ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, U.N.O. ALL WALLS OVER 10'-0" ARE TO BE
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2.
- 3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN COUNTERS, IN GARAGE, AND
- WITHIN 6'-0" OF ANY SINK. 4. ALL EXTERIOR DOORS SERVED BY LANDING. 5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION 315 OUTSIDE
- OF EACH SLEEPING AREA. 6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF ONE ON EACH FLOOR PER IRC
- SECTION 314. 7. PROVIDE A "UFER" GROUND PER IRC 3608.1.
- 8. REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR
- 9. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS. 10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CELING ATTACHED WITH 3 1/4"x.120 NAILS @ 7"c STAGGERED WITH (7) 3 1/4x.120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER
- BALANCE SYSTEM. 11. OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASMA 108-17 AND ASTM E 330-02 PER IRC SECTION R
- 12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND
- THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10". 13. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2)
- 2x10 D.FIR #2 UNLESS NOTED OTHERWISE ON PLANS 14. ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.
- 15. ALL EXTERIOR PLATE HGTS TO BE 9'-0" UNLESS OTHERWISE NOTED. INTERIOR PLATE HGTS AS INDICATED IN ROOM CLG HEIGHTS NOTATION.
- 16. NO HANDRAIL IS REQ'D FOR STEPS HAVING LESS 3 RISERS OR LESS. 17. ANY LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE TREATED.

# **ENERGY REQUIREMENTS**

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

A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES TO BE SEALED PER IRC SECTION N1103.2. B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER

R-13 (or R-10 CONTINUOUS)

- IRC SECTION N1102.4. C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D"
- CALCULATIONS FOR THE HVAC SYSTEM
- D. INSULATION TO COMPLY WITH IECC AS FOLLOWS:
- CEILING (FLAT) CEILING (VAULTED) R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft OR 20% OF ROOF

AREA, WHICHEVER IS LESS) FLOORS OVER UNCONDITIONED SPACE CRAWL SPACE WALLS R-13 (or R-10 CONTINUOUS)

BASEMENT WALLS DUCTWORK WINDOWS

U-FACTOR U 0.35 (MAX) SHGC 0.40 (MAX) SKYLIGHTS U-FACTOR U 0.55 (MAX) 0.40 (MAX)

# WINDOW AND DOOR NOTES

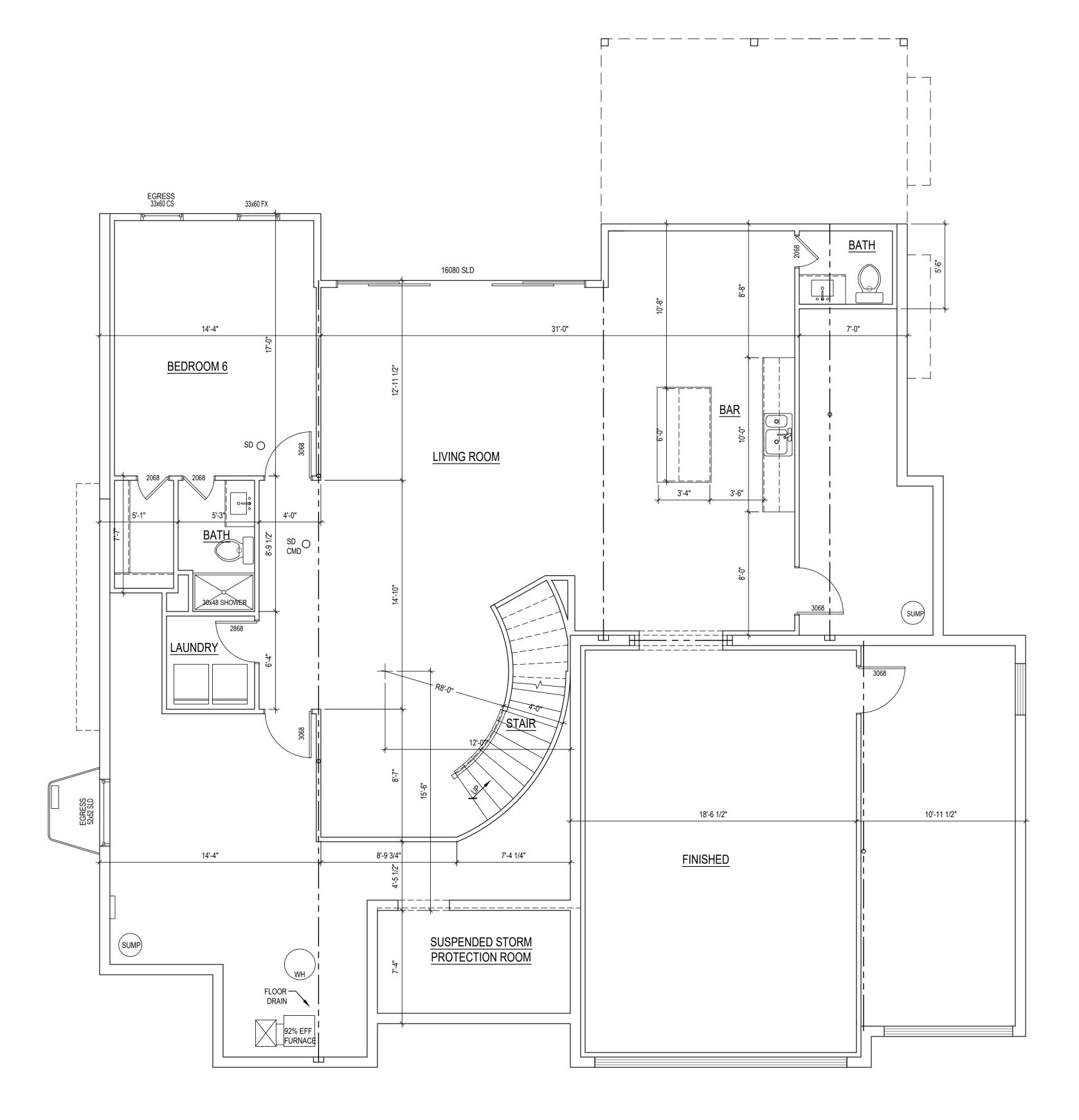
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- PRIOR TO FRAMING. 2. WINDOW SUPPLIER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW
- LOCATIONS PER LOCAL CODES
- 3. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS. ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED
- OTHERWISE ON ELEVATIONS 5. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL
- COMPLY WITH THE FOLLOWING: MINIMUM OPEN AREA B. MINIMUM OPENING HEIGHT 24 INCHES
- MINIMUM OPENING WIDTH 20 INCHES D. SILL HEIGHT 44" MAX ABOVE FLOOR
- 6. WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED /
- 7. 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". 8. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.
- 9. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

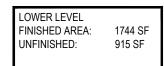
### WALL BRACING NOTES:

SHEATHING METHOD CS-WSP, WSP, PFH, GB (or LIB), CS-PF

- 1. ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE, THE BRACED WALL NOTATIONS (IF
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- 3. EC # END CONDITION PER IRC FIGURE R602.10.7, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED
- 4. INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS

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





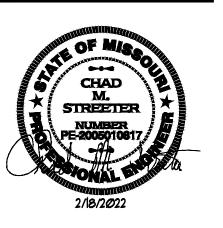
Basement Finish Plan



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8083-2157 DATE:

**Basement Finish** Plan

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- 7. PROVIDE A "UFER" GROUND PER IRC 3608.1. 8. REFER TO SHEET S3 FOR ALL WALL BRACING DETAILS AND/OR

CALCULATIONS

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U 0.35 (MAX)

- C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM
- D. INSULATION TO COMPLY WITH IECC AS FOLLOWS:
- CEILING (FLAT) 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) R-13 (or R-10 CONTINUOUS)

BASEMENT WALLS SLABS DUCTWORK WINDOWS U-FACTOR

SHGC 0.40 (MAX) SKYLIGHTS U 0.55 (MAX) U-FACTOR SHGC 0.40 (MAX)

# WINDOW AND DOOR NOTES

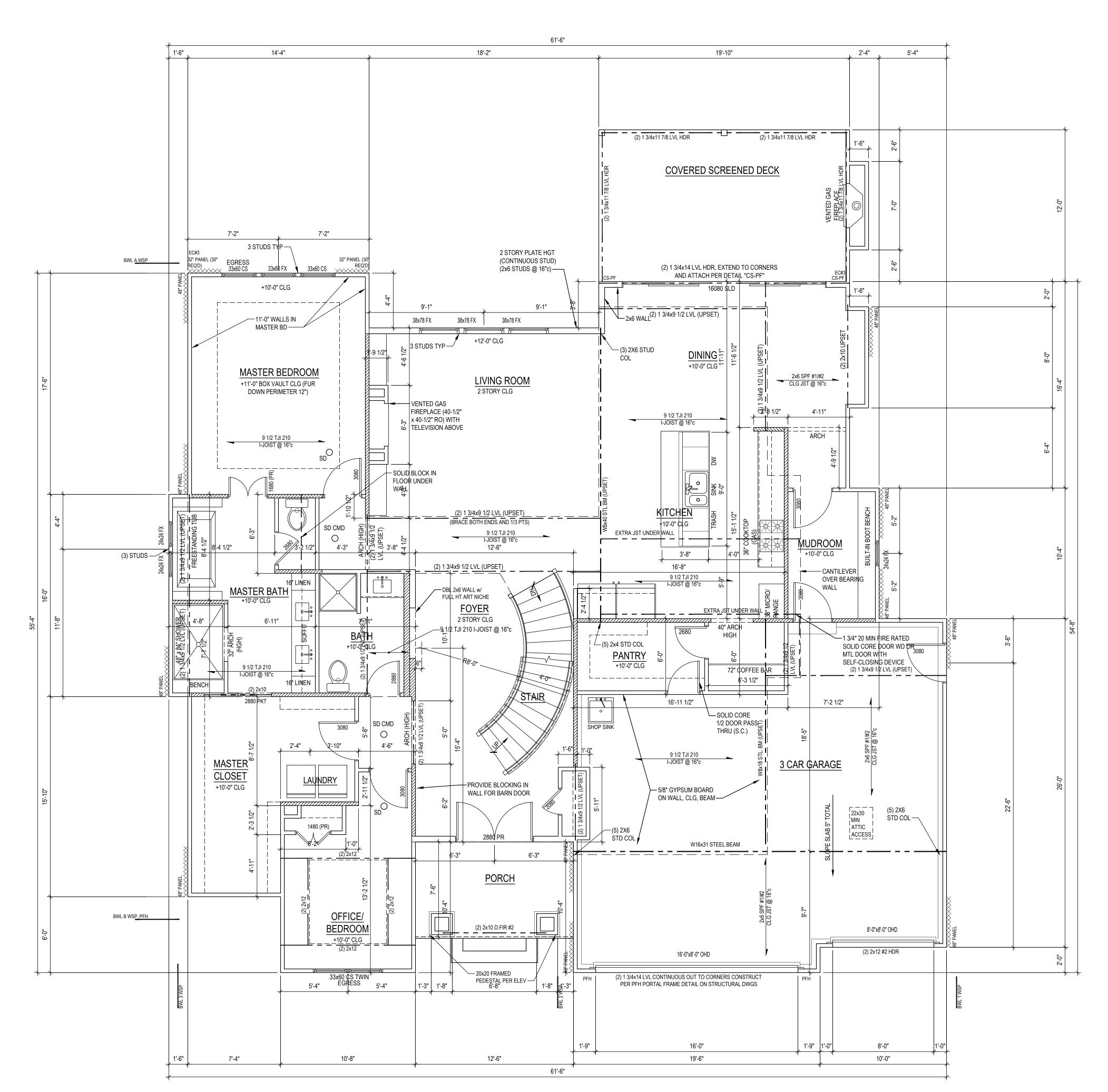
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- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS
- 5. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:
  - A. MINIMUM OPEN AREA MINIMUM OPENING HEIGHT 24 INCHES
- MINIMUM OPENING WIDTH 20 INCHES
- D. SILL HEIGHT 44" MAX ABOVE FLOOR 6. WINDOW SILLS ARE TO BE 24" MIN FIN FLOOR, OR SHALL BE FIXED / INOPERABLE
- 7. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 2018 IRC SECTION R308. 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. 9. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.

# WALL BRACING NOTES:

CS-WSP, WSP, PFH, GB (or LIB), CS-PF

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- & #4 NO HOLDDOWN REQUIRED
- 4. INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS

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



2192 SF 692 SF GARAGE: COVERED DECK: 244 SF

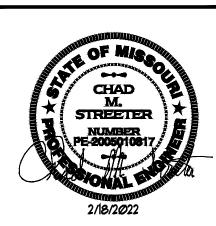
LOAD BEARING WALL LOAD BEARING BEAM First Floor Plan

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VAN DEURZEN & ASSOCIATES, P.A. 11011 KING STREET, SUITE 130 OVERLAND PARK, KS 66210 (913) 451-6305 FAX (913) 451-1021

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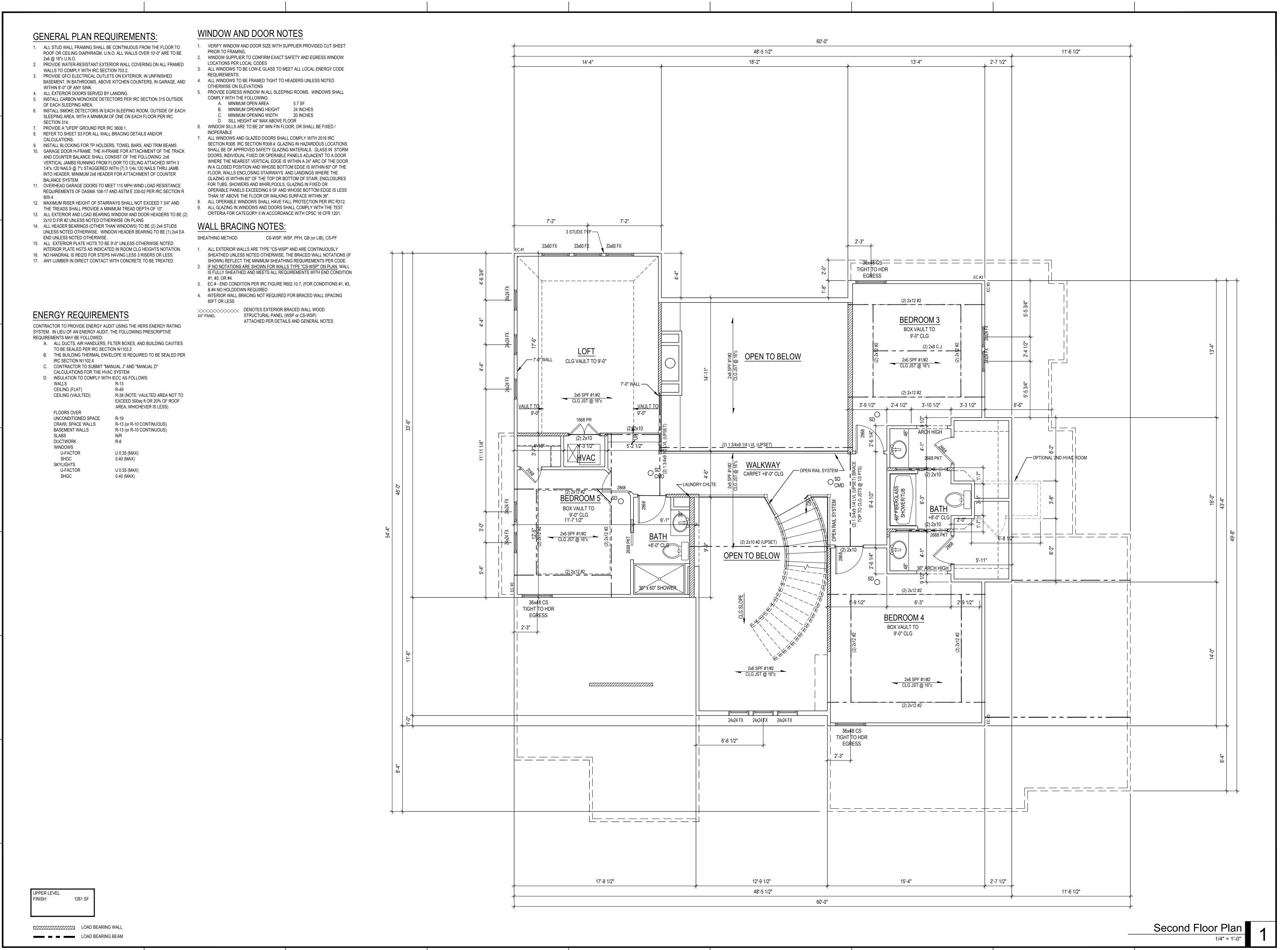


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Ambersham | Woodside R

8083-2157 DATE: 2/18/2022

First Floor Plan



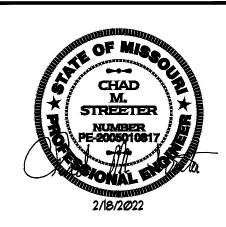


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STOM

Spec Residence 106 NW Ambersham Drive, Lee's Summit I Woodside Ridge - Lot 105

Project #: 8083-2157

DATE:

Permit: 2/18/2022

Second Floor Plan

A104

# **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
- 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, HIPS, 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 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
- 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"c WITH (3) 16d COM (3 1/2"x0.162")
- NAILS EA END. 8. 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
- 9. INSTALL 2x4 COLLAR TIES @ 48"c IN UPPER 1/3rd OF ROOF RAFTER. 10. 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
- 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, HIPS AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/OR PURLINS AT THE ENDS ARE 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

### **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

LOAD BEARING INTERIOR WALL BELOW

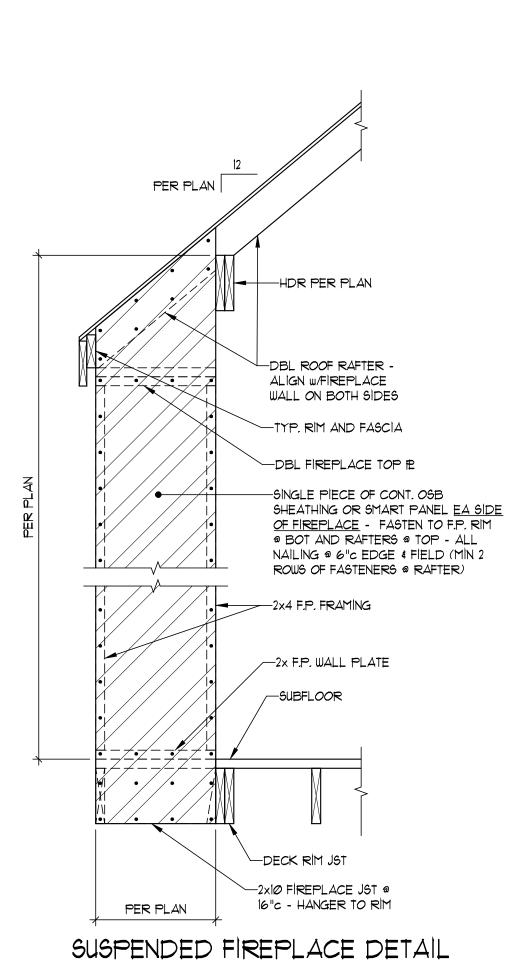
LOAD BEARING BEAM BELOW

2x6 ROOF PURLIN

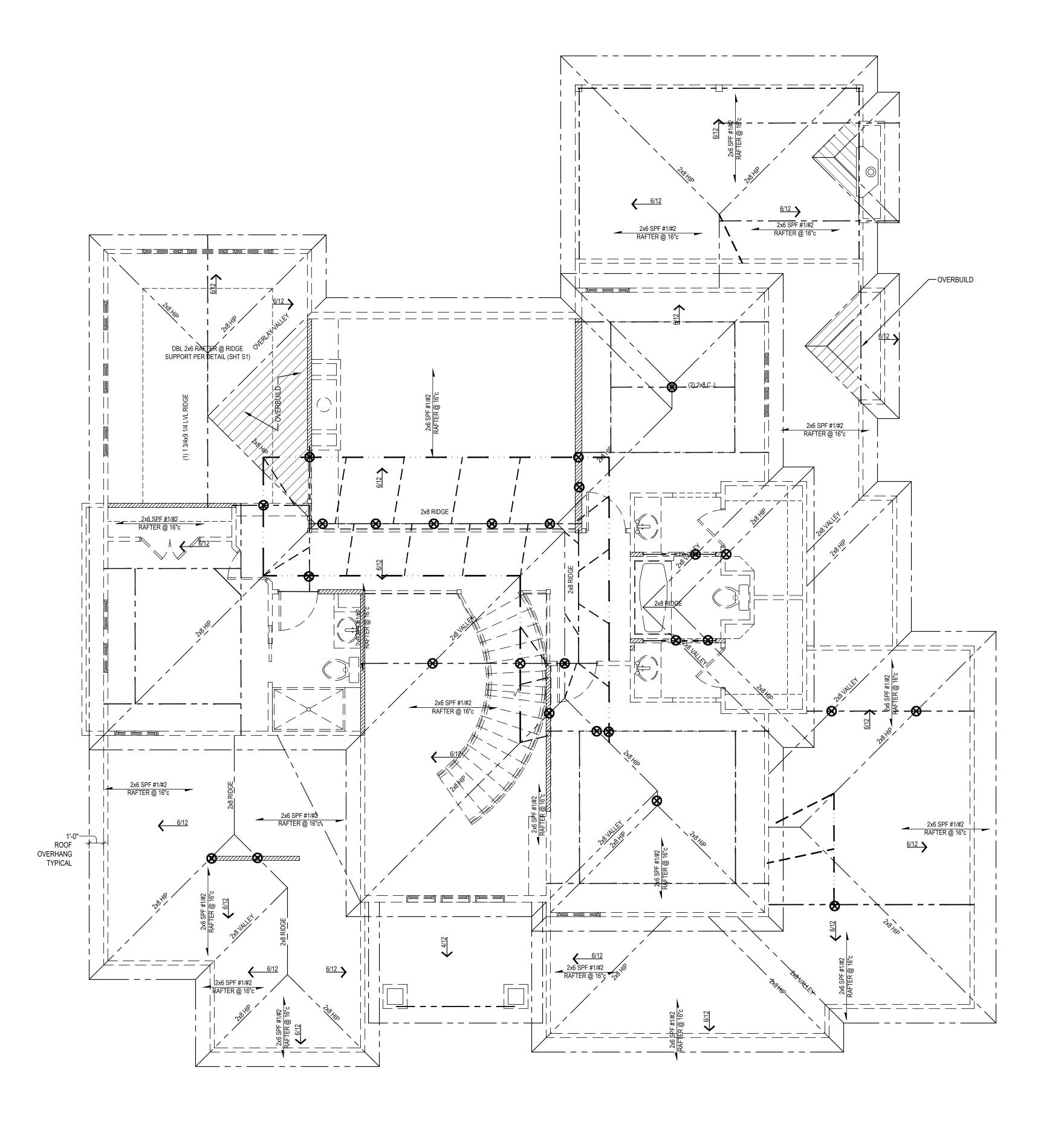
(UNLESS NOTED OTHERWISE ON PLANS) 2x4 PURLIN/RIDGE BRACING

(STRONG BACK IF OVER 8'-0" LONG)

2x4 STRONG BACK POST



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





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Van Deurzen and Associates, P.A. © 2021



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8083-2157 DATE: 2/18/2022

Roof Plan

### 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) 30 PSF Sleeping rooms (Live Loads) 15 PSF Floor Dead Load L/240 Floor Joists Deflection (Total) Floor Joist Deflection (Live) L/360 10 PSF Attic Storage (Live Loads) Ceiling Dead Load 5 PSF

L/240 Ceiling Joists Deflection 20 PSF B. Roof Live Load C. Roof Snow Load: 20 PSF Ground Snow Load, pg Flat Roof Snow Load, pf 20 PSF

Snow Exposure Factor, Ce Snow Load Importance Factor, Is Thermal Factor, Ct D. Wind Load: 115 MPH Basic Wind Speed (Vult) Risk Category

Internal Pressure Coefficient The contractor shall examine actual job conditions and be responsible for verifying all dimensions and elevations shown on structural plans with those shown on architectural and mechanical drawings. If errors, omissions or discrepancies are found they shall be reported to the engineer before proceeding with the work.

Plans indicate size, location and general arrangement of construction. Dimensions lacking or not drawn to scale shall not be scaled but referred to the designer for interpretation.

### **DIVISION 2 - EARTHWORK**

Exposure

- 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 subgrade conditions are compatible with those used in the design.
- The minimum soil bearing capacity is 1500 PSF in accordance with Table 1804.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or controlled fill capable of adequately sustaining a maximum bearing pressure of 1500 PSF. If suitable bearing capacity is not encountered at the elevation indicated on the drawing, contractor shall notify the architect
- immediately. All topsoil, organic material and existing structures shall be removed from building area and from areas to be paved. Stockpile all topsoil for reuse. Controlled Fill Materials:
- A. Granular Fill Granular fill shall consist of washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.
- B. Shrinkage-Swell control fill Shrinkage-swell controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than C. 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 please contact the Engineer of Record. B. Backfill directly under slabs-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, with 100

percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.

DESCRIPTION OF BUILDING

ELEMENTS

Blocking between ceiling joists

or rafters to top plate

Ceiling joists to top plate

Ceiling joist not attached to

11/4" × 20ga. ridge strap

Rafter or roof truss to plate

Roof rafters to ridge, valley or

hip rafters or roof rafter to

minimum 2" ridge beam

at intersecting wall

with 1/2" spacer)

Top plate to top plate

line spacing < 25'

corners (at braced wall panels)

Continuous header to stud

Double top plate splice SDCs

D0, D1, or D2; and braced

Bottom plate to joist, rim joist

band joist or blocking (not

wall panel)
Top or bottom plate to stud

Top plates, laps at corners and

" brace to each stud and plate

1" × 8" and wider sheathing to

1" × 6" sheathing to each

each bearing

Wider than 1" × 8'

wallline spacing ≥25'

at braced wall panels)

parallel rafter, laps

rafter (heel joint)

over partitions

NUMBER AND TYPE OF FASTENER<sup>a, b, c</sup>

ROOF

PNEUMATIC NAIL

(3) 2 1/2" × 0.131"

(4) 2 1/2" × 0.113"

(3) 2 1/2" × 0.131"

4) 3" × 0.128"

(3) 3 1/2" × 0.162"

(3) 3 1/2" × 0.162" (6

(5) 3 1/2" × 0.162" @

(4) 3" × 0.128"

 $(3) 3" \times 0 148"$ 

(4) 3" × 0.131"

(3) 3" × 0.148"

(4) 3" × 0.128"

 $(4) 3" \times 0.131"$ 

(4) 3" × 0.128"

(4) 3 1/2" × 0.135"

(3) 3 1/2" × 0.135"

(2) 3 1/2" × 0.162"

(3) 3" × 0.128"

 $(3) 3" \times 0.131"$ 

3" × 0.128"

3 1/2" × 0.135

3 1/2" × 0.162"

3 1/2" × 0.135"

(4) 2 1/2" × 0.131"

 $(4) 3" \times 0.128$ 

3" × 0.128"

 $3'' \times 0.131'$ 

3 1/2" × 0.162"

(8) 3 1/2" × 0.162"

 $(12) 3" \times 0.128"$ 

3 1/2" × 0.162"

3 1/2" × 0.135"

3) 3 1/2" × 0.135"

 $(2) \ 3 \ 1/2" \times 0.162"$ 

4) 3" × 0.131"

(4) 2 1/2" × 0.113"

(3) 3 1/2" × 0.135"

(4) 2 1/2" × 0.131"

(3) 3 1/2" × 0.135"

(2) 3 1/2" × 0.162"

(4) 3" × 0.128"

 $(4) 3" \times 0.131"$ 

 $(3) 3" \times 0.128"$ 

3) 3" × 0.131

3) 3" × 0 128"

 $(2) \ 3 \ 1/2" \times 0.162"$ 

3) 2 1/2" × 0.113"

(2) 2 1/2" × 0.131"

(3) 2 1/2" × 0.113"

 $(2) 2 1/2" \times 0.131"$ 

(3) 2 1/2" × 0.113"

 $(3) 2 1/2" \times 0 131$ 

(4) 2 1/2" × 0.113"

(3) 2 1/2" × 0.131"

 $(3) 3" \times 0.128"$ 

(3) 3" × 0.128"

 $(2) 3" \times 0.128"$ 

 $(2) 3" \times 0.128"$ 

12) 3" × 0.131"

 $(12) \ 3 \ 1/2" \times 0.135"$ 

3" × 0.131"

3" × 0.131"

WALL

(3) 3 1/2" × 0.148"

3) 3 1/2" × 0.135"

slope 4:12 or less

 $(4) 3" \times 0.131"$ 

(3) 3" × 0.128"

COMMON NAIL

(3) 8d common

(3) 8d common

(3) 16d common

(3) 10d common

(3) 10d common

(3) 10d common

(2) 16d common

(4) 10d box

(3) 16d box

(3) 10d box

10d box

16d box (5) 8d box

10d box

(4) 8d box

(3) 16d box

(4) 10d box

(3) 16d box

(3) 10d box

(3) 10d box

(3) 8d box

(2) 16d common

(2) 16d common

(2) 8d common

(2) 8d common

(2) 10d box

(3) 8d box

Staples |

(3) 8d commo

(3) 10d box

(4) 8d box

(3) 10d box

(4) Staples

(3) 8d common

(2) 10d box ) Staples<sup>t</sup>

(3) 8d box

(4) 8d commo

(4) 8d common

(4) 10d box

16d common

(3) 16d box

(4) 10d box

greater than 4:12

(3) 10d box

(4) 8d box

(4) 10d box

Ceiling joist attached to parallel (3) 16d common @ slopes

Note: Fasteners listed IRC Table (5) 16d common @ slopes

R802.5.2 assuming 16"c Rafters 4:12 or less

Stud to stud (not at braced wall | 16d common

Stud to stud and abutting studs 16d box

Built-up header (2" to 2" header | 16d commo

Double top plate splice for SDCs (8) 16d commo

A-D2 with seismic braced wall (12) 16d box

Bottom plate to joist, rim joist, (3) 16d box

band joist or blocking (at braced | (2) 16d common

/ Joists & spans less than 12'-0"

Collar tie to rafter, face nail or (4) 10d box

- Controlled Fill and Backfill Compaction A. All controlled fill and backfill shall be placed in lifts having maximum loose lift thickness of 9
- B. Granular Fill Compact granular fill below footing bearing elevation to a minimum of 98 percent of 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. Shrinkage-swell controlled fill Compact shrinkage-swell controlled fill below footing bearing elevation to minimum of 98/95 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
- D. Controlled Fill Compact controlled fill at a moisture content within a range of 0 to 4 percent above optimum moisture content.

- **DIVISION 3 CONCRETE** 1. All concrete work shall conform to the requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 301 "Specification for Structural Concrete Buildings."
- Concrete materials shall comply with: A. Cement - ASTM C 150 Type I B. Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
- C. Water Potable D. Air-entraining admixture - ASTM C 260 E. Water-reducing admixture - ASTM C 494, including superplasticizers.
- F. Fly ash ASTM C 618, Class C 3. Concrete shall develop the following minimum 28 day design compressive strength (f'c): Type of Construction Compressive Strength(f'c) A. Footings, walls and basement slab
- B. Garage Slab 3500 PSI C. Exterior slabs, steps, and curbs
- (air-entrained concrete) Concrete proportions 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 vard and cement shall be reduced by not 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 grout for masonry of not more than 6 inches.
- 5. 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 1064, lap at least 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 306 In hot weather comply with ACI 305 D. In corners of grade beams and walls provide corner reinforcement. Lap two feet each direction in
- outside face, matching size and spacing of horizontal reinforcement. E. At openings in walls, add one #4 bar (opening dimension plus 60 bar diameters) each face, each corner of opening. F. Provide one #4 bar diagonally at each face of all steps in grade beams and foundation walls.

G. Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any

DESCRIPTION OF BUILDING

ELEMENTS

loist to sill, top plate or girder

Rim joist, band joist or blocking

1" × 6" subfloor or less to each

" subfloor to joist or girder

Ledger strip supporting joists or

DESCRIPTION OF BUILDING

**ELEMENTS** 

Built-up girders and beams, (2) 20d common

2" planks (plank &

Inch lumber layers

29 Bridging to joist

3/8" - 1/2"

19/32" – 1"

1 1/8" - 1 1/4"

1/2" structural cellulosic

25/32" structural cellulosic

1/2" gypsum sheathing<sup>d</sup>

5/8" gypsum sheathingd

3/4" and less

1 1/8" – 1 1/4"

diameters of 0.142 inch or less.

Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown widt

Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or gre

7/8" – 1"

fiberboard sheathing

fiberboard sheathing

ITEM

beam-floor & roof)

Band or rim joist to joist

to sill or top plate (roof

- direction key and dowel construction joints H. Provide control joints in slabs-on-grade at not greater than 20 feet on center in each direction. Saw cut control joints minimum 1/4 of slab depth, as soon after slab finishing as possible without dislodging aggregate.
- 8. Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recessed areas, embedded items and other conditions.

SPACING AND LOCATION

Per joist, toe nail

Face nail each rafter

24"c face nail

16"c face nail

1@"c face nail

16"c face nai

12"c face nail

16"c face nail

12"c face nail

6"c each edge face nail

12"c each edge face nail

Face nail on each side

of end joint (minimum

24" lap splice length

each side of end join

3 each 16"c face na

2 each 16"c face nail

4 each 16"c face nai

2 toe nails on one side and 1 toe

nail on opposite side of each rafte

### DIVISION 5.5 - 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

Rafter:

- 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": DOC PS 1 "Product Standard for Construction and Industrial Plywood"; DOC PS 56 "Structural Glued Laminated Timber" and Chapter 23 of the International
- Rough carpentry materials shall comply with: A. Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WWPA or SPIB
- Stud Grade Spruce-Pine-Fir No. 2 Douglas Fir/ No. 2 Hem Fir No. 2 Douglas Fir
- No. 3 Spruce-Pine-Fir Plates: No. 3 Spruce-Pine-Fir Blockina: B. Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners; equal to Simpson strong-tie
- connectors complying with ICBO No. 1258. C. Plywood - APA rated sheathing, complying to PS 1.

No. 3 Douglas Fir/ No. 2 Spruce-Pine-Fir

- D. LVL Laminated veneer lumber shall be grade 2800 F-2.OE and shall meet the requirements of NER-442, NER-472 or ER-4321. E. I Joist - I joist shall be fabricated from APA rated sheathing board webs, LVL flanges, utilizing
- waterproof type glue and shall meet requirements of NER-450, NER-446, NER-476 or ICBO F. Glulam Beams - Combination 20F-V3 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 UBC Standard No. 47-10.
- I. Gypsum Wallboard ASTM C 36 and UBC Standard No. 47-11. Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 24/0 exterior glued and clipped. Roof sheathing for Conc Tile shall be 5/8 in APA rated 32/16 exterior glued and
- clipped. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW. 4. Floor sheathing shall be 3/4 inch APA rated sheathing 48/24 exterior glued. Lay sheathing with face
- grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE 5. Exterior wall sheathing shall be 1/2 inch APA Rated sheathing 24/0 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
- ICBO 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 8'-0" intervals along members.

SPACING AND LOCATION

6"c toe nail

Face nail

Blind and face nail

At each bearing, face nail

Nail each layer as follows:

32"c at top and bottom

24"c face nail at top and

Face nail at ends and at

bottom staggered on

At each joist or rafter,

SPACING AND LOCATION

(inches)<sup>C,</sup>

12f

12f

12

12

and staggered.

each splice

face nail

Edges (inches)<sup>h</sup>

NUMBER AND TYPE OF FASTENER<sup>a, b, c</sup>

FLOOR

PNEUMATIC NAIL

(3) 2 1/2" × 0.131"

 $(3) 3" \times 0.128"$ 

 $) 3" \times 0.131$ 

1/2" × 0.131"

(3) 2 1/2" × 0.113"

 $(2) 2 1/2" \times 0.131$ 

(3) 3 1/2" × 0.135"

(2) 3 1/2" × 0.162" (3) 3 1/2" × 0.135"

(2) 3 1/2" × 0.162" (3) 3 1/2" × 0.162"

 $(4) 3" \times 0.128"$ 

 $(4) 3" \times 0.131"$ 

4" × 0.192"

 $3" \times 0.131"$ 

(2) 4" × 0.192"

 $(3) 3" \times 0.128"$ 

3) 3" × 0.131

 $(4) 3" \times 0.128"$ 

(2) 3" × 0.128"

2 1/2" × 0.131"

2 1/2" × 0.131"

2 1/2" × 0.131"

2 1/2" × 0.131"

2 1/2" × 0.131"

2 1/2" × 0.120"

2 1/2" × 0.120"

3" × 0.148"

3" × 0.148"

NUMBER AND TYPE OF FASTENER<sup>a, b, c</sup>

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO

FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

OTHER WALL SHEATHING

crown staple 16 ga., 1 1/4" long

crown staple 16 ga., 1 1/4" long

long; 11/4" screws, Type W or S

long; 1 5/8" screws, Type W or S

I 1/2" galv. roofing nail, 7/16" head dia., or 1"

1 3/4" galv. roofing nail, 7/16" head dia., or 1"

1 1/2" galv. roofing nail; staple galv., 1 1/2"

1 3/4" galv. roofing nail; staple galv., 1 5/8"

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

Spacing of fasteners not included in this table shall be based on Table R602.3(2).

Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where

roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing

Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

Staples to be 1" crown, 16ga, 1 3/4" long

members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end walls; and 4 inches on center to gable end walls; and 4 inches on center to gable end walls; and 5 inches on center to gable end walls; and 6 inches on center to gable end wall framing.

Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on the fiberboard sheathing shall conform to ASTM C 208.

(4) 3 1/2" × 0.135"

 $(3) \ 3 \ 1/2" \times 0.162"$ 

 $(3) 3" \times 0.128"$ 

× 0.128"

3" × 0.131"

COMMON NAIL

3) 8d common

(3) 10d box

(3) 8d box

(2) 8d commor

16d com

2) 16d common

16d commor

(4) 3" × 14 ga.

2) 20d common

(3) 16d common

8d common (roof)

3d common

10d common

6d deformed

8d common

8d common

8d deformed

10d common

8d deformed

8d deformed nail

(4) 10d box

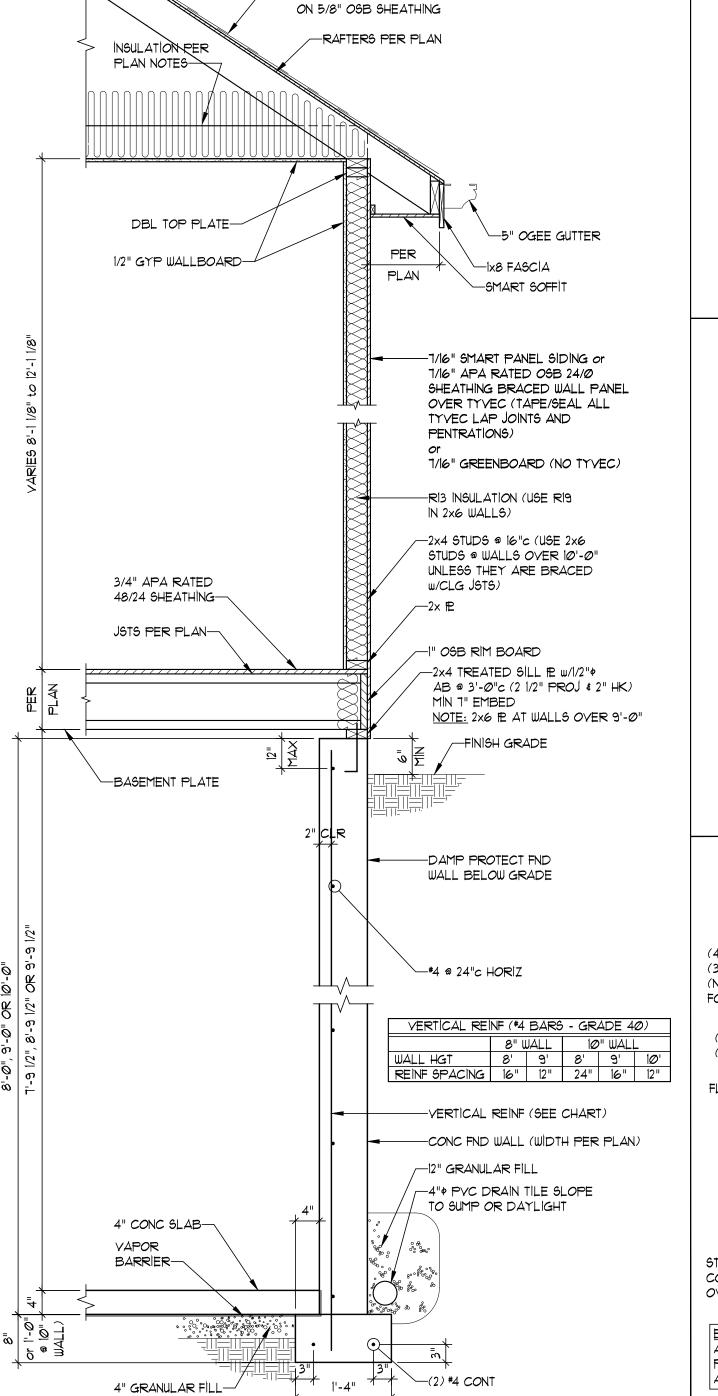
(3) 10d box

(4) 16d box

staples, 7/16" crown

(4) 10 box

(3) 10d box



(or 1'-8" @ 10" WALL

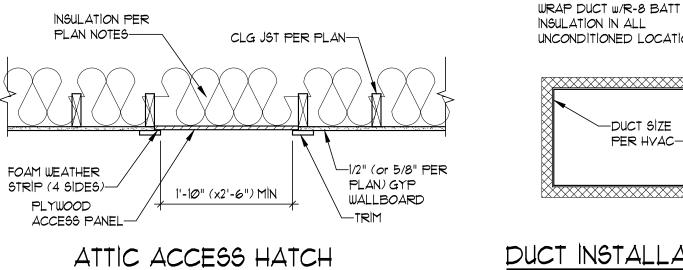
TYPICAL WALL SECTION

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

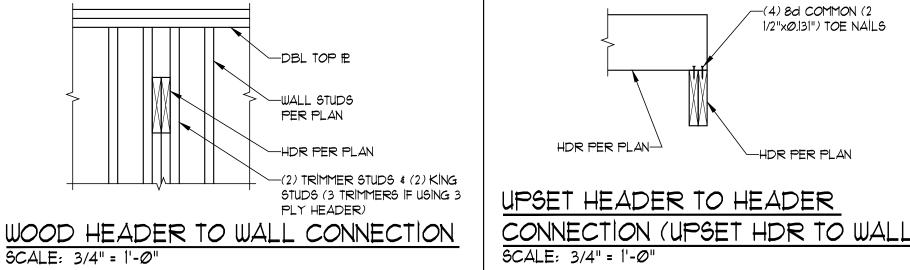
TIMBERLINE 25 YEAR

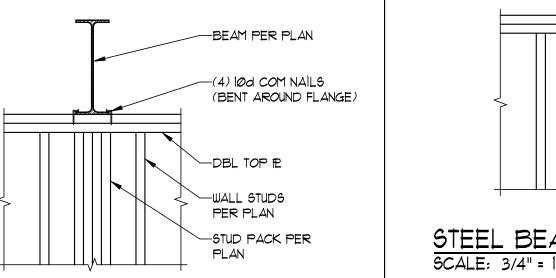
COMPOSITION SHINGLE ON 1/16"

OSB SHEATHING OR CONC TILE

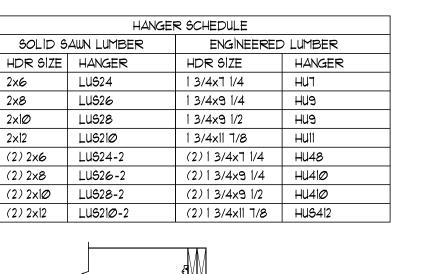


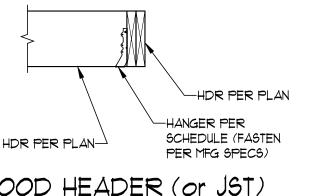
DUCT INSTALLATION NOT TO SCALE SCALE: 3/4" = 1'-0"



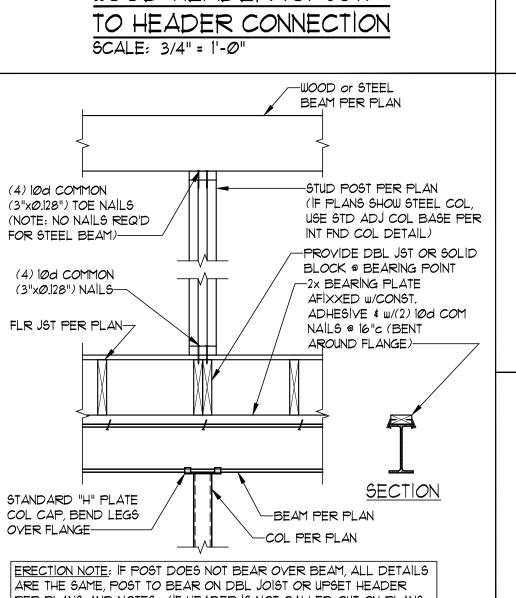






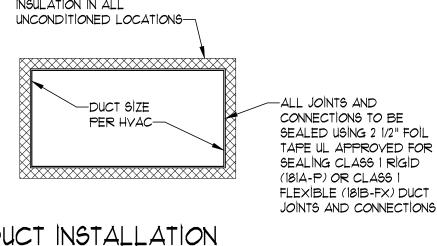


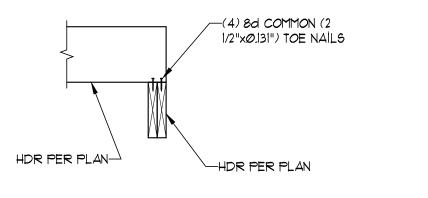
WOOD HEADER (or JST)



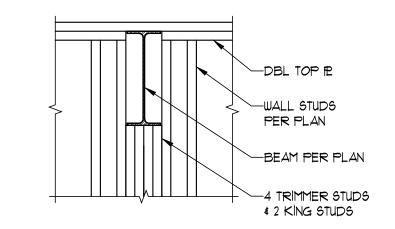
ERECTION NOTE: IF POST DOES NOT BEAR OVER BEAM, ALL DETAILS ARE THE SAME, POST TO BEAR ON DBL JOIST OR UPSET HEADER PER PLANS AND NOTES. (IF HEADER IS NOT CALLED OUT ON PLANS AS BEING REQUIRED, SOLID BLOCK UNDER POST BETWEEN JSTS)

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

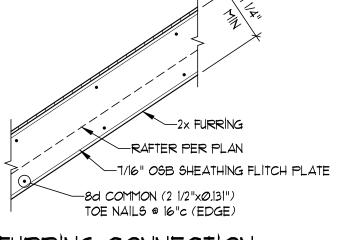




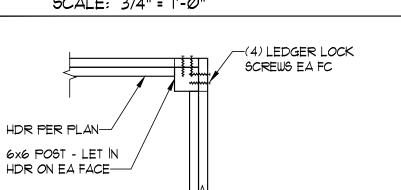
CONNECTION (UPSET HOR TO WALL SIM.



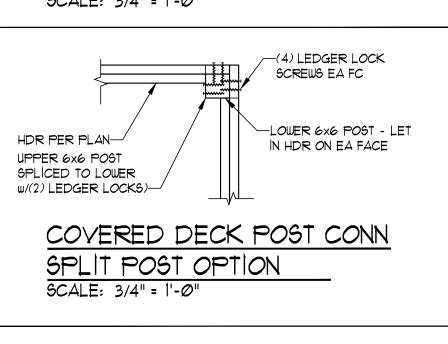
STEEL BEAM TO WALL CONNECTION SCALE: 3/4" = 1'-0"

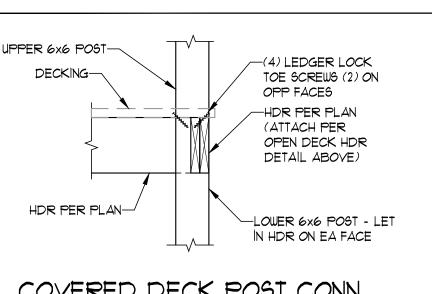


FURRING CONNECTION SCALE: 3/4" = 1'-0'



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





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



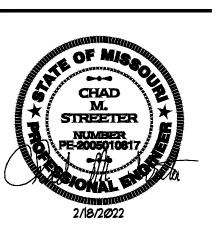
JFE CONSTRUCTION INC. 1314 SW Market Street

Lee's Summit, MO 64081

v: 816.786.4008

ifeconstruction.com |VAN DEURZEN & ASSOCIATES, P.A. 1011 KING STREET, SUITE 130 OVERLAND PARK, KS 66210 913) 451-6305 FAX (913) 451-1021

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8083-2157 Project #: DATE: 2/18/2022

Framing Notes and Details



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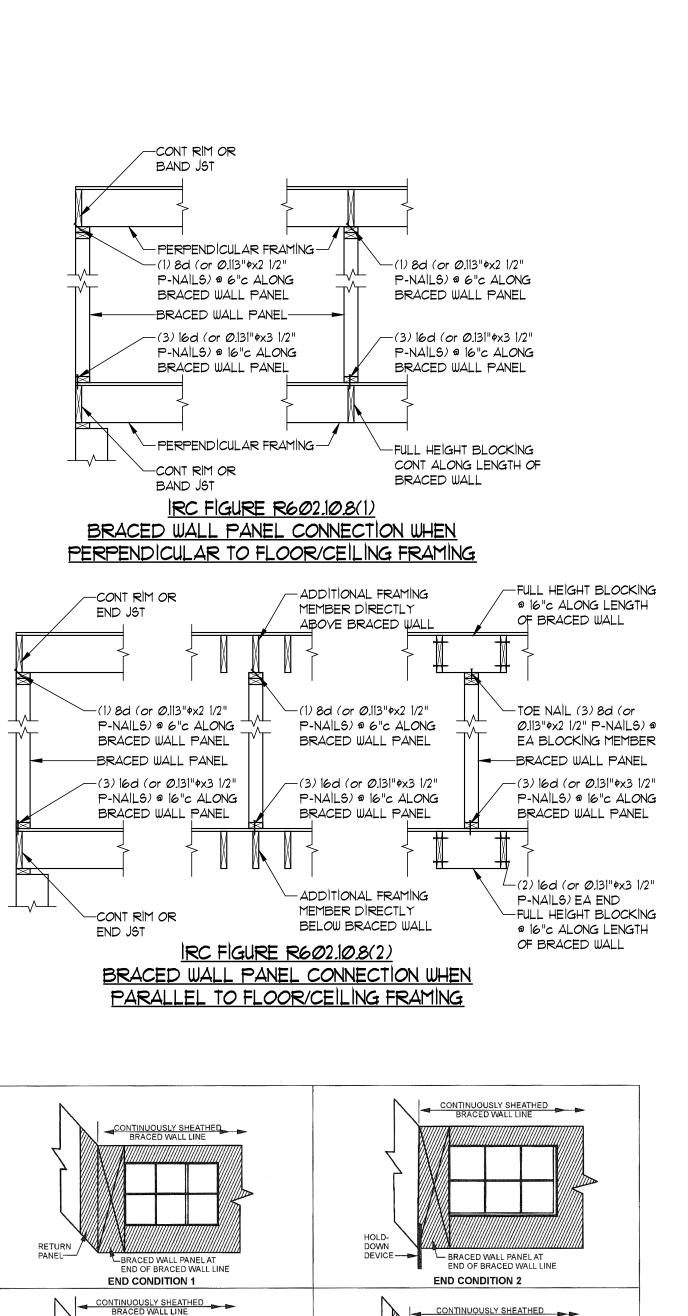
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Residence

8083-2157 Project #: DATE:

Framing Notes and Details



10' MAX

REQUIREMENTS

Return panel: 24" for braced wall lines sheathed with

wood structural panels

**Distance D:** 24" for braced wall lines sheathed with

wood structural panels

structural fiberboard

Hold-down 800 lbs capacity fastened to the edge of the

structural fiberboard

32" for braced wall lines sheathed with

32" for braced wall lines sheathed with

braced wall panel closest to the corner and

to the foundation or floor framing below

\* SEE REQUIREMENTS END CONDITION 4

1-48" MINIMUM BRACED WALL PANEL

AT END OF BRACED WALL LINE

**END CONDITION 3** 

BRACED WALL LINE

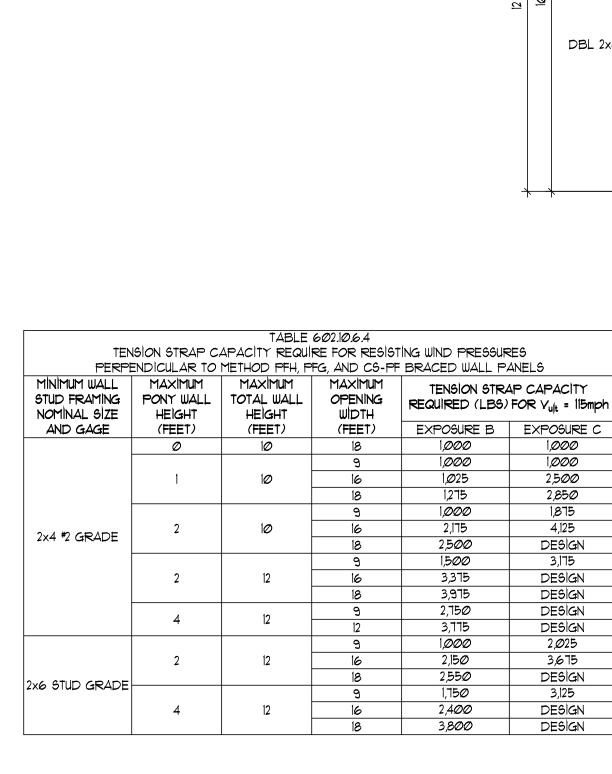
**END CONDITION 5** 

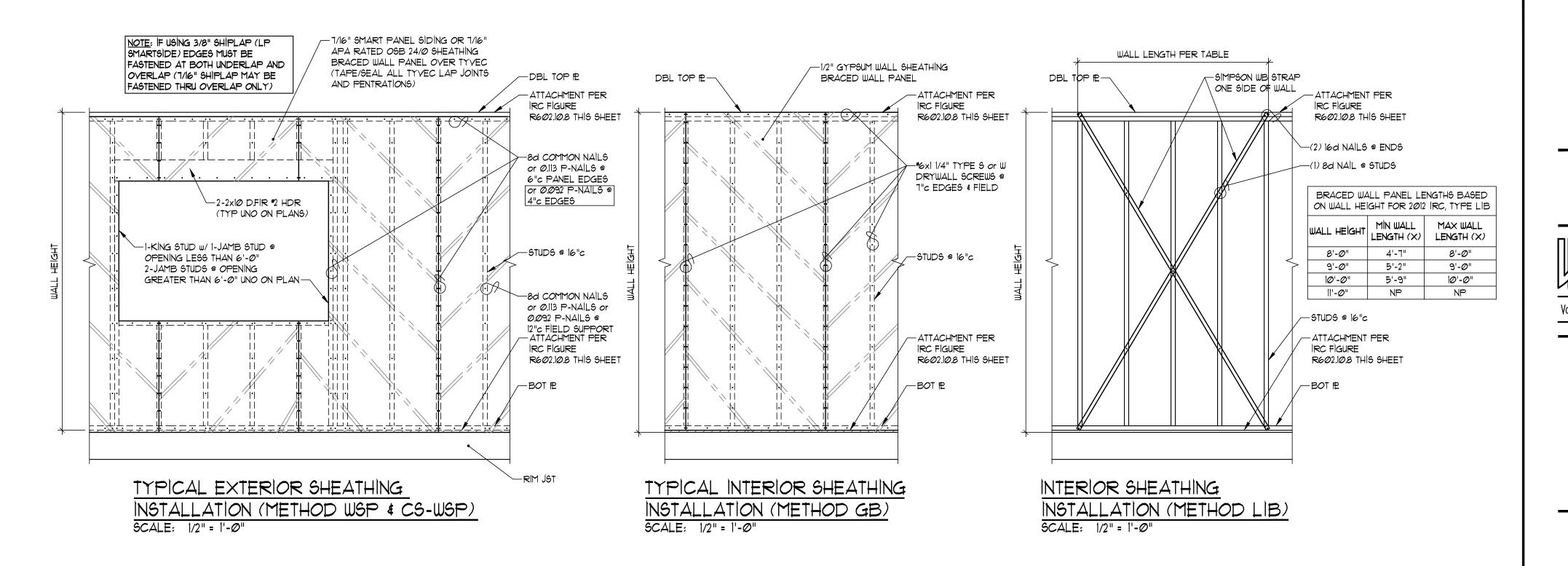
FIRST BRACED

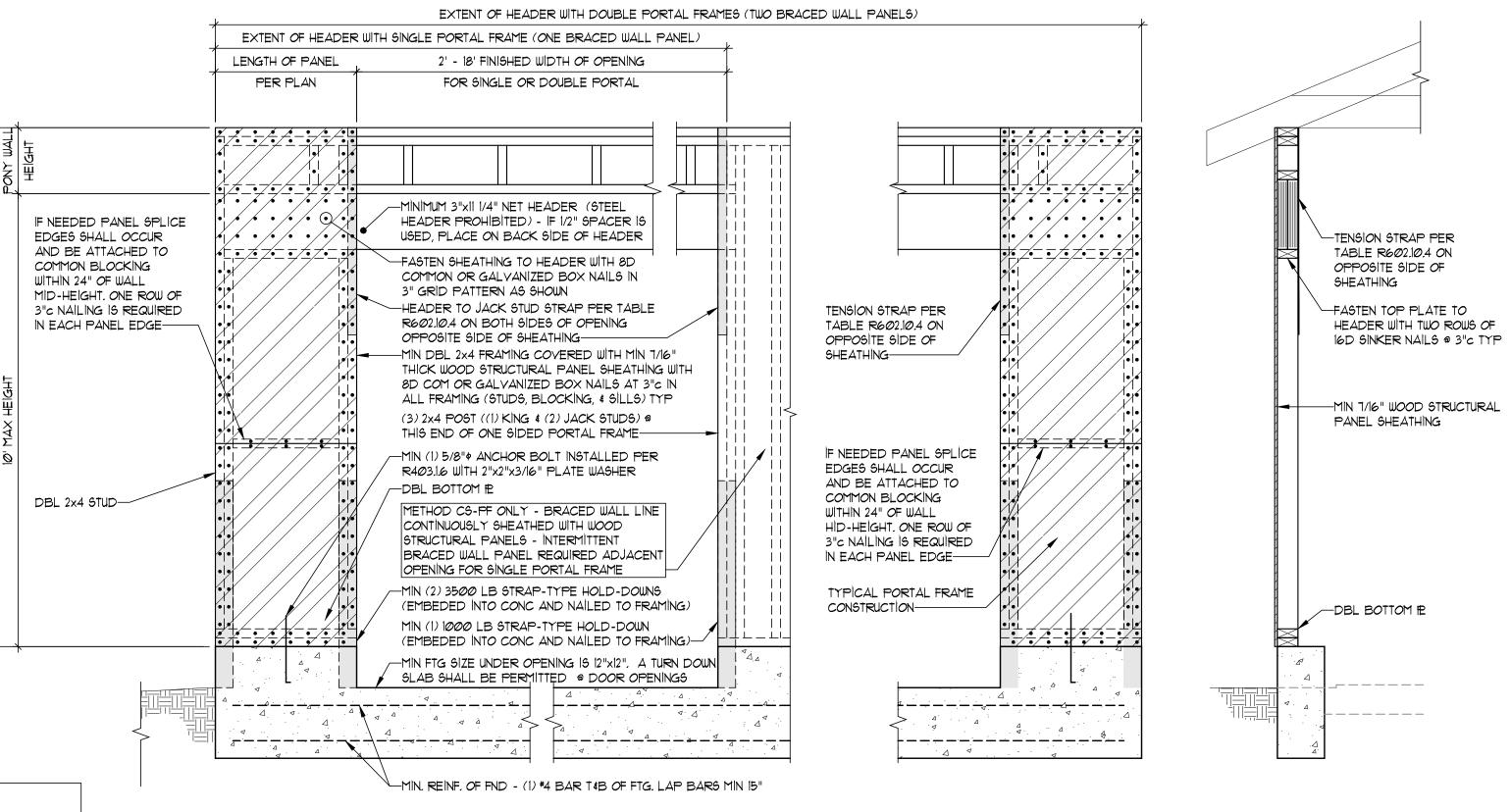
FIGURE R602.10.7 END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

10' MAX

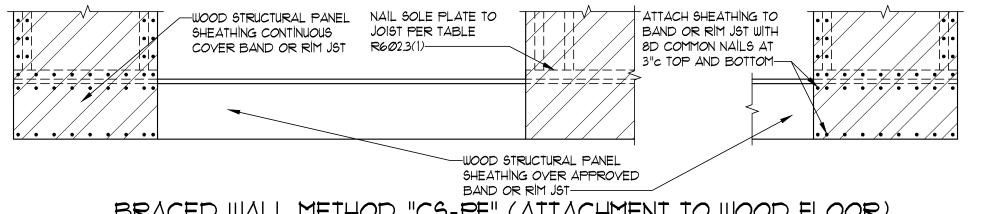
HOLD-DOWN — ►







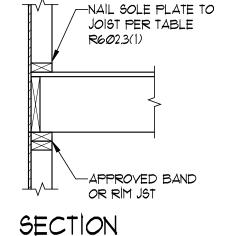
BRACED WALL METHOD "PFH" (a)so HEADER ATTACHMENT FOR CS-PF)



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

Framing Notes and Details

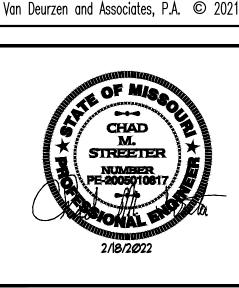
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