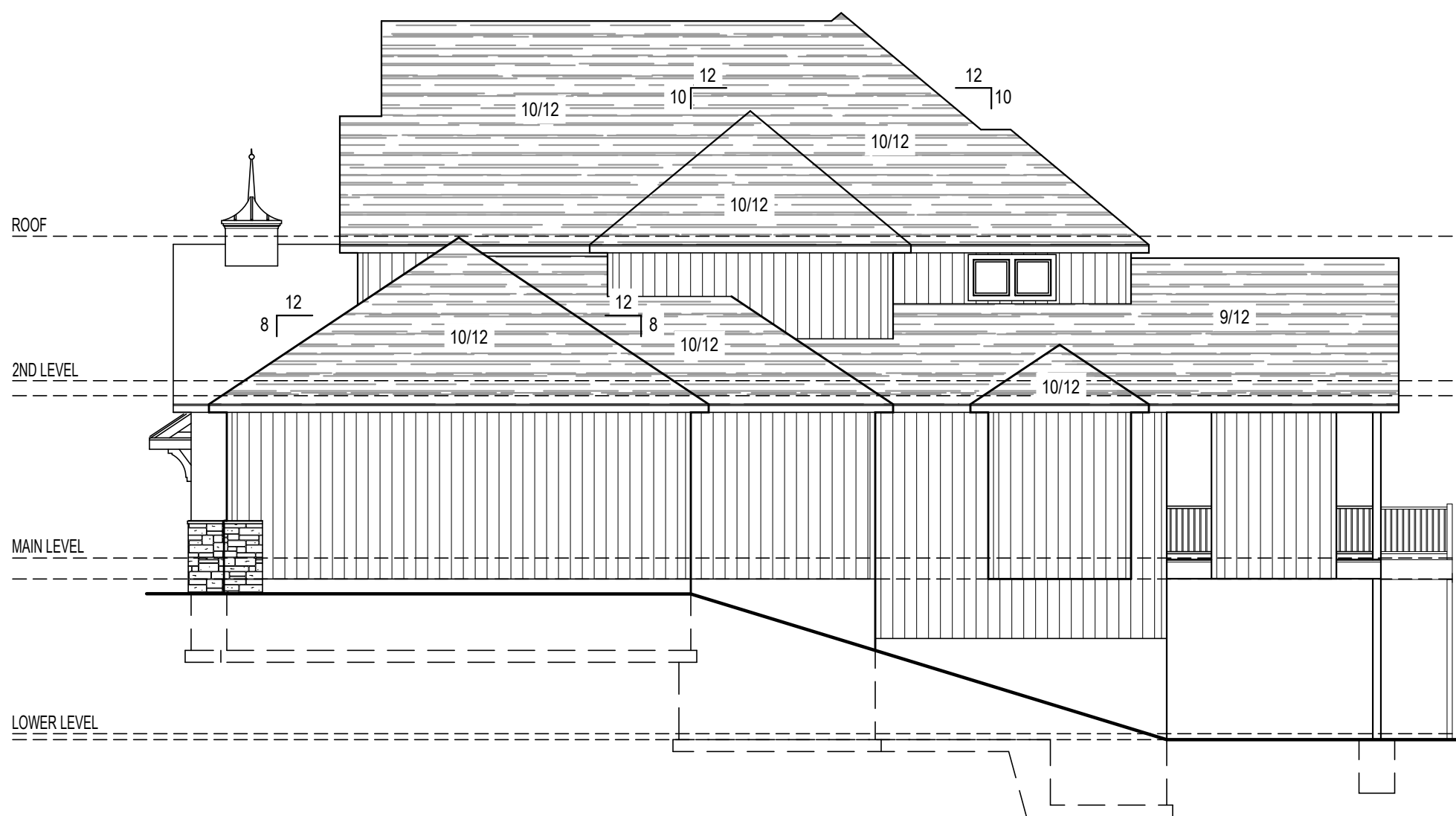


- ELEVATION NOTES**
1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE CONDITIONS.
 2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED OTHERWISE.
 3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.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



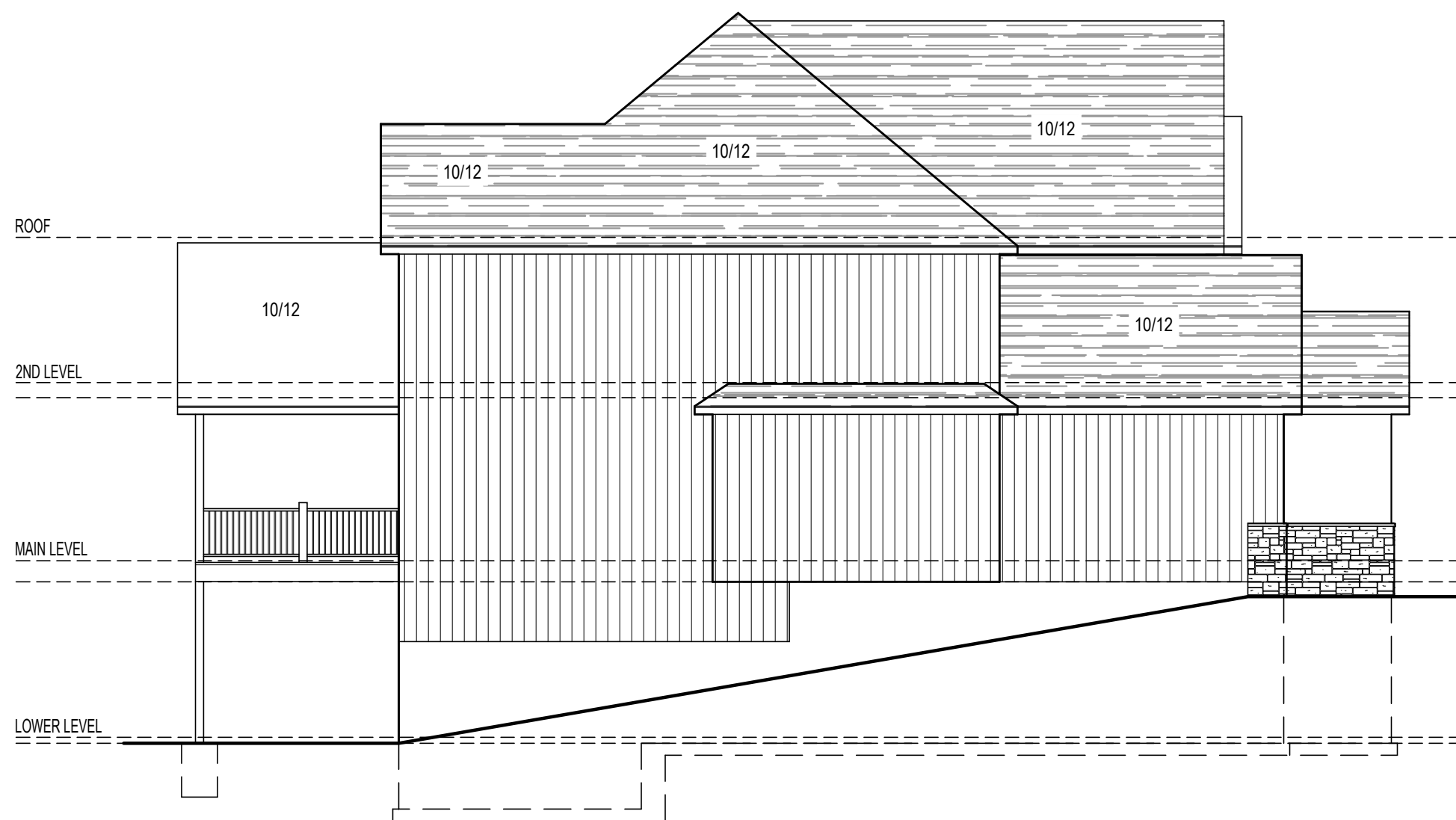
Front Elevation 1
1/4" = 1'-0"



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



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



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/26/2022

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



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THE MAPLEWOOD III - CUSTOM

Calvin and Tracey Strong
2151 NW Killarney Lane, Lee's Summit, MO
Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 5/10/2022

Exterior
Elevations

A100

[illegible]

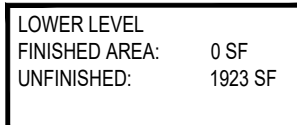
1. FLOOR TRUSS OR JOIST LOADING SHALL BE PER THE GENERAL NOTES.
2. JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS. TRUSSES MUST GO TO RUN CONTINUOUS WHERE POSSIBLE.
3. EXACT JOIST LOCATIONS WITH PLUMBING DRAIN LINES AT ALL TOLERANCE LOCATIONS.
4. JOIST BLOCKING WHERE NOTED ON PLANS MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
5. EXACT JOIST OR FLOOR TRUSS LAYOUT TO BE PROVIDED BY TRUSS MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN DUSEN AND ASSOCIATES FOR 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.

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

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

1. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE
2. FOUNDATION FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE FOUNDATION FLOOR SLAB
3. FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE 4" DIA. REIN. PLATE EACH SIDE OF EACH OPENING, 12" FROM CORNER
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS SPICES AND AROUND CORNERS
5. ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. ABOUT 1/2" FROM EACH FACE OF WALL
6. FASTEN JOISTS TO SILL PLATES (3) @ 60 CM NAILS
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SADDLE BLOCKING @ 36" ON CENTER
8. PROVIDE 1/2" DIA. 10' MIN. LONG ANCHOR BOLTS @ 6' MIN. SPACING
9. VAPOR BARRIER, 6 MIL VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE
10. PROVIDE ONE COAT OF 1/2" MIN OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE JOINTS. VOIDS BEFORE APPLICATION
11. SURFACE DRAIN DRAIN: INSTALL CONT 4" - PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUM PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR
12. ALL EXTERIOR LUMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER
13. ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED
14. PROVIDE A TYPICAL GROUNDING SYSTEM PROVIDE 1/2" EGRESS WALL REQUIREMENTS.
15. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 48" PROVIDE A RAILER.
16. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

1. 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



Foundation Plan

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" O.C.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2.
- PROVIDE GFI 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 "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"x120 NAILS @ 7" C STAGGERED WITH (7) 3 1/4"x120 NAILS THRU JAMB INTO HEADER. MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- OVERHEAD GARAGE DOORS TO MEET 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-17 AND ASTM E 330-02 PER IRC SECTION R 608.4.
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10".
- ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE (2) 2x10 D FR #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 N1103.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.
- CONTRACTOR TO SUBMIT "MANUAL 2" AND "MANUAL 0" 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

- ALL WINDOWS ARE SHOWN IN INCHES (I.E. 30x60" WINDOW).
- ALL DOORS SHOWN IN FEET AND INCHES (I.E. 2'6"x8'-8" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
- 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	
- ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR, OR SHALL BE FIXED/INOPERABLE.
- ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
- ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 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 WHIRLPOLS, GLAZING IN FIXED OR OPERABLE PANELS EXCEEDING 9 SF AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 30".
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R612.2.
- ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.
- WINDOW MANUFACTURER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.

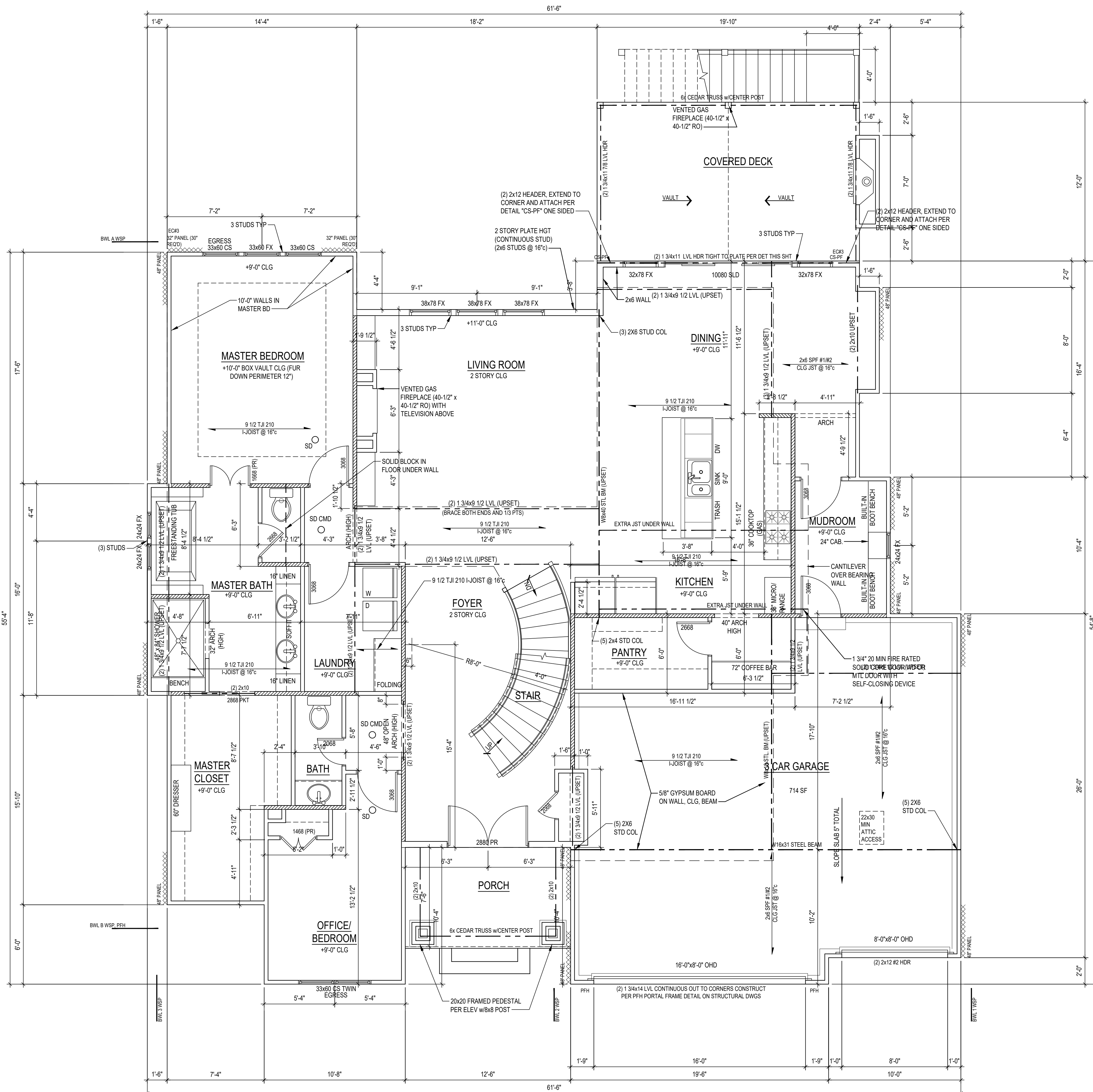
WALL BRACING NOTES:

- SHEATHING METHOD CS-WSP, WSP, PFH, GB (or LIB), CS-PF
- ALL EXTERIOR WALLS ARE TYPE "CS-WSP" AND ARE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE. THE BRACED WALL NOTATIONS (IF SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE.
 - IF NO NOTATIONS ARE SHOWN FOR WALLS TYPE "CS-WSP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
 - EC # - END CONDITION PER IRC FIGURE R602.10.7. (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
 - INTERIOR WALL BRACING NOT REQUIRED FOR BRACED WALL SPACING 60FT OR LESS

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

MAIN LEVEL
FINISH: 2192 SF
GARAGE: 692 SF
COVERED DECK: 238 SF

LOAD BEARING WALL
LOAD BEARING BEAM



First Floor Plan

1/4" = 1'-0"

1



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THE MAPLEWOOD III - CUSTOM

Calvin and Tracey Strong
2151 NW Killarney Lane, Lee's Summit, MO
Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 5/10/2022

First Floor Plan

A102

RELEASE FOR CONSTRUCTION
NO MODIFICATION OR REVISIONS
WITHOUT WRITTEN PERMISSION
LEE'S SUMMIT, MISSOURI
05/26/2022

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 2x6 @ 16" O.C.
2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 703.2.
3. PROVIDE GFI 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 CALCULATIONS.
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 CEILING ATTACHED WITH 3 1/4"x120 NAILS @ 7" C STAGGERED WITH (7) 3 1/4"x120 NAILS THRU JAMB INTO HEADER. MINIMUM 2x6 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
11. 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.
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 FR #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. NO HANDRAIL IS REQD 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 IRC SECTION N1102.4.
- C. CONTRACTOR TO SUBMIT "MANUAL 1" AND "MANUAL 0" CALCULATIONS FOR THE HVAC SYSTEM.
- D. 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	N/R
WINDOWS	U 0.35 (MAX) SHGC 0.40 (MAX)
U-FACTOR	U 0.55 (MAX) SHGC 0.40 (MAX)
SKYLIGHTS	U 0.55 (MAX) SHGC 0.40 (MAX)

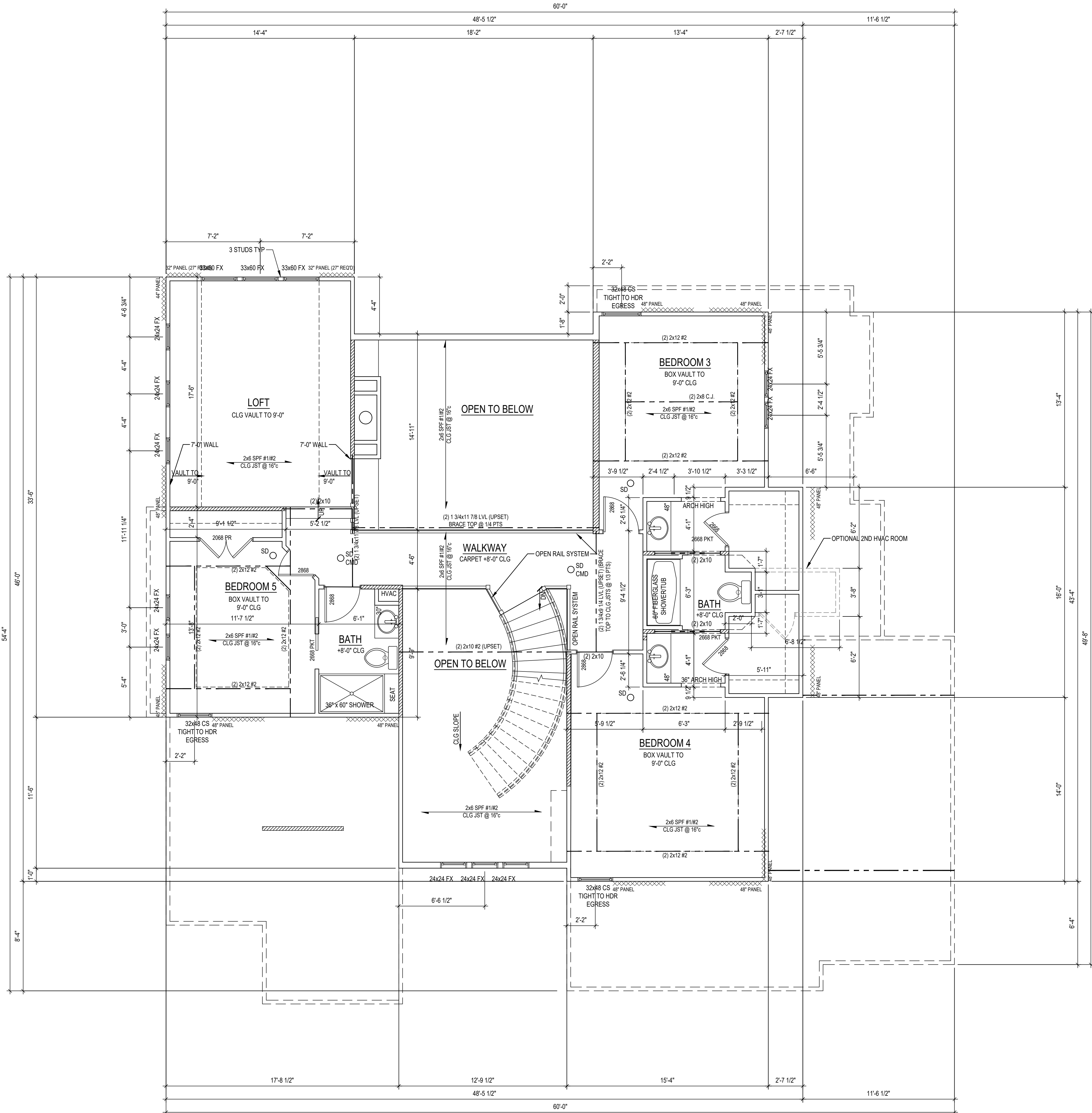
WINDOW AND DOOR NOTES

1. ALL WINDOWS ARE SHOWN IN INCHES (I.E. 3060 IS A 30"x60" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (I.E. 2668 DOOR IS A 2'-8"x6'-8" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
2. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
3. 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	
4. ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR, OR SHALL BE FIXED/INOPERABLE.
5. ALL WINDOWS TO BE FRAMED TIGHT TO HEADERS UNLESS NOTED OTHERWISE ON ELEVATIONS.
6. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH 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 30".
7. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R612.2.
8. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II IN ACCORDANCE WITH CPSC 16 CFR 1201.
9. WINDOW MANUFACTURER TO CONFIRM EXACT SAFETY AND EGRESS WINDOW LOCATIONS PER LOCAL CODES.

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 SHOWN) REFLECT THE MINIMUM SHEATHING REQUIREMENTS PER CODE.
 2. 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.
 3. EC # - END CONDITION PER IRC FIGURE R602.10.7, (FOR CONDITIONS #1, #3, & #4 NO HOLD-DOWN REQUIRED)
 4. 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



UPPER LEVEL
FINISH: 1261 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Second Floor Plan

1/4" = 1'-0"

1



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THE MAPLEWOOD III - CUSTOM

Calvin and Tracey Strong
2151 NW Killarney Lane, Lee's Summit, MO
Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 5/10/2022

Second Floor
Plan

A103

RELEASE FOR CONSTRUCTION
NO MODIFICATIONS OR REVISIONS
PROVIDED BY JFE CONSTRUCTION
LEE'S SUMMIT, MISSOURI
05/26/2022

1. ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SP #192 @ 16" O.C.
2. ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SP #192 @ 16" O.C.
3. ALL VAULTS TO BE FURRED DOWN w/2" MATERIAL. TO PROVIDE FOR R-38 INSULATION
4. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS TO BE 12" MIN. DFL. 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 16D COMMON NAILS @ 12" O.C. RAFTERS SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 80 CM @ 12" O.C. 13D NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d CM @ 12" O.C. @ 16" NAILS WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE REQUIRED TO ADJUST TO PROVIDE A CONTINUOUS RIGID CONNECTION ACROSS THE BUILDING WHEN JOIST JOISTS ARE PARALLEL TO THE RAFTERS.
7. WHERE CEILING JOISTS ARE NOT SUPPORTED BY THE RAFTERS AT THE TOP WALL PLATE OR AT LOCATIONS WHERE C.C.'S ARE PERPENDICULAR TO RAFTERS, RAFTERS SHALL 2x4 OR 2x6 TIES @ 16" O.C. @ 16d CM @ 12" O.C. @ 16" NAILS SA END.
8. RAFTER CONNECTIONS DESIGNED TO RESIST UPSTAIL FORCES PER IRC TABLE 602.11. ROOF HEADERS DO NOT HAVE NOTABLE UPSTAIL FORCES TO BE CONSIDERED TO DOWNING. SEE STRUCTURAL DETAIL SHEET S1 CONNECTION TABLE FOR FASTENERS
9. INSTALL 2x4 COLLAR TIES AT 48" IN UPPER 1/3 OF ROOF RAFTER.
10. PROVIDE METAL FLASHING AT ALL ROOF VALLEYS.
11. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE EXTERIOR VENTING TO BACK SIDE OF ROOF. BOTH VENTS TO VENT DIRECTLY TO THE OUTSIDE.
12. EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.
13. PER IRC SECTION R802.3.2 FOR ROOF PITCHES 3:12 OR GREATER, STRUT THE MEMBERS THAT SUPPORT RAFTERS WITH BRACED JOISTS SUCH AS RIDGE BEAMS, HIPs AND VALLEYS THAT ARE SUPPORTED BY BRACES AND/or PURLS AT THE ENDS ARE NOT ARE NOT REQUIRED TO BE DESIGNED AS BEAMS AND ARE TO BE FRAMED USING LUMBER THAT IS NOMINALLY 2" WIDE BY 1" SIZE GREATER THAN THE ATTACHING BRACING MEMBER (S) #5. THERE IS NO STRUTTING LUMBER LOADS ON THE MEMBER.

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

-
- PER PLAN
- 12
- PER PLAN
- HDR PER PLAN
- DBL ROOF RAFTER - ALIGN W/FIREPLACE WALL ON BOTH SIDES
- TYP. RIM AND FASCIA
- DBL FIREPLACE TOP
- SINGLE PIECE OF CONT. OSB SHEATHING OR SMART PANEL EA SIDE OF FIREPLACE - FASTEN TO F.P. RIM @ BOT AND RAFTERS @ TOP - ALL NAILING @ 6" EDGE & FIELD (MIN 2 ROWS OF FASTENERS @ RAFTER)
- 2x4 F.P. FRAMING
- 2x F.P. WALL PLATE
- SUBFLOOR
- DECK RIM JST
- 2x10 FIREPLACE JST @ 16" - HANGER TO RIM
- PER PLAN

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



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/26/2022

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 Floor:	
Residential (Live Loads)	40 PSF
Sleeping rooms (Live Loads)	30 PSF
Floor Dead Load, L1	10 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

- 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

- It is recommended that the contractor 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 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:
 - 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 12 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:
 - Profile site to identify soft or disturbed areas. If areas are found to be unsuitable for support of footings and/or slab-on-grade plate contact the Engineer of Record.
 - 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 uncured gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.

Controlled Fill and Backfill Compaction:

- All controlled fill and backfill shall be placed in lifts having maximum loose lift thickness of 9 inches.
- 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 85 percent for material founded above footing bearing elevation.
- Shrinkage-swell control fill - Compact shrinkage-swell controlled fill below footing bearing elevation to minimum of 98 percent of the material's maximum dry density as determined by ASTM D 698 and to a minimum of 85 percent for material founded above footing bearing elevation.
- Controlled Fill - Compact controlled fill at a moisture content within a range of 0 to 4 percent above optimum moisture content.

DIVISION 3 - CONCRETE

- 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:
 - Cement - ASTM C 150 Type I
 - Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
 - Water - Potable
 - Air-entraining admixture - ASTM C 260
 - Water-reducing admixture - ASTM C 494, including superplasticizers
 - 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. Footing, walls and basement slab	3000 PSI
B. Garage Slab	3500 PSI
C. Exterior slabs, steps, and curbs	4000 PSI

(air-entrained concrete)
- Concrete proportions shall be established on the basis of field experience and trial mixtures in accordance with ACI 318-48 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 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 gross 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:
 - Reinforcing bars - ASTM A 615, grade 40, deformed
 - Welded wire fabric - ASTM A 1084, lap at least one full mesh and lace splices with wire
 - Supports for reinforcement - comply with CRSI recommendations
- Concrete Work Execution:
 - 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
 - All concrete is reinforced, reinforce concrete not otherwise indicated with same reinforcement as similar sections
 - Protect concrete work from physical damage or reduced strength due to weather extremes:
 - 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
 - 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.
 - Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, key and dowel construction joints.
 - 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.

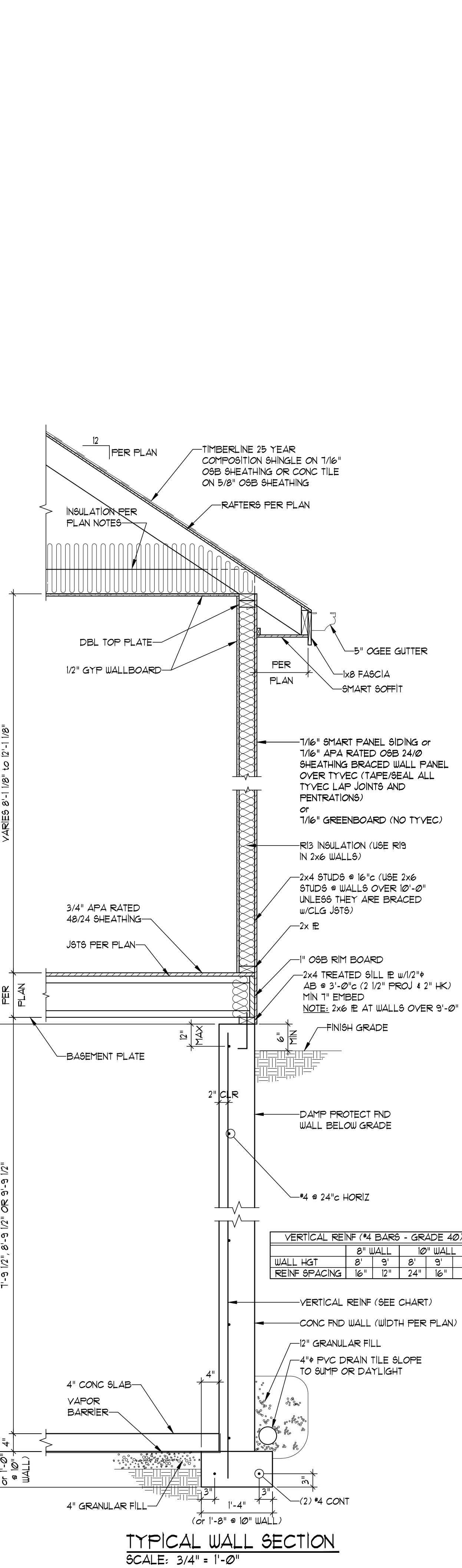
DIVISION 5.5 - MISCELLANEOUS STRUCTURAL STEEL

- 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:
 - Structural Steel - ASTM A 36
 - Cold-formed Steel Tubing - ASTM A 500 Grade B
 - Anchor Rods - ASTM F-1554, non-headed type unless otherwise noted.

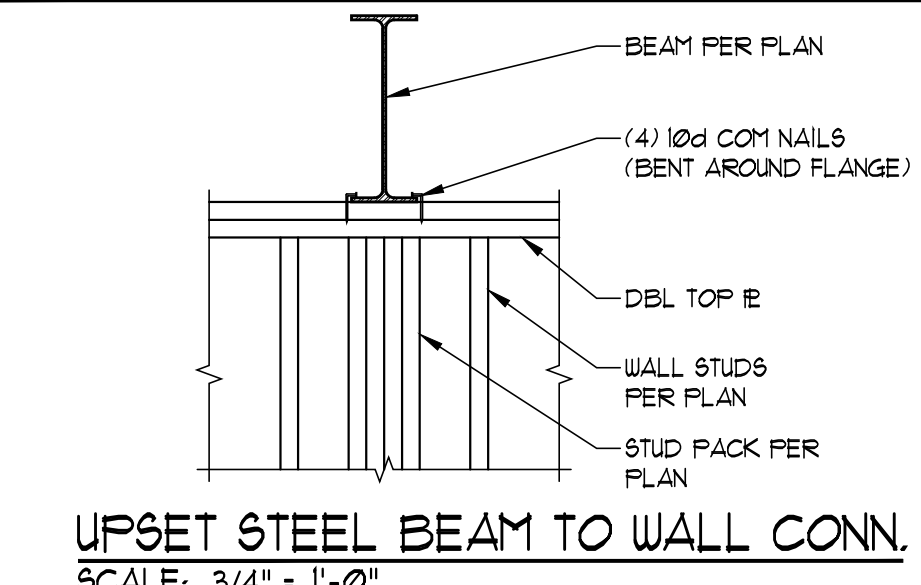
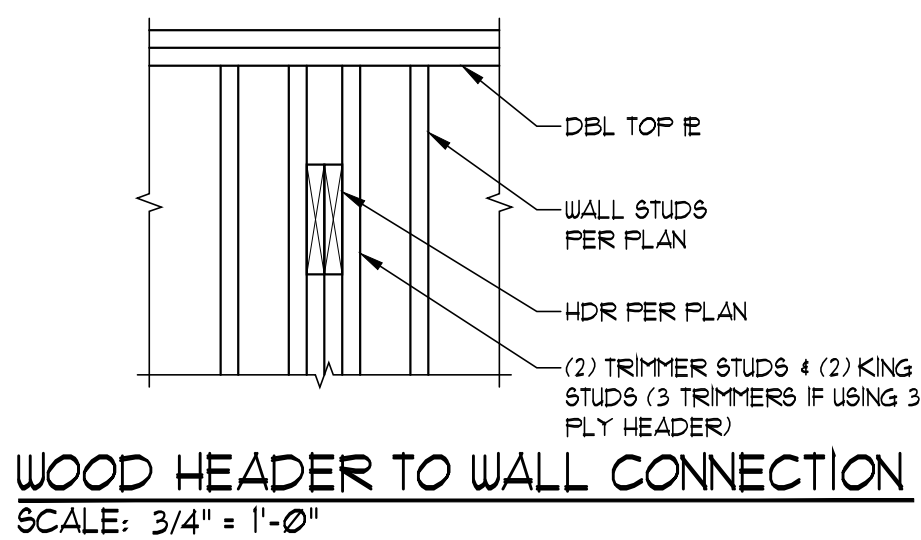
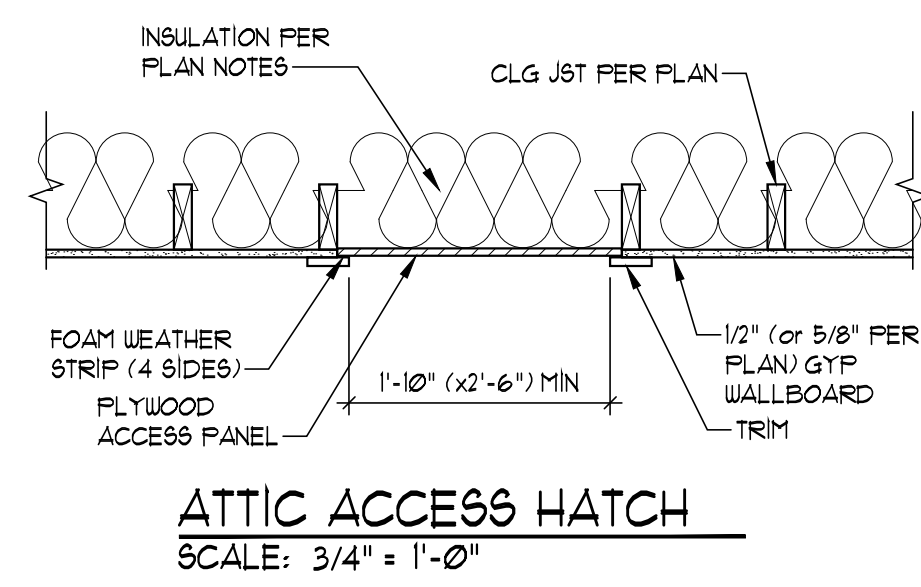
DIVISION 6 - ROUGH CARPENTRY

- All rough carpentry work shall conform to the requirements of NFPA "National Design Specification of Wood Construction", TP "Design Specifications for Light Metal Plate Connected Wood Trusses", APA Plywood Design Specification, DOC PS 1 "Product Standard for Construction and Industrial Plywood", DOC PS 56 "Structural Glued Laminated Timber" and Chapter 23 of the International Building Code.
- Rough carpentry materials shall comply with:
 - Lumber - S4S, surface dry, grade marked, complying with PS 20; graded under WPPA or SPIB rules:

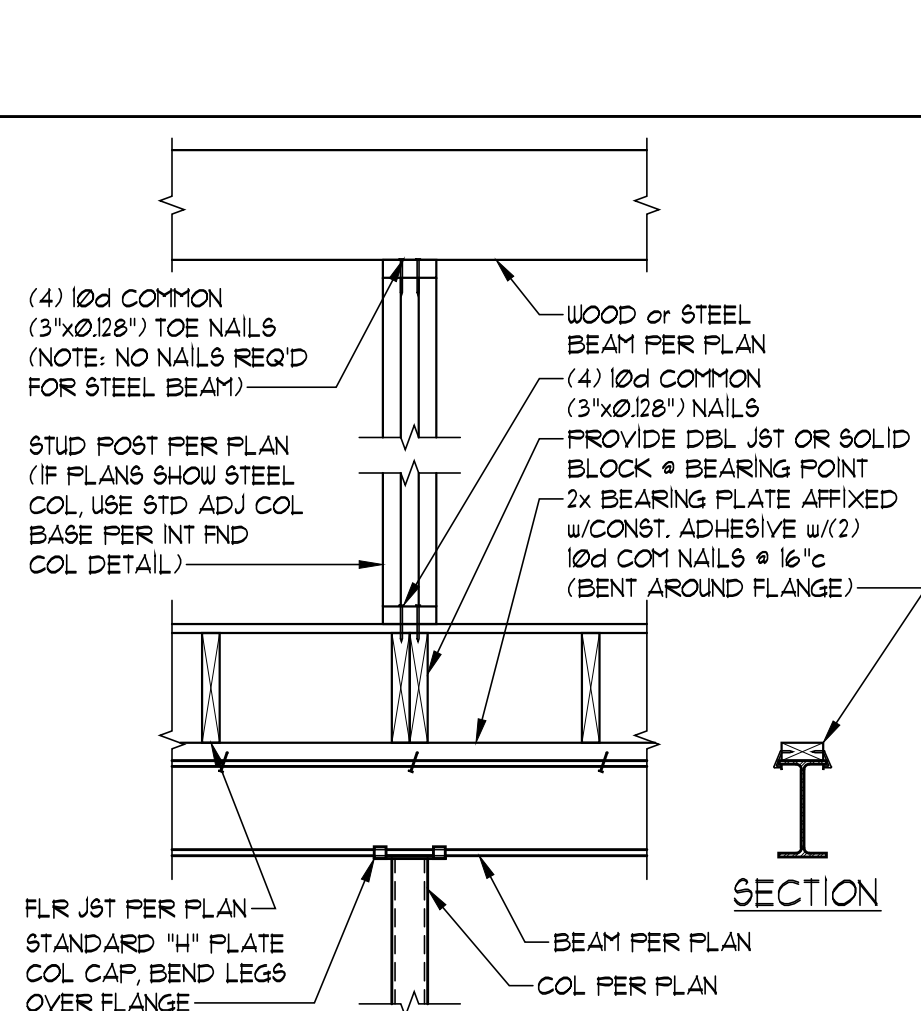
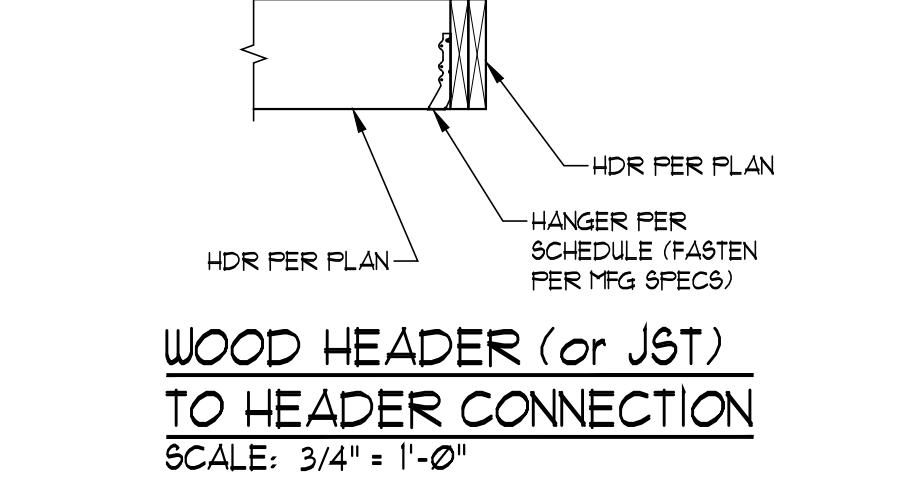
Studs:	Stud Grade - Spruce-Pine-Fir
Joist:	No. 2 Douglas Fir No. 2 Hem Fir
Header:	No. 2 Douglas Fir
Rafter:	No. 3 Douglas Fir No. 2 Spruce-Pine-Fir
Plates:	No. 3 Spruce-Pine-Fir
Blocking:	No. 3 Spruce-Pine-Fir
 - Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners; equal to Simpson strong-tie connectors complying with CDS No. 1258
 - Plywood - APA rated sheathing, complying to PS 1
 - LVL - Laminated veneer lumber shall be grade 2800 F-2 OE and shall meet the requirements of NER-442, NER-472 or ER-4021
 - Laid - Joist shall be fabricated from APA rated sheathing board webs, LVL frames, utilizing waterproof type glue and shall meet requirements of NER-450, NER-446, NER-476 or IBCO PFC-3754
 - Gypsum Beams - Combination 20F-V3 in accordance with Table No. 25-C.1 Part A of Chapter 23 of the International Building Code
 - Fiberboard Sheathing - DOC Standard PS 57-73
 - Gypsum Sheathing Board - ASTM C 78 and UBC Standard No. 47-10
 - 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 inch APA rated 32/16 exterior glued and clipped. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
 - Floor sheathing shall be 3/4 inch APA rated sheathing 49/24 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
 - Exterior wall sheathing shall be 1/2 inch APA Rated sheathing 24/0 or 7/16 inch L.P. Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges FASTEN PER SCHEDULE BELOW. For L.P. Siding, fasten through both panels at edge supports.
 - Interior shear wall sheathing 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 IBCO 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 6'-0" intervals along members.



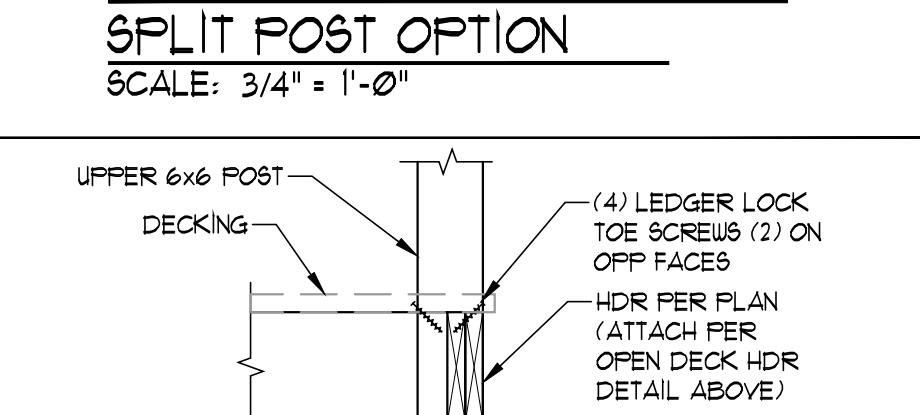
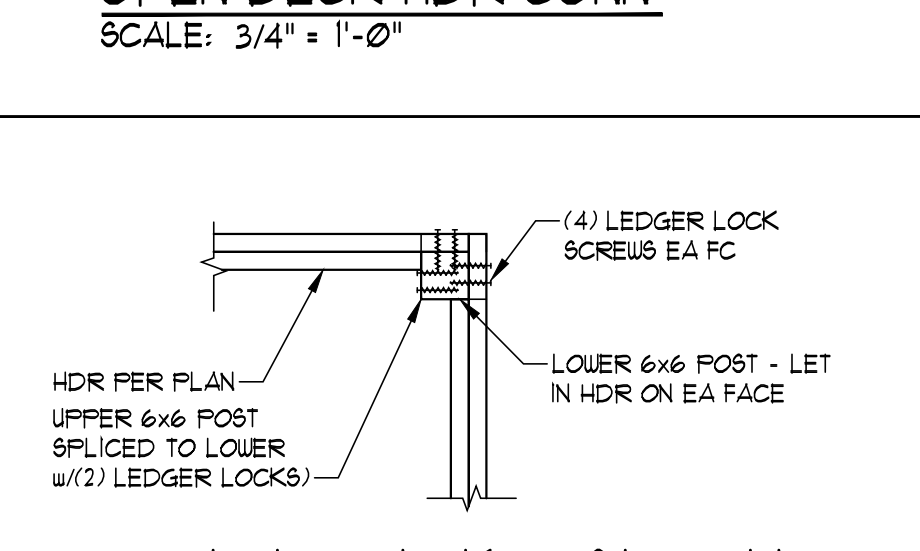
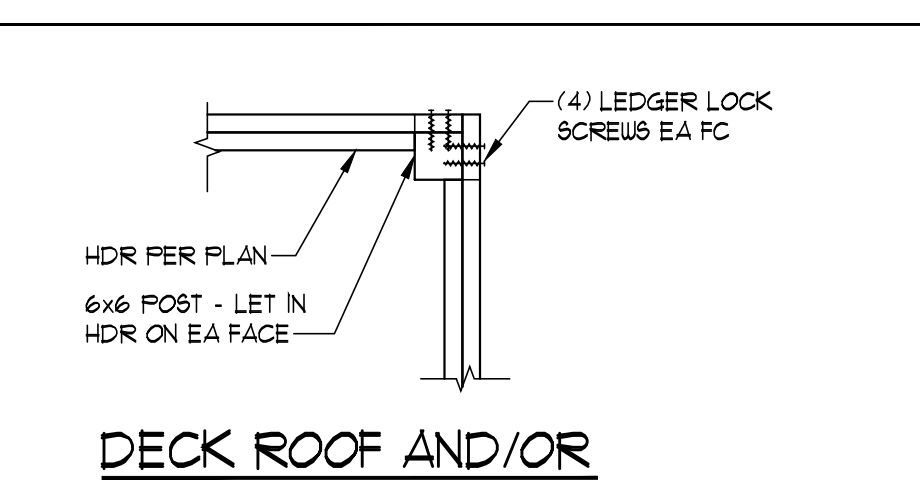
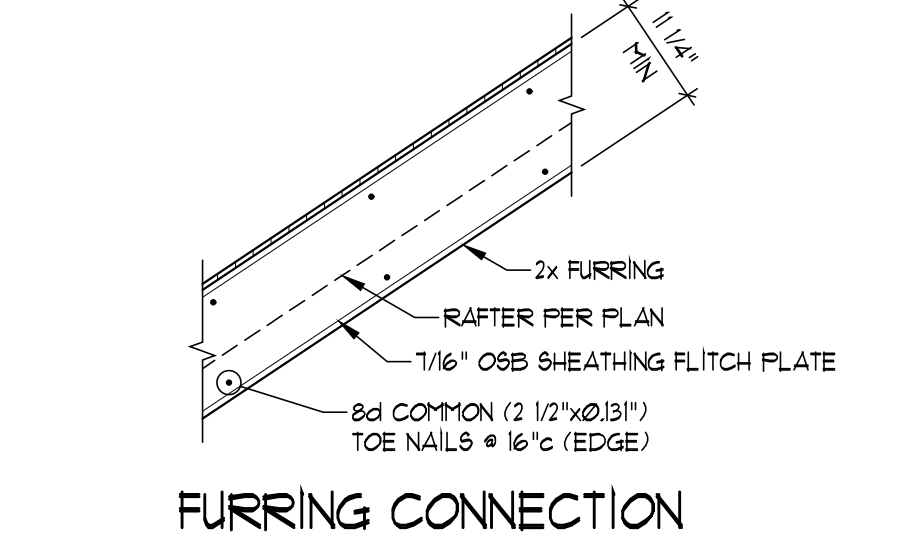
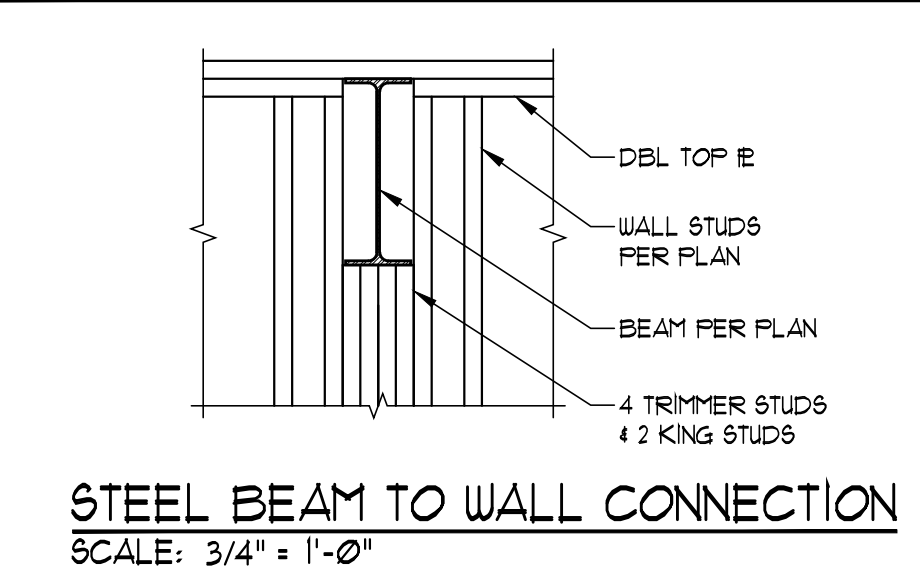
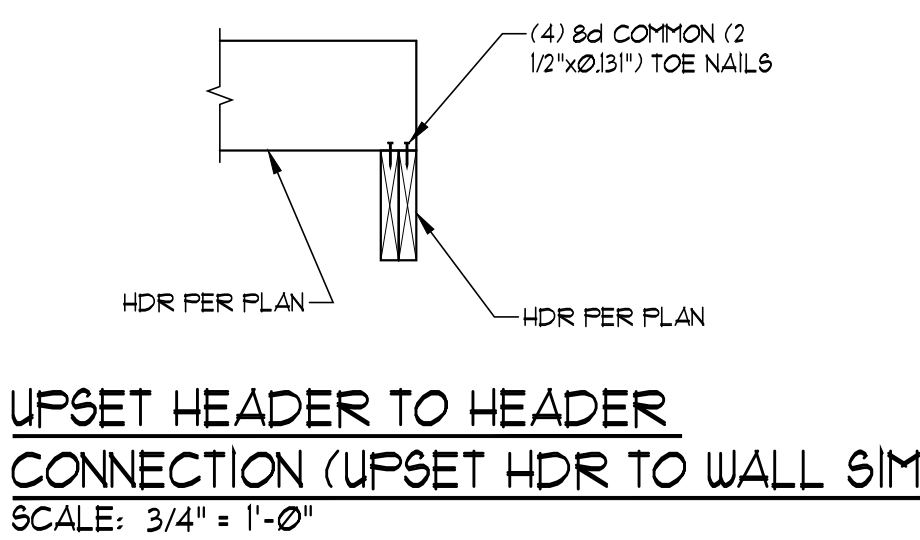
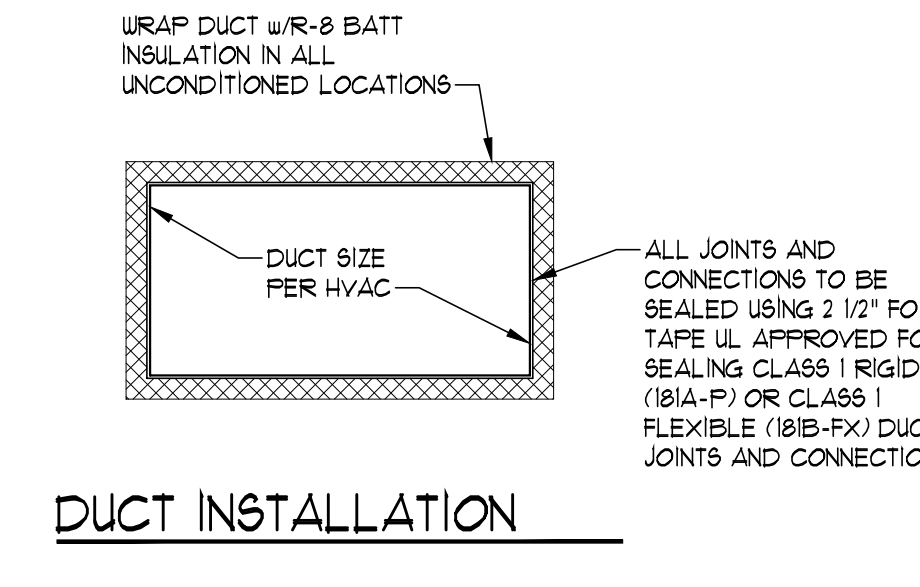
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



HANGER SCHEDULE			
SOLID SAUN LUMBER	ENGINEERED LUMBER	HDR SIZE	HANGER
2x6	LU524	1 3/4x1 1/4	HU1
2x8	LU526	1 3/4x3 1/4	HU3
2x10	LU528	1 3/4x3 1/2	HU3
2x12	LU510	1 3/4x1 7/8	HU11
(2) 2x6	LU524-2	(2) 1 3/4x1 1/4	HU48
(2) 2x8	LU526-2	(2) 1 3/4x3 1/4	HU410
(2) 2x10	LU528-2	(2) 1 3/4x3 1/2	HU410
(2) 2x12	LU510-2	(2) 1 3/4x1 7/8	HU5412



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



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

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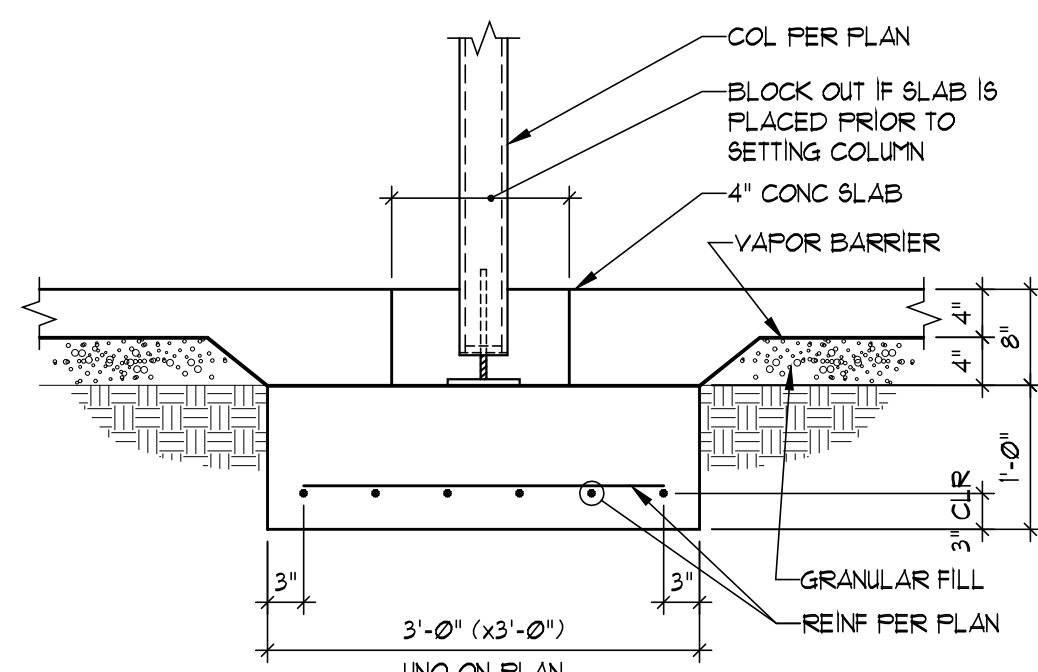
STATE OF MISSOURI
CHAD M. STREIBER
REGISTERED PROFESSIONAL ENGINEER
PE-500510171
5/10/2022

THE MAPLEWOOD III - CUSTOM
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2151 NW Killarney Lane, Lee's Summit, MO
Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX
DATE:
Permit: 5/10/2022

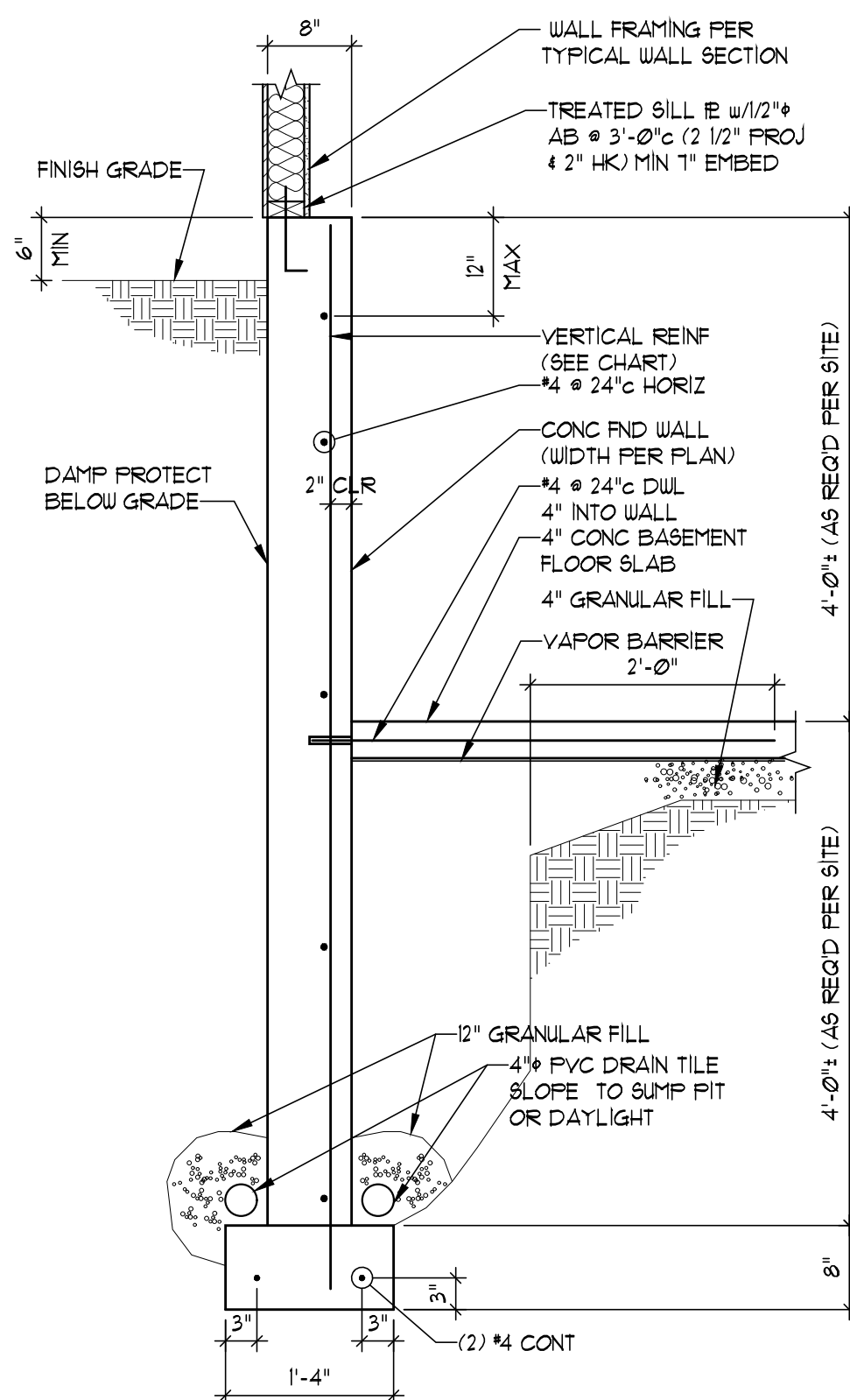
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PROVIDE FOR SETBACKS
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05/26/2022

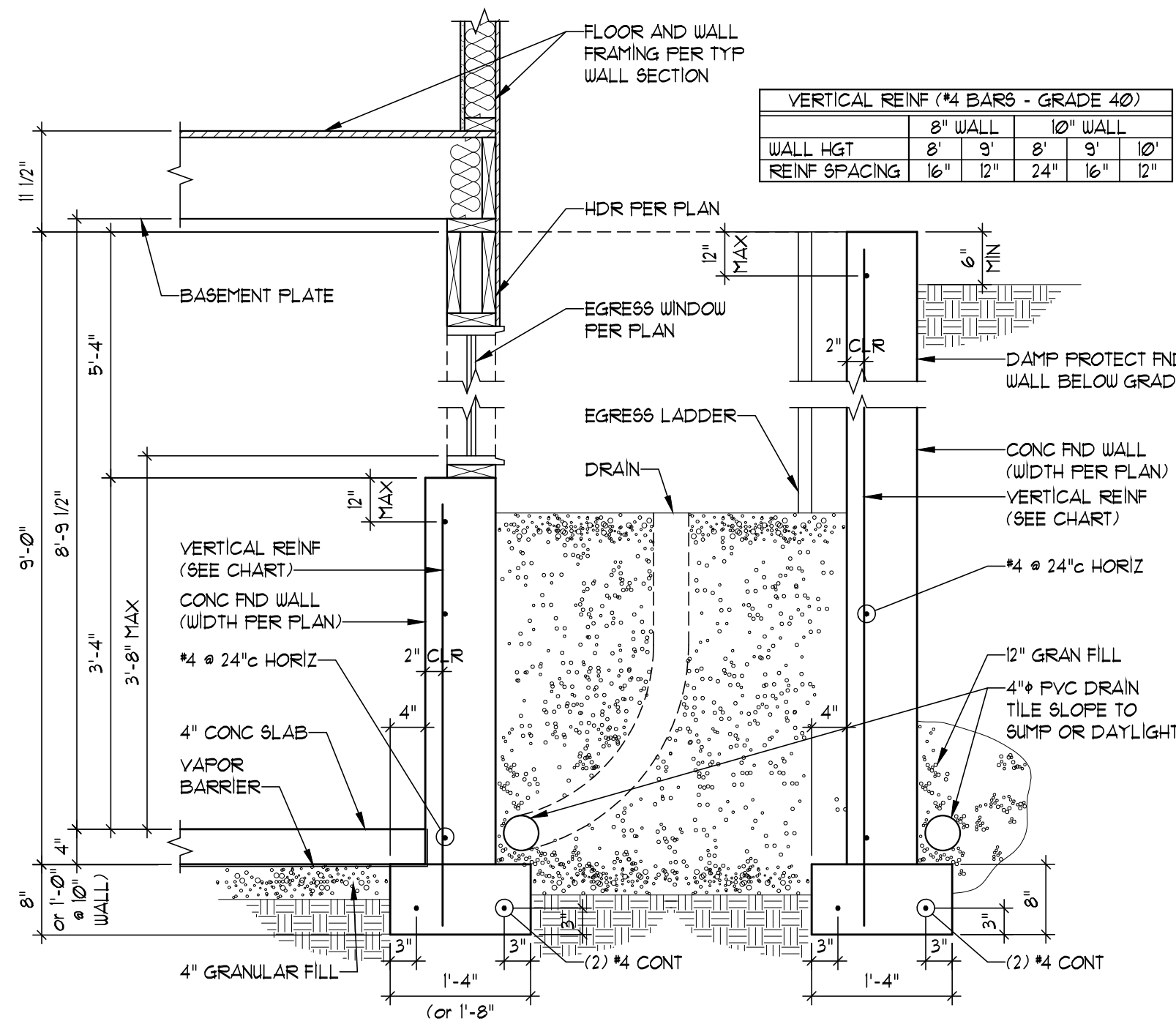


TYPICAL INTERIOR COLUMN
SCALE: 3/4" = 1'-0"

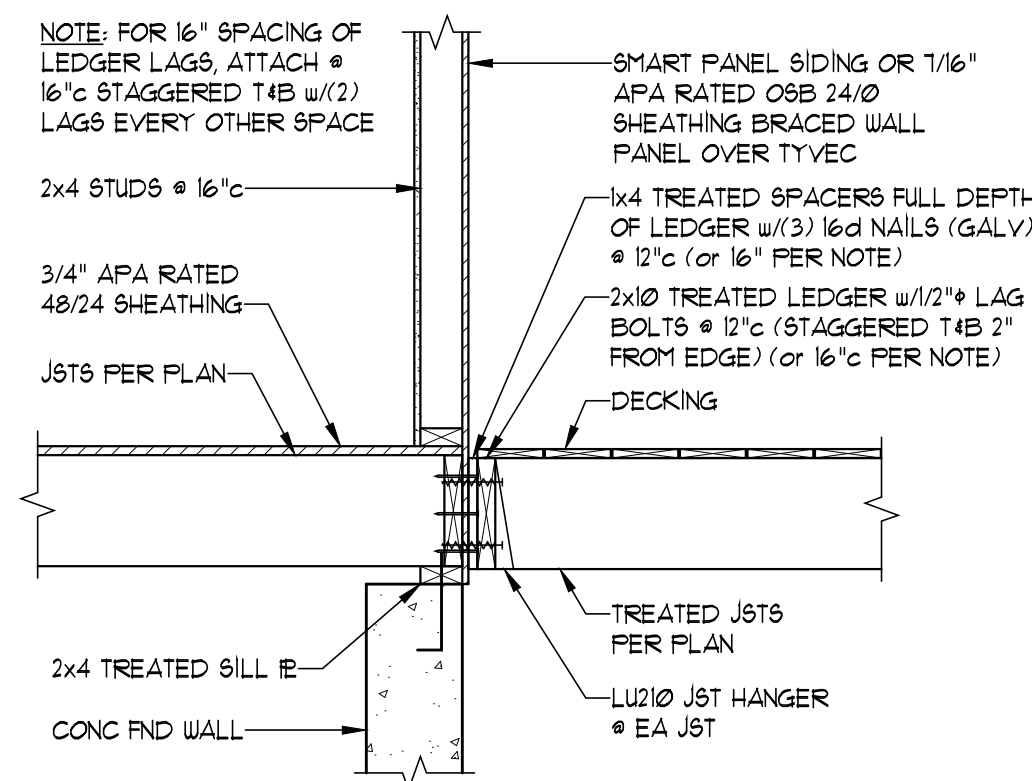
VERTICAL REIN (1/4 BARS - GRADE 40)					
WALL HGT	8'	9'	10'	11'	12'
REIN SPACING	16"	12"	24"	16"	12"



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

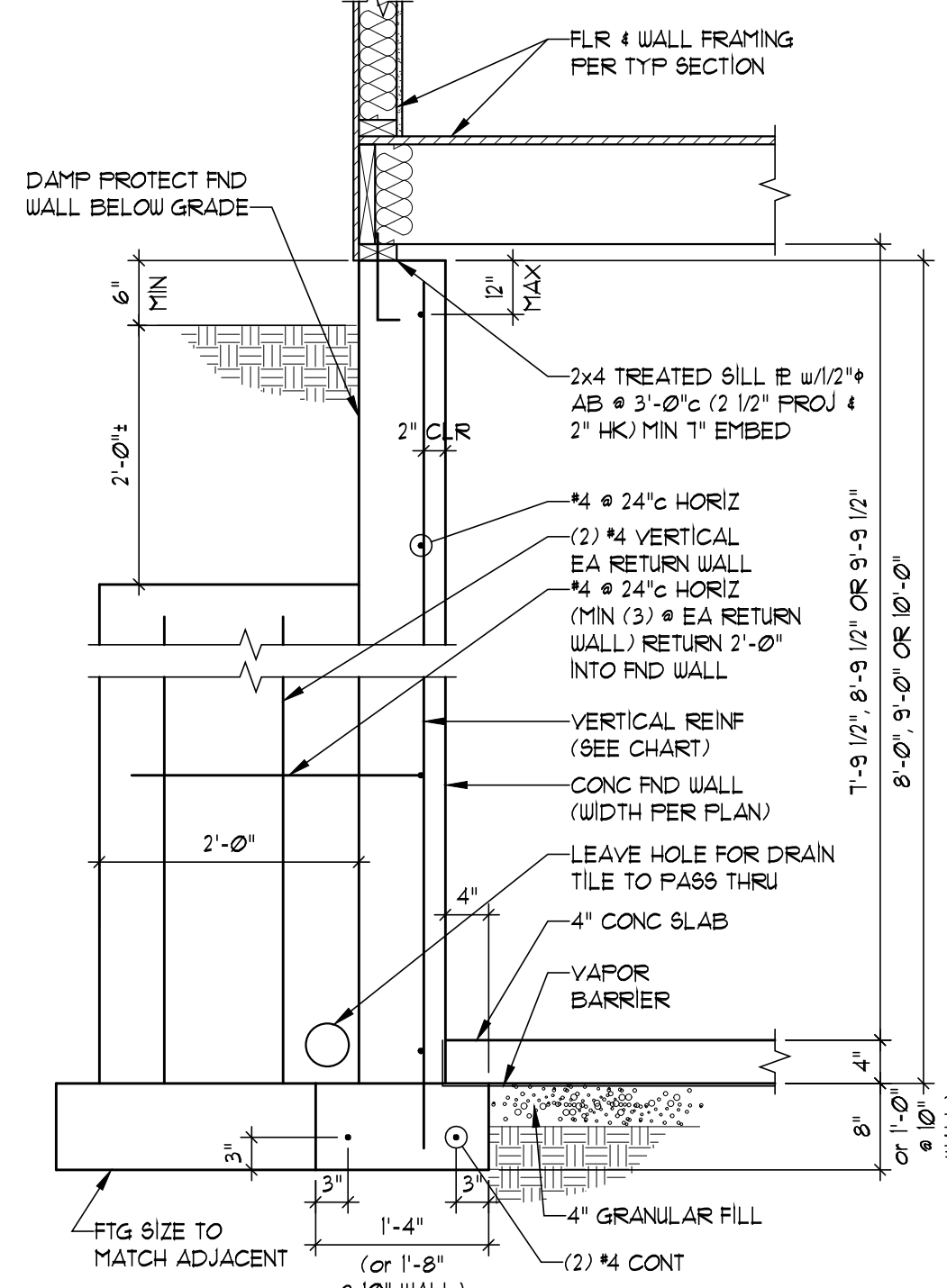


TYPICAL WINDOW WELL
SCALE: 3/4" = 1'-0"

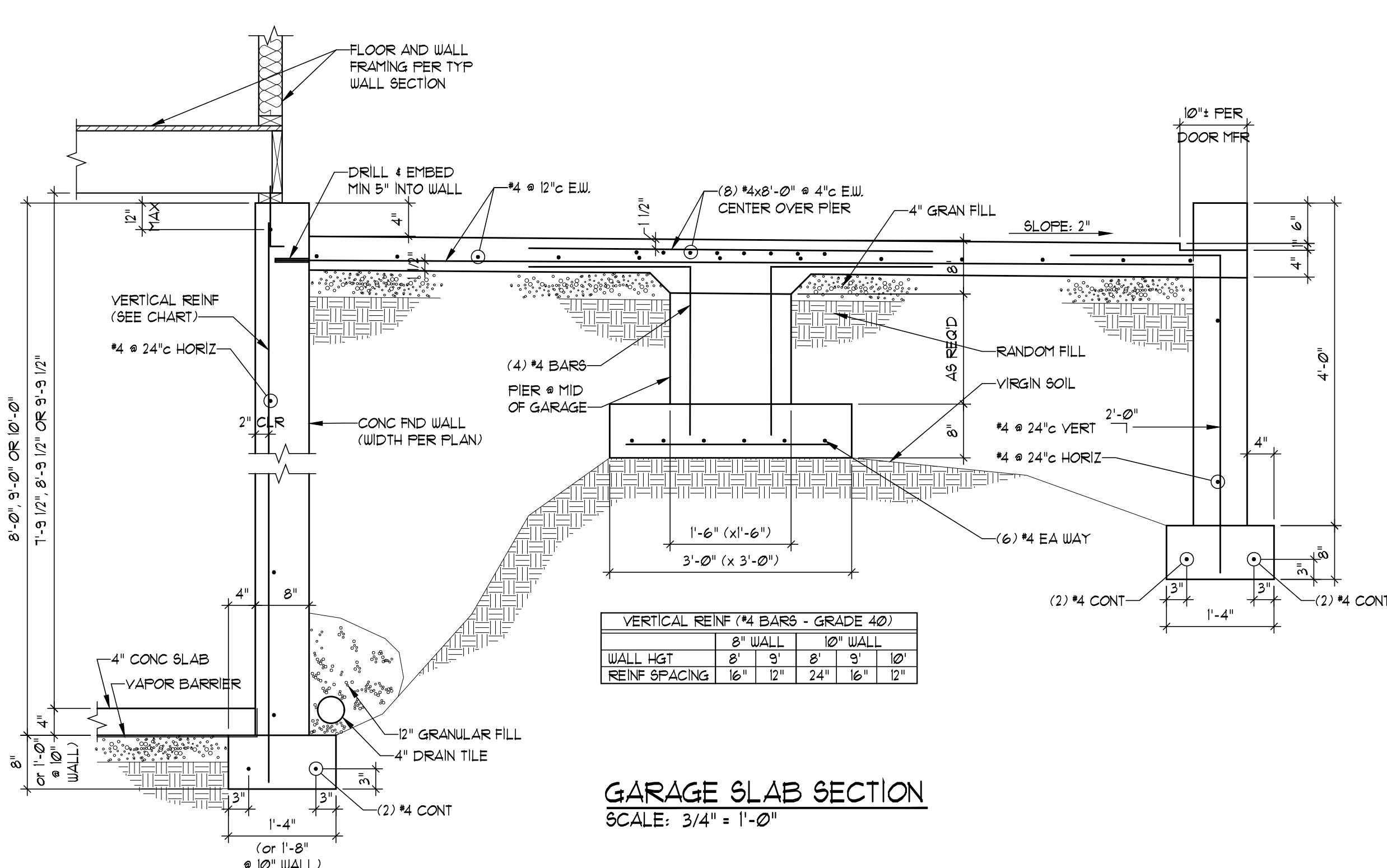


DECK ATTACHMENT
SCALE: 3/4" = 1'-0"

VERTICAL REIN (1/4 BARS - GRADE 40)					
WALL HGT	8'	9'	10'	11'	12'
REIN SPACING	16"	12"	24"	16"	12"

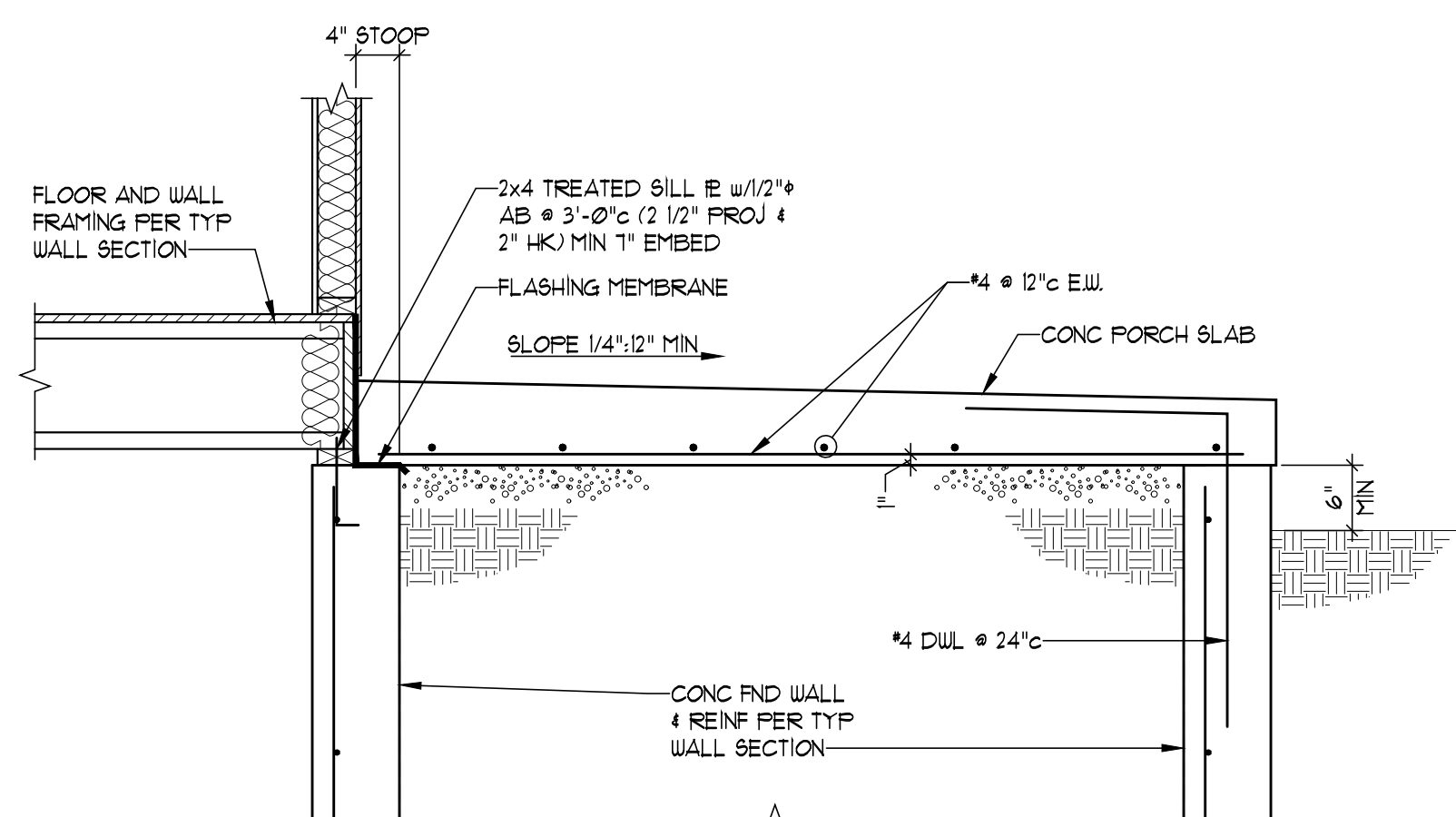


TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"

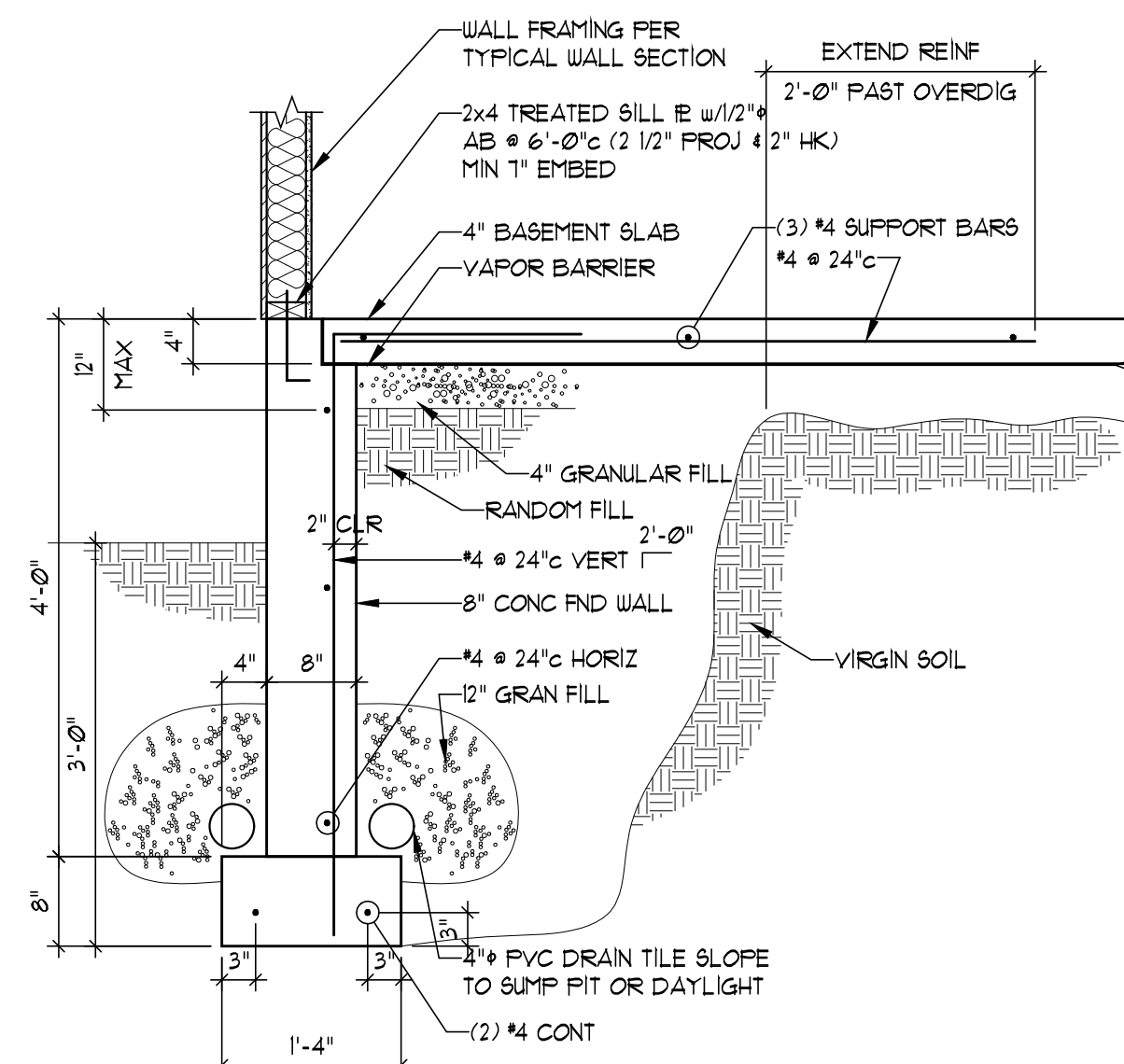


VERTICAL REIN (1/4 BARS - GRADE 40)					
WALL HGT	8'	9'	10'	11'	12'
REIN SPACING	16"	12"	24"	16"	12"

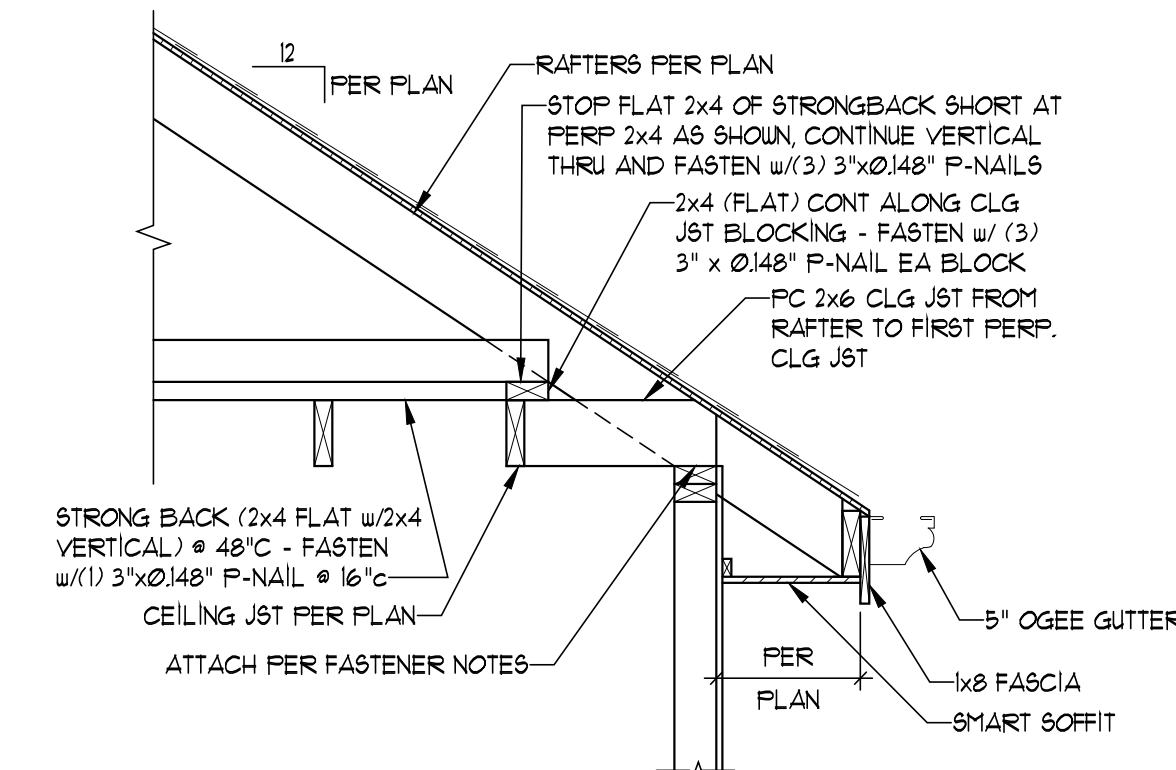
GARAGE SLAB SECTION
SCALE: 3/4" = 1'-0"



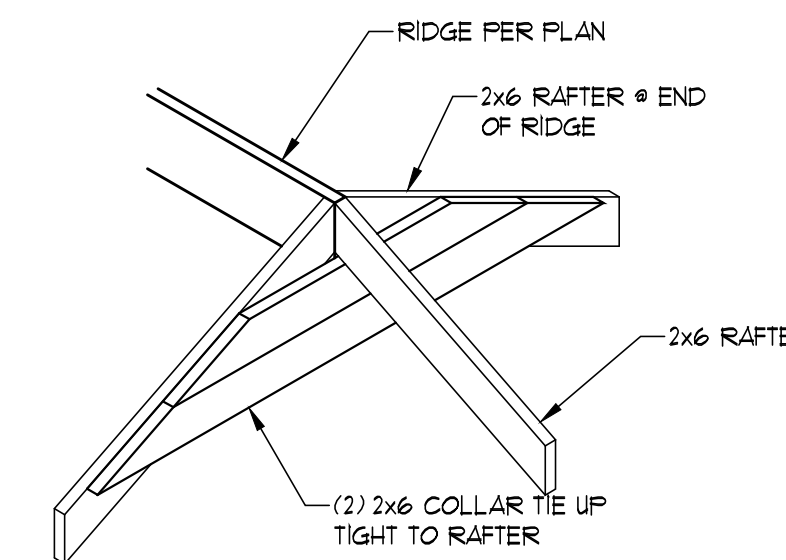
TYPICAL SECTION THRU PORCH
SCALE: 3/4" = 1'-0"



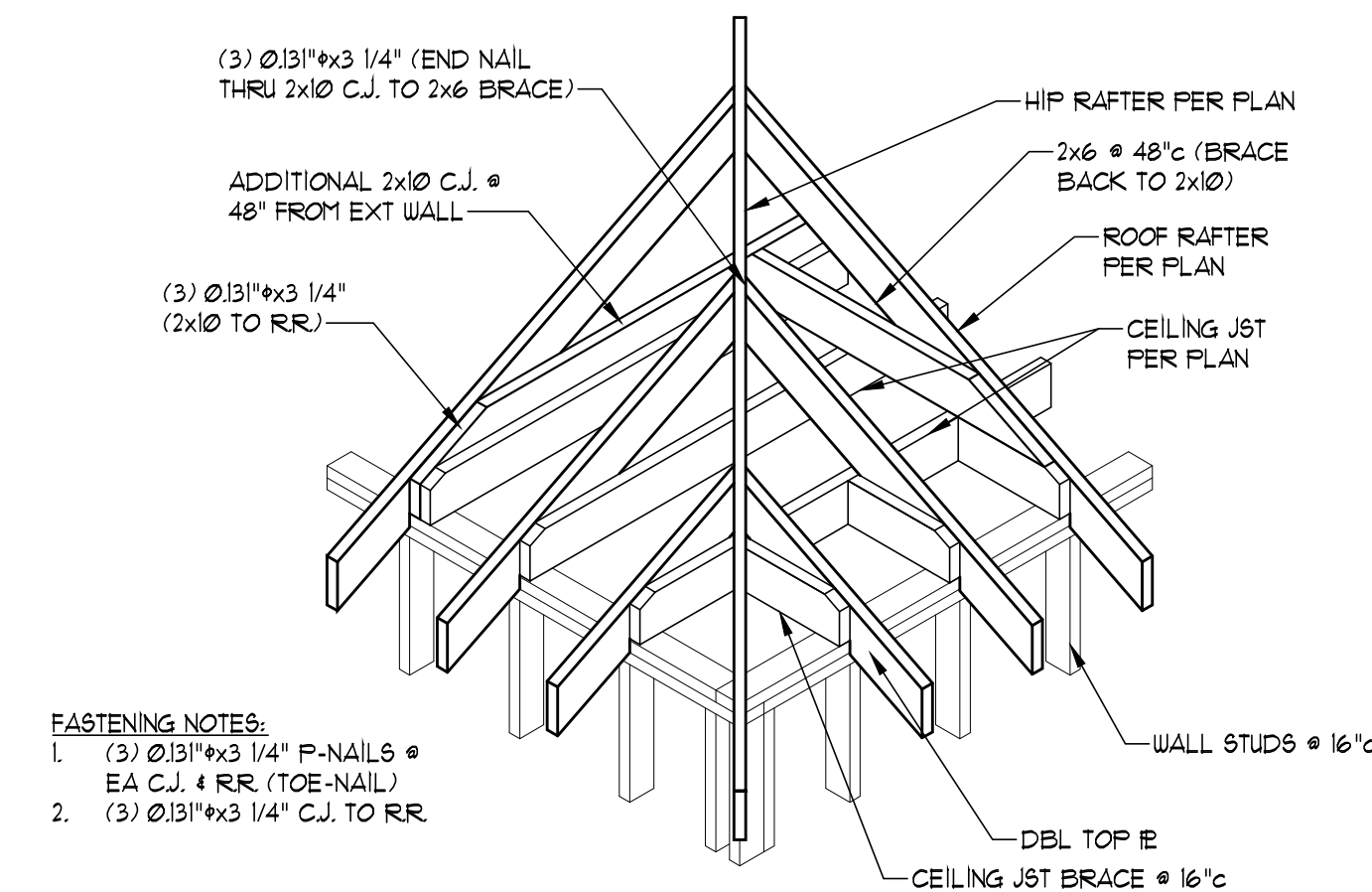
TYPICAL WALKOUT SECTION
SCALE: 3/4" = 1'-0"



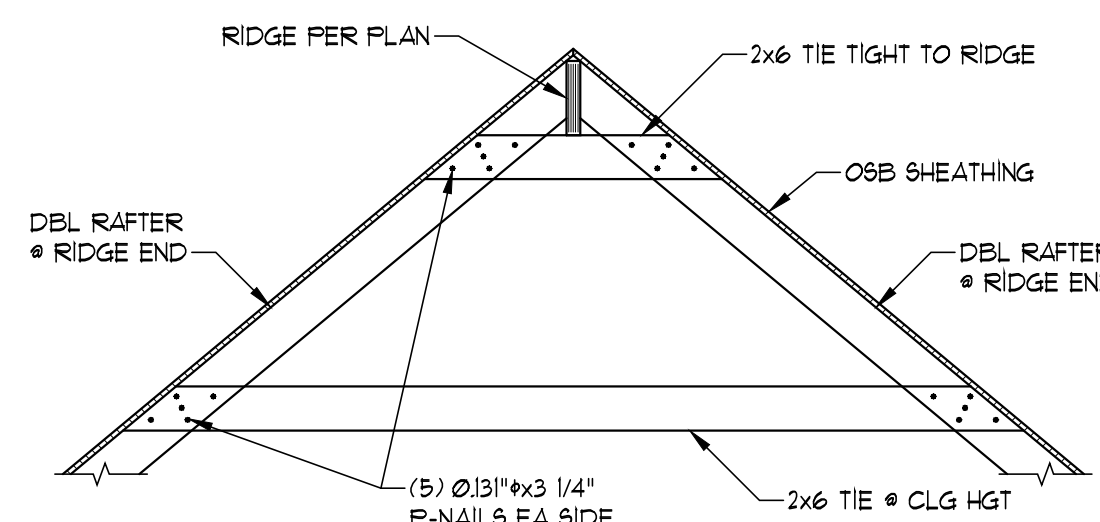
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
SCALE: 3/4" = 1'-0"



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



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



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



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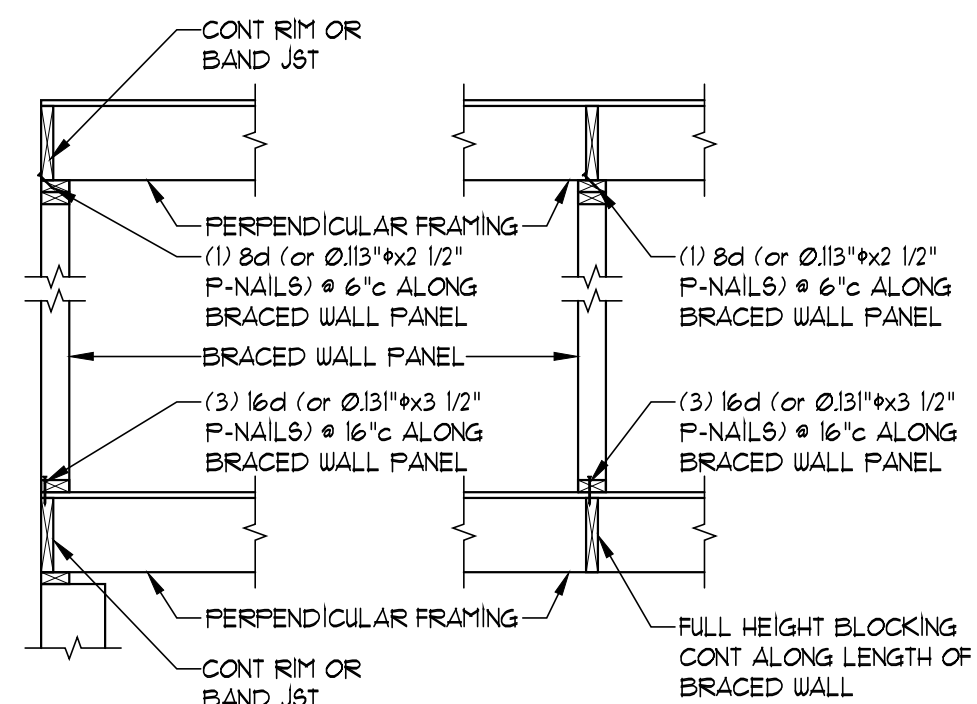
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Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX
DATE:
Permit: 5/10/2022

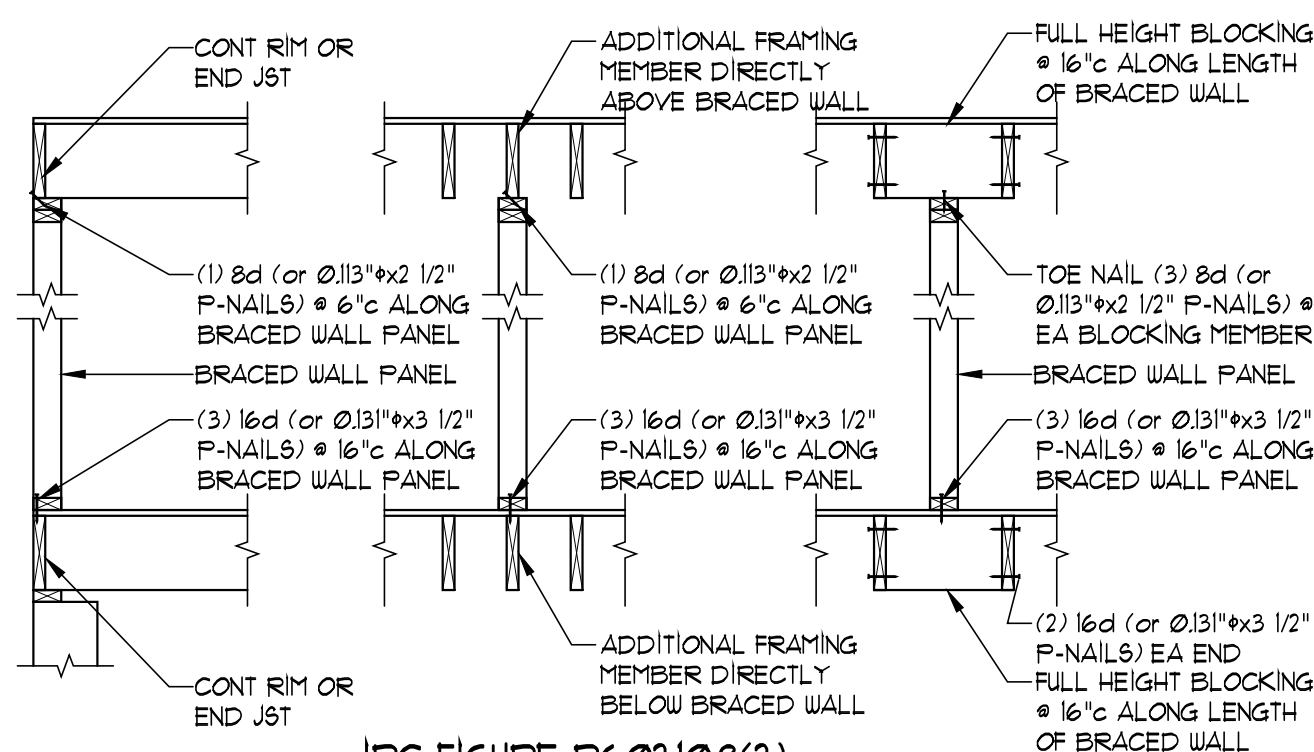
Framing Notes and Details

S101

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LEE'S SUMMIT, MISSOURI
05/26/2022



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

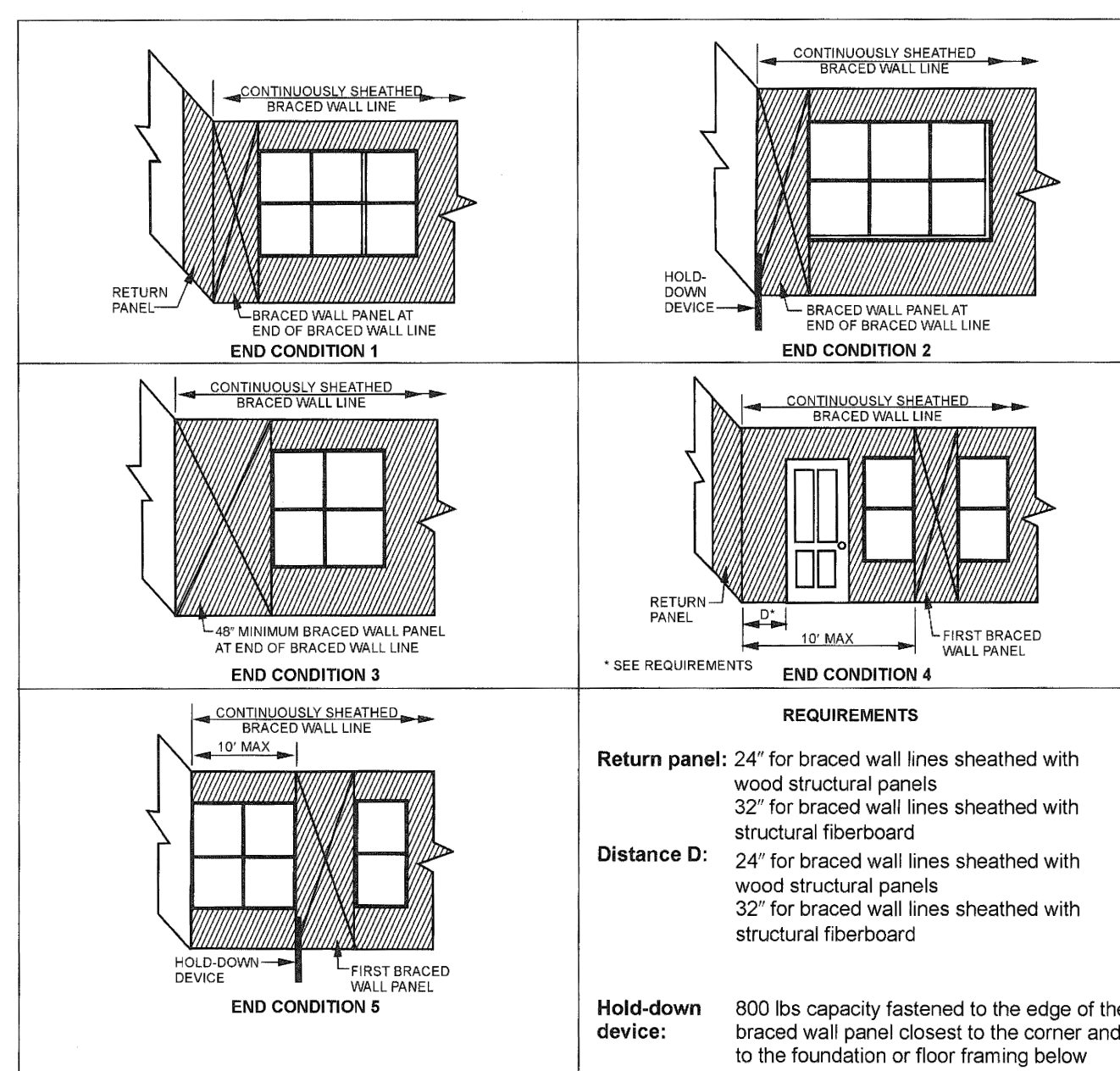
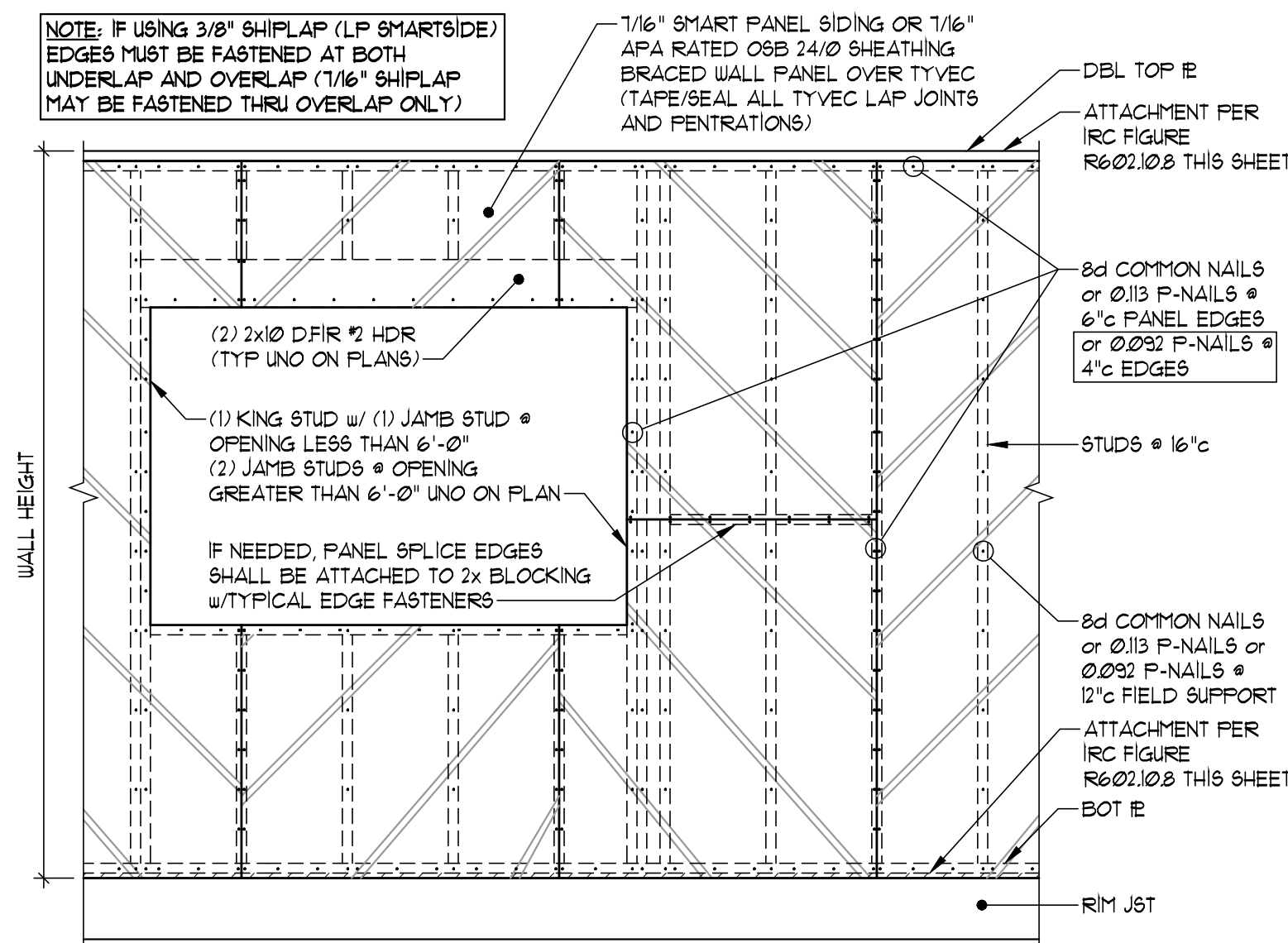
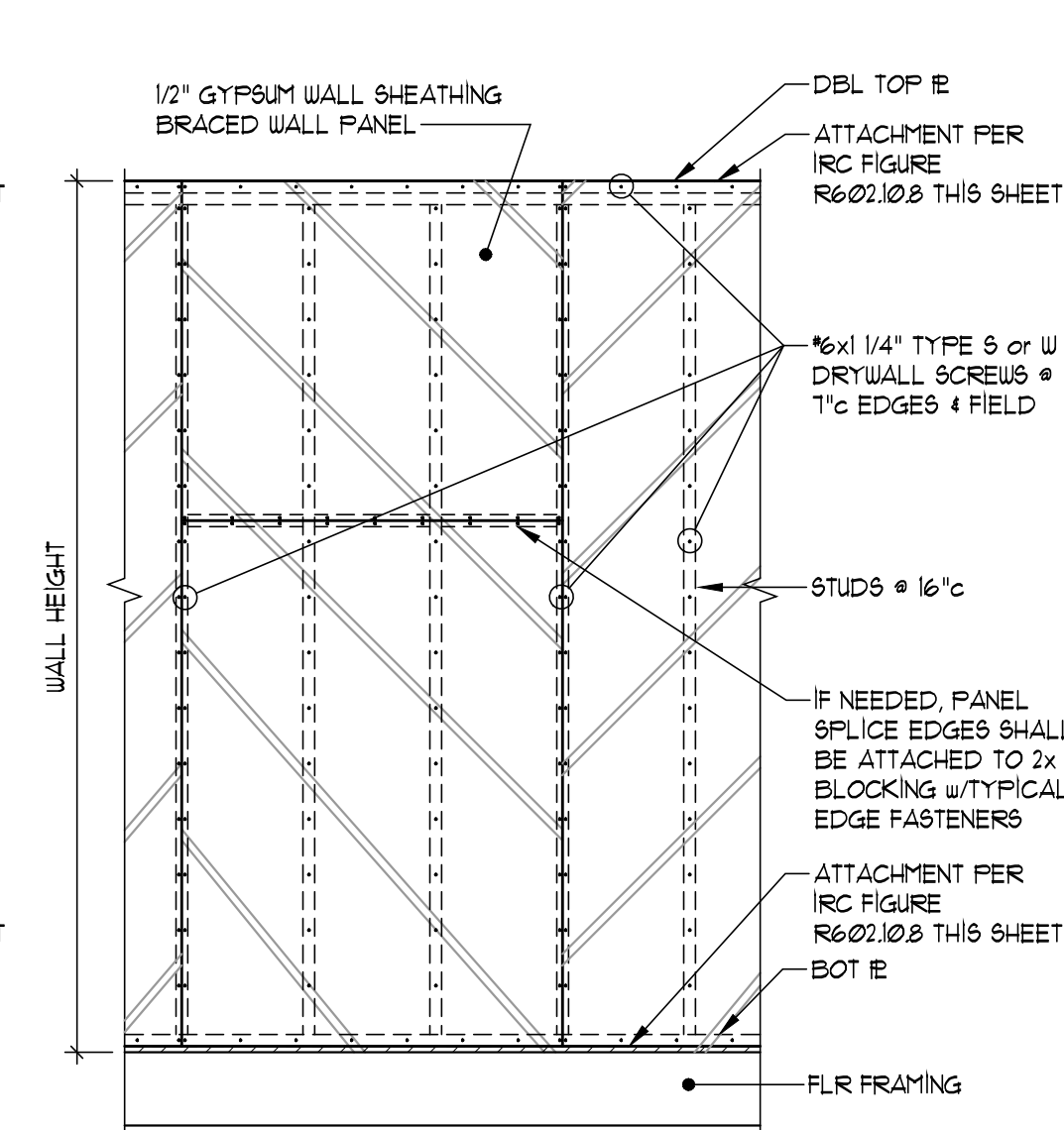


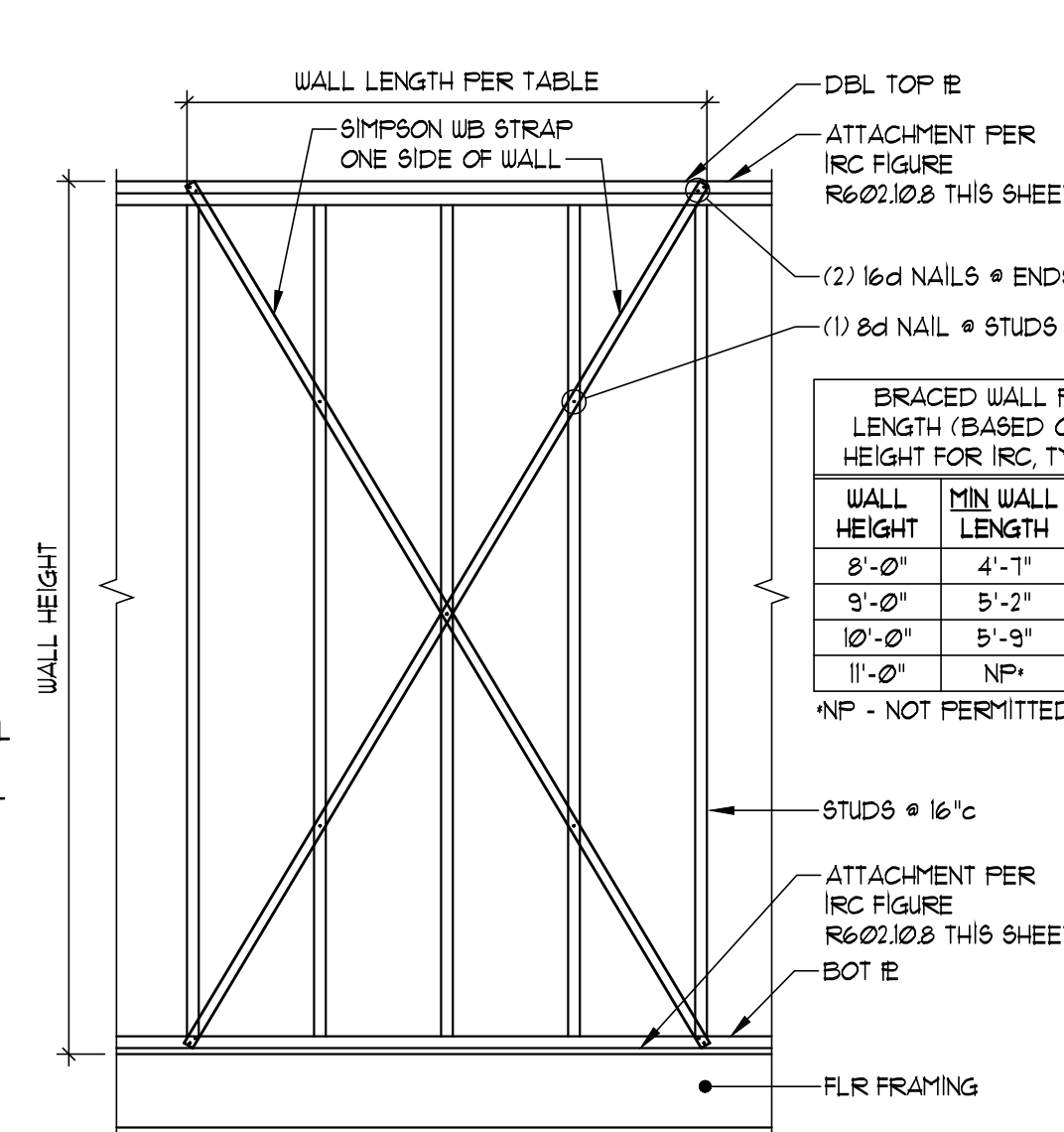
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



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



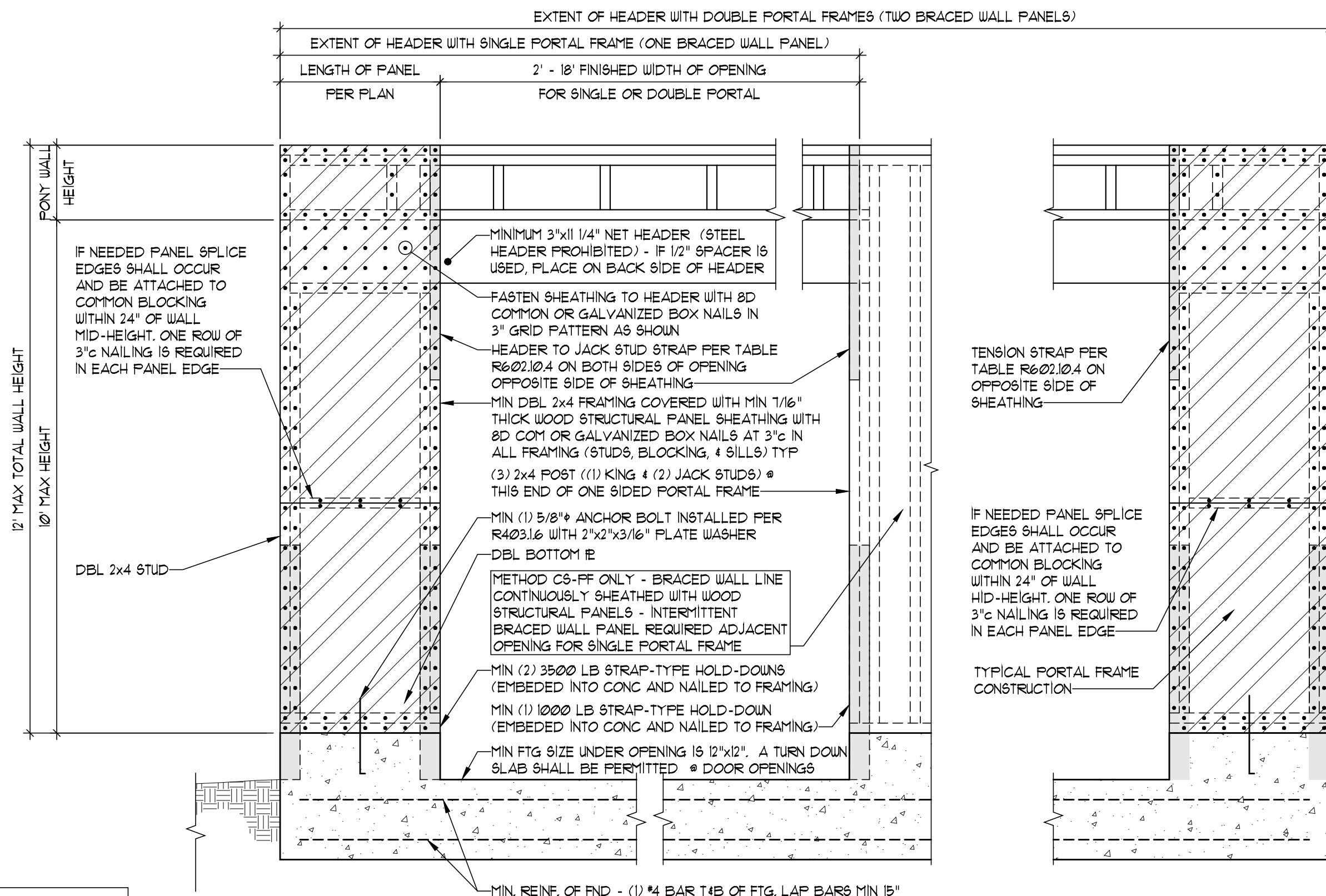
TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"



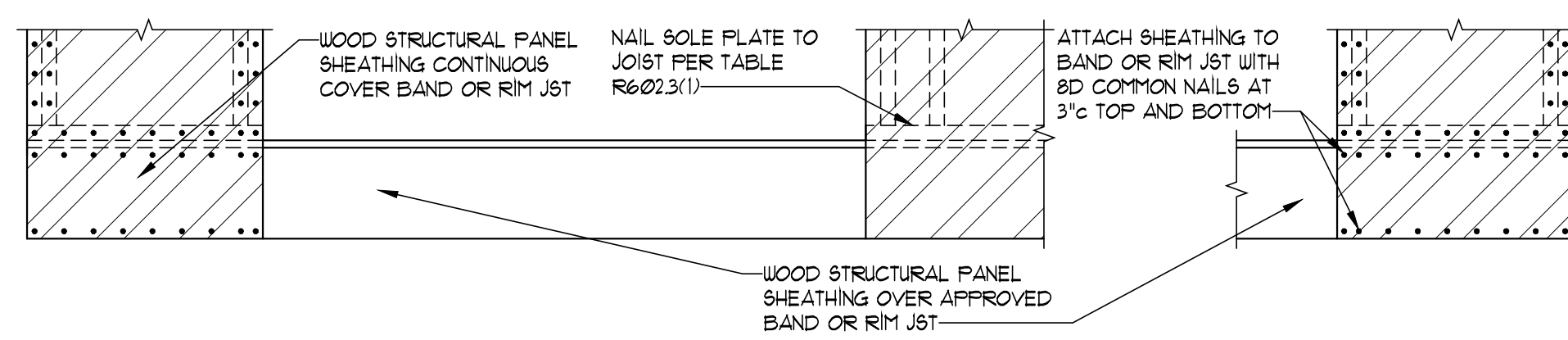
INTERIOR SHEATHING
INSTALLATION (METHOD LIB)
SCALE: 1/2" = 1'-0"

WALL HEIGHT	MIN WALL LENGTH	MAX WALL LENGTH
8'-0"	4'-1"	8'-0"
9'-0"	5'-2"	9'-0"
10'-0"	5'-9"	10'-0"
11'-0"	NP*	NP*

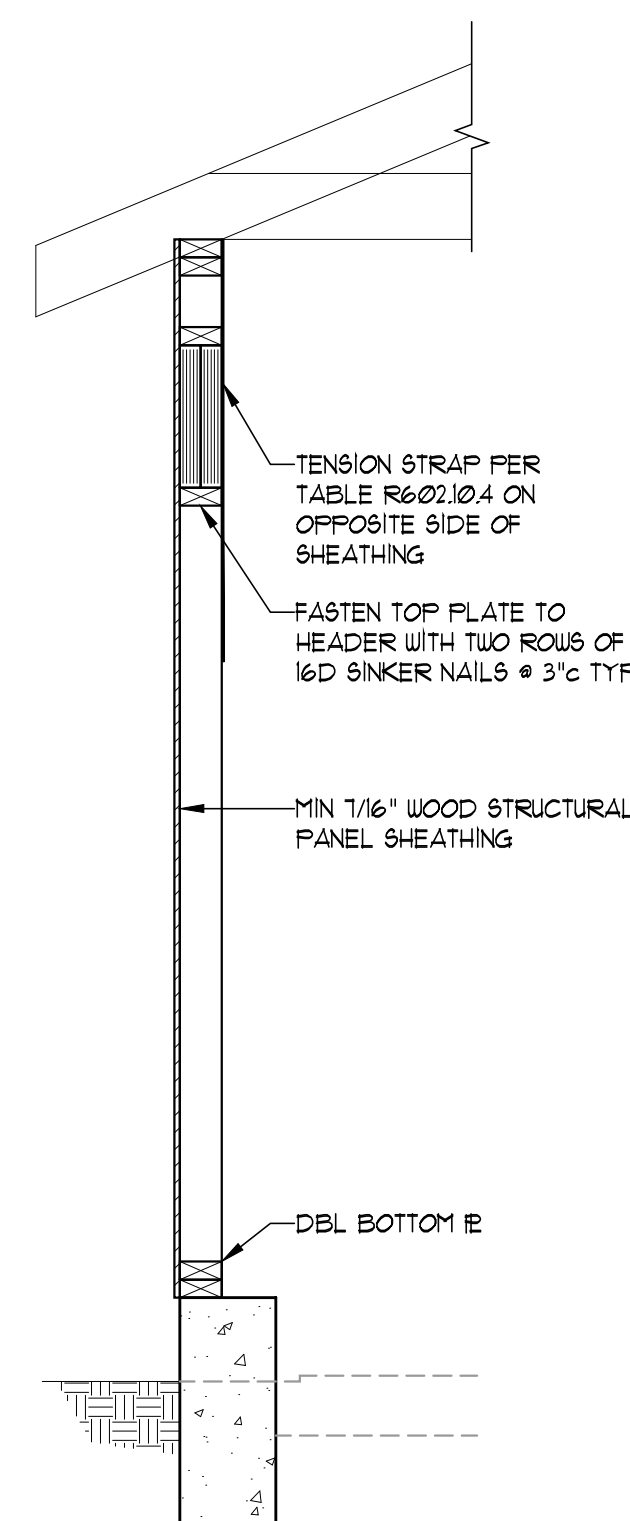
NP = NOT PERMITTED



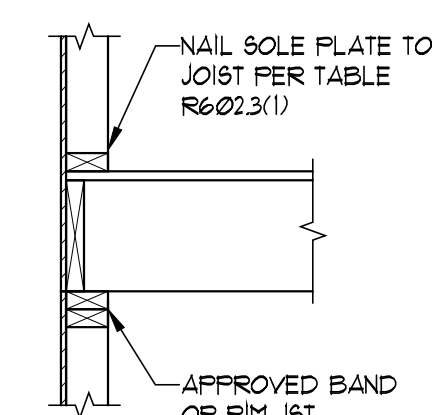
BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"



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

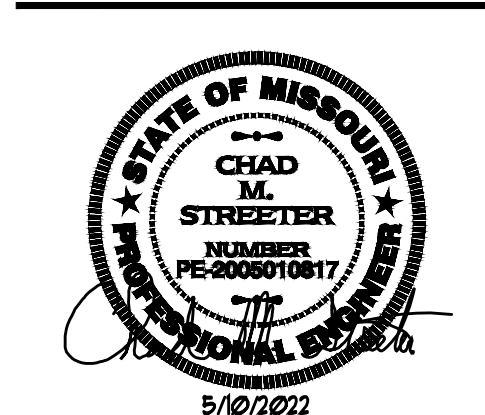
TABLE R602.10.4 TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHOD PFH, PFH, AND CS-PF BRACED WALL PANELS					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR V _{ik} = 115mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	0	1000	1000
			9	1000	1000
			12	1215	1215
		12	9	1000	1000
			12	1215	1215
			15	1500	1500
	2	10	9	1000	1000
			12	1215	1215
			15	1500	1500
		12	9	1000	1000
			12	1215	1215
			15	1500	1500
2x6 STUD GRADE	2	12	9	1000	1000
			12	1215	1215
			15	1500	1500
		15	9	1000	1000
			12	1215	1215
			15	1500	1500



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Calvin and Tracey Strong
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Lot 134 - Woodside Ridge Subdivision

Project #: 8083-XXXX
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