

ELEVATION NOTES

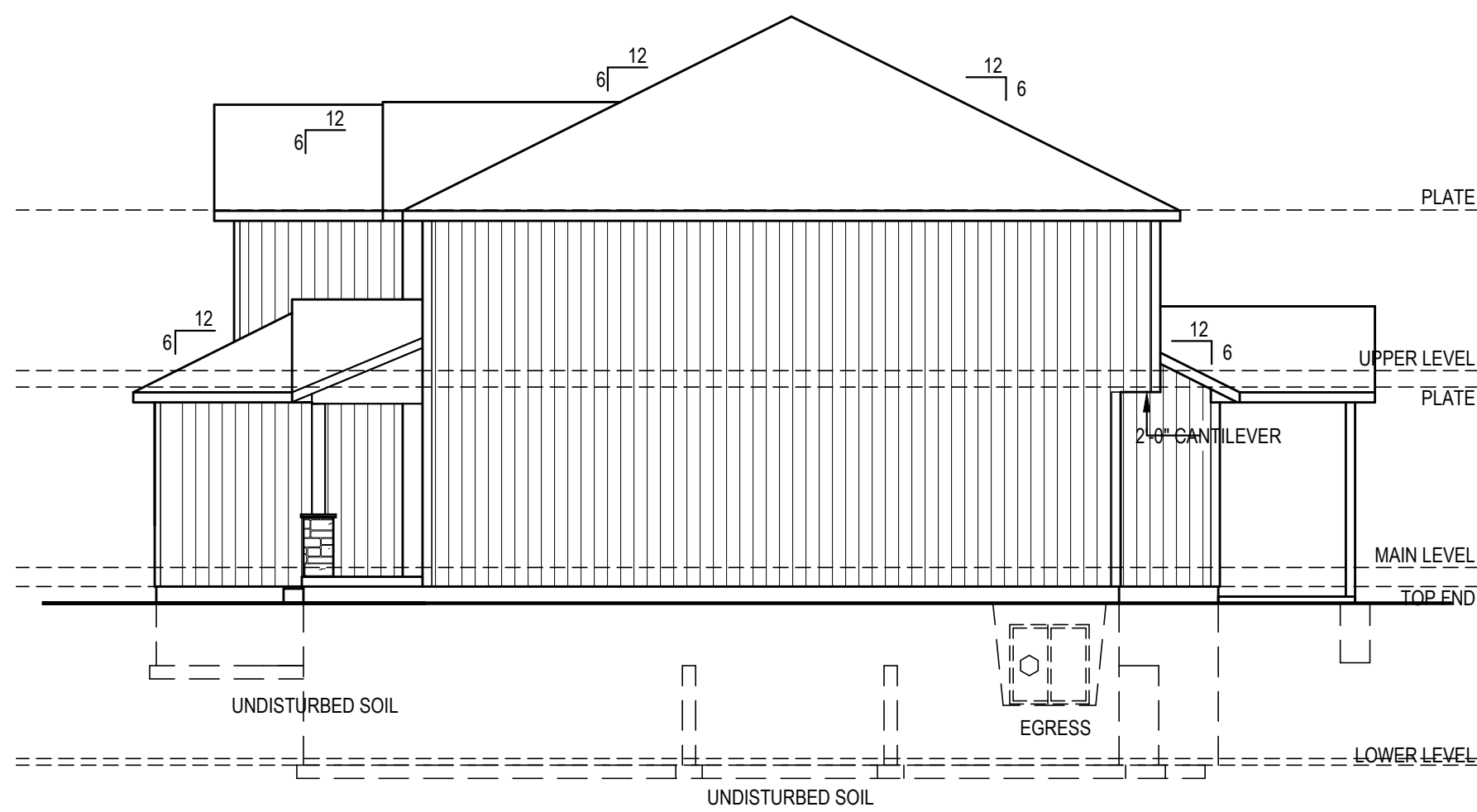
1. FINAL GRADE LINE MAY VARY PER EXISTING SITE CONDITIONS. REFER TO PLOT PLAN FOR SPECIFIC SITE GRADE
2. ALL ROOFING TO BE ASPHALT COMPOSITION UNLESS NOTED
3. ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE, PROVIDE ROOF VENTON BACK SIDE OF
4. GUTTER AND DOWNSPOUT LOCATIONS TO BE DETERMINED BY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



Front Elevation

1/4" = 1'-0"

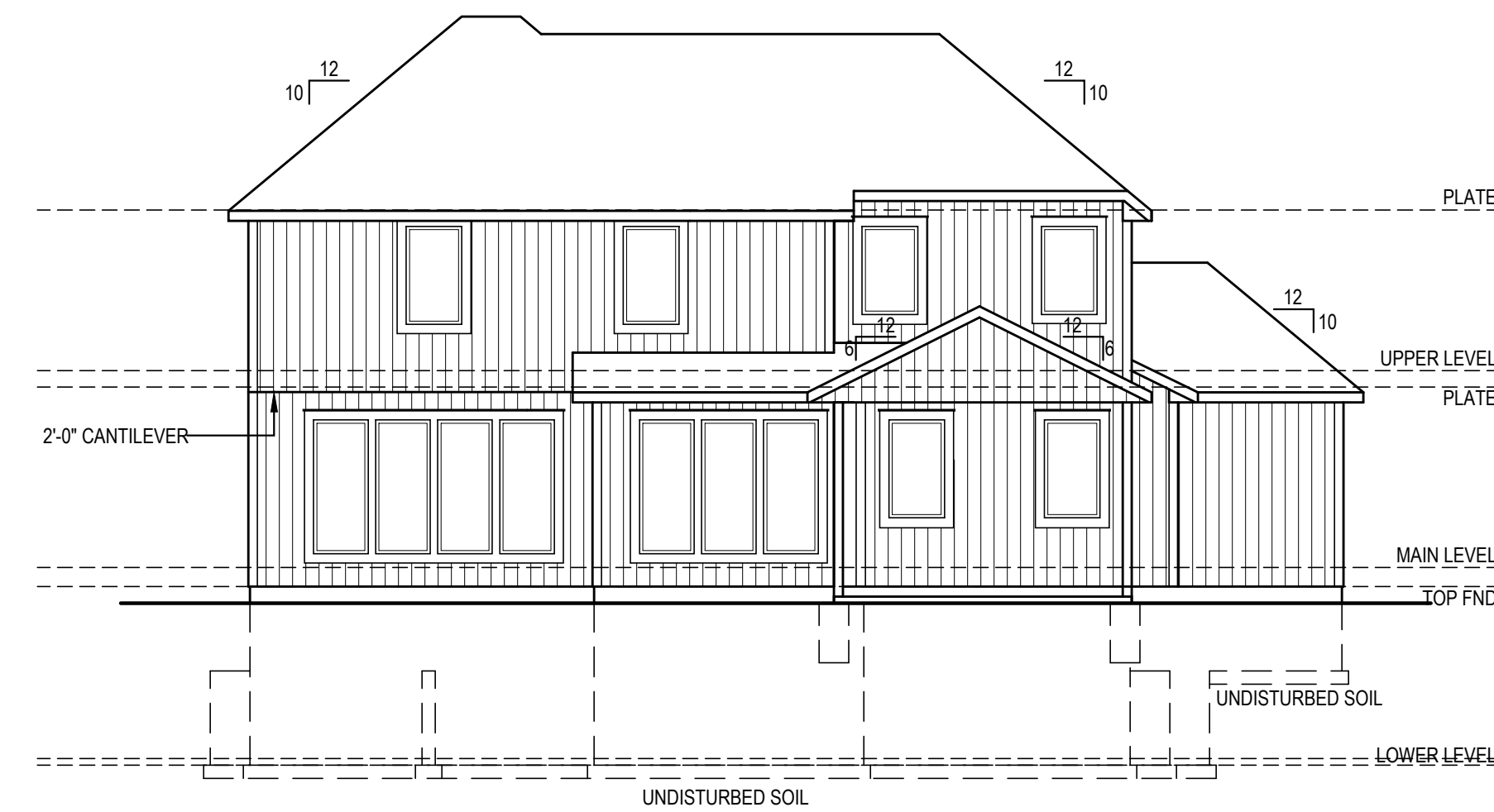
1



Side Right Elevation

1/8" = 1'-0"

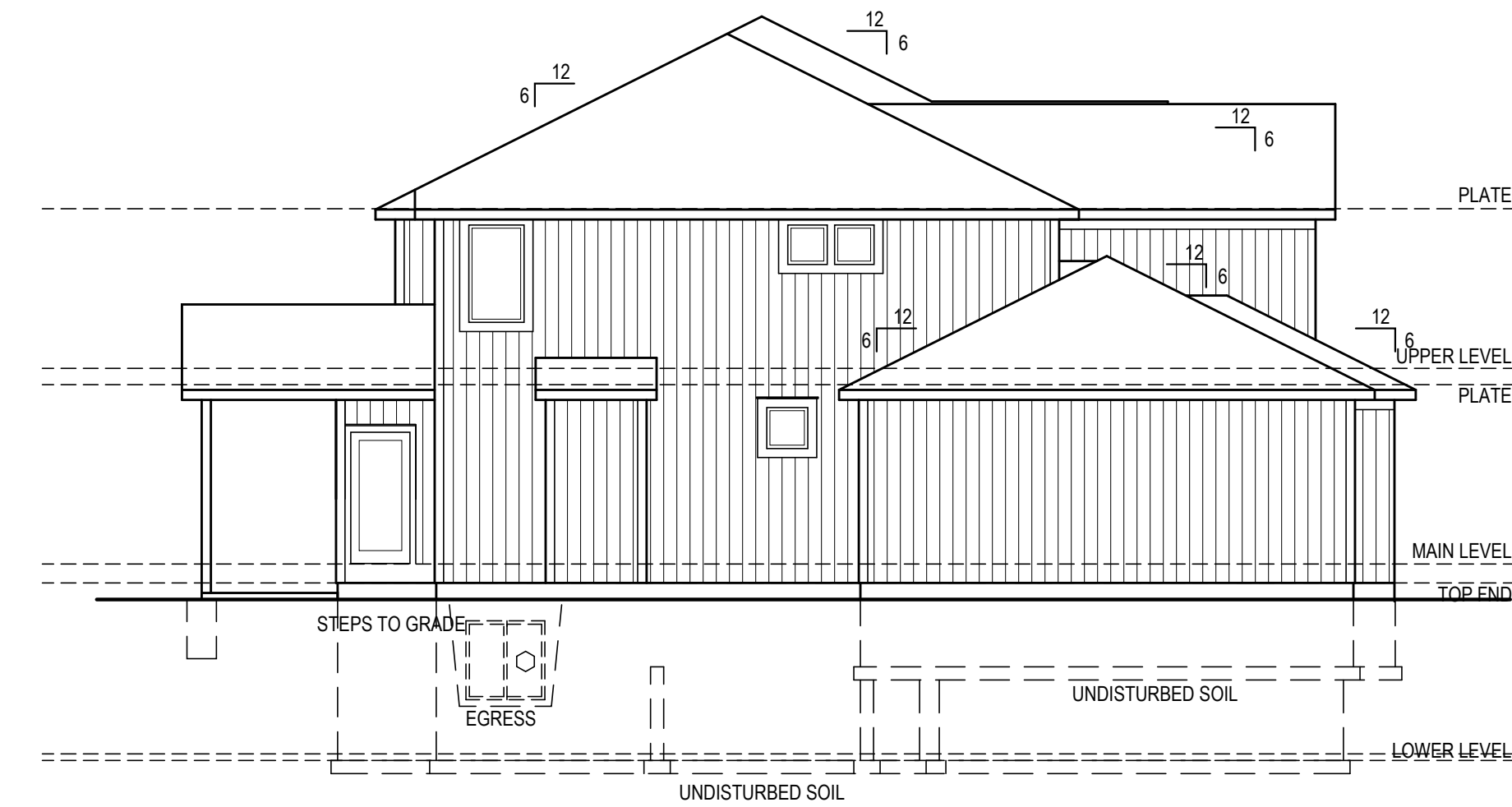
2



Rear Elevation

1/8" = 1'-0"

3



Side Left Elevation

1/8" = 1'-0"

4



© COPYRIGHT 2022

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



Van Deurzen and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022

Exterior
Elevations

A100

I JOIST AND TRUSS NOTES

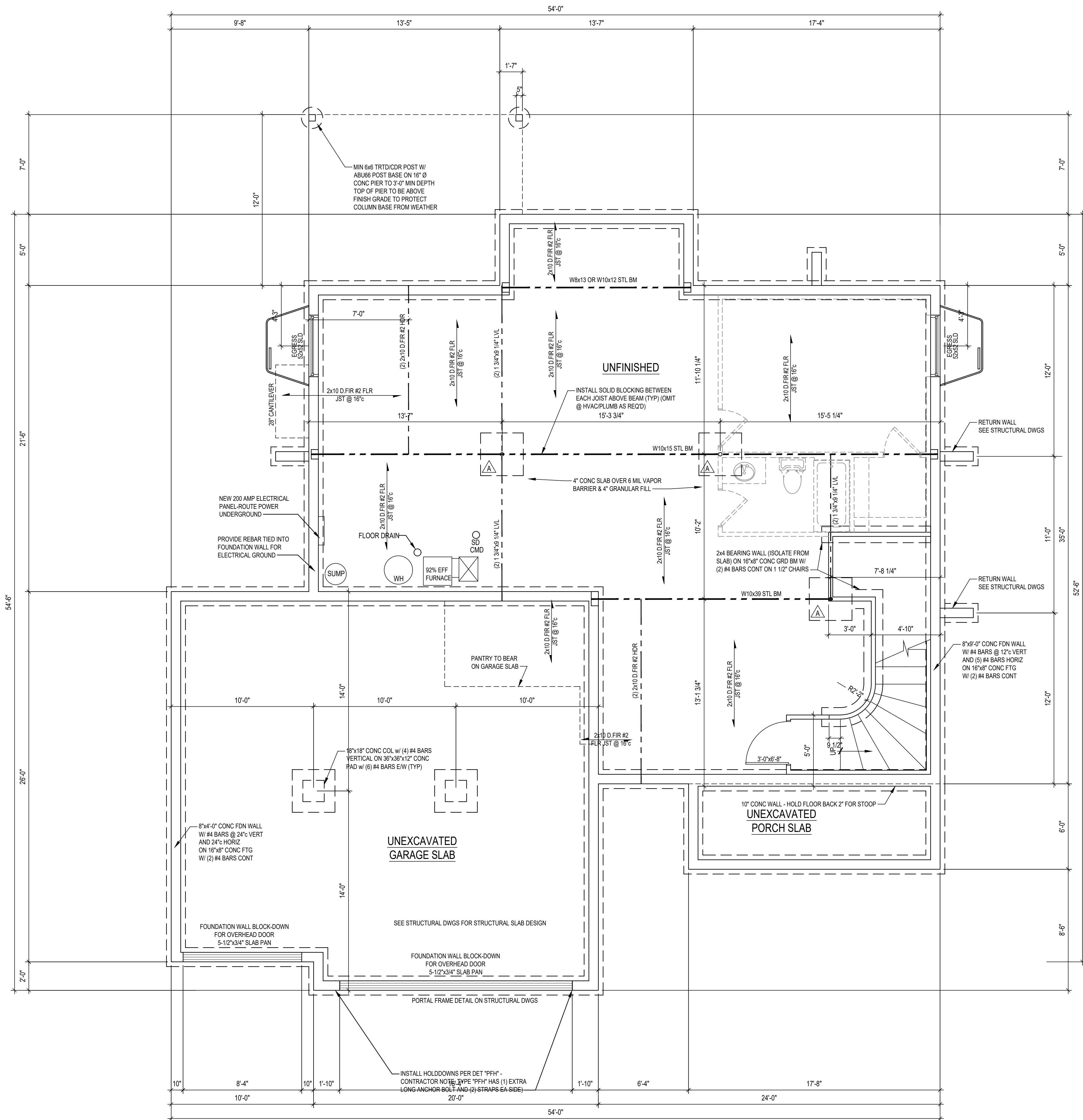
1. FLOOR TRUSS OR JOIST LOADING SHALL BE PER THE GENERAL NOTES.
2. JOISTS MAY BE SHOWN AS SIMPLE SPAN TO DEFINE SPANS AND BEARING POINTS. TRUSS MGFS TO RUN CONTINUOUS WHERE POSSIBLE.
3. COORDINATE JOIST LOCATIONS WITH PLUMBING DRAIN LINES AT ALL JOIST BLOCKING LOCATIONS.
4. JOIST BLOCKING (WHERE NOTED ON PLANS) MAY BE OMITTED AT HVAC AND PLUMBING LOCATIONS AS REQUIRED.
5. EXACT JOIST OR FLOOR TRUSS LOADS TO BE PROVIDED BY TRUSS MANUFACTURER. DESIGN AND LAYOUT TO BE SUBMITTED TO VAN DERZEEN AND ASSOCIATES TO REVIEW FOR GENERAL CONFORMANCE TO THE REQUIREMENTS OF THE CODES 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. ALL EXTERIOR 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 BAR, 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
4. PROVIDE A 1" DEEP GROUT BEHIND WALLS OF 24" AT ENDS SPILLS AND UNDER CORNERS.
5. ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 7" MIN EMBED. A BOLT SHALL BE PROVIDED AT EACH CORNER OF EACH WALL SECTION.
6. FASTEN JOISTS TO SILL PLATES WITH (3) 6CM NAILS.
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SILL BLOCK BLOCKING @ 48" ON CENTER.
8. PROVIDE 1" MIN. GAP BETWEEN JOIST AND FOUNDATION. NOTE 6.
9. VAPOR BARRIER 6 MIL PE VAPOR RETARDER WITH JOISTS LAPPED A MIN 6" BETWEEN SLAB & BASE.
10. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT DAMP PROOFING MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL THE JOISTS, VOIDS BEFORE APPLICATION.
11. EXTERIOR DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW FOUNDATION FLOOR.
12. ALL REBAR MEMBERS 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 1" DEEP GROUT BEHIND WALLS OF 24" AT ENDS SPILLS & UNDER CORNERS.
15. EGRESS WALL REQUIREMENTS:
 - A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 48" PROVIDE A LADDER.
 - B. 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



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



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022

Foundation Plan

A101

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 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 "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 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 7" 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	N/R
WINDOWS	U-0.35 (MAX) 0.40 (MAX)
U-FACTOR	U-0.35 (MAX) 0.40 (MAX)
SHGC	U-0.55 (MAX) 0.40 (MAX)
SKYLIGHTS	
U-FACTOR	
SHGC	

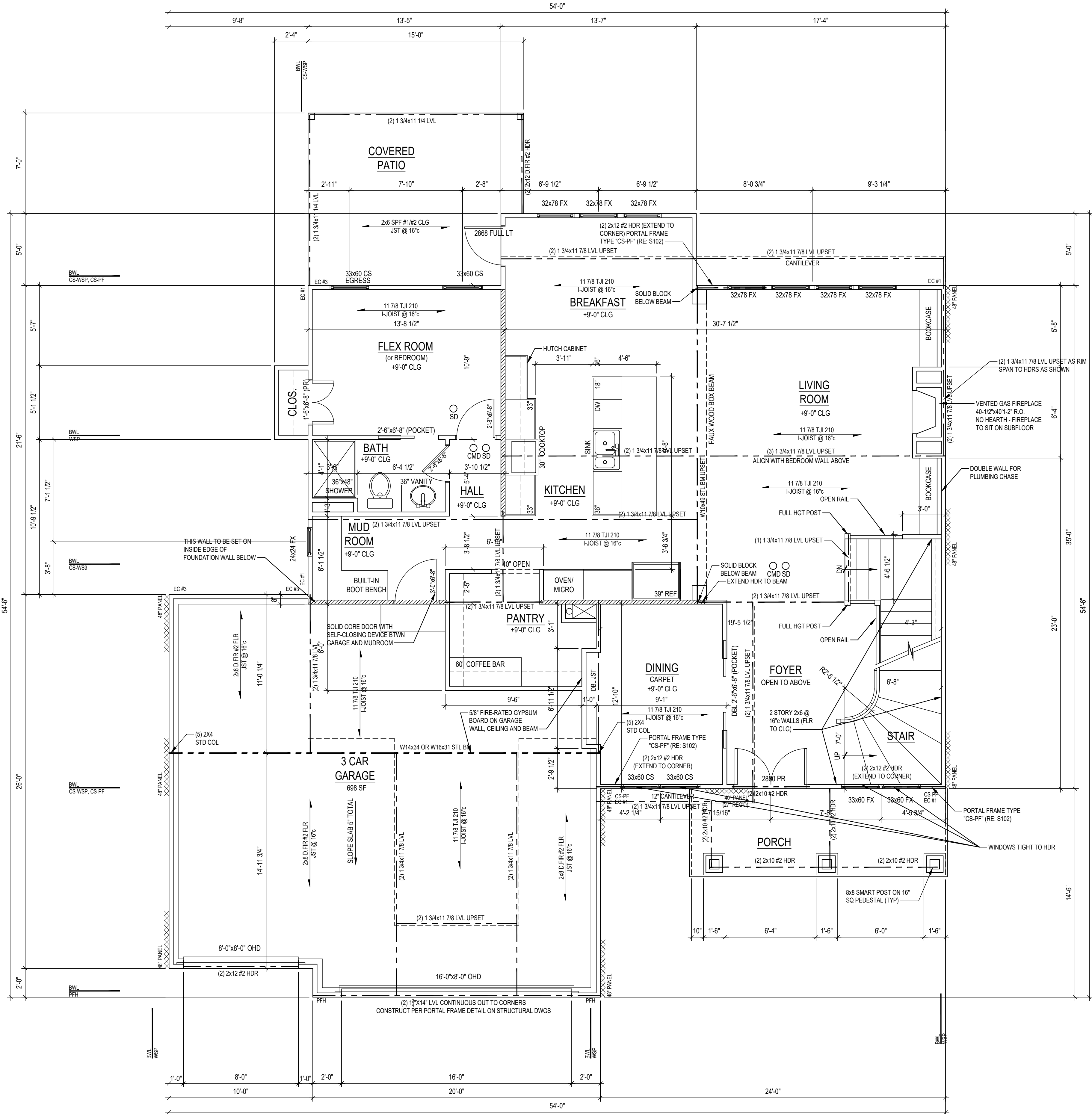
WINDOW AND DOOR NOTES

- ALL WINDOWS ARE SHOWN IN INCHES (I.E. 30x60 IS A 30"x60" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (I.E. 2868 DOOR IS A 2'-8"x8'-0" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS. WINDOWS SHALL COMPLY WITH THE FOLLOWING:

A. MINIMUM OPEN AREA	5.7 SF
B. MINIMUM OPENING HEIGHT	20 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 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".
- 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, PFF, 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
- XXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
- XX PANEL



MAIN LEVEL	
FINISH:	1441 SF
COVERED PATIO:	172 SF
GARAGE:	705 SF

LOAD BEARING WALL
LOAD BEARING BEAM

First Floor Plan

1/4" = 1'-0"

1



© COPYRIGHT 2022

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

VAN DEURZEN & ASSOCIATES, P.A.
1011 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-0201
WEB PAGE WWW.VANDEURZENUS88CCOM
E-MAIL V2@VANDEURZENUS88CCOM

Van Deurzen and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022

First Floor Plan

A102

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 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 "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 1" 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	N/R
WINDOWS	U 0.35 (MAX) SHGC 0.40 (MAX)
U-FACTOR	U 0.35 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	U 0.55 (MAX) SHGC 0.40 (MAX)

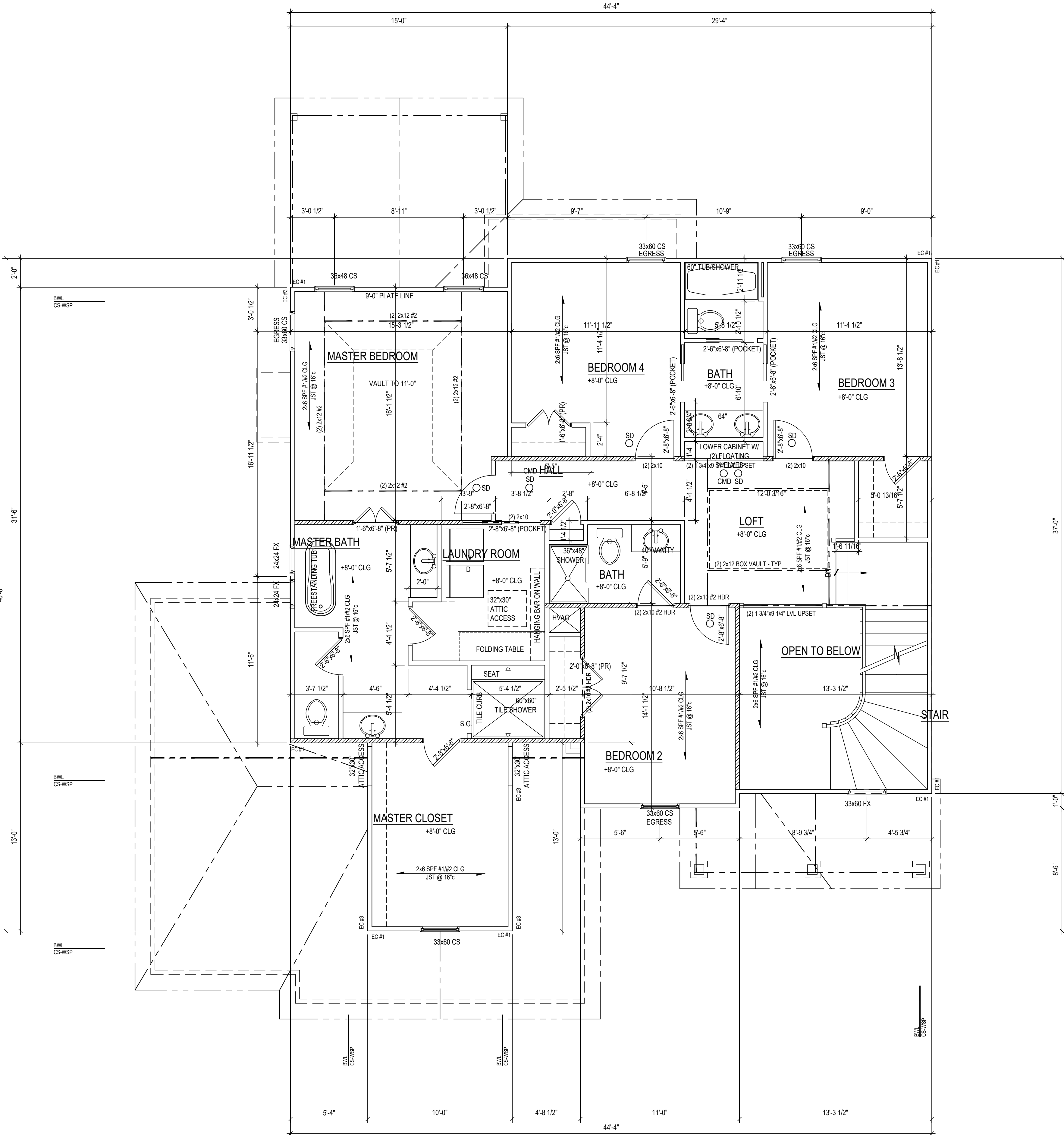
WINDOW AND DOOR NOTES

- ALL WINDOWS ARE SHOWN IN INCHES (I.E. 30x60 IS A 30"x60" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (I.E. 28x8 DOOR IS A 2'-8"x8"-8" DOOR). CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.
- ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL ENERGY CODE REQUIREMENTS.
- 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 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".
- 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, PFB, 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
- XXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP or CS-WSP) ATTACHED PER DETAILS AND GENERAL NOTES
- XX PANEL



SECOND LEVEL
FINISH: 1481 SF

LOAD BEARING WALL
LOAD BEARING BEAM

Second Floor Plan

1/4" = 1'-0"

1

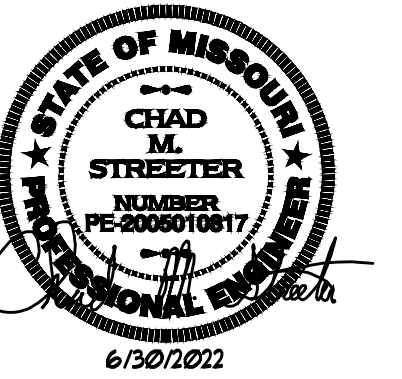


© COPYRIGHT 2022

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

VAN DEURZEN & ASSOCIATES, P.A.
1011 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-0201
WEB PAGE WWW.VANDEURZENANDASSOCIATES.COM
E-MAIL: V2@VANDEURZENANDASSOCIATES.COM

Van Deurzen and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022

Second Floor
Plan

A103

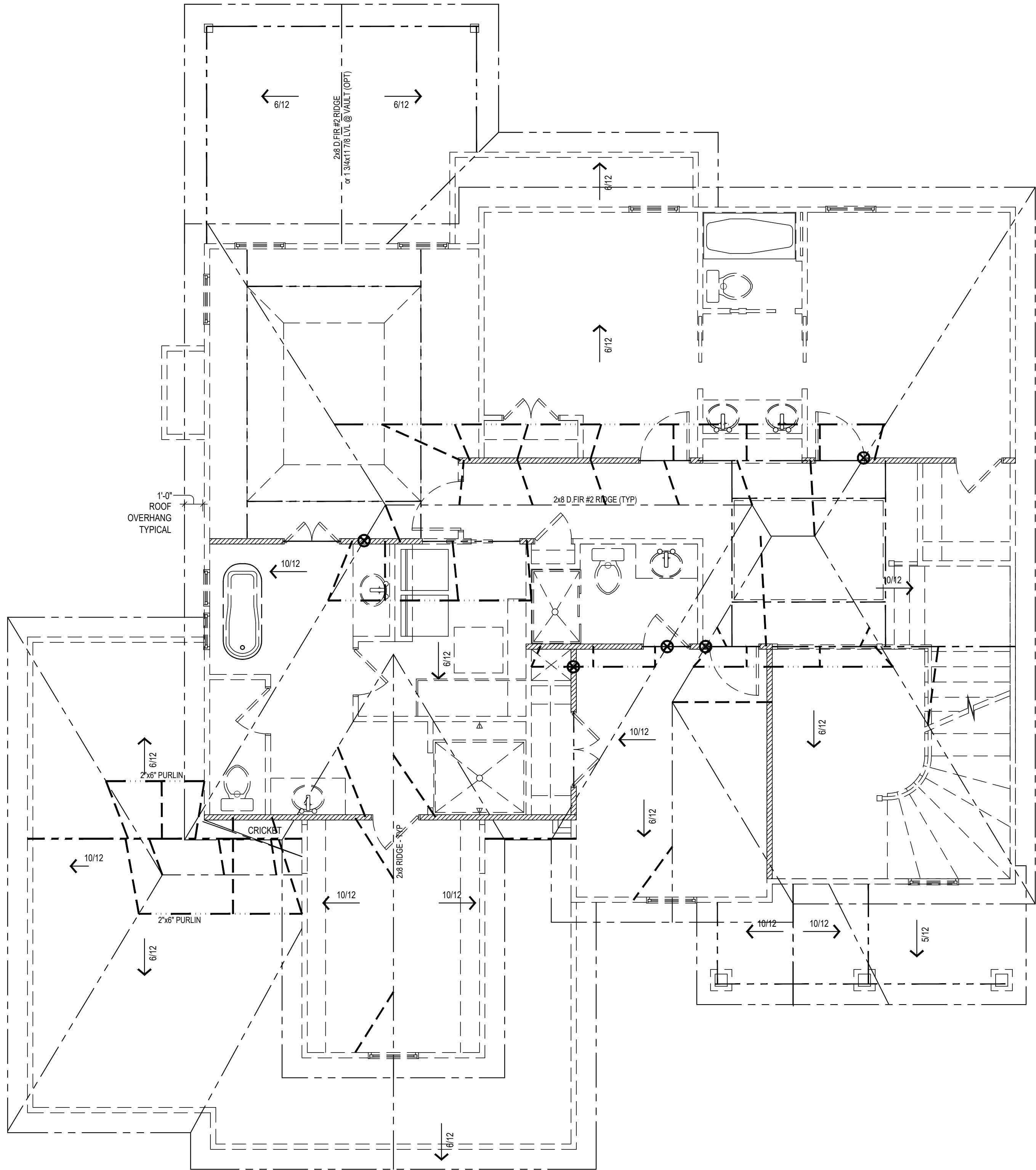
ROOF PLAN NOTES

- 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



© COPYRIGHT 2022

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

VAN DEURZEN & ASSOCIATES, P.A.
10111 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDEURZENUSACC.COM
E-MAIL V2@VANDEURZENUSACC.COM

Van Deurzen and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022

Roof
Plan

A104

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:
 - Elevated Floor:
 - Residential (Live Loads) 40 PSF
 - Sleeping rooms (Live Loads) 30 PSF
 - Floor Dead Load 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
 - Roof Live Load 20 PSF
 - 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
- 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 uncashed gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.
 - Shrinkage-Swell control fill - Shrinkage-swell controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
 - Controlled Fill - Controlled fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
- Controlled fill shall consist of material having a relatively low plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
- Foundation Preparation:
 - Profile 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.
 - Backfill directly under slab-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded mixture of crushed stone, or crushed or uncashed gravel, with 100 percent passing a 1 1/2 inch sieve and not more than 5 percent passing a no. 4 sieve.

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 Connected Wood Trusses", APA Plywood Design Specification, DGC PS 1 "Product Standard for Construction and Industrial Plywood", DGC 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:
 - Joist: Stud Grade - Spruce-Pine-Fir
 - 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 CBO No. 1258
 - C Plywood - APA rated sheathing, complying to PS 1
 - D LVL - Laminated veneer lumber shall be grade 2800 F-2 OE and shall meet the requirements of NER-442, NER-472 or ER-4201
 - E Laid - L 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 or ICSO PFC-3754
 - F Gypsum 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 - DGC Standard PS 57-73
 - H Gypsum Sheathing Board - ASTM C 78 and UBC Standard No. 47-10
 - I Gypsum Wallboard - ASTM C 36 and UBC Standard No. 47-11
 - L 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.
 - M 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.
 - N 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.
 - O Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.
 - P Attach metal framing fasteners to framing members with minimum number and size of nails listed in ICSO Report No. 1258.
 - Q 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.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}		SPACING AND LOCATION
		COMMON NAIL	PNEUMATIC NAIL	
ROOF				
1	Blocking between ceiling joists or rafters to top plate	(4) 8d box (3) 8d common (3) 10d box	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128" (3) 3" x 0.131"	Toe nail
2	Ceiling joists to top plate	(4) 8d box (3) 8d common (3) 10d box	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128" (3) 3" x 0.131"	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions	(4) 10d box (3) 16d common	(4) 3 1/2" x 0.162" (4) 3" x 0.131"	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) Note: Fasteners listed IRC Table R602.5.2 assuming 10% Rafter / Joists & spans less than 12'-0"	(3) 16d common @ slopes greater than 4:12 (5) 16d common @ slopes 4:12 or less	(3) 3 1/2" x 0.162" @ slope > 4:12 (5) 3 1/2" x 0.162" @ slope 4:12 or less	Face nail
5	Collar tie to rafter, face nail or 11/4" x 20ga. ridge strap to rafter	(4) 10d box (3) 10d common	(4) 3" x 0.128" (4) 3" x 0.148" (4) 3" x 0.131"	Face nail each rafter
6	Rafter or roof truss to plate	(3) 16d box (3) 10d common (4) 10d box	(3) 3 1/2" x 0.135" (3) 3" x 0.148" (4) 3" x 0.128" (4) 3" x 0.131"	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof truss to minimum 2" ridge beam	(4) 16d (3) 16d common (4) 10d box	(4) 3 1/2" x 0.135" (3) 3 1/2" x 0.148" (4) 3" x 0.128" (4) 3" x 0.131"	Toe nail
		(3) 16d box (2) 16d common (3) 10d box	(3) 3 1/2" x 0.135" (2) 3 1/2" x 0.162" (3) 3" x 0.128" (3) 3" x 0.131"	End nail
WALL				
8	Stud to stud (not at braced wall panels)	16d common 10d box	3 1/2" x 0.162" 3" x 0.128" 3" x 0.131"	24" face nail 16" face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box 16d common	3 1/2" x 0.135" 3" x 0.131"	18" face nail
10	Build-up header (2" to 2" header with 1/2" spacer)	16d common	3 1/2" x 0.162"	16" each edge face nail
11	Continuous header to stud	(5) 8d box (4) 8d common (4) 10d box	(5) 2 1/2" x 0.113" (4) 2 1/2" x 0.131" (4) 3" x 0.128"	Toe nail
12	Top plate to top plate	16d common 10d box	3 1/2" x 0.162" 3" x 0.128" 3" x 0.131"	16" face nail 12" face nail
13	Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25'	(8) 16d common (12) 16d box (12) 10d box	(8) 3 1/2" x 0.162" (12) 3 1/2" x 0.135" (12) 3" x 0.128" (12) 3" x 0.131"	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs DO, D1, or D2 and braced wall line spacing ≥ 25'	(12) 16d	(12) 3 1/2" x 0.135"	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common 16d box	3 1/2" x 0.162" 3 1/2" x 0.135" 3" x 0.131"	16" face nail 12" face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	(3) 16d box (2) 16d common	(3) 3 1/2" x 0.135" (2) 3 1/2" x 0.162" (4) 3" x 0.131"	3 each 16" face nail 2 each 16" face nail 4 each 16" face nail
16	Top or bottom plate to stud	(4) 8d box (3) 16d box (4) 8d common (4) 10d box	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.135" (4) 2 1/2" x 0.131" (4) 3" x 0.128" (4) 3" x 0.131"	Toe nail
		(3) 16d box (2) 16d common (3) 10d box	(3) 3 1/2" x 0.135" (2) 3 1/2" x 0.162" (3) 3" x 0.131"	End nail
17	Top plates, laps at corners and intersections	(3) 10d box (2) 16d common	(3) 3" x 0.128" (2) 3 1/2" x 0.162" (3) 3" x 0.131"	Face nail
18	1" brace to each stud and plate	(3) 8d box (2) 8d common (2) 10d box (2) Staples ^d	(3) 2 1/2" x 0.113" (2) 2 1/2" x 0.131" (2) 3" x 0.128"	Face nail
19	1" x 6" sheathing to each bearing	(3) 8d box (2) 8d common (2) 10d box (2) Staples ^d	(3) 2 1/2" x 0.113" (2) 2 1/2" x 0.131" (2) 3" x 0.128"	Face nail
20	1" x 8" and wider sheathing to each bearing	(4) 8d box (3) 8d common (3) 10d box (4) Staples ^d	(4) 2 1/2" x 0.131" (3) 2 1/2" x 0.128" (3) 3" x 0.131"	Face nail
	Wider than 1" x 8"	(4) 8d box (3) 8d common (3) 10d box (4) Staples ^d	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128"	

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}		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" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128" (3) 3" x 0.131"	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box 8d common 10d box	2 1/2" x 0.113" 2 1/2" x 0.131" 3" x 0.128" 3" x 0.131"	4" toe nail 6" toe nail
23	1" x 6" subfloor or less to each joist	(8) 8d box (2) 8d common (3) 10d box (2) Staples ^d	(8) 3 1/2" x 0.113" (2) 3 1/2" x 0.131" (3) 3" x 0.128"	Face nail
24	2" subfloor to joist or girder	(3) 16d box (2) 16d common	(3) 3 1/2" x 0.135" (2) 3 1/2" x 0.162"	Blind and face nail
25	2" planks (plank & beam-floor & roof)	(3) 16d box (2) 16d common	(3) 3 1/2" x 0.135" (2) 3 1/2" x 0.162"	At each bearing, face nail
26	Band or rim joist to joist	(3) 16d common (4) 10 box (4) 3" x 14 ga staples, 7/16" crown	(3) 3 1/2" x 0.162" (4) 3" x 0.128" (4) 3" x 0.131"	End nail
27	Build-up girders and beams, 2 inch lumber layers	20d common 10d box	4" x 0.192" 3" x 0.128" 3" x 0.131"	Nail each layer as follows: 32c at top and bottom and staggered. 24c face nail at top and bottom staggered on opposite sides
28	Ledger strip supporting joists or rafters	(2) 20d common (3) 10d box	(2) 4" x 0.192" (3) 3" x 0.128" (3) 3" x 0.131"	Face nail at ends and at each splice
29	Bridging to joist	(4) 16d box (3) 16d common (4) 10d box	(4) 3 1/2" x 0.135" (3) 3 1/2" x 0.162" (4) 3" x 0.128" (4) 3" x 0.131"	At each joist or rafter, face nail
29	Bridging to joist	(2) 10d	(2) 3" x 0.128"	Ea end, toe nail
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}		SPACING AND LOCATION
		COMMON NAIL	PNEUMATIC NAIL	
30	3/8" - 1/2"	6d common 8d common (roof)	2" x 0.113" 2 1/2" x 0.131"	6 12 ^f
31	19/32" - 1"	8d common	2 1/2" x 0.131"	6 12 ^f
32	1 1/8" - 1 1/4"	10d common 8d deformed nail	3" x 0.148" 2 1/2" x 0.131"	6 12
OTHER WALL SHEATHING				
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galv. roofing nail, 7/16" head, or 1" crown staple 16 ga., 1 1/4" long		3 6
34	25/32" structural cellulose fiberboard sheathing	1 3/4" galv. roofing nail, 7/16" head, or 1" crown staple 16 ga., 1 1/4" long		3 6
35	1/2" gypsum sheathing ^d	1 1/2" galv. roofing nail, staple galv., 1 1/2" long, 11/4" screws, Type W or S		7 7
36	5/8" gypsum sheathing ^d	1 3/4" galv. roofing nail, staple galv., 1 5/8" long, 1 5/8" screws, Type W or S		7 7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" and less	6d deformed 8d deformed	2" x 0.120" 2 1/2" x 0.131"	6 12
38	7/8" - 1"	8d common 8d deformed	2 1/2" x 0.131" 2 1/2" x 0.120"	6 12
39	1 1/8" - 1 1/4"	10d common 8d deformed	3" x 0.148" 2 1/2" x 0.120"	6 12

a. Nails are smooth-common, box or deformed shapes except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bearing edge strengths as shown: 80 ksi for shank diameter of 0.162 inch shank diameter, 90 ksi for shank diameter of 0.162 inch but not larger than 0.177 inch, and 100 ksi for shank diameter of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 75-HS-inch on diameter crown width.

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

d. Four foot by 8 foot by 8 foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table (see Table R602.2.3).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel sheathing to plate wall framing shall be spaced 6 inches on center for minimum 6-inch distance from ridge, rakes, ends and plate wall framing. Nails for attaching wood structural panel sheathing to intermediate supports shall be spaced 6 inches on center for minimum 6-inch distance from ridge, rakes, ends and plate wall framing.

g. Gypsum sheathing that conforms to ASTM C 1396 and shall be installed in accordance with GCS 253. Fiberboard sheathing that conforms to ASTM C 560.

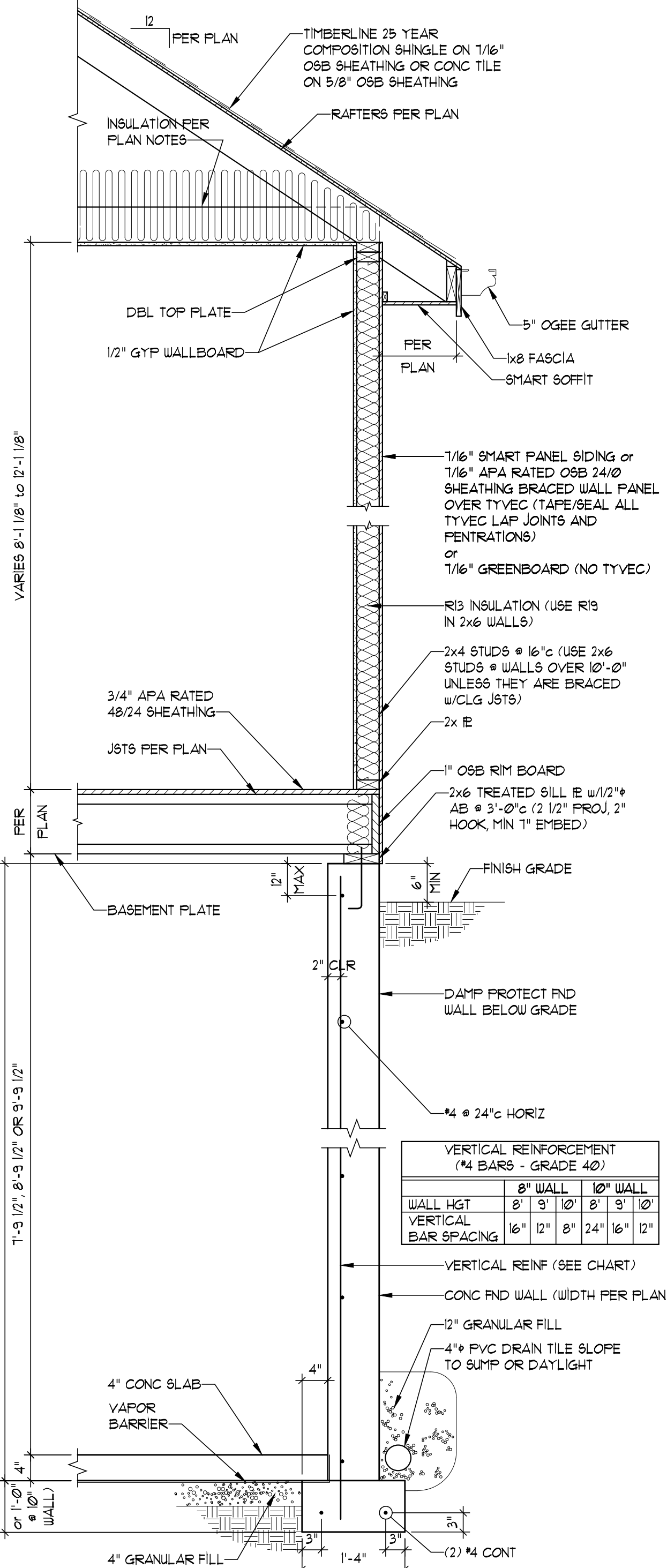
h. Spacing of fasteners on floor sheathing panel edges shall be as panel edges supported by framing members and required blocking and/or floor perimeter joist. Spacing of fasteners on roof sheathing panel edges shall be as panel edges supported by framing members and required blocking and/or roof perimeter joist.

i. Performance of the framing members shall not be provided for by other provisions of this code. For perimeter sheathing, that perimeter shall be supported by framing members or subdiaphragms.

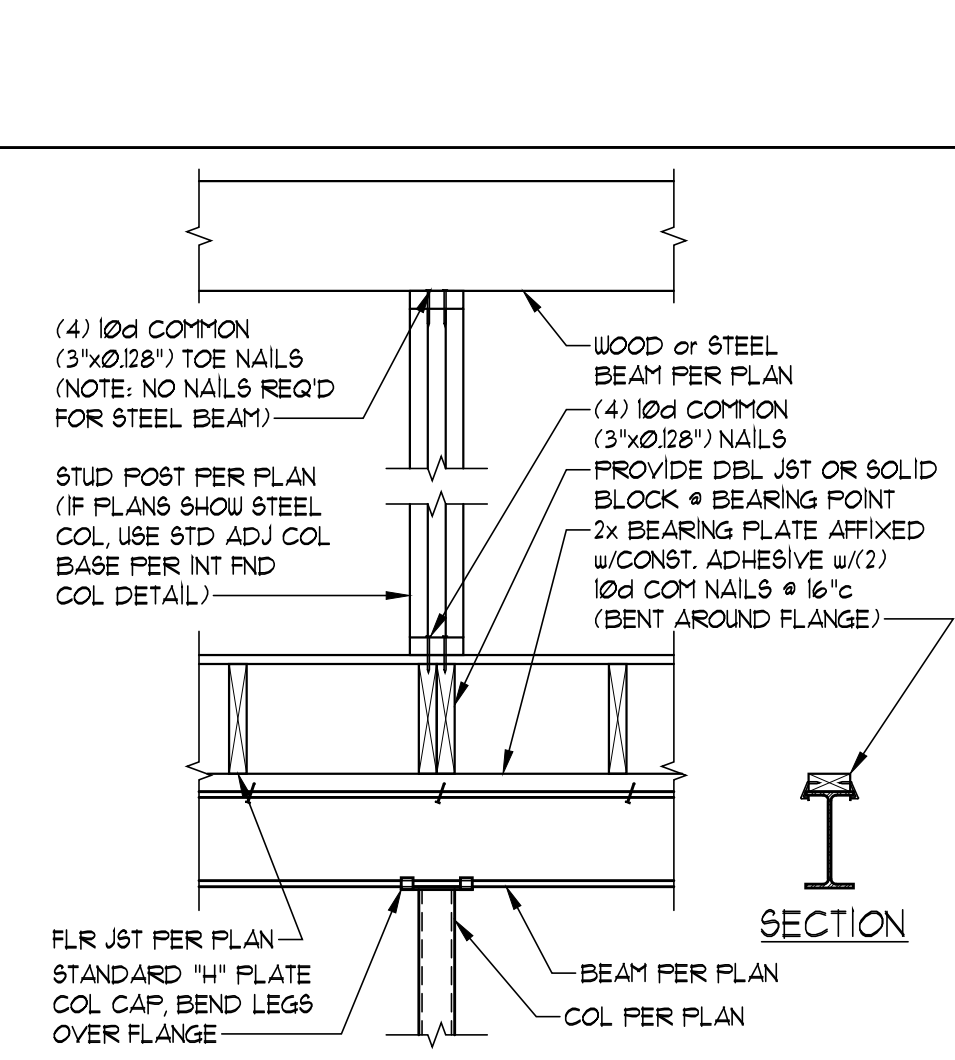
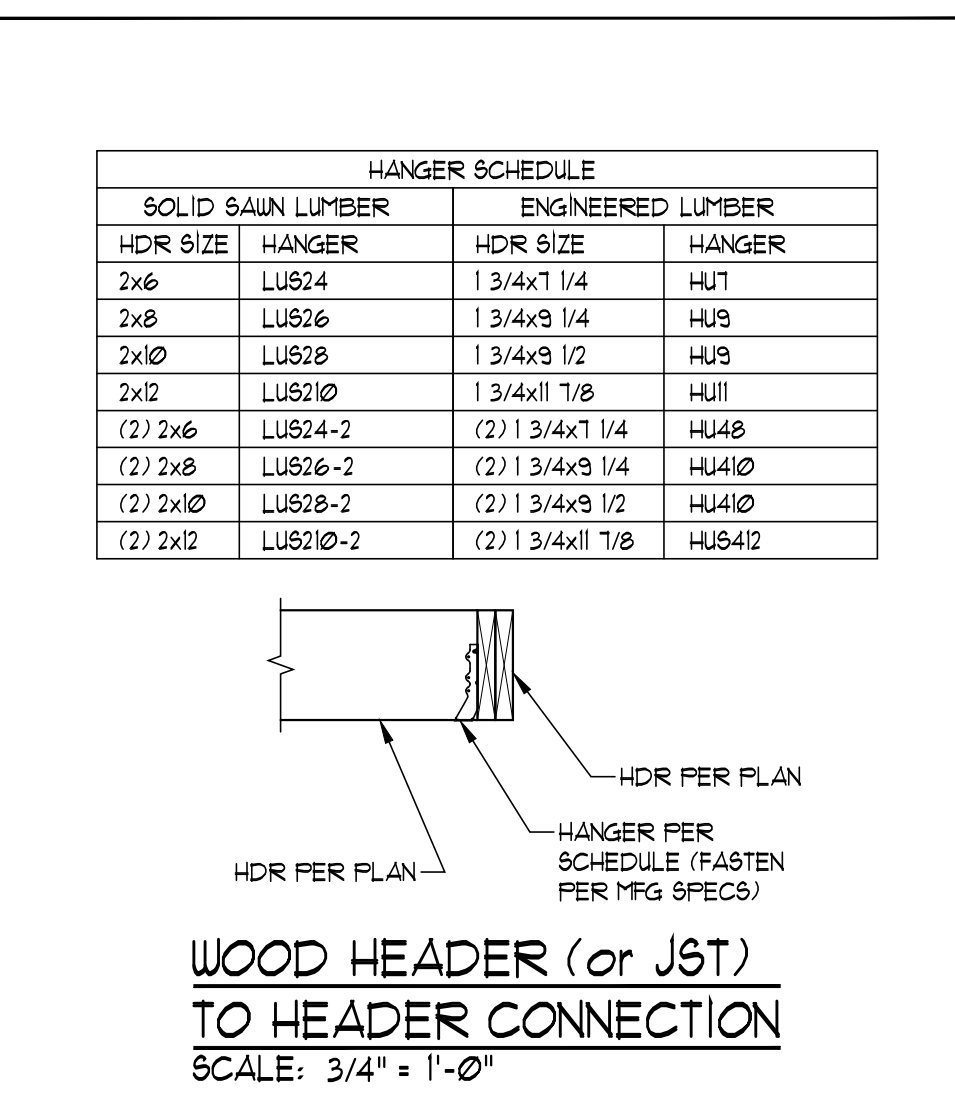
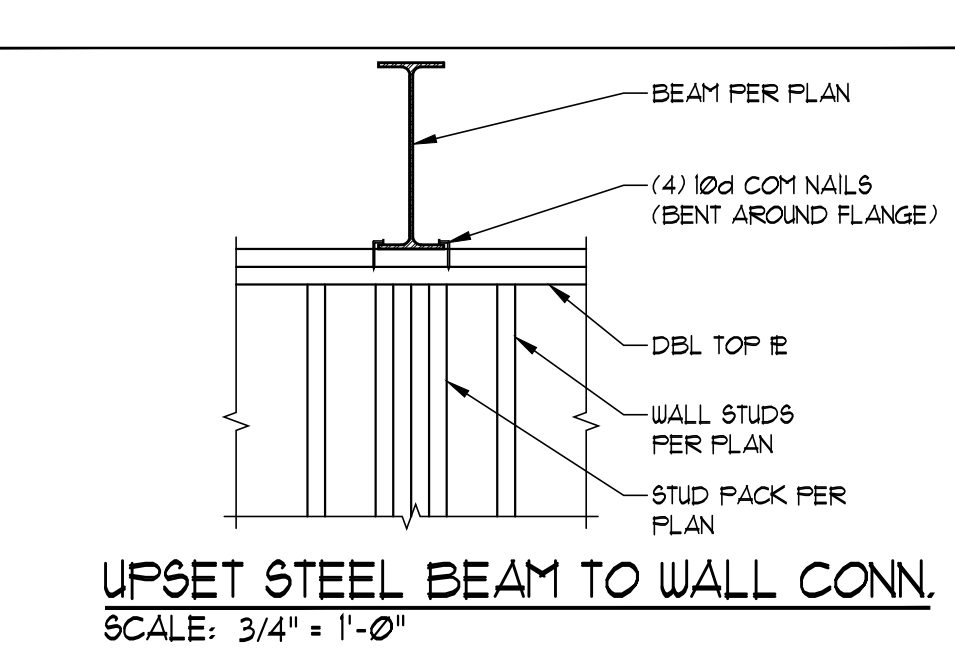
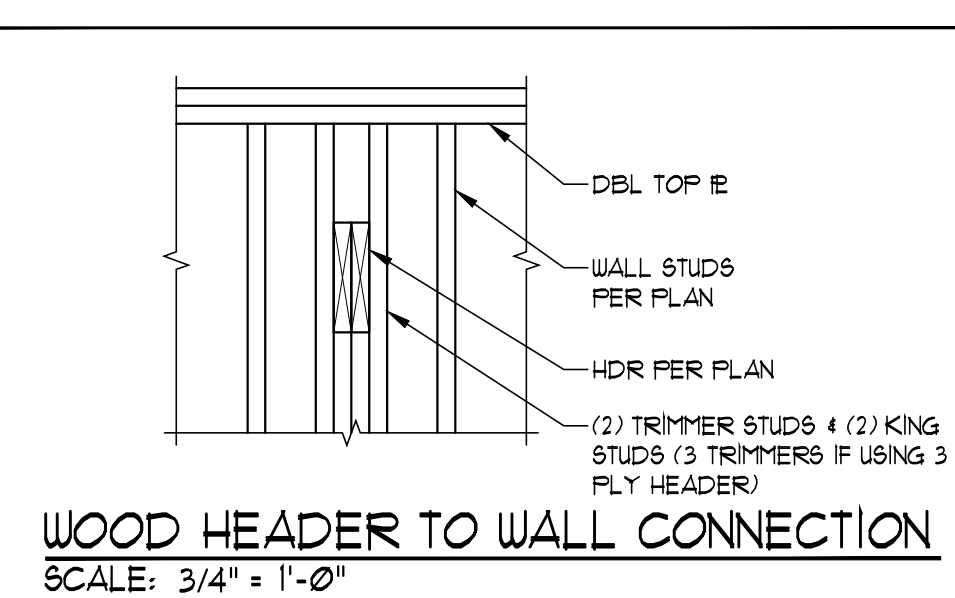
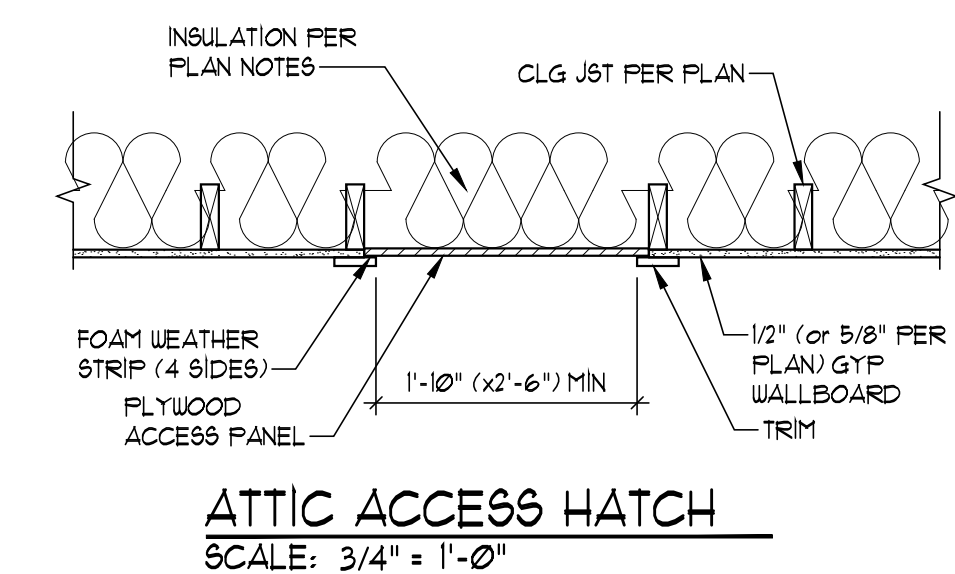
j. Where a rafter is fastened to an adjacent panel ceiling joist in accordance with this schedule, provide that the rafter shall be on one side of the rafter and be nails from the ceiling joist to top plate and into the rafter.

k. Staples to be 6 gage, 16ga, 1 3/4" long.

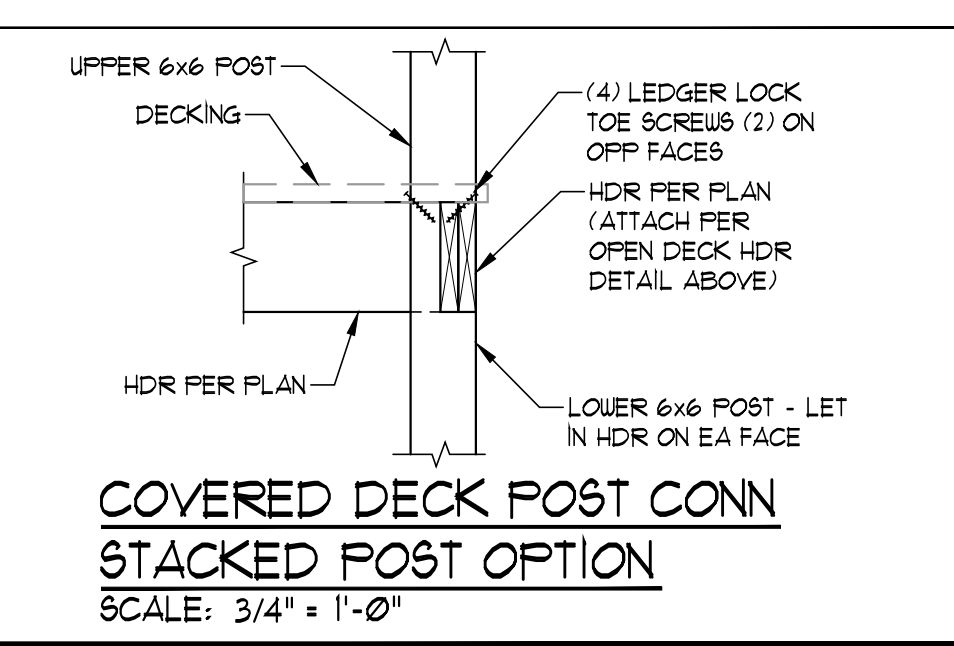
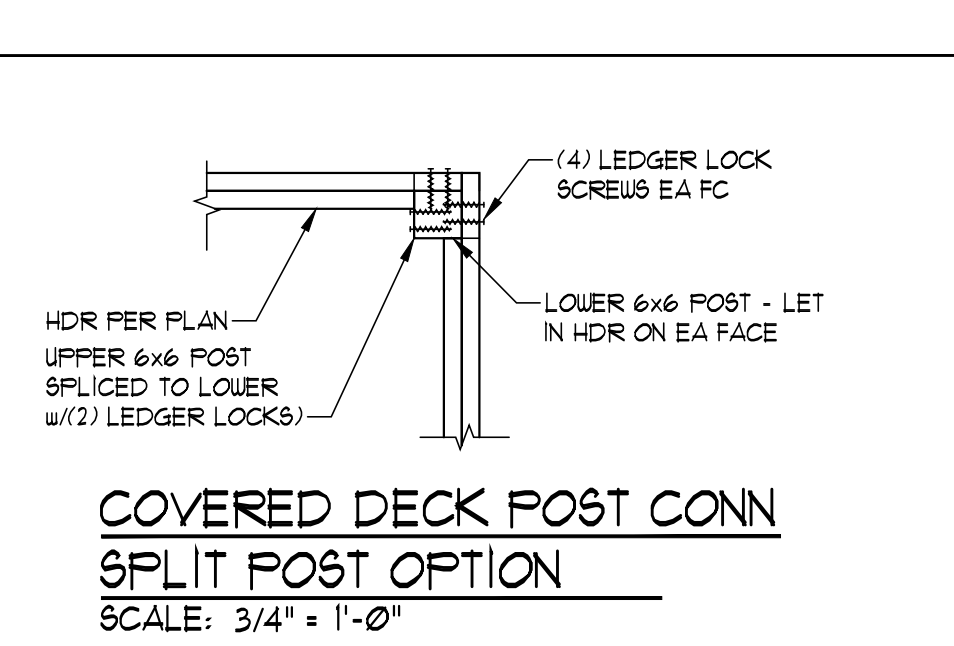
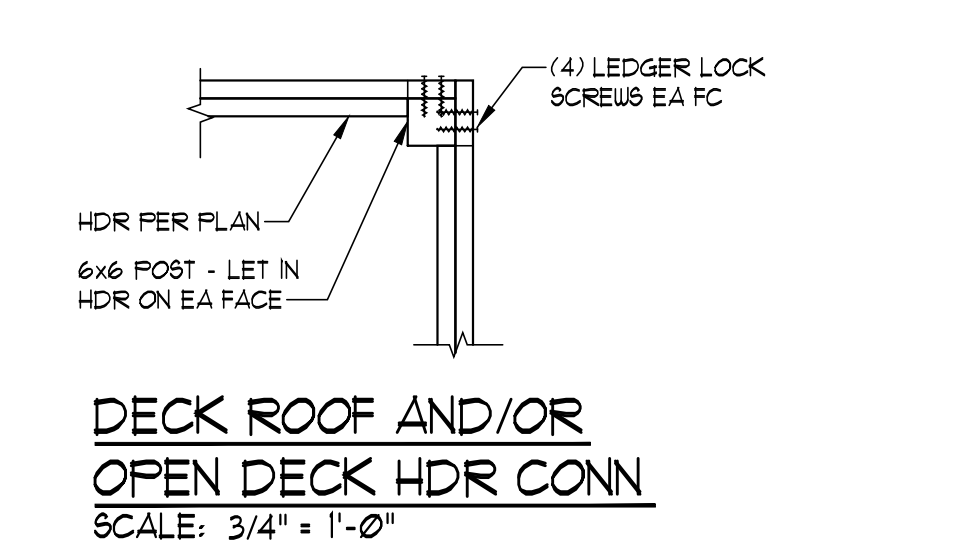
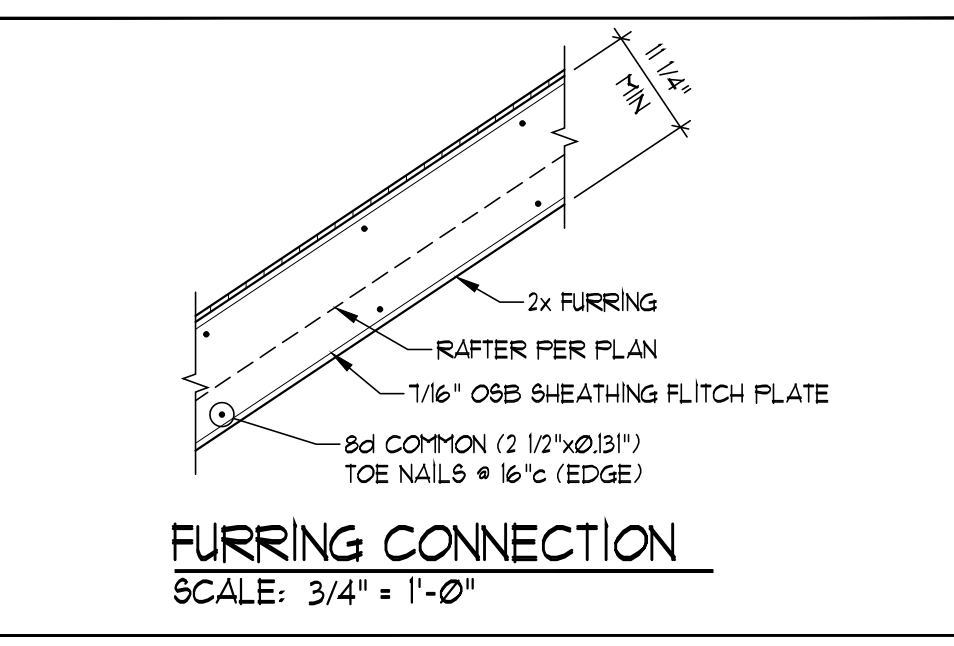
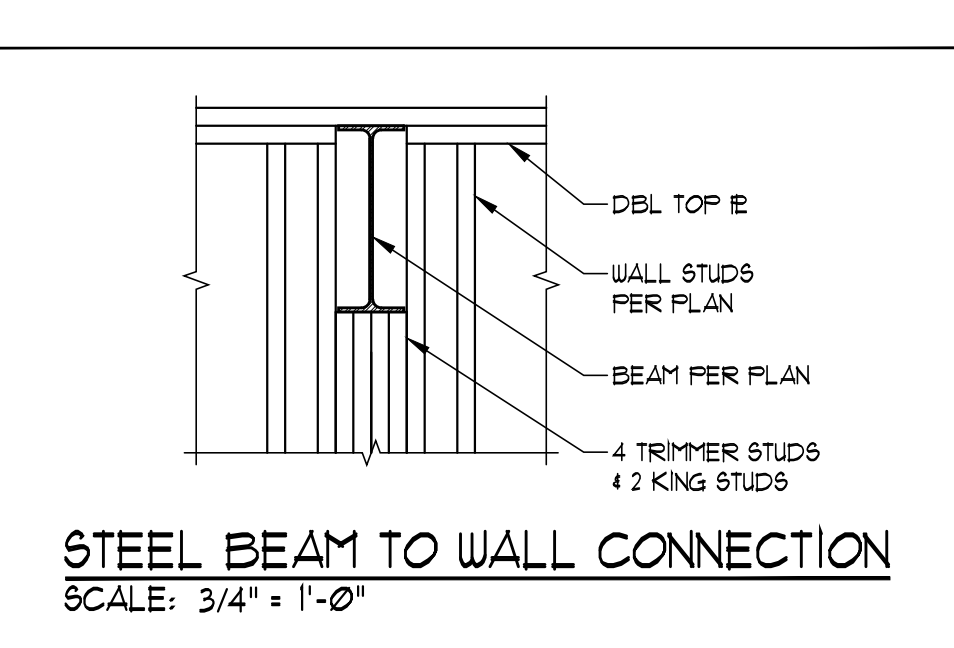
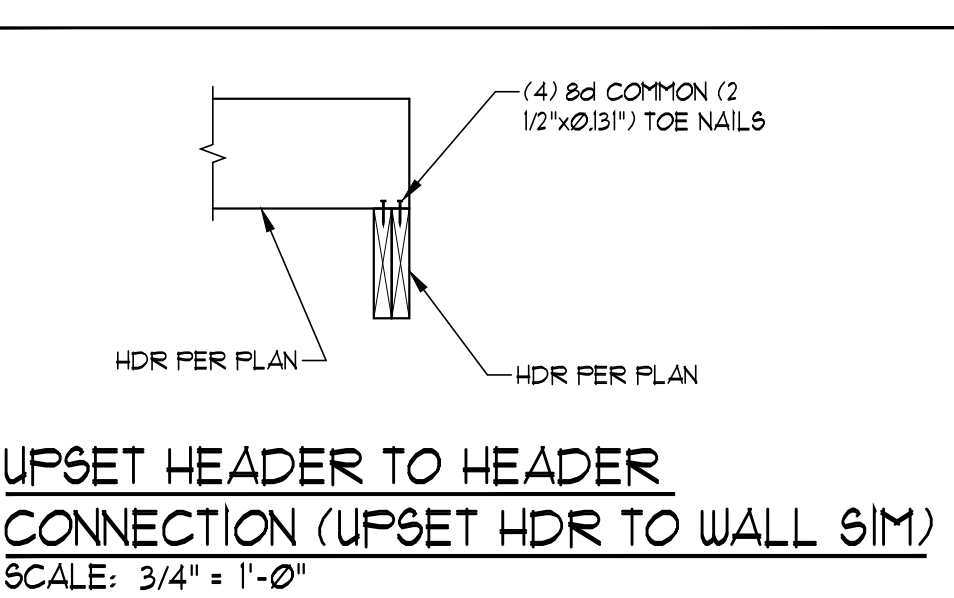
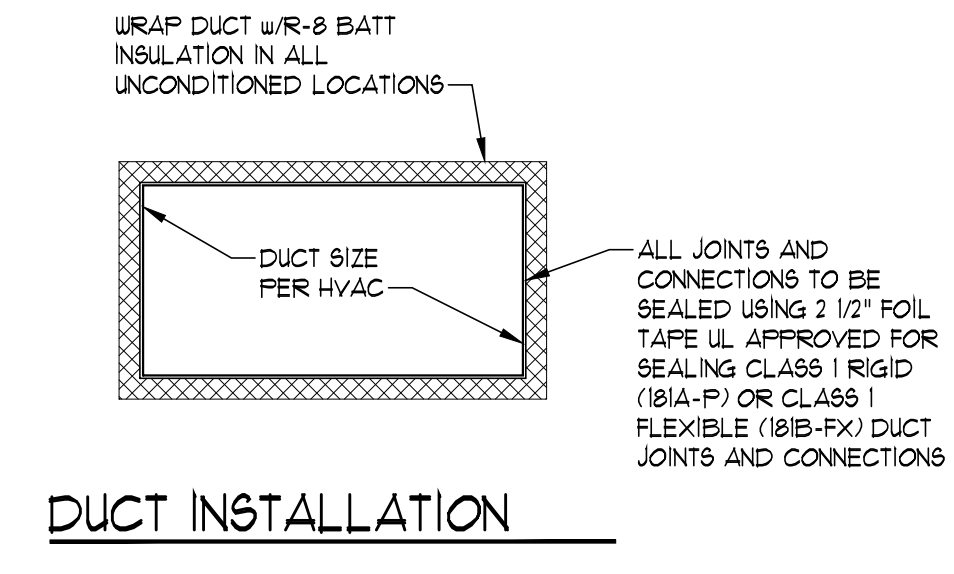
- a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 8d box for sheath diameter of 1/2 inch (20d common nail, 30 gal for sheath diameters larger than 1 1/2 inch but not larger than 1 7/8 inch, and 10d box for sheath diameters of 1 1/2 inch or smaller).
- b. Staples are 16 gage wire-nail driven panels shall be applied vertically.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 4 inches or greater.
- d. Four by four or 4 inch by 4 inch stud panels shall be applied vertically.
- e. Blocking of fasteners not included in this table shall be based on Table R602.3(2).
- f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel sheathing to intermediate supports shall be spaced 6 inches on center for maximum 48 inch distance from ridge, eave and gable ends, and 6 inches on center for gable and wall framing.
- g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 255. Fiberboard sheathing shall conform to ASTM C 208.
- h. Spacing of fasteners on floor sheathing panel edges applied to panel edges supported by framing members and required blocking and floor perimeter only. Spacing of fasteners on roof sheathing panel edges applied to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing 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.
- i. 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.
- j. Staples to be 1" crown, 1/8" x 1 3/8" long.



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



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"

JFE Construction
A JEFFRIES COMPANY
© COPYRIGHT 2022
JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v: 816.786.4008
jfeconstruction.com

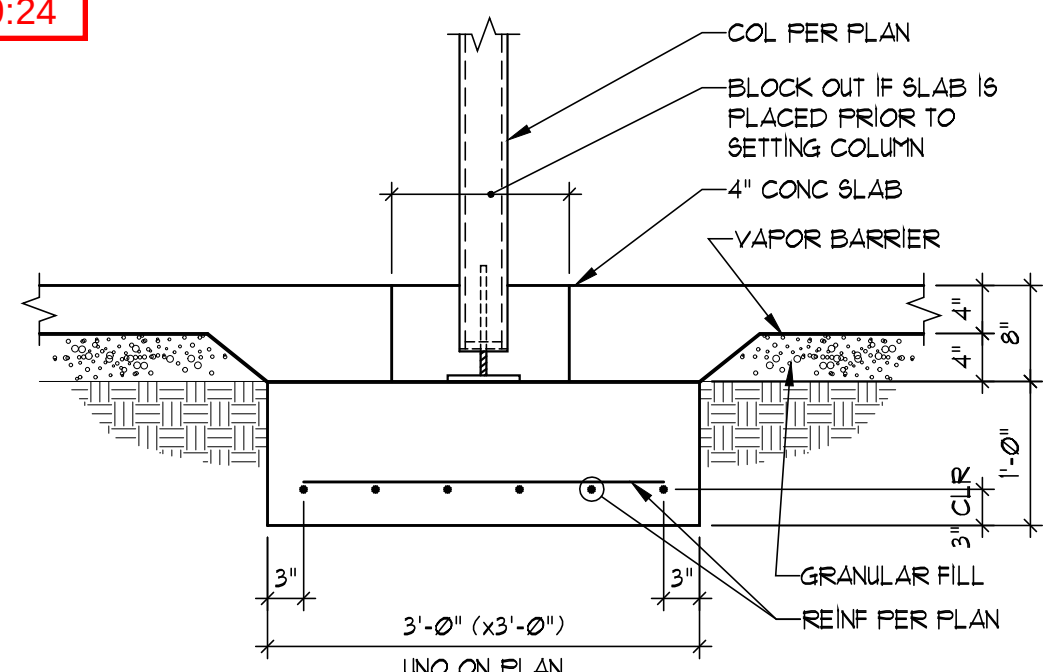
VAN DEUREN & ASSOCIATES P.A.
1101 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDEURENANDASSOCIATES.COM
E-MAIL: VJ@VANDEURENANDASSOCIATES.COM

CHAD M. STREETER
REGISTERED PROFESSIONAL ENGINEER
6/30/2022

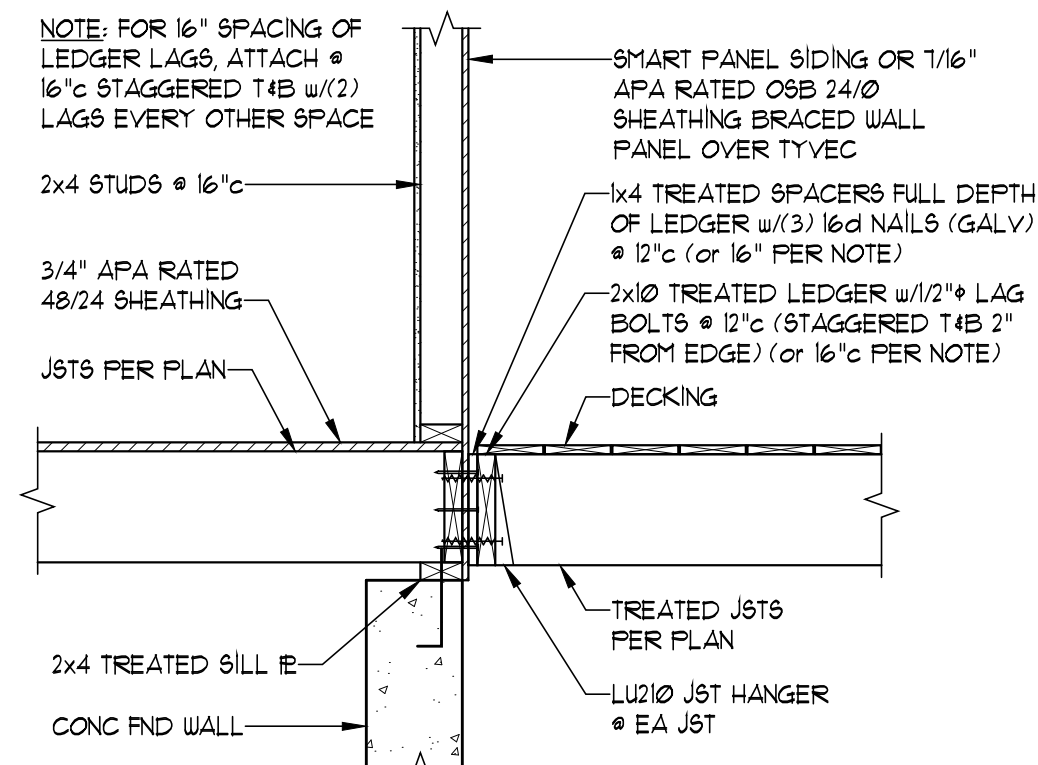
THE SILVERTON IV
Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX
DATE: 6/30/2022
Permit: _____

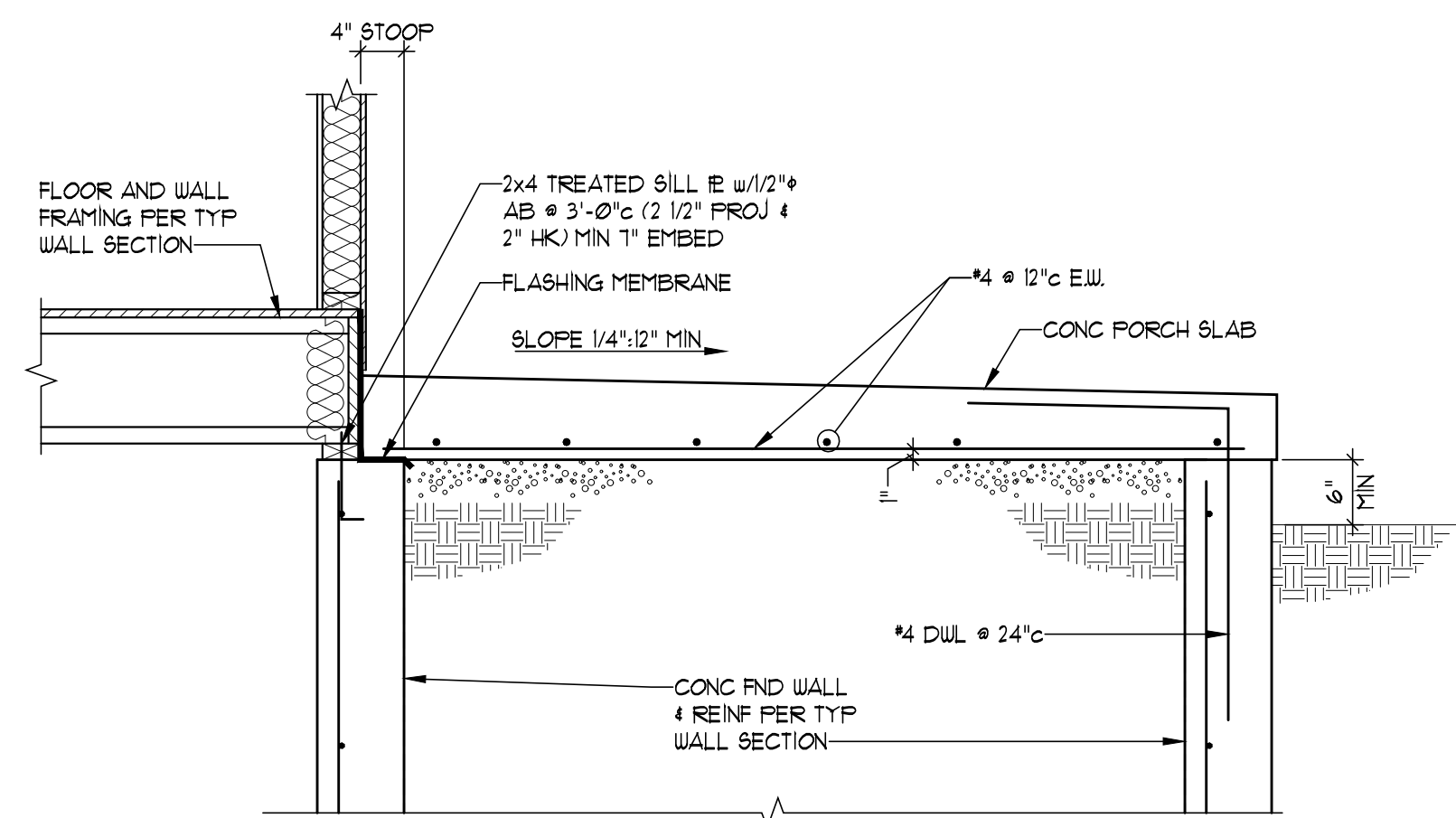
Framing Notes
and Details
S100



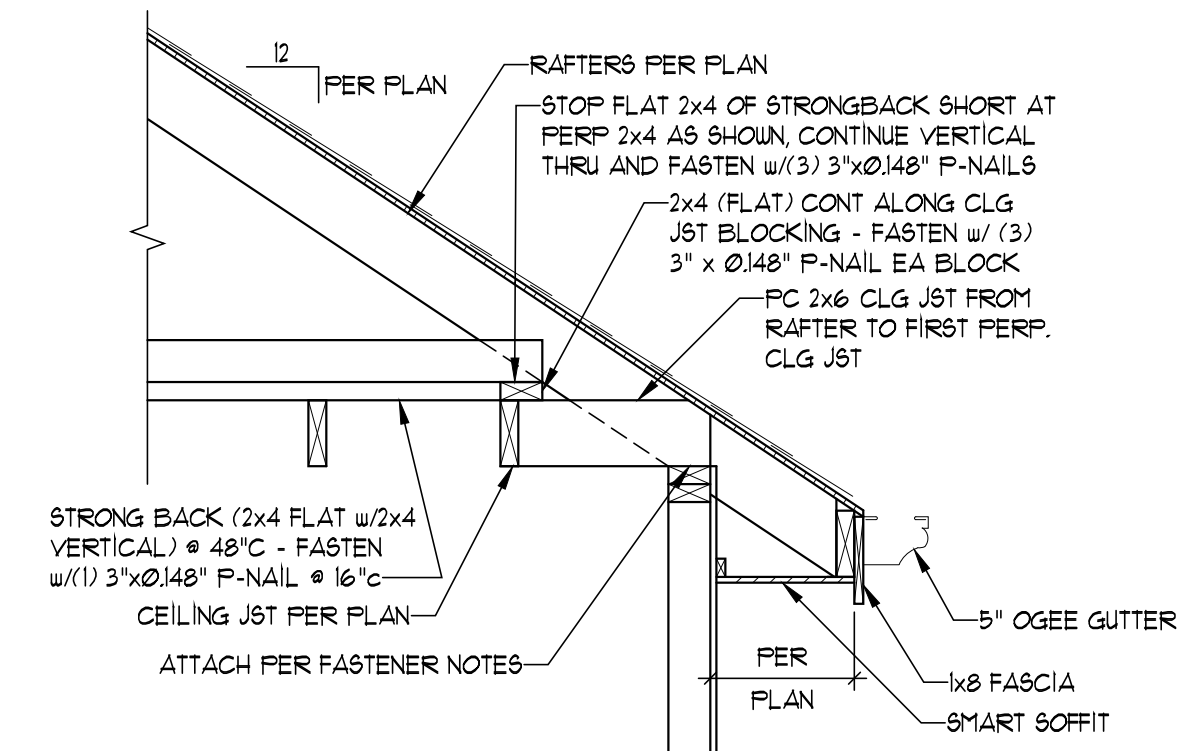
TYPICAL INTERIOR COLUMN
SCALE: 3/4" = 1'-0"



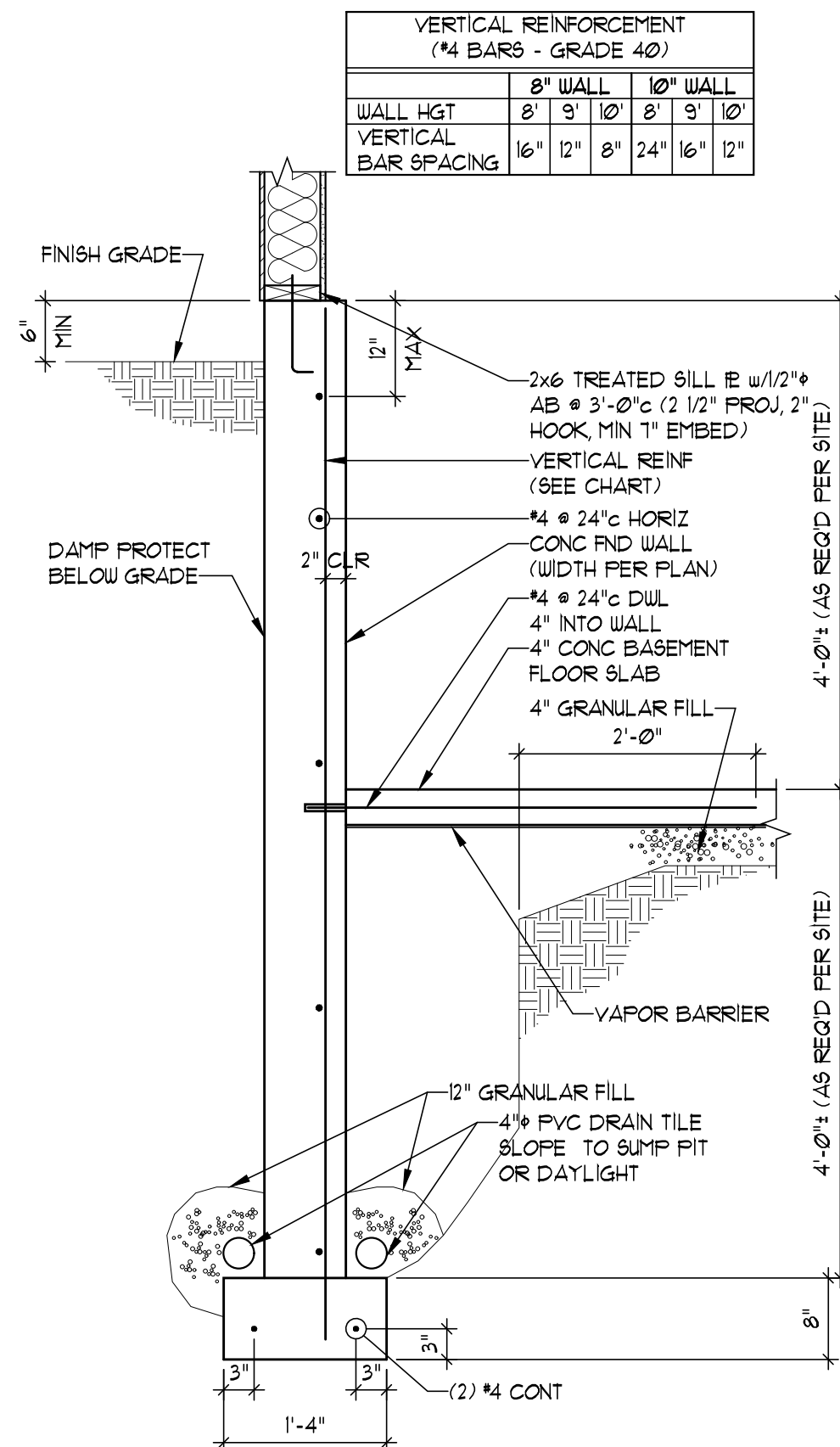
DECK ATTACHMENT
SCALE: 3/4" = 1'-0"



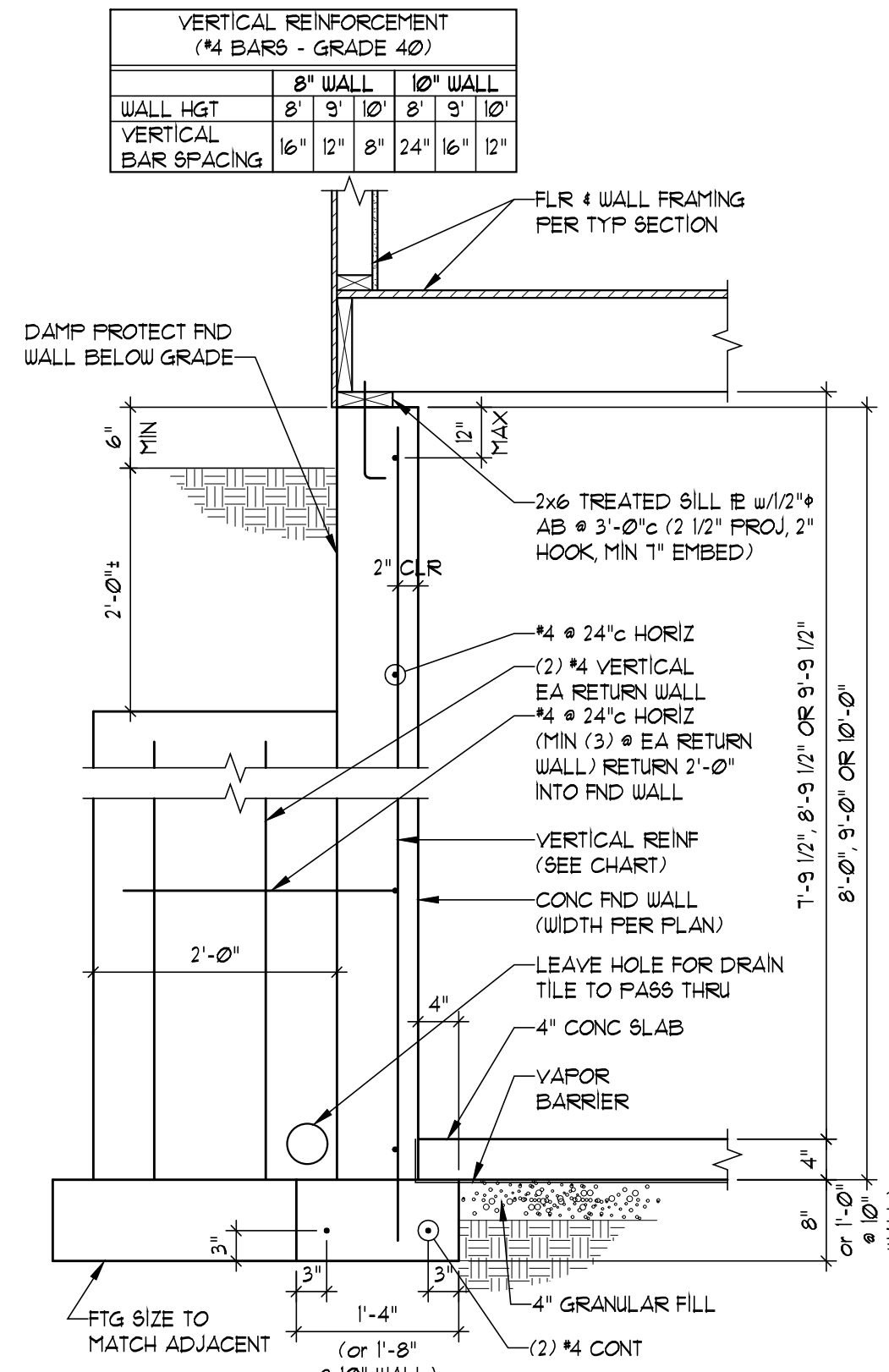
TYPICAL SECTION THRU PORCH
SCALE: 3/4" = 1'-0"



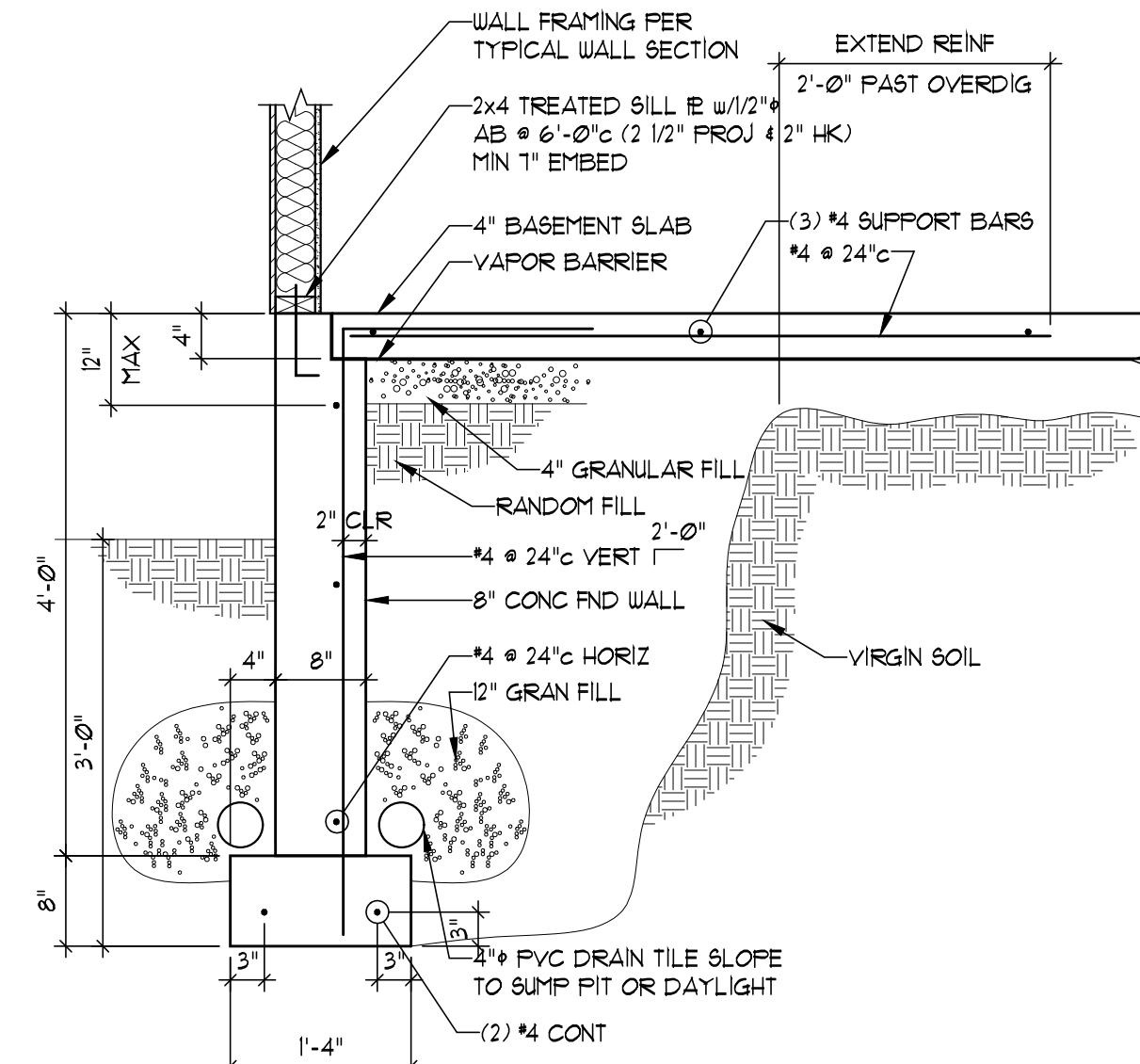
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
SCALE: 3/4" = 1'-0"



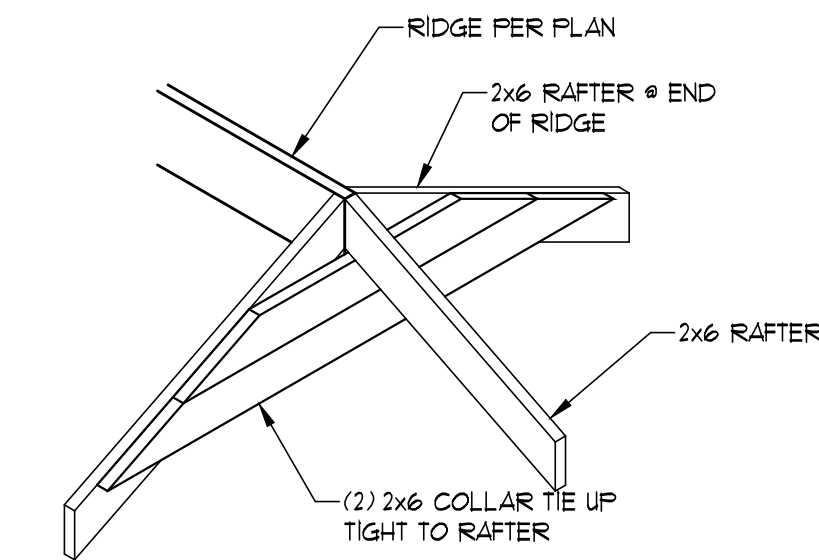
TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"



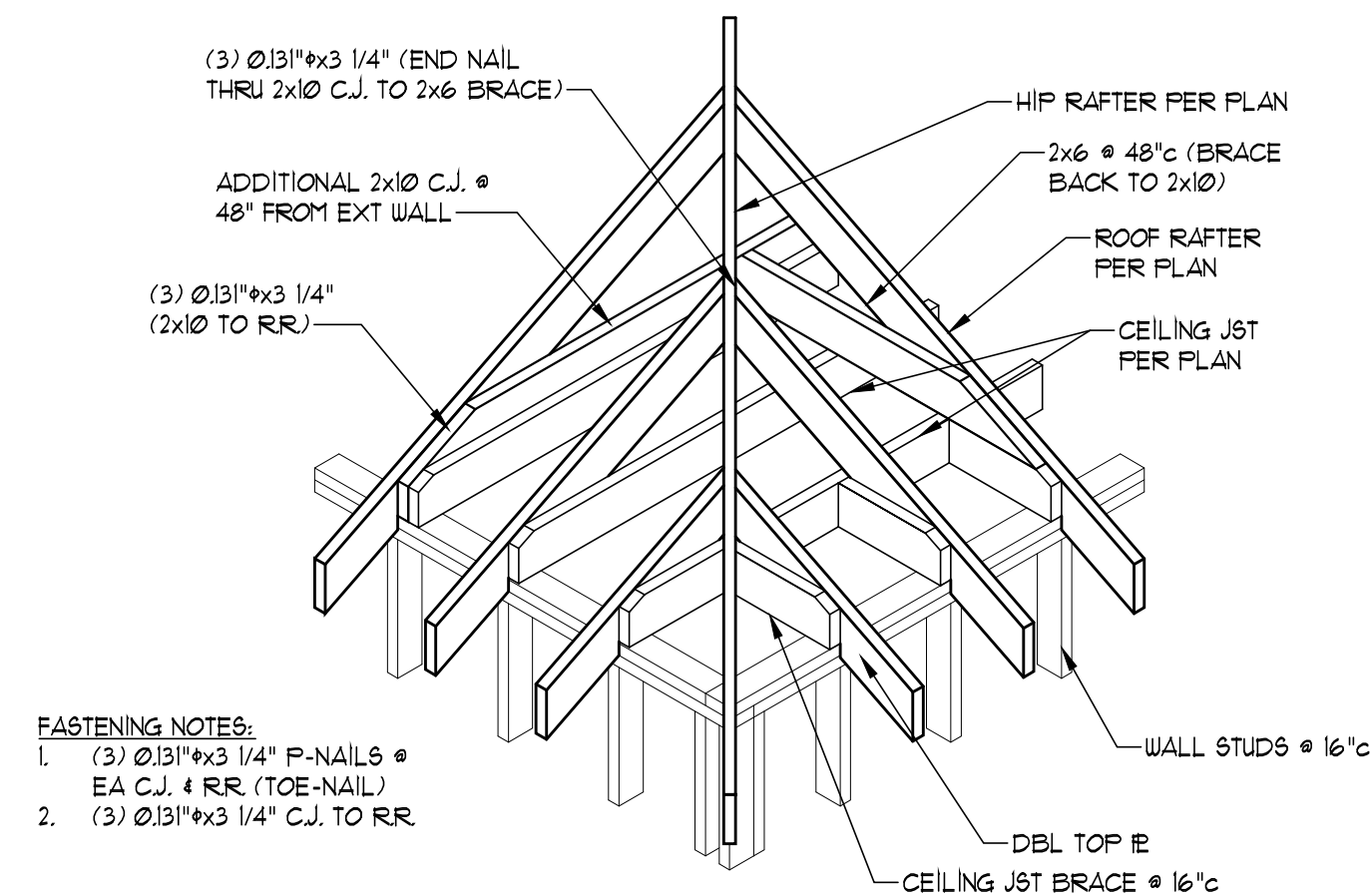
TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"



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

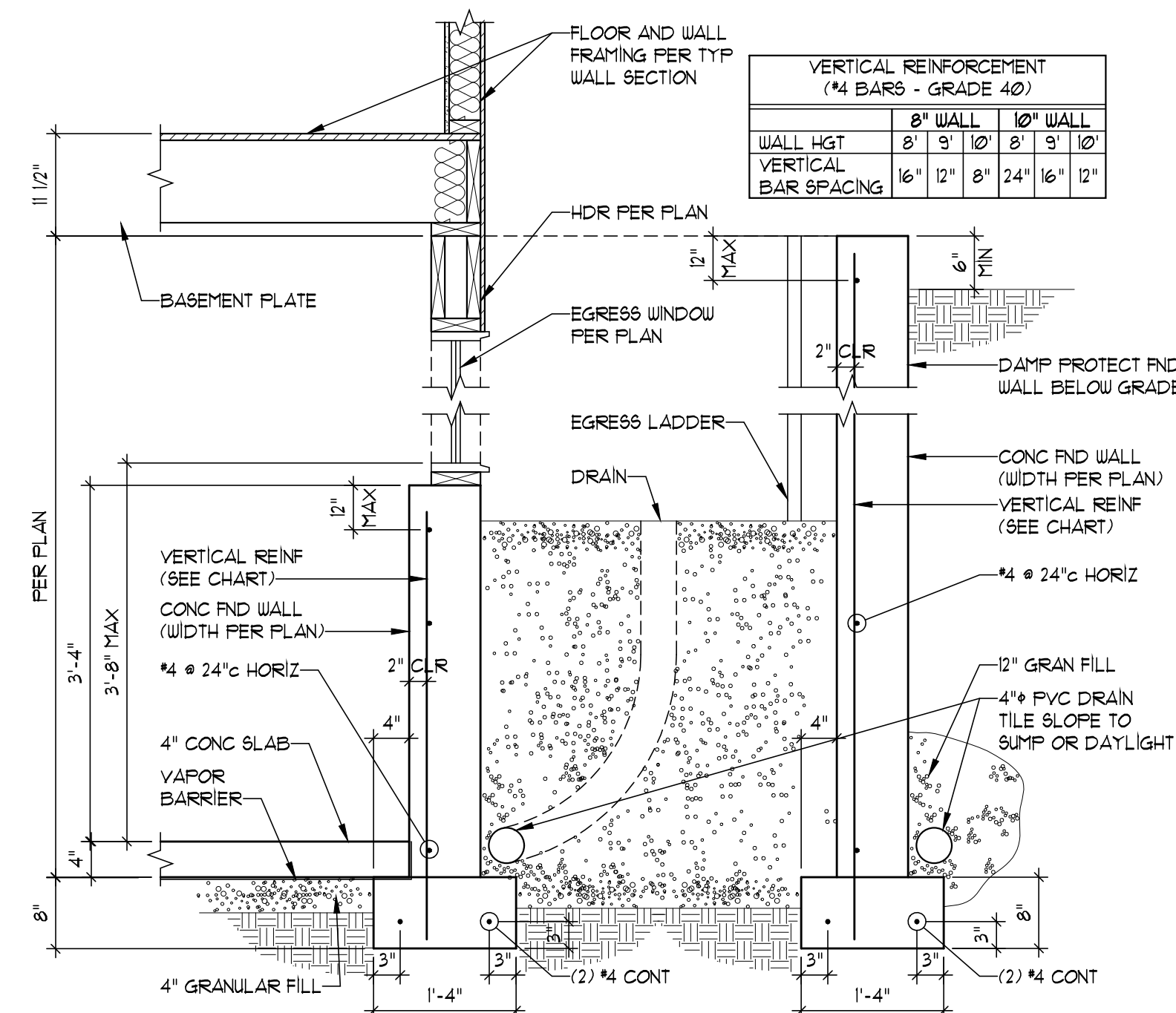


HIP RIDGE SUPPORT
SCALE: 1/2" = 1'-0"

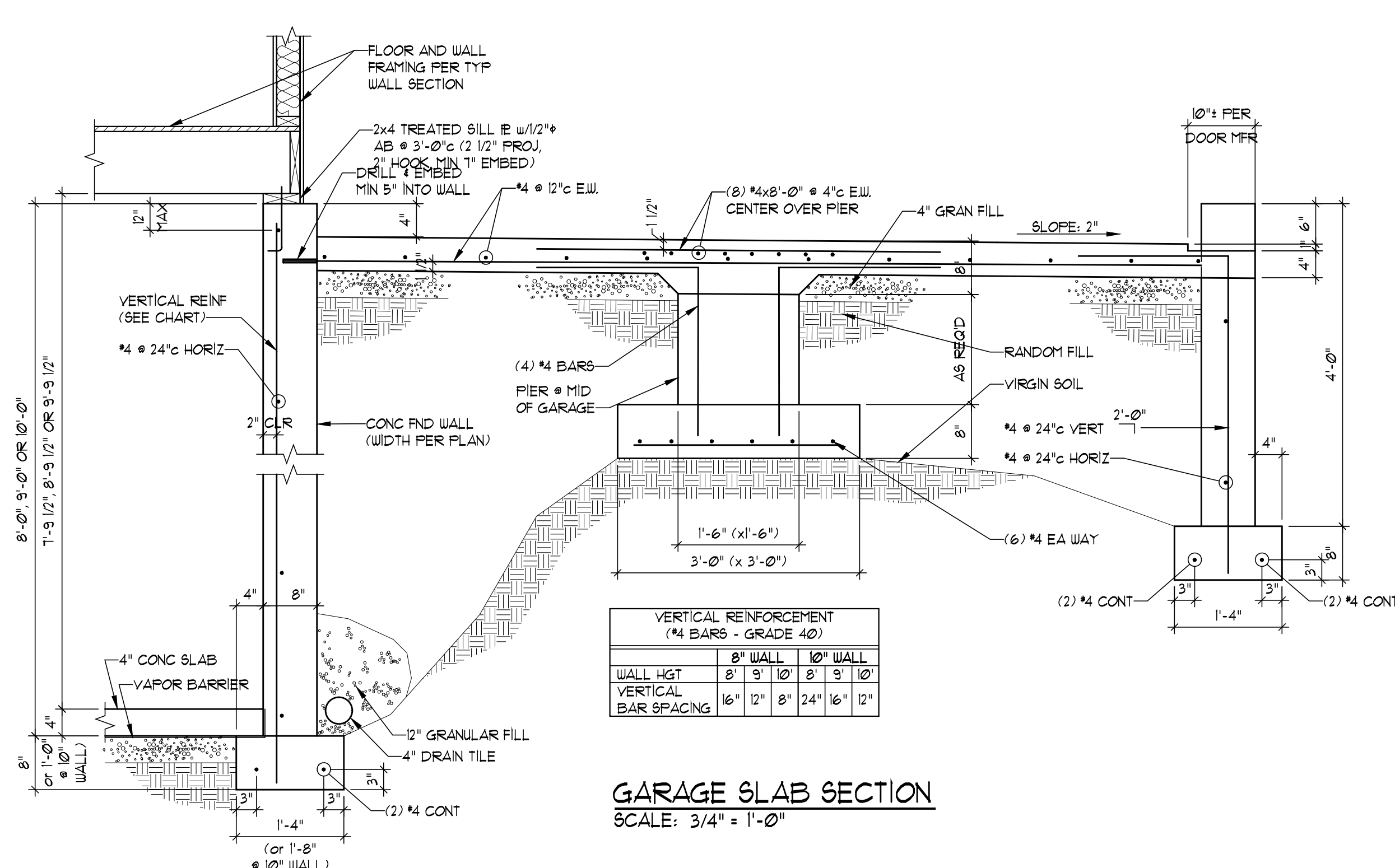


FASTENING NOTES:
1. (3) 0131"x3 1/4" P-NAILS @ EA C.J. & R.R. (TOE-NAIL)
2. (3) 0131"x3 1/4" C.J. TO R.R.

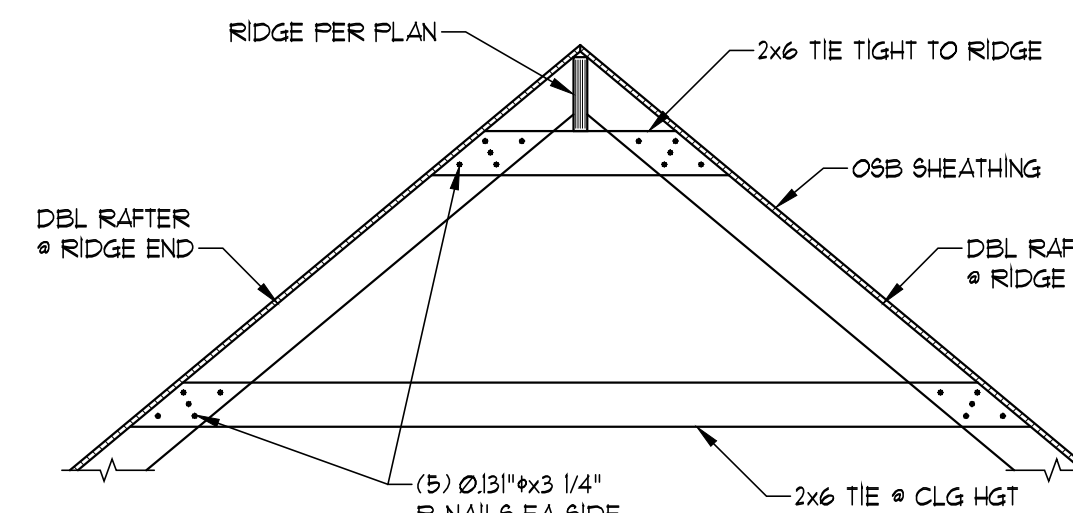
CEILING JOIST AND ROOF RAFTER CONNECTION @ HIP
SCALE: 1/2" = 1'-0"



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



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



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



© COPYRIGHT 2022

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



Van Deuren and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

Project #: 8083-XXXX

DATE:

Permit: 6/30/2022



© COPYRIGHT 2022

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

VAN DEUREN & ASSOCIATES P.A.
1101 KING STREET SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1021
WEB PAGE WWW.VANDURENASSOC.COM
E-MAIL VJ@VANDURENASSOC.COM

Van Deuren and Associates, P.A. © 2022



THE SILVERTON IV

Spec Residence
2105 NW O'Brien Road, Lee's Summit, MO
Lot 172 - Woodside Ridge Subdivision

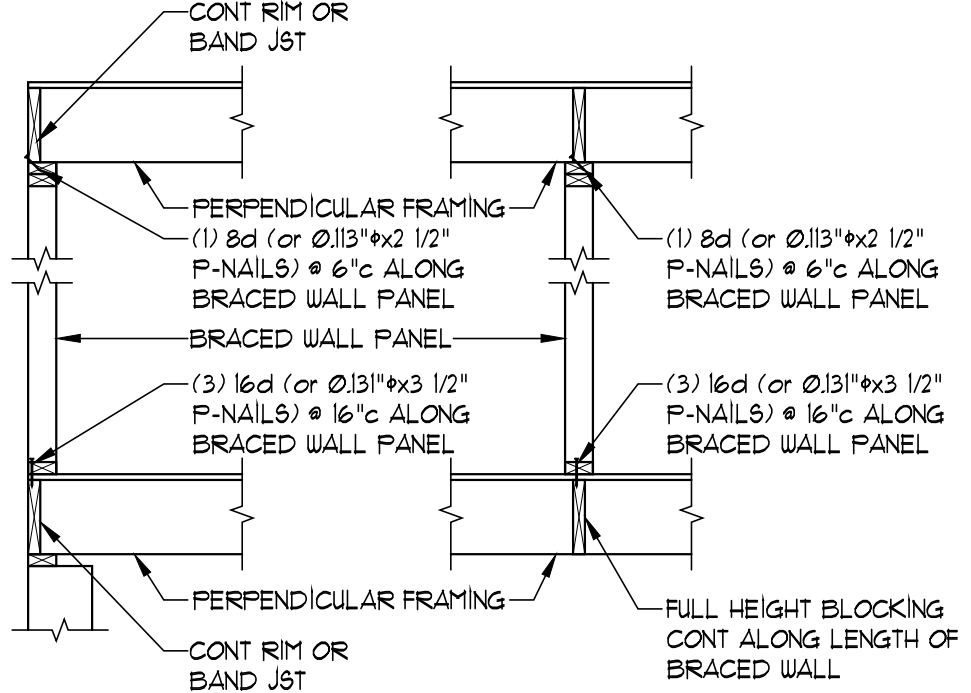
Project #: 8083-XXXX

DATE:

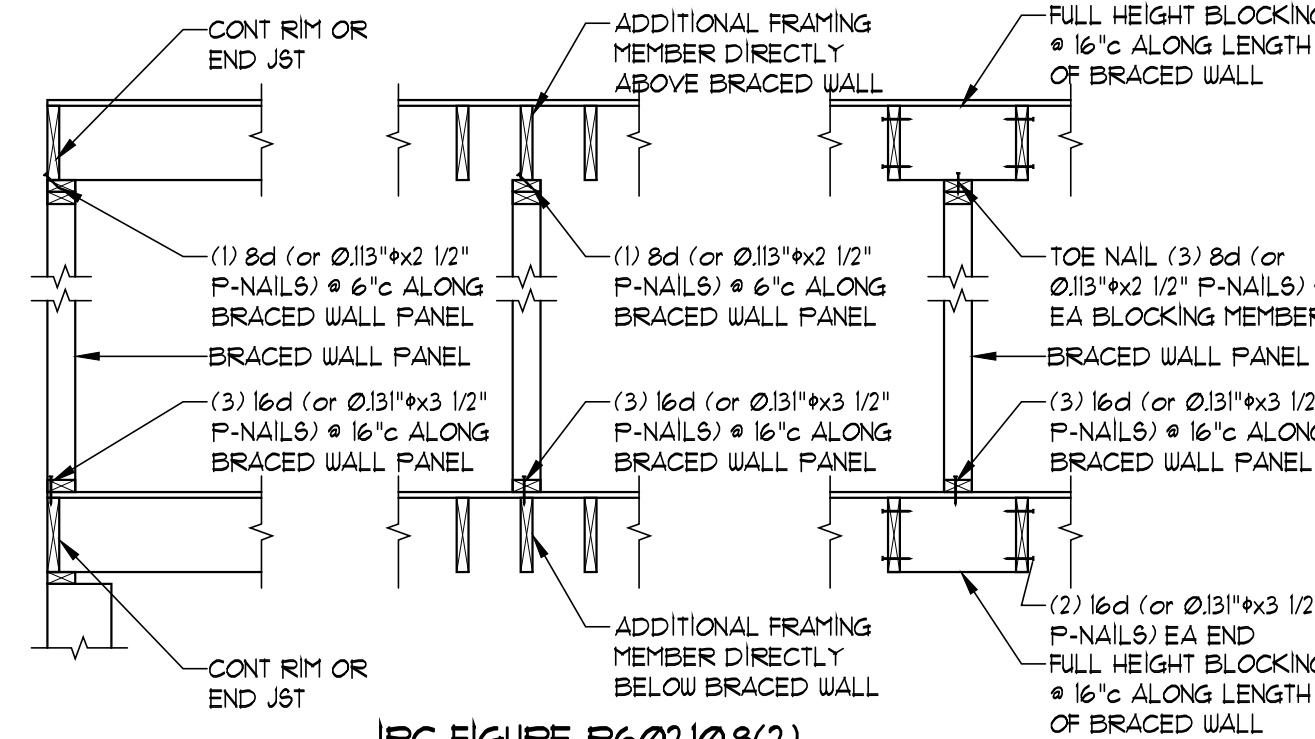
Permit: 6/30/2022

Framing Notes
and Details

S102



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

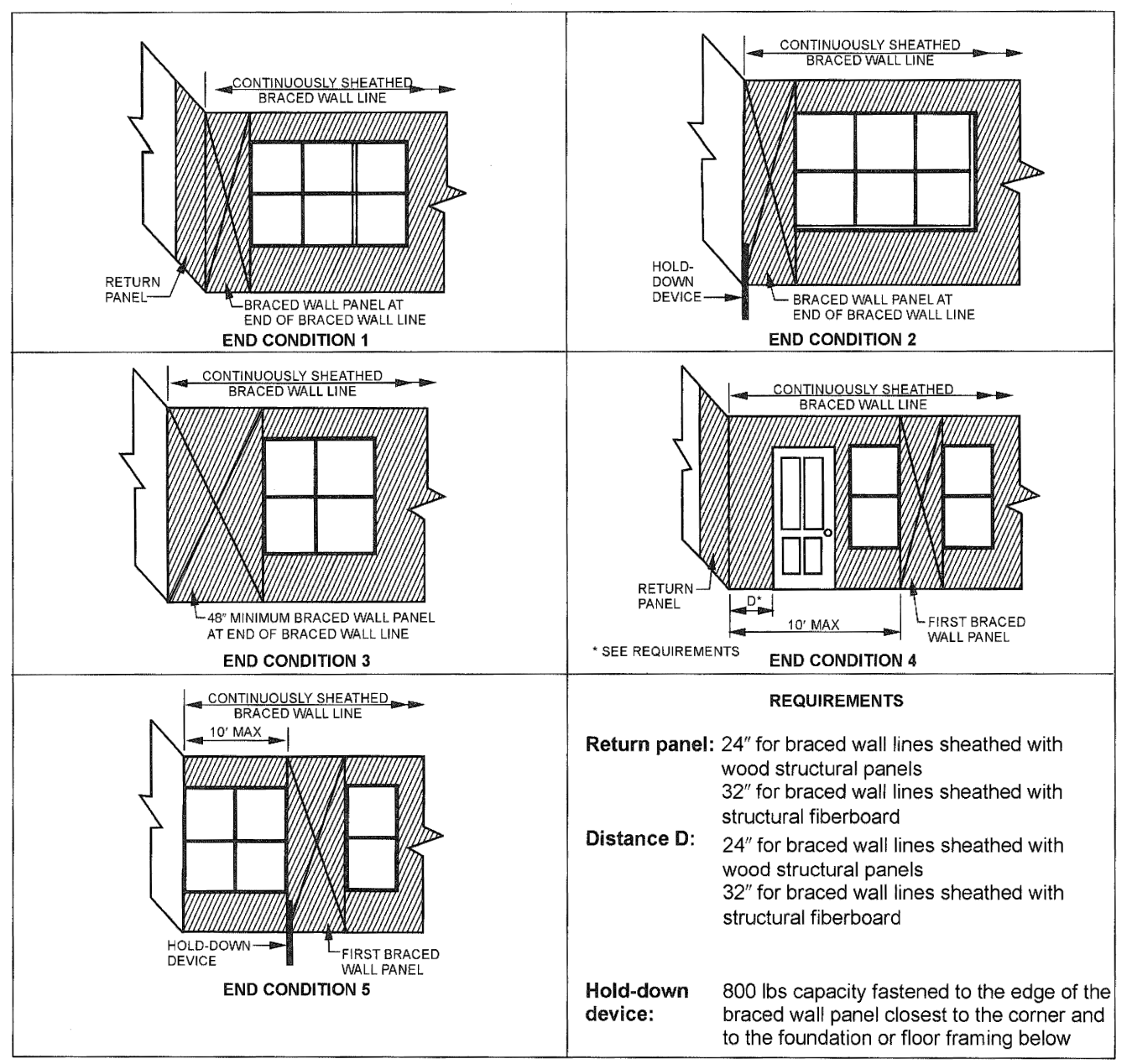
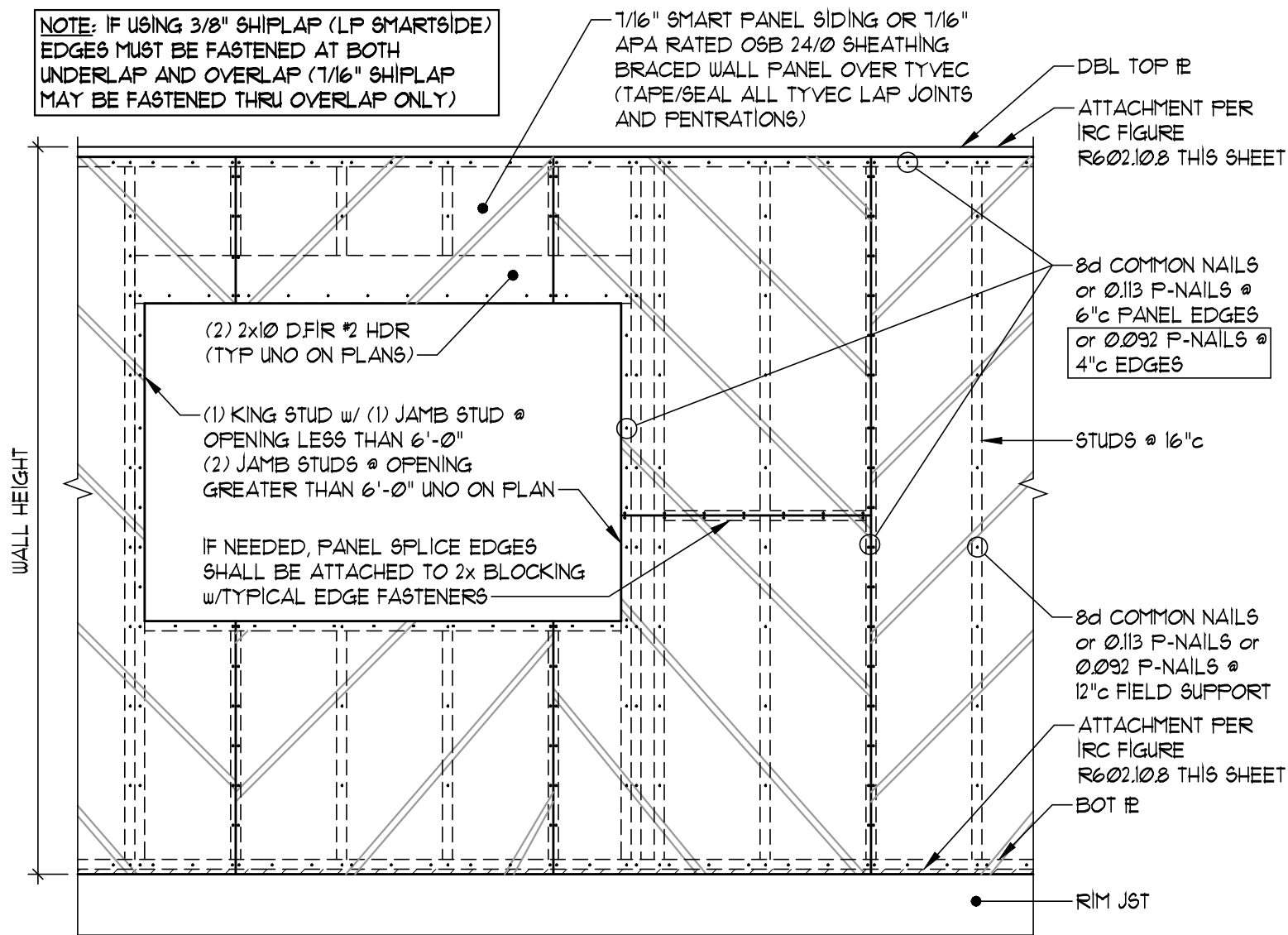
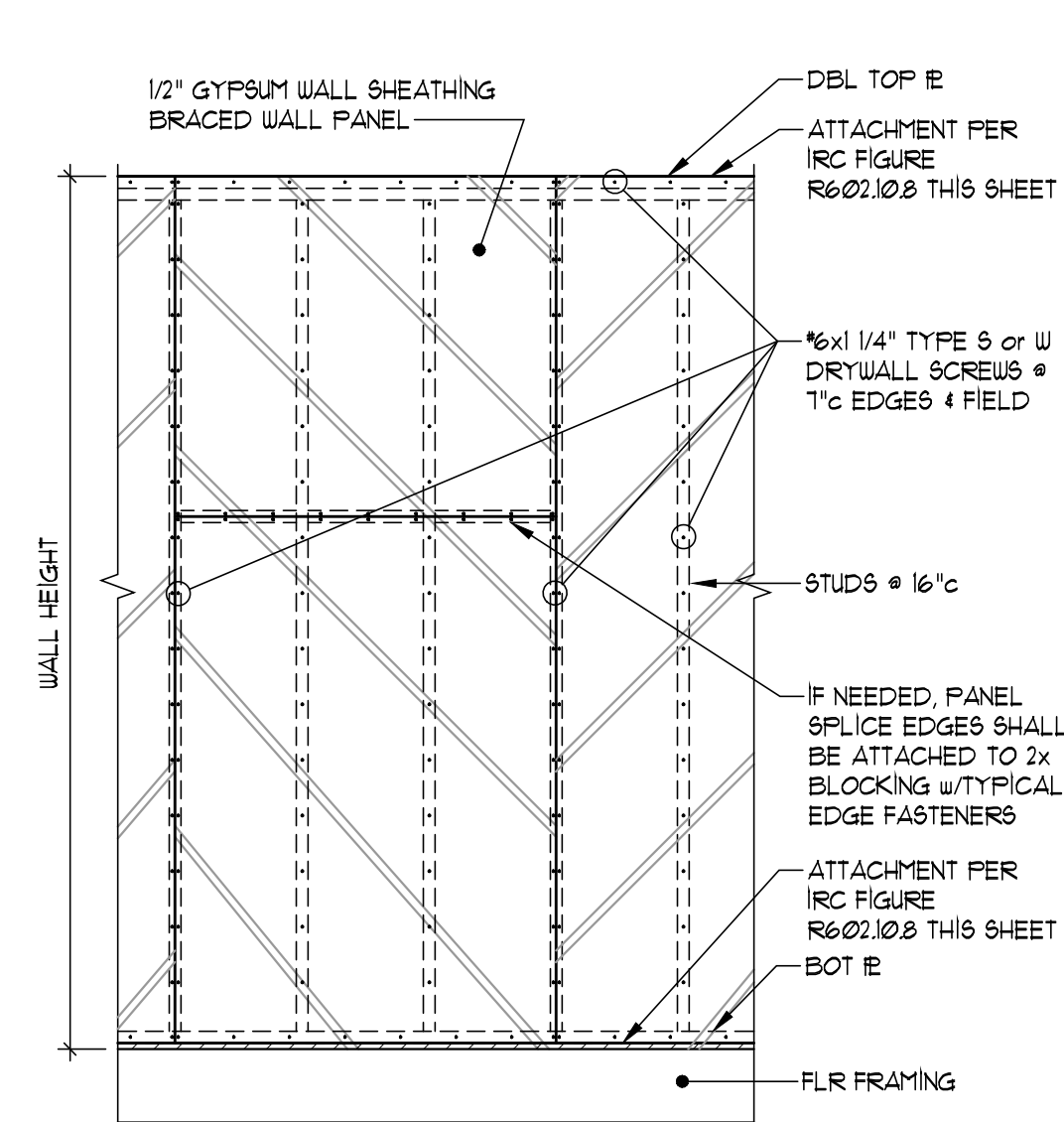


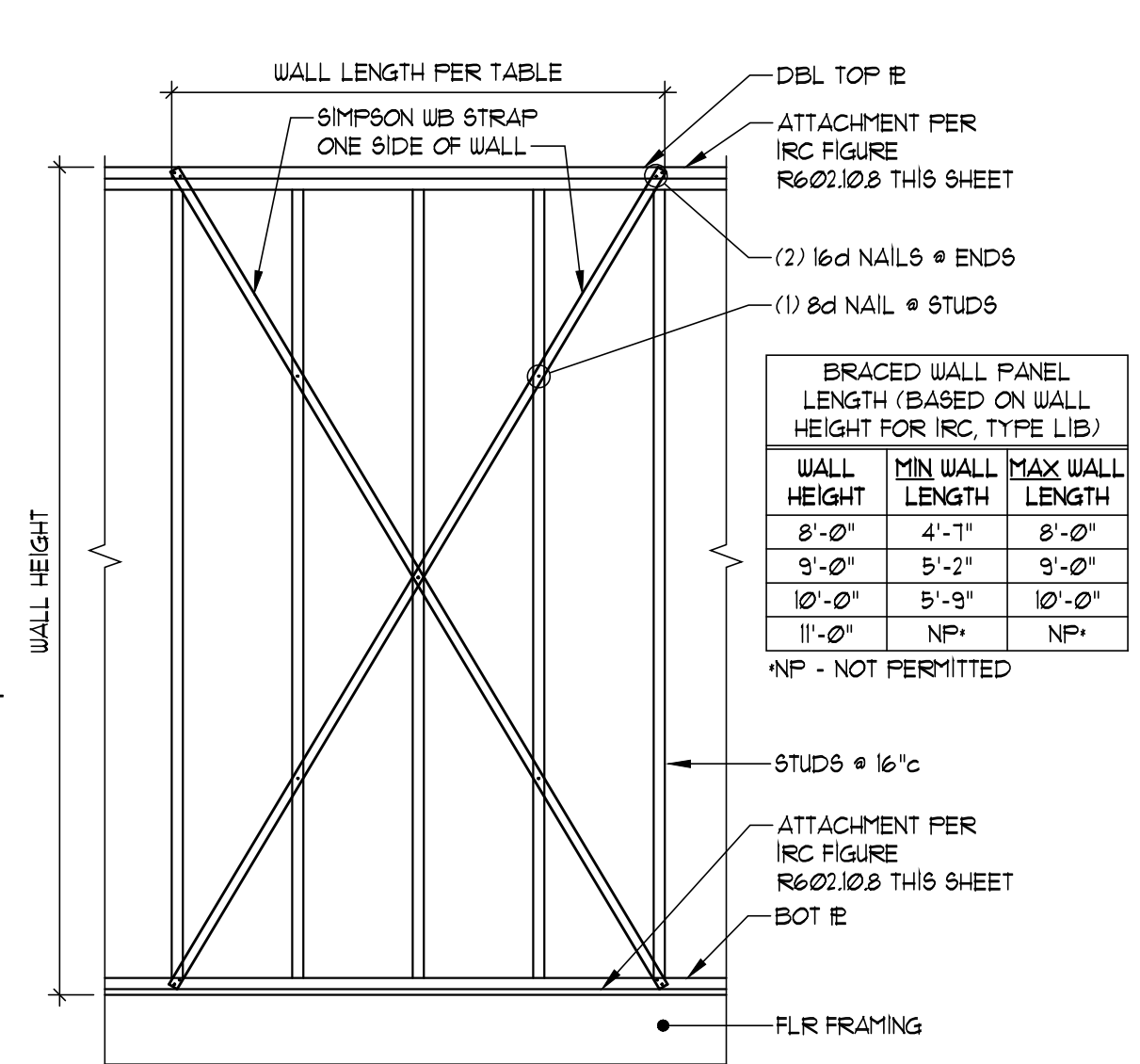
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



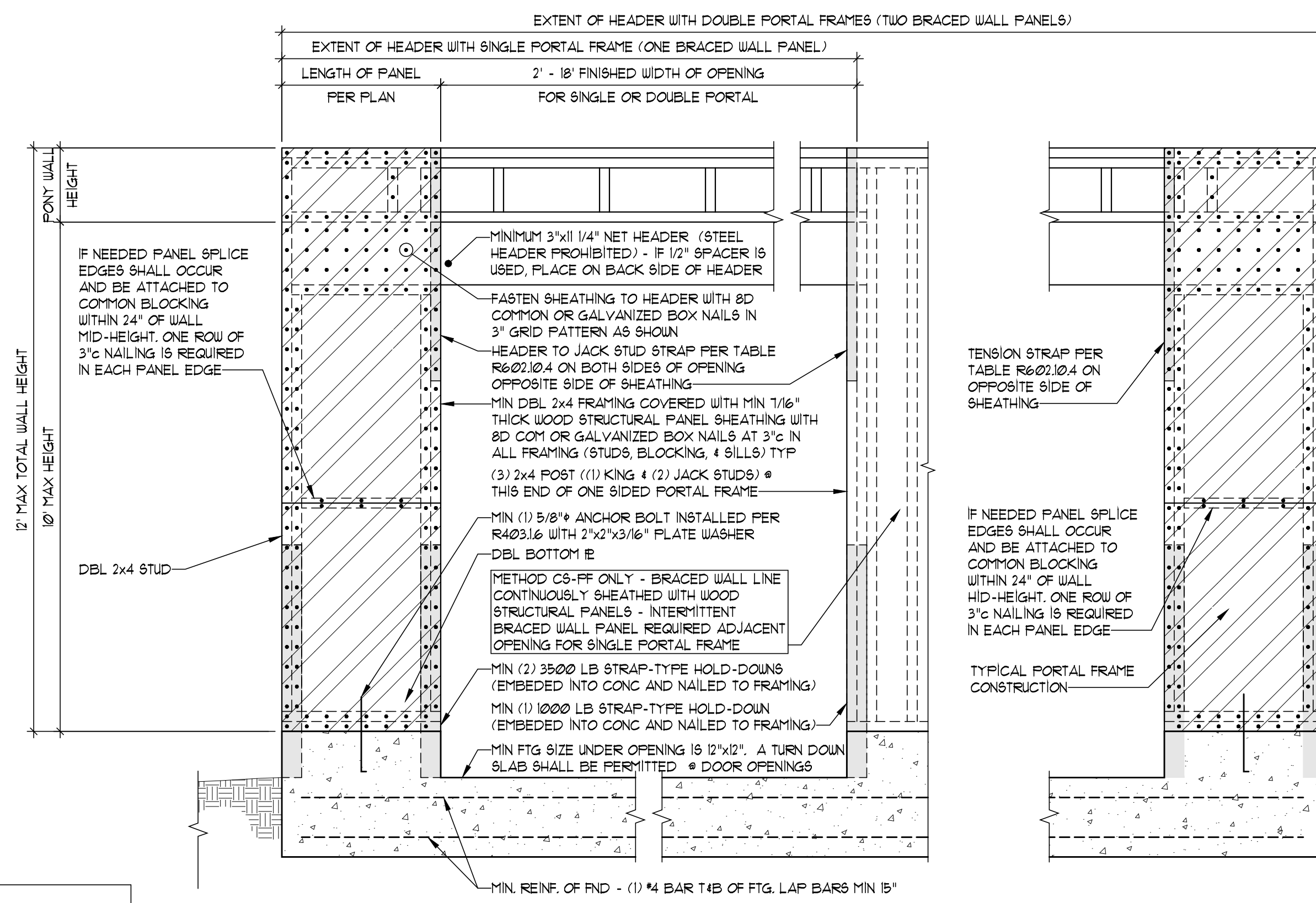
TYPICAL EXTERIOR SHEATHING
INSTALLATION (METHOD WSP & CS-WSP)
SCALE: 1/2" = 1'-0"



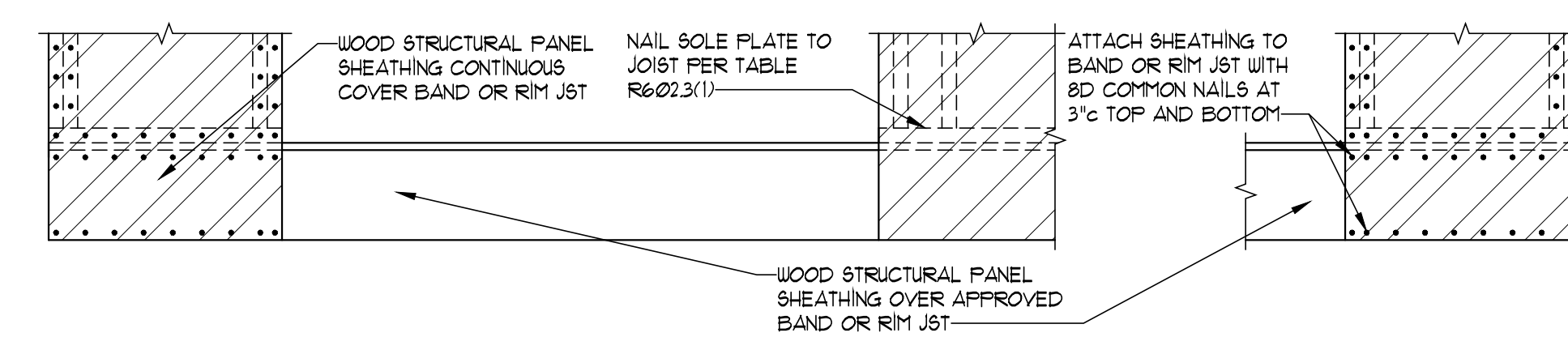
TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"



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

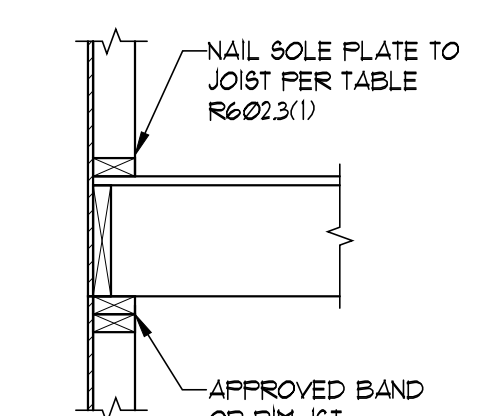


BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-PF)
SCALE: 3/4" = 1'-0"



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 _{dh} = 150 mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	0	1000	1000
			9	1000	1000
			16	1275	2500
			18	1275	2500
			9	1000	1075
			16	2175	4125
	2	10	0	2500	DESIGN
			9	1500	3175
			16	3375	DESIGN
			18	3375	DESIGN
			9	2150	DESIGN
			12	3175	DESIGN
2x6 STUD GRADE	2	12	0	1000	2075
			9	2150	3675
			16	2500	DESIGN
			18	1150	DESIGN
			9	2400	DESIGN
			18	3800	DESIGN