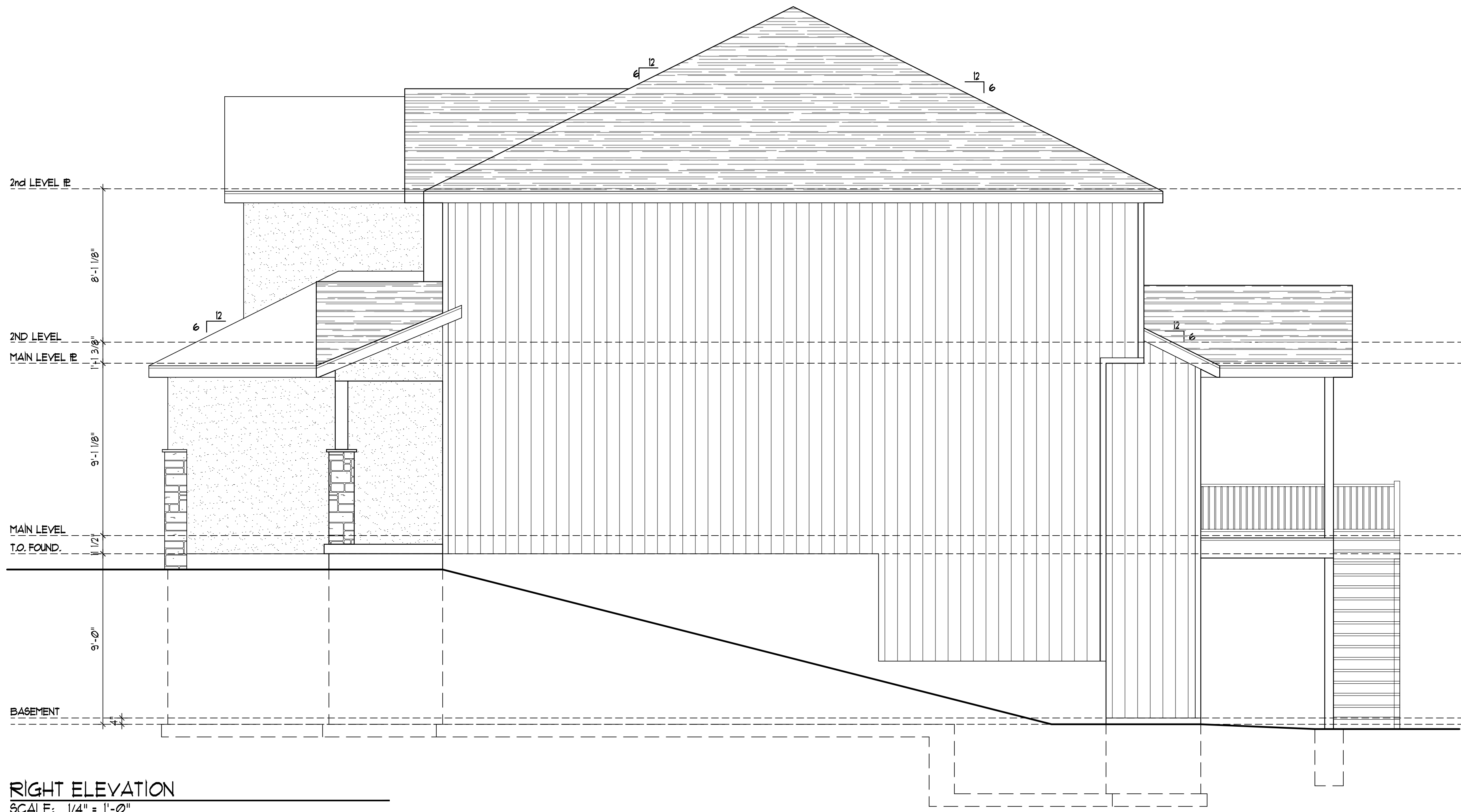




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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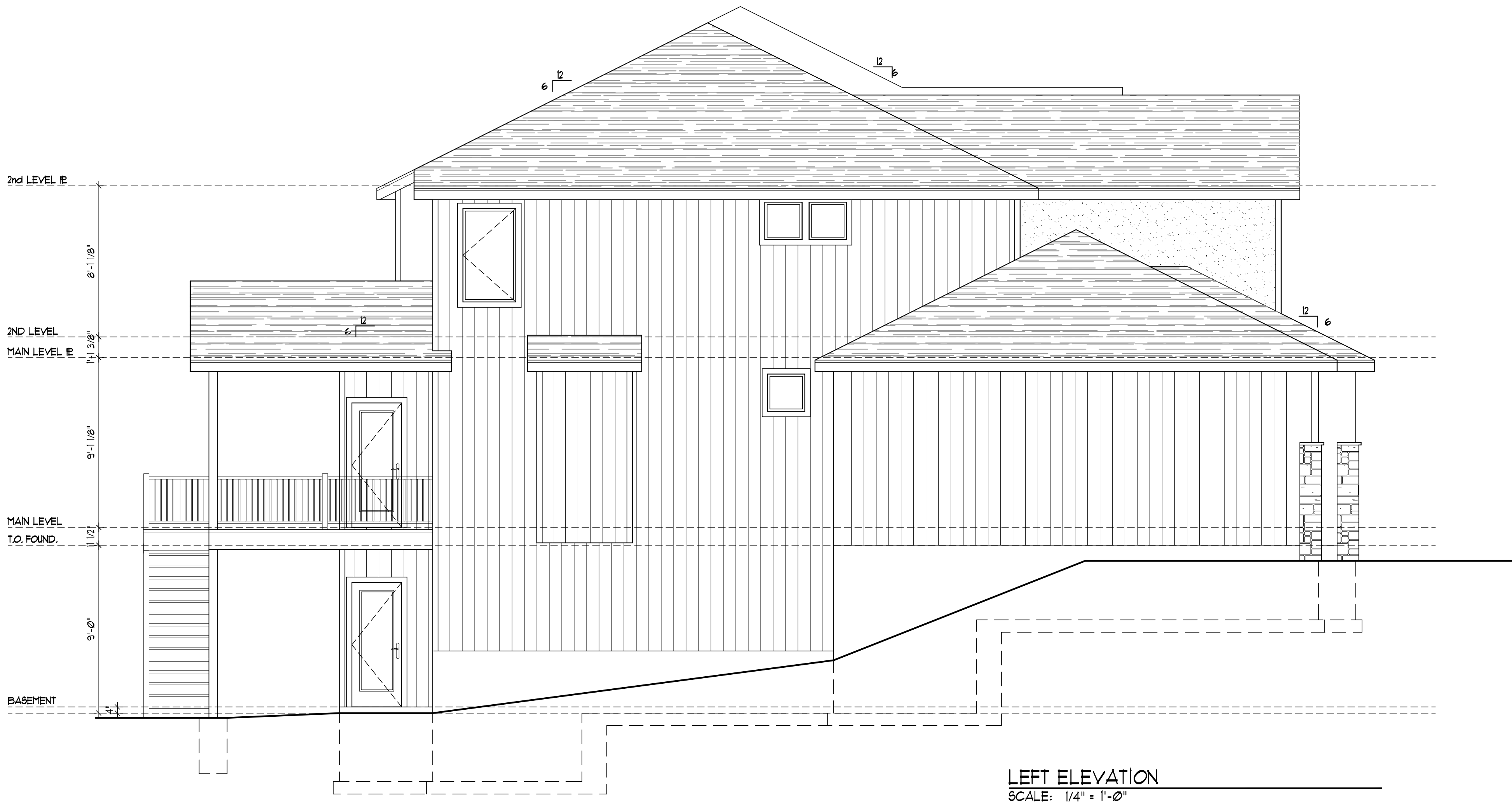
Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

ELEVATIONS FOR:
THE SILVERTON IV
2229 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 194

GA1

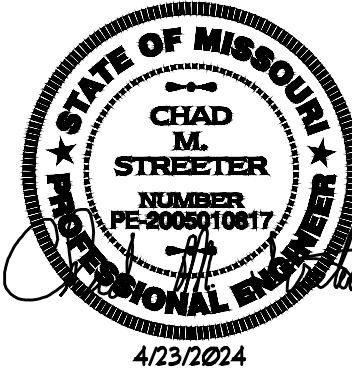


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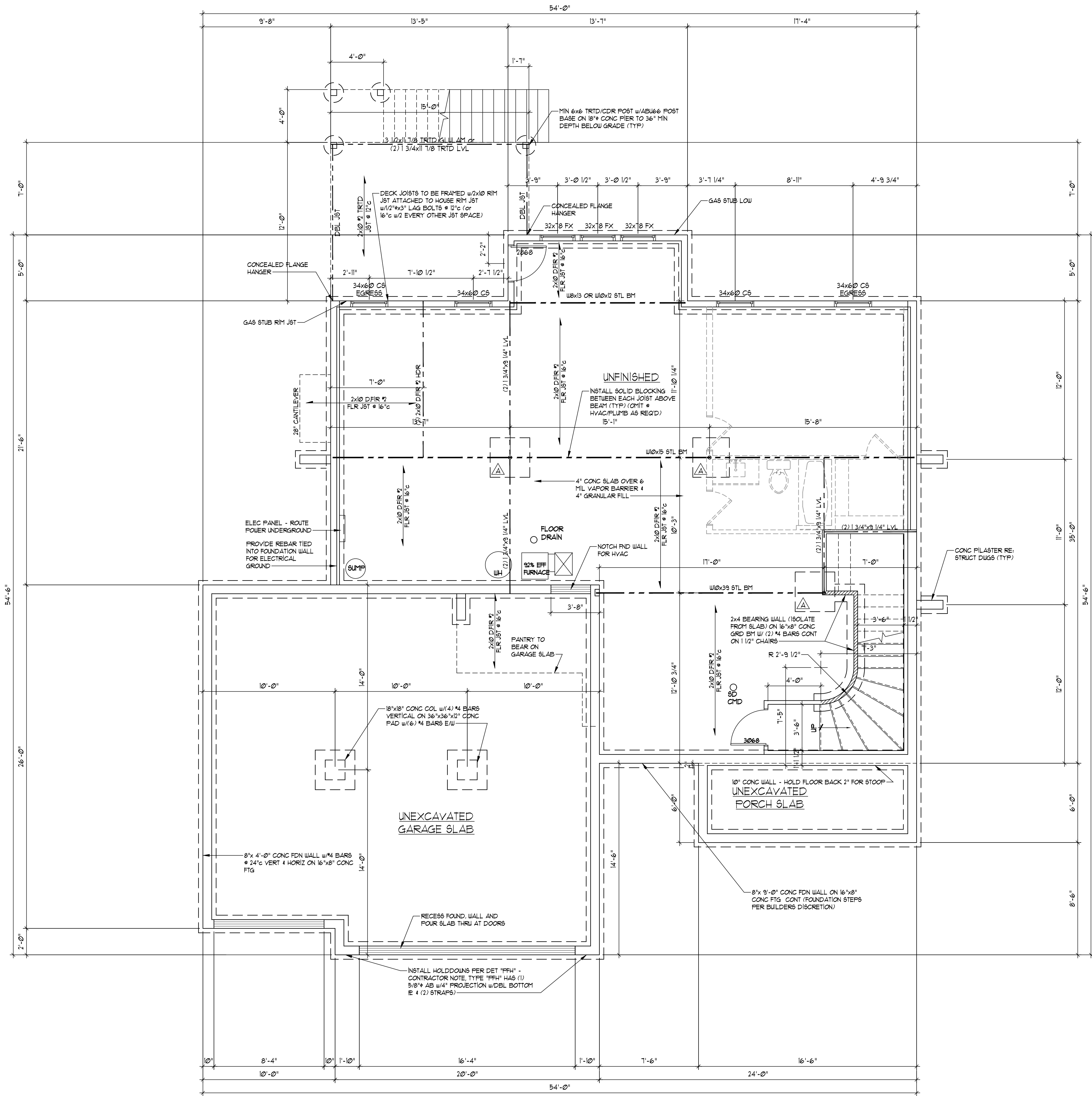
Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

ELEVATIONS FOR:
THE SILVERTON IV
2229 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 194

GA2



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. THIS SET OF DOCUMENTS TO BE SUBMITTED AS A PERMIT SET OF DRAWINGS.
- ALL CONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE PERMIT DRAWINGS TO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED FOR REVIEW AND CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES - INTERNATIONAL RESIDENTIAL CODE.
- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND APPROVED BY OWNER.
- CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED PER CITY REQUIREMENTS. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMEN'S PARKING, ETC, SHALL BE COORDINATED WITH THE CITY.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE WITH THE OWNER THE QUANTITY AND LOCATION FOR ALL LIGHTING, ELECTRICAL OUTLETS, TELEPHONE OUTLETS, AND MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED.
- THE CONTRACTORS SHALL ADHERE TO THE STATE OF KANSAS ONE CALL SYSTEM, 1-800-344-7233 (MISSOURI ONE CALL SYSTEM, 1-800-344-7483). THE PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY MUST GIVE NOTICE TO, AND OBTAIN INFORMATION FROM, UTILITY COMPANIES. THE CONTRACTORS SHALL NOTIFY THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED WHEN WORK COMMENCES.

GENERAL FOUNDATION REQUIREMENTS

- ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW FINISHED GRADE.
- ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- FOR ALL CONC WALL OPENINGS, FOOTING & WALL STEPS, PROVIDE ONE #4 BAR 48" LONG DIAGONALLY AS CLOSE AS PRACTICAL TO CORNER.
- ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT ENDS & PLACES AND AROUND CORNERS.
- ANCHOR BOLTS ARE TO BE SPACED @ 36" WITH 1" MIN EMBED. A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH PLATE SECTION.
- FASTEN JOISTS TO SILL PLATES WITH (3) 8d COM NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JOIST SPACES. FASTEN TO SILL PLATE PER NOTE 6.
- VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOISTS LAPPED A MIN OF 6" BETWEEN SLAB & BASE.
- DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES, VOIDS BEFORE APPLICATION.
- FOUNDATION DRAIN: INSTALL CONT 4" PERFORATED PVC DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP PIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.
- ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED LUMBER.
- ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS) ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.
- PROVIDE A "USER" GROUND PER IRC 3608.1
- EGRESS WELL REQUIREMENTS:
 - IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO ADJACENT GRADE IS GREATER THAN 44", PROVIDE A LADDER.
 - ADD DRAIN TO DAYLIGHT OR SUMP PUMP.
- RECESS FOUNDATION WALLS AND POUR SLAB THRU AT ALL GARAGE DOORS TO MEET 15 MPH REQUIREMENTS (MIN 8" STEM WALL)

COLUMN & PIER PAD SCHEDULE			
COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	36" x 36" x 12"	(6) #4 BAR E/W	3" x SCHED 40
B	42" x 42" x 14"	(7) #4 BAR E/W	3" x SCHED 40
C	48" x 48" x 16"	(8) #4 BAR E/W	3" x SCHED 40
D	54" x 54" x 16"	(9) #4 BAR E/W	3 1/2" x SCHED 40
E	60" x 60" x 18"	(10) #4 BAR E/W	3 1/2" x SCHED 40

- COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 psf.
- GARAGE FOOTINGS PER DETAIL, COLUMN NOT REQUIRED UNLESS NOTED ON FLANS



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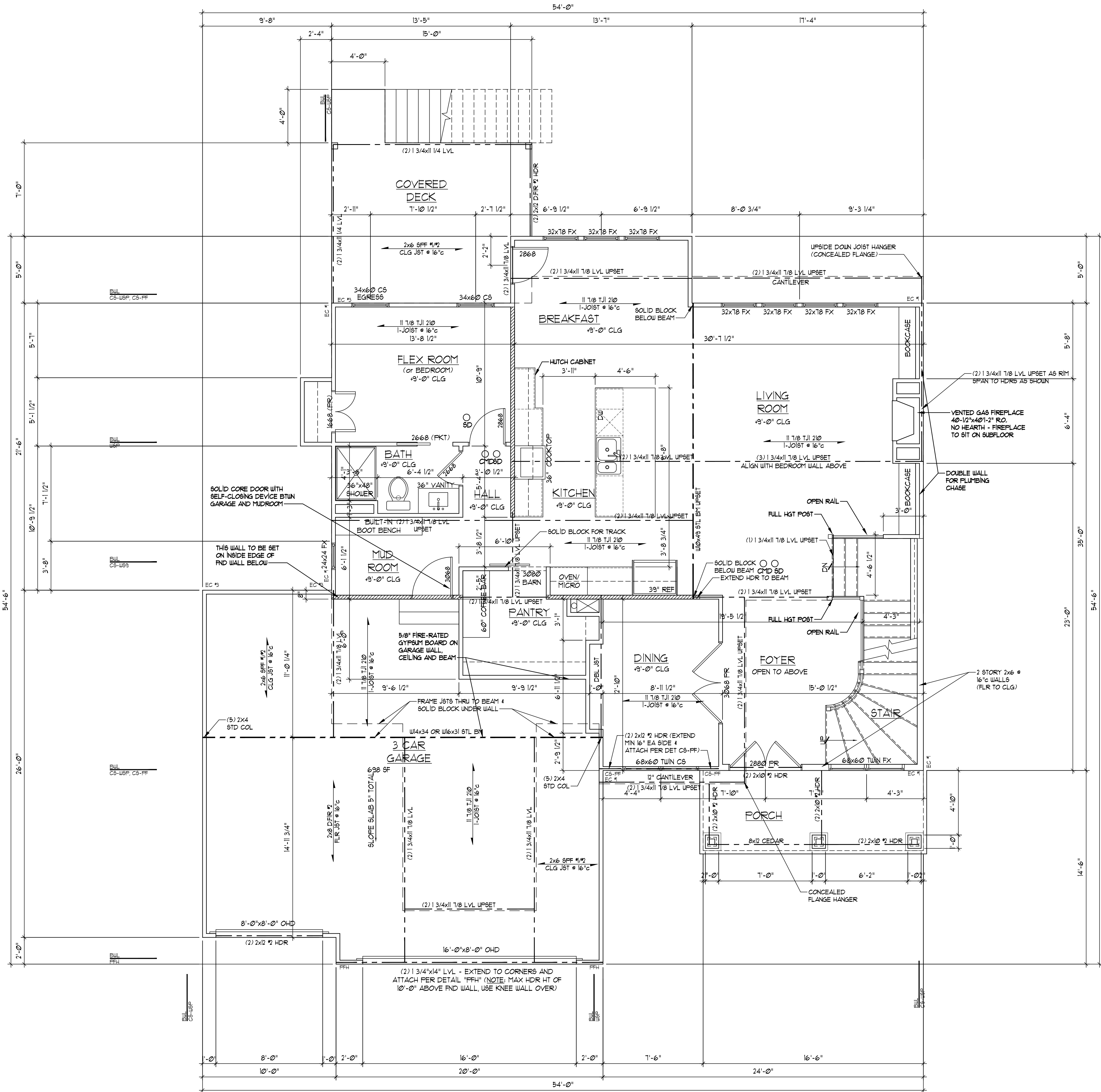
Permit: 4/23/2024

FOUNDATION PLAN FOR:

THE SILVERTON IV
2229 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 194

GA3

LOWER LEVEL
FINISHED AREA: 0 SF
UNFINISHED: 105 SF



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN REQUIREMENTS

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, UNO. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" UNO.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION N102.2.
- 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 3602.1.
- REFER TO SHEET 93 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOILET 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 @ 1" C STAGGERED WITH (1) 3 1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- OVERHEAD GARAGE DOORS TO MEET 15 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-11 AND ASTM E 330-02.
- 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 DFR #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.
- SLOPING VAULTS SHALL BE FURRED DOWN WITH 2x MATERIAL @ AFFIXED WITH 1/2" OSB FLITCH PLATE TO PROVIDE REQUIRED DEPTH FOR INSULATION (RE: ENERGY REQUIREMENTS and/or FRAMING DETAILS)

////////// DENOTES LOAD BEARING STUD WALL

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. 26x8 DOOR IS A 2'-8"x6'-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 AND GLAZED DOORS SHALL COMPLY WITH IRC SECTION R308. IRC SECTION R308.4: GLAZING IN HAZARDOUS LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLAZING 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, SHOWER 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 R312.2.
- 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.

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 N102.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.
- CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH IECC AS FOLLOWS:

WALLS	R-13
CEILING (FLAT)	R-49
CEILING (VAULTED)	R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft OR 20% OF ROOF AREA, WHICHEVER IS LESS)

- | | |
|---------------------------------|---------------------------|
| FLOORS OVER UNCONDITIONED SPACE | R-19 |
| GRAVEL SPACE WALLS | R-13 (OR R-10 CONTINUOUS) |
| BASEMENT WALLS | R-13 (OR R-10 CONTINUOUS) |
| SLABS | N/R |
| DUCTWORK | R-8 |

- | | |
|-----------|--------------|
| WINDOWS | U-0.32 (MAX) |
| SHGC | 0.40 (MAX) |
| SKYLIGHTS | U-0.35 (MAX) |
| SHGC | 0.40 (MAX) |

WALL BRACING NOTES:

- ALL WALLS ARE TYPE "CS-W8P" 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-W8P" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
- EC # - END CONDITION PER IRC FIGURE R602.10.1, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
- INTERIOR WALL BRACING NOT REQUIRED

XXXXXXXXXXXXX DENOTES EXTERIOR BRACED WALL WOOD STRUCTURAL PANEL (WSP OR CS-W8P) ATTACHED PER DETAILS AND GENERAL NOTES



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Project #: 8083-XXXX

DATE:

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MAIN FLOOR PLAN FOR:

THE SILVERTON IV

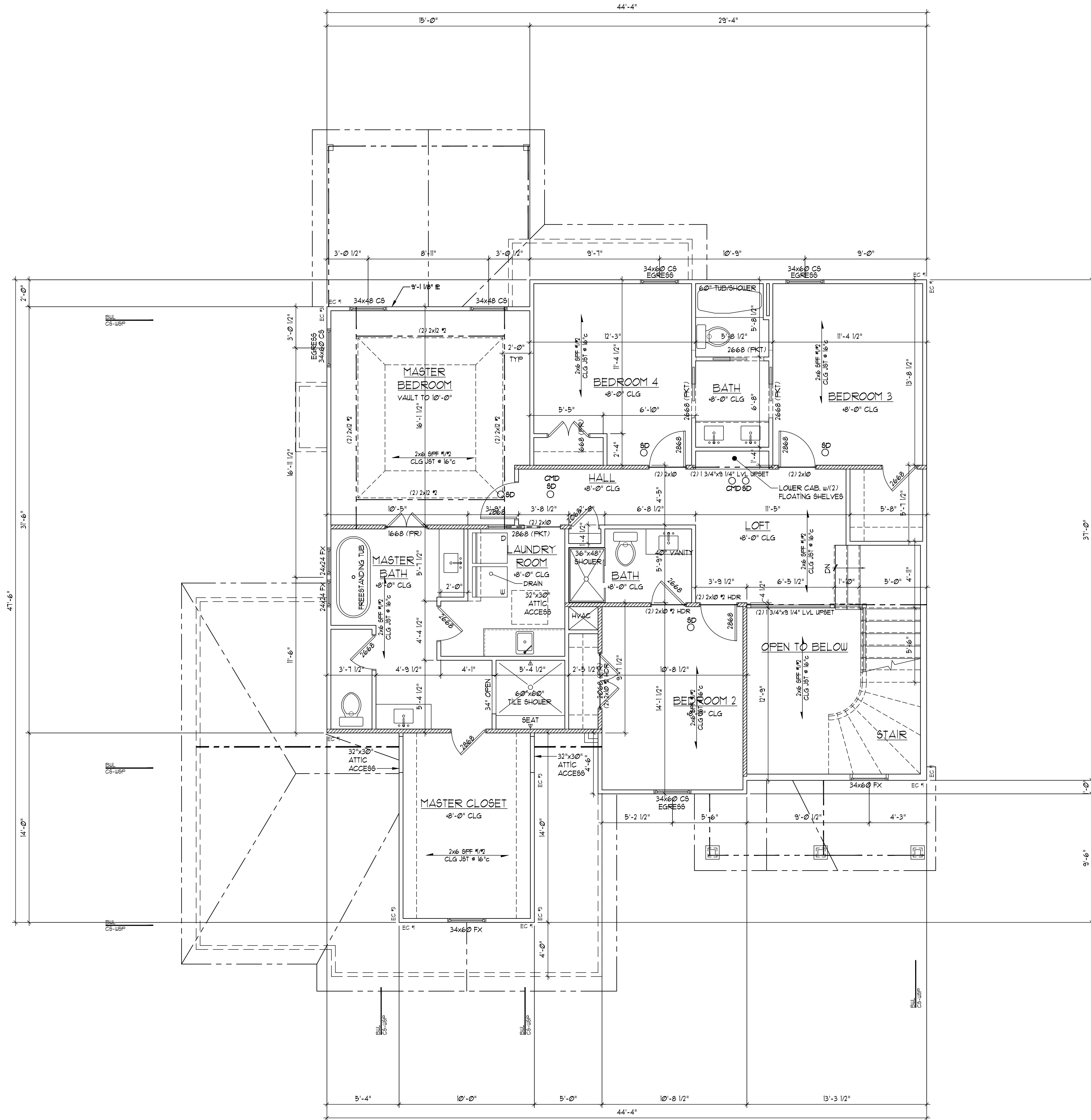
2229 NW Killarney Lane

Lee's Summit, MO 64081

Woodside Ridge - Lot 194

GA4

MAIN LEVEL
FINISH: 144 SF
COVERED PATIO: 172 SF
GARAGE: 106 SF



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN REQUIREMENTS

- ALL STUD WALL FRAMING SHALL BE CONTINUOUS FROM THE FLOOR TO ROOF OR CEILING DIAPHRAGM, UNO. ALL WALLS OVER 10'-0" ARE TO BE 2x6 @ 16" C UNO.
- PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION 103.2.
- 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 53 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOILEL 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 @ 1" C STAGGERED WITH (1) 3 1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.
- OVERHEAD GARAGE DOORS TO MEET 125 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108-11 AND ASTM E 330-02.
- MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 1 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 DFR #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.
- SLOPING VAULTS SHALL BE FURRED DOWN WITH 2x MATERIAL & AFFIXED WITH 1/2" OSB FLITCH PLATE TO PROVIDE REQUIRED DEPTH FOR INSULATION (RE: ENERGY REQUIREMENTS and/or FRAMING DETAILS)

////////// DENOTES LOAD BEARING STUD WALL

WINDOW AND DOOR NOTES

- ALL WINDOWS ARE SHOWN IN INCHES (I.E. 3060 IS A 30"x60" WINDOW). ALL DOORS SHOWN IN FEET AND INCHES (I.E. 2868 DOOR IS A 2'-8"x6'-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 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 36".
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC R312.2.
- 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.

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 N103.2.
- THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.
- CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D" CALCULATIONS FOR THE HVAC SYSTEM.
- INSULATION TO COMPLY WITH IECC AS FOLLOWS:
 - WALLS R-13
 - CEILING (FLAT) R-49
 - CEILING (VAULTED) R-38 (NOTE: VAULTED AREA NOT TO EXCEED 500sq ft. OR 20% OF ROOF AREA, WHICHEVER IS LESS)

- FLOORS OVER UNCONDITIONED SPACE R-19
- CRAWL SPACE WALLS R-13 (or R-10 CONTINUOUS)
- BASEMENT WALLS R-13 (or R-10 CONTINUOUS)
- SLABS N/R
- DUCTWORK R-8
- WINDOWS U-FACTOR U 0.32 (MAX)
- SHGC 0.40 (MAX)
- SKYLIGHTS U-FACTOR U 0.55 (MAX)
- SHGC 0.40 (MAX)

WALL BRACING NOTES:

- ALL WALLS ARE TYPE "CS-USP" 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-USP" ON PLAN, WALL IS FULLY SHEATHED AND MEETS ALL REQUIREMENTS WITH END CONDITION #1, #3, OR #4.
- EC # - END CONDITION PER IRC FIGURE R602.10.1, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
- INTERIOR WALL BRACING NOT REQUIRED

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



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DATE:

Permit: 4/23/2024

SECOND FLOOR PLAN FOR:

THE SILVERTON IV

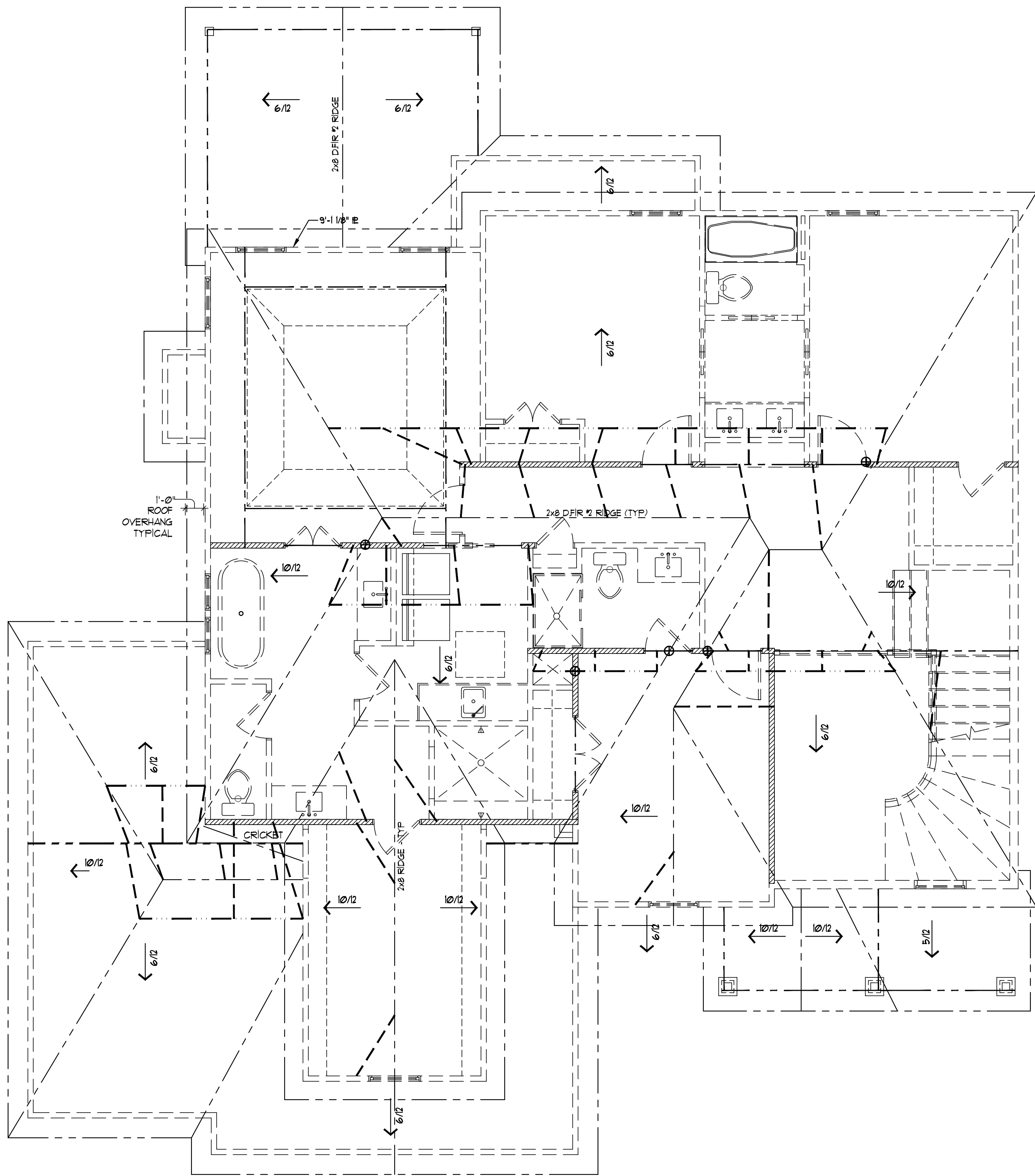
2229 NW Killarney Lane

Lee's Summit, MO 64081

Woodside Ridge - Lot 194

GA5

SECOND LEVEL
FINISH: 1430 SF



ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

- ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SFF #1/2 @ 16" c
- ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SFF #1/2 @ 16" c
- 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 DFR #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"x0.62") NAILS AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE WITH (3) 8d COM (2 1/2"x0.31") NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED WITH (3) 16d COM (3 1/2"x0.62") 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" c WITH (3) 16d COM (3 1/2"x0.62") NAILS EA END.
- ADDITIONAL NOTE: ROOFS WITH SLOPE OF 4:12 OR SHALL OVER SHALL HAVE (5) 16d COM NAILS AT THE CONNECTIONS LISTED IN NOTE #6 AND #7.
- RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES PER IRC TABLE 602.11. 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" c IN UPPER 1/3rd OF ROOF RAFTER.
- IF COLLAR TIES CAN NOT BE INSTALLED (AND FOR VAULTED / CATHEDRAL ROOFS) INSTALL 1 1/4" x 120" RIDGE STRAP (SIMPSON L5TA2 or EQUIV.) PER FASTENER SCHEDULE.
- PROVIDE METAL FLASHING OR CLOSED CUT CORNER VALLEY w/ICE & WATER SHIELD 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.
- 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 FURLINS 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 MEMBER.
- ALL HIPs AND HIP TO RIDGE CONNECTIONS SHOULD BE INSTALLED AND TIED PER THE ATTACHED DETAILS ON SHEET S2. THIS INCLUDES ADDITIONAL 2x8 CEILING JOISTS AND COLLAR TIES.
- EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.

ROOF BRACING

- ROOF FURLINS TO BE PLACED APPROXIMATELY WHERE SHOWN ON PLANS, USE 2x6 STUD GRADE FURLIN PLACED PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON PLANS)
- RIDGE, HIP, VALLEY, AND FURLIN 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

NOMENCLATURE

- CEILING HEADERS AND BEAMS
- 2x6 ROOF FURLINS (UNLESS NOTED OTHERWISE ON PLANS)
- 2x4 FURLIN/RIDGE BRACING @ 4'-0" c (STRONG BACK IF OVER 8'-0" LONG)
- 2x4 STRONGBACK HIP, VALLEY, OR RIDGE RAFTER SUPPORT
- LOAD BEARING STUD WALLS



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Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

STRUCTURAL GENERAL NOTES

DESIGN - 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 Foot:
 - Residential (Live Loads) 40 PSF
 - Sleeping rooms (Live Loads) 30 PSF
 - Floor Dead Load L240
 - Floor Joist Deflection (Total) 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 that are 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.

DESIGN 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 subsgrade 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 uncrushed 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:
 - Protest 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 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.

- 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 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 95 percent of 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.

DESIGN 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. Footings, walls and basement slab	3000 PSI
B. Garage Slab	3500 PSI
C. Exterior slabs, steps, and curbs (air-entrained concrete)	4000 PSI
- 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.
- Use all 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:

Location	Minimum Cover
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:
 - 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.
 - 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:
 - Protest 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 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.

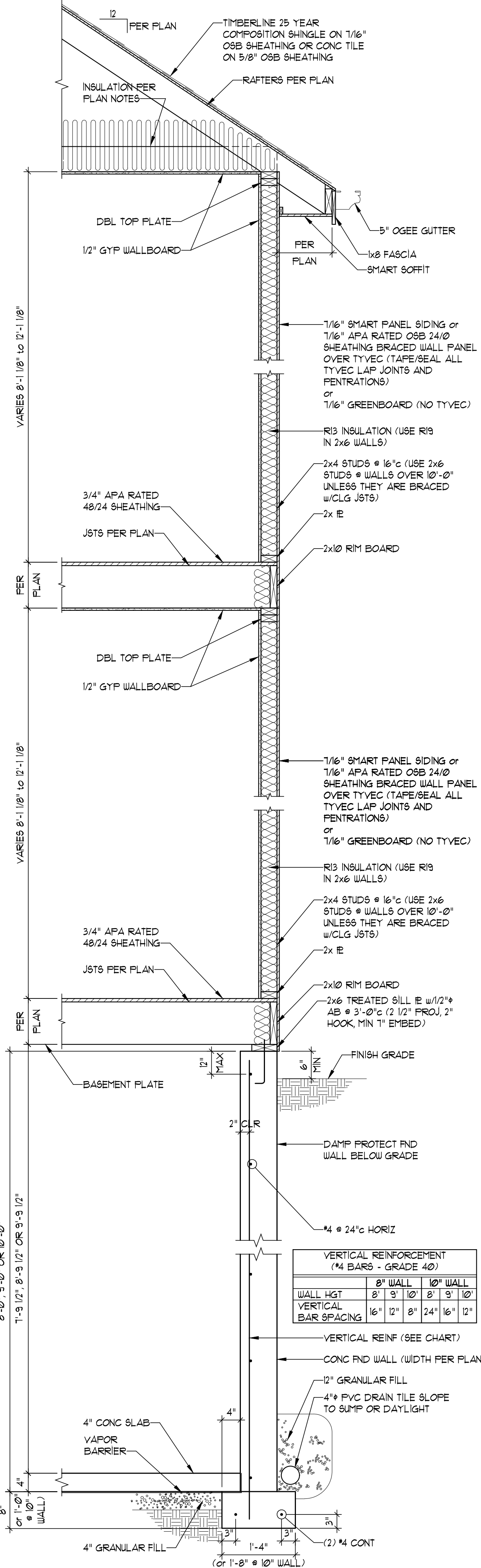
DESIGN 5.5 - MISCELLANEOUS STRUCTURAL STEEL

- 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.

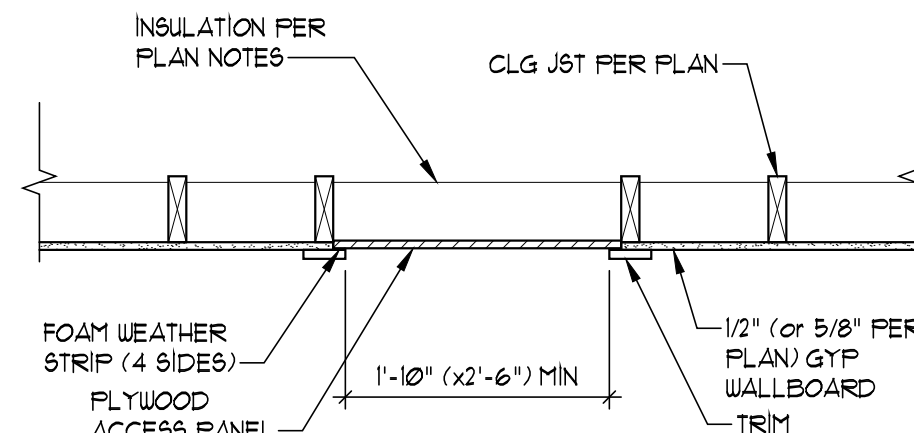
DESIGN 6 - ROUGH CARPENTRY

- 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 86 "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:

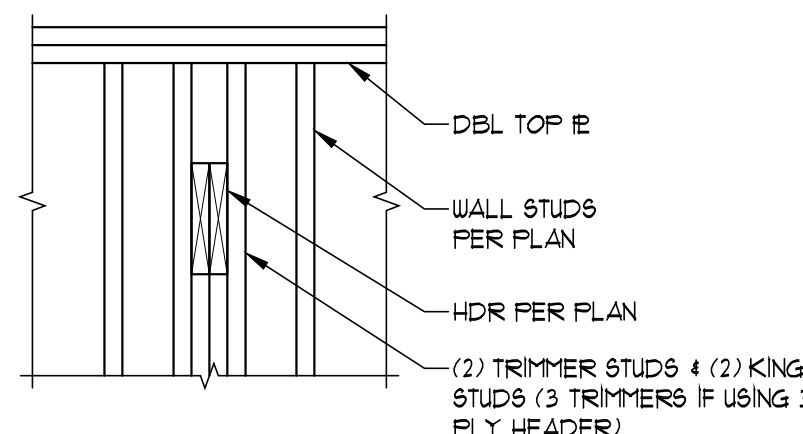
Joist	Stud	Header	Rafter	Plates	Blocking
No. 2 Douglas Fir	No. 2 Douglas Fir	No. 2 Douglas Fir	No. 3 Douglas Fir	No. 3 Spruce-Pine-Fir	No. 3 Spruce-Pine-Fir
 - Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners, equal to Simpson strong-tie connectors complying with CBO No. 1258
 - Plywood - 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 - LVL 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
 - Gulam 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 79 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 48/24 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 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 IBCO Report No. 1258.
- Provide full depth solid blocking, 1 X 4 cross bracing, or 16 gage metal cross bracing bridged at ends of members and at 5'-0" intervals along members.



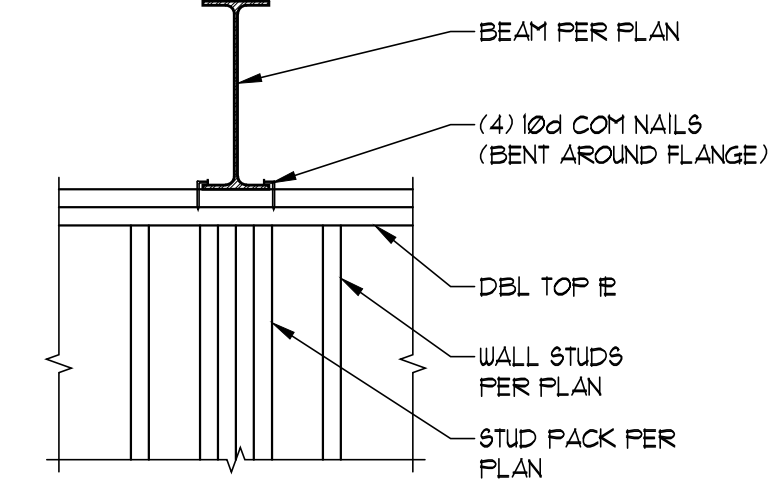
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



ATTIC ACCESS HATCH
SCALE: 3/4" = 1'-0"

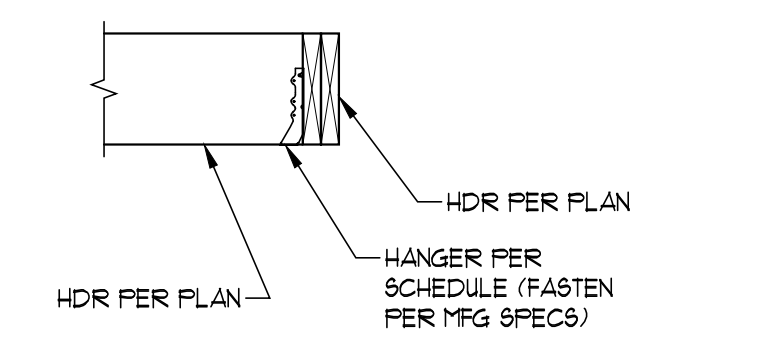


WOOD HEADER TO WALL CONNECTION
SCALE: 3/4" = 1'-0"

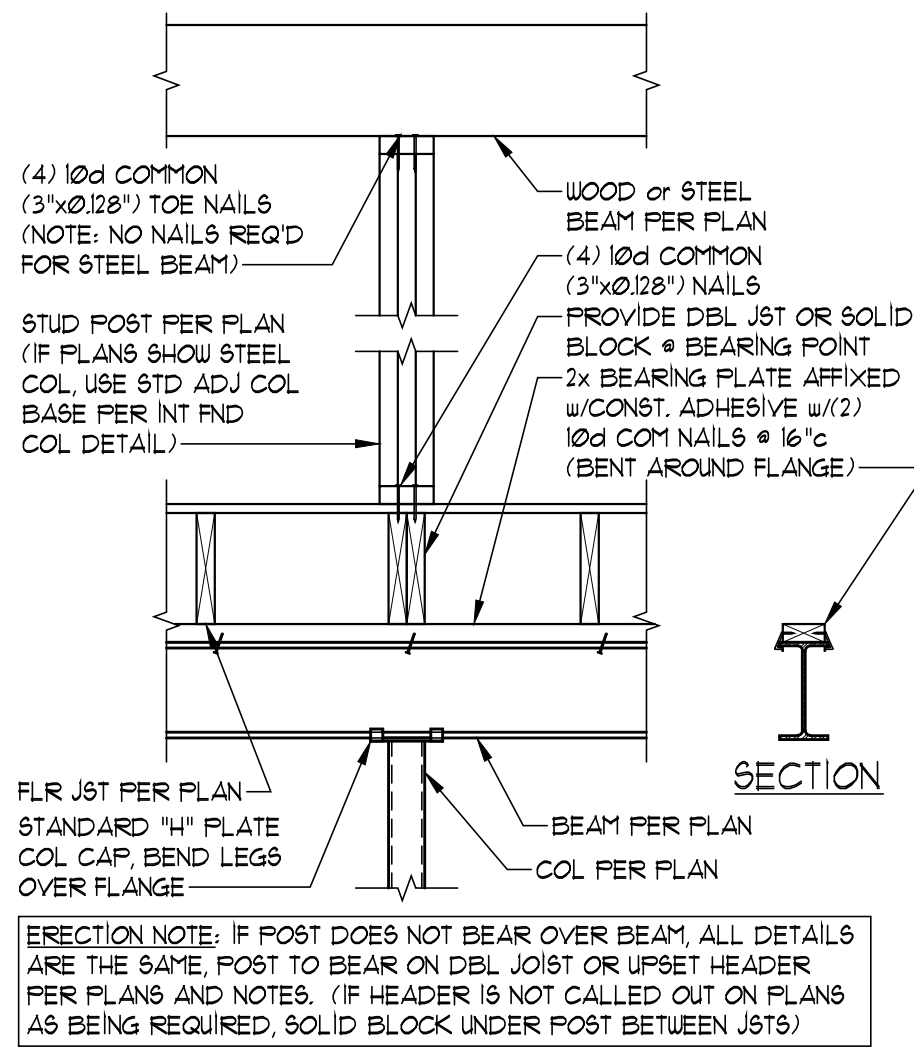


UPSET STEEL BEAM TO WALL CONN.
SCALE: 3/4" = 1'-0"

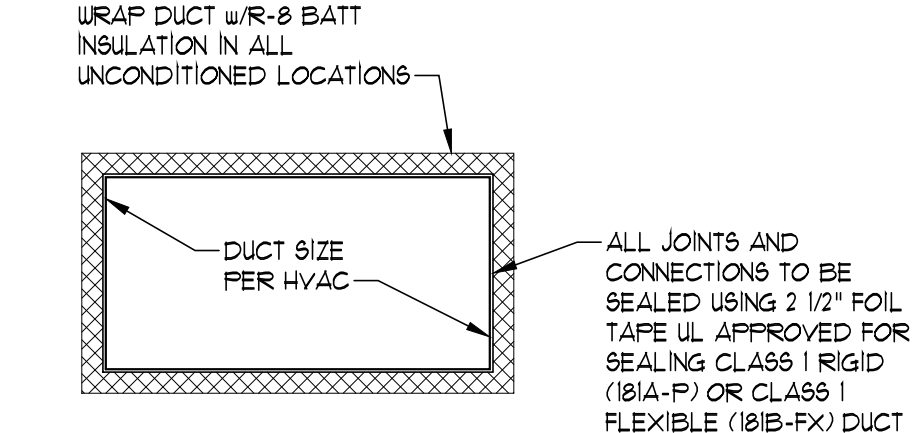
SOLID SAWN LUMBER		ENGINEERED LUMBER	
HDR SIZE	HANGER	HDR SIZE	HANGER
2x6	LUS24	1 3/4x1 1/4	HU1
2x8	LUS26	1 3/4x9 1/4	HU9
2x10	LUS28	1 3/4x9 1/2	HU9
2x12	LUS210	1 3/4x11 7/8	HU11
(2) 2x6	LUS24-2	(2) 1 3/4x11 1/4	HU48
(2) 2x8	LUS26-2	(2) 1 3/4x9 1/4	HU410
(2) 2x10	LUS28-2	(2) 1 3/4x9 1/2	HU410
(2) 2x12	LUS210-2	(2) 1 3/4x11 7/8	HU5412



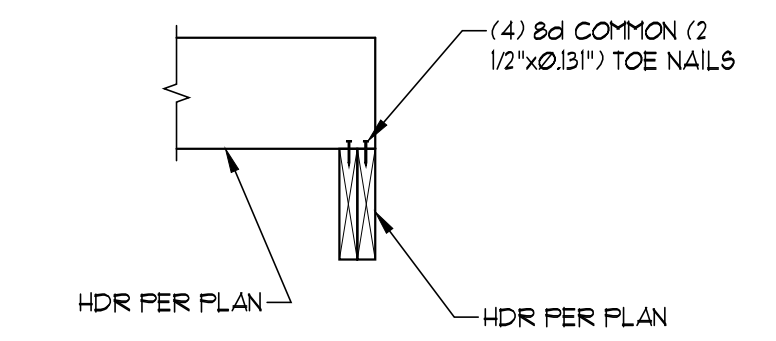
WOOD HEADER (or JST) TO HEADER CONNECTION
SCALE: 3/4" = 1'-0"



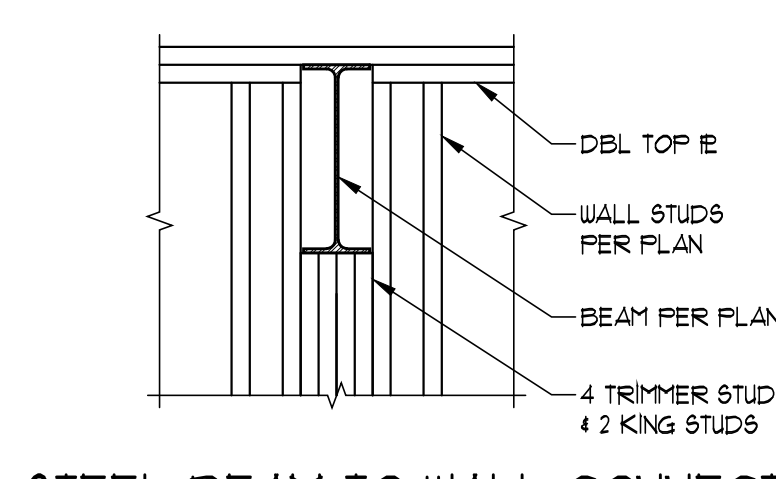
STEEL POST CAP AND
MISC POST CONN DETAILS
SCALE: 3/4" = 1'-0"



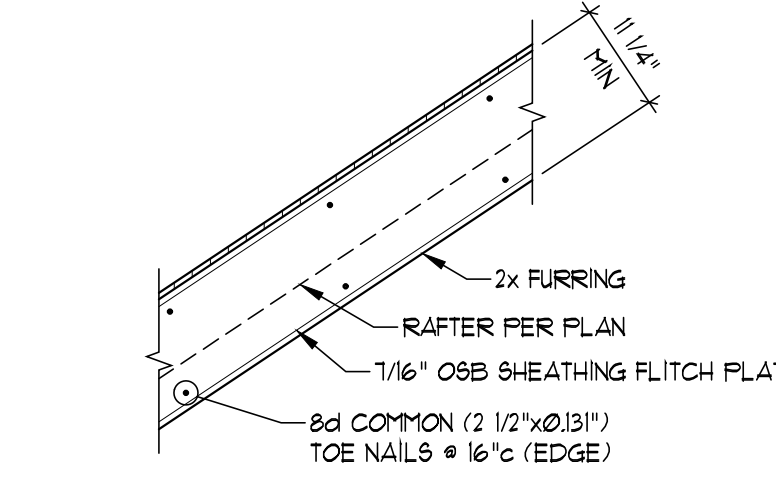
DUCT INSTALLATION



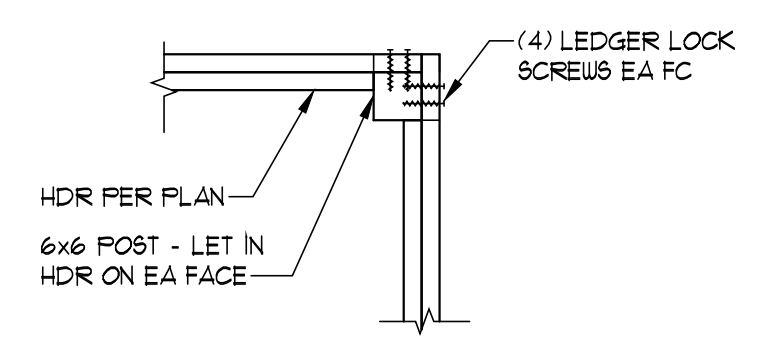
UPSET HEADER TO HEADER
CONNECTION (UPSET HDR TO WALL SIM)
SCALE: 3/4" = 1'-0"



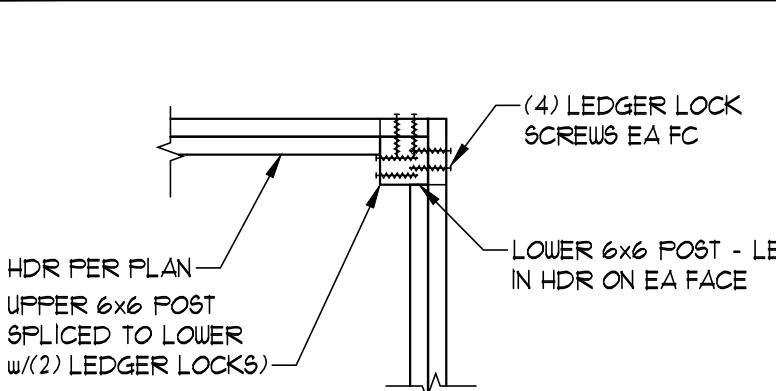
STEEL BEAM TO WALL CONNECTION
SCALE: 3/4" = 1'-0"



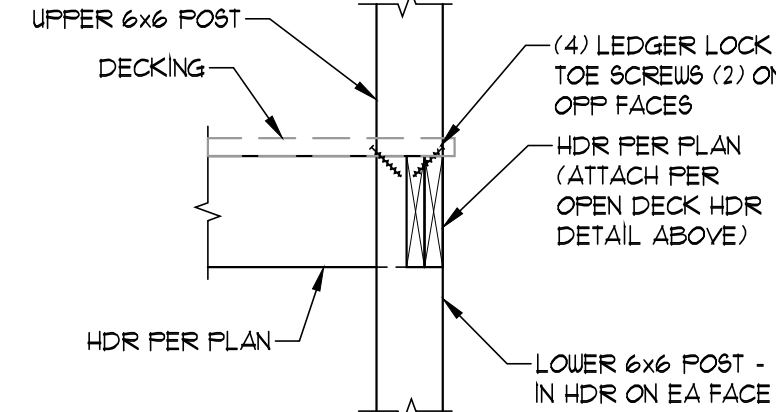
FURRING CONNECTION
SCALE: 3/4" = 1'-0"



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



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



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



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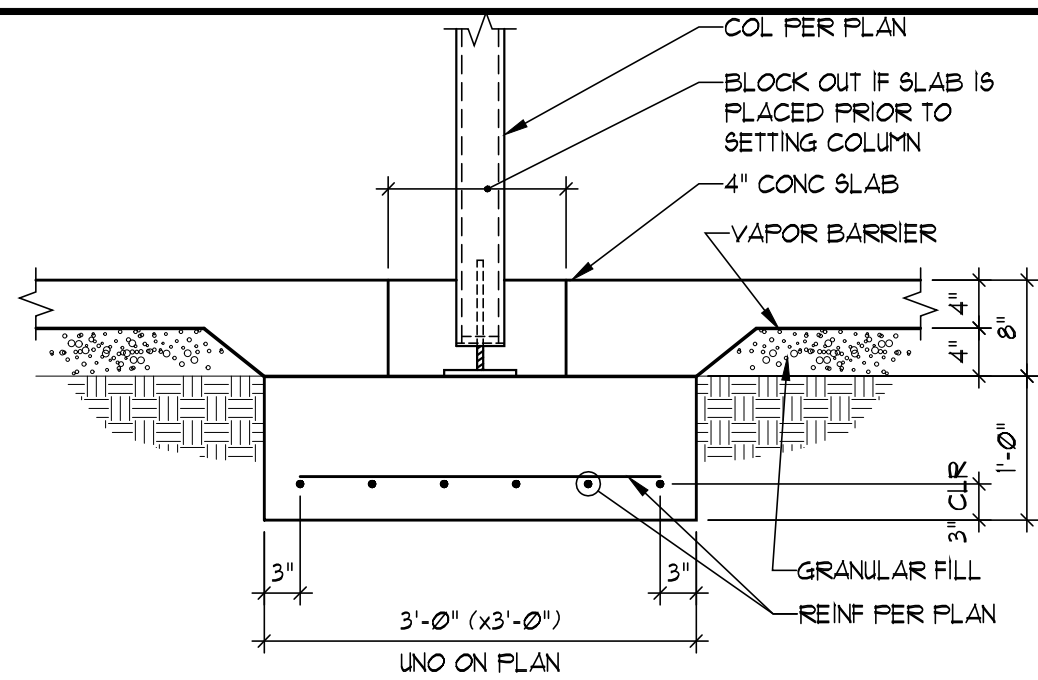
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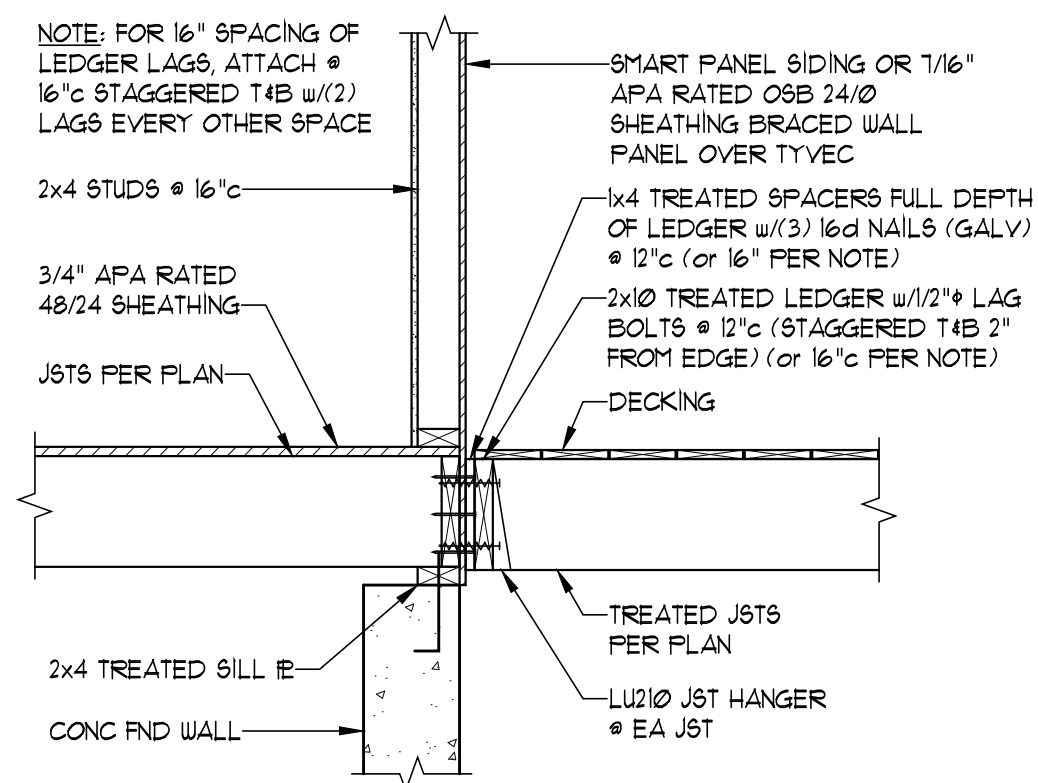
Project #: 8083-XXXX

DATE:

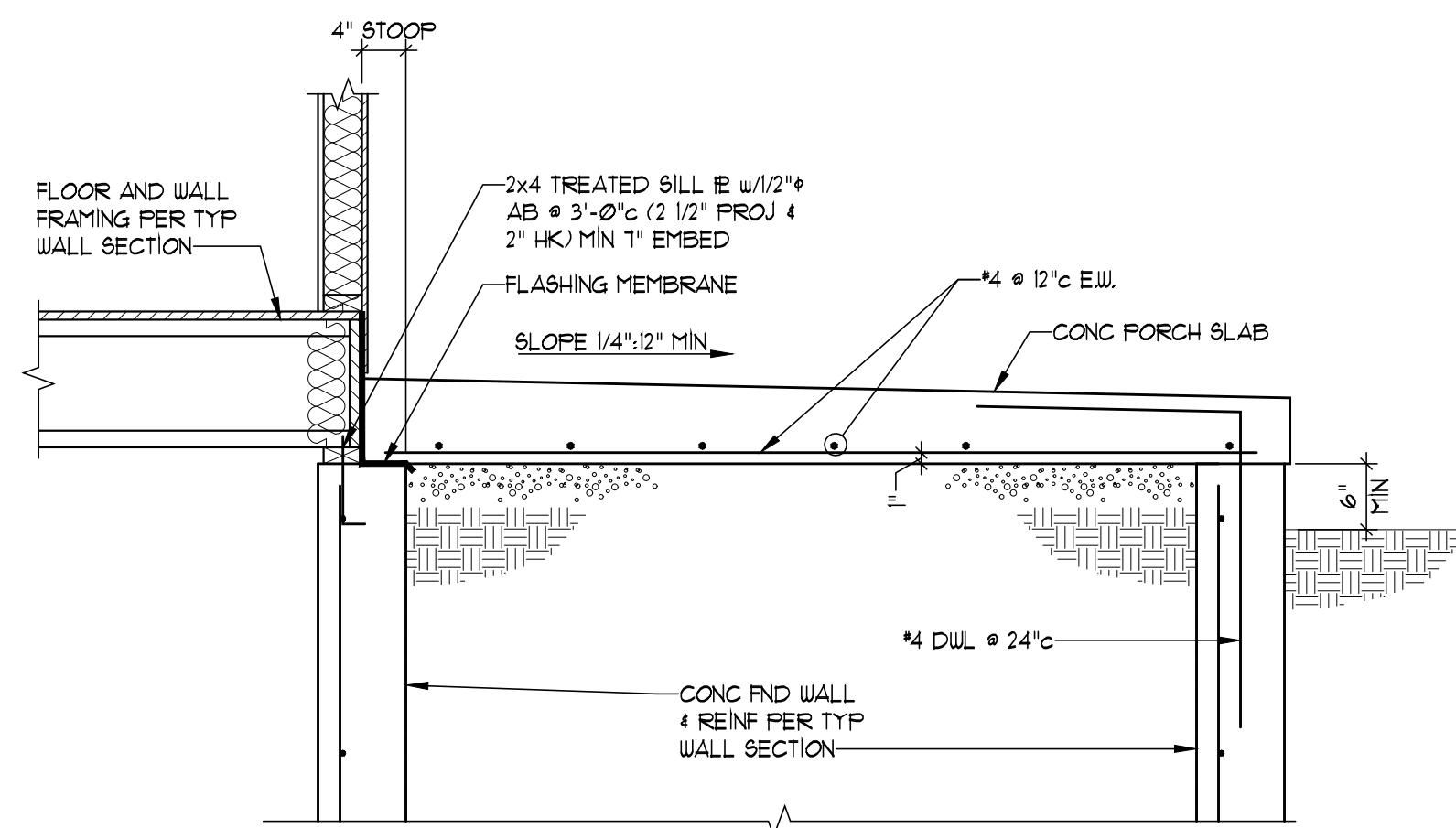
Permit: 4/23/2024



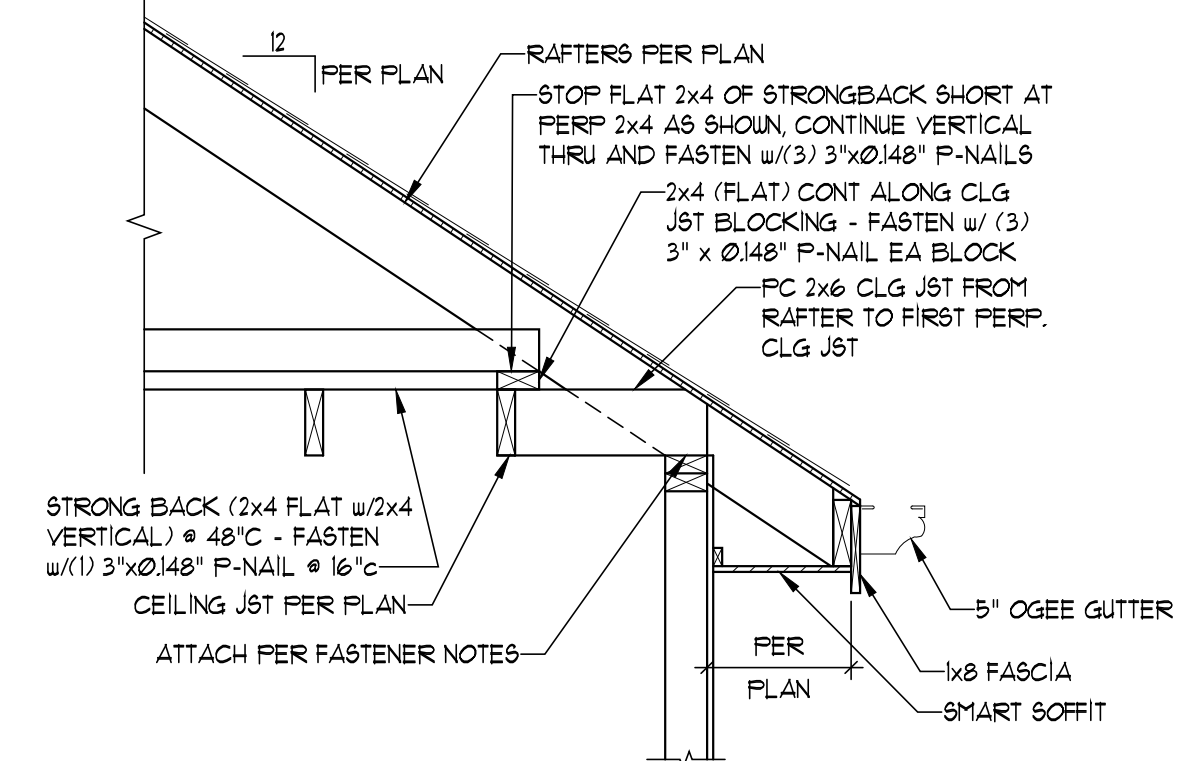
TYPICAL INTERIOR COLUMN
SCALE: 3/4" = 1'-0"



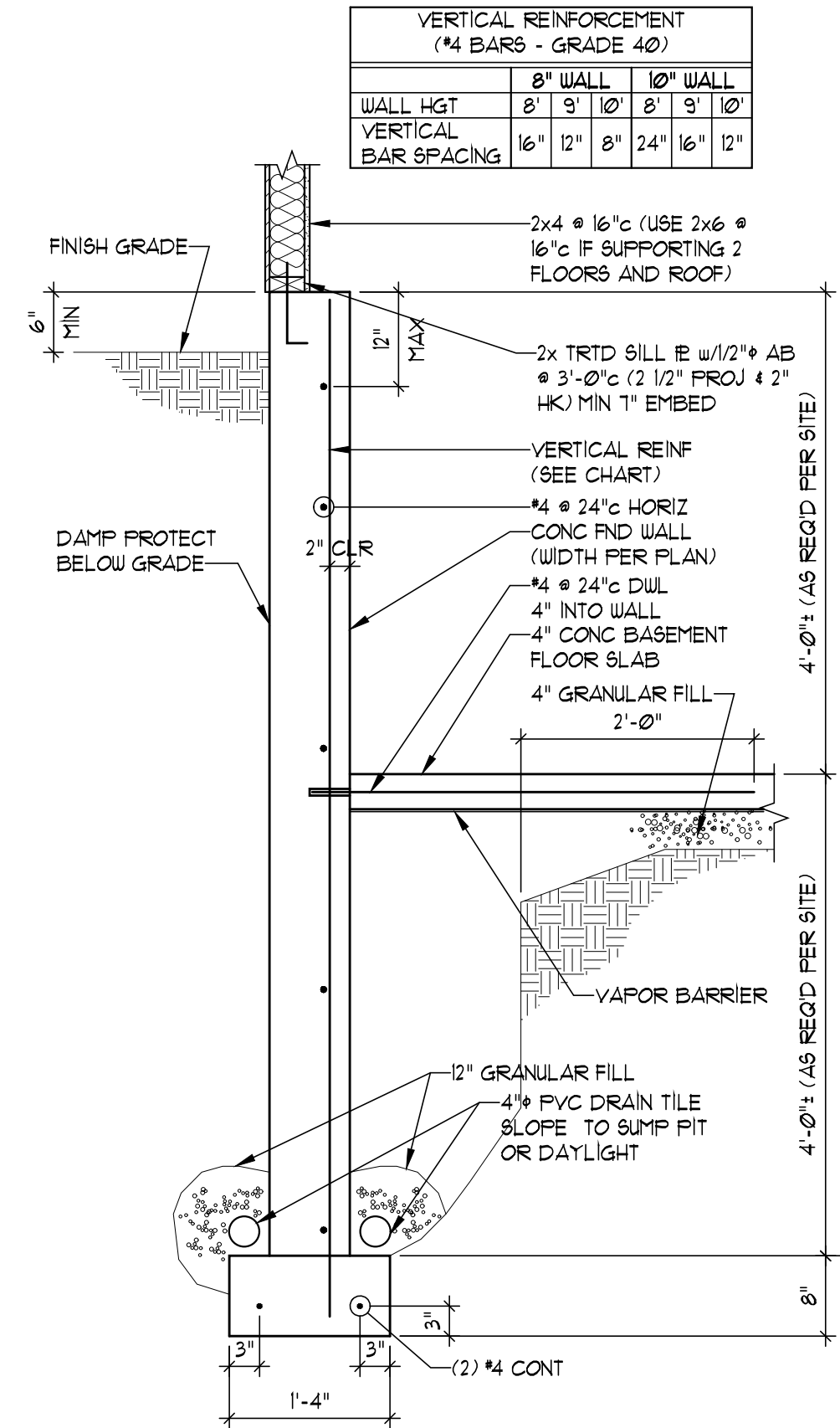
DECK ATTACHMENT
SCALE: 3/4" = 1'-0"



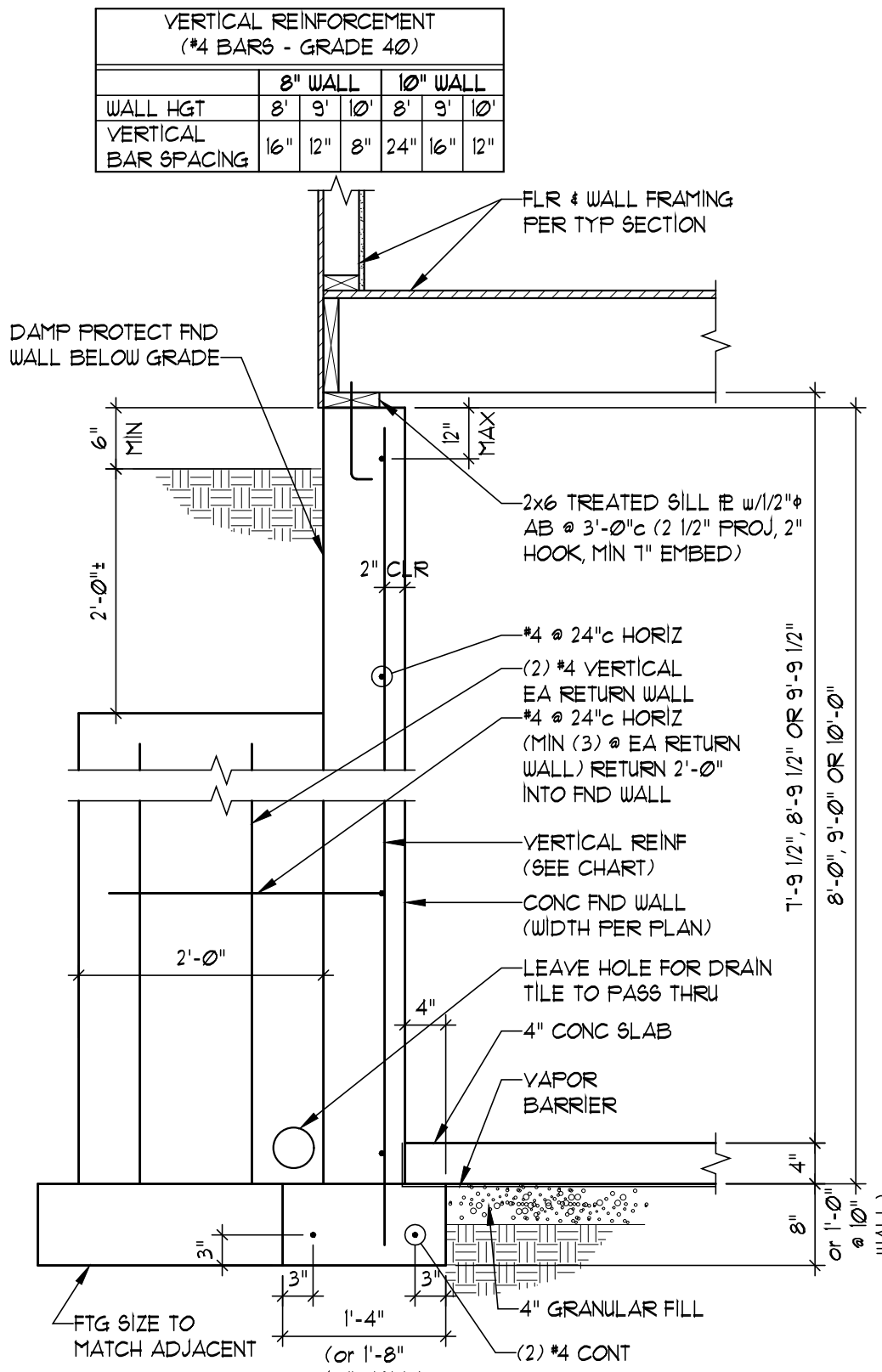
TYPICAL SECTION THRU PORCH
SCALE: 3/4" = 1'-0"



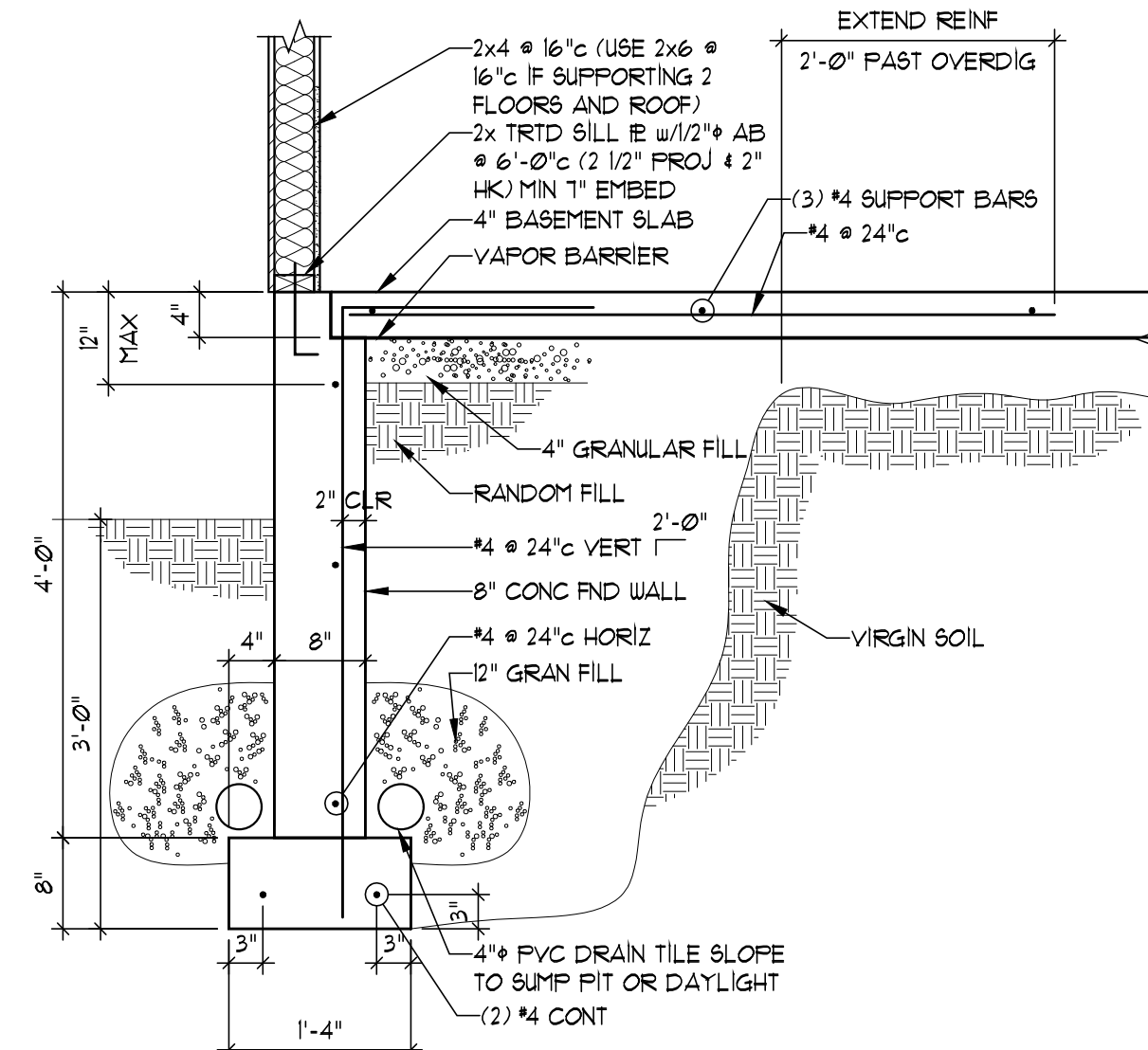
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
SCALE: 3/4" = 1'-0"



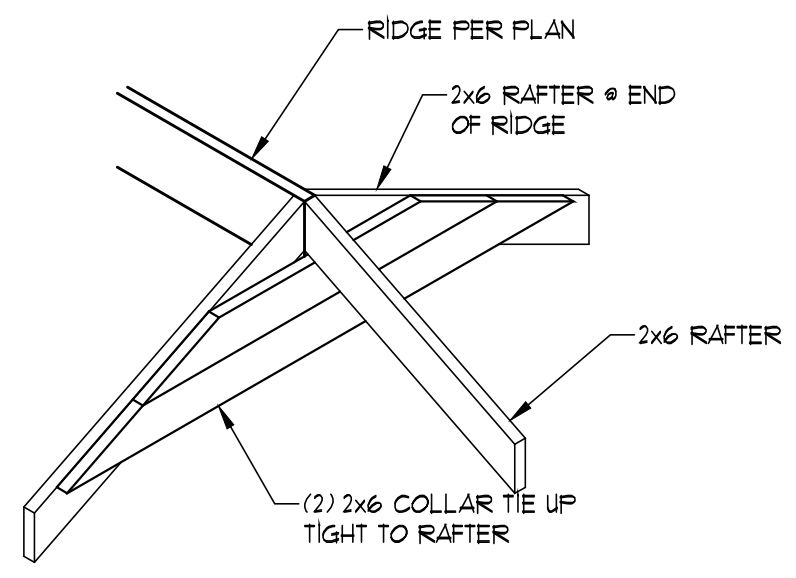
TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"



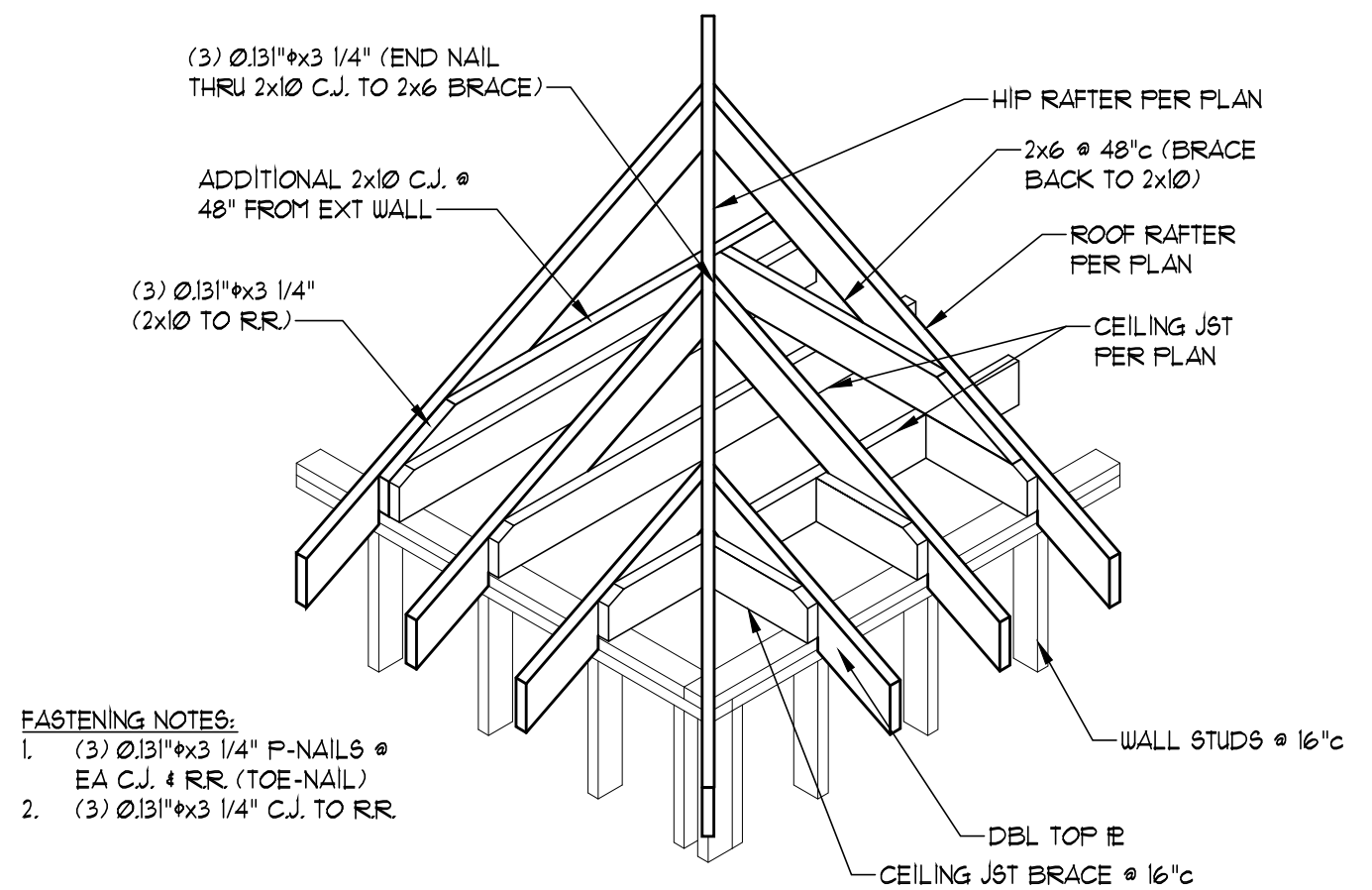
TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"



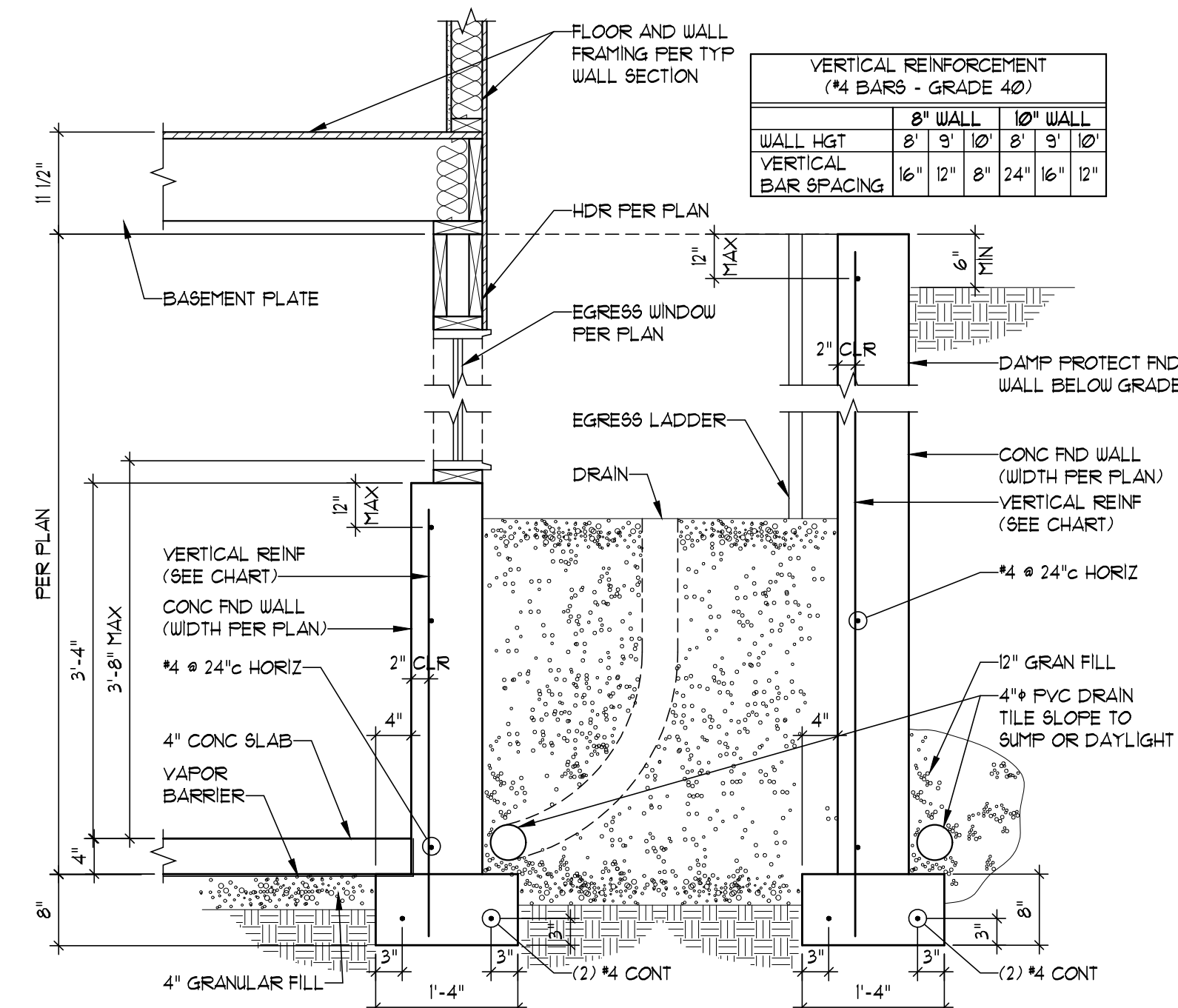
TYPICAL WALKOUT SECTION
SCALE: 3/4" = 1'-0"



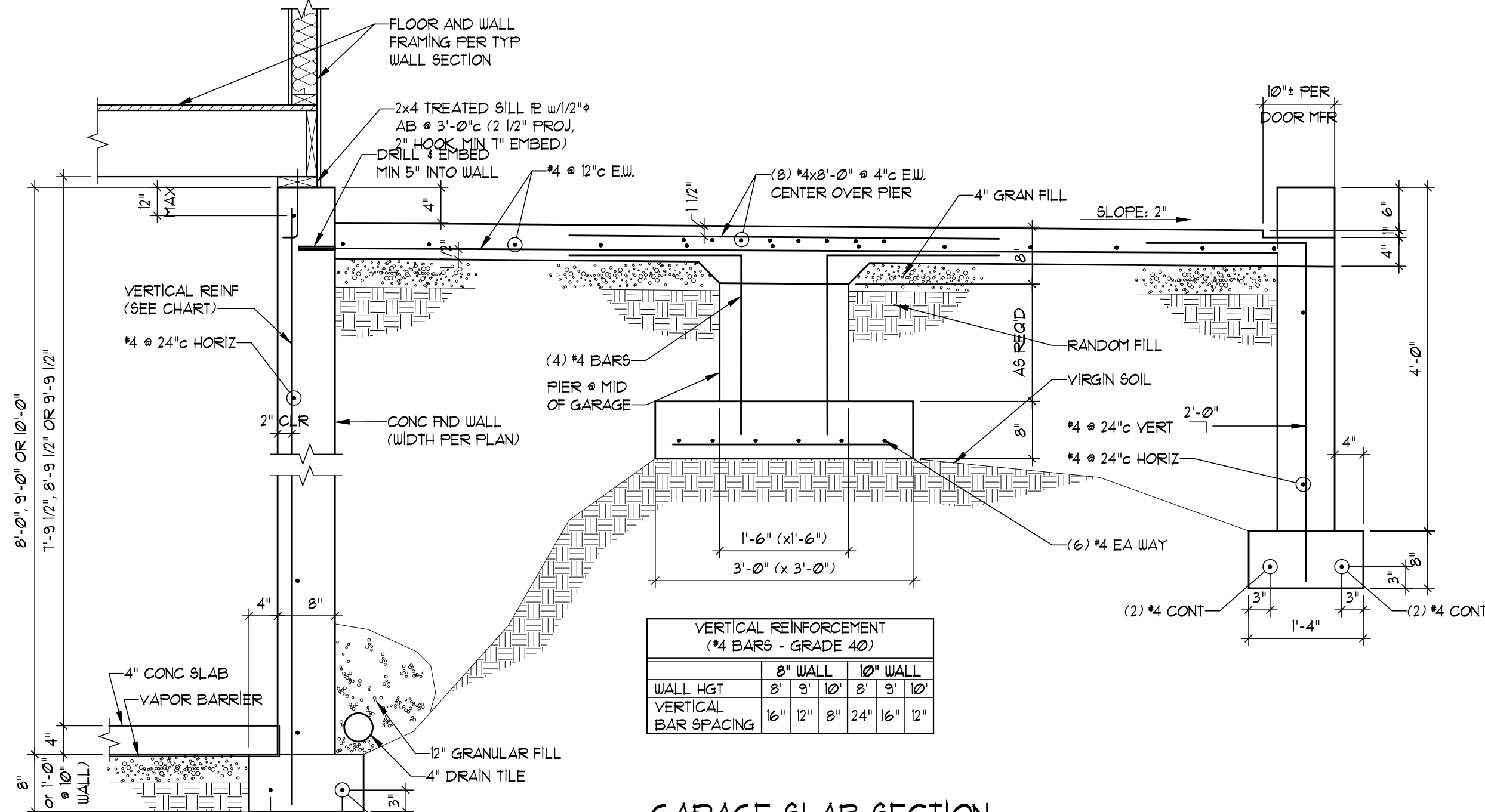
HIP RIDGE SUPPORT
SCALE: 1/2" = 1'-0"



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"



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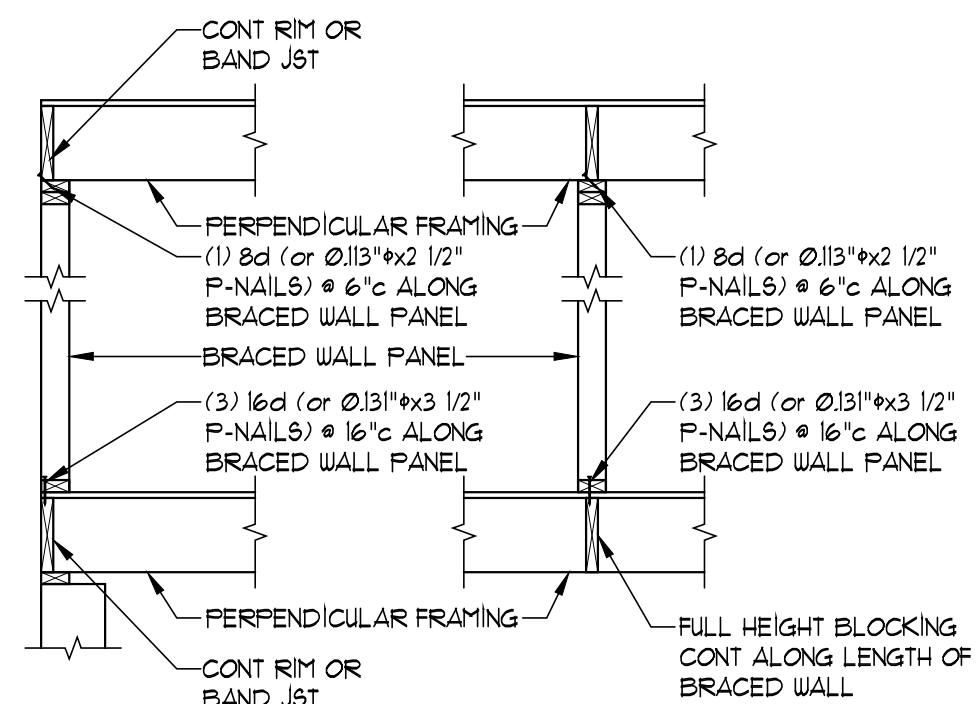


Project #: 8083-XXXX

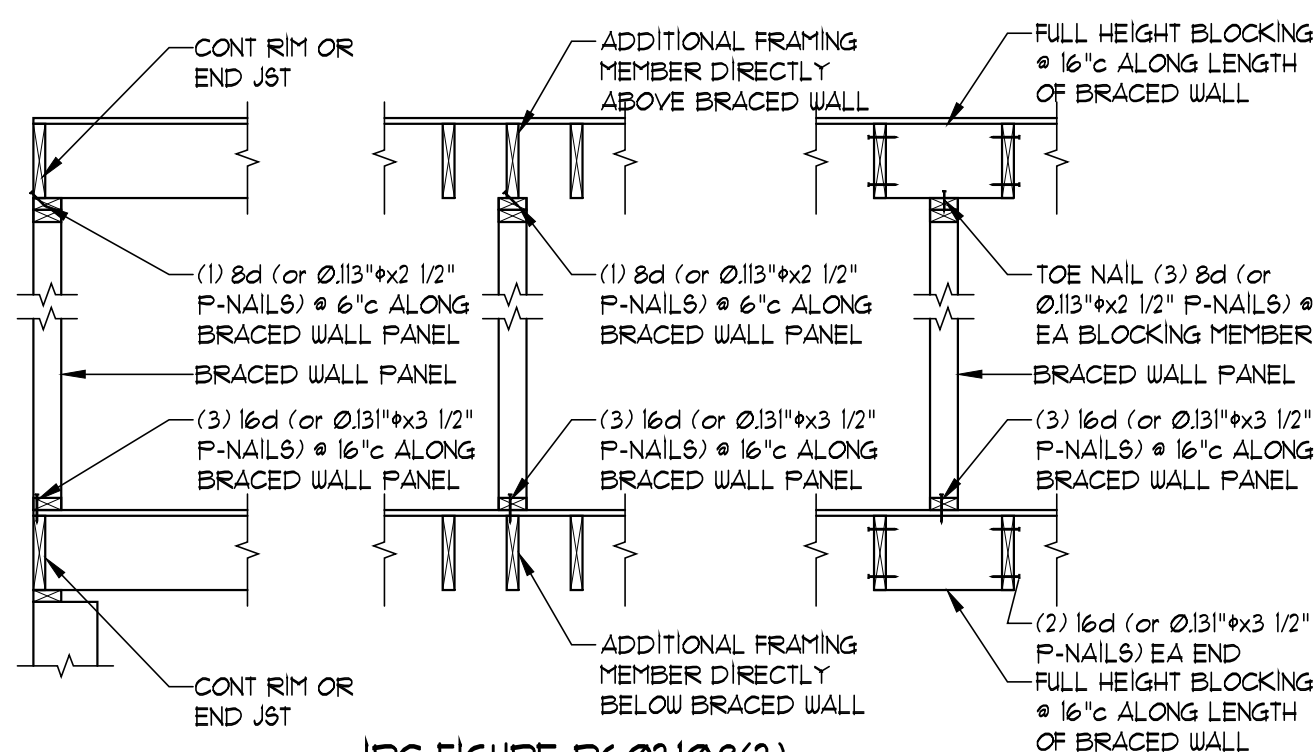
DATE: 4/23/2024

Permit: 4/23/2024

STRUCTURAL DETAILS FOR:
THE SILVERTON IV
2229 NW Killarney Lane
Lee's Summit, MO 64081
Woodside Ridge - Lot 194



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



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

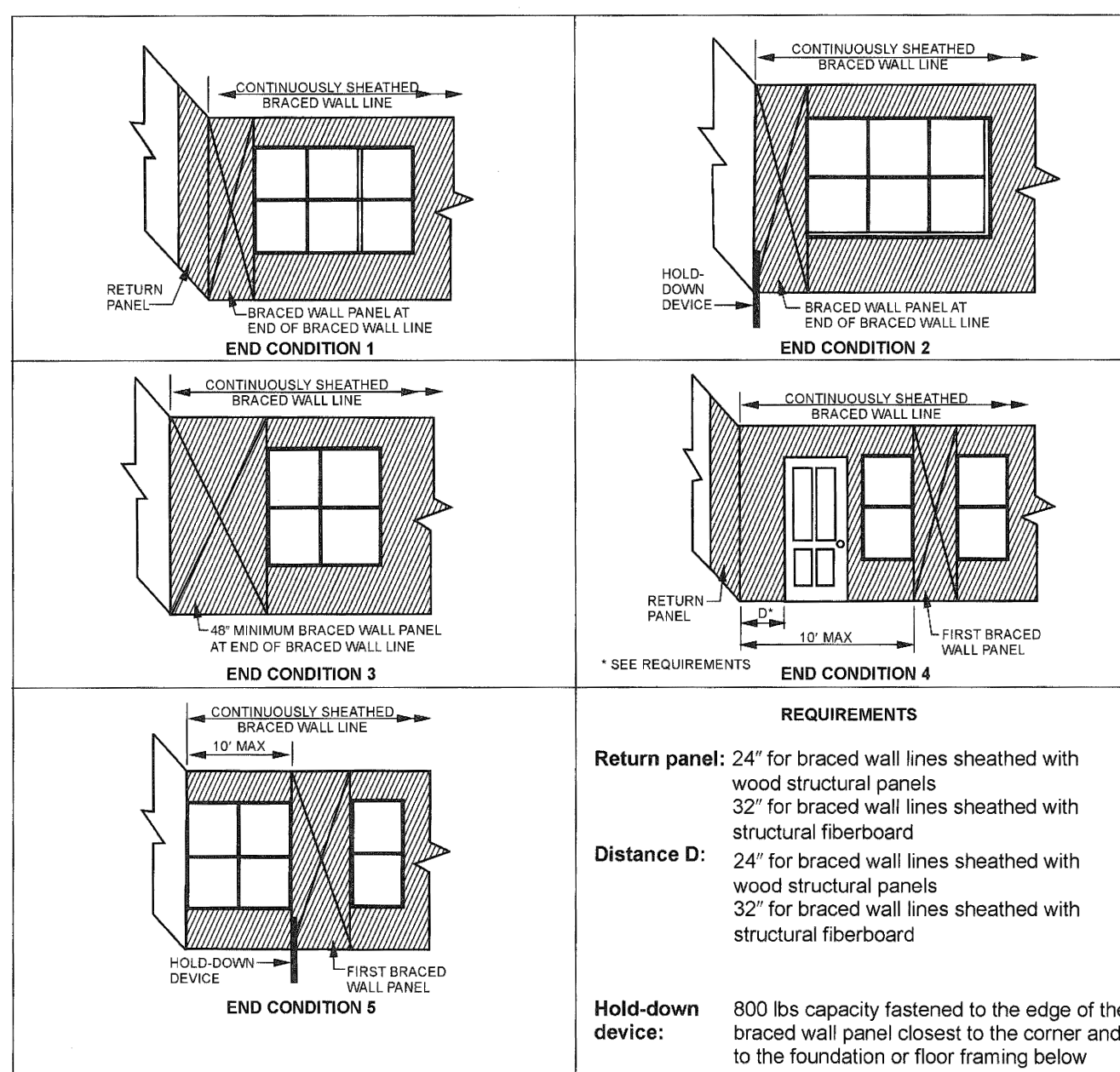
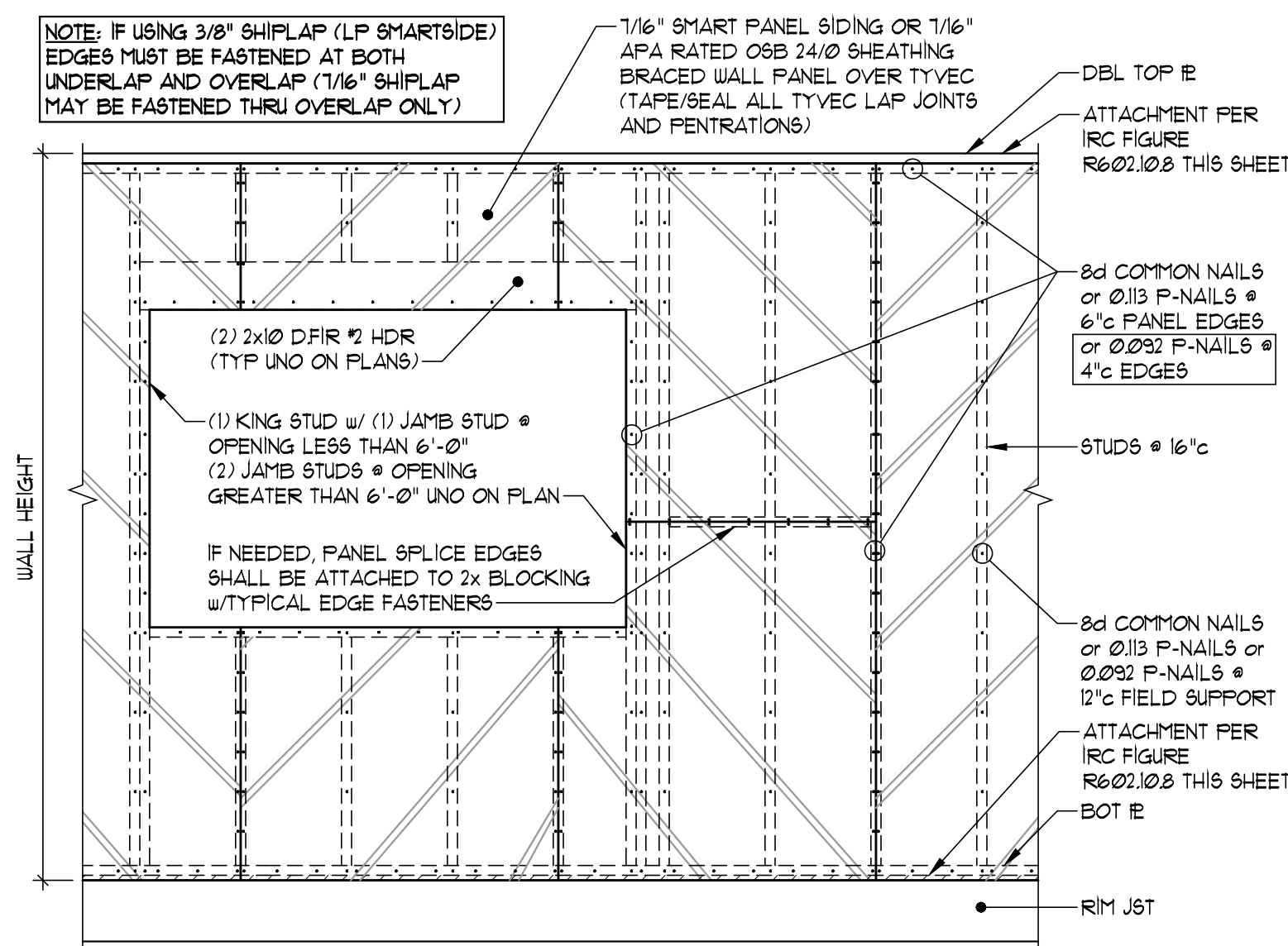


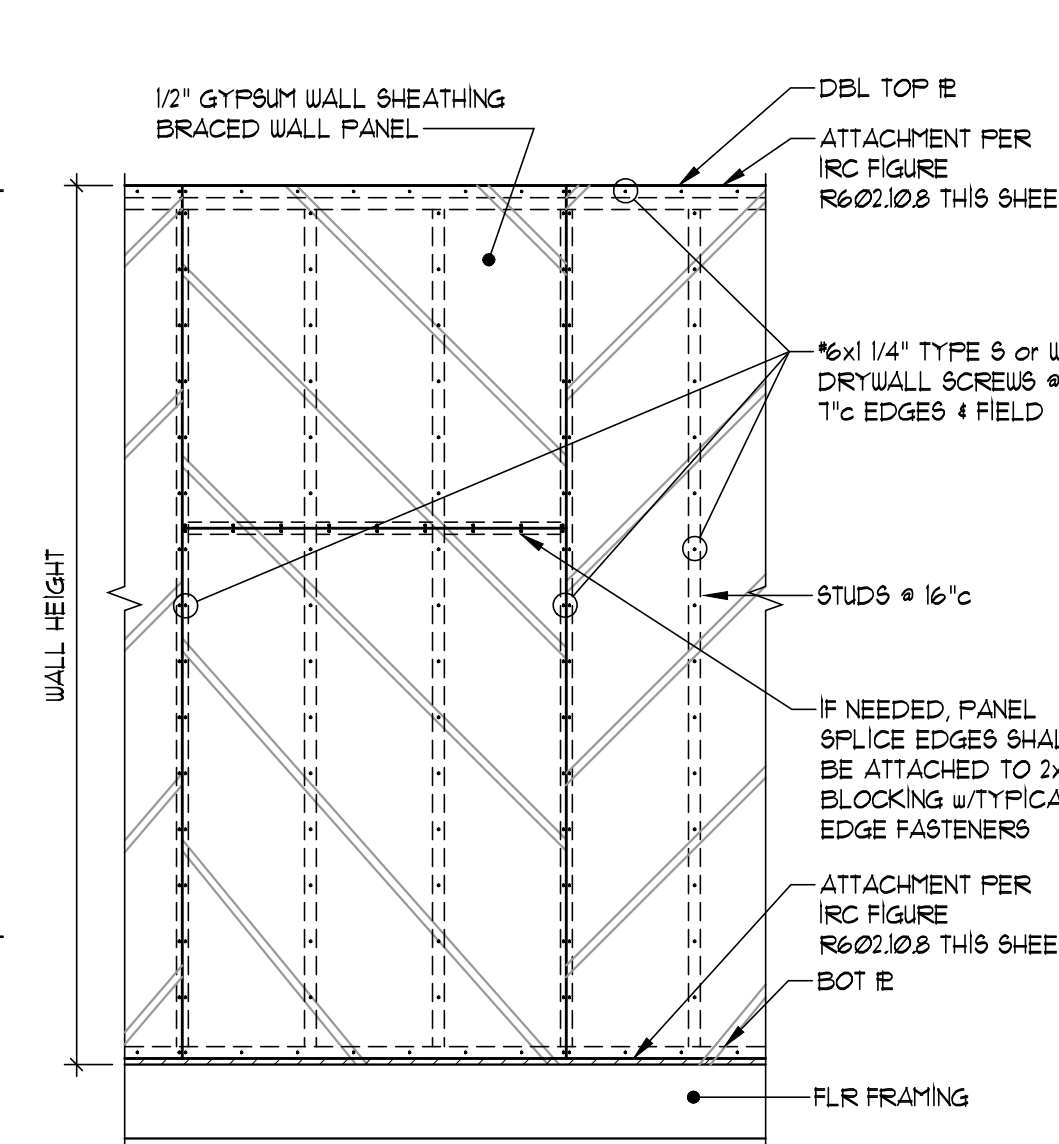
FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.6.4
TENSION STRAP CAPACITY REQUIRE FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHOD PFH, FF, AND CS-FF BRACED WALL PANELS

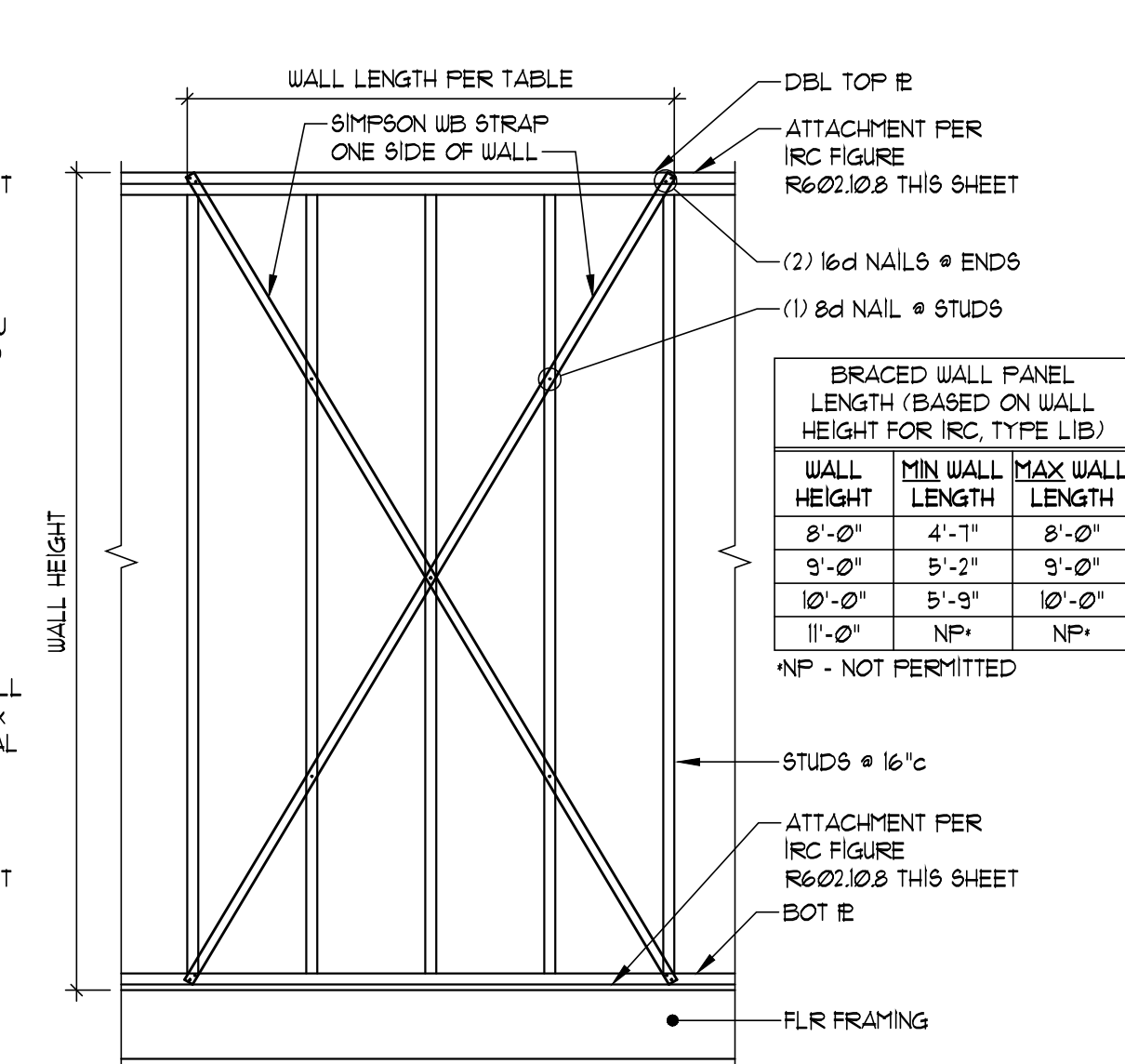
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GAGE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LBS) FOR $V_{ult} = 15$ mph	
				EXPOSURE B	EXPOSURE C
2x4 1/2 GRADE	0	10	10	1000	1000
	1	10	9	1000	1000
			10	1075	2500
			11	1215	2850
			12	1355	3200
	2	10	16	2175	4125
			18	2500	DESIGN
			20	2825	DESIGN
	2	12	16	3375	DESIGN
			18	3975	DESIGN
			20	4575	DESIGN
	4	12	12	3175	DESIGN
2x6 STUD GRADE	2	12	9	1000	2025
			10	1150	DESIGN
			11	1300	DESIGN
			12	1450	DESIGN
	4	12	9	1150	DESIGN
			10	1300	DESIGN



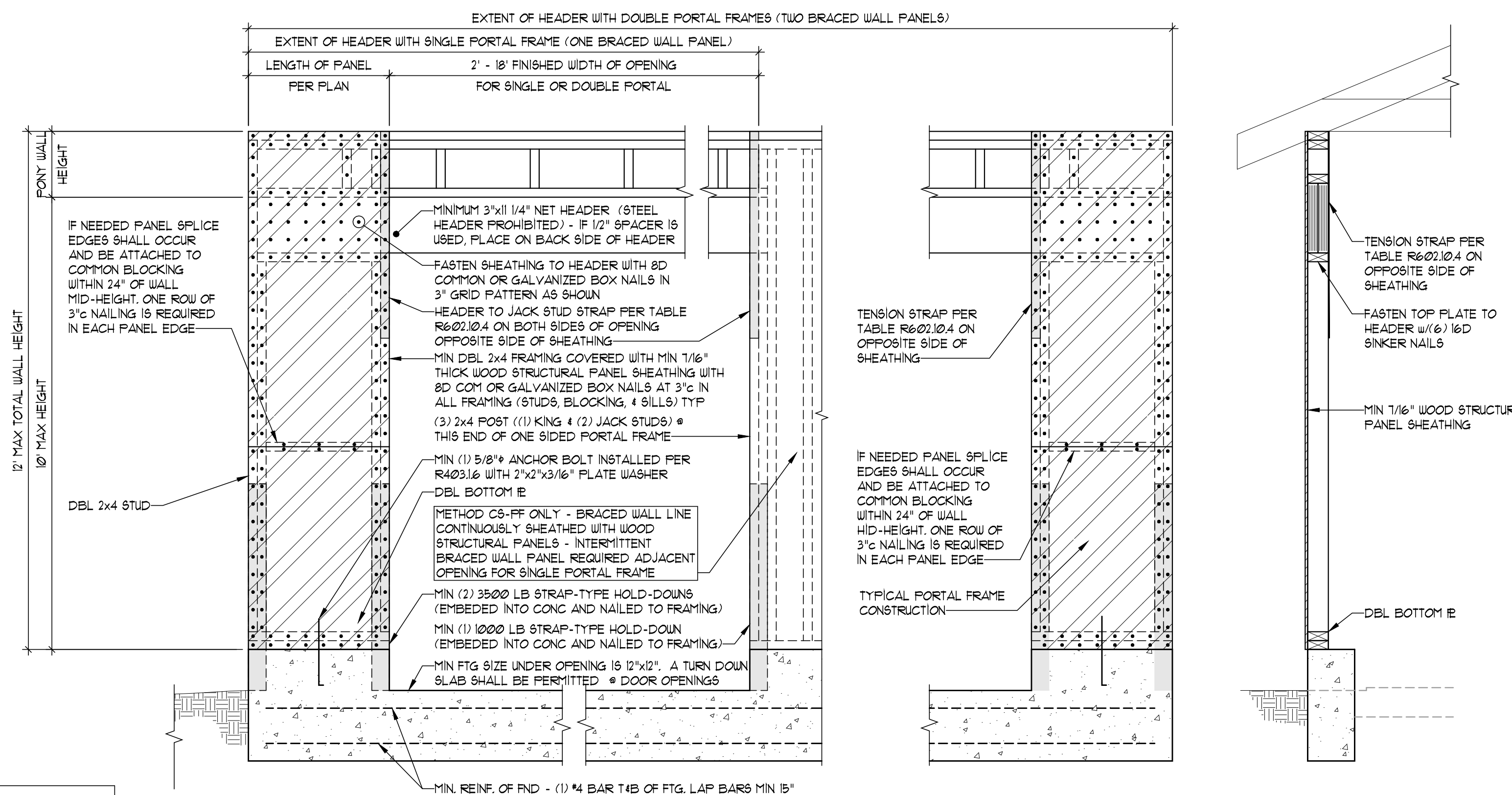
TYPICAL EXTERIOR SHEATHING
INSTALLATION (METHOD WSP & CS-WSP)
SCALE: 1/2" = 1'-0"



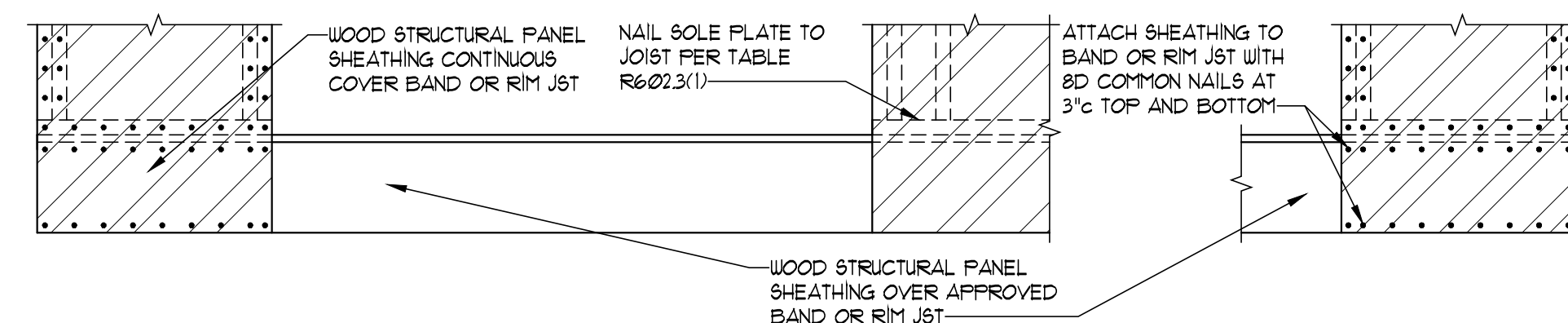
TYPICAL INTERIOR SHEATHING
INSTALLATION (METHOD GB)
SCALE: 1/2" = 1'-0"



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

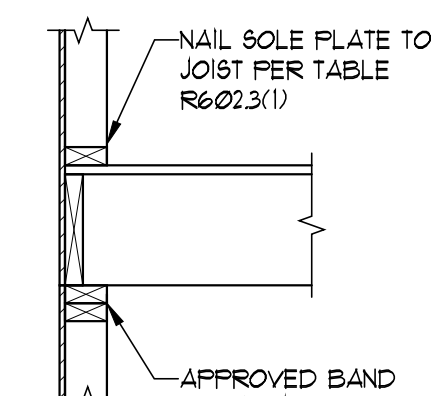


BRACED WALL METHOD "PFH" (also HEADER ATTACHMENT FOR CS-FF)
SCALE: 3/4" = 1'-0"



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

SECTION



SECTION



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STRUCTURAL DETAILS FOR:

THE SILVERTON IV

2229 NW Killarney Lane

Lee's Summit, MO 64081

Woodside Ridge - Lot 194

S3