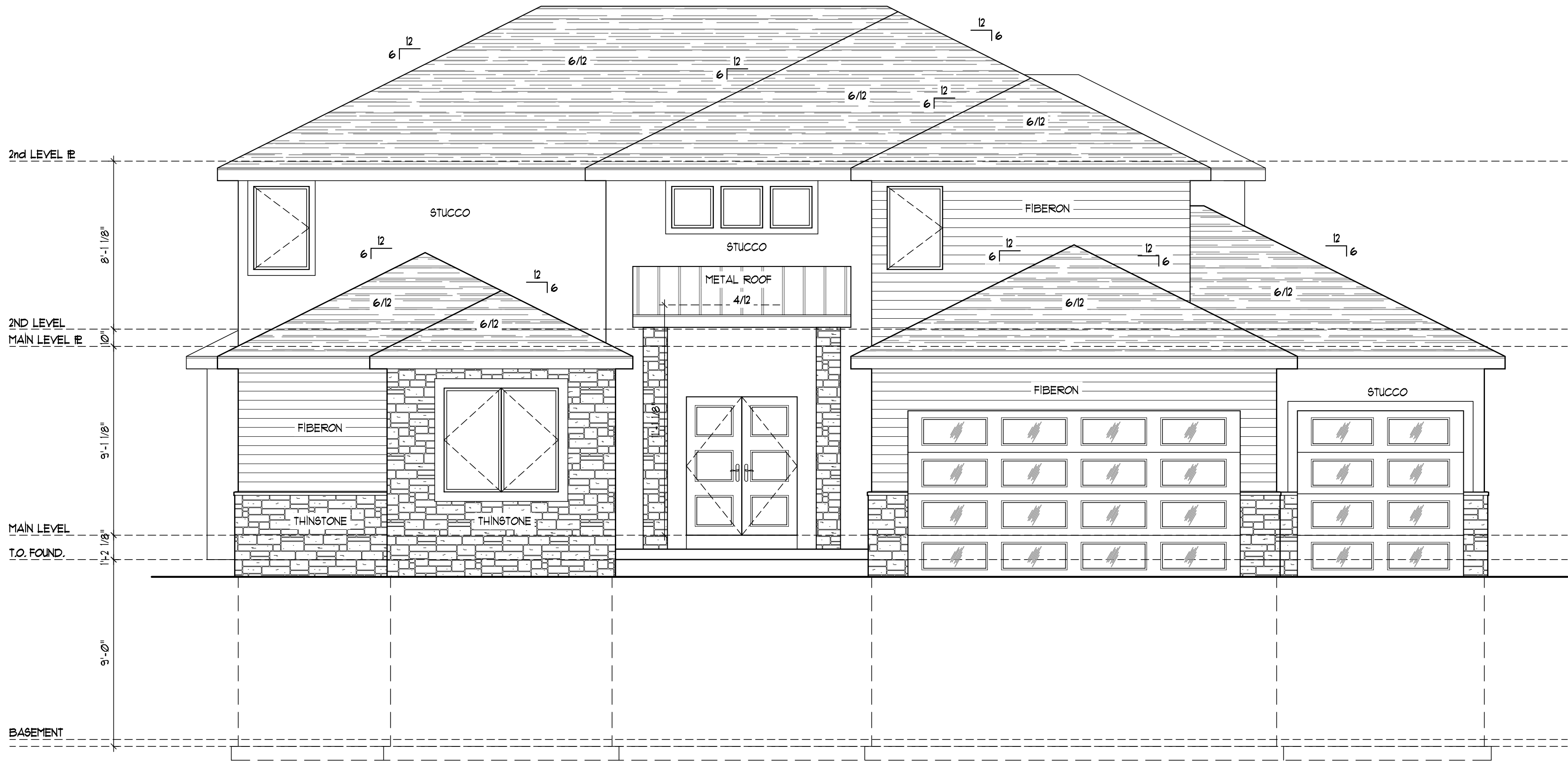
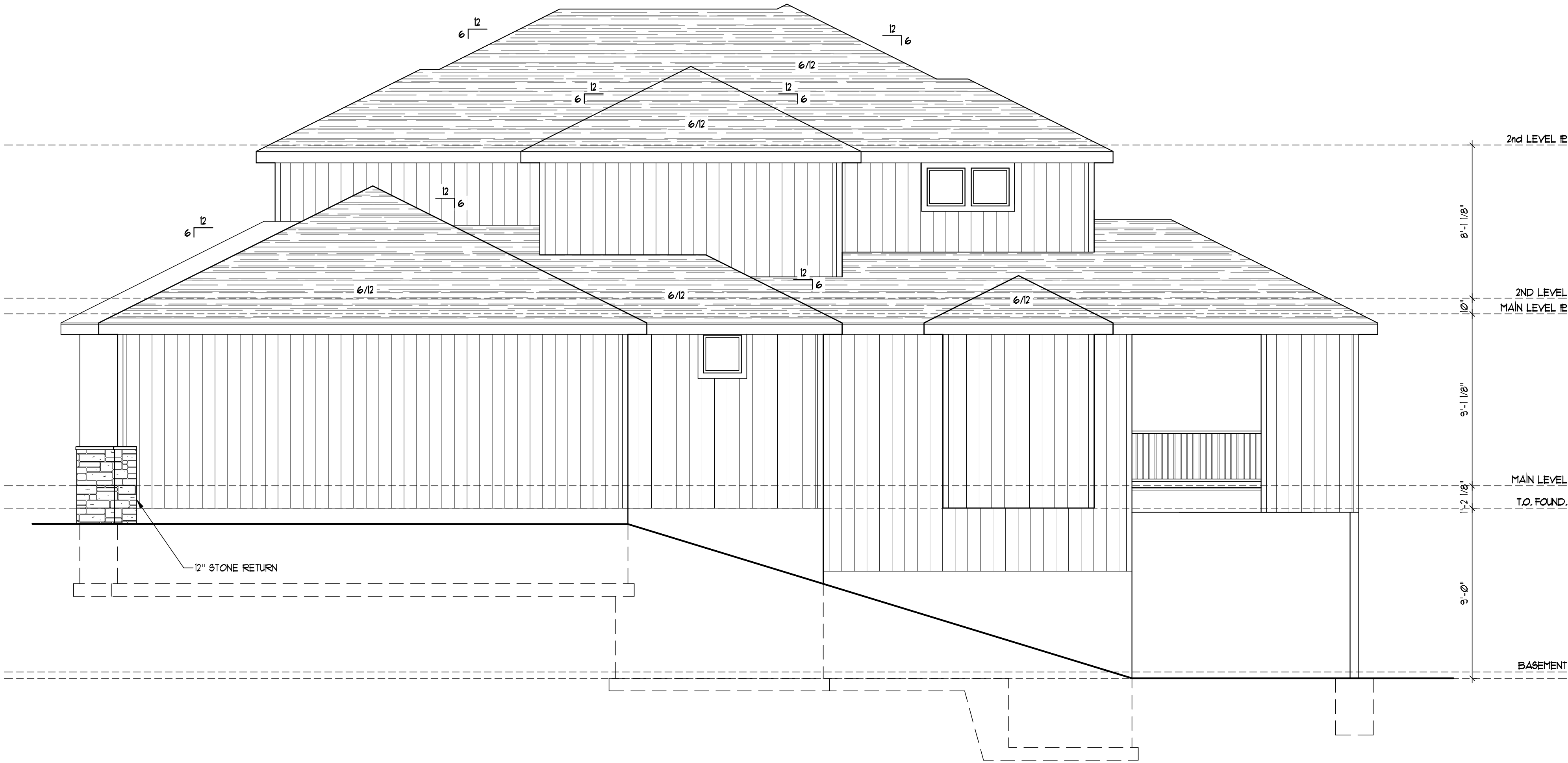




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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Lee's Summit, MO 64081
v. 816.786.4008
jfeconstruction.com

VAN DEURZEN & ASSOCIATES, P.A.
1001 KING STREET, SUITE 130
OVERLAND PARK, KS 66210
(913) 451-6305 FAX (913) 451-1071
WEB PAGE: WWW.VANDEURZENASSOC.COM
E-MAIL: VJ@VANDEURZENASSOC.COM

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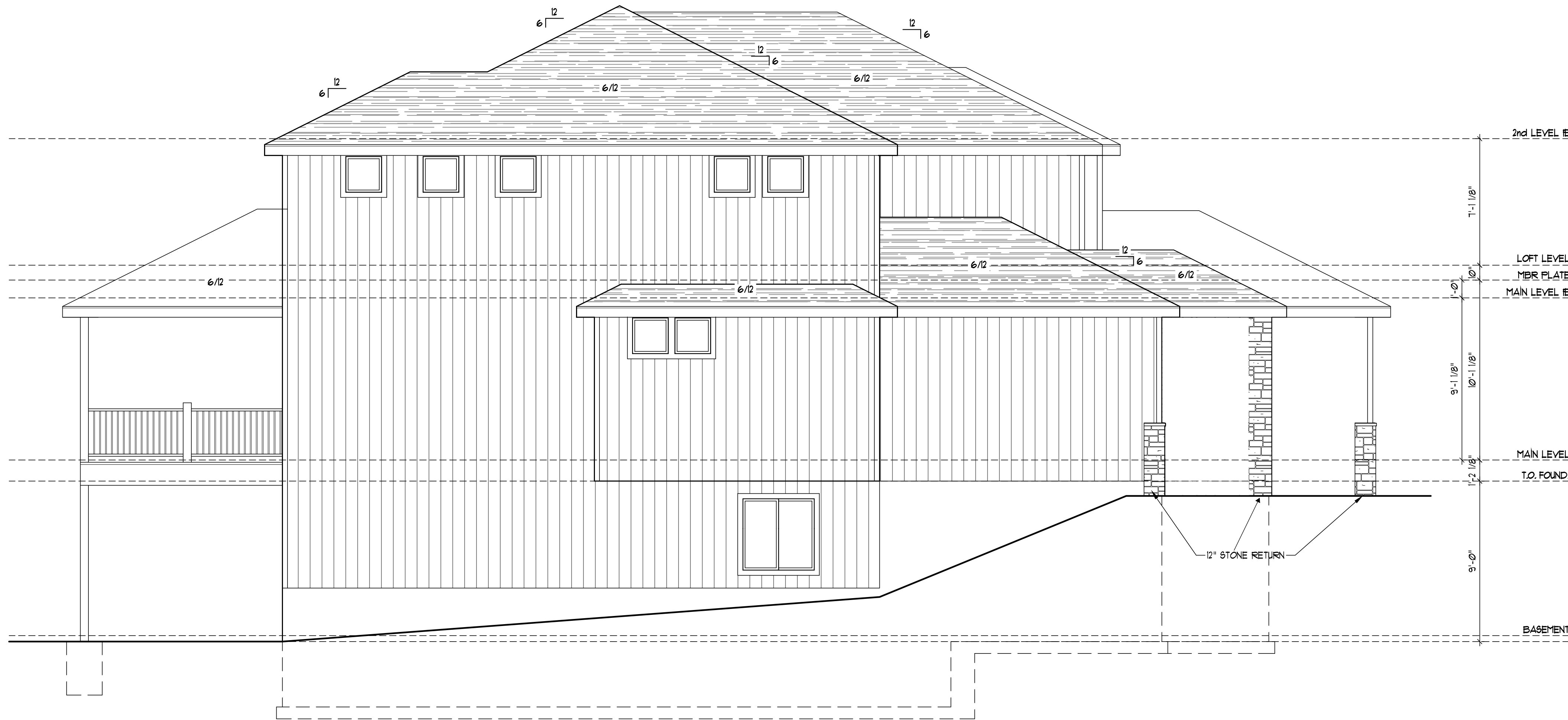
Project #: 8083-XXXX

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



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



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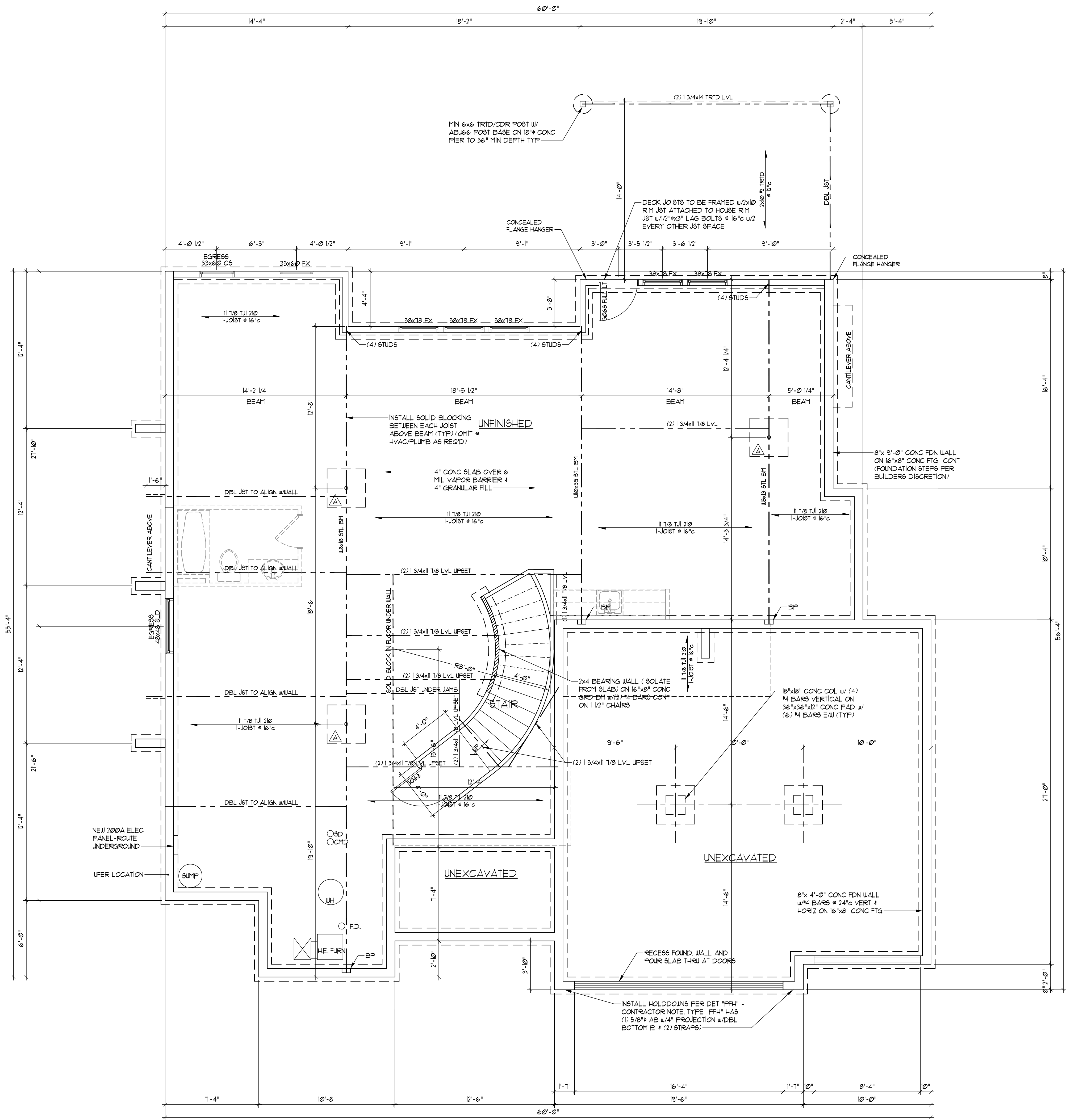
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ELEVATIONS FOR:

THE MAPLEWOOD III - MODERN

369 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 157

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, 1-800-344-1233 (MISSOURI ONE CALL SYSTEM, 1-800-344-1483). 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 SPLICES 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 CORN NAILS.
- WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID BLOCKING @ 32" FOR (3) JST SPACES. FASTEN TO SILL PLATE PER NOTE 6.
- VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS LAPPED A MIN OF 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 "UPER" 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 FOUR 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 PLANS

LOWER LEVEL
FINISHED AREA: 0 SF
UNFINISHED: 1923 SF

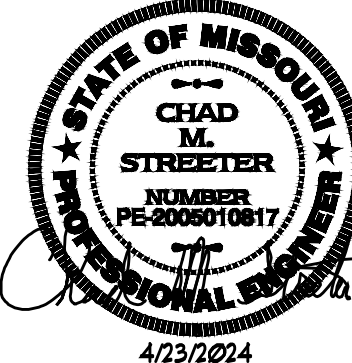


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Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

FOUNDATION PLAN FOR:

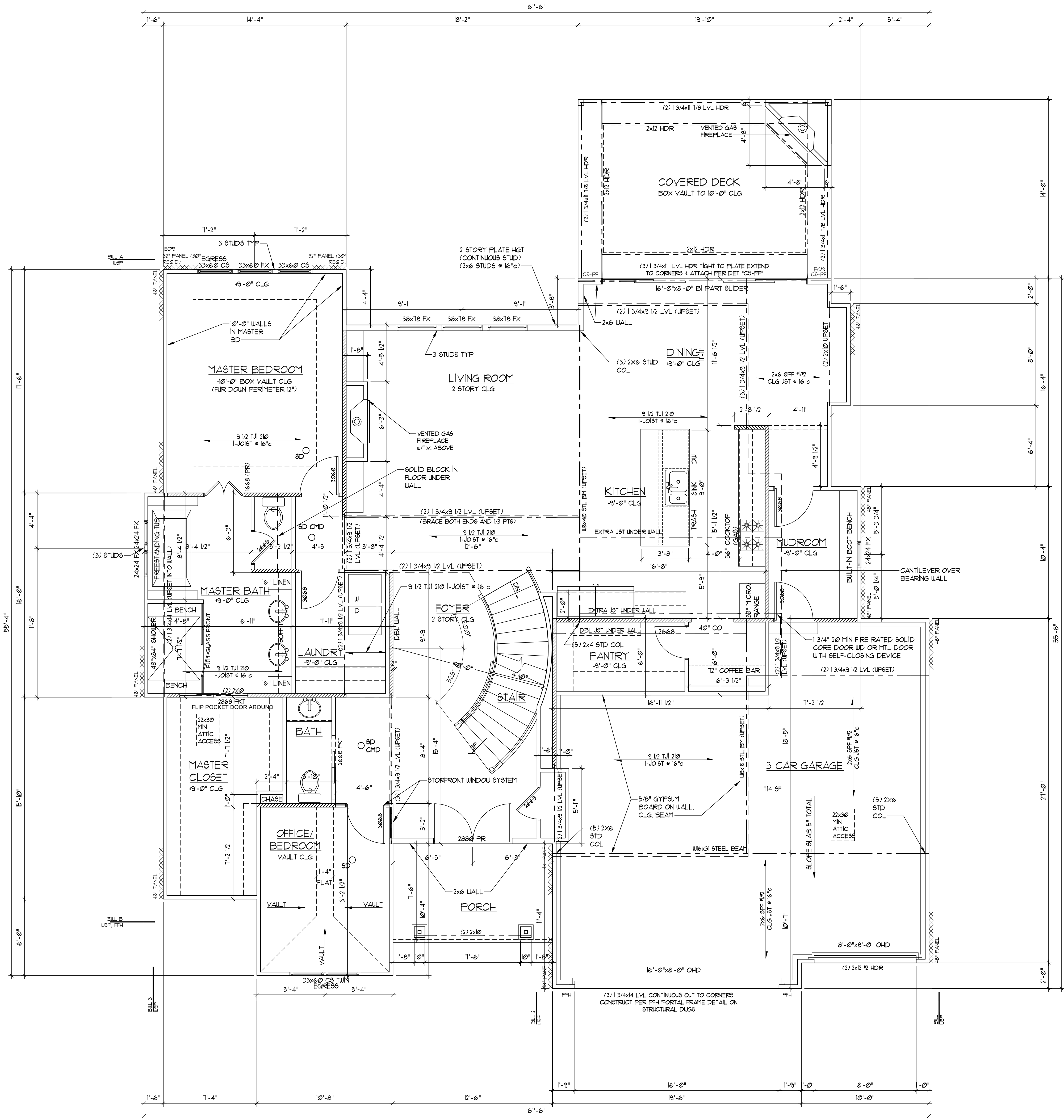
THE MAPLEWOOD III - MODERN

369 NW Patch Ct

Lee's Summit, MO 64081

Woodside Ridge Lot 157

GA3



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" 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 93 FOR ALL WALL BRACING DETAILS AND/OR CALCULATIONS.
- INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND TRIM BEAMS.
- GARAGE DOOR H-FRAME, THE H-FRAME FOR ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3 1/4"x120 NAILS @ 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 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 D/FIR #2 UNLESS NOTED OTHERWISE ON PLANS.
- ALL HEADER BEARINGS (OTHER THAN WINDOWS) TO BE (2) 2x4 STUDS UNLESS NOTED OTHERWISE. WINDOW HEADER BEARING TO BE (1) 2x4 EA END UNLESS NOTED OTHERWISE.
- 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. 28x8 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:
 - MINIMUM OPEN AREA 5.7 SF
 - MINIMUM OPENING HEIGHT 24 INCHES
 - MINIMUM OPENING WIDTH 20 INCHES
 - 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, 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 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 AS FOLLOWS:
- 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 0.32 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	U 0.32 (MAX)
SHGC	0.40 (MAX)

WALL BRACING NOTES:

- ALL 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 R602.10.1, (FOR CONDITIONS #1, #3, & #4 NO HOLDDOWN REQUIRED)
- INTERIOR WALL BRACING NOT REQUIRED

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

MAIN LEVEL	
FINISH:	2192 SF
GARAGE:	692 SF
COVERED DECK:	244 SF



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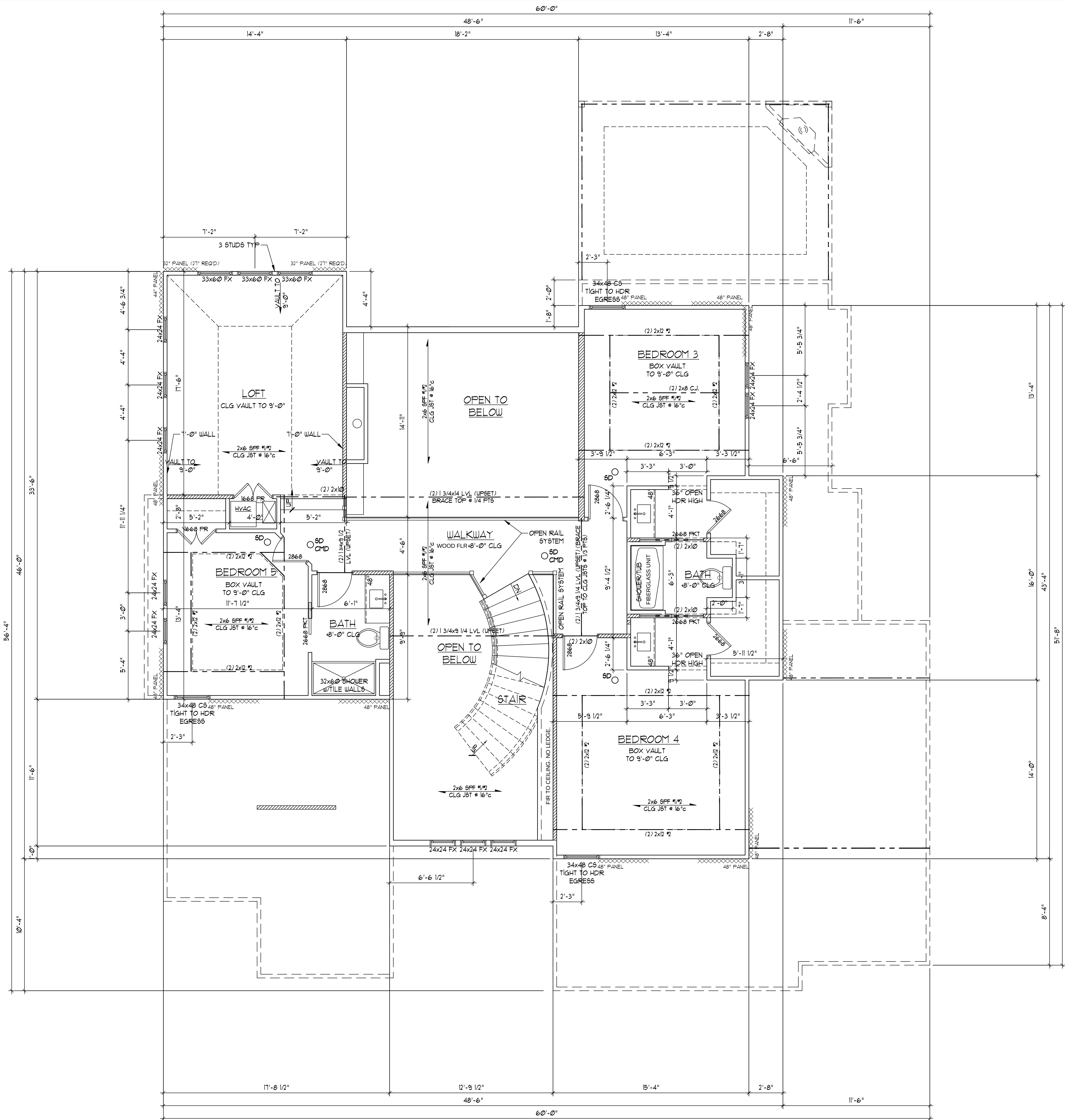
Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

MAIN FLOOR PLAN FOR:
THE MAPLEWOOD III - MODERN
369 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 157

GA4



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 102.2.
- 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, 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 @ 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. 28x8 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:
 - MINIMUM OPEN AREA 5.7 SF
 - MINIMUM OPENING HEIGHT 24 INCHES
 - MINIMUM OPENING WIDTH 20 INCHES
 - 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 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
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 0.32 (MAX)
SHGC	0.40 (MAX)
SKYLIGHTS	U 0.32 (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

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

UPPER LEVEL
FINISH: 1261 SF

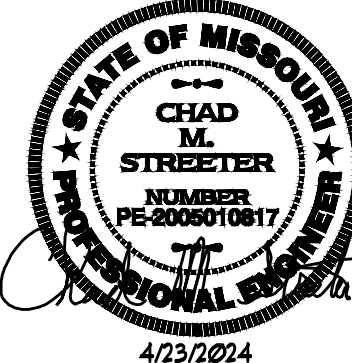


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Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

SECOND FLOOR PLAN FOR:
THE MAPLEWOOD III - MODERN
369 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 157

GA5

1. 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
2. Furnish all labor, materials and equipment necessary to complete the work as shown or indicated on the drawings.

- | Design Loads: | |
|------------------------------------|--------|
| A. Elevated Floors: | |
| Residential (Live Loads) | 40 PSF |
| Sleeping rooms (Live Loads) | 30 PSF |
| Floor Dead Load | 10 PSF |
| Floor Joists Deflection (Total) | L/240 |
| Floor Joist Deflection (Live) | L/360 |
| Attic Storage (Live Loads) | 10 PSF |
| Ceiling Dead Load | 5 PSF |
| Ceiling Joists Deflection | L/240 |
| B. Roof Live Load | 20 PSF |
| C. Roof Snow Load: | |
| Ground Snow Load, p_g | 20 PSF |
| Flat Roof Snow Load, p_f | 20 PSF |
| Snow Exposure Factor, C_e | 1.0 |
| Snow Load Importance Factor, I_s | 1.0 |
| Thermal Factor, C_t | 1.0 |

- | | |
|-------------------------------|---------|
| Basic Wind Speed (Vult) | 115 MPH |
| Risk Category | II |
| Exposure | B |
| Internal Pressure Coefficient | +0.18 |

4. 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.
5. 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.

1. 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 subgrade conditions are compatible with those used in the design.

- The minimum soil bearing capacity is 1500 PSF in accordance with Table 1904.2 of the International Building Code. All footings are designed to bear on natural undisturbed soil or controlled fill capable of supporting a minimum ultimate bearing capacity of 1500 PSF. The ultimate bearing capacity is not encountered at the elevation indicated on the drawing; contractors must be alerted accordingly.
3. All topsoil, organic material and erosion structures shall be removed from building area and from adjacent areas to be graded. Strip all topsoil for reuse.
4. **Controlled Fill Materials:**
- a. Gravel or Fill – Granular fill shall consist of washed, evenly graded granules of crushed stone, crushed brick, crushed slag, with 100 percent passing a 1/2 inch sieve and not more than 5 percent passing a No. 4 sieve.
- b. Shrinkage-Swell controlled fill – Shrinkage-swell controlled fill shall consist of material having a liquid limit (plasticity) with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
- c. Control Fill – Control fill shall be either granular or shrinkage-swell controlled fill as specified above and as approved by the geotechnical engineer.
- d. Control fill shall consist of material having a liquid limit plasticity with a liquid limit of less than 45 percent and a plasticity index of less than 21 percent.
5. **Foundation Preparation**
- a. Footing soils to identify soft or disturbed areas. If areas found to be unsuitable for use as bearing soils, the contractor shall install on-grade-grade plane between the Engineer of Record.
- b. Backfill directly under slabs-on-grade with minimum of 4 inches of granular fill consisting of washed, evenly graded material of crushed stone, or crushed or crushed granular, with 100 percent passing a 1/2 inch sieve and not more than 5 percent passing a No. 4 sieve.

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

1. All concrete work shall conform to the requirements of ACI 318 "Building Code Requirements for Reinforced Concrete" and ACI 301 "Specification for Structural Concrete Buildings."

2. Concrete shall comply with:
 - A. Cement - ASTM C 150 Type I
 - B. Aggregate - ASTM C 33, maximum aggregate size 3/4 inch
 - C. Water - Potable
 - D. Air-entraining admixture - ASTM C 260
 - E. Water-reducing admixture - ASTM C 494, including superplasticizers.
 - F. Fly ash - ASTM C 618, Class F
3. Concrete shall develop the following minimum 28 day design compressive strength (f'_c)

Type of Construction	Compressive Strength(f' _c)
A. Footings, walls and basement slab	3000 PSI
B. Garage Slab	3500 PSI
C. Exterior slabs, steps, and curbs	4000 PSI

- Concrete proportions shall be established on the basis of field experience and/or trial mixtures in accordance with ACI 318-89 Section 5.2 and 5.3. When fly ash is utilized in the mix, the 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 the design mixtures to provide a minimum of 10 percent of placement of not more than 4 inches, except good for masonry of not more than 6 inches.
- Use air-entrained 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 - ASTM A 615, grade 40, deformed.
 - A. Reinforcing bars - ASTM A 615, grade 40, deformed.
 - B. Welded wire fabric - ASTM A 186, type at least one full mesh and lace splices with wire.
 - C. Supports for reinforcement - comply with CRSI recommendations.

7. Concrete Work Execution:
- A. Minimum concrete cover for reinforcement shall be, unless noted otherwise on the drawings:
 - Cast against and exposed to earth—3 inches
 - Exposed to earth or weather—2 inches
 - Not exposed to earth or weather—1 1/2 inches
 - B. All concrete is reinforced, reinforce concrete not otherwise indicated with same reinforcement as similar sections.
 - C. Protect concrete work from physical damage or reduced strength due to weather extremes:

- D. In cold weather comply with ACI 308
- E. In hot weather comply with ACI 305
- F. D. In corners of grade beams and walls provide corner reinforcement. Lap two feet each direction in outside face, matching size and spacing of horizontal reinforcement.
- F. At openings in walls, use one #4 bar (opening dimension plus 60 bar diameters) each face, each corner of opening.
- F. Provide one #4 bar diagonally at each face of all steps in grade beams and foundation walls.
- G. Provide construction joints in footings, grade beams and walls at not greater than 80 feet in any direction, joint and key and construct joints.
- H. Provide control joints in slabs-on-grade at not greater than 20 feet on center in each direction.
- I. Provide control joints minimum 1/4" of slab depth, as soon after slab finishing as possible without dislodging aggregate.
- H. Coordinate concrete work with architectural and mechanical drawings for concrete finishes, recesses, areas, embedded items and other conditions.

1. All miscellaneous structural steel work shall conform to the requirements of AISC "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings".
2. Miscellaneous structural steel material shall comply with:
 - A. Structural Steel - ASTM A 36
 - B. Cold-formed Steel Tubing - ASTM A 500 Grade B.
 - C. Anchor Rods - ASTM F-1554, non-headed type unless otherwise noted.

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

2. Rough carpentry materials shall comply with:
- A. 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-Fir |
| Plates: | No. 3 Spruce-Pine-Fir |

- B. Metal framing fasteners - ASTM A 153, hot-dip galvanized fasteners, equal to Simpson Strong-tie connectors complying with ICBO No. 1258.
- C. Plywood - APA rated sheathing, complying to PS 1.
- D. LVL - Laminated veneer lumber shall be grade 2800 F-2.OE and shall meet the requirements of NER-442, NER-472 or ER-4321.
- E. Joist - I joist shall be fabricated from APA rated sheathing board webs, LVL flanges, utilizing waterproof type glue and shall meet requirements of NER-450, NER-446, NER-476 or ICBO 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 - DOC Standard PS 57-73.
- H. Gypsum Sheathing Board - ASTM C 79 and UBC Standard No. 47-10.
- I. Gypsum Wallboard - ASTM C 36 and UBC Standard No. 47-11.
3. Roof sheathing for standard asphalt roofing shall be 1/2 inch APA rated sheathing 24/0 exterior glued and clipped. Roof sheathing for Cone Shell 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.

4. Floor sheathing shall be 3/4 inch APA rated sheathing 48/24 exterior glued. Lay sheathing with face grain perpendicular to support members and stagger end joints 4'-0". FASTEN PER SCHEDULE BELOW.
5. Exterior wall sheathing shall be 1/2 inch APA Rated sheathing 24/0 or 7/16 inch LP Smart Siding exterior glued. Provide solid blocking at all unsupported panel edges.FASTEN PER SCHEDULE BELOW. For LP Siding, fasten through both panels at edge supports.
6. Interior shear wall sheathing where noted shall be 1/2 inch gypsum wallboard. FASTEN PER SCHEDULE BELOW.

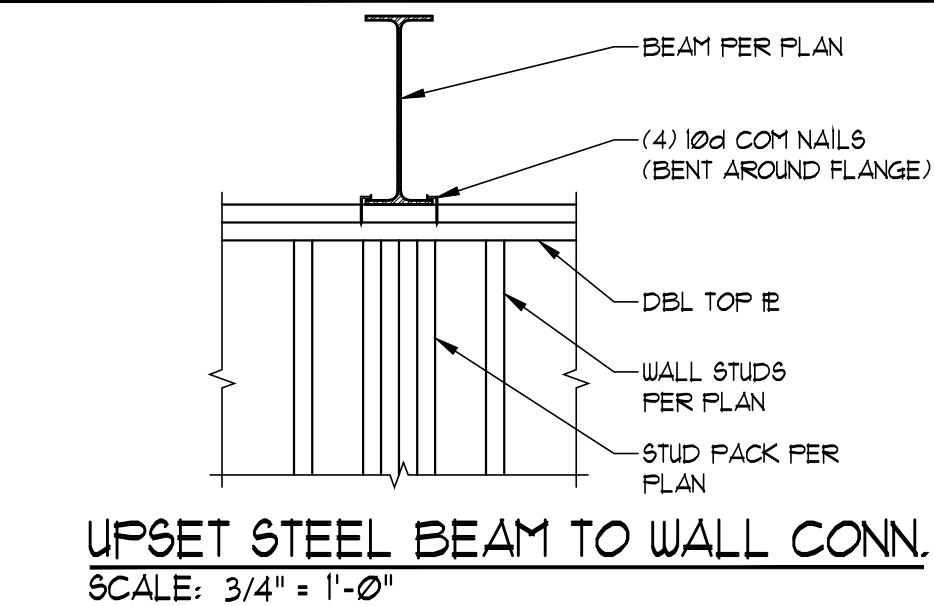
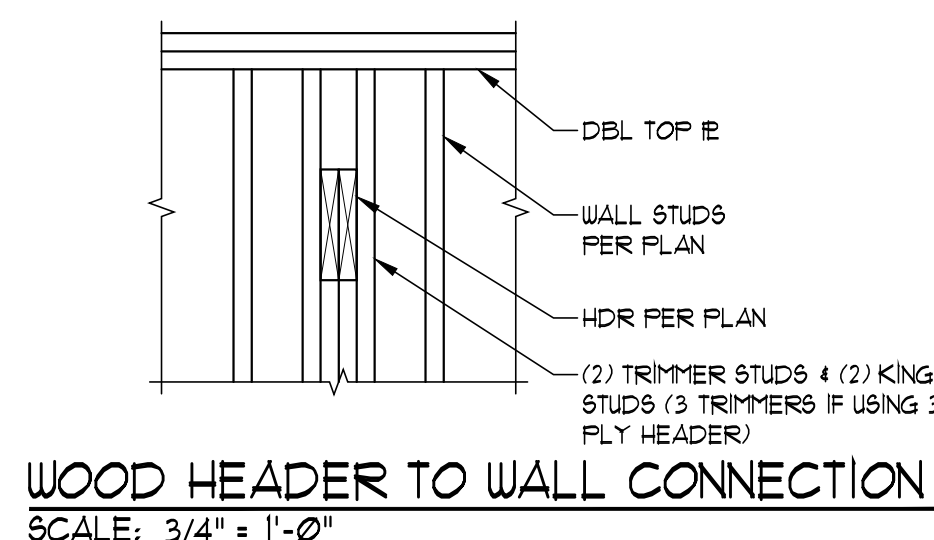
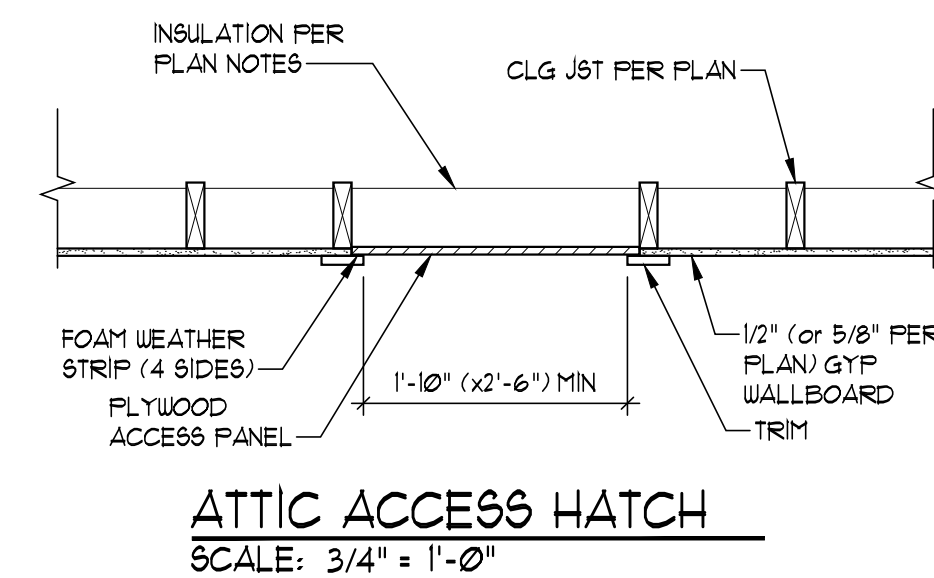
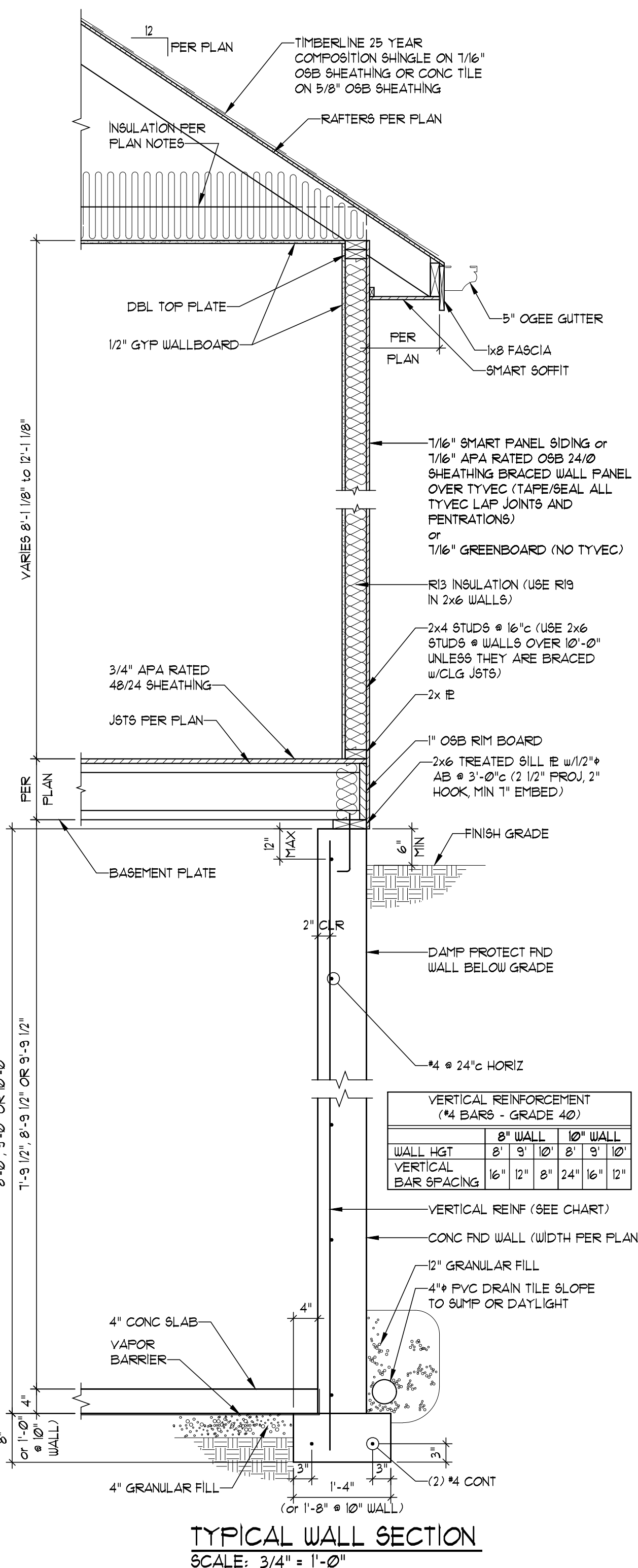
7. Attach metal framing fasteners to framing members with minimum number and size of nails listed in ICGO Report No. 1258.
8. Provide full depth solid blocking, 1 X 4 cross bracing, or 16 gage metal cross bracing bridging at ends of members and at 8'-0" intervals along members.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{1, 2, 3}		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" 12" 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	(3) 3" x 0.128" (3) 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 16° C g/rafters / Joists & spans less than 12'-0"	(3) 16d common @ slopes greater than 4:12 (3) 16d common @ slopes 4:12 or less	(3) 3 1/2" x 0.162" @ slope + 4:12 (3) 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) 16d common	(3) 3" x 0.128" (3) 3" x 0.148" (4) 3" x 0.131"	Face nail each rafter
6	Rafter or roof truss to plate	(3) 16d box (3) 16d 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
8	Roof rafters to ridge, valley or hip rafters or roof truss to minimum 2" ridge beam	(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" c face nail 16" c 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"	16" c face nail
10	Build-up header (2" to 2" header with 1/2" spacer)	16d common 16d box	3 1/2" x 0.162" 3 1/2" x 0.135"	16" c 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" c face nail 12" c face nail
13	Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25'	(8) 16d common (12) 16d common (12) 10d box	(8) 3 1/2" x 0.162" (12) 3 1/2" x 0.135" (12) 3" x 0.128"	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Double top plate splice SDCs D0, 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 joint or blocking (at braced wall panels)	16d common 16d box	3 1/2" x 0.162" 3" x 0.135" 3" x 0.131"	16" c face nail 12" c face nail
15	Bottom plate to joist, rim joist, band joint or blocking (at braced wall panels)	(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"	3 each 16" c face nail 2 each 16" c face nail 4 each 16" c face nail
16	Top or bottom plate to joist	(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"	Toe nail
17	Top plates, laps at corners and intersections	(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 ⁴	(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 ⁴	(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	(3) 8d box (3) 8d common (3) 10d box (3) Staples ⁴	(3) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128"	Face nail
	Wider than 1" x 8"	(4) 8d box (3) 8d common (3) 10d box (4) Staples ⁴	(4) 2 1/2" x 0.113" (3) 2 1/2" x 0.131" (3) 3" x 0.128"	

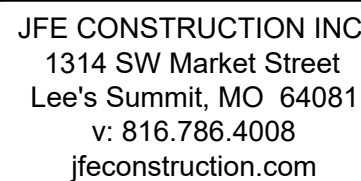
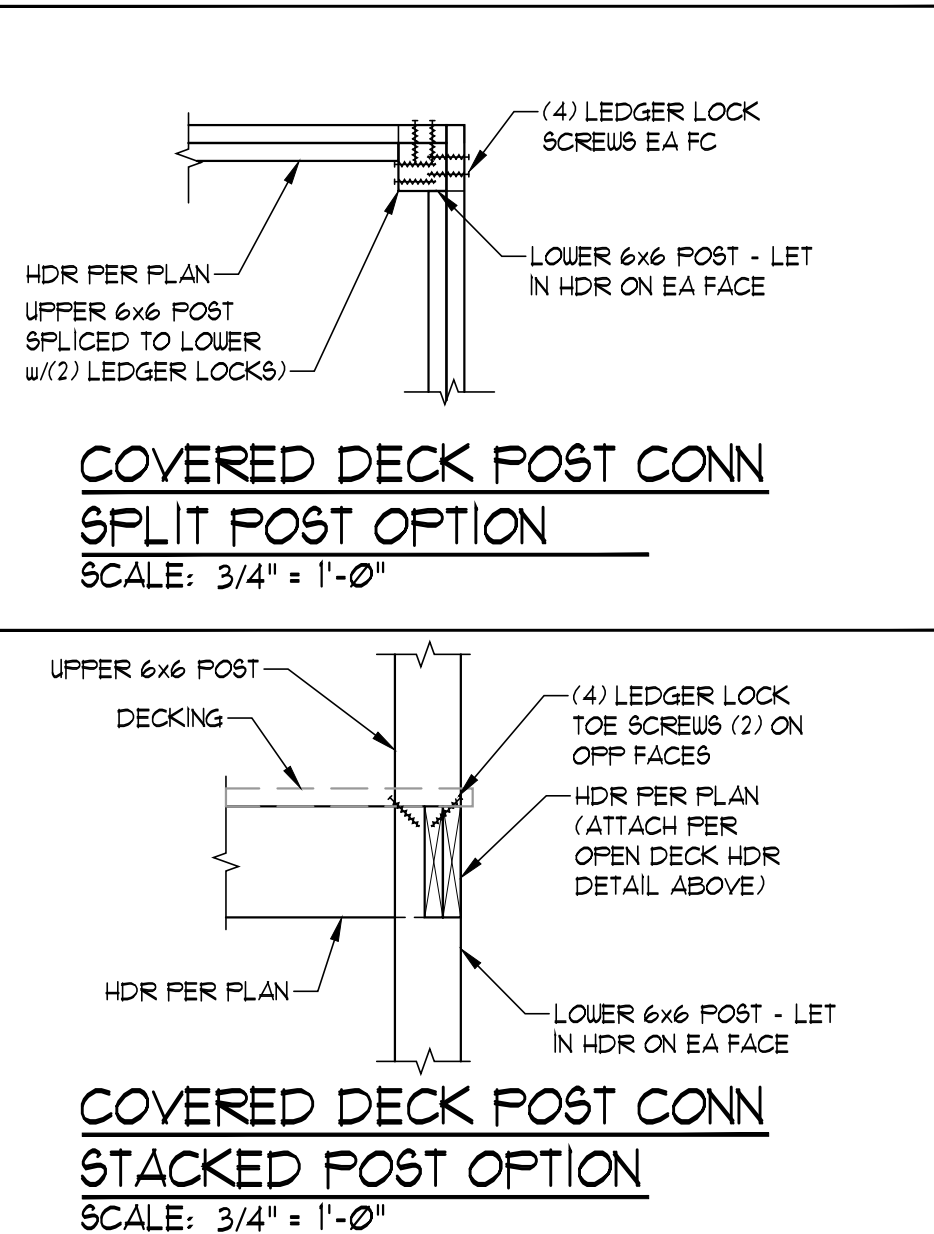
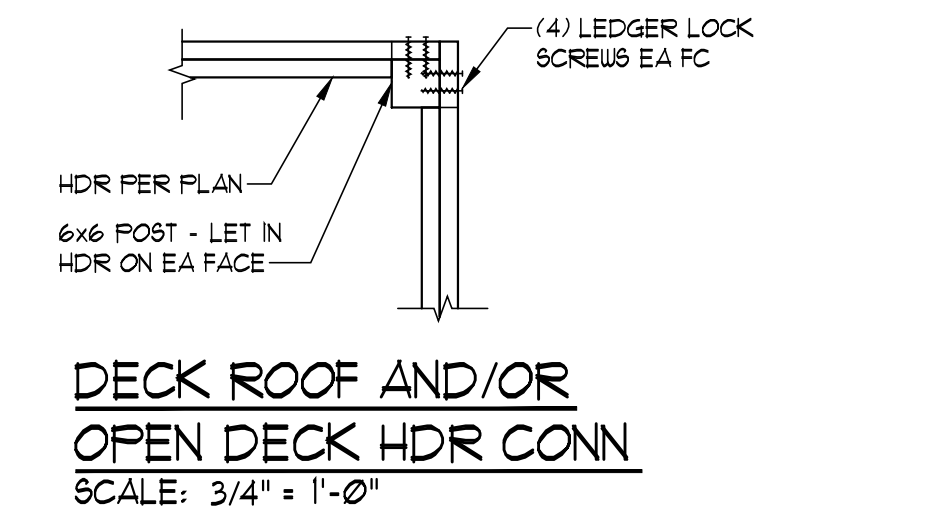
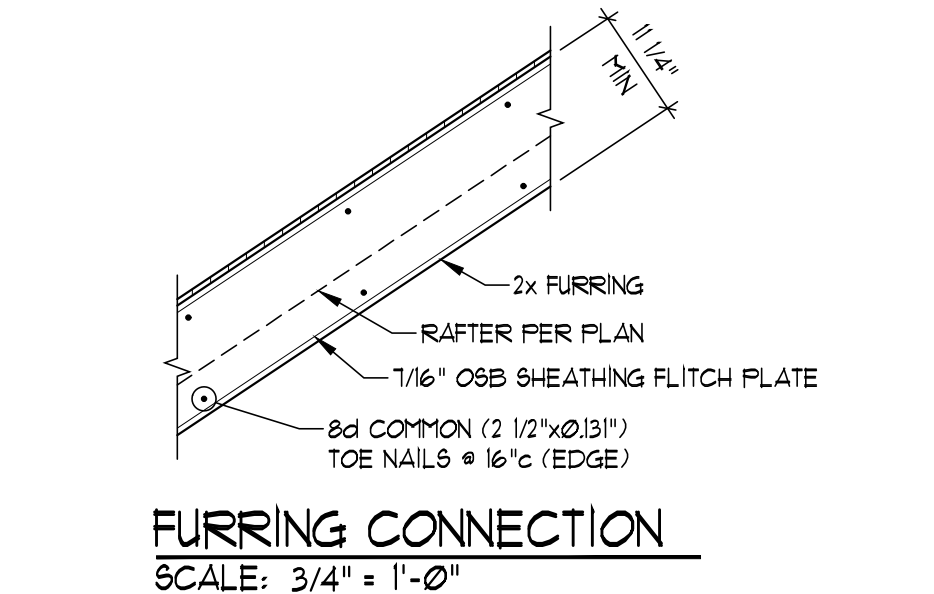
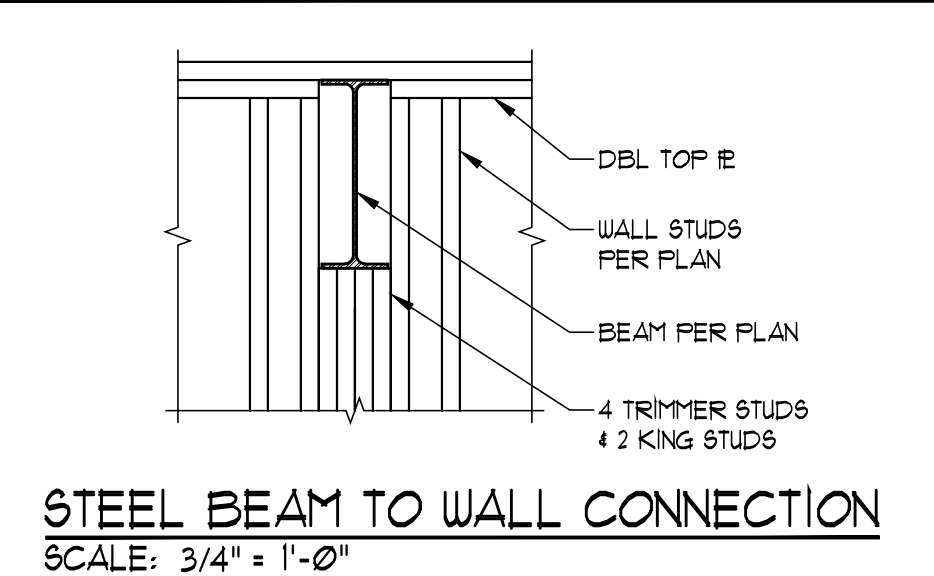
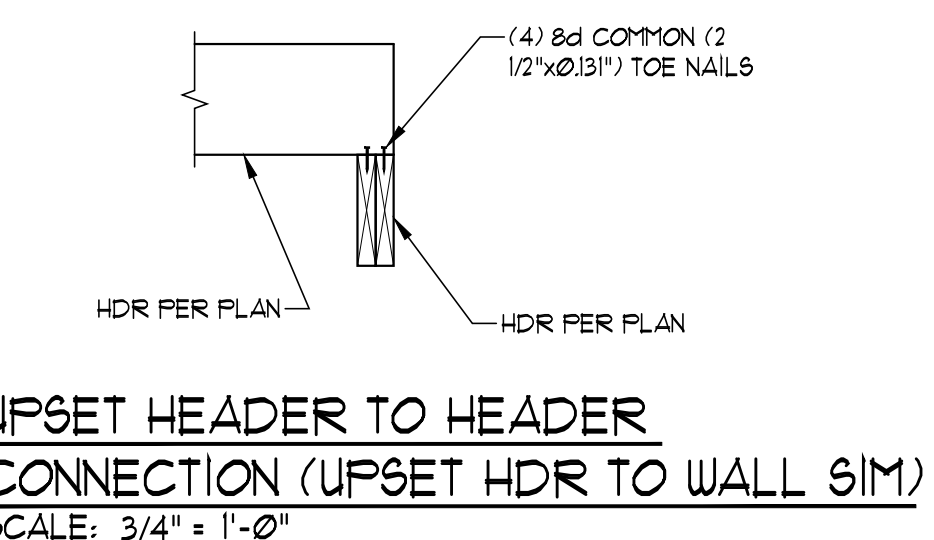
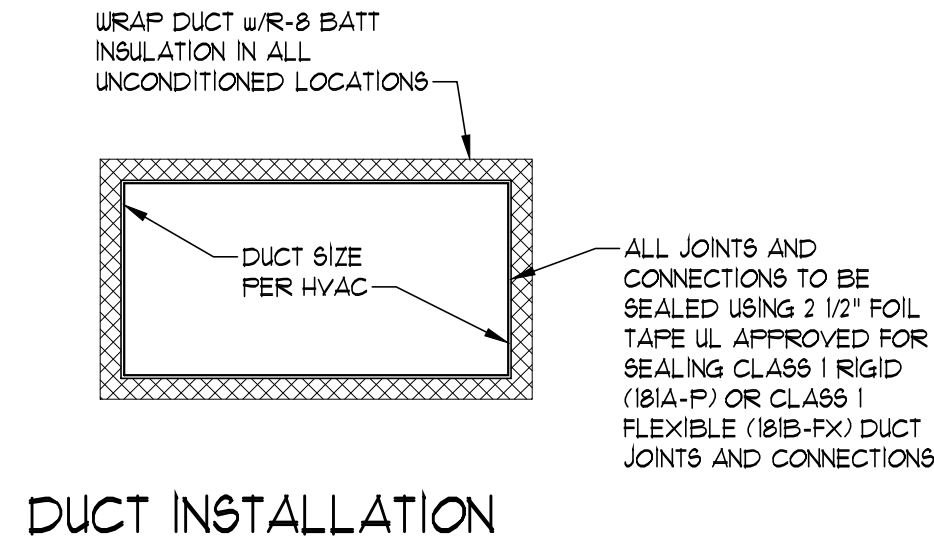
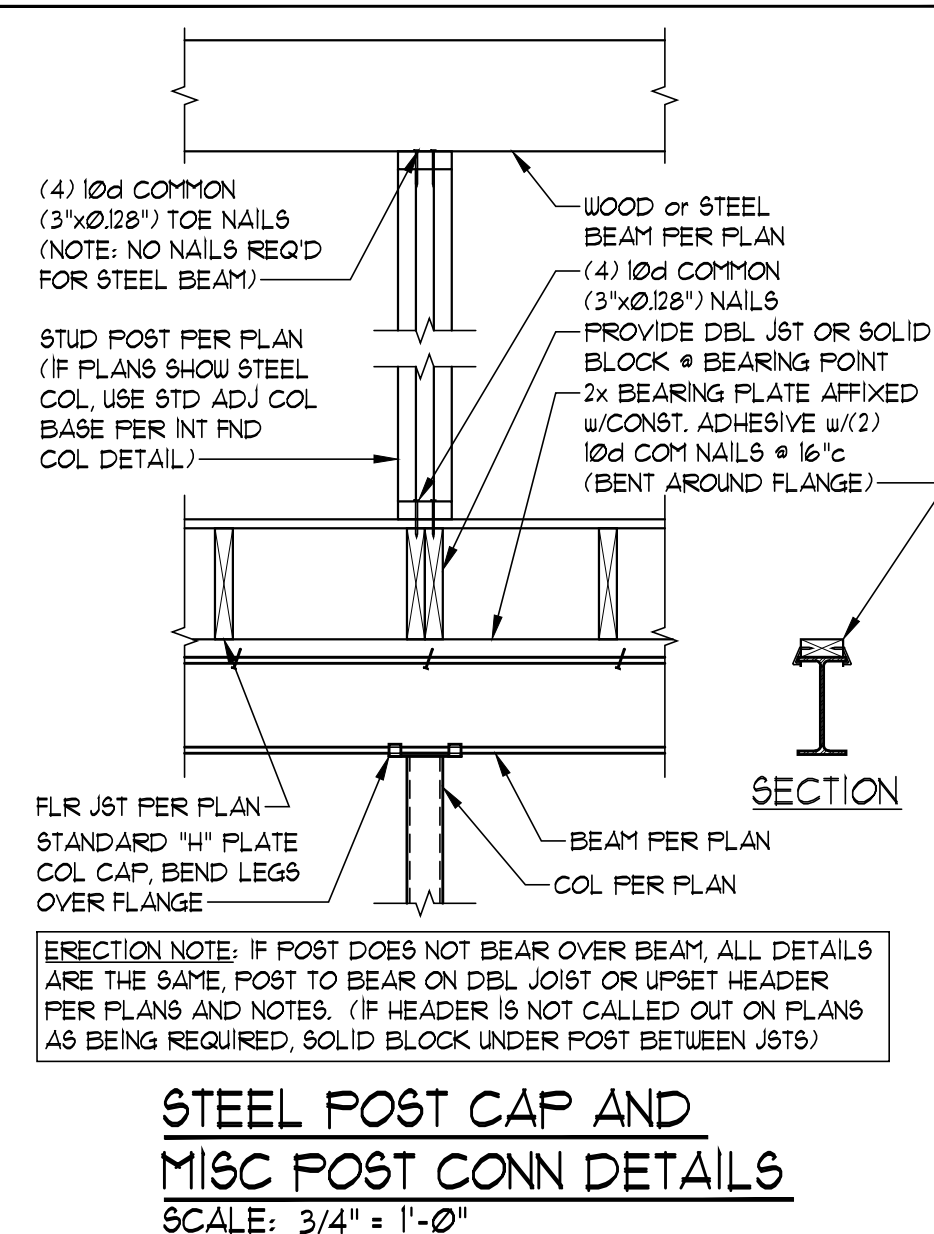
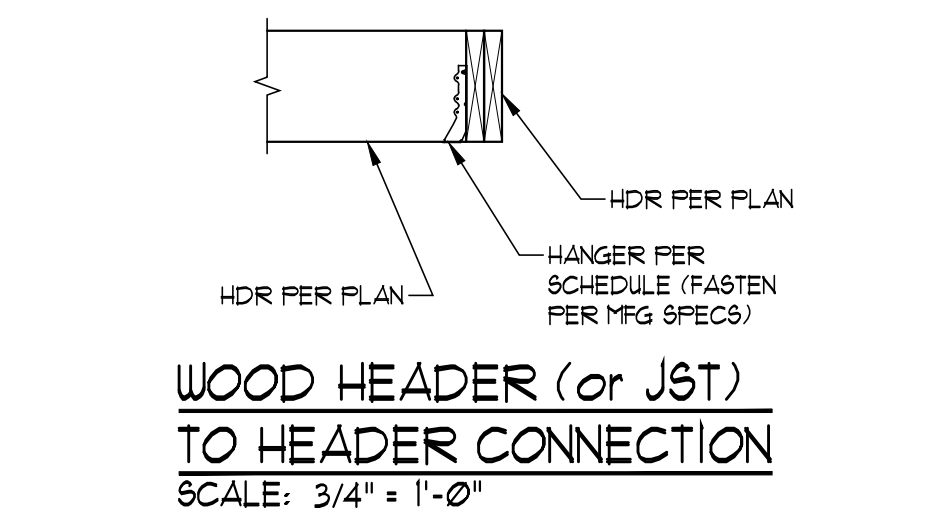
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ¹ x ² c		SPACING AND LOCATION
		COMMON NAIL	PNEUMATIC NAIL	
		FLOOR		
21	Joist to sill, top plate or girder	(4) 8d box (3) 8d common (3) 10d box	(4) 2 1/2" x 113" (3) 2 1/2" x 131" (3) 3" x 128" (3) 3" x 131"	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box 10d box	2 1/2" x 113" 2 1/2" x 131" 3" x 128" 3" x 131"	4" toe nail 6" toe nail
23	1" x 6" subfloor or less to each joist	(3) 8d box (2) 8d common (3) 10d box (2) Staples ³	(3) 2 1/2" x 113" (2) 2 1/2" x 131" (3) 3" x 128"	Face nail
24	2" subfloor to joist or girder	(3) 16d box (2) 16d common	(3) 3 1/2" x 135" (2) 3 1/2" x 162"	Blind and face nail
25	2" planks (plank & beam-floor & roof)	(3) 16d box (2) 16d common	(3) 3 1/2" x 135" (3) 3 1/2" x 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 162" (4) 3" x 128" (4) 3" x 131"	End nail
27	Built-up girders and beams, (2) inch lumber layers	20d common 10d box (2) 20d common (3) 10d box	4" x 192" 3" x 128" 3" x 131" (2) 4" x 192" (3) 3" x 128"	Nail each layer as follows: 3" at top and bottom and staggered 24" face nail at top and bottom staggered on opposite sides Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	(4) 16d box (3) 16d common (4) 10d box	(4) 3 1/2" x 135" (3) 3 1/2" x 162" (4) 3" x 128" (4) 3" x 131"	At each joist or rafter, face nail
29	Bridging to joist	(2) 10d	(2) 3" x 128"	Ea end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ¹ ^C		SPACING AND LOCATION	
		COMMON NAIL	PNEUMATIC NAIL	Edges (inches) ^h	Intermediate (inches) ⁱ / ^E
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING					
30	3/8" – 1/2"	6D common 8d common (roof)	2" x 0.113" 2 1/2" x 0.131"	6	12 ^E
31	19/32" – 1"	8d common	2 1/2" x 0.131"	6	12 ^E
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 cellululosic fiberboard sheathing	1 1/2" galv. roofing nail, 7/16" Ø head, or 1" crown staple 16 ga., 1 1/4" long		3	6
34	25/32" structural cellululosic fiberboard sheathing	1 3/4" galv. roofing nail, 7/16" Ø 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; 1 1/4" screws, Type W or S		7	7
36	5/8" gypsum sheathing ^f	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 common	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

- [illegible]



HANGER SCHEDULE			
SOLID SAWN LUMBER		ENGINEERED LUMBER	
HDR SIZE	HANGER	HDR SIZE	HANGER
2x6	LSU24	1 3/4x1 1/4	HJ1
2x8	LSU26	1 3/4x3 1/4	HJ2
2x10	LSU28	1 3/4x5 1/2	HJ3
2x12	LSU32D	1 3/4x1 7/8	HJ4
(2) 2x6	LSU24-2	(2) 1 3/4x1 1/4	HJ4-8
(2) 2x8	LSU26-2	(2) 1 3/4x3 1/4	HJ4-10
(2) 2x10	LSU28-2	(2) 1 3/4x5 1/2	HJ4-10
(2) 2x12	LSU32D-2	(2) 1 3/4x1 7/8	HJ4-12

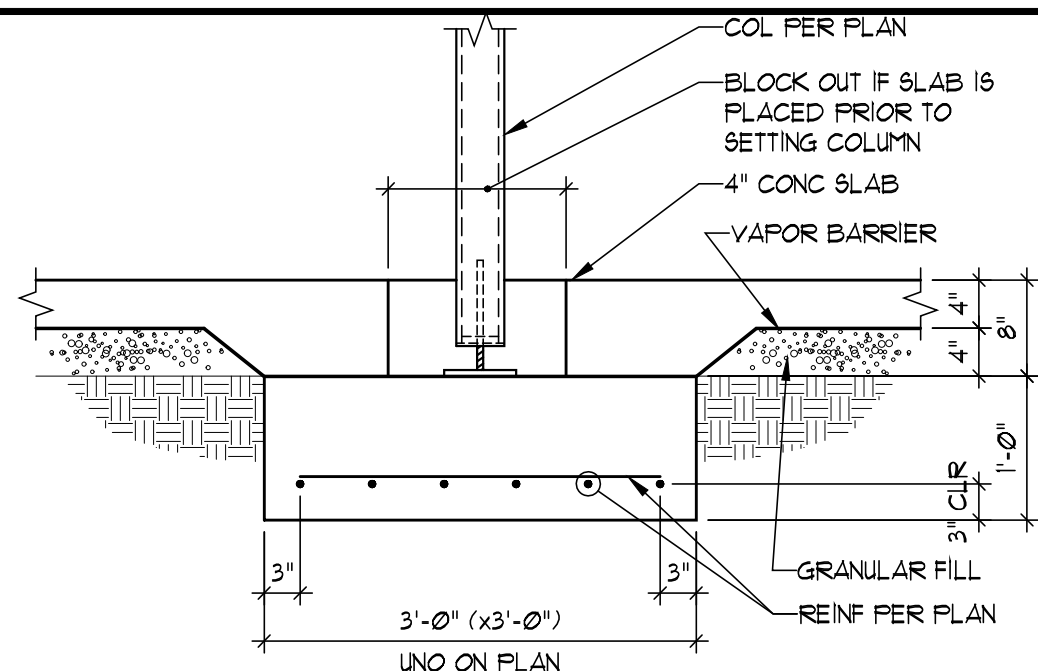


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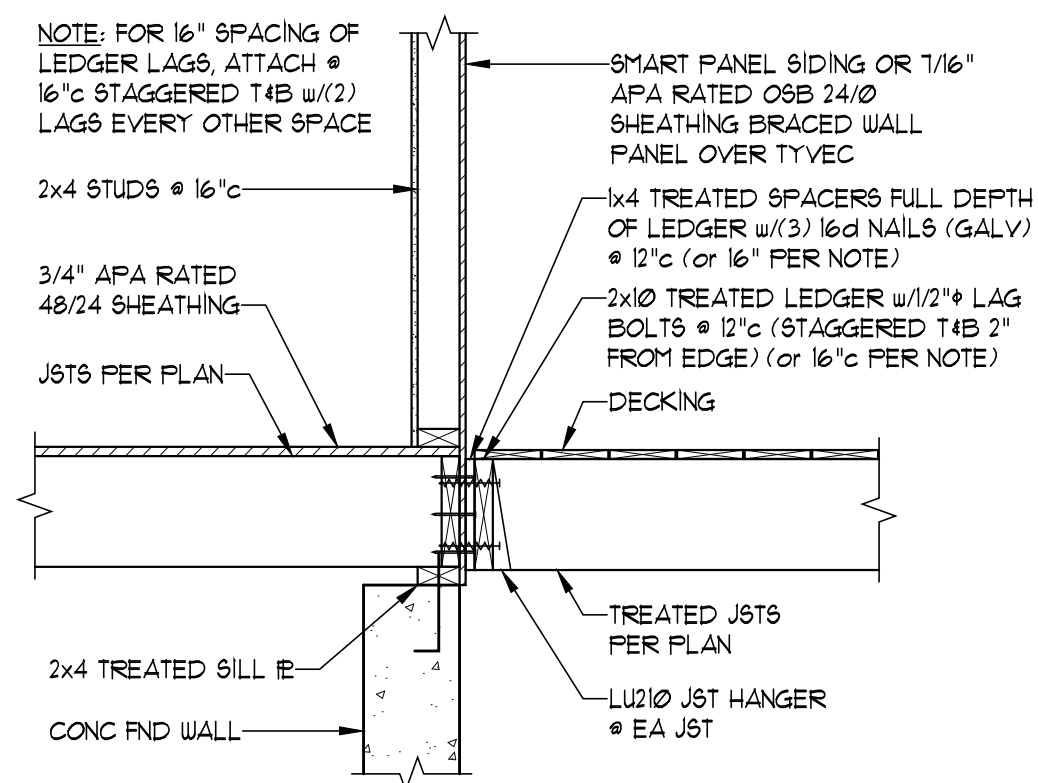
THE MAPLEWOOD III - MODERN

369 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 157

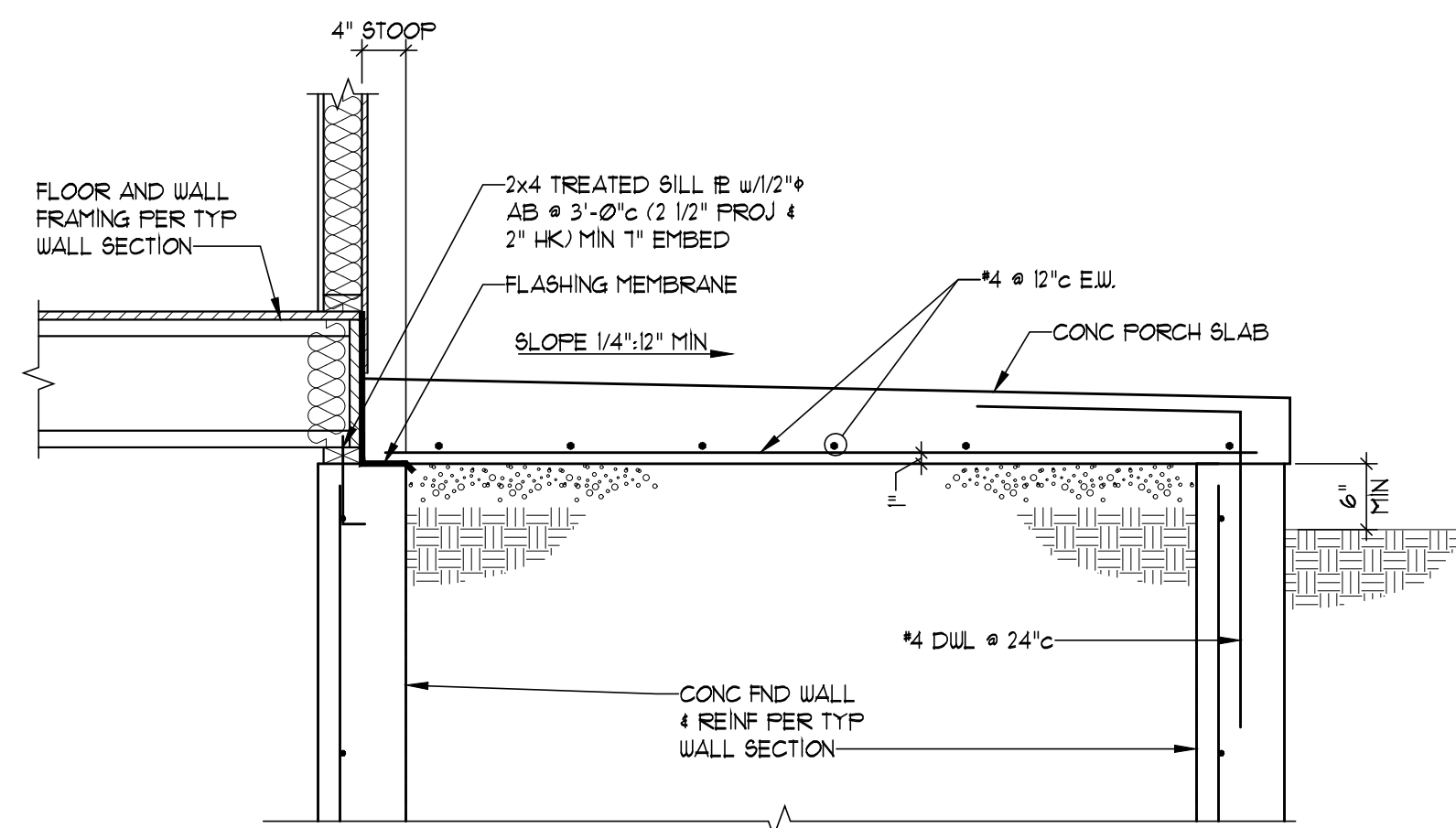
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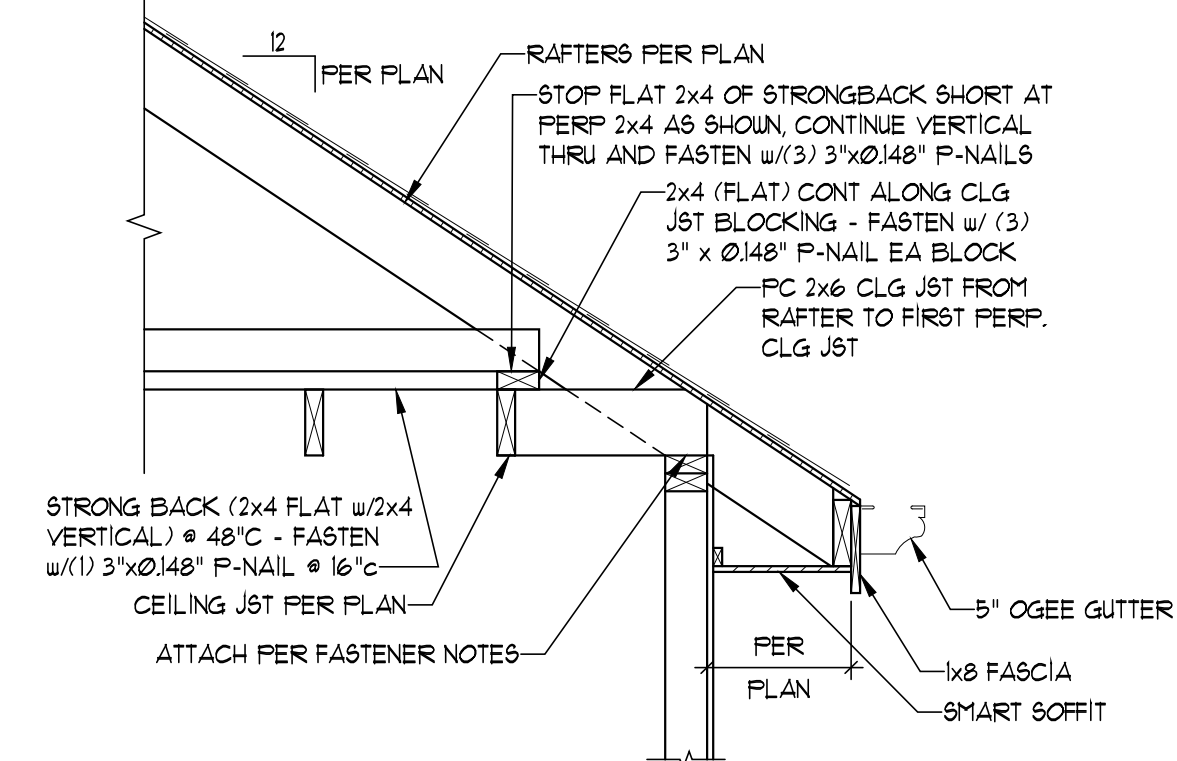
TYPICAL INTERIOR COLUMN
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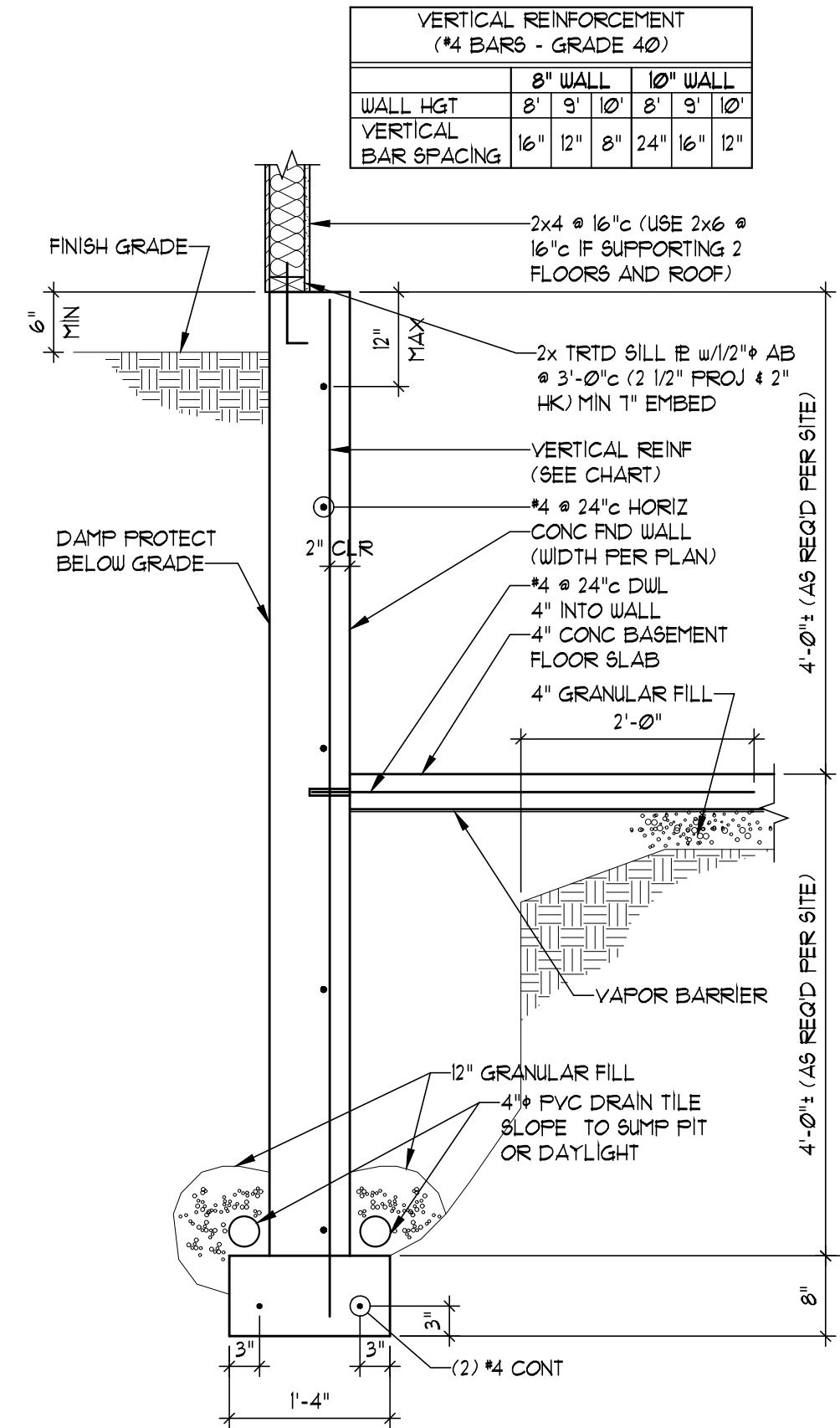
DECK ATTACHMENT
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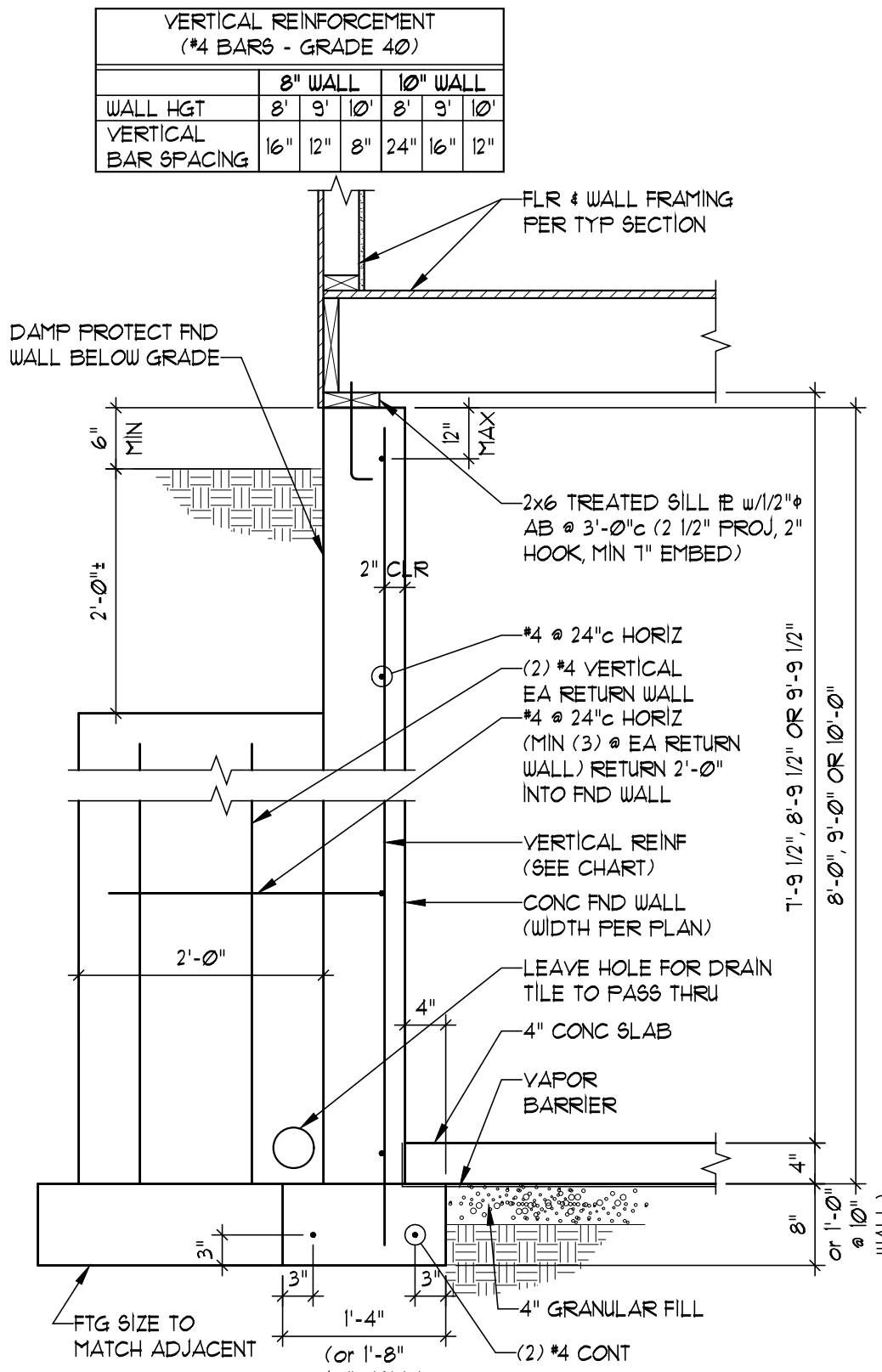
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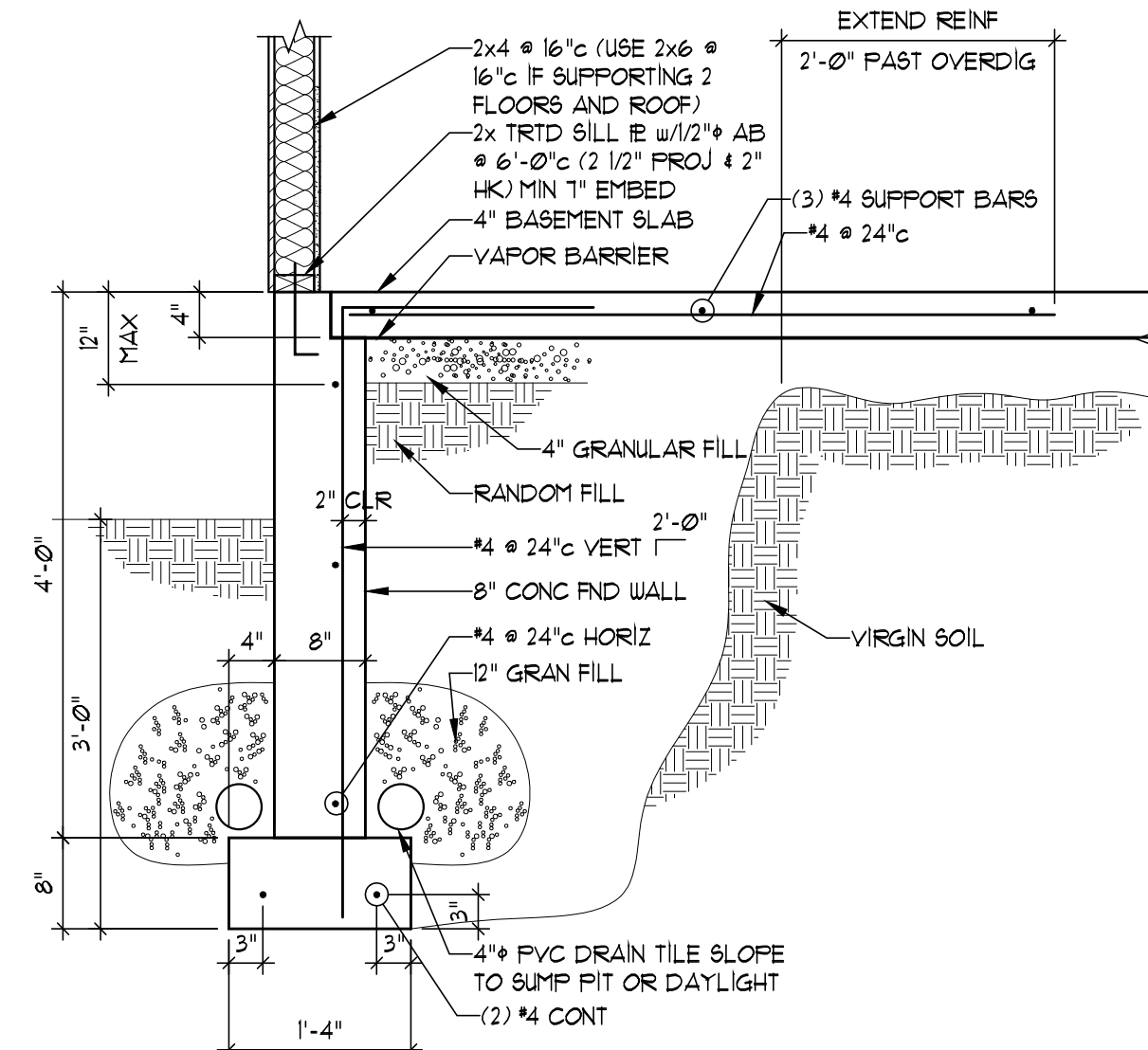
RAFTER ATTACHMENT AT PERPENDICULAR CONDITIONS
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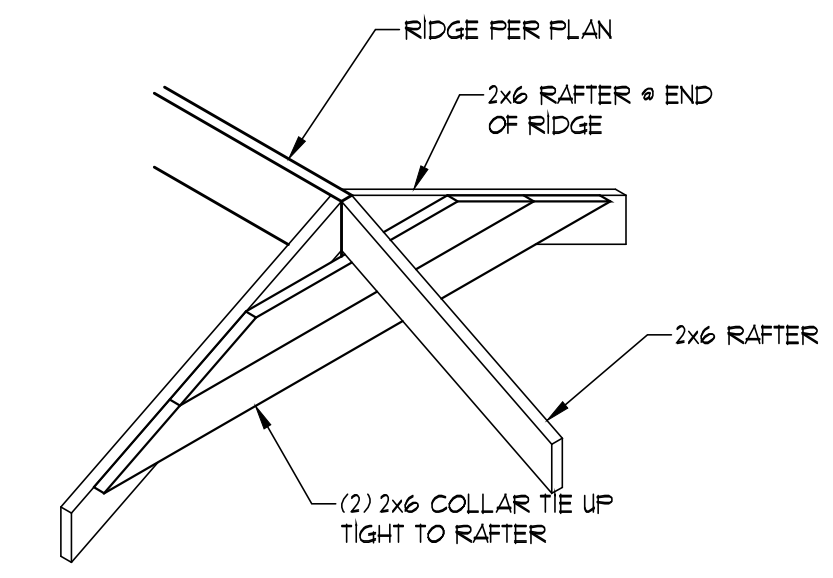
TYPICAL DAYLIGHT SECTION
SCALE: 3/4" = 1'-0"



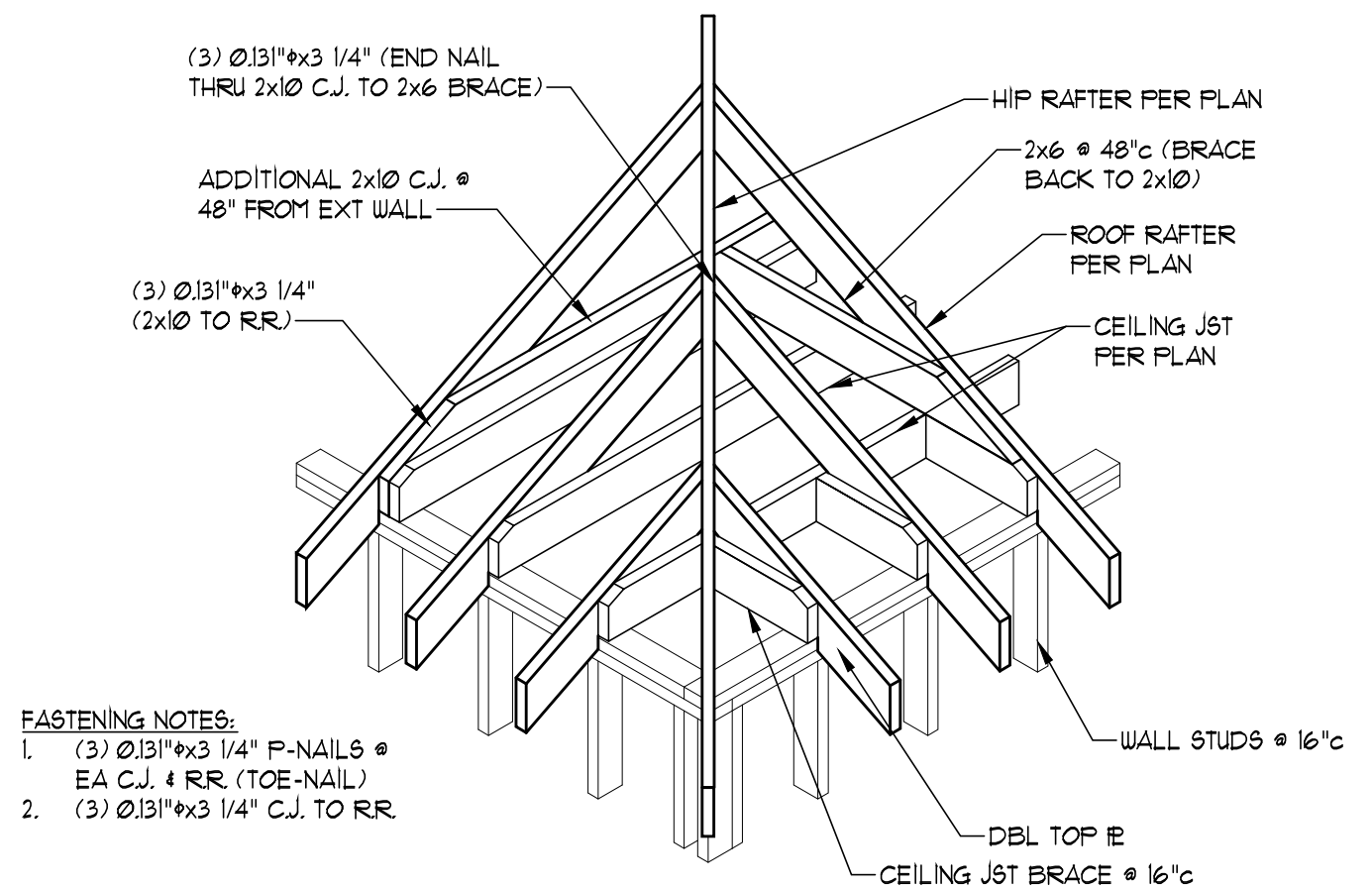
TYPICAL PILASTER SECTION
SCALE: 3/4" = 1'-0"



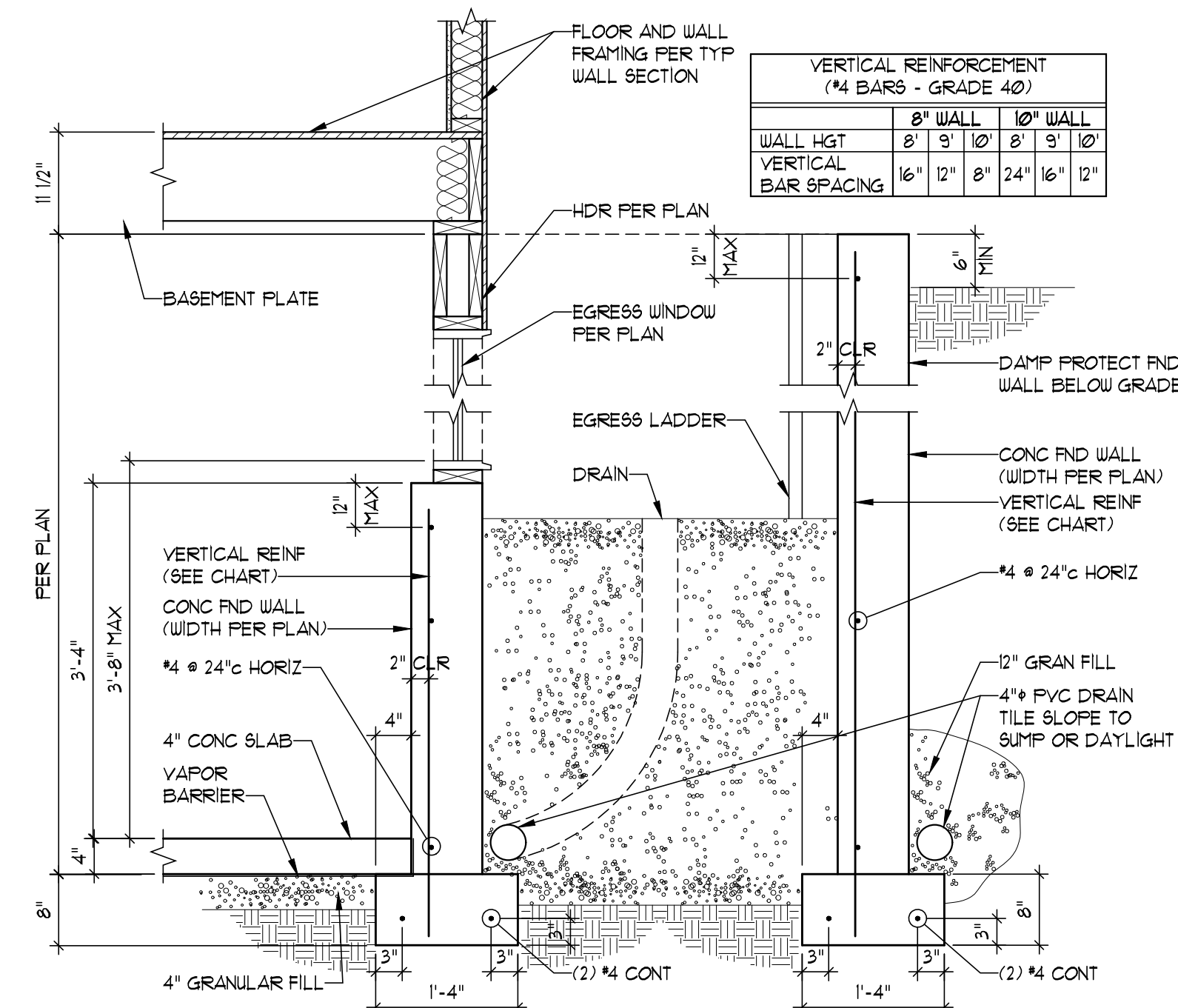
TYPICAL WALKOUT SECTION
SCALE: 3/4" = 1'-0"



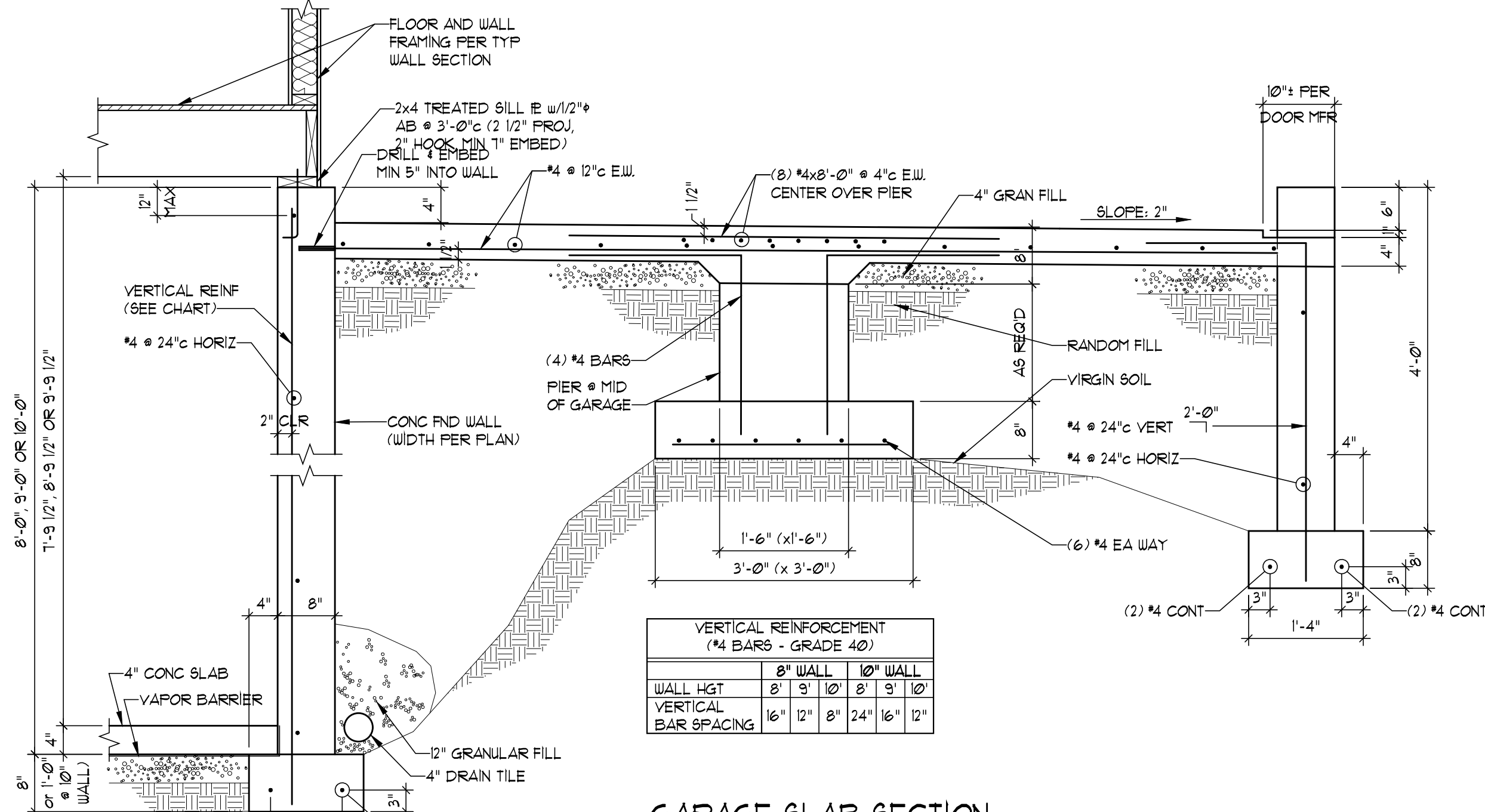
HIP RIDGE SUPPORT
SCALE: 1/2" = 1'-0"



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"

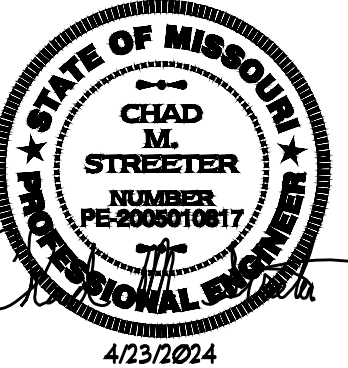


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JFE CONSTRUCTION INC.
1314 SW Market Street
Lee's Summit, MO 64081
v. 816.786.4008
jfeconstruction.com



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Project #: 8083-XXXX

DATE:

Permit: 4/23/2024

STRUCTURAL DETAILS FOR:
THE MAPLEWOOD III - MODERN
369 NW Patch Ct
Lee's Summit, MO 64081
Woodside Ridge Lot 157

