

# GENERAL STRUCTURAL NOTES

Governing Building Code: 2018 International Building Code

## Design Loads:

Roof Live Load	20 psf
Ground Snow Load, P <sub>g</sub>	20 psf
Flat-roof Snow Load, P <sub>f</sub> (Includes rain on snow)	20 psf
Snow Exposure Factor, C <sub>e</sub>	1.0
Snow Load Importance Factor, I <sub>s</sub>	1.0
Thermal Factor, C <sub>t</sub>	1.0

## Floor Live Load:

Classrooms	40 psf
Office (50 + 20 psf partition load)	70 psf
Exits & Corridors	100 psf
Storage	125 psf

## Wind:

Ultimate Design Wind Speed, V <sub>ult</sub>	115 mph
Nominal Design Wind Speed, V <sub>asd</sub>	89 mph
Risk Category	II
Exposure Category	B
Internal Pressure Coefficient	+0.55 -0.55
Components and Cladding (20 Sq Ft walls, 50 Sq Ft roof)	30.2 psf walls 29.6 psf roof

## Seismic:

Risk Category	II
Seismic Importance Factor I <sub>e</sub>	1.0
Mapped Spectral Response Acceleration S <sub>s</sub>	0.109
Mapped Spectral Response Acceleration S <sub>1</sub>	0.062
Site Class	D
Spectral Response Coefficient SDS	0.117
Spectral Response Coefficient SDI	0.099
Seismic Design Category	B
Basic Seismic-Force-Resisting System	Light Framed walls with Wood Structural Panels
Design Base Shear	0.018W
Seismic Response Coefficient, C <sub>s</sub>	0.018
Response Modification Factor, R	6.5
Analysis Procedure	Equivalent Lateral Force

## General:

- These notes supplement the specification which should be referred to for additional information. Any conflict and/or contradiction of terms or requirements with these General Notes will be resolved by the Architect/Engineer in favor of the more stringent or superior quality requirement.
- The General Contractor shall be responsible for verifying all dimensions and elevations shown on the plans and for coordinating all dimensions and elevations shown on the structural drawings with those shown on the architectural and mechanical drawings. If errors or discrepancies in the dimensions occur, it shall be the superintendent's responsibility to bring all discrepancies to the attention of the Architect before proceeding with the work. Report any discrepancies with information contained in these documents immediately to the Engineer.
- The Contractor shall verify all architectural, mechanical, and electrical openings, sizes and locations, with the structural drawings.
- Structural details shown on these drawings are general in nature and are valid for all similar areas and conditions, unless specifically shown or noted otherwise.
- The Contractor shall provide all temporary bracing and shoring as required during construction to ensure the safety of all individuals involved.
- Furnish all labor, materials and equipment necessary to complete the work shown or inferred by these drawings.

## Dimension Lumber and Sheathing:

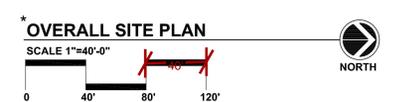
- All sawn lumber framing members shall be Douglas Fir North or Southern Pine meeting the following stresses:

Wall studs, headers, 4x6 posts, and double top plates - #2 grade	Blocking, and other members shown - stud grade
F <sub>b</sub> = 850 psi	F <sub>b</sub> = 650 psi
F <sub>t</sub> = 500 psi	F <sub>t</sub> = 400 psi
F <sub>v</sub> = 180 psi	F <sub>v</sub> = 180 psi
F <sub>c</sub> (perpendicular) = 625 psi	F <sub>c</sub> (perpendicular) = 625 psi
F <sub>c</sub> (parallel) = 1,400 psi	F <sub>c</sub> (parallel) = 900 psi
E = 1,600,000 psi	E = 1,400,000 psi

- All wood framing members referenced as nominal sizes, dressed S4S. Provide actual sizes as required by PS20. Provide seasoned lumber with 19% maximum moisture content at time of dressing.
- All sawn lumber exposed to weather or in contact with concrete or masonry shall be pressure treated.
- All wood structural panels shall be identified with the appropriate grade trademark of the American Plywood Association (APA) and shall meet the requirements of product standard PS-2.
- Wood structural panels shall be set with face grain perpendicular to supporting members and stagger end joints 4'-0".
- Wood trusses and their connections shall be designed by the manufacturer for the loads stipulated on the drawings. Shop drawings and calculations with an Engineer's seal shall be submitted for review prior to fabrication. Connection plates shall meet the requirements of the International Building Code. The truss manufacturer shall design and supply all hardware and fasteners for joining timber members supplied by the truss manufacturer.
- Temporary stability of wood trusses during erection shall be the responsibility of the contractor in conjunction with all recommendations of the manufacturer.
- Wood trusses shall not be field cut.
- All nailing not indicated on the drawings shall conform to the nailing schedule of the governing building code. Spacing, end distances and edge distances of nails and spikes shall be such as to avoid the unusual splitting of the wood.
- All nails shall be common wire nails (galvanized at treated wood), unless noted otherwise.
- All light gage metal framing accessories noted shall be as manufactured by "Simpson Strong Tie" or approved equal, attach framing accessories to wood framing accessories to wood framing in accordance with manufacturers recommendations.
- Parallam PSL beams shall be Truss Joist 2.0E grade with E=2.0 ksi, F<sub>b</sub>=2,900 psi, F<sub>v</sub>=290 psi minimum.
- Laminated Veneer Lumber (LVL) shall be of dimensions noted on the drawings and have the following minimum properties:  
F<sub>b</sub>=2,600 psi, F<sub>c</sub> (parallel)=2,310 psi, F<sub>c</sub> (perpendicular)=750 psi, F<sub>v</sub>=285 psi, and E=1.9 ksi.
- All multiple LVL members shall be nailed together with two (2) rows (1-top and 1-bottom) 16d nails at 12" O.C. over the full length of the members and three (3) continuous horizontal beads of construction adhesive meeting AFG-01 standards over the full length of the members.
- Drywall shall not be installed on any wood framing until the enclosed building has been conditioned with the permanent HVAC system and all wood framing had adequate time to acclimate (96 hours).

# ABBREVIATIONS LEGEND

AB ANCHOR BOLT	MCJ MASONRY CONTROL JOINT
ACI AMERICAN CONCRETE INSTITUTE	MECH MECHANICAL
AFF ABOVE FINISH FLOOR	MFR MANUFACTURER
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MIN MINIMUM
AISI AMERICAN IRON AND STEEL INSTITUTE	MISC MISCELLANEOUS
ARCH ARCHITECTURAL	MO MASONRY OPENING
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	MTL METAL
AWS AMERICAN WELDING SOCIETY	NIC NOT IN CONTRACT
BFF BELOW FINISH FLOOR	NO NUMBER
BFS BOTTOM OF FOOTING STEP	NS NEAR SIDE
BL BLOCK LINTEL	NTS NOT TO SCALE
BO BOTTOM OF	OC ON CENTER
BOS BOTTOM OF STEEL	OH OPPOSITE HAND
BRG BEARING	PAF POWDER ACTUATED FASTENERS
CIP CAST-IN-PLACE CONCRETE	PCF POUNDS PER CUBIC FEET
CJ CONTROL JOINT (WALL)	PL PLATE
CL CENTER LINE	PLF POUNDS PER LINEAR FOOT
CLR CLEAR	PSI POUNDS PER SQUARE INCH
CMU CONCRETE MASONRY UNIT	QTY QUANTITY
COL COLUMN	RD ROOF DRAIN
CONC CONCRETE	REF REFERENCE
CONST CONSTRUCTION	REINF REINFORCING
CONT CONTINUOUS	REQD REQUIRED
DIA DIAMETER	REV REVERSE
EIFS EXTERIOR INSULATION AND FINISH SYSTEM	RO ROUGH OPENING
EJ EXPANSION JOINT	RTU ROOF TOP UNIT
EL ELEVATION	SDI STEEL DECK INSTITUTE
ELEC ELECTRICAL	SIM SIMILAR
EQ EQUAL	SJI STEEL JOIST INSTITUTE
EW EACH WAY	SPECS SPECIFICATIONS
FDN FOUNDATION	T&B TOP AND BOTTOM
FF FINISH FLOOR	TFS TOP OF FOOTING STEP
FS FAR SIDE	THK THICK
FTG FOOTING	TO TOP OF
GA GAGE	TOC TOP OF CONCRETE
GC GENERAL CONTRACTOR	TOF TOP OF FOOTING
GYP BD GYPSUM BOARD	TOGB TOP OF GRADE BEAM
HORIZ HORIZONTAL	TOM TOP OF MASONRY
HSA HEADED STUD ANCHOR	TOP TOP OF PAVING
INFO INFORMATION	TOS TOP OF STEEL
JBE JOIST BEARING ELEVATION	TRANS TRANSVERSE
JST JOIST	TYP TYPICAL
JT JOINT	UNO UNLESS NOTED OTHERWISE
KSI KIPS PER SQUARE INCH	VERT VERTICAL
LBS POUNDS	W WIDTH
LLH LONG LEG HORIZONTAL	WP WORK POINT
LLV LONG LEG VERTICAL	WS WALL STEP
LONG LONGITUDINAL	WWF WELDED WIRE FABRIC
MAX MAXIMUM	



\* ORIGINAL DRAWINGS AND DETAILS PROVIDED BY NSP

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STATE OF MISSOURI  
SEAL OF THE PROFESSIONAL ENGINEER  
NAME: B. ANDERSON  
NUMBER: 019820208  
EXPIRES: 01/16/2026

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
BY DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
01/16/2026 12:34:40

PROJECT INFORMATION  
SUMMIT SQUARE  
BUILDING A  
701 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

ISSUE INFO	
DATE:	01/06/2026

DRAWN BY: SBA  
CHECKED BY: SBA  
ISSUED FOR: PERMIT

## SHEET TITLE

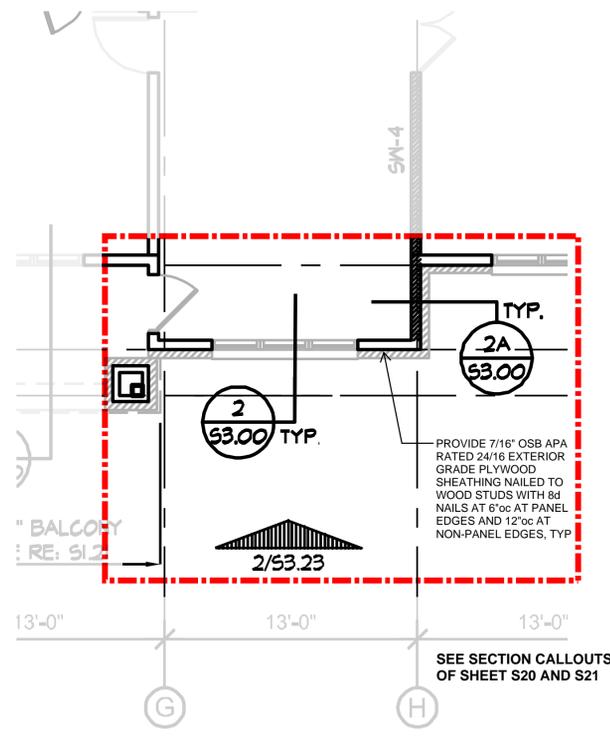
# GENERAL NOTES AND KEY PLAN

SHEET NUMBER

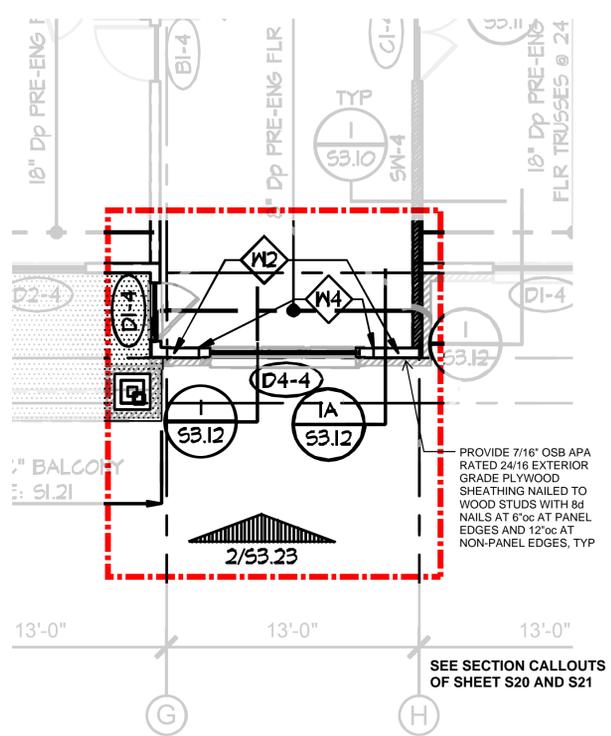
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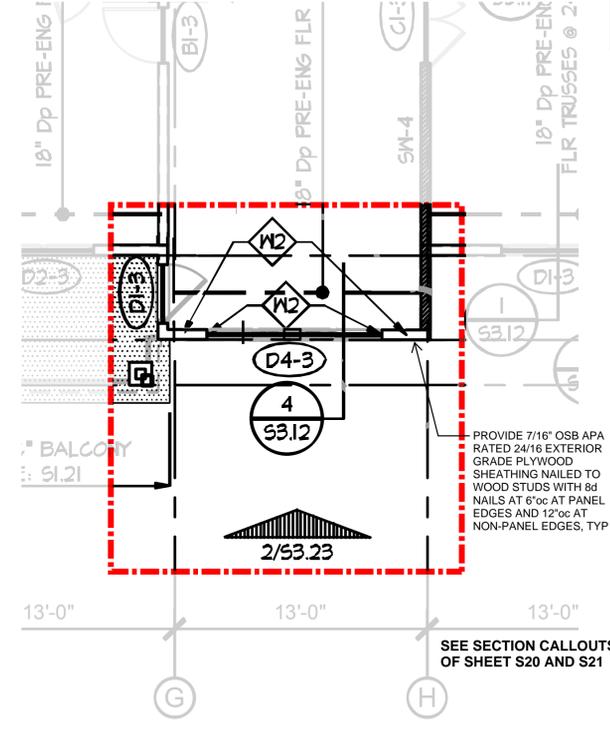
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**1 FOUNDATION/FIRST FLOOR PLAN**  
SCALE: NOT TO SCALE

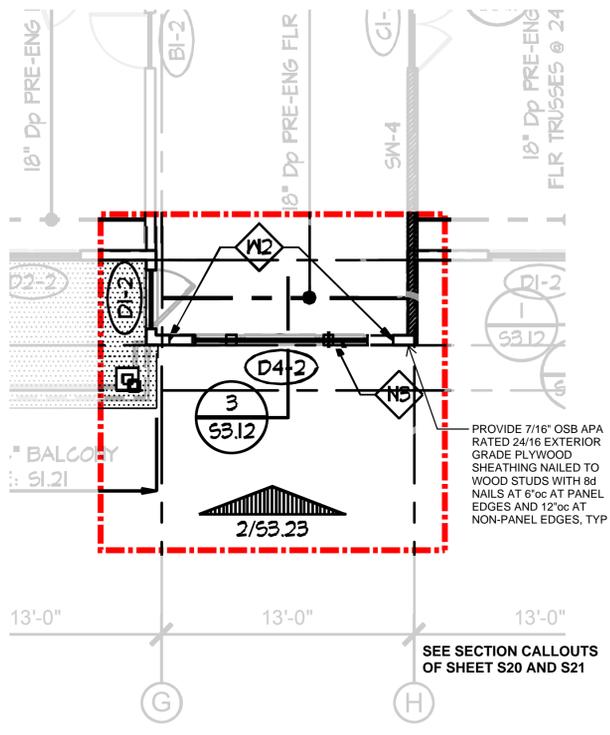


**2 SECOND FLOOR FRMAING PLAN**  
SCALE: NOT TO SCALE



**3 THIRD FLOOR FRAMING PLAN**  
SCALE: NOT TO SCALE

REFER TO ORIGINAL ARCHITECTURAL DRAWINGS FOR THE FOLLOWING AND MORE:  
1. INSULATION REQUIREMENTS  
2. BRICK INSTALLATION REQUIREMENTS  
3. FLASHING AND WATER PROOFING REQUIREMENTS



**4 FOURTH FLOOR FRAMING PLAN**  
SCALE: NOT TO SCALE

**\* FLOOR AND ROOF FRAMING HEADERS AND BEAMS SCHEDULE**

MARK	HEADER		JAMB TYPE # (UNO w/ COLUMN SCHEDULE)					NOTES
	FLOOR	ROOF	* 5" (1st FLR FRAMING, TYP. UNO.)	* 4" (2nd FLR FRAMING, TYP. UNO.)	* 3" (3rd FLR FRAMING, TYP. UNO.)	* 2" (4th FLR FRAMING, TYP. UNO.)	* 1" (ROOF FRAMING, TYP. UNO.)	
D1-3	(3) 2x8	(3) 2x10	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D4-3	(2) 2x8 (PLAT) (3) 2x8 @ BOTT FLR	(3) 2x8	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING 3 JACK @ INT. JAMBS	

**\* PLAN NOTES**

MARK	DESCRIPTION
KB	UPSET 5/4" x 18" PSL w/ (2) KING POSTS SISTERED TO OUTSIDE OF HEADER JAMB
MP	NUMBER OF STUDS (IN ADDITION TO SCHEDULED WALL STUDS AND/OR SCHEDULED HEADER/BEAM JAMBS) LOCATED UNDER JAMB ABOVE. SQUASH BLOCKS ABOVE TO MATCH TOTAL NUMBER OF STUDS.

PROJECT INFORMATION

**SUMMIT SQUARE  
BUILDING A**  
701 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

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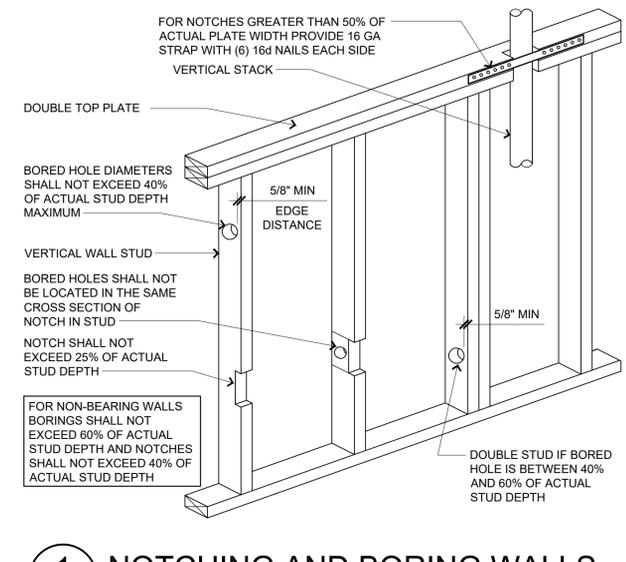
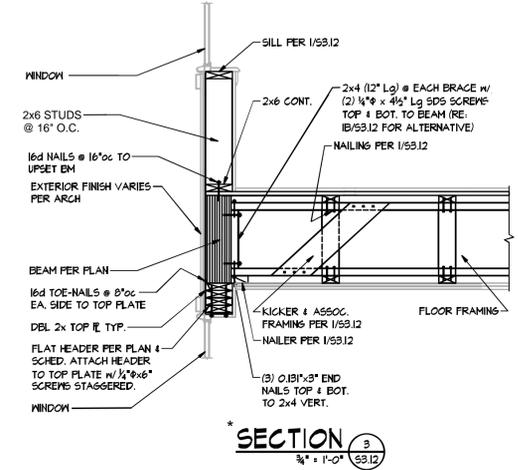
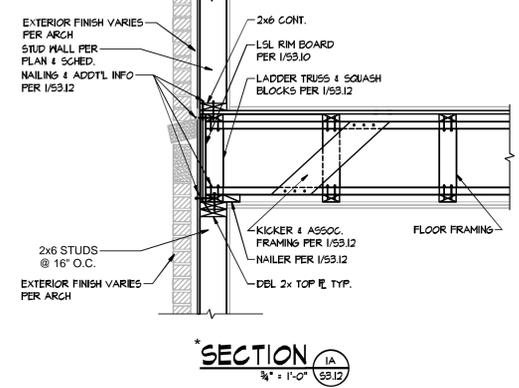
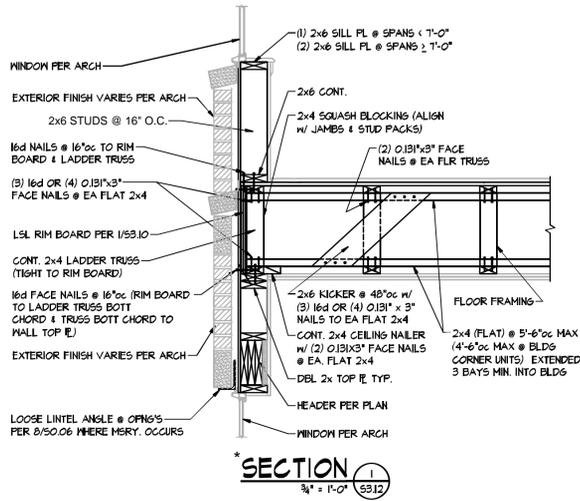
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FLOOR PLANS  
AND SCHEDULE

**SHEET NUMBER**

**S10**

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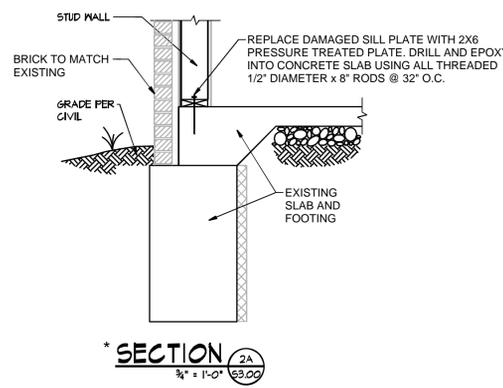
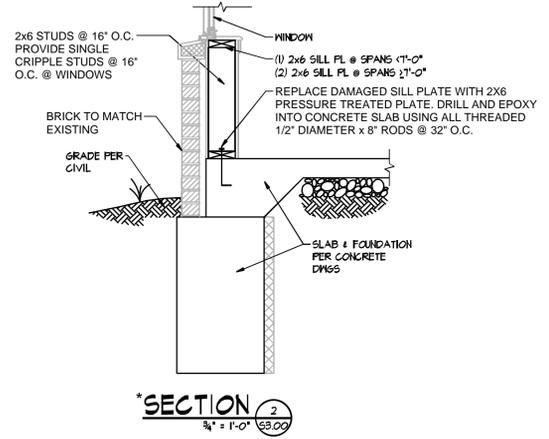
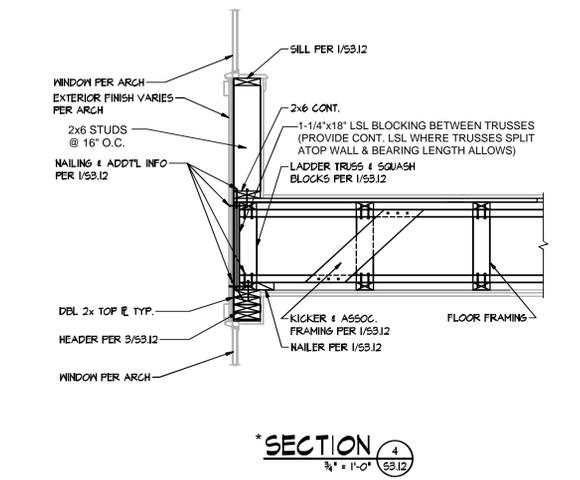
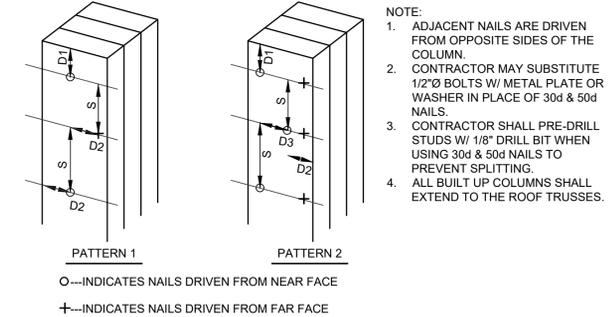
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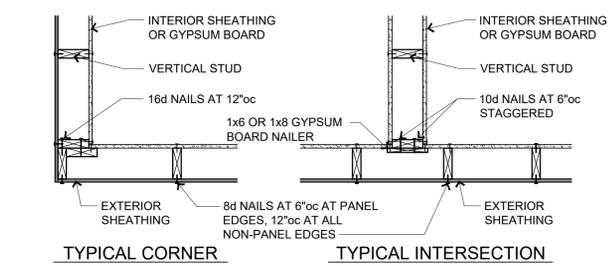
**1 NOTCHING AND BORING WALLS**  
SCALE: 3/4" = 1'-0"

**BUILT UP COLUMN NAILING SCHEDULE**

BUILT UP COLUMN	BUILT UP SECTION	PATTERN	END DISTANCE D1	EDGE DISTANCE D2	ROW SPACING D3	NAIL SPACING S	NAIL SIZE
BC1	(2) 2x6	2	2 1/2"	1 1/2"	2 1/2"	9"	10d
BC2	(3) 2x6	2	3 1/2"	1 1/2"	2 1/2"	9"	30d
BC3	(4) 2x6	2	4"	1 1/2"	2 1/2"	9"	50d
BC4	(2) 2x4	1	2 1/2"	1"	---	6"	10d
BC5	(3) 2x4	1	3 1/2"	1 1/2"	---	8"	30d



**2 BUILT UP COLUMN SCHEDULE**  
SCALE: 3/4" = 1'-0"



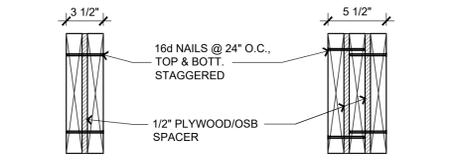
**BEARING WALL HEADERS (CENTER BEARING FLOOR)**

INTERIOR WALL (1 FLOOR) <sub>3</sub>				EXTERIOR WALL (ROOF ONLY)			
SPAN	SIZE	NO. J.S.	NO. J.S.	SPAN	SIZE	NO. J.S.	NO. J.S.
0'-0" - 4'-5"	(2) 2x8	2	2	0'-0" - 5'-4"	(2) 2x8	2	2
4'-6" - 5'-5"	(2) 2x10	2	2	5'-5" - 6'-6"	(2) 2x10	2	2
5'-6" - 6'-3"	(2) 2x12	2	2	6'-7" - 7'-6"	(2) 2x12	2	2
INTERIOR WALL (2 FLOORS) <sub>3</sub>				EXT WALL (ROOF + FLOOR)			
0'-0" - 3'-2"	(2) 2x8	2	2	0'-0" - 4'-6"	(2) 2x8	2	2
3'-3" - 3'-10"	(2) 2x10	3	3	4'-7" - 5'-6"	(2) 2x10	2	2
3'-11" - 4'-5"	(2) 2x12	3	3	5'-7" - 6'-5"	(2) 2x12	2	2
EXT WALL (ROOF + 2 FLOORS)							
0'-0" - 3'-9"	(2) 2x8	2	2	0'-0" - 4'-6"	(2) 2x8	2	2
3'-10" - 4'-7"	(2) 2x10	2	2	3'-10" - 4'-7"	(2) 2x10	2	2
4'-8" - 5'-3"	(2) 2x12	2	2	4'-8" - 5'-3"	(2) 2x12	2	2

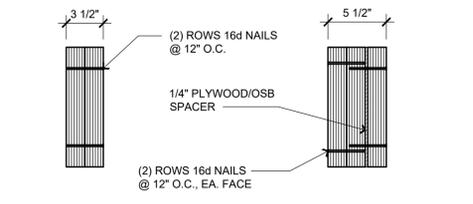
**NOTE:**

- NOT FOR OPEN WEB TRUSS SYSTEMS
- MAXIMUM JOIST SPAN OF 18FT
- HEADERS SUPPORT FLOOR LOADS ONLY, NO ROOF LOADS

**3 TYP WALL FRAMING DETAILS**  
SCALE: 3/4" = 1'-0"



**DIMENSION LUMBER HEADERS**



**LVL HEADERS**

**4 TYP. HEADER SECTIONS**  
SCALE: 1 1/2" = 1'-0"

\* ORIGINAL DRAWINGS AND DETAILS PROVIDED BY NSP

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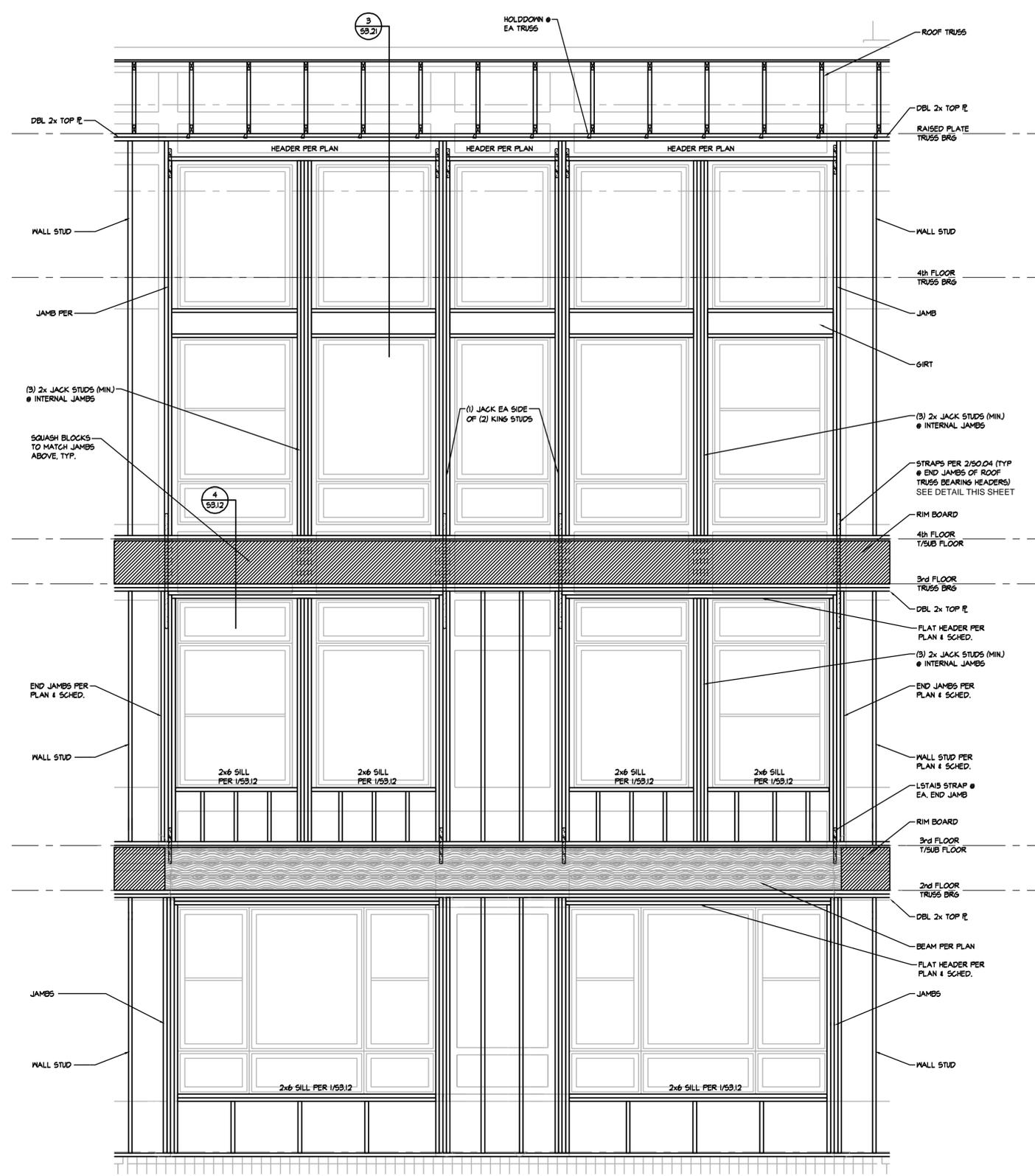
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**GENERAL DETAILS**

SHEET NUMBER

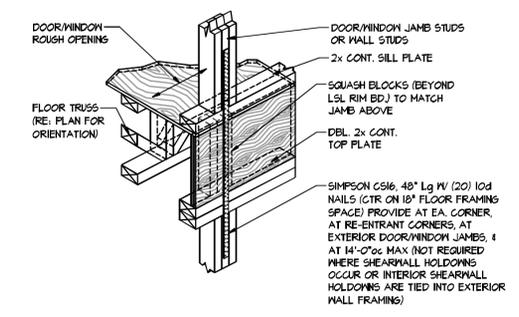
**S20**

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**SECTION 1**  
1/2" = 1'-0" (53.25)



TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/50.04 IS NOT ALLOWED

**DETAIL 2**  
3/4" = 1'-0" (50.04)

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701 NW WARD ROAD  
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**ISSUE INFO**

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**SHEET TITLE**  
**GENERAL  
DETAILS**

**SHEET NUMBER**  
**S21**

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## FASTENING SCHEDULE

CONNECTION	FASTENER	NUMBER OR SPACING
JOIST TO SILL OR GIRDER, TOE NAIL	8d COMMON	3
BRIDING TO JOIST, TOE NAIL EACH END	8d COMMON	2
LEDGER STRIP	16d COMMON	5 AT EACH JOIST
1x6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	8d COMMON	2
OVER 1x6 SUBFLOOR TO EACH JOIST, FACE NAIL	8d COMMON	3
2-INCH SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16d COMMON	2
SOLE PLAE TO JOIST OR BLOCKING, FACE NAIL	16d COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLE STUDS, FACE NAIL	10d COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	-	(2) 16d OR (3) 10d COMMON
CONTINUOUS HEADER, TOW PIECES	16d COMMON	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	8d COMMON	3
CONTINUOUS HEADER TO STUDS, TOE NAIL	8d COMMON	5
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	-	(3) 16d OR (4) 10d COMMON
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	-	(3) 16d OR (4) 10d COMMON
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
1-INCH BRACE TO EACH STUD AND PLATE, FACE NAIL	8d COMMON	2
1x8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	8d COMMON	2
OVER 1x8 SHEATHING TO EACH BEARING, FACE NAIL	8d COMMON	3
BUILT-UP CORNER STUDS	16d COMMON	24" O.C.
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20d COMMON	32" O.C. AT TOP AND BOTTOM AND STAGGERED 2 ENDS AND AT EACH SPLICE
2-INCH PLANKS	16d COMMON	2 EACH BEARING
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END
PLYWOOD AND PARTICLE SUBFLOORING (5)		
15/32", 1/2"	6d COMMON, ANNULAR OR SPIRAL THREAD	6" O.C. EDGES AND 12" O.C. INTERMEDIATE
19/32" - 3/4"	8d COMMON OR 6d ANNULAR OR SPIRAL THREAD	6" O.C. EDGES AND 12" O.C. INTERMEDIATE
1", 1 1/8"	10d COMMON OR 8d ANNULAR OR SPIRAL THREAD	6" O.C. EDGES AND 6" O.C. INTERMEDIATE
15/32", 1/2"	16 ga GALVANIZED WIRE STAPLES, 5/8" MINIMUM CROWN	4" O.C. EDGES AND 7" O.C. INTERMEDIATE
19/32", 5/8"	1 5/8" LENGTH	2 1/2" O.C. EDGES AND 4" O.C. INTERMEDIATE
PLYWOOD AND PARTICLEBOARD ROOF & WALL SHEATHING		
1/2" OR LESS	6d COMMON	6" O.C. EDGES AND 12" O.C. INTERMEDIATE
19/32" OR GREATER	8d COMMON	6" O.C. EDGES AND 12" O.C. INTERMEDIATE
3/16" - 1/2"	16ga GALVANIZED WIRE STAPLES, 3/8" MIN CROWN. LENGTH OF 1" PLUS PLYWOOD OR PARTICLEBOARD THICKNESS	4" O.C. EDGES AND 8" O.C. INTERMEDIATE
19/32" - 3/4"		2" O.C. EDGES AND 5" O.C. INTERMEDIATE
1/2" FIBERBOARD SHEATHING*	1 1/2" GALVANIZED ROOFING NAIL 6d COMMON WALL	3" O.C. EDGES AND 6" O.C. AT OTHER BEARINGS
25/32" FIBERBOARD SHEATHING*	1 3/4" GALVANIZED ROOFING NAIL 8d COMMON NAIL	3" O.C. EDGES AND 6" O.C. AT OTHER BEARINGS
1/2" OR 5/8" GYPSUM SHEATHING	12 ga 1 1/4" LARGE HEAD CORROSION RESISTANT	4" O.C. AT EDGES AND 8" O.C. AT OTHER BEARINGS
GYPSUM WALLBOARD		
1/2"	1 3/8" DRYWALL NAIL **	7" O.C. ON CEILINGS, 8" O.C. ON WALLS
5/8"	1 1/2" DRYWALL NAIL **	7" O.C. ON CEILINGS, 8" O.C. ON WALLS
PARTICLEBOARD SIDING		
3/8" - 1/2" (1)	8d (2)	
5/8" (3)	8d (2)	
3/4" (4)	8d (2)	

\* FIBERBOARD SHEATHING MAY BE STAPLED USING 16 ga GALVANIZED STAPLES 1 1/8" LONG FOR 1/2" SHEATHING AND 1 1/2" LONG FOR 25/32" SHEATHING. STAPLES TO HAVE MINIMUM CROWN OF 7/16" AND SPACED 3" O.C. AT EDGES AND 6" O.C. AT OTHER BEARINGS.

\*\* DRYWALL NAILS SHALL CONFORM TO ASTM C514.

(1) SIDING APPLIED TO 5/8" NET WOOD SHEATHING, 15/32" PLYWOOD OR 1/2" PARTICLEBOARD SHEATHING

(2) CORROSION RESISTANT NAILS SPACED 6" O.C. AT EDGE AND 8" O.C. AT INTERMEDIATE SUPPORTS. NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF 3/8".

(3) SIDING APPLIED TO STUDS SPACED 16" O.C. MAXIMUM.

(4) SIDING APPLIED DIRECTLY TO STUDS SPACED 24" O.C. MAXIMUM.

(5) USE ANNULAR OR SPIRAL THREAD NAILS FOR COMBINATION SUBFLOOR/UNDERLAYMENT.

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
01/16/2026 12:34:40



PROJECT INFORMATION

SUMMIT SQUARE  
BUILDING A  
701 NW WARD ROAD  
LEE'S SUMMIT, MISSOURI

### ISSUE INFO

DATE: 01/06/2026

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ISSUED FOR: PERMIT

SHEET TITLE

GENERAL  
DETAILS

SHEET NUMBER

S22