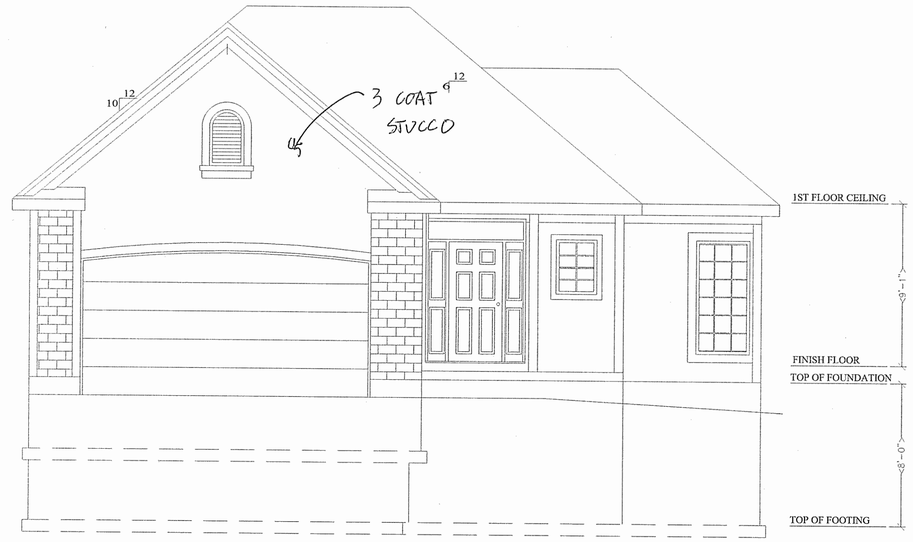


FRONT ELEVATION

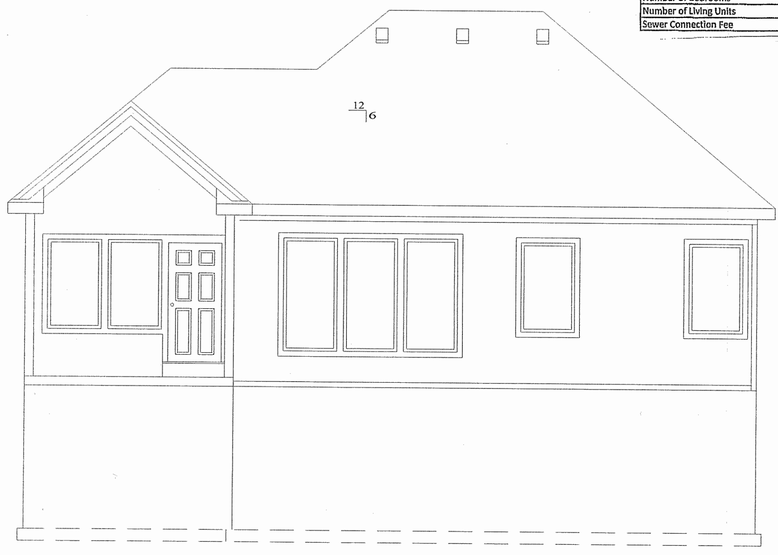
SCALE: 1/4" = 1'-0"

COMP ROOF

ROOF & SOFFIT VENTS PER CODE

Residential Area:	
Residential, Living Area	1153, 801 BSMT
Residential, Un-Finished basements	300
Residential, Decks	144 (PATIO)
Residential, garage	506
Residential, Living Area 2	

Roofing Material	COMP	**Number of Bathrooms**	2.5
Number of Bedrooms	3	**Number of Stories**	1
Number of Living Units	1	**Total Living Area**	1954
Sewer Connection Fee			



BACK ELEVATION

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

SIDING

4/8 GUN NAILS

6/12 HAND DRIVES

Brandon Kalwei

Digitally signed by Brandon Kalwei
Reason:
Digitally signed
Date:
2020.12.03
09:33:20-06'00'

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

12/03/2020

LSMO

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/19/20

DESCRIPTION: *ELEVATIONS*

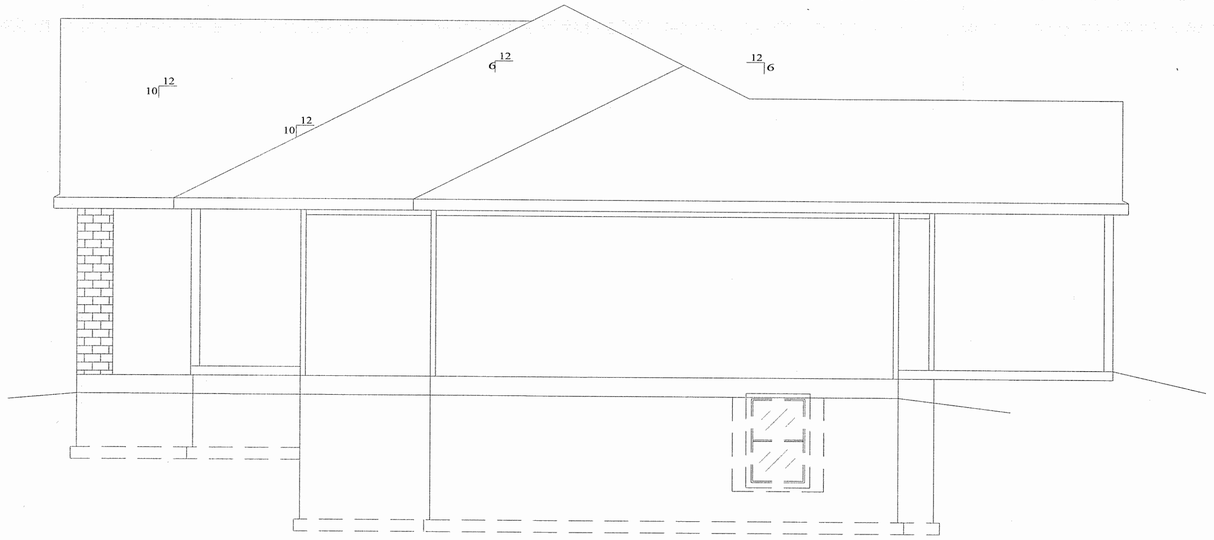
MODEL: DYMON R

DATE: 8-30-20

617 SE 6TH ST.
LEE'S SUMMIT MO
64063

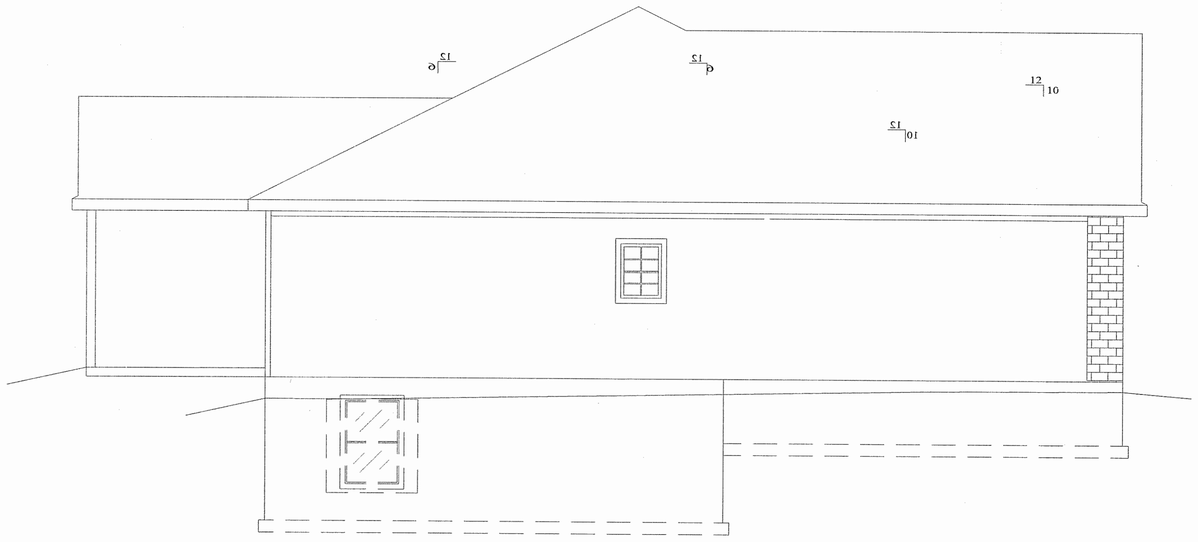
ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL ELEMENTS OF THESE PLANS. A STRUCTURAL ENGINEER MAY NEED TO VERIFY ALL STRUCTURAL ASPECTS OF THESE PRINTS BEFORE CONSTRUCTION BEGINS. FIELD CONDITIONS MAY BE DIFFERENT FROM PLAN. ALL STATE AND LOCAL CODES TAKE PRECEDENCE OVER THESE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR PLAN INTEGRITY AND CODE COMPLIANCE

BUILD SET



RIGHT ELEVATION

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



LEFT ELEVATION

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

DESCRIPTION: *ELEVATIONS*

MODEL: DYMON R

DATE: 8-30-20

617 SE 6TH ST.
LEE'S SUMMIT MO
64063

BUILD SET

2 of 5

SHEET NO:

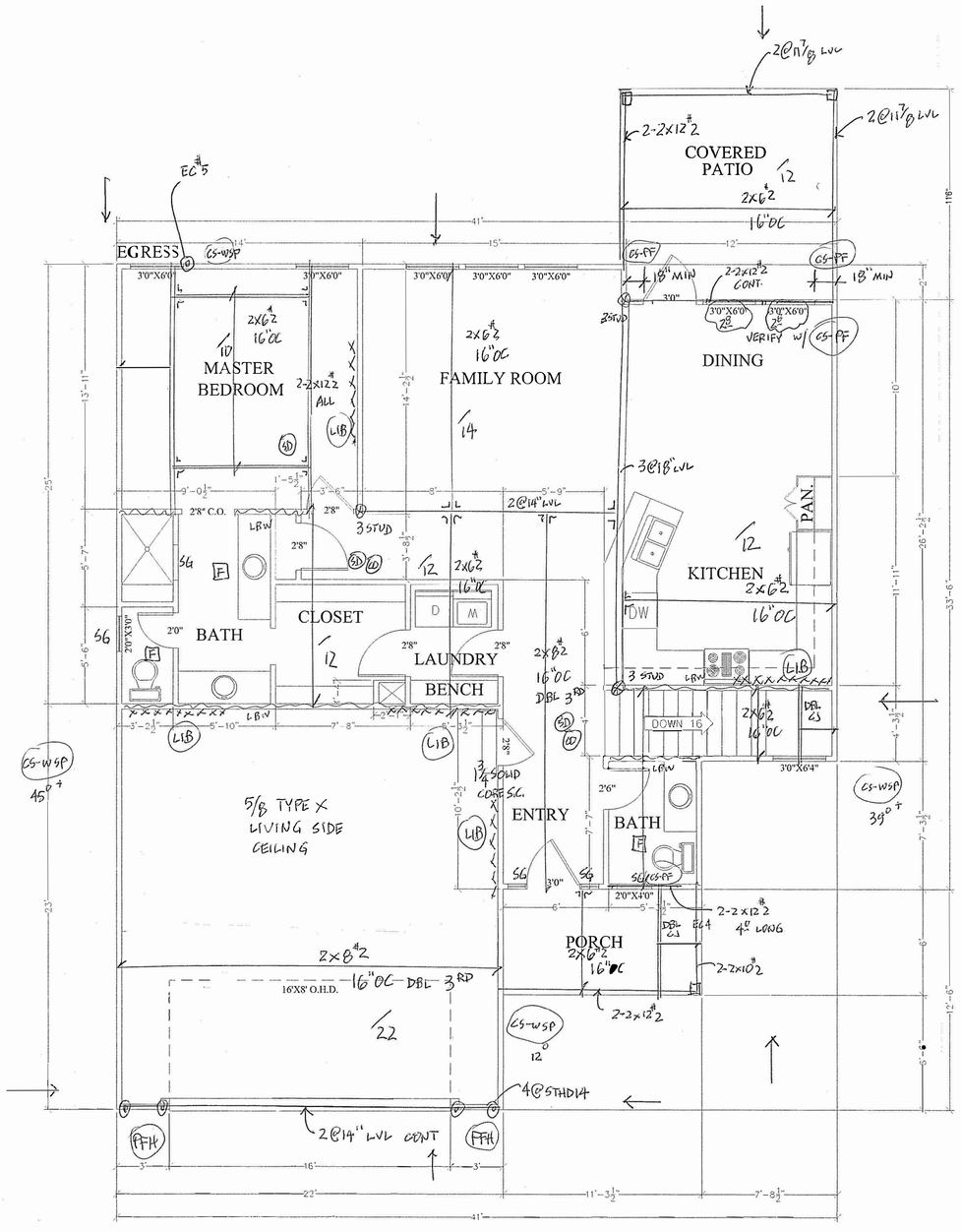
LSMO

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

12/03/2020

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E - 19986
PROFESSIONAL ENGINEER

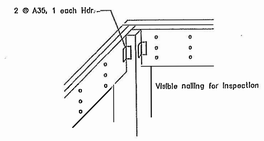
10/28/20



FIRST FLOOR PLAN

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

1ST SQUARE FEET = 1153
BASEMENT SQUARE FEET = 801
TOTAL SQUARE FEET = 1954



DF/L MIN

CS-WSP — HOUSE IS SHEATHED W/ ⅜" OSB APA PANELS, SMART PANEL OR EQUAL, INSTALLED PER MANU. SPECS. SHIP LAPPED PANELS REQUIRE NAILING OF OVER AND UNDER PANELS SEPARATELY.

LIB — INT SHALL BE SIMPSON STRAP (CS16)

CS-PF — HEADER LENGTHS ARE SHOWN FOR CS-PF

SIDING LAPS RIM

2x4, 9' PLATE, FULL HT. STUDS

S.C. = SELF CLOSING

D2 GN #25 FOR WINDOWS

CS = CONTINUOUSLY SHEATHED

EC = END CONDITION

SEE D2 FOR INSULATION VALUES

EC#5, 16" LONG CS16 STRAP, CENTERED ON SUBFLOOR, FILL ALL NAIL HOLES.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/03/2020

LSMD

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/10/20

DESCRIPTION: *FIRST FLOOR PLAN A*

MODEL: DYMON R

DATE: 8-30-20

617 SE 6TH ST.
LEE'S SUMMIT MO
64063

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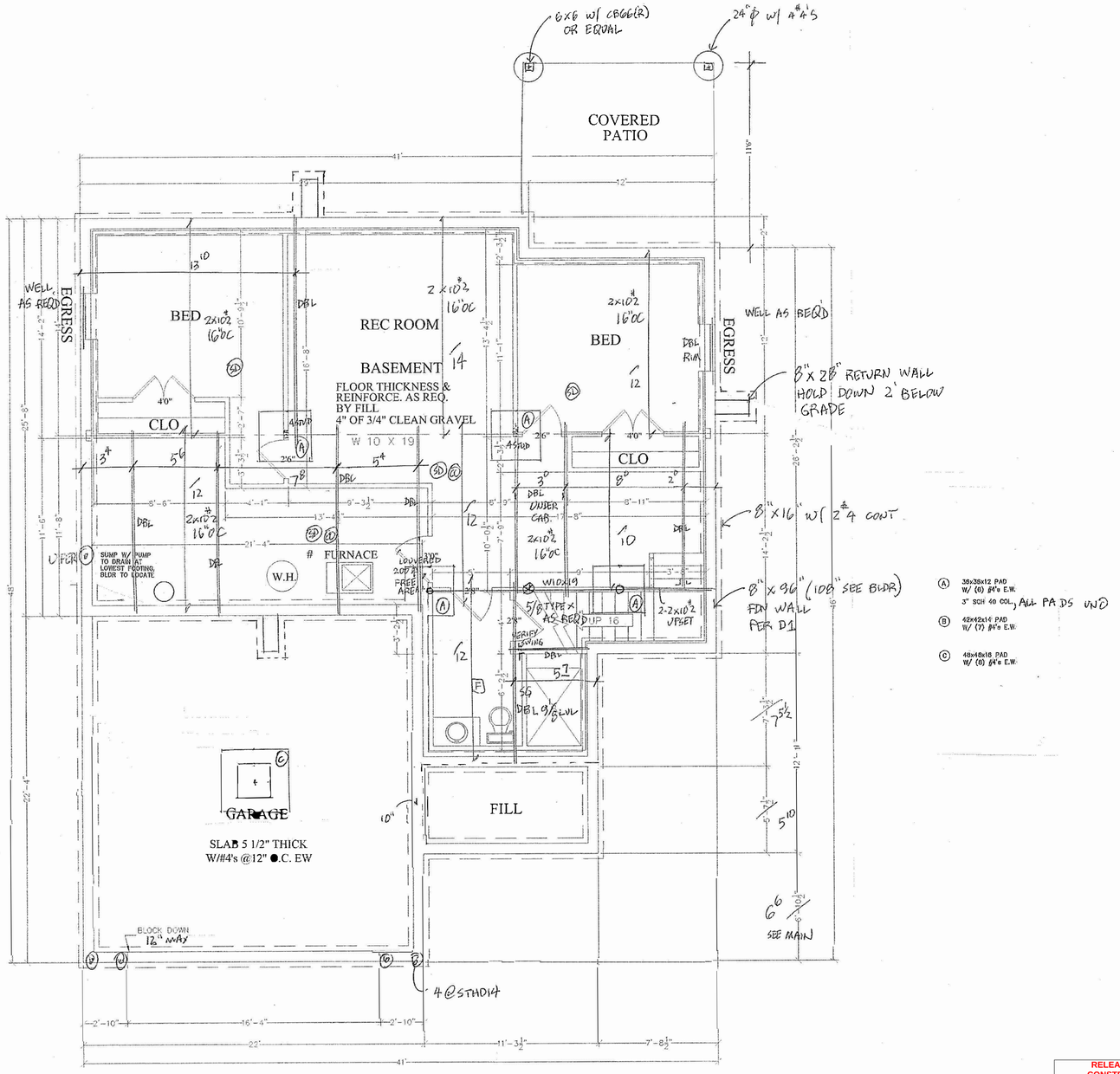
BUILD SET

SHEET NO:



FOUNDATION PLAN

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

BASEMENT SQUARE FEET = 801

(A) 36x36x12 PAD W/ (6) #4's E.W. 3" SCH 40 COL. ALL PADS UNO

(B) 42x42x14 PAD W/ (7) #4's E.W.

(C) 48x48x16 PAD W/ (8) #4's E.W.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/03/2020

LSMO

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/18/20

DESCRIPTION: FOUNDATION PLAN BASEMENT FRAMING

MODEL: DYMON R

DATE: 8-30-20

617 SE 6TH ST.
LEE'S SUMMIT MO
64063

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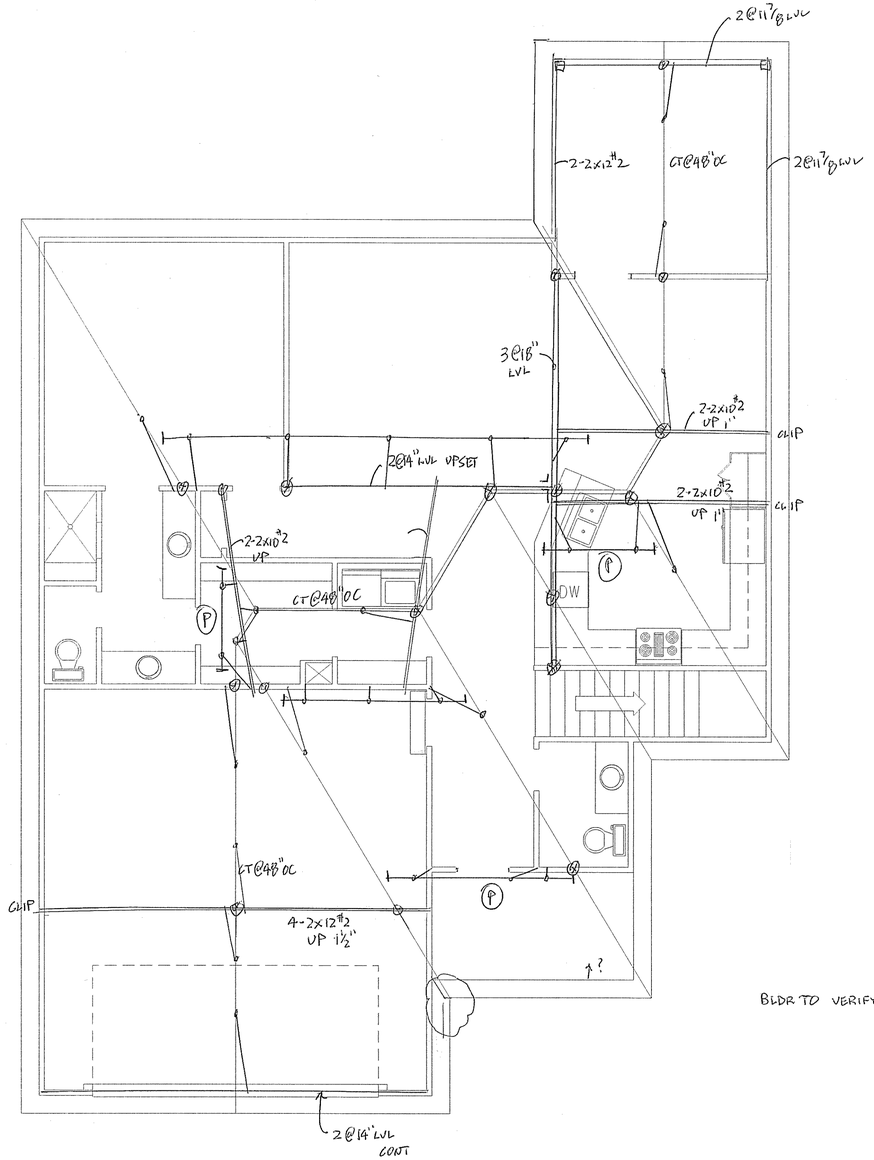
BUILD SET



RAFTER TIES SHALL BE PROVIDED PER 802.3.1 WHEN THE CJ'S ARE NOT CONNECTED TO THE RAFTERS AT THE TOP PLATE

COMP ROOF
ROOF & SOFFIT VENTS PER CODE

BLDR TO VERIFY ROOF

ROOF

ASPHALT SHINGLES -- 2/12 MIN.
(WOOD SHINGLES/SHAKES -- 3/12 MIN.
CONCRETE TILES -- 2.5/12 MIN.
FLASH & COUNTERFLASH ALL ROOF PENETRATIONS AND INTERSECTIONS

RAFTERS & CEILING JOISTS
COLLAR TIES AT UPPER THIRD POINT, 48" OC 2 x 4 MIN.
CEILING JOISTS ARE TURNED AS REQUIRED FOR RAFTER TIES

RIDGE/RAFTER HANGERS AND STRAPS AS REQD
OUTRIGGERS REQD @ GABLE END SOFFITS FOR COMP ROOF W/ SOFFITS > 12"
OUTRIGGERS REQD @ GABLE END SOFFITS FOR TILE ROOF

ATTIC VENTILATION
VENT EACH ENCLOSED ATTIC SPACE
NET AREA OPENING = 1/150th OF VENTED AREA

UNLESS NOTED,
RAFTERS ARE 2 X, @ 16" OC/L @ 10' OC
MAX SPAN 11'-4"-

PROVIDE VERTICAL LOAD SUPPORT AT THE NOTED LOAD POINTS FOR HIPS, VALLEYS, PURLINS & RIDGES
LET-IN SUPPORT LEG TO PURLIN
ALL HIPS, VALLEYS & RIDGES ARE SIZED FOR THE RAFTER DEPTH, PITCH AND LOAD.

PURLIN	COMP LEG OC	TILE LEG OC
2 X 6	6'-0"	–
2 X 8	8'-0"	8'-0"
2 X 10 #2	8'-0"	–
2 X 10 #1	9'-0"	6'-0"

SUPPORT LEG	COMP MAX LENGTH	TILE MAX LENGTH
2 X 4 w/ 2 X 4 T-BRACE	9'-0"	7'-0"
2 X 6 w/ 2 X 4 T-BRACE	9'-0"	9'-0"
2 X 8 w/ 2 X 4 T-BRACE	9'-0"	10'-0"
2 X 8 w/ 2 X 6 T-BRACE	9'-0"	9'-0"
2 X 8 w/ 2 X 8 T-BRACE	11'-0"	10'-0"

HEEL JOINT CONNECTION FACTOR

H_o / H_n	
1/3	1/2
1/2	1/3
2/3	1/3
5/6	1/2
1/0	1/1
1/0 OR LESS	1/1

* ALL ROOF FRAMING MEMBERS ARE SIZED AS BEAMS AND BRACED TO LBWYs, HEADERS OR OTHER STRUCTURE

H_o = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE TOP OF RAFTER SUPPORT WALL
H_n = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALL

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/03/2020

LSMD

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/18/20

DESCRIPTION: *ROOF PLAN*

MODEL: DYMON R

DATE: 8-30-20

617 SE 6TH ST.
LEE'S SUMMIT MO
64063

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BUILD SET

5 of 5

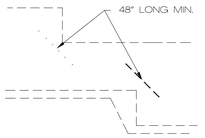
SHEET NO:

DIVISION 1 — GENERAL REQUIREMENTS

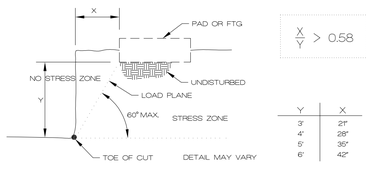
1. DESIGN AND CONSTRUCTION WORK FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 IRC.
2. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS SHOWN OR INFERRED BY THE DRAWINGS.
3. DESIGN FACTORS:
   A) GROUND SNOW LOAD (INCLUDING DRIFTING SNOW)___20 PSF
   B) WIND SPEED (EXPOSURE B)_____115 MPH
   C) SEISMIC CATEGORY (A), GROUND ACCELERATION = NA
4. DESIGN LOADS (PSF, UNLESS NOTED OTHERWISE):
   A) ROOF (LL/DL)_____SEE TABLE
   B) FLOOR (LL/DL)_____SEE TABLE
   C) CEILING (LL/DL)_____SEE TABLE, (0/10 TRUSSES)
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM A / E BEFORE CONTINUING CONSTRUCTION.
6. THE CONTRACTOR SHALL EXAMINE ACTUAL JOB CONDITIONS AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS. IF ERRORS, OMISSIONS, OR DISCREPANCIES ARE FOUND THEY SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE WORK.
7. DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FINISH OR COLUMNS AND FACE OF CONCRETE, WOOD, OR MASONRY WALLS UNLESS OTHERWISE INDICATED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES EVEN IF THE TRADE IS UNDER A SEPARATE CONTRACT.
9. PROVIDE SUFFICIENT STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., LOAD POINTS, TYPICAL CASEWORK, CABINETS, GRAB BARS ETC.
10. PRETREAT FOUNDATION FOR TERMITES AS REQUIRED.
11. GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 90 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASMA 108 AND ASTM E 330–96.
12. ALL EXTERIOR DOORS, INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT, SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF THE JURISDICTION IN WHICH THE CONSTRUCTION TAKES PLACE.

DIVISION 2 — EARTHWORK

1. ALL PROPERTY MARKERS SHALL BE EXPOSED.
2. ALL FOOTINGS ARE DESIGNED TO BEAR ON NATURAL UNDISTURBED SOIL CAPABLE OF ADEQUATELY SUSTAINING A MINIMUM BEARING PRESSURE OF 1,500 PSF. IF SUITABLE UNDISTURBED BEARING CAPACITY IS NOT ENCOUNTERED AT THE ELEVATION INDICATED ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
3. ALL TOPSOIL, ORGANIC MATERIAL, AND EXISTING STRUCTURES SHALL BE REMOVED FROM BUILDING AREA AND FROM AREAS TO BE PAVED. STOCKPILE ALL TOPSOIL FOR REUSE.
4. REFERENCE THE SOILS REPORT FOR ALL FILL CONDITIONS.
5. OVEREXCAVATE BUILDING AREA BELOW SLAB SUBGRADE ELEVATION AND REPLACE WITH MATERIAL PER SOILS REPORT, VERIFY.
6. SITE EROSION CONTROL SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
7. IN–SITU SOIL CONDITIONS, SEE SOILS REPORT OR 1,500 PSF BEARING & 60 PCF EQUIVALENT FLUID WEIGHT.
8. SOIL CONDITIONS AT THE DEPTH OF EXCAVATION FOR THE FOOTING SHALL BE UNIFORM AND CONSISTENT. NOTIFY THE ENGINEER OF RECORD OF ANY INCONSISTENCIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ANY EXCESS EXCAVATION MATERIALS AND FOR OBTAINING AND SUPPLYING ADDITIONAL FILL MATERIAL AS REQUIRED.

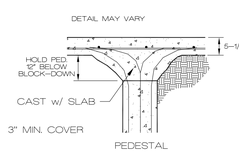


NTS 3/D1 DIAGONAL STEEL



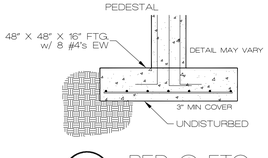
NTS 1/D1 FOOTING

FOOTING STRESS ZONE



NTS 2/D1 SLAB @ PED

SLAB ON FILL



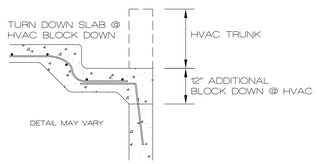
NTS 5/D1 PED @ FTG

DIVISION 3 — CONCRETE

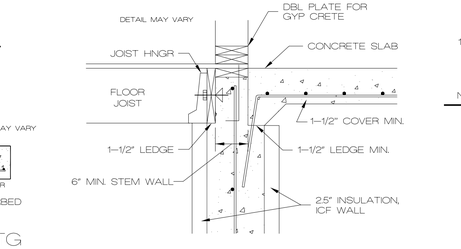
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 332 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION."
2. CONCRETE MATERIALS SHALL COMPLY WITH:
   A) CEMENT — ASTM C 150 TYPE 1
   B) AGGREGATE — ASTM C 33, MAXIMUM AGGREGATE SIZE ¾"
   C) WATER — POTABLE, WATER/CEMENT RATIO .5 (MAX.)
   D) AIR–ENTRAINING ADMIXTURE — ASTM C 260
   E) WATER–REDUCING ADMIXTURE — ASTM C 494, INCLUDING SUPERPLASTICIZERS.
   F) FLY ASH — ASTM C 618, CLASS C
3. CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY DESIGN COMPRESSIVE STRENGTH (f'c):

TYPE OF CONSTRUCTION	COMP. STRENGTH (f'c)
A) FOOTINGS, WALLS, AND SLABS	SEE TABLE
B) EXTERIOR SLABS AND CURBS (AIR–ENTRAINED CONCRETE)	SEE TABLE

   CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 318–89 SECTIONS 5.2 AND 5.3. WHEN FLY ASH IS UTILIZED IN THE MIX, MIX SHALL CONTAIN A WATER–REDUCER. FLY ASH SHALL BE ADDED AT THE RATE OF NOT LESS THAN 100 POUNDS PER CUBIC YARD AND CEMENT SHALL BE REDUCED BY NOT MORE THAN 15 PERCENT BY WEIGHT.
4. PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT A POINT OF PLACEMENT OF NOT MORE THAN 4" TO 5".
5. USE AIR–ENTRAINING ADMIXTURES IN EXTERIOR EXPOSED CONCRETE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING AIR CONTENT OF 5 TO 7 PERCENT ENTRAINED AIR.
6. ALL PLUMBING AND ELECTRICAL ROUGH–INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE SLAB INSPECTION.
7. CONCRETE WORK EXECUTION:
   A) MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE, UNLESS NOTED OTHERWISE ON DRAWINGS:
      CAST AGAINST AND EXPOSED TO EARTH_____3"
      EXPOSED TO EARTH OR WEATHER_____2"
      NOT EXPOSED TO EARTH OR WEATHER_____1 ½"
   B) IN CORNERS OF GRADE BEAMS PROVIDE CORNER REINFORCEMENT. LAP TWO FEET EACH DIRECTION IN OUTSIDE FACE, MATCHING SIZE AND SPACING OF HORIZONTAL REINFORCEMENT.
   C) PROVIDE CONTROL JOINTS IN SLABS–ON–GRADE AT NOT GREATER THAN 20 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM ⅛ OF THE SLAB DEPTH, AS SOON AFTER SLAB FINISHING AS POSSIBLE WITHOUT DISLODGING AGGREGATE. (DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL).
8. BATCH TICKETS SHALL BE SUBMITTED TO A CONTRACTORS REPRESENTATIVE PRIOR TO OFF LOADING. ANY CONCRETE MORE THAN 45 MINUTES OUT PRIOR TO STARTING PLACEMENT SHALL BE REJECTED.
9. THE MAXIMUM ADDITION OF WATER SHALL BE LIMITED TO 1 GALLON PER YARD, NOTE THAT THIS ADDITION SHALL BE USED TO CONTROL HEAT ONLY (NOT SLUMP).
10. PUMPS SHALL NOT BE PRIMED IN FORMS.
11. REINFORCEMENT:
   A) ALL REINFORCING BARS SHALL BE A615, GR40 MIN. LAP SPLICES 18" MIN FOR #4 BAR SEE TABLE
   B) WELDED WIRE FABRIC SHALL BE ASTM A185, LAP AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE.
   C) REBAR SHALL BE CLEAN, AND FREE FROM RUST AND OIL PRIOR TO THE PLACEMENT OF CONCRETE. REBAR SHALL BE TIED AND SECURED AS REQUIRED TO PREVENT DISPLACEMENT IN THE FORMS.
   D) TIE STEEL TO PREVENT DISPLACEMENT. HOOK AND TIE STEEL AS POSSIBLE. TIES, CHAIRS, OR OTHER PRODUCTS SHALL BE PROTECTED WHEN LOCATED NEAR EXPOSED SURFACES.
   E) STEEL SHALL BE STORED ON SITE ABOVE GRADE, AND COVERED AS REQUIRED FOR PROTECTION FROM RAIN AND OTHER POSSIBLE DAMAGE.
12. ADJUST FOUNDATION FOR SITE AND SOIL CONDITIONS AND VERIFY WITH EOR



NTS 11/D1 SLAB @ HVAC



NTS 4/D1 FLUSH FRAMING @ FDN

DIVISION 4 — MASONRY

1. COMPRESSIVE STRENGTH OF CONCRETE MASONRY CONSTRUCTION (CMU) SHALL BE AS FOLLOWS (PSI). MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (f'm) 1500 PSI.

   MASONRY STRENGTH (F'm DESIGN)_____1500
   BLOCK STRENGTH–L_____1900
   MORTAR STRENGTH_____1800
   GROUT STRENGTH_____2000

2. CONCRETE BLOCK SHALL BE HOLLOW LOAD–BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C 90, TYPE N–II. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.
3. MORTAR MIX SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270, TYPE M OR S. TYPE M MORTAR SHALL BE USED WHERE MASONRY IS IN CONTACT WITH SOIL.
4. GROUT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 476. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1–½" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
5. MINIMUM LINTEL, WHERE NOT ON PLANS, SHALL HAVE A MINIMUM OF 2 – #5's CONTINOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24." ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 2' MINIMUM PAST JAMBS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
6. LAP REINFORCING 48 BAR DIAMETERS. STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.
7. MASONRY VENEER SHALL BE ATTACHED TO SUPPORT WALL FRAMING WITH ⅜" DIAMETER WALL TIES OR DOVETAIL–TYPE METAL TIES OF EQUIVALENT STIFFNESS EMBEDDED INTO HORIZONTAL MORTAR JOINTS. MAXIMUM VERTICAL SPACING OF TIES SHALL BE 16." MAXIMUM HORIZONTAL SPACING SHALL BE 24." TIES IN ALTERNATE COURSES SHALL BE STAGGERED. PROVIDE #9 WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" OC. ENGAGE #9 WIRE WITH WALL ANCHOR TIES. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE LOCATED PER THE DRAWINGS.
8. WATERPROOFING, DRAINAGE PLANE, AND INSTALLATION PER ADOPTED BUILDING CODE.

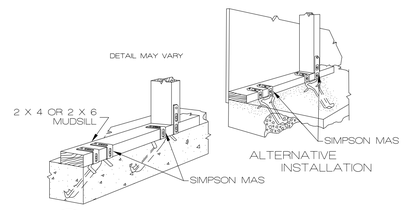
DIVISION 5.5 — MISC. STRUCTURAL STEEL

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 A992
   B) STEEL PIPE COLUMNS — ASTM A53 GRADE B(Sch 40 TYP)
   C) ANCHOR BOLTS — ASTM A307 GRADE A, NON–HEADED TYPE UNLESS OTHERWISE NOTED.
3. FLITCH PLATES SHALL HAVE ¾" DIA. BOLTS @ 16" OC, STAGGERED TOP AND BOTTOM BETWEEN JOIST LAYOUT.

RETURN WALLS

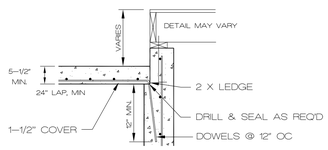
UNBALANCED BACKFILL HT.	RETURN SPACING (HOLD DOWN 24" BELOW GRADE)
UP TO 5'	RETURN WALLS NOT REQ'D
5' TO 9'	16'–4" ON CENTER (MAX.), AND/OR WITHIN 8' OF STEP DOWN

* RETURN WALLS ALLOW FOR BACKFILL w/o FLOOR DECK IN PLACE FOR 60 PCF EQUIVALENT FLUID WEIGHT SOIL. NO HEAVY EQUIPMENT OR SURCHARE LOADING.



NTS 10/D1 OPT. MUDSILL ANCHORAGE

ALTERNATIVE TO J–BOLTS



NTS 6/D1 SLAB @ WALL

SLAB ON FILL CONCRETE OR CMU

CONC STRENGTH

	REQ'D STRENGTH
FTG	3,000 psi
WALL	3,500 psi
SLAB	3,500 psi
SUS–SLAB	7 SACK MIX

DIVISION 6 — ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA "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 PLYWOOD", DOC PS 56 "STRUCTURAL GLUED LAMINATED TIMBER", AND APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE.
2. ROUGH CARPENTRY MATERIALS SHALL COMPLY WITH:
   A) LUMBER — S4S, S–DRY, KD, OR S–GRN GRADE MARKED, COMPLYING WITH PS 20, GRADED UNDER WWPA OR SPIB RULES:
      STUDS: STUD GRADE
      HEADER #2 DOUGLAS FIR MIN TYPICAL
      RAFTER #2 DOUGLAS FIR
      PLATES: #2 DOUGLAS FIR
      BLOCKING: #2 DOUGLAS FIR
   B) METAL FRAMING FASTENERS — ASTM A 153, HOT–DIP GALVANIZED FASTENERS; EQUAL TO SIMPSON STRONG–TIE CONNECTORS COMPLYING WITH APPLICABLE ICC–ES REPORTS.
   C) PLYWOOD — APA RATED SHEATHING, COMPLYING TO PS 1.
   D) LVL — LAMINATED VENEER LUMBER SHALL BE GRADE 2800 F–2.0E AND SHALL MEET THE REQUIREMENTS OF APPLICABLE ICC–ES REPORTS.
   E) BLU–LAM BEAMS — COMBINATION 24F–V3 IN ACCORDANCE WITH AITC A190.1
3. EXTERIOR WALL AND ROOF SHEATHING SHALL BE ½" APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD SPACING. NAIL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON NAILS AT 6" ON CENTER ALONG EDGE SUPPORTS AND 12" ON CENTER ALONG FIELD SUPPORTS UNLESS NOTED OTHERWIDE. PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES, 4/8 GUN NAILS.

   NOTE: ROOF SHEATHING SHALL BE ⅝" APA RATED SHEATHING FOR TILE ROOF, OR AS REQUIRED BY MANUFACTURER.
4. INTERIOR SHEAR WALL SHEATHING WHERE NOTED SHALL BE ½" APA RATED SHEATHING 24/0 EXTERIOR GLUED (MIN) FOR 16" OC STUD SPACING. NAIL SHEATHING TO SUPPORT MEMBERS WITH 8D COMMON NAILS AT 4" ON CENTER ALONG EDGE SUPPORTS AND 6" ON CENTER ALONG FIELD SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES.
5. ATTACH METAL FRAMING FASTENERS TO FRAMING MEMBERS WITH MINIMUM NUMBER AND SIZE OF NAILS LISTED IN THE APPLICABLE ICC–ES REPORTS.
6. WOOD TRUSS SYSTEM, TRUSS JOIST SYSTEM AND GLULAM SYSTEM FOR ROOFS:
   A) DESIGN, FABRICATE, AND ERECT IN ACCORDANCE WITH BCSI STANDARDS AND NDS SPECIFICATIONS.
   B) DESIGN LOADS:
      25 PSF SNOW LIVE LOAD
      10 PSF DEAD LOAD TOP CHORD (20 TILE)
      10 PSF DEAD LOAD BOTTOM CHORD
   C) SUBMIT SHOP DRAWINGS, INCLUDING DESIGN CALCULATIONS, MATERIAL STRESSES, GRADE AND SPECIES OF WOOD, AND PLACEMENT DRAWING.
7. DEFAULT HEADER SIZE NOT SPECIFIED SPANNING 8'–0" MAX SHALL BE 2 – 2 X 10 #2, WITH 2 STUD SUPPORT.
8. ALL HEADERS OVER 4'–0" SHALL HAVE DOUBLE TRIMMER @ EACH SUPPORT, OR AS SPECIFIED, UNO.
9. SOLID BLOCKING BETWEEN JOISTS @ 36" OC FOR JOISTS PARALLEL TO THE EXTERIOR FOUNDATION WALL, MIN. 48" OR 3 JOIST SPACES.
10. ALL FLUSH FRAMING @ HEADERS OR GIRDERS SHALL BE HANGERED.
11. BLOCK BETWEEN JOISTS @ SUPPORTS OR OVER BEAMS.
12. RATED CONSTRUCTION FOR PROJECTIONS INTO SETBACKS AS REQ'D.
13. DOUBLE JOIST BELOW PARALLEL NONBEARING WALLS ON LAYOUT, SINGLE JOIST OFF LAYOUT. STRUCTURE BELOW LOAD–BEARING WALLS AS NOTED ON PLANS.

FOUNDATION PER JOCOBO RESIDENTIAL FOUNDATION GUIDELINE

WALL REINFORCING

	8" THICK			10" THICK		
	8'	9'		8'	9'	10'
3000, GR40	16	12		24	16	12
3500, GR40	16	12		24	24	12
3000, GR60	24	16		24	20	16
3500,GR60	24	16		24	24	16
HOR. REIN. MIN. GR40 #4						
One bar 12" from top & 24" oc max	4 #4	5 #4		4 #4	5 #4	6 #4

GARAGE SLAB:

100 # /ft² (LL)
67 # /ft² (DL)
w_u = 12(DL) + 16(LL)
= 240 # / ft² (TL)

$M_{max} = \frac{w_u * L^2}{14} \rightarrow 27{,}206$ #–in

$a = \frac{A_s * f_y}{0.85 * f'_c * b} \rightarrow \frac{40{,}000 * 0.2}{0.85 * 3500 * 12} = 0.22"$

$\phi M_N = \phi A_s * f_y (d - a/2)$
= 0.9(0.2)(40000)(4–0.22/2)
= 28,008 #–in > 27,206 (OKAY)

∴ Use #4 @ 12" OC EW
12'-6" (+/–) MODULE

BASEMENT SLAB:

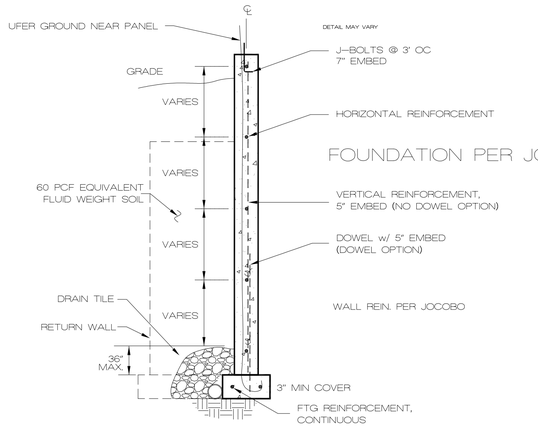
40 # /ft² (LL)
67 # /ft² (DL)
w = 12(DL) + 16(LL)
= 144 # / ft² (TL)

$M_{max} = \frac{w_u * L^2}{14} \rightarrow 25{,}951$ #–in

$a = \frac{A_s * f_y}{0.85 * f'_c * b} \rightarrow \frac{40{,}000 * 0.2}{0.85 * 3500 * 12} = 0.22"$

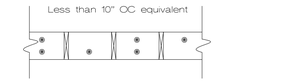
$\phi M_N = \phi A_s * f_y (d - a/2)$
= 0.9(0.2)(40000)(4–0.22/2)
= 28,008 #–in > 25,951 (OKAY)

∴ Use #4 @ 12" OC EW
15'-6" (+/–) MODULE



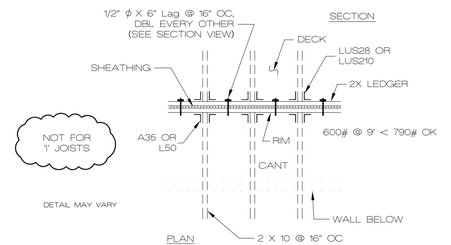
NTS 7/D1 WALL REINFORCEMENT

REINF. CONCRETE WALL OR ICF WALL



NTS 8a/D1 DECK LEDGER

18' max Joist Span

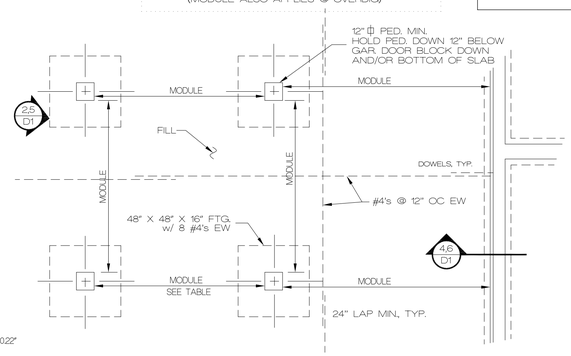


NTS 8b/D1 DECK @ CANTILEVER

STRUCT. SLAB MODULE SPACING

SLAB TYPE	MODULE SPACING
BASEMENT	15'–6"
GARAGE	12'–6"

(MODULE ALSO APPLIES @ OVERDIG)



NTS 9/D1 STRUCTURAL SLAB ON FILL

DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL
VERIFY ALL STRUCTURAL SLAB DETAILS w/ ENGINEER
DO NOT ISOLATE COLUMNS FROM STRUCTURAL SLABS

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
12/03/2020

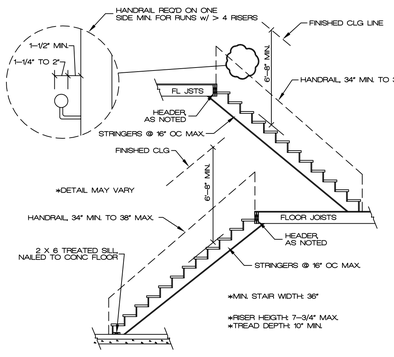
Ken Sidorowicz, PC
P.O. Box 12089, Parkville, Missouri 64152
Tel. (816) 741-0852 Fax (816) 741-0858

ISSUE DATE	
REVISIONS	11/2/15

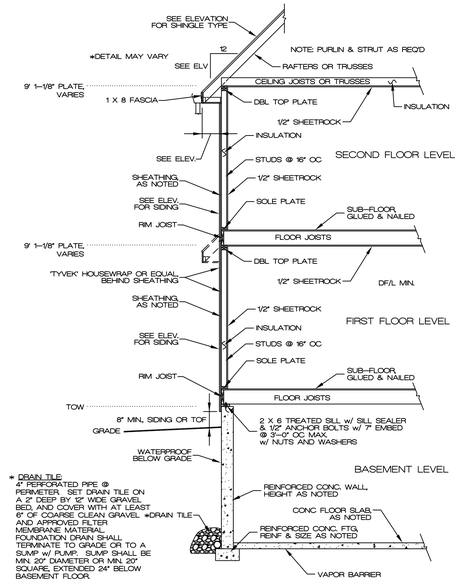
2018 DETAIL SHEET

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/18/20

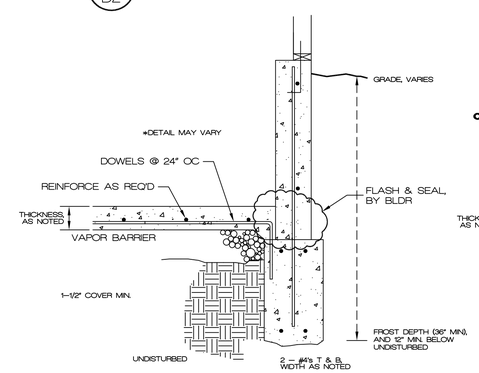
D1



NTS 1 D2 STAIR SECTION



NTS 2 D2 EXTERIOR WALL SECTION



NTS 6 D2 SLAB @ FROST TRENCH w/ STEM WALL (< 4')

GENERAL CODE NOTES

1. GLASS – GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF APPROVED SAFETY GLAZING MATERIALS: STORM DOORS, 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 GLASS IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND SAUNAS EXCEEDING 9 S.F. AND WHOSE BOTTOM EDGE IS LESS THAN 18" A.F.F. OR WALKING SURFACE WITHIN 36". A MINIMUM OF ONE EGRESS WINDOW SHALL BE PROVIDED IN EACH BEDROOM AND ONE WITHIN THE BASEMENT WITH A MINIMUM OPERABLE AREA OF 5.7 SF., MINIMUM HEIGHT OF 24 INCHES AND MINIMUM WIDTH OF 20 INCHES. THE OPERABLE PORTION SHALL NOT EXCEED 44 INCHES A.F.F. WATER RESISTANT WINDOW WELLS AS REQ'D.
2. SMOKE DETECTORS – PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR AT THE STAIRS, INCLUDING BASEMENTS. ALARMS SHALL BE INTERCONNECTED SO THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE SMOKE DETECTORS IN THE DWELLING.

   *CARBON MONOXIDE DETECTORS REQ'D OUTSIDE EACH SLEEPING AREA IN DWELLING UNITS WITH FUEL–FIRED APPLIANCES AND/OR ATTACHED GARAGES, AND IN APPLIANCE AREAS
3. INSULATION REQUIREMENTS : INSULATION VALUES SHALL COMPLY WITH APPLICABLE 2018 IRC STANDARDS.
4. ATTIC VENTILATION : THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE BEING VENTILATED, THE NET VENTILATION AREA MAY BE REDUCED TO 1/300 IF 50% TO 80% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FT ABOVE EAVES OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILING DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM OF 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION. ATTICS WITH A MAXIMUM VERTICAL CLEAR HEIGHT OF LESS THAN 30 INCHES ARE NOT REQ'D TO HAVE ACCESS OPENING.

   THIS REQUIREMENT IS WAIVED FOR A COCOON SYSTEM MAKE–UP AIR REQ'D
5. MAKE–UP/COMBUSTION AIR: MAKE–UP OR COMBUSTION AIR SHALL BE PROVIDED FROM OUTSIDE AS REQ'D FOR KIT. EXHAUST OVER 400 cfm, FURNACE OR WH THRU ROOF OR OUTSIDE WALL.
6. HVAC IGNITION SOURCE: EQUIPMENT AND APPLIANCES WITH AN IGNITION SOURCE THAT ARE LOCATED IN THE GARAGE OR GARAGE CLOSET SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR OR ARE LISTED AS FLAMMABLE VAPOR RESISTANT AND FOR INSTALLATION WITHOUT ELEVATION.
7. EXHAUST AIR: ALL EXHAUST FANS SHALL EXHAUST DIRECTLY TO THE BULDING EXTERIOR.
8. GARAGE FLOOR SLOPE: GARAGE FLOORS SHALL SLOPE 2% MIN. TO THE GARAGE DOORS, AN OPEN TRENCH OR AN UNTRAPPED DRAIN THAT DISCHARGES DIRECTLY TO THE TO THE EXTERIOR GRADE.
9. FINISHED GRADE: THE FINISHED GRADE OF THE YARD SHALL SLOPE 6" MIN. WITHIN THE FIRST 10 FEET, THEN 2% MIN. IN ALL OTHER AREAS.
10. WINDOWS: WINDOW FLASHING AND INSTALLATION MANUAL FROM MANUFACTURER SHALL BE ON SITE.
11. WATER HEATER: PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION IF THE WATER SERVICE IS PROTECTED BY A PRESSURE REGULATOR.

    A WATER TEMPERATURE LIMITING DEVICE IS REQUIRED ON BATHTUBS AND JACUZZIS LIMITING THE TEMPERATURE TO 120° F.
12. SUMP: THE SUMP PIT SHALL BE EQUIPPED WITH A PUMP AND DEDICATED RECEPTACLE. IN UNFINISHED PORTIONS OF THE BASEMENT, RECEPTACLES SHALL HAVE GFI PROTECTION.
13. SHOWER/WET WALLS: USE CEMENT BOARD (INSTALLED PER MANU.) BEHIND GLUED TILE. DO NOT USE GREEN BOARD. COVER ALL JOINTS WITH WATER RESISTANT SEALANT. FINISH TO EXTEND 72" ABOVE DRAIN.
13. GFCI'S: SHALL BE LOCATED IN THE GARAGE, AT ALL KITCHEN COUNTER RECEPTACLES, IN BATHROOMS, AT ALL OUTDOOR RECEPTACLES, AND THOSE WITHIN 6' OF SINKS. SPA AREAS: GFCI WITHIN 10' AND >5', NO RECEPTACLE WITHIN 5', AND NO SWITCH WITHIN 5'. LIGHTING IN BATHROOM OR POWDER LAVATORY. PLUG–IN–PLANE COVERS AS REQ'D.
14. DRYWALL: GARAGES AND ENCLOSED SPACE BELOW STAIRS SHALL HAVE 5/8" TYPE X ON CEILING, BEAM, COLUMN, AND ON COMMON WALLS WITH LIVING SPACE.
15. APPLIANCES: SHALL BE DIRECT VENT. VENT TERMINALS SHALL BE LOCATED PER CODE, WITH THE BOTTOM OF VENT NOT LESS THAN 12" ABOVE FINISHED GRADE, UNO.

    DRYER SHALL HAVE 4" DIAMETER EXHAUST DUCT TO EXTERIOR, WITH A MAXIMUM LENGTH OF 25 FEET.

    ALL DUCT SYSTEMS SHALL BE AIR TIGHT.
16. FURNACE: SHALL HAVE 18" CLEARANCE ON CONTROL SIDE, AND 12" CLEARANCE ON ALL OTHER SIDES.
17. LAWN IRRIGATION : THE POTABLE WATER SUPPLY SHALL BE PROTECTED BY BACKFLOW PREVENTION. ALL OUTDOOR RECEPTACLES, AND WITHIN 6' OF ANY SINK. SPA AREAS: GFCI WITHIN 10' AND >5', NO RECEPTACLE WITHIN 5', AND NO SWITCH WITHIN 5'.
18. PLUMBING FIXTURES : FIXTURES WITH A FLOOD LEVEL BELOW THE ELEVATION OF THE NEXT UPSTREAM PUBLIC SEWER MANHOLE COVER SHALL BE PROTECTED WITH AN APPROVED BACKWATER VALVE (INCLUDING DRAINAGE DISCHARGE).

    BASEMENT HOSE CONNECTIONS SHALL HAVE AN ANTI–SIPHON DEVICE INSTALLED.

    ACCESS TO PUMPS UNDER WHIRLPOOL SHALL BE 18" X 18" MIN.
19. GAS PIPING: GAS PIPING SERVING A TOWNHOME SHALL NOT PASS THROUGH ADJACENT UNITS.
20. ELECTRICAL FIXTURES : FIXTURES IN DAMP AND WET LOCATIONS SHALL BE LISTED AS SUITABLE FOR THAT LOCATION.

    RECEPTACLE OUTLETS SHALL BE SPACED 6' MAX. (MEASURED HORIZONTALLY ALONG FLOOR LINE) AND IN ANY WALL SPACE 2' WIDE OR GREATER.
21. AFCI: ALL RECEPTACLE CIRCUITS EXCEPT GFCI SHALL BE AFCI PROTECTED.
22. BONDING : ALL METALLIC BOXES SHALL BE BONDED. PROVIDE BONDING TO ALL METAL PIPING, GAS, AND OTHER BUILDING SYSTEMS. PROVIDE BOND JUMPER ACROSS METALLIC HOT AND COLD WATER LINES AT THE WATER HEATER.
23. BRANCH CIRCUITS: BATHROOM RECEPTACLES SHALL BE SUPPLIED BY MINIMUM OF ONE 20–AMP BRANCH CIRCUIT, SUPPLYING NO OTHER OUTLETS. PROVIDE SEPARATE 20–AMP BRANCH CIRCUIT FOR LAUNDRY. PROVIDE MINIMUM OF TWO 20–AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST.
24. GUARD OPENINGS: OPENINGS IN REQ'D GUARDS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE FROM THE WALKING SURFACE TO THE REQ'D GUARD HEIGHT.
25. WINDOW SILLS : IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIA. SPHERE CANNOT PASS.

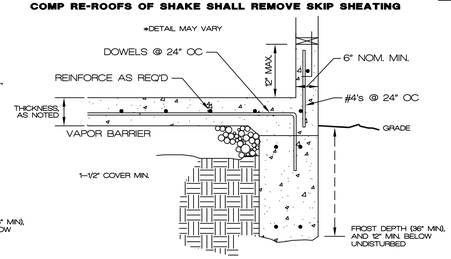
NTS 16 D2 3 COAT STUCCO DETAIL

144 FT² MAX. MODULE FOR CONTROL JOINT GRID

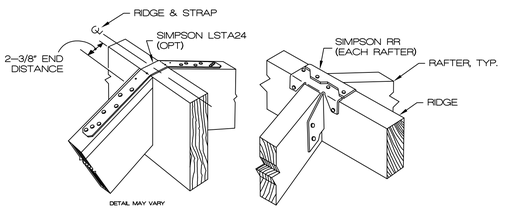
LOAD TABLE

LOCATION	MIN. DL (PSF)	MIN. LL (PSF)
DECKS & BALCONIES	10	40
CEILING w/o STORAGE	10	10
CEILING w/ LIMITED ACCESS STORAGE	10	20
NON-SLEEPING ROOMS	10	40
SLEEPING ROOMS	10	30
ATTICS SERVED BY MAN DOOR	10	40
ROOF-LIGHT COVERING	10	20
ROOF-HEAVY COVERING	20	20

COMP RE-ROOFS OF SHAKE SHALL REMOVE SKIP SHEATING



NTS 8 D2 6" NOM. CURB WALL MONOLITHIC w/ SLAB



NTS 19 D2 ROOF FRAMING @ VAULT

VAULT w/ PITCH

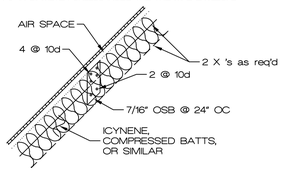
NTS 9 D2 SLAB @ TRENCH FTG.

ENERGY EFFICIENCY NOTES

1. RECESSED LIGHTING SHALL BE IC RATED, LEAKAGE RATED AND, SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
2. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AND INSULATED PER N1103.3.
3. THE AIR CONDITIONER MUST HAVE MINIMUM SEER RATING OF 13 MIN.
4. ANY FORCED AIR FURNACE MUST HAVE MINIMUM 78% EFFICIENCY RATING.
5. DWELLING MUST MEET OR EXCEED THE MINIMUM INSULATION & FENESTRATION (WITH NO TRADE OFFS) REQUIREMENTS PER THE IRC TABLE N1102.1.2.
6. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED PER IRC SECTION N1102.4.1.
7. MECHANICAL SYSTEM PIPING INSULATION SHALL COMPLY WITH N1103.3.
8. HEAT PUMP SUPPLEMENTARY HEAT SHALL COMPLY WITH N1103.1.2.
9. HVAC CONTROLS SHALL COMPLY WITH N1103.1.
10. CERTIFICATE SHALL COMPLY WITH N1104.
11. FUEL GAS LIGHTING EQUIPMENT SHALL COMPLY WITH N1104.1.1.
12. BUILDING AIR LEAKAGE SHALL COMPLY WITH N1102.4.

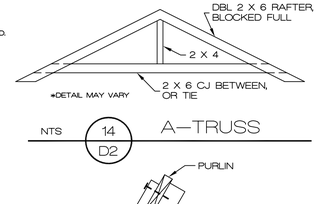
INSULATION VALUES :

- CEILING R–VALUE (R–49)
- CATHEDRAL CEILING R–VALUE (R–38) Comply w/ sq ft
- EXTERIOR WALL (R–13) 2 x 4 (R–19) 2 x 6
- CRAWL SPACE WALL (R–13 CAVITY OR R–10 CONTINUOUS)
- GLAZING (U–FACTOR LESS THAN OR EQUAL TO 0.40)
- FLOOR OVER UNHEATED SPACE (R–19)
- FLOOR OVER OUTSIDE AIR (R–30)
- BASEMENT WALLS (R–13 CAVITY OR R–10 CONTINUOUS)
- SLAB ON GRADE R–10 FOR 2', TRENCH FOOTINGS R–10 FOR 2' DEPTH, R–15 FOR HEATED SLABS
- DUCTS IN ATTICS R–8 SUPPLY & RETURN R–6 IF LESS THAN 3" IN DIAMETER. OTHER PORTIONS OF BUILDING R–6 AND R–4.2 IF LESS THAN 3" IN DIAMETER UNLESS INSIDE THE THERMAL ENVELOPE



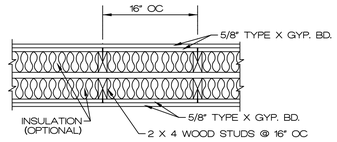
NTS 18 D2 CEILING FUR DOWN

'COCOON' OPT., NO AIR SPACE, SEALED TIGHT LIKE SIP



NTS 14 D2 A–TRUSS

NTS 15 D2 PURLIN LEG

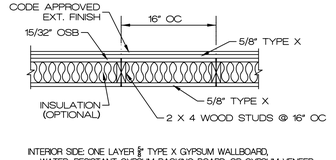


BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 X 4 WOOD STUDS 16" OC ON SEPERATE PLATES 1" APART WITH 6d COATED NAILS, 1–7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" OC. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2–3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" OC.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. HORIZONTAL BRACING REQUIRED AT MID–HEIGTH (LOAD–BEARING).

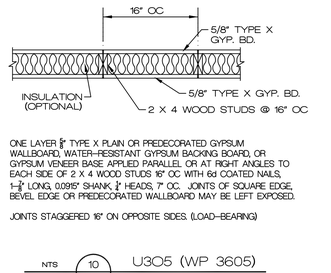
NTS 12 D2 WP 3820

2 HOUR INT. PARTITION



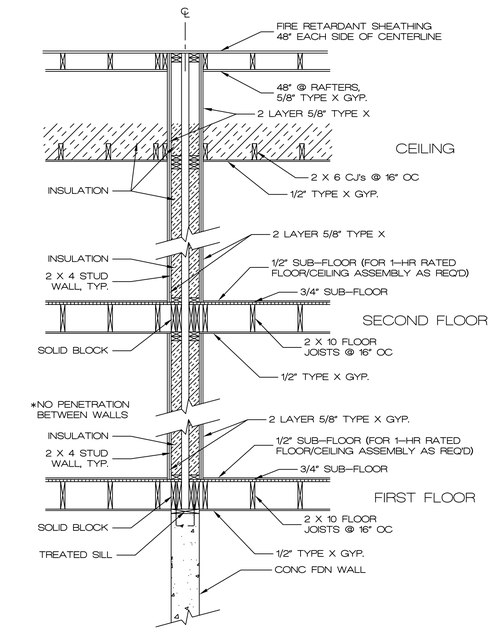
INTERIOR SIDE ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER–RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS 16" OC WITH 6d COATED NAILS, 1–7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" OC. (LOAD–BEARING)

NTS 11 D2 U344



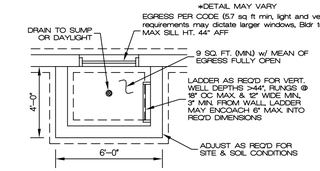
ONE LAYER 5/8" TYPE X PLAIN OR PREDECORATED GYPSUM WALLBOARD, WATER–RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" OC WITH 6d COATED NAILS, 1–7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" OC. JOINTS OF SQUARE EDGE, BEVEL, EDGE OR PREDECORATED WALLBOARD MAY BE LEFT EXPOSED.

JOINTS STAGGERED 16" ON OPPOSITE SIDES. (LOAD–BEARING)



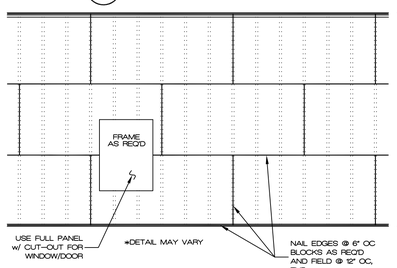
NTS 13 D2 SEPERATION FIREWALL/FLOOR SECTION

WP 3820 (Wall), FC 5517 or Equal (Floor/Ceiling)



NTS 17 D2 EGRESS WELL

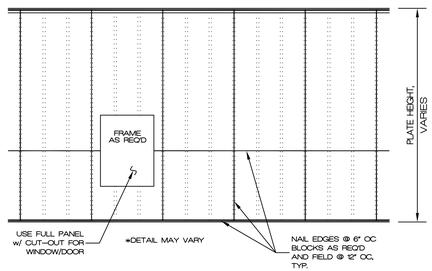
WATERTIGHT WELL, 36" MIN. VERTICAL CLEARANCE (PRE–FAB WELL OPT. AS APPROVED BY CITY)



NTS 10 D2 U305 (WP 3605)

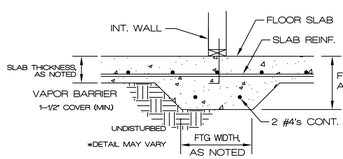
NTS 3 D2 SHEATHING PANEL LAYOUT

HORIZONTAL PANEL ORIENTATION



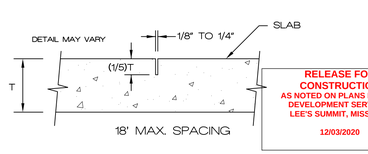
NTS 4 D2 SHEATHING PANEL LAYOUT

VERTICAL PANEL ORIENTATION



NTS 7 D2 THICKENED SLAB FTG

MONOLITHIC w/ SLAB



NTS 5 D2 SLAB CONTROL JOINT

DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/03/2020

Ken Sidorowicz, PC
P.O. Box 12089, Parkville, Missouri 64152
Tel. (816) 741-0852 Fax (816) 741-0858

ISSUE DATE

REVISIONS

2018 DETAIL SHEET

STATE OF MISSOURI
KENNETH SIDOROWICZ
NUMBER E-19986
PROFESSIONAL ENGINEER
10/18/20

D2

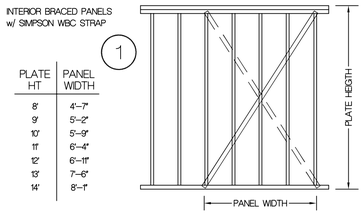
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Item	Description of building elements	Number & type of fastener (notes: a, b, c)	Spacing of fasteners
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3–8d (2–1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3–8d (2–1/2" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3–10d	—
4	Collar tie rafter, face nail or 1–1/4" × 20 ga. ridge strap	3–10d (3" × 0.128")	—
5	Rafter to plate, toe nail, note trusses use STC clips at NLB walls and spec'd holdowns	3–16d or 3–10d (3–1/2" x 0.135", 0.148")	2 toe nails side 1, 1 toe nail side 2 (note j)
6	Roof rafters to ridge, valley or hip rafters:		—
	Toe nail	4–16d (3–1/2" × 0.135")	—
	Face nail	3–16d (3–1/2" × 0.135")	—
Wall			
7	Built–up studs–face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3–1/2" × 0.135")	12" o.c.
9	Built–up header, two pieces w/ 1/2" spacer	16d (3–1/2" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3–1/2" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4–8d (2–1/2" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, min. 48" offset of end joints, face nail in lapped area	8–16d (3–1/2" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3–1/2" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3–16d (3–1/2" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3–8d (2–1/2" × 0.113") or 2–16d (3–1/2" x 0.135")	—
18	Top or sole plate to stud, end nail	2–16d (3–1/2" x 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2–10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2–8d (2–1/2" × 0.113")	—
21	1" × 6" sheathing to each bearing, face nail	2 staples 1–3/4"	—
		2–8d (2–1/2" × 0.113")	—
		2 staples 1–3/4"	—
22	1" x 8" sheathing to each bearing, face nail	2–8d (2–1/2" × 0.113")	—
		3 staples 1–3/4"	—
23	Wider than 1" x 8" sheathing to each bearing, face nail	3–8d (2–1/2" × 0.113")	—
Floor			
24	Joist to sill or girder, toe nail	3–8d (2–1/2" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2–1/2" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2–1/2" × 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2–8d (2–1/2" × 0.113")	—
		2 staples 1–3/4"	—
28	2" subfloor to joist of girder, blind and face nail	2–16d (3–1/2" × 0.135")	—
29	2" planks (plank & beam — floor and roof)	2–16d (3–1/2" x 0.135")	@ each bearing
30	Built–up girders and beams, 2" lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice
31	Ledger strip supporting joists or rafters	3–16d (3–1/2" x 0.135")	@ each joist or rafter

	Description of building materials	Description of fastener	Spacing of Fasteners: Edges (inches) (note: i)	Spacing of Fasteners: Intermediate supports (inches) (notes: c, e)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" to 1/2"	6d common (2" × 0.113") nail (subfloor, wall) (note j)	6	12 (note g)
		8d common (2–1/2" × 0.131") nail (roof)		
33	19/32" to 1"	8d common nail (2–1/2" × 0.131")	6	12 (note g)
34	1–1/8" to 1–1/4"	10d common (3" × 0.148") nail or 8d deformed (2–1/2" × 0.131") nail	6	12
Other wall sheathing (note h)				
35	1/2" structural cellulosic fiberboard sheathing	1–1/2" galv. roofing nail, 7/16" crown or 1" crown staple 16 ga., 1–1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1–3/4" galv. roofing nail, 7/16" crown or 1" crown staple 16 ga., 1–1/2" long	3	6
37	1/2" gypsum sheathing (note d)	1–1/2" galvanized roofing nail; staple galv., 1–1/2" long; 1–1/4" screws, Type W or S	7	7
38	5/8" gypsum sheathing (note d)	1–3/4" galvanized 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				
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2–1/2" × 0.131") nail	6	12
40	7/8" to 1"	8d common (2–1/2" × 0.131") nail or 8d deformed (2–1/2" × 0.120") nail	6	12
41	1–1/8" to 1–1/4"	10d common (3" × 0.148") nail or 8d deformed (2–1/2" × 0.120") nail	6	12

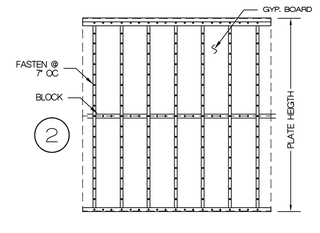
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

a. All nails are smooth–common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa)for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16–inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four–foot–by–8–foot or 4–foot–by–9–foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be verified w/ EOR.
f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48–inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable endwall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48–inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTMC 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.
j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.



NTS 1 D3 INT. BRACED WALL PANEL

LIB, METAL STRAP ALT. TO LET IN 1 X 4



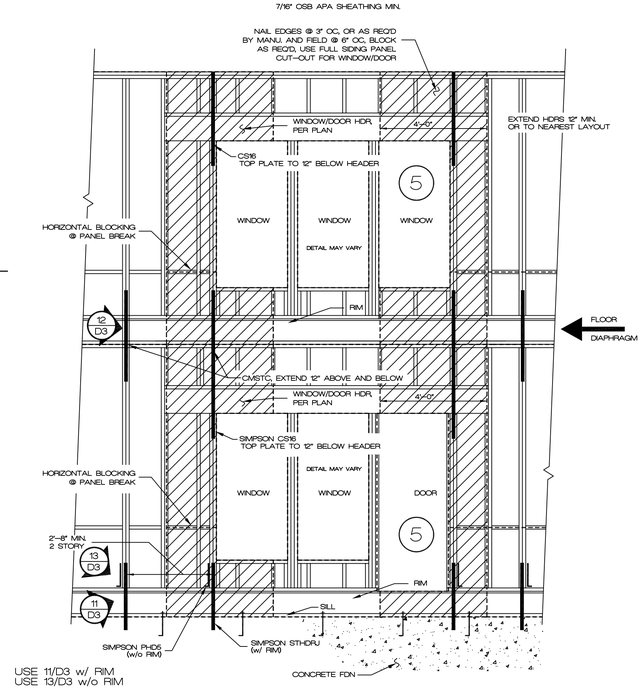
NTS 2 D3 INT. BRACED WALL PANEL

DRYWALL METHOD, GB

SHEAR WALL	DESCRIPTION	CONSTRUCTION
	ALL METHODS	NAIL TOP AND BOTTOM PLATES OF BP's TO JOISTS ABOVE AND BELOW w/ 3 @ 16d @ 16" OC
1 LIB	METAL STRAP METHOD	SIMPSON CS16 STRAP NAILED TO STUDS SPACED AT 16" OC MAXIMUM. STRAPS SHALL BE INSTALLED IN "V" OR "X" PATTERN AT THE BRACE LOCATION AND FOR THE SPECIFIED LENGTH, ALTERNATIVE TO LET IN 1 X 4.
		*DBL JOIST MIN. BELOW BRACED WALL WHEN FRAMING BELOW IS PARALLEL TO WALL LINE, OR SOLID BLOCK @ 16" OC BELOW BRACED WALL WHEN FRAMING BELOW IS PERPENDICULAR TO WALL LINE. COLLECTOR OR DRAG STRUT OVER.
2 GB	DRYWALL METHOD	1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" OC MAXIMUM AND FASTENED AT 7" OC WITH 5d COOLER OR #6 BUGLE HEAD. HORIZONTAL JOINTS SHALL BE BLOCKED FOR ANCHORAGE.
		*DBL JOIST MIN. BELOW BRACED WALL WHEN FRAMING BELOW IS PARALLEL TO WALL LINE, OR SOLID BLOCK @ 16" OC BELOW BRACED WALL WHEN FRAMING BELOW IS PERPENDICULAR TO WALL LINE. COLLECTOR OR DRAG STRUT OVER.
3 WSP/CS–WSP	SHEATHING METHOD	7/16" STRUCTURAL SHEATHING OVER STUDS SPACED 16" OC w/ 8d COMMON NAILS AT 4" OC EDGE AND 12" FIELD, HORIZONTAL JOINTS SHALL BE BLOCKED FOR ANCHORAGE.
		*DBL JOIST MIN. BELOW BRACED WALL WHEN FRAMING BELOW IS PARALLEL TO WALL LINE, OR SOLID BLOCK @ 16" OC BELOW BRACED WALL WHEN FRAMING BELOW IS PERPENDICULAR TO WALL LINE.
4 PFH	GARAGE DOOR PORTAL	6 TO 1 ASPECT RATIO, HEADER LENGTH AS SPECIFIED WITH FULL PANEL SHEATHING AT UPPER CORNERS. CUTOUT FOR THE OPENING. BLOCKING AT HORIZONTAL JOINTS. NOTE FULL 4' WIDTH CUTOUT PANELS REQ'D AT CORNERS. STHD10 & LSTA STRAPS
5	SINGLE STORY PORTAL	HEADER LENGTH AS SPECIFIED EXTENDED TO NEXT LAYOUT STUD, 18" MINIMUM WIDTH, 9'. FULL PANEL SHEATHING REQ'D WITH CUTOUTS FOR OPENINGS. HORIZONTAL BLOCKING AT EDGES.

'J' BOLT SPACING FOR SHEAR WALLS IS 3' OC WITH STRAPS AS NOTED.

NTS 8 D3 SHEAR WALL SCHEDULE

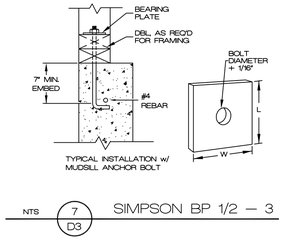


NTS 6 D3 EXTERIOR BRACED WALL PANEL

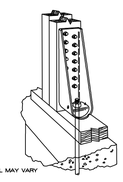
MULTI STORY PORTAL CS–PF

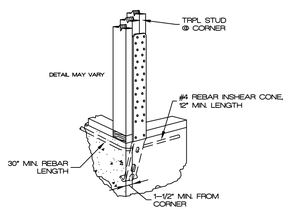
LOAD TABLE

LOCATION	MIN. DL (PSF)	MIN. LL (PSF)
EXTERIOR BALCONIES	10	60
DECKS	10	40
CEILING w/o STORAGE	5	10
CEILING w/ STORAGE	10	20
NON-SLEEPING ROOMS	10	40
SLEEPING ROOMS	10	30
ROOF-LIGHT COVERING	10	25
ROOF-HEAVY COVERING	20	25



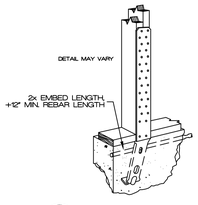
NTS 7 D3 SIMPSON BP 1/2 – 3





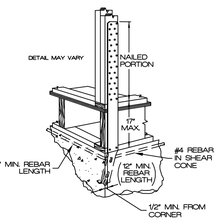
NTS 9 D3 SIMPSON STHD

CORNER INSTALLATION



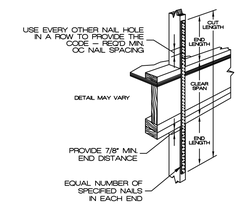
NTS 10 D3 SIMPSON STHD

EDGE INSTALLATION

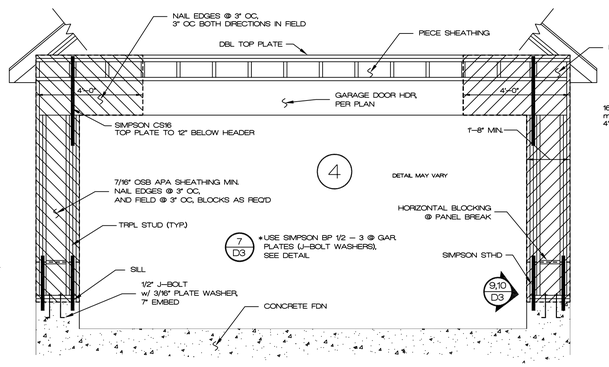


11 D3 SIMPSON STHDRJ

RIM JOIST INSTALLATION

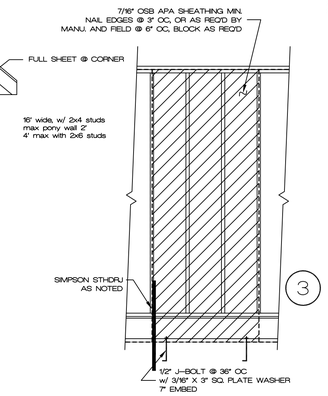


NTS 12 D3 SIMPSON CMSTC



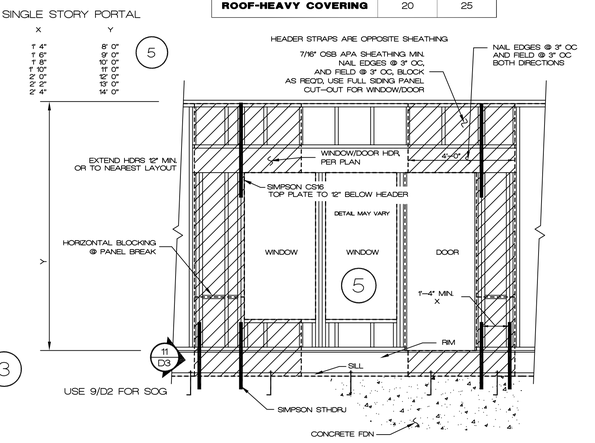
NTS 4 D3 GARAGE DOOR

PORTAL FRAME GARAGE



NTS 3 D3 EXTERIOR BRACED WALL PANEL

ABW



NTS 5 D3 SINGLE STORY PORTAL

SINGLE STORY PORTAL CS–PF

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
12/03/2020

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P.O. Box 12089, Parkville, Missouri 64152
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D3