

RESIDENTIAL AREA:		1730	
RESIDENTIAL LIVING AREA		563	
RESIDENTIAL UN-FINISHED BASEMENTS		684	
RESIDENTIAL GARAGE		1010	
RESIDENTIAL LIVING AREA 2			
ROOFING MATERIAL	COMP	NUMBER OF BATHROOMS	3.5
NUMBER OF BEDROOMS	4	NUMBER OF STORIES	1
NUMBER OF LIVING UNITS	1	TOTAL LIVING AREA	2740
SEWER CONNECTION FEE			



FRONT ELEVATION

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



BACK ELEVATION

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

COMP ROOF

ROOF & SOFFIT VENTS PER CODE

SIDING NAILING

6/12 HAND DRIVES

4/8 GUN NAILS

DESCRIPTION:

ELEVATIONS

MODEL:

NEEHAM

DATE:

8/26/20

3113 SW BLUE
RIBBON ST.
LEE'S SUMMIT, MO
64082
SUMMIT VIEW FARMS LOT 53

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

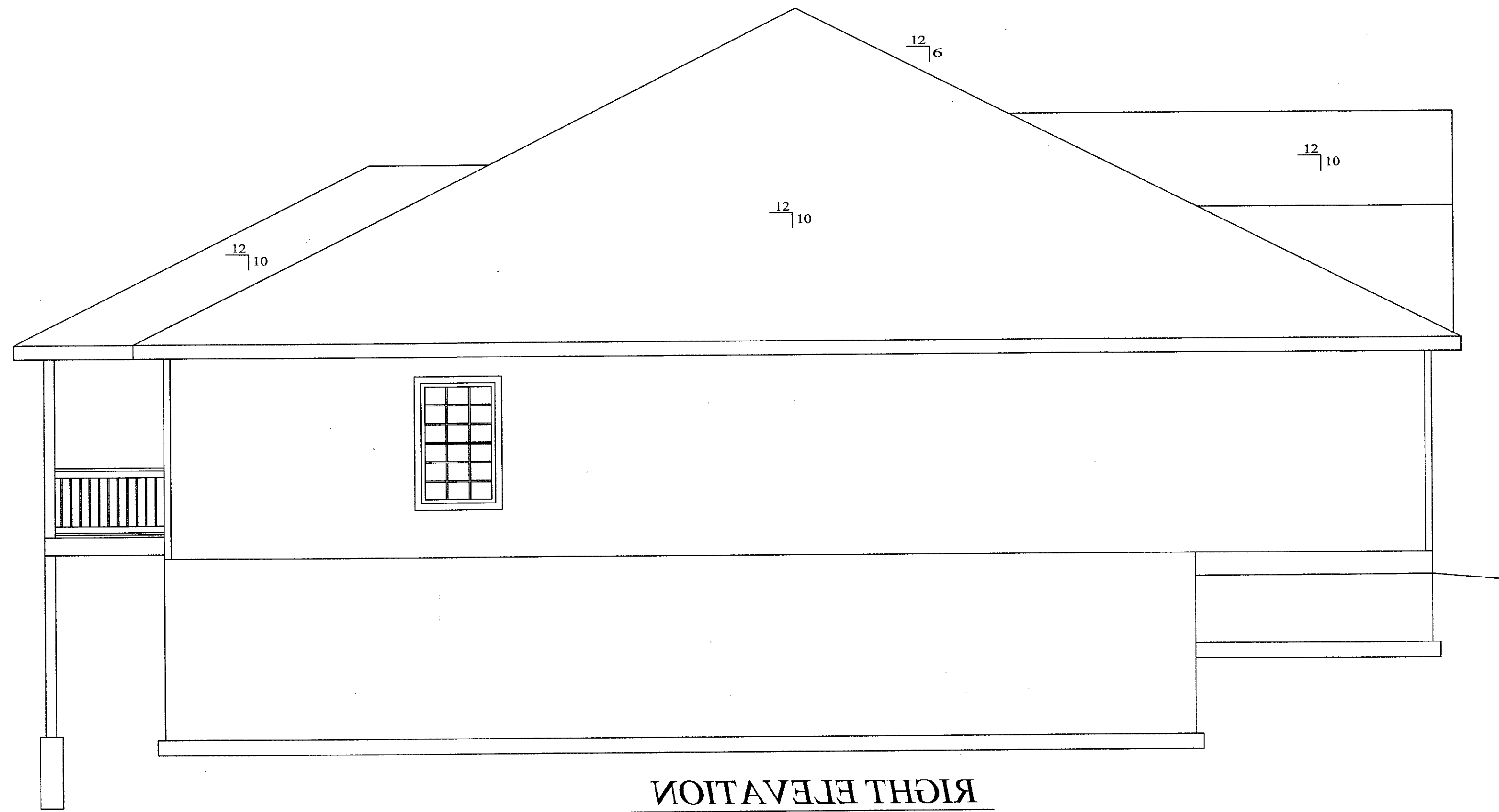
BUILD
SET

THIS DRAWING IS THE
PROPERTY OF BILLY
SPELLERBERG AND IS
NOT TO BE REPRODUCED,
MODIFIED, OR USED FOR
ANY OTHER PROJECT, OR
EXTENSION OF THIS PROJECT,
EXCEPT BY AGREEMENT WITH
THIS COMPANY.

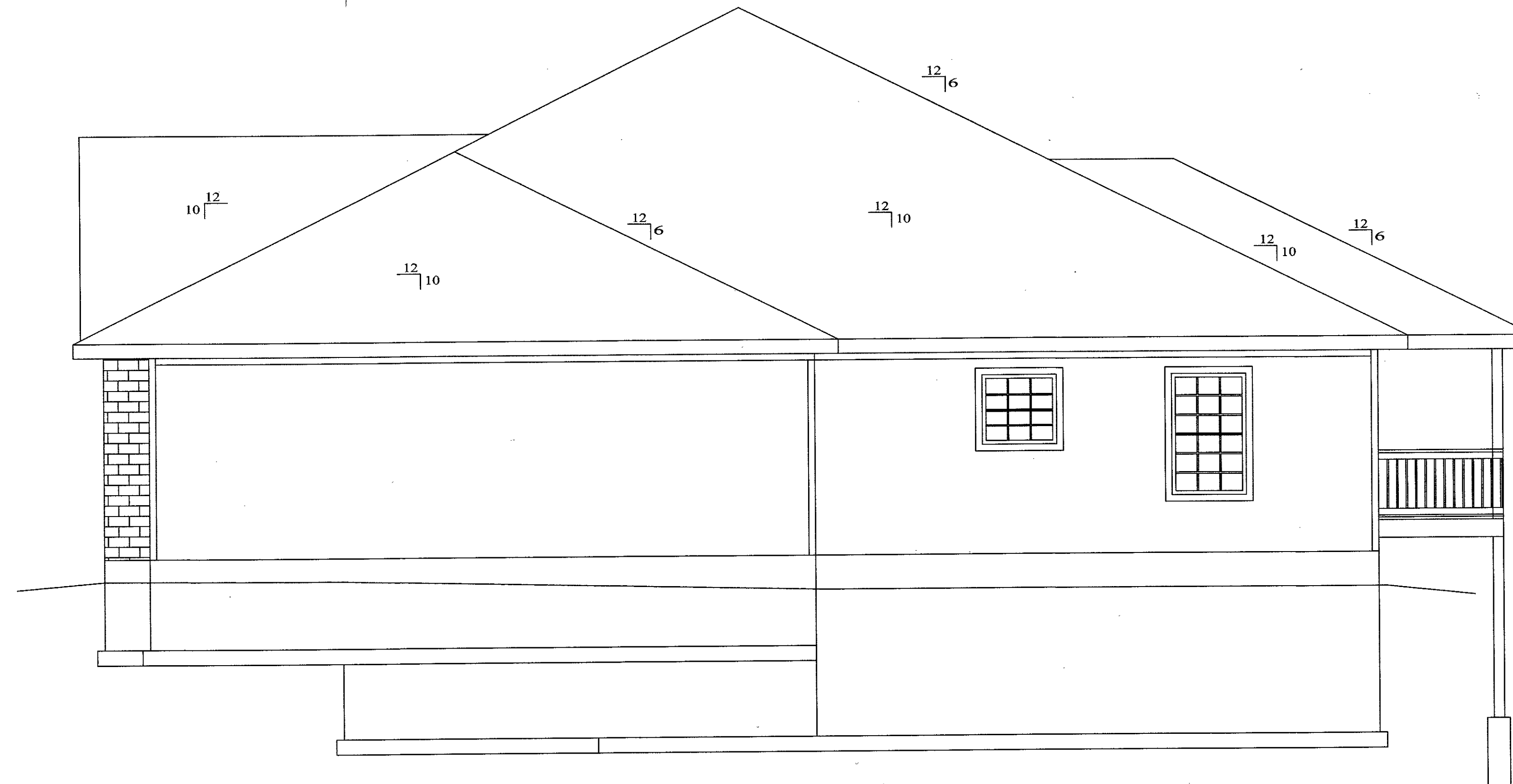
1 of 5

SHEET NO:

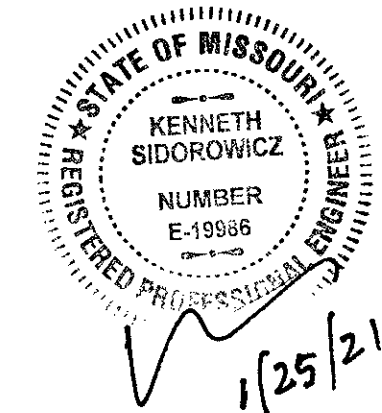




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



DESCRIPTION:

ROOF PLAN

MODEL:
NEEHAM

DATE:
8/26/20

3113 SW BLUE
RIBBON ST.
LEES SUMMIT, MO
64082
SUMMIT VIEW FARMS LOT 53

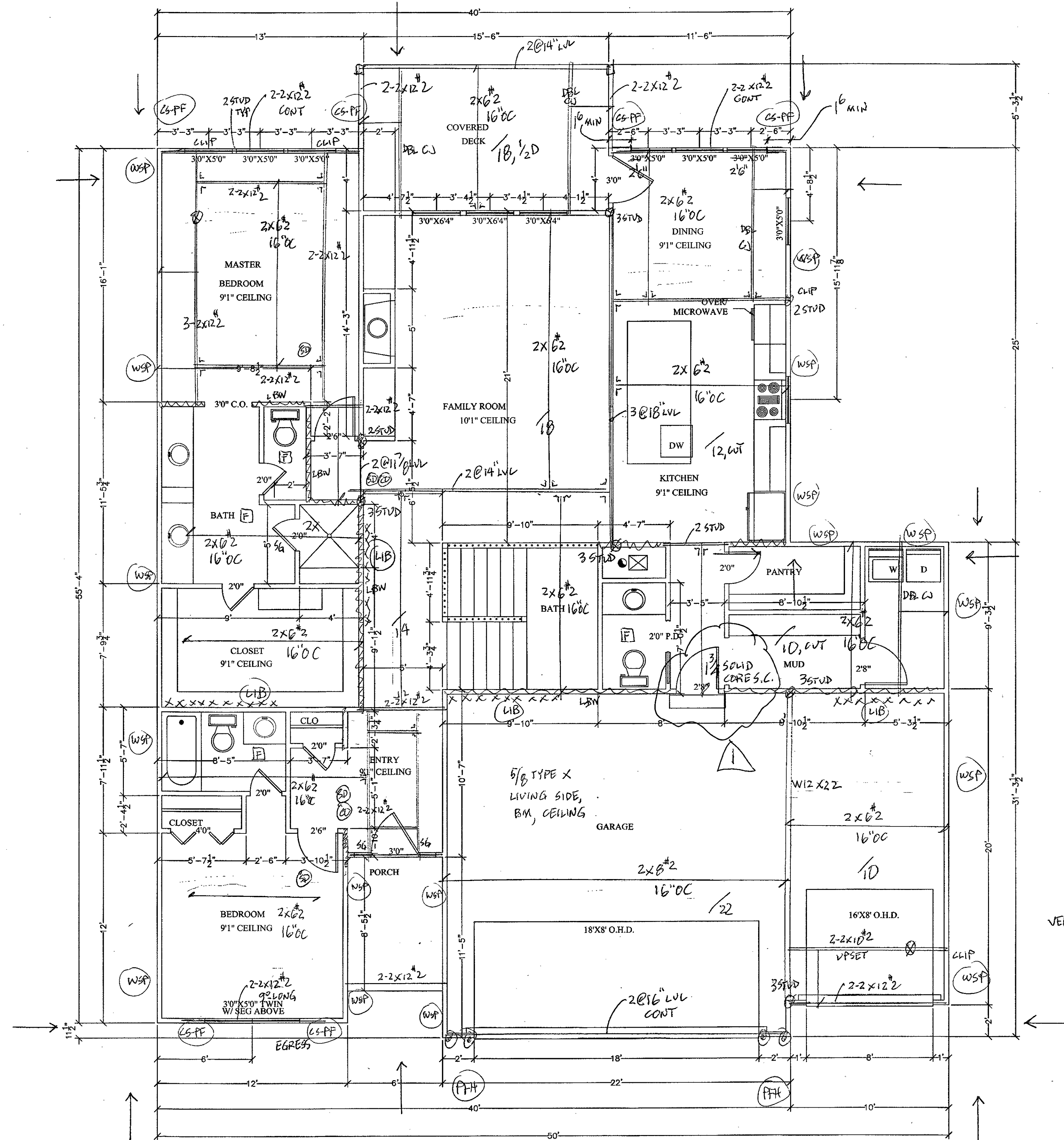
ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL ELEMENTS OF THESE PLANS. A STRUCTURAL ENGINEER MAY NEED TO VERIFY ALL STRUCTURAL ASPECTS OF THESE PRINTS BEFORE CONSTRUCTION BEGINS. FIELD CONDITIONS MAY BE DIFFERENT FROM PLAN. ALL STATE AND LOCAL CODES TAKE PRECEDENCE OVER THESE PLANS. CONTRACTOR WILL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

BUILD
SET

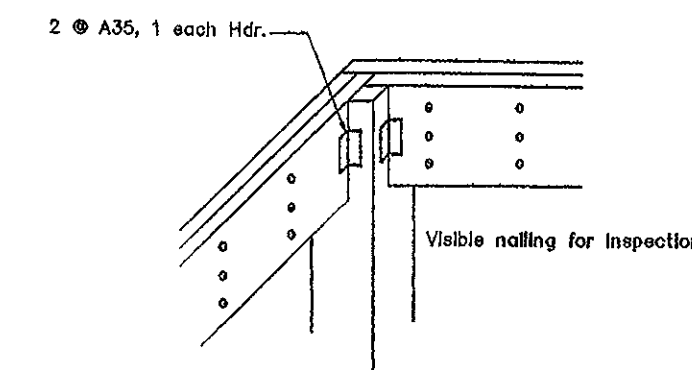
THIS DRAWING IS THE PROPERTY OF BILLY SPELLERBERG AND IS NOT TO BE REPRODUCED, MODIFIED, OR USED FOR ANY OTHER PROJECT, OR EXTENSION OF THIS PROJECT, EXCEPT BY AGREEMENT WITH THIS COMPANY.

2 of 5

SHEET NO:

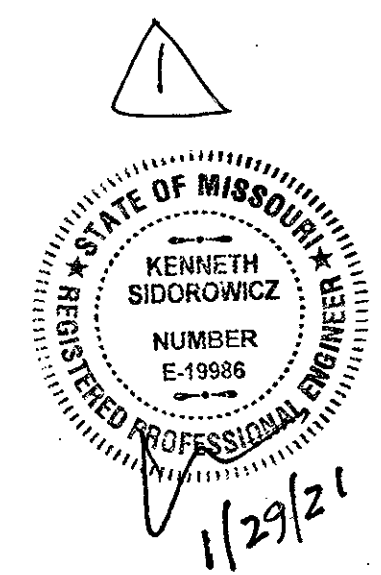


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



- DF/L MIN
- CS-WSP HOUSE IS SHEATHED W/ 7/8" OSB APA PANELS, SHIRT PANEL OR EQUAL, INSTALLED PER MANU. SPECS, SHIP LAPPED PANELS REQUIRE NAILING OF OVER AND UNDER PANELS SEPARATELY.
- UB INT SHALL BE SIMPSON STRAP (CS18)
- CS-PF HEADER LENGTHS ARE SHOWN FOR CS-PF
- SIDING LAPS RM
- 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
- EQ#5, 16" LONG CS16 STRAP, CENTERED ON SUBFLOOR, FILL ALL NAIL HOLES.

VERIFY ALL VAULTS W/ BLDR



DESCRIPTION:
FIRST FLOOR PLAN

MODEL:
NEEHAM

DATE:
8/26/20

3113 SW BLUE
RIBBON ST.
LEES SUMMIT, MO
64082
SUMMIT VIEW FARMS LOT 53

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 INTERPRET
AND CODE COMPLIANCE

BUILD
SET

THIS DRAWING IS THE
PROPERTY OF BILLY
SPELLERBERG AND IS
NOT TO BE REPRODUCED,
MODIFIED, OR USED FOR
ANY OTHER PROJECT, OR
EXTENSION OF THIS PROJECT,
EXCEPT BY AGREEMENT WITH
THIS COMPANY.

3 of 5

SHEET NO:

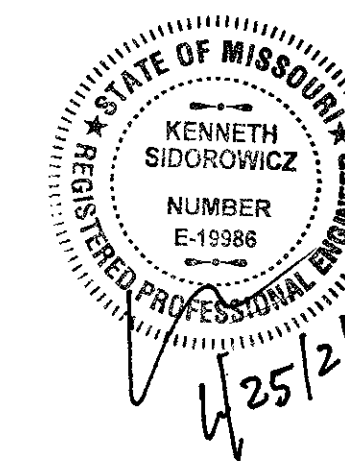
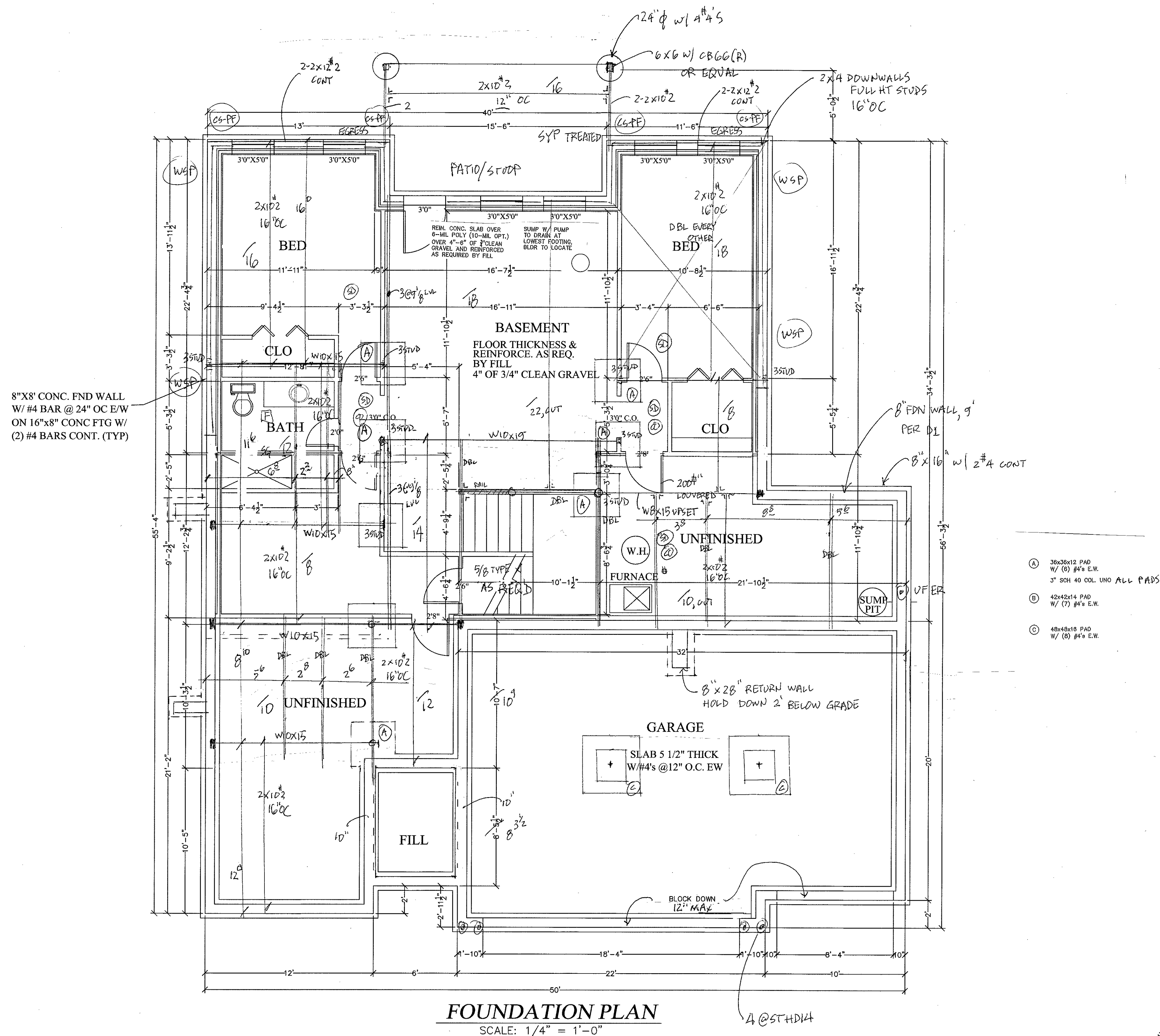
FOUNDATION PLAN BASEMENT FRAMING

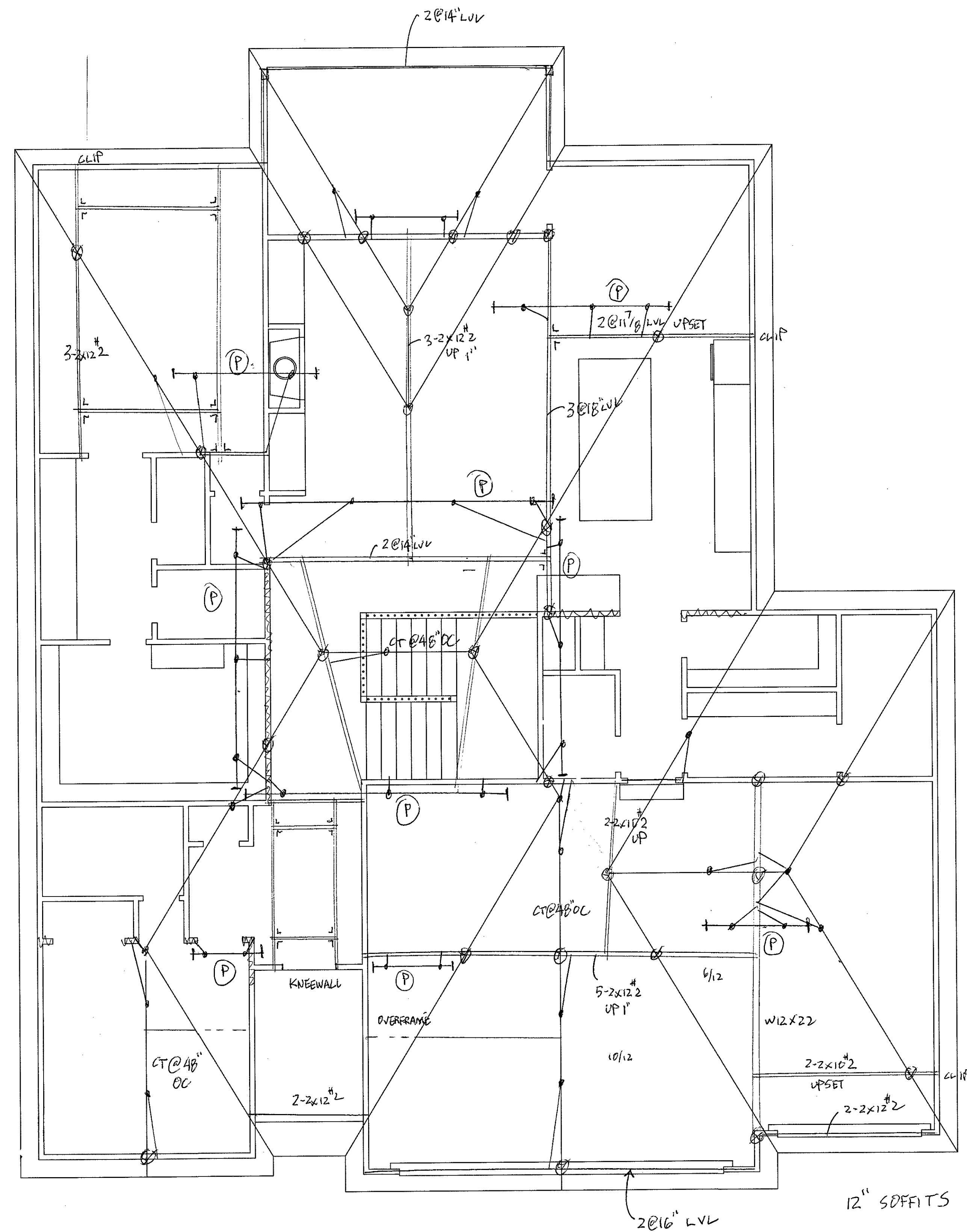
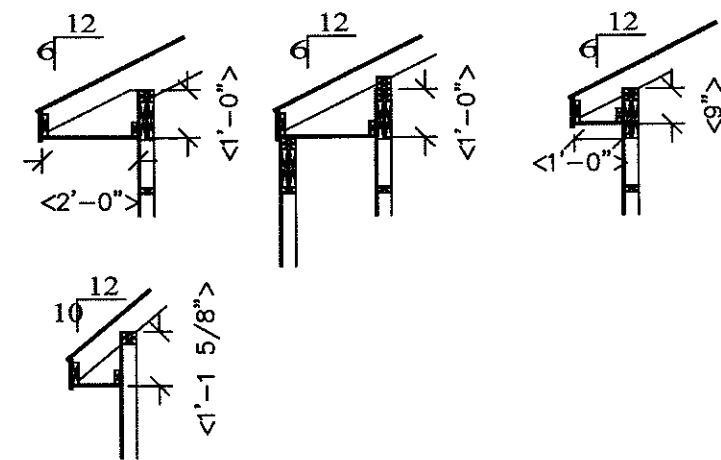
DATE:
8/26/20

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

THIS DRAWING IS THE
PROPERTY OF BILLY
SPELLERBERG AND IS
NOT TO BE REPRODUCED,
MODIFIED, OR USED FOR
ANY OTHER PROJECT, OR
EXTENSION OF THIS PROJECT,
EXCEPT BY AGREEMENT WITH
THIS COMPANY.

SHEET NO:





ROOF
ASPHALT SHINGLES - 3/8\"/>

RAFTERS & CEILING JOISTS
COLLAR TIES AT UPPER THIRD POINT 4\"/>

ROOFWATER DRAINAGE AND STAIRS AS REQUIRED
OUTGASING PLENUM @ GABLE END SOFFITS FOR
COMB ROOF W/ SOFFITS 2\"/>

ATTIC VENTILATION
VENT EACH ENCLOSED ATTIC SPACE
NET AREA OPENING = 1/60\"/>

UNLESS NOTED
RAFTERS ARE 2 X 6 @ 16\"/>

PROVIDE VERTICAL LOAD SUPPORT AT THE NOTED
LOAD POINTS FOR THE VALLEY, PURLIN & RIDGES
LET-IN SUPPORT LBA TO PURLIN
ALL WIRE VALLEY & RIDGES ARE SIZED FOR
THE RAFTER DEPTH, PITCH AND LOAD, ALL 2 X 8 UND

PURLIN	COMP	TILE
2 X 6	16'-0"	-
2 X 8	0'-1"	0'-4"
2 X 12 #1	0'-0"	-
2 X 12 #2	0'-0"	-

SUPPORT LEG	COMP	TILE
	MAX LENGTH	MAX LENGTH
2 X 4 W/ 2 X 4 T-BRACE	8'-0"	7'-11"
2 X 6 W/ 2 X 4 T-BRACE	8'-0"	8'-0"
2 X 6 W/ 2 X 6 T-BRACE	7'-0"	14'-10"
2 X 6 W/ 2 X 4 T-BRACE	8'-10"	8'-0"
2 X 6 W/ 2 X 6 T-BRACE	8'-0"	10'-0"

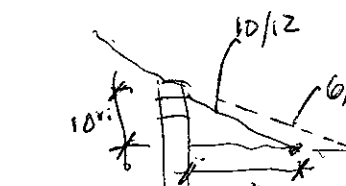
HEEL JOINT CONNECTION FACTOR		
H_o / H_r		
1/3		15
1/4		33
1/5		52
1/6		72
1/10 OR LESS		111

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

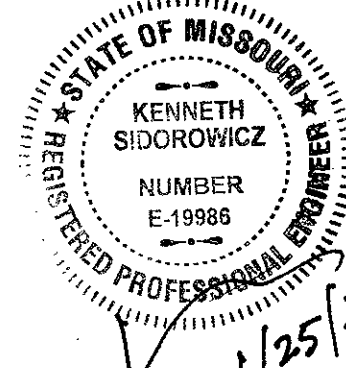
H_o = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED
 VERTICALLY ABOVE TOP OF RAFTER SUPPORT WALL.
 H_r = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE
 THE TOP OF THE RAFTER SUPPORT WALL.

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

2 TOP PLATES MAX
ADJ SOFFITS FOR DIFFERENT PITCHES



ROOF
1/4" = 1'-0"



DESCRIPTION:
ROOF PLAN

MODEL:
NEEHAM

DATE:
8/26/20

3113 SW BLUE
RIBBON ST.
LEES SUMMIT, MO
64082
SUMMIT VIEW FARMS LOT 53

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

THIS DRAWING IS THE
PROPERTY OF BILLY
SPELLERBERG AND IS
NOT TO BE REPRODUCED,
MODIFIED, OR USED FOR
ANY OTHER PROJECT, OR
EXTENSION OF THIS PROJECT,
EXCEPT BY AGREEMENT WITH
THIS COMPANY.

5 of 5

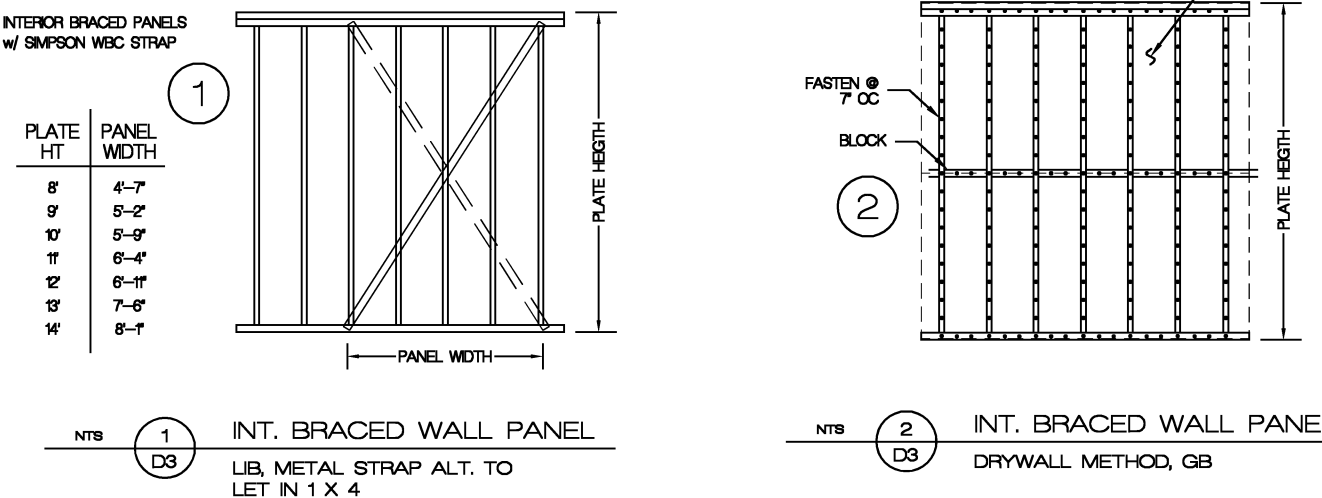
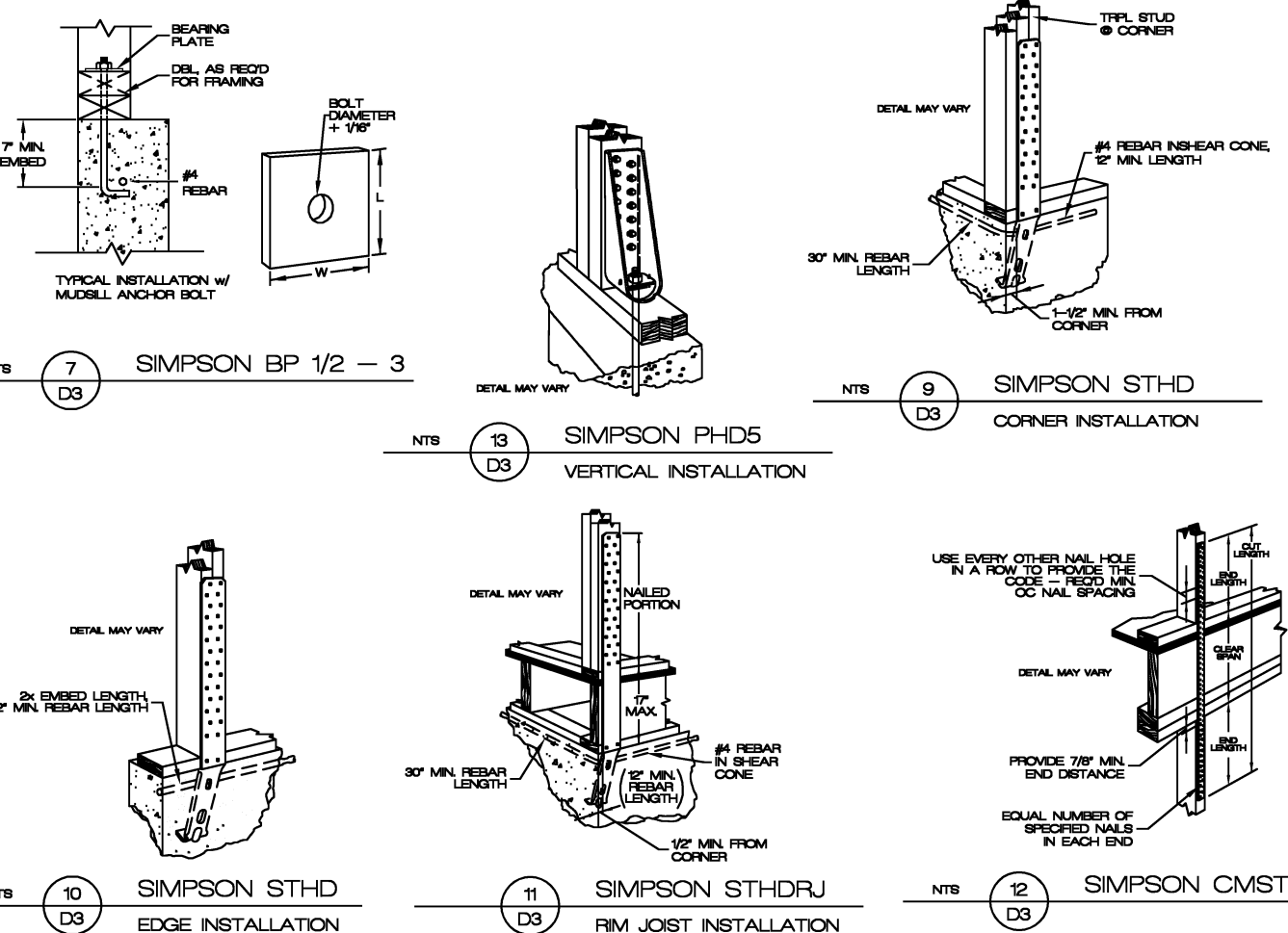
SHEET NO:

H
—
G
—
F
—
E
—
D
—
C
—
B
—
A
—
—

STAPLES NOT PERMITTED IN KCMO

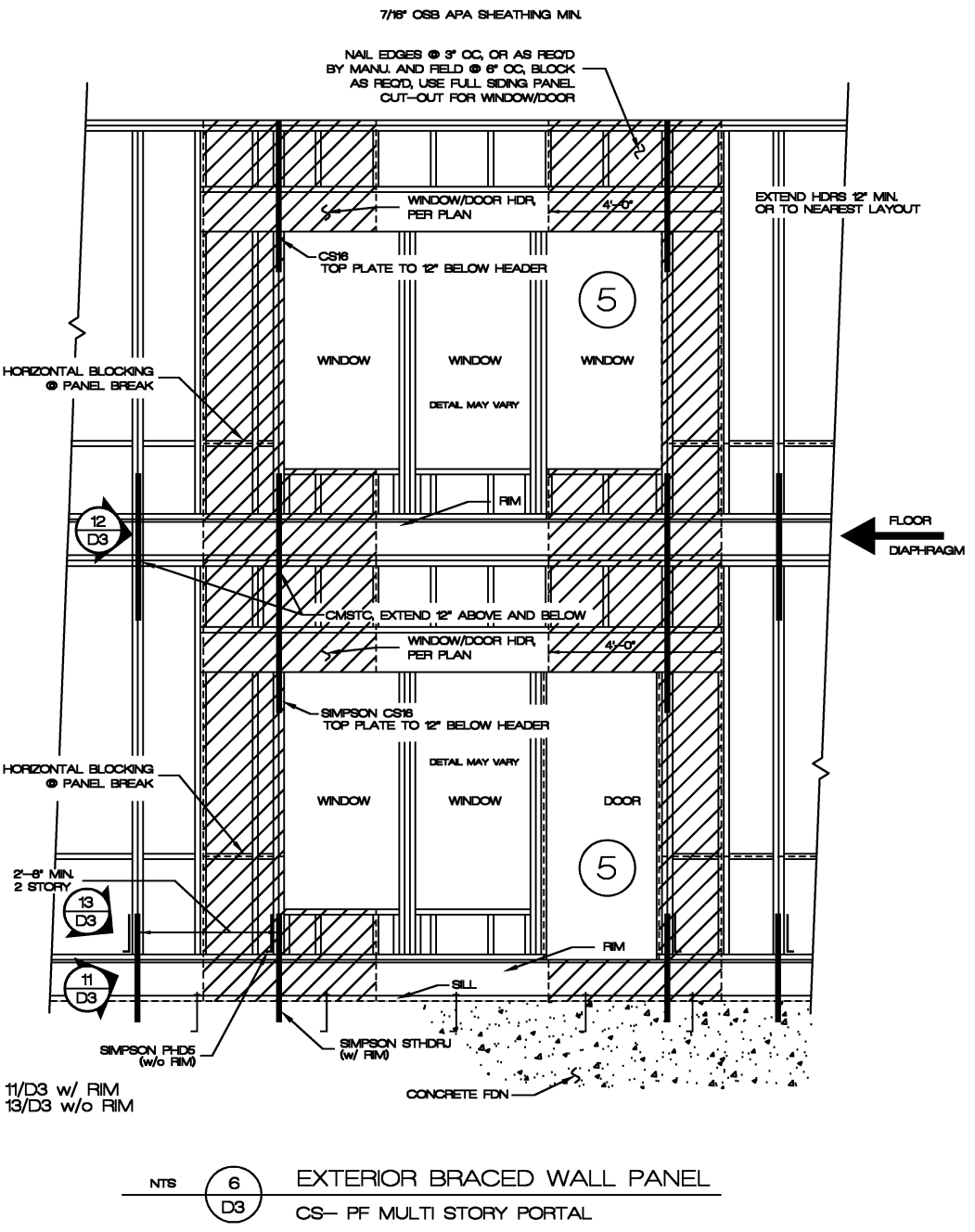
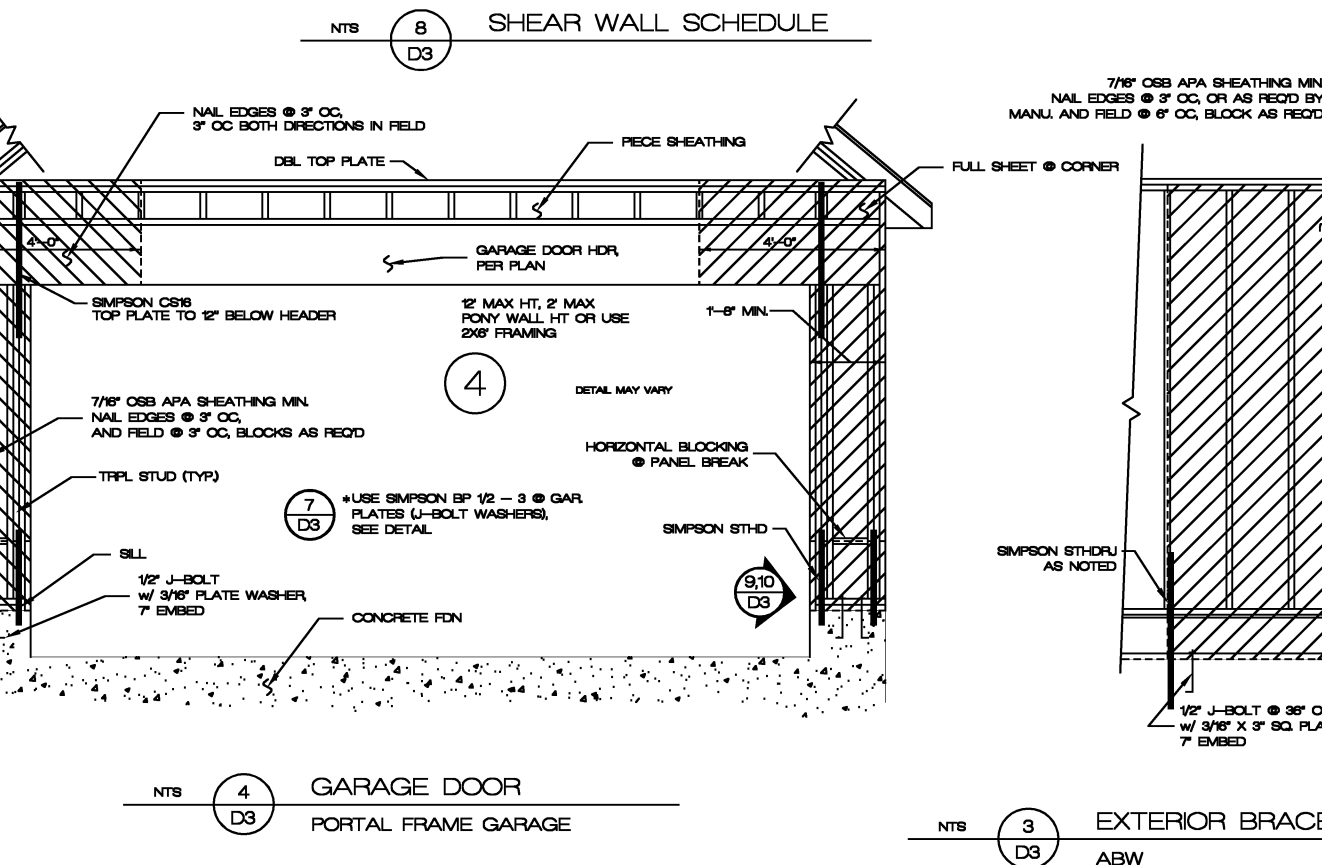
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
Item	Description of building elements	Number & type of fastener (notes: a, b, c)	Spacing of fasteners
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2-1/2" x 0.131)	
2	Ceiling joists to plate, toe nail	3-8d (2-1/2" x 0.131)	
3	Ceiling joists not attached to parallel rafter, lap over partition, face nail	3-7d	
4	Collar tie rafter, face nail or 1-1/4" x 20 gal. ridge strap	3-10d (3" x 0.148)	
5	Rafter to plate, toe nail, note: trusses use 8TC clip at N.E. walls and eave/holdowns	3-8d or 3-10d (3-1/2" x 0.135, 0.148)	2' toe nail side, 1' toe nail side 2' note 3
6	Roof rafters to ridge, valley or hip rafters		
	Toe nail	4-10d (3-1/2" x 0.150)	
	Face nail	3-10d (3-1/2" x 0.150)	
Wall			
7	Build-up studs-face nail	10d (3" x 0.139)	24" o.c.
8	Building studs at intersecting wall corners, face nail	10d (3-1/2" x 0.150)	24" o.c.
9	Build-up header, two pieces w/ 1/2" spacer	10d (3-1/2" x 0.150)	16" o.c. along each edge
10	Continuous header, two pieces	10d (3-1/2" x 0.150)	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2-1/2" x 0.131)	
12	Double studs, face nail	10d (3" x 0.139)	24" o.c.
13	Double top plates, face nail	10d (3" x 0.139)	24" o.c.
14	Double top plates, min. 16" offset of end joints, face nail in lap area	10d (3-1/2" x 0.150)	
15	Double studs, face nail	10d (3-1/2" x 0.150)	16" o.c.
16	Side plate to joist or blocking, face nail	3-8d (3-1/2" x 0.135)	16" o.c.
17	Side plate to joist or blocking at braced wall panels	3-8d (3-1/2" x 0.135)	16" o.c.
18	Stud to side plate, toe nail	3-8d (3-1/2" x 0.135) or 2-10d (3-1/2" x 0.150)	
19	Top or side plate to stud and nail	2-10d (3-1/2" x 0.150)	
20	Top plates, lap at corners and intersections, face nail	2-10d (3-1/2" x 0.150)	
21	2" brace to each stud and plate, face nail	2-8d (3-1/2" x 0.135)	
22	2" x 6" sheathing to each bearing, face nail	2-8d (3-1/2" x 0.135)	
23	2" x 6" sheathing to each bearing, face nail	2-8d (3-1/2" x 0.135)	
24	Wider than 2" x 6" sheathing to each bearing, face nail	3-8d (3-1/2" x 0.135)	
Floor			
25	Joist to sill or girder, toe nail	3-8d (3-1/2" x 0.135)	
26	Joist to top plate, toe nail (roof applications also)	3-8d (3-1/2" x 0.135)	
27	Joist to blocking to all plates, toe nail	3-8d (3-1/2" x 0.135)	
28	2" x 6" subfloor or joist to each joist, face nail	2-8d (3-1/2" x 0.135)	
29	2" subfloor to joist or girder, blind and face nail	2-8d (3-1/2" x 0.135)	
30	2" planks (sawn & beam - floor and roof)	2-8d (3-1/2" x 0.135)	
31	Build-up girders and beams, 2" lumber joists	10d (3" x 0.139)	
32	Ledger strip supporting joists or rafters	3-8d (3-1/2" x 0.135)	
Spacing of Fasteners			
Description of building materials		Description of fastener (notes: b, c, d)	Edges (inches) (notes: b, c)
Wood structural panels, subfloor, roof and interior wall sheathing to framing		8d common (2" x 0.119) nail (note 3)	12 (note d)
32		8d common (2" x 0.119) nail (note 3)	12 (note d)
33		8d common (2" x 0.119) nail (note 3)	12 (note d)
34		10d common (3" x 0.148) nail or 8d deformed (2-1/2" x 0.137) nail	12
Other wall sheathing (note 3)			
35	1/2" structural cellular board sheathing	1-1/2" galv. roofing nail, 7/16" crown or 7" crown staples 18 ga., 1-1/4" long	6
36	35/62" structural cellular board sheathing	1-3/4" galv. roofing nail, 7/16" crown or 7" crown staples 18 ga., 1-1/2" long	6
37	1/2" gypsum sheathing (note d)	1-1/2" galvanized roofing nail, staples galv.	6
38	5/8" gypsum sheathing (note d)	1-1/2" long 1-1/4" screws, Type W or S 1-3/8" long 1-5/8" screws, Type W or S	7
Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	8d deformed (2" x 0.119) nail or 8d common (2-1/2" x 0.137) nail	12
40	7/8" to 1"	8d common (2-1/2" x 0.137) nail or 8d deformed (2-1/2" x 0.137) nail	12
41	1-1/8" to 1-1/4"	10d common (3" x 0.148) nail or 8d deformed (2-1/2" x 0.137) nail	12

- For 8-1 inch = 254 mm, 1 foot = 3048 mm, 1 mile per hour = 0.447 m/s, 1 psi = 6896 kPa
- 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 0.082 inch (551 common nail, 80 ksi (551 MPa) for shank diameter larger than 0.082 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameter of 0.177 inch or less.
 - Staples are 9 gauge wire and have a minimum 700-psi on diameter crown width.
 - Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
 - Four-foot-by-8-foot or 4-foot-by-8-foot panels shall be spaced vertically.
 - Spacing of fasteners not treated in the table shall be verified w/ ECR.
 - For regions having basic wind speed of 100 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel sheathing to framing within minimum 48-inch distance from gable end walls. If mean roof height is more than 25 feet, up to 36 feet maximum.
 - For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel not 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.
 - Common sheathing shall conform to ASTM D328 and shall be installed in accordance with CSA S10. Reinforced sheathing shall conform to ASTM C 293.
 - Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeter walls. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof perimeter walls. 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.
 - Where a rafter is fastened to an adjacent parallel joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails on 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.

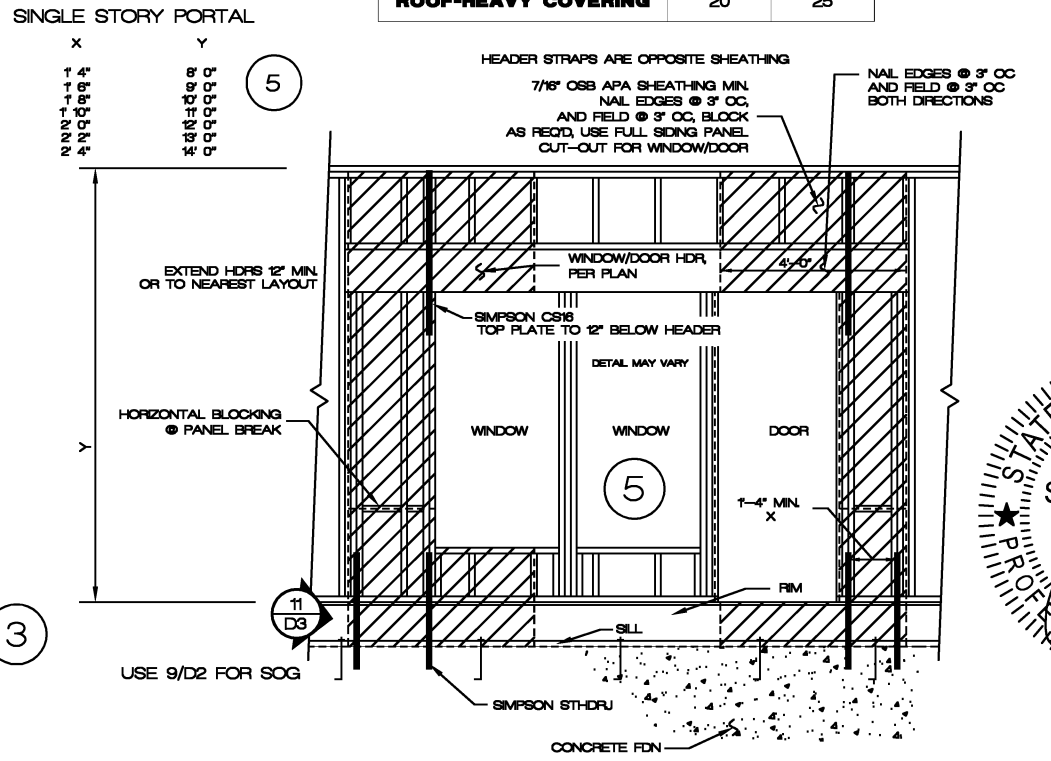


ALL METHODS		
SHEAR WALL		
DESCRIPTION	CONSTRUCTION	
1 LIB	METAL STRAP METHOD	
2 GB	DRYWALL METHOD	
3 WSP/CS-WSP	SHEATHING METHOD	
4 PFH	GARAGE DOOR PORTAL	
5	SINGLE STORY PORTAL	

1/2" BOLT SPACING FOR SHEAR WALLS IS 3' OC WITH STRAPS AS NOTED.



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



Ken Sidorowicz, PC

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

ISSUE DATE
REVISIONS

2018 DETAIL SHEET



1/25/21

D3