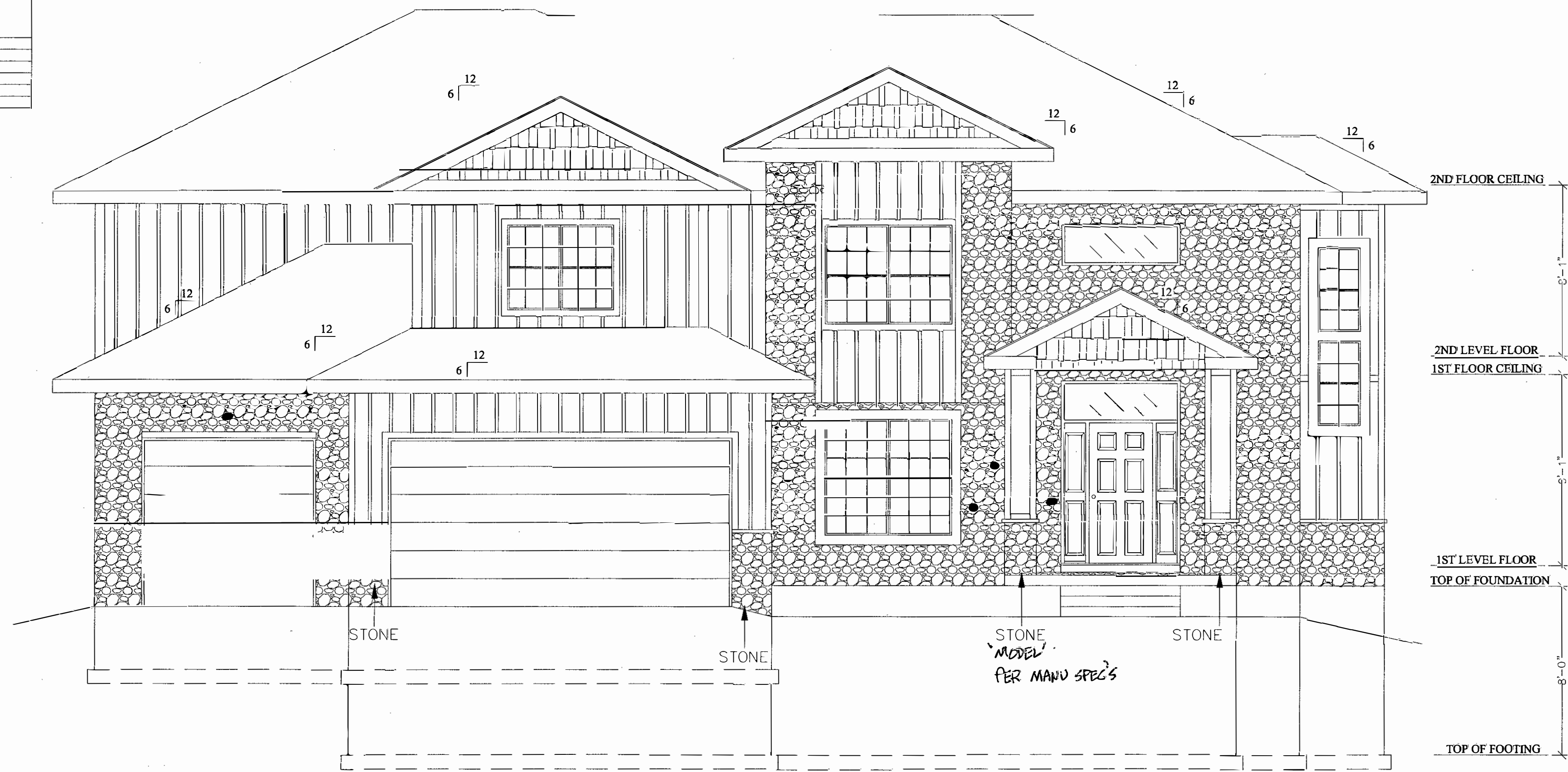


RESIDENTIAL AREA:		1390	
RESIDENTIAL, LIVING AREA		925	
RESIDENTIAL, FINISHED BASEMENT		465	
RESIDENTIAL, UN-FINISHED BASEMENT		710	
RESIDENTIAL, GARAGE		1717	
RESIDENTIAL, LIVING AREA 2			
ROOFING MATERIAL	COMP	NUMBER OF BATHROOMS	4.5
NUMBER OF BEDROOMS	5	NUMBER OF STORIES	2
NUMBER OF LIVING UNITS	1	TOTAL LIVING AREA	4032
SEWER CONNECTION FEE			



FRONT ELEVATION

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



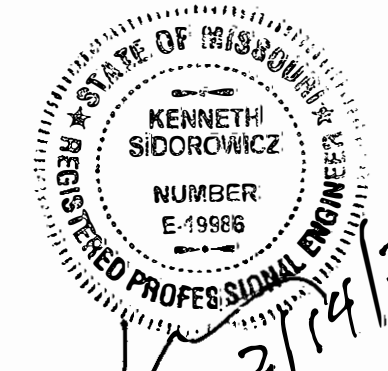
BACK ELEVATION

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

COMP ROOF  
ROOF & SOFFIT VENTS  
PER CODE

SVF G3  
3114 SW BLUE RIBBON ST  
LSMD

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
03/08/2021



DESCRIPTION:  
FRONT/REAR ELEVATIONS

MODEL:

VISH

DATE:

12/20/20

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.

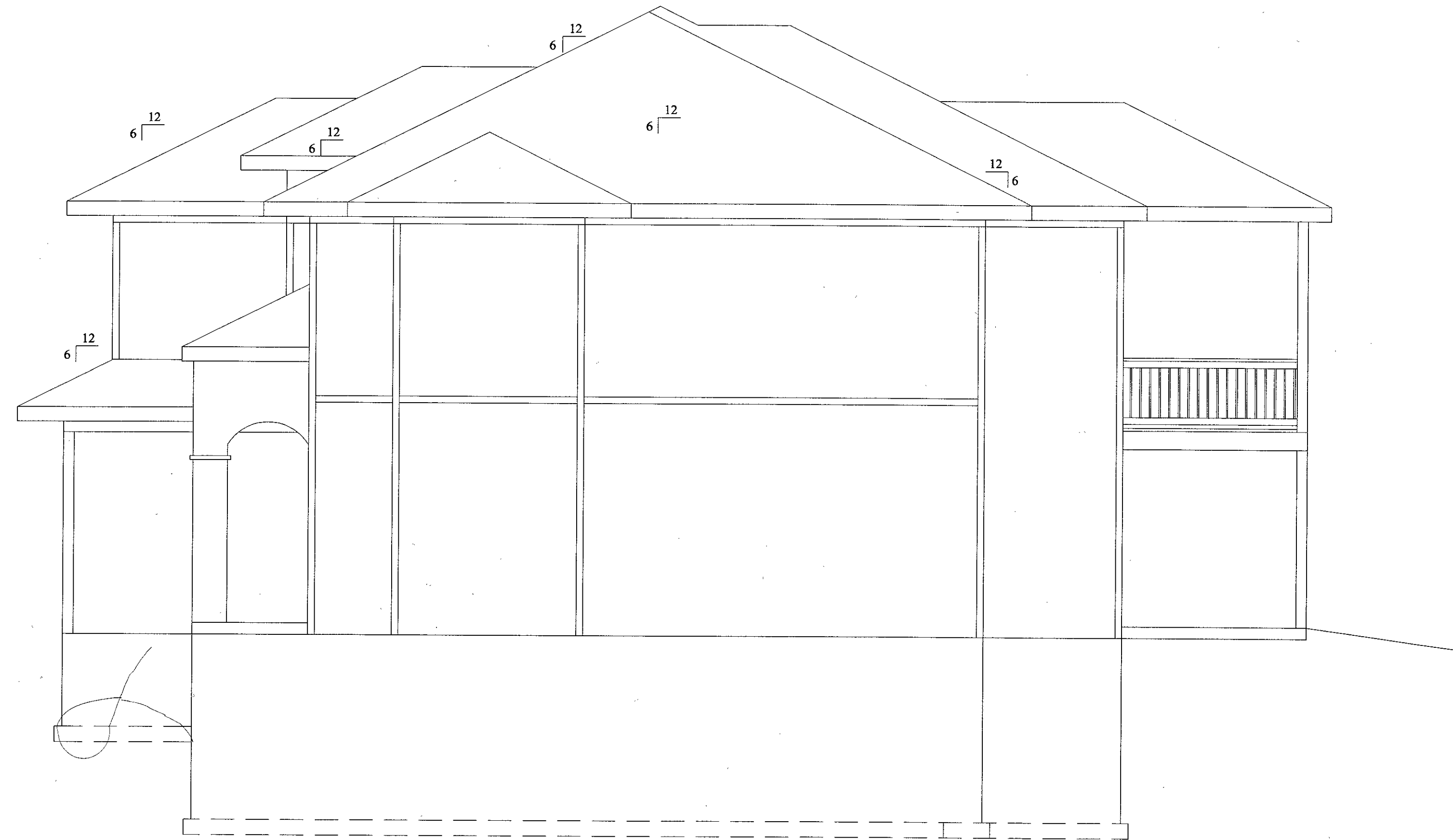
BUILD  
SET

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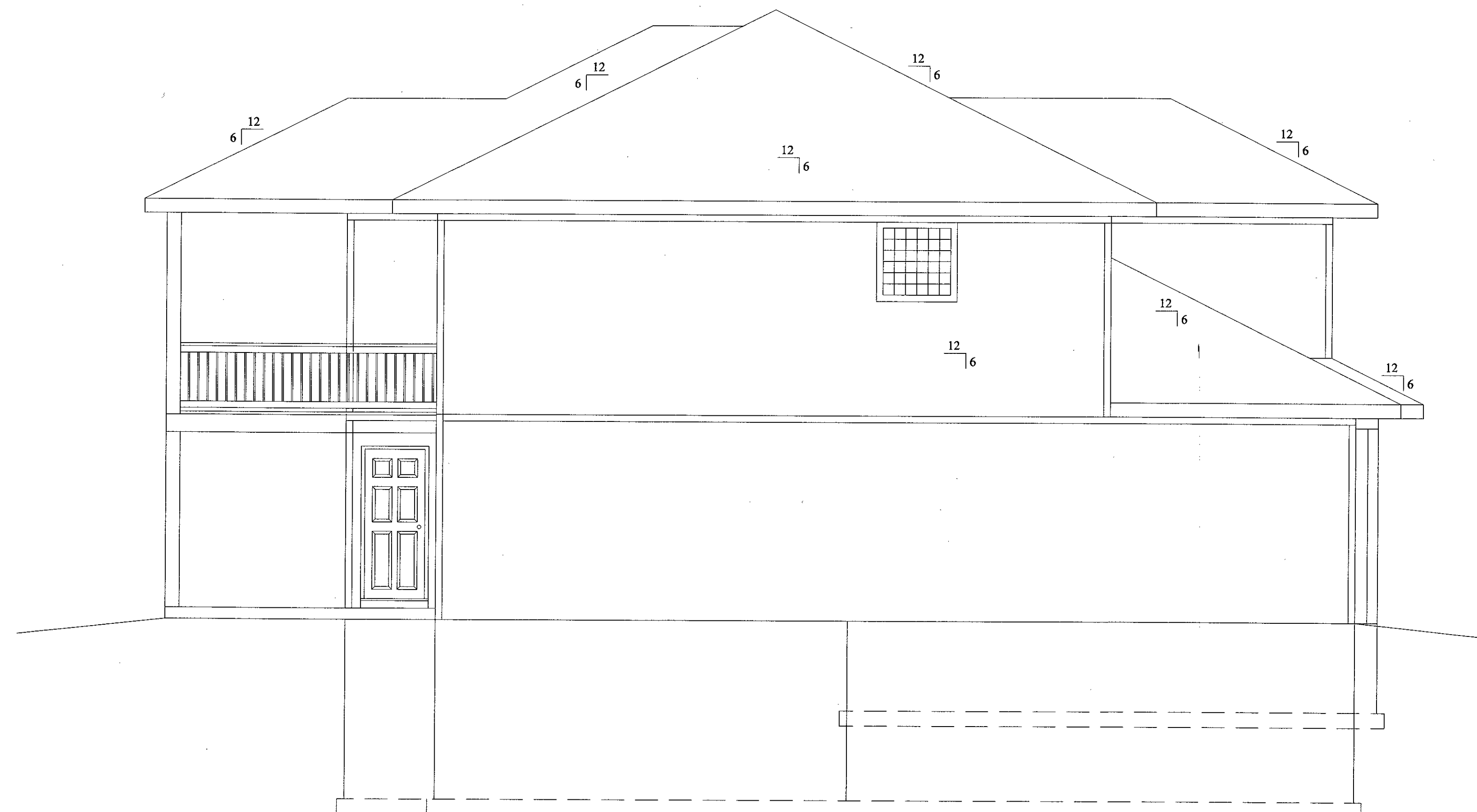
1 of 6

SHEET NO:



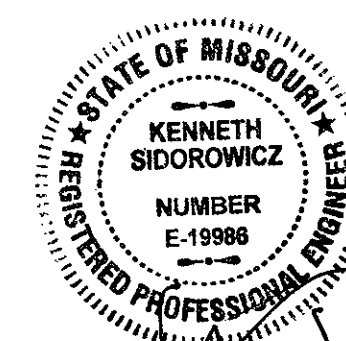


RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



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

SVF 63  
3114 SW BLUE RIBBON ST  
LSMO

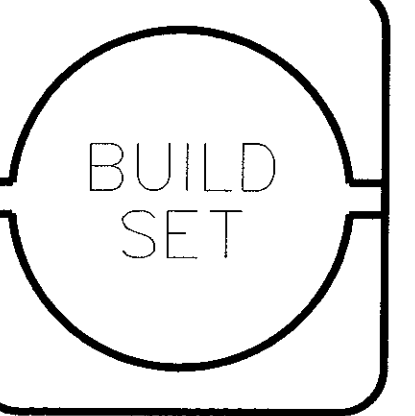


DESCRIPTION:  
LEFT/RIGHT ELEVATIONS

MODEL:  
VISH

DATE:  
12/20/20

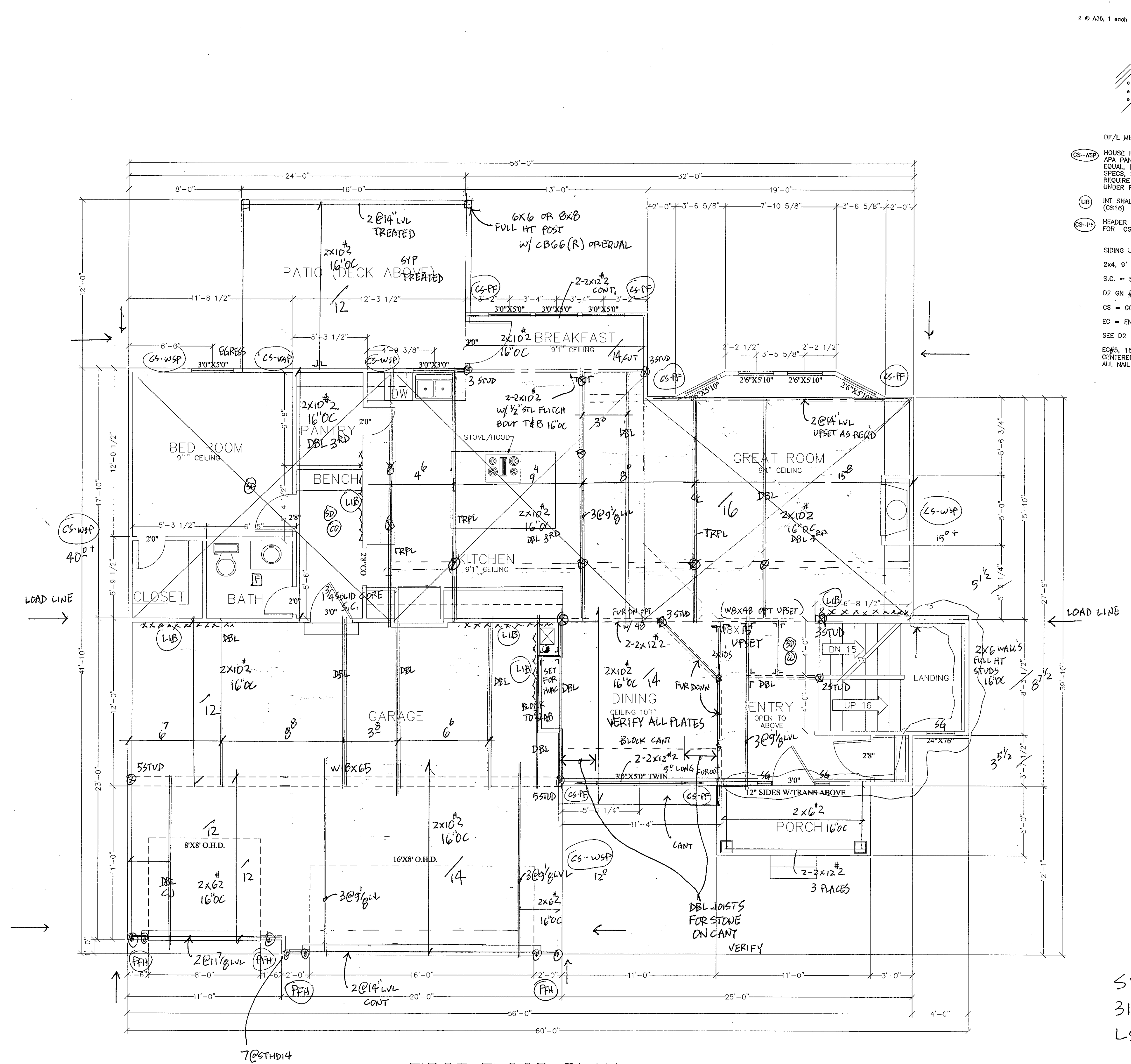
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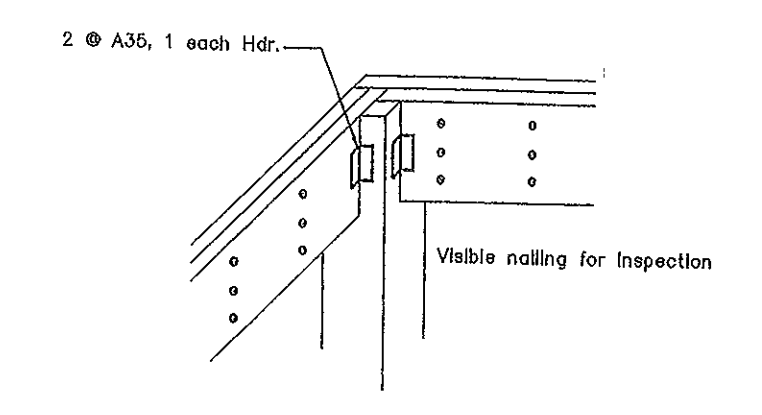
2 of 6

SHEET N



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

VERIFY ALL PLATES



- DF/L MIN
- CS-WSP HOUSE IS SHEATHED W/ 7/8" 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, 18" LONG CS16 STRAP, CENTERED ON SUBFLOOR, FILL ALL NAIL HOLES.

DESCRIPTION:  
FIRST FLOOR FRAMING

MODEL:  
VISH  
DATE:  
12/20/20

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BUILD SET

SVF 63  
3114 SW BLUE RIBBON  
LSMD

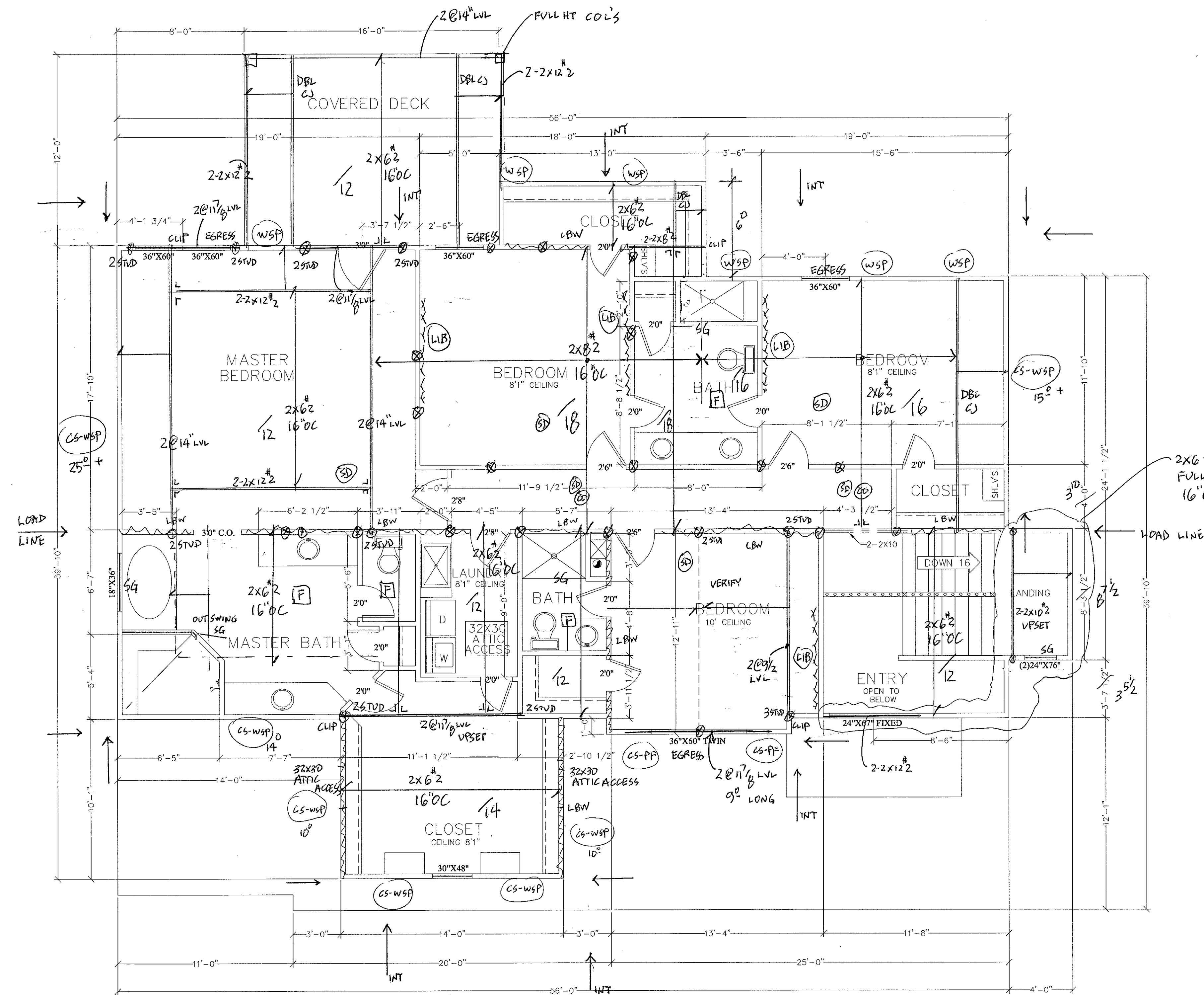


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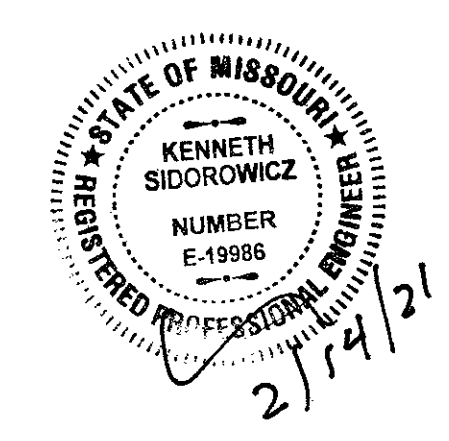
SHEET





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

SVF 63  
3114 SW BLUE RIBBON ST  
LSMO



DESCRIPTION:  
SECOND FLOOR FRAMING  
ROOF FRAMING PLAN

MODEL:  
VISH  
DATE:  
12/20/20

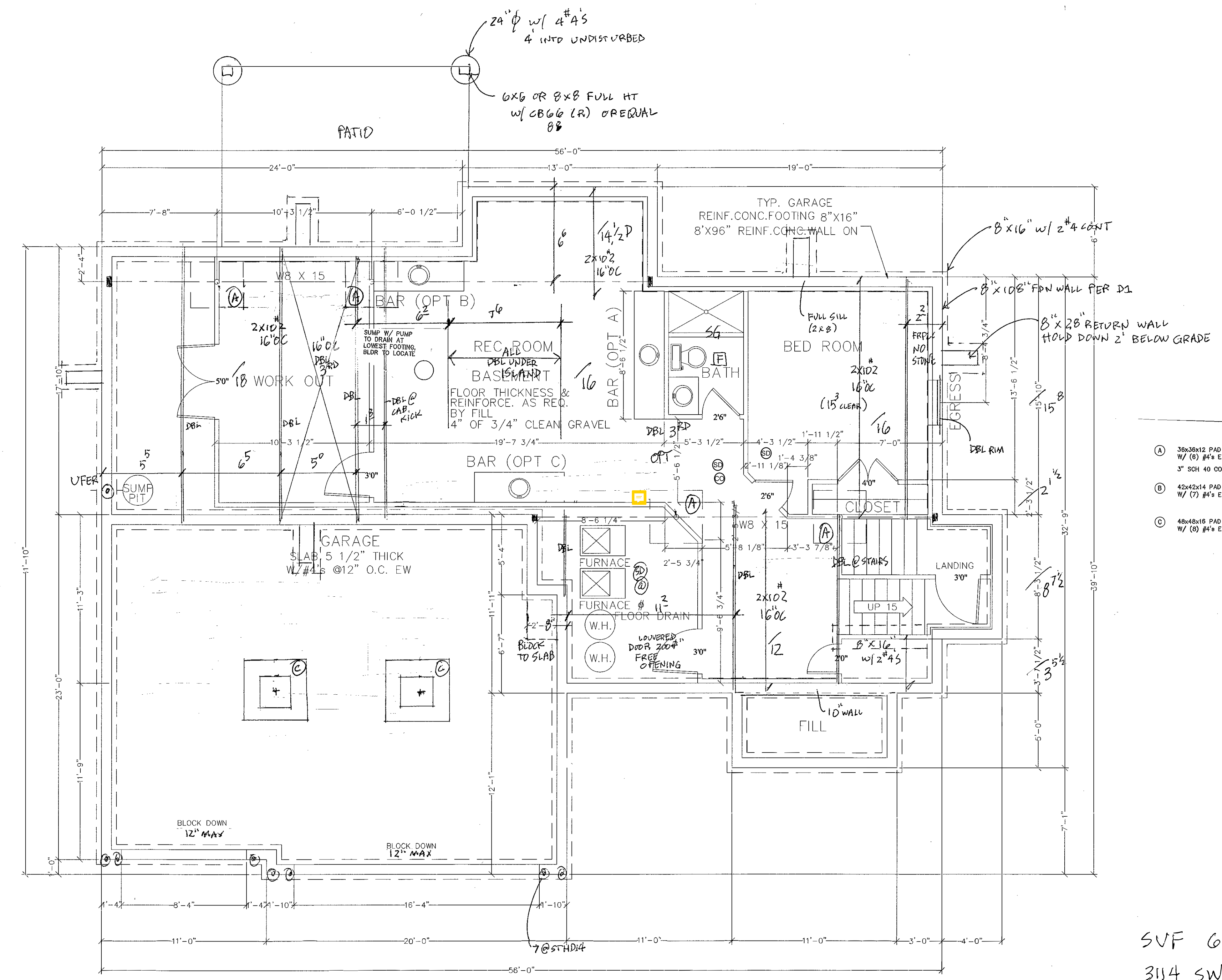
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BUILD SET

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4 of 6

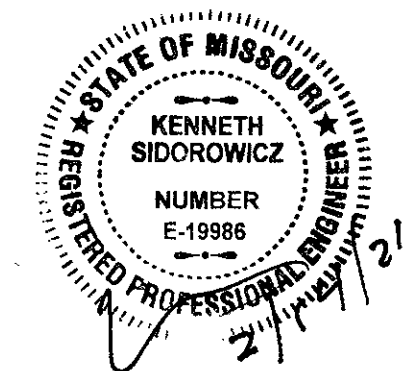
BEAMS	
FIELD VERIFY LENGTH	
LENGTH	SIZE
24'11"	W8 X 15
30'0"	W18X45
2 POSTS ADJUSTABLE	



- (A) 36x36x12 PAD  
W/ (8) #4's E.W.  
3" SCH 40 COL. UNO ALL PADS
- (B) 42x42x14 PAD  
W/ (7) #4's E.W.
- (C) 48x48x16 PAD  
W/ (8) #4's E.W.

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

SVF 63  
3114 SW BLUE RIBBON  
LSMO



DESCRIPTION:  
FOUNDATION

MODEL:  
VISH  
DATE:  
12/20/20

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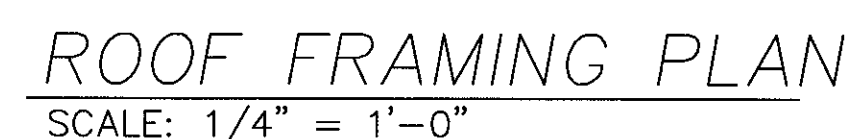
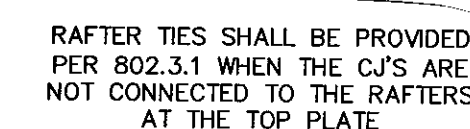
BUILD SET

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SHEET





SVF 63  
3114 SW BLUE RIBBON  
LSMD

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BUILD  
SET

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2  
SHEET NO. 1  
RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
03/08/2021

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

03/08/2021

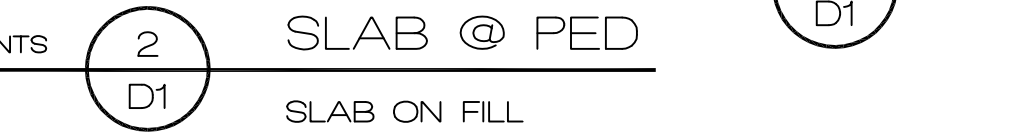
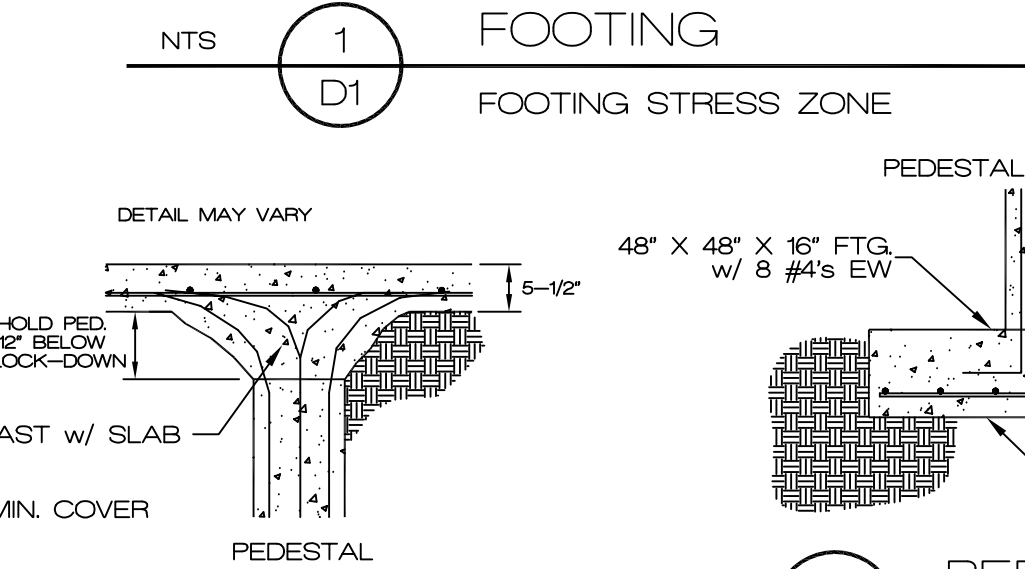
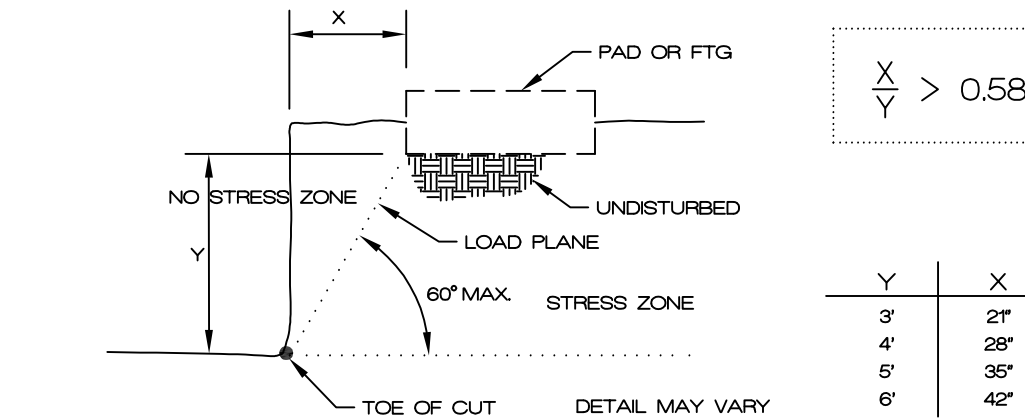
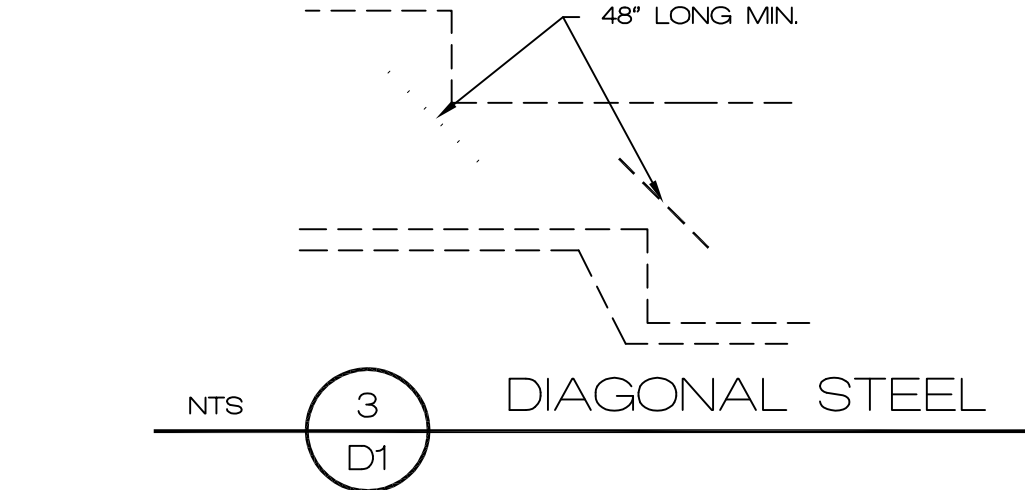


DIVISION 1 — GENERAL REQUIREMENTS

- DESIGN AND CONSTRUCTION WORK FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 IRC.
- FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS SHOWN OR INFERRED BY THE DRAWINGS.
- DESIGN FACTORS:
  - GROUND SNOW LOAD (INCLUDING DRIFTING SNOW) 20 PSF
  - WIND SPEED (EXPOSURE B) 115 MPH
  - SEISMIC CATEGORY (A), GROUND ACCELERATION = NA
- DESIGN LOADS (PSF, UNLESS NOTED OTHERWISE):
  - ROOF (LL/DL) SEE TABLE
  - FLOOR (LL/DL) SEE TABLE
  - CEILING (LL/DL) SEE TABLE (0/10 TRUSSES)
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM A / E BEFORE CONTINUING CONSTRUCTION.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES EVEN IF THE TRADE IS UNDER A SEPARATE CONTRACT.
- PROVIDE SUFFICIENT STUDS, AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, IE, LOAD POINTS, TYPICAL CASEWORK, CABINETS, GRAB BARS ETC.
- PRETREAT FOUNDATION FOR TERMITES AS REQUIRED.
- GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115 MPH WIND LOAD RESISTANCE REQUIREMENTS OF DASHA 108 AND ASTM E 330.
- 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

- ALL PROPERTY MARKERS SHALL BE EXPOSED.
- ALL FOOTINGS ARE DESIGNED TO BEAR ON NATURAL UNDISTURBED SOIL CAPABLE OF ADEQUATELY SUSTAINING A MINIMUM BEARING PRESSURE OF 1500 PSF. IF SUITABLE UNDISTURBED BEARING CAPACITY IS NOT ENCOUNTERED AT THE ELEVATION INDICATED ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
- ALL TOPSOIL, ORGANIC MATERIAL, AND EXISTING STRUCTURES SHALL BE REMOVED FROM BUILDING AREA AND FROM AREAS TO BE PAVED. STOCKPILE ALL TOPSOIL FOR REUSE.
- REFERENCE THE SOILS REPORT FOR ALL FILL CONDITIONS.
- OVEREXCAVATE BUILDING AREA BELOW SLAB SUBGRADE ELEVATION AND REPLACE WITH MATERIAL PER SOILS REPORT, VERIFY.
- SITE EROSION CONTROL SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES.
- IN-SITU SOIL CONDITIONS, SEE SOILS REPORT OR 1500 PSF BEARING & 60 PCF EQUIVALENT FLUID WEIGHT.
- SOIL CONDITIONS AT THE DEPTH OF EXCAVATION FOR THE FOOTING SHALL BE UNIFORM AND CONSISTENT. NOTIFY THE ENGINEER OF RECORD OF ANY INCONSISTENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ANY EXCESS EXCAVATION MATERIALS AND FOR OBTAINING AND SUPPLYING ADDITIONAL FILL MATERIAL AS REQUIRED.



DIVISION 3 — CONCRETE

- 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".
- CONCRETE MATERIALS SHALL COMPLY WITH:
  - CEMENT — ASTM C 150 TYPE 1
  - AGGREGATE — ASTM C 33, MAXIMUM AGGREGATE SIZE 3/4"
  - WATER — POTABLE, WATER/CEMENT RATIO .5 (MAX)
  - AIR-ENTRAINING ADMIXTURE — ASTM C 260
  - WATER-REDUCING ADMIXTURE — ASTM C 494, INCLUDING SUPERPLASTICIZERS
  - FLY ASH — ASTM C 618, CLASS C
- CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAY DESIGN COMPRESSIVE STRENGTH (f'c):

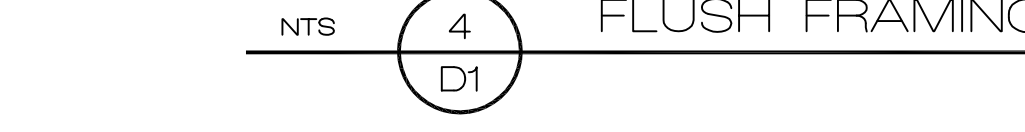
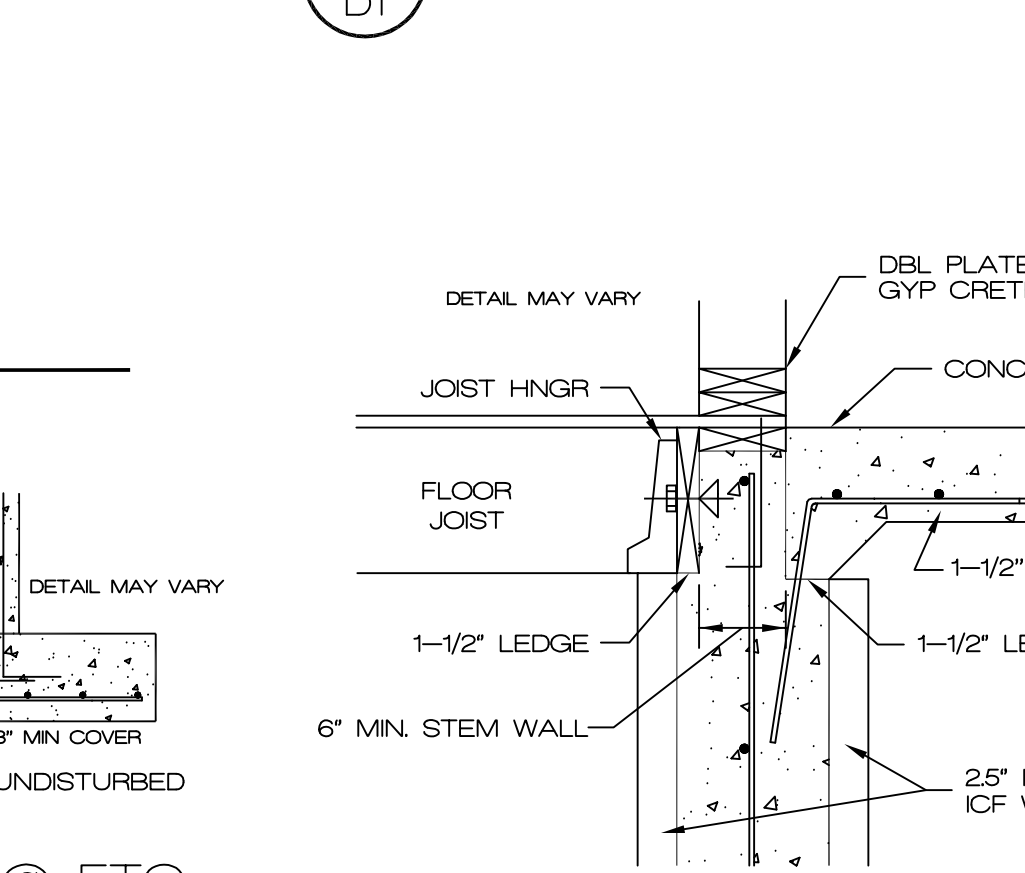
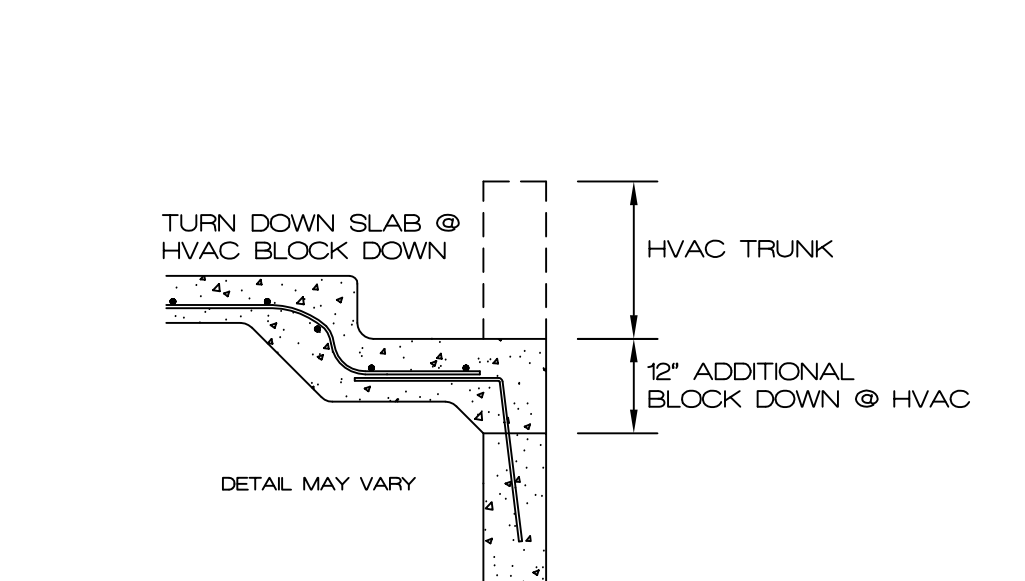
TYPE OF CONSTRUCTION	COMP. STRENGTH (f'c)
A) FOOTINGS, WALLS, AND SLABS	SEE TABLE
B) EXTERIOR SLABS AND CURBS (AIR-ENTRAINED CONCRETE)	SEE TABLE

CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF FIELD EXPERIENCE AND/OR TRAIL 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 MORE THAN 100 POUNDS PER CUBIC YARD AND CEMENT SHALL BE REDUCED BY NOT MORE THAN 15 PERCENT BY WEIGHT.

- PROPORTION AND DESIGN MIXES TO RESULT IN CONCRETE SLUMP AT A POINT OF PLACEMENT OF NOT MORE THAN 4" TO 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.
- ALL PLUMBING AND ELECTRICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE SLAB INSPECTION.
- CONCRETE WORK EXECUTION:
  - MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE, UNLESS NOTED OTHERWISE ON DRAWINGS:

CAST AGAINST AND EXPOSED TO EARTH	NOT EXPOSED TO EARTH OR WEATHER
3"	2"
1 1/2"	1 1/2"
  - IN CORNERS OF GRADE BEAMS PROVIDE CORNER REINFORCEMENT, AND SPACING OF HORIZONTAL REINFORCEMENT.
  - PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 20 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM 1/4 OF THE SLAB DEPTH, AS SOON AFTER SLAB FINISHING AS POSSIBLE WITHOUT DEBONDING AGGREGATE. (DO NOT SAW CUT STRUCTURAL SLABS w/o APPROVAL).
- 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.
- 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).
- PUMPS SHALL NOT BE PRIMED IN FORMS.

- REINFORCEMENT:
  - ALL REINFORCING BARS SHALL BE A615, GR40 MIN. LAP SPLICES 18" MIN FOR #4 BAR, SEE TABLE
  - WELDED WIRE FABRIC SHALL BE ASTM A185, LAP AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE
  - 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.
  - TIE STEEL TO PREVENT DISPLACEMENT. HOOK AND TIE STEEL AS POSSIBLE. TIES, CHAIRS, OR OTHER PRODUCTS SHALL BE PROTECTED WHEN LOCATED NEAR EXPOSED SURFACES
  - STEEL SHALL BE STORED ON SITE ABOVE GRADE, AND COVERED AS REQUIRED FOR PROTECTION FROM RAIN AND OTHER POSSIBLE DAMAGE.
- ADJUST FOUNDATION FOR SITE AND SOIL CONDITIONS AND VERIFY WITH EOR.



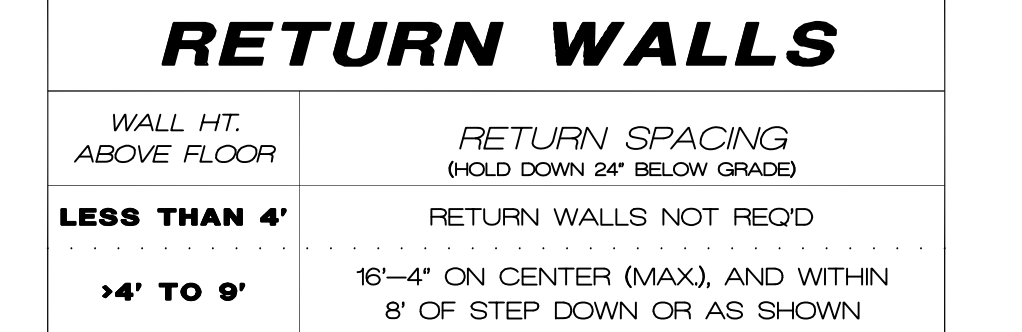
DIVISION 4 — MASONRY

- COMPRESSIVE STRENGTH OF CONCRETE MASONRY CONSTRUCTION (CMU) SHALL BE AS FOLLOWS (PSI). MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (fm) 1500 PSI.

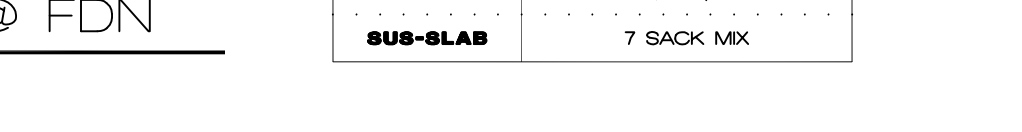
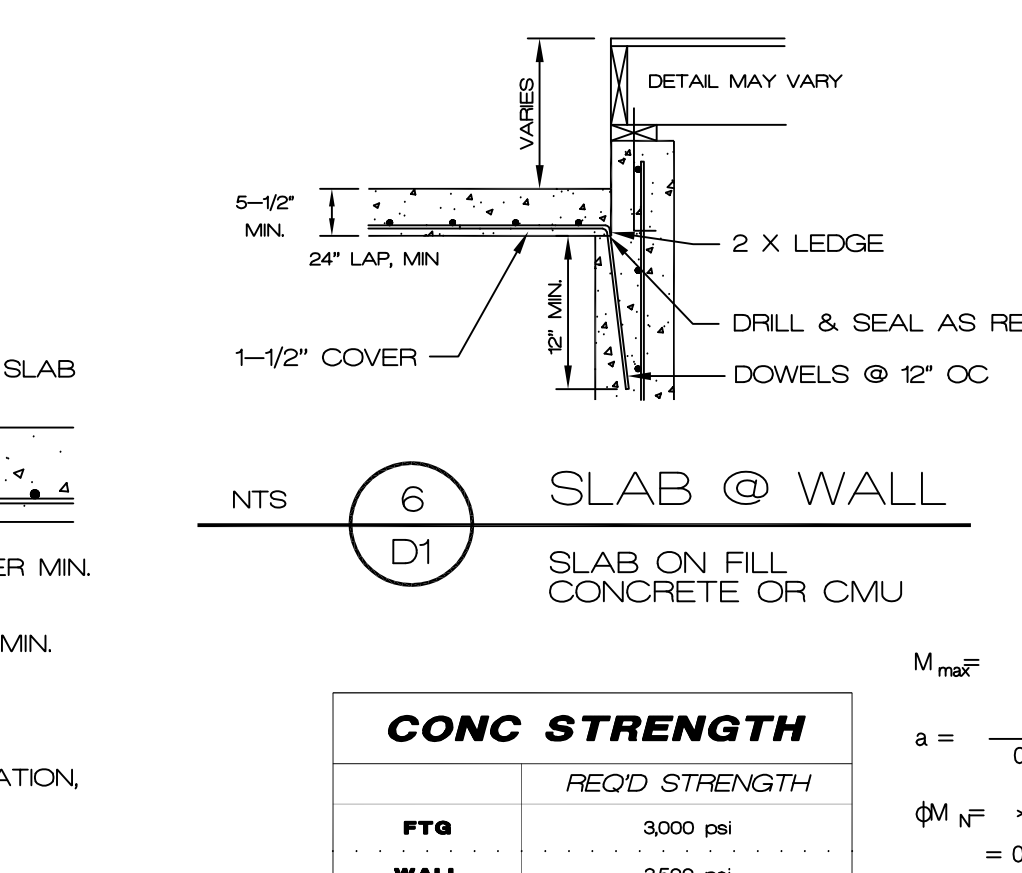
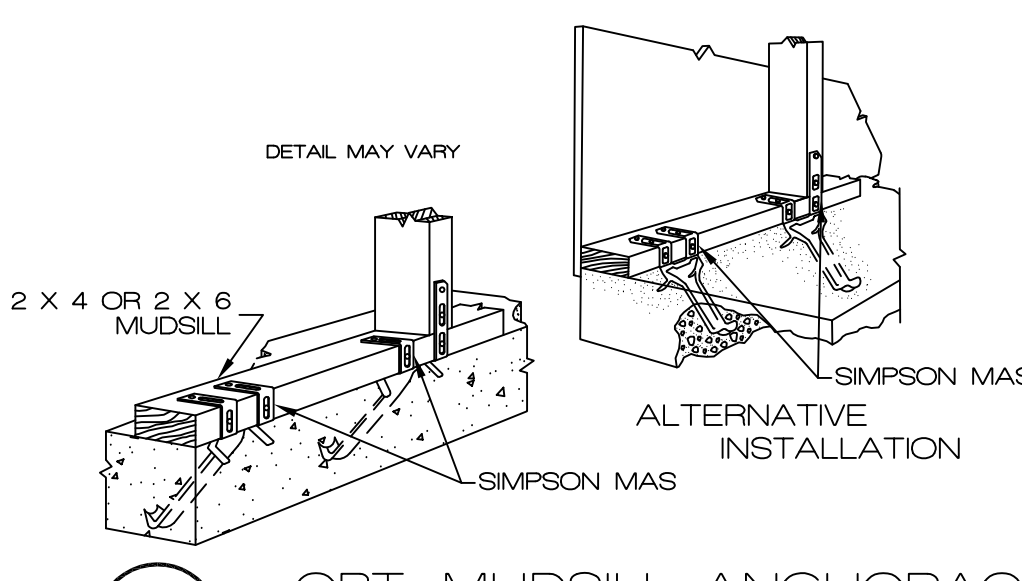
MASONRY STRENGTH (Fm DESIGN)	1500
BLOCK STRENGTH	1900
MORTAR STRENGTH	1800
GROUT STRENGTH	2000
- CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C 90, TYPE N-II. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.
- 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.
- 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 1-2\"/>
- MINIMUM LINTEL, WHERE NOT ON PLANS, SHALL HAVE A MINIMUM OF 2 — #5s CONTINUOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24\"/>
- LAP REINFORCING 48 BAR DIAMETERS. STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.
- MASONRY VENEER SHALL BE ATTACHED TO SUPPORT WALL FRAMING WITH 3/8\"/>
- WATERPROOFING, DRAINAGE PLANE, AND INSTALLATION PER ADOPTED BUILDING CODE.

DIVISION 5.5 — MISC. STRUCTURAL STEEL

- ALL MISCELLANEOUS STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- MISCELLANEOUS STRUCTURAL STEEL MATERIAL SHALL COMPLY WITH:
  - STRUCTURAL STEEL — ASTM A992
  - STEEL PIPE COLUMNS — ASTM A53 GRADE B(Sch 40 TP)
  - ANCHOR BOLTS — ASTM A307 GRADE A, NON-HEADED TYPE UNLESS OTHERWISE NOTED.
- FUTCH PLATES SHALL HAVE 1/2\"/>



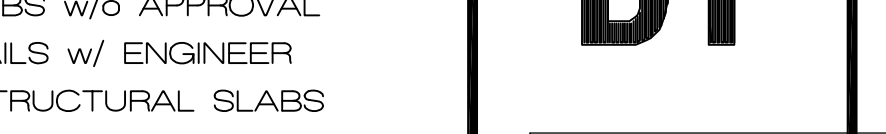
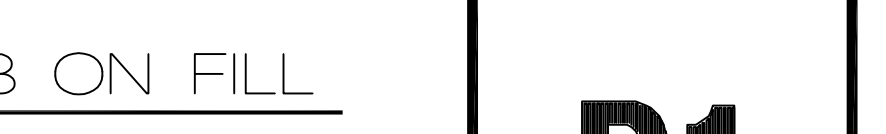
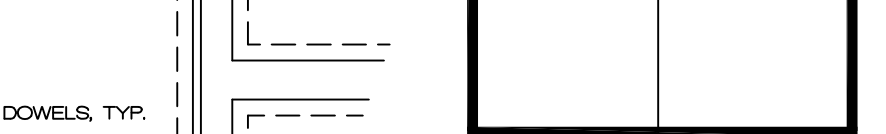
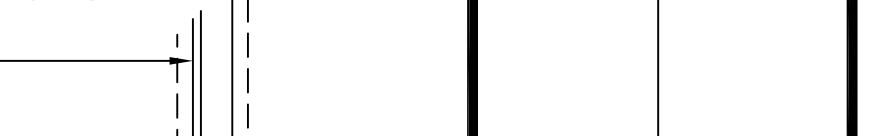
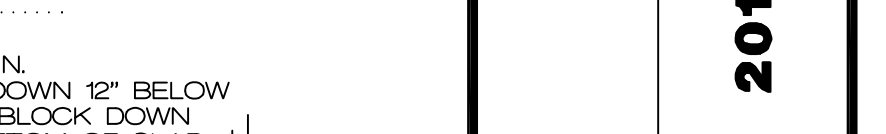
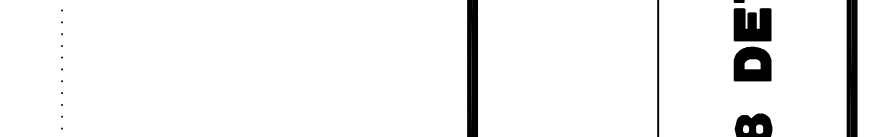
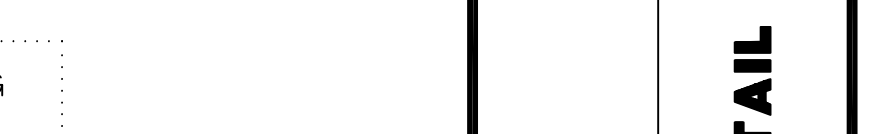
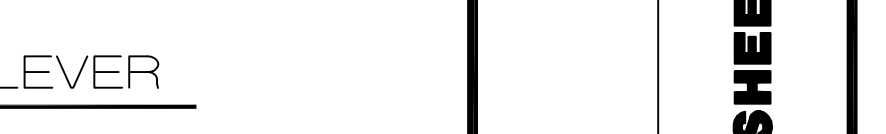
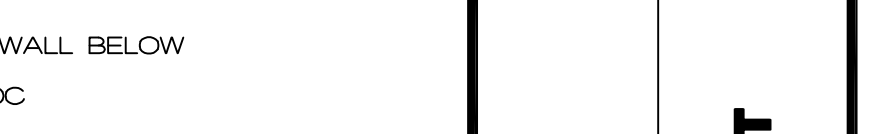
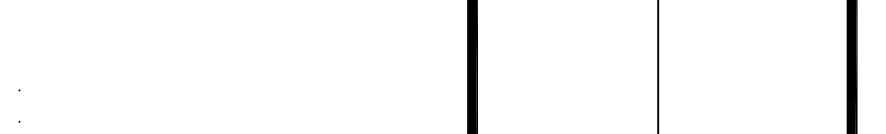
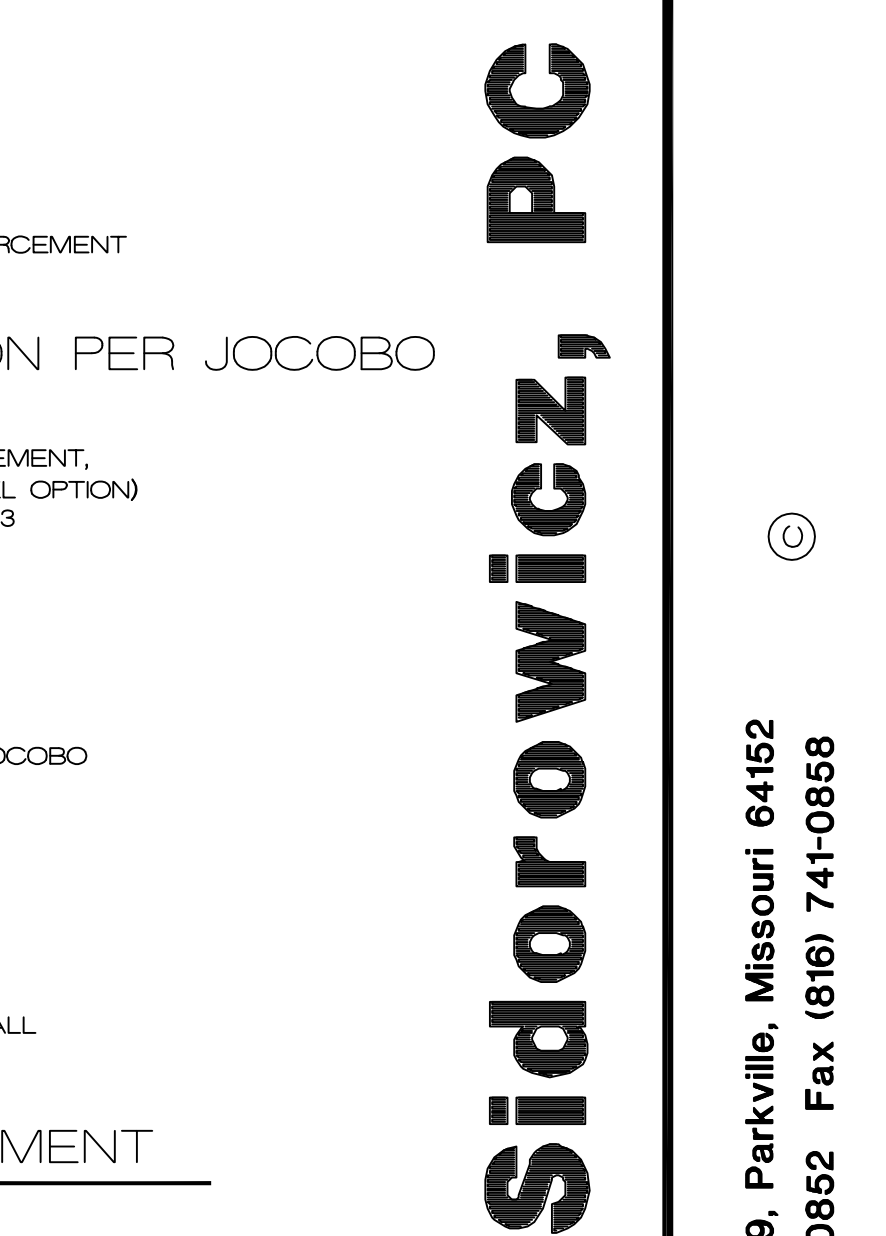
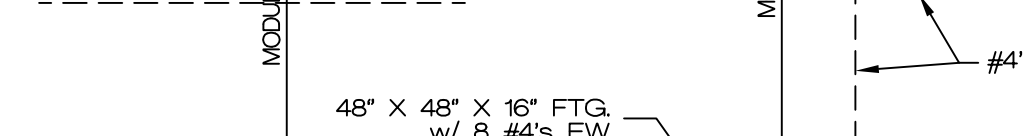
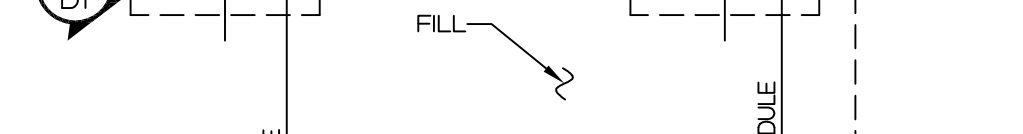
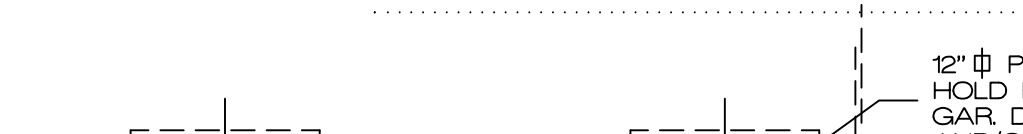
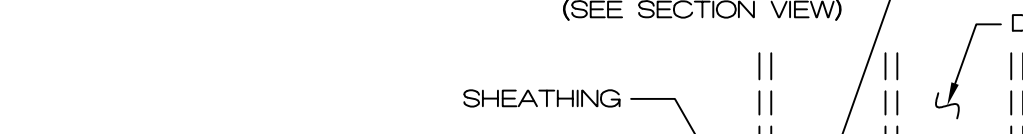
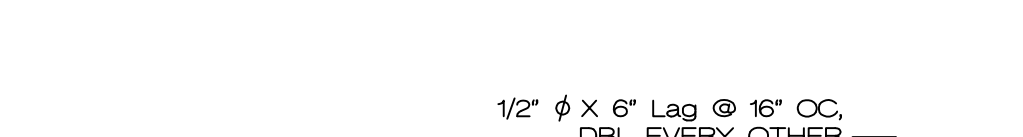
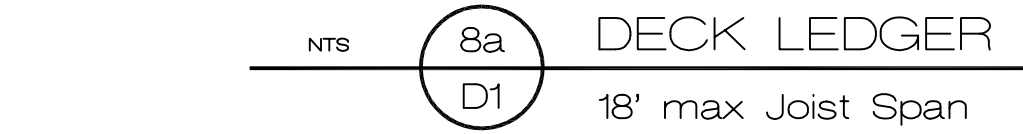
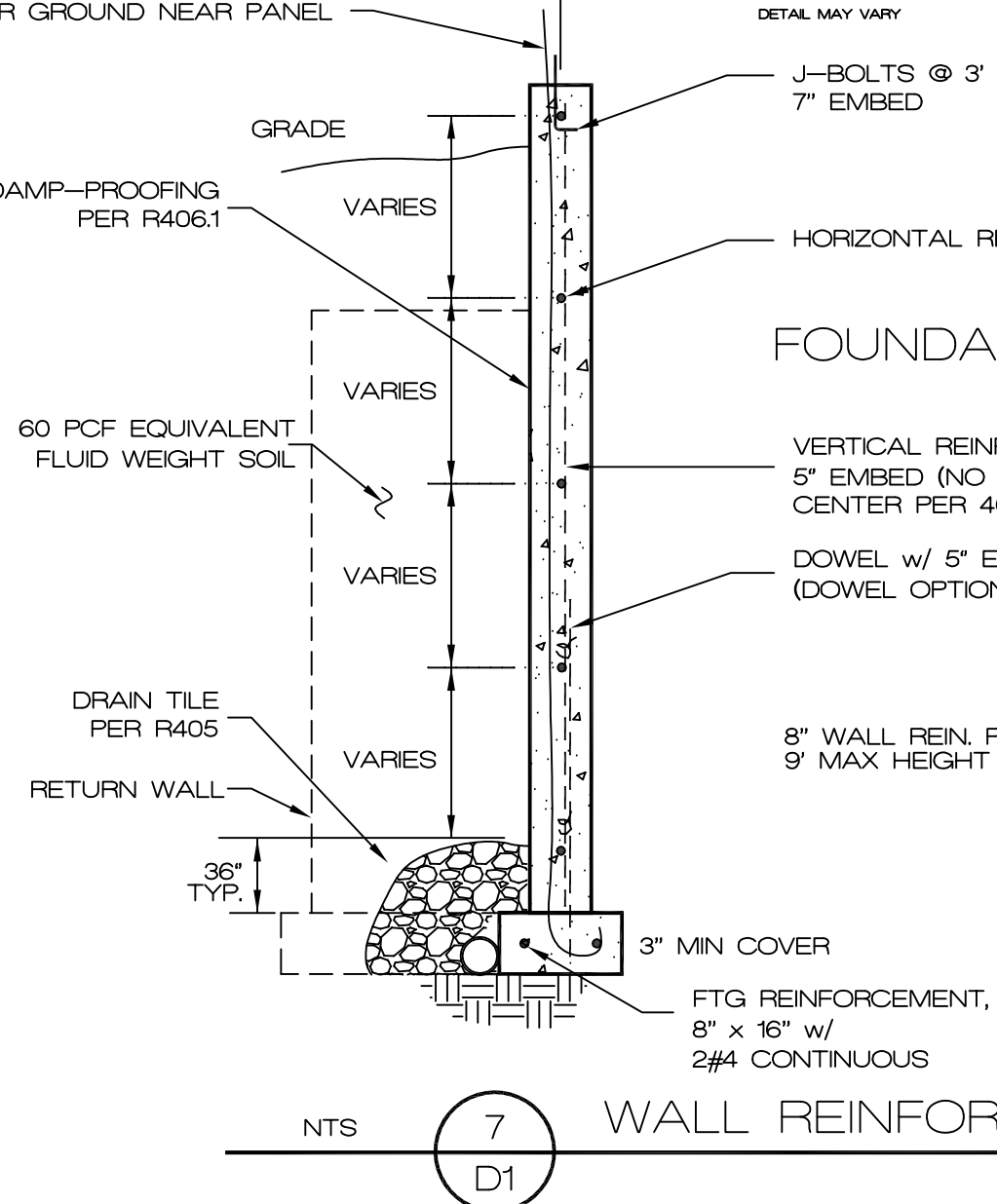
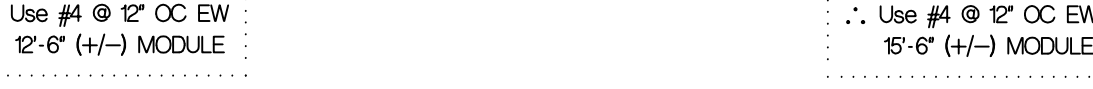
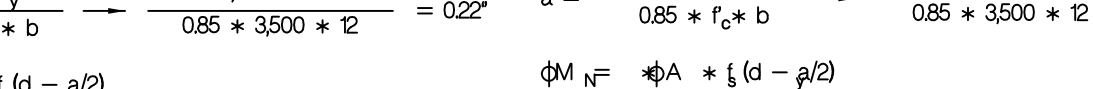
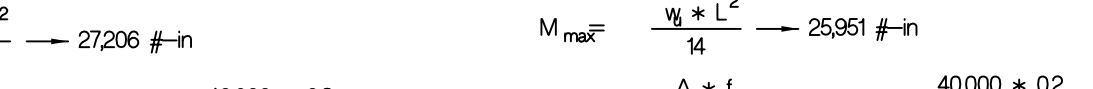
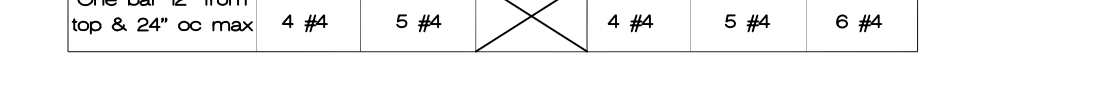
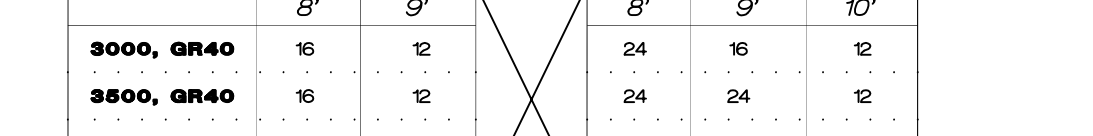
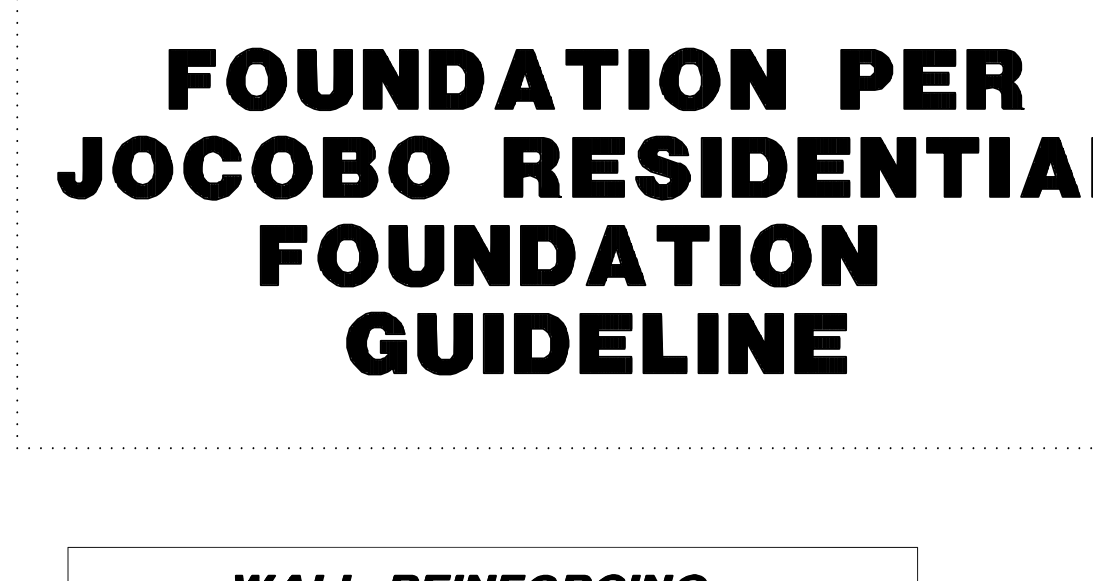
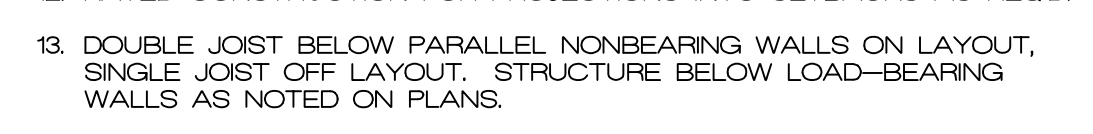
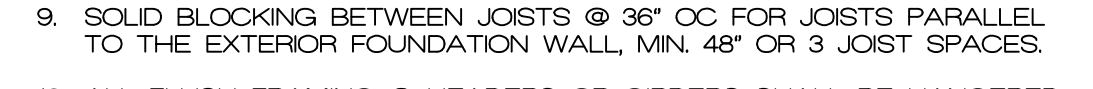
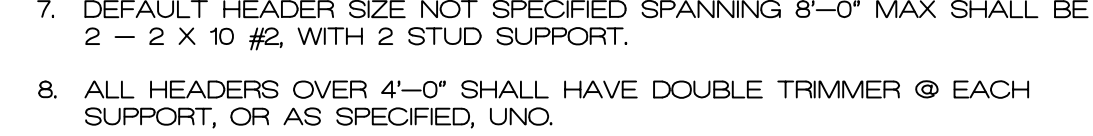
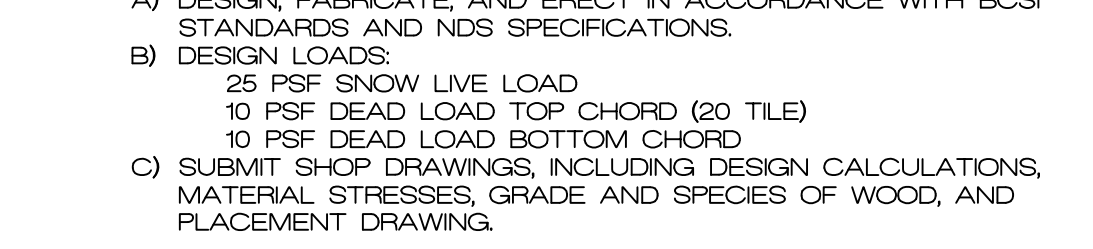
\* RETURN WALLS ALLOW FOR BACKFILL w/o FLOOR DECK IN PLACE FOR 60 PCF EQUIVALENT FLUID WEIGHT SOIL. NO HEAVY EQUIPMENT OR SURCHARGE LOADING.



DIVISION 6 — ROUGH CARPENTRY

- 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", DGC PS 1 "PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", DGC PS 58 "STRUCTURAL GLUED LAMINATED TIMBER", AND APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE.
- ROUGH CARPENTRY MATERIALS SHALL COMPLY WITH:
  - LUMBER — S4S, S-DRY, KD, OR S-GRN GRADE MARKED, COMPLYING WITH PS 20, GRADED UNDER WMPA OR SPB RULES.
  - STUDS — STUD GRADE
  - HEADER — #2 DOUGLAS FIR MIN TYPICAL
  - RAFTER — #2 DOUGLAS FIR
  - PLATES — #2 DOUGLAS FIR
  - BLOCKING — #2 DOUGLAS FIR
  - METAL FRAMING FASTENERS — ASTM A 153, HOT-DIP GALVANIZED FASTENERS, EQUAL TO SIMPSON STRONG-TIE CONNECTORS COMPLYING WITH APPLICABLE ICC-ES REPORTS.
  - PLYWOOD — APA RATED SHEATHING, COMPLYING TO PS 1.
  - LVL — LAMINATED VENEER LUMBER SHALL BE GRADE 2800 F-20E AND SHALL MEET THE REQUIREMENTS OF APPLICABLE ICC-ES REPORTS.
  - GLULAM BEAMS — COMBINATION 24F-V3 IN ACCORDANCE WITH AITC A19.01.
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE 5/8\"/>
- INTERIOR SHEAR WALL SHEATHING WHERE NOTED SHALL BE 5/8\"/>
- ATTACH METAL FRAMING FASTENERS TO FRAMING MEMBERS WITH MINIMUM NUMBER AND SIZE OF NAILS LISTED IN THE APPLICABLE ICC-ES REPORTS.
- WOOD TRUSS SYSTEM; TRUSS JOIST SYSTEM AND GLULAM SYSTEM FOR ROOFS:
  - DESIGN, FABRICATE, AND ERECT IN ACCORDANCE WITH BCSP STANDARDS AND NDS SPECIFICATIONS.
  - DESIGN LOADS:

25 PSF SNOW LIVE LOAD	10 PSF DEAD LOAD TOP CHORD (20 TIE)	10 PSF DEAD LOAD BOTTOM CHORD
10 PSF SNOW LIVE LOAD	10 PSF DEAD LOAD TOP CHORD (20 TIE)	10 PSF DEAD LOAD BOTTOM CHORD
  - SUBMIT SHOP DRAWINGS, INCLUDING DESIGN CALCULATIONS, MATERIAL STRESSES, GRADE AND SPECIES OF WOOD, AND PLACEMENT DRAWING.
- DEFAULT HEADER SIZE NOT SPECIFIED SPANNING 8'-0\"/>
- ALL HEADERS OVER 4'-0\"/>
- SOLID BLOCKING BETWEEN JOISTS @ 36\"/>
- ALL FLUSH FRAMING @ HEADERS OR GIRDERS SHALL BE HANGERED.
- BLOCK BETWEEN JOISTS @ SUPPORTS OR OVER BEAMS.
- RATED CONSTRUCTION FOR PROJECTIONS INTO SETBACKS AS REQD.
- DOUBLE JOIST BELOW PARALLEL, NONBEARING WALLS ON LAYOUT, SINGLE JOIST OFF LAYOUT. STRUCTURE BELOW LOAD-BEARING WALLS AS NOTED ON PLANS.



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REVISIONS	11/2/15

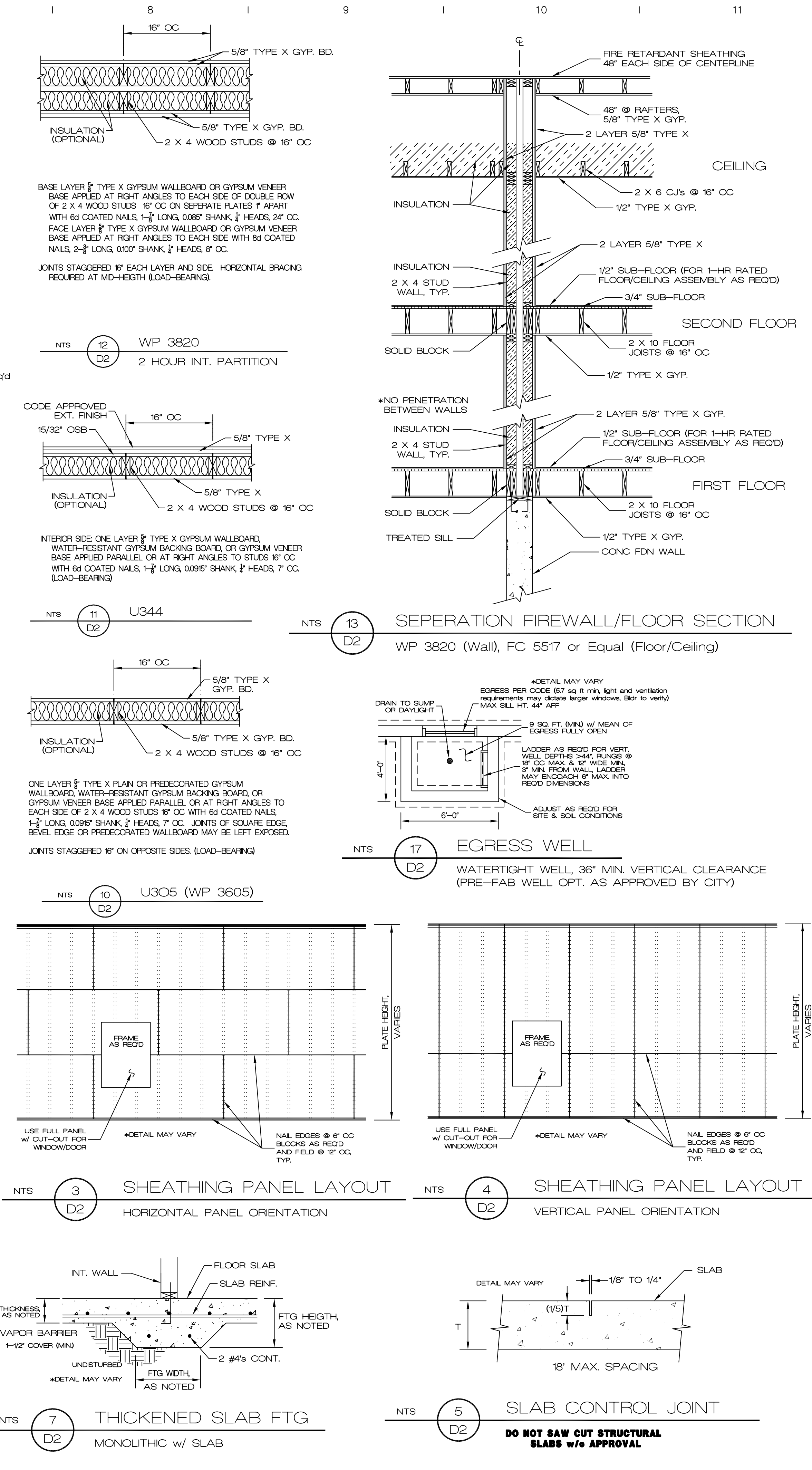
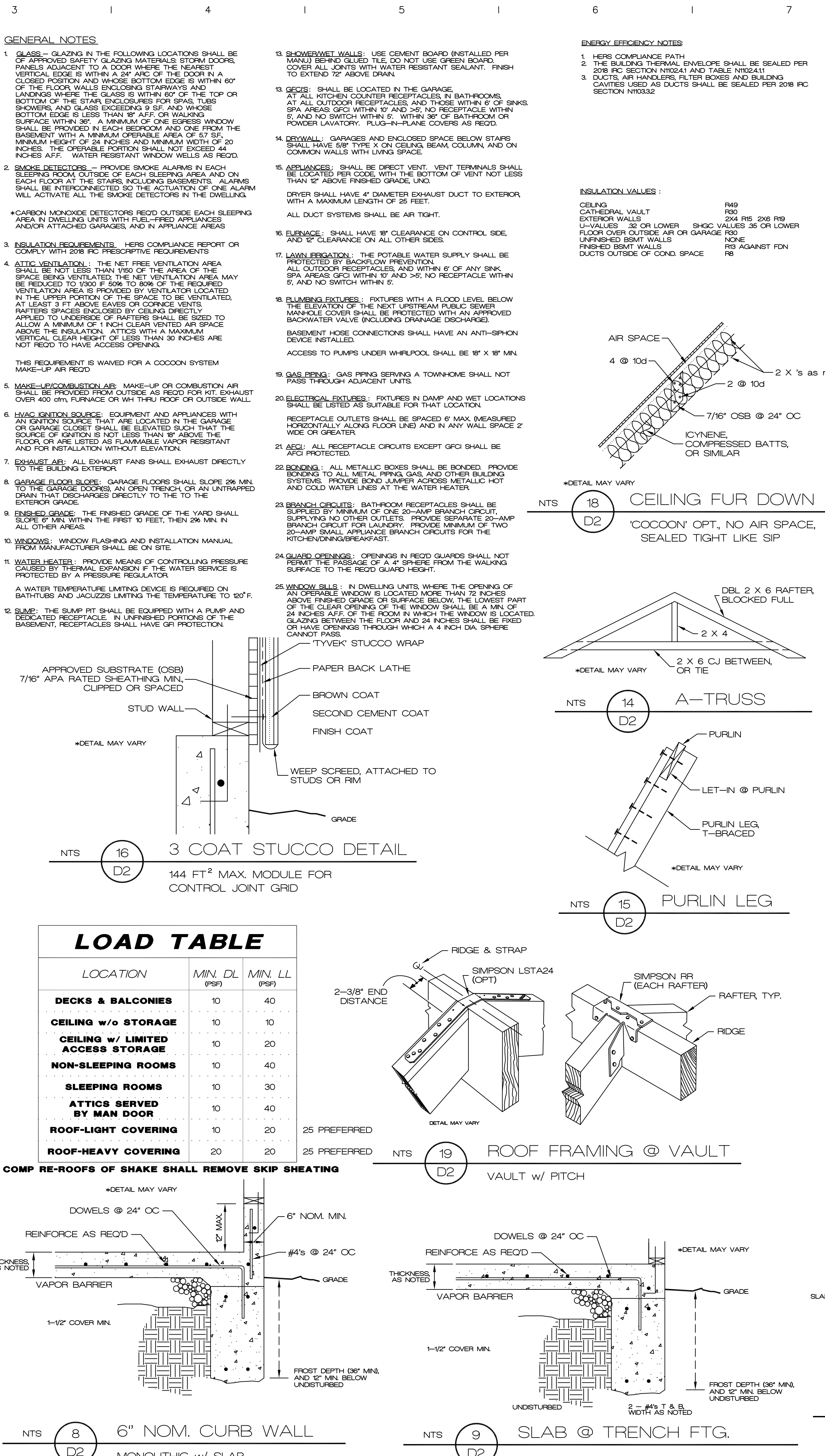
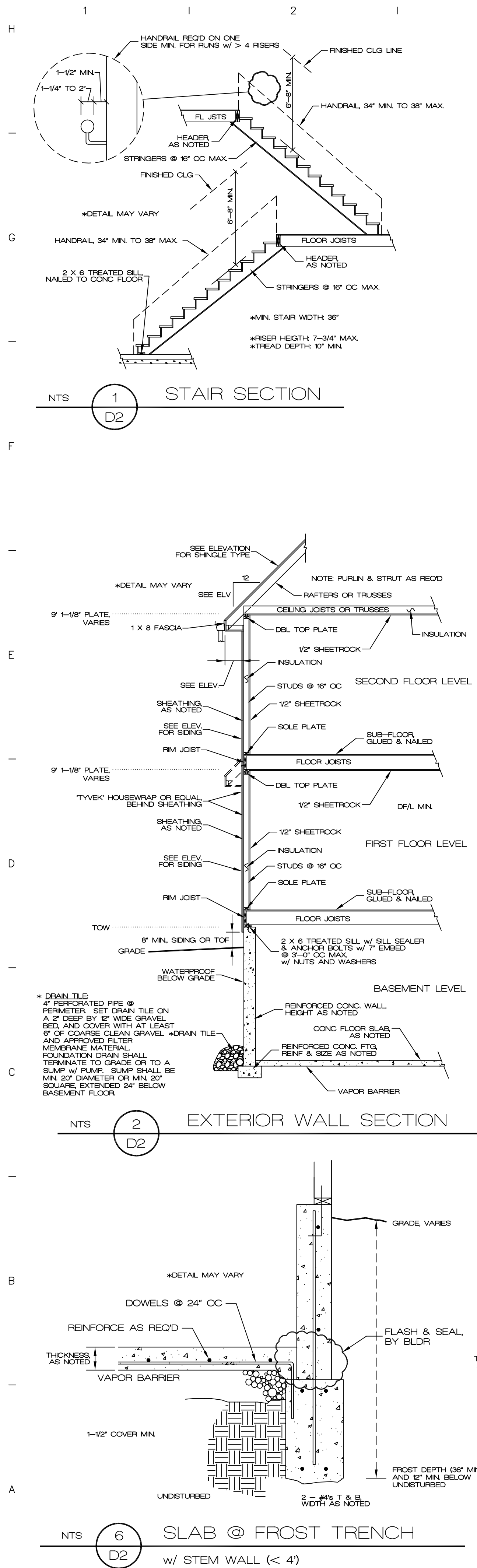
2018 DETAIL SHEET

KENNETH SIDOROWICZ  
NUMBER E-19986  
2/14/21

D1

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
03/08/2021





**Ken Sidorowicz, PC**

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REVISIONS

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2/14/21

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/08/2021



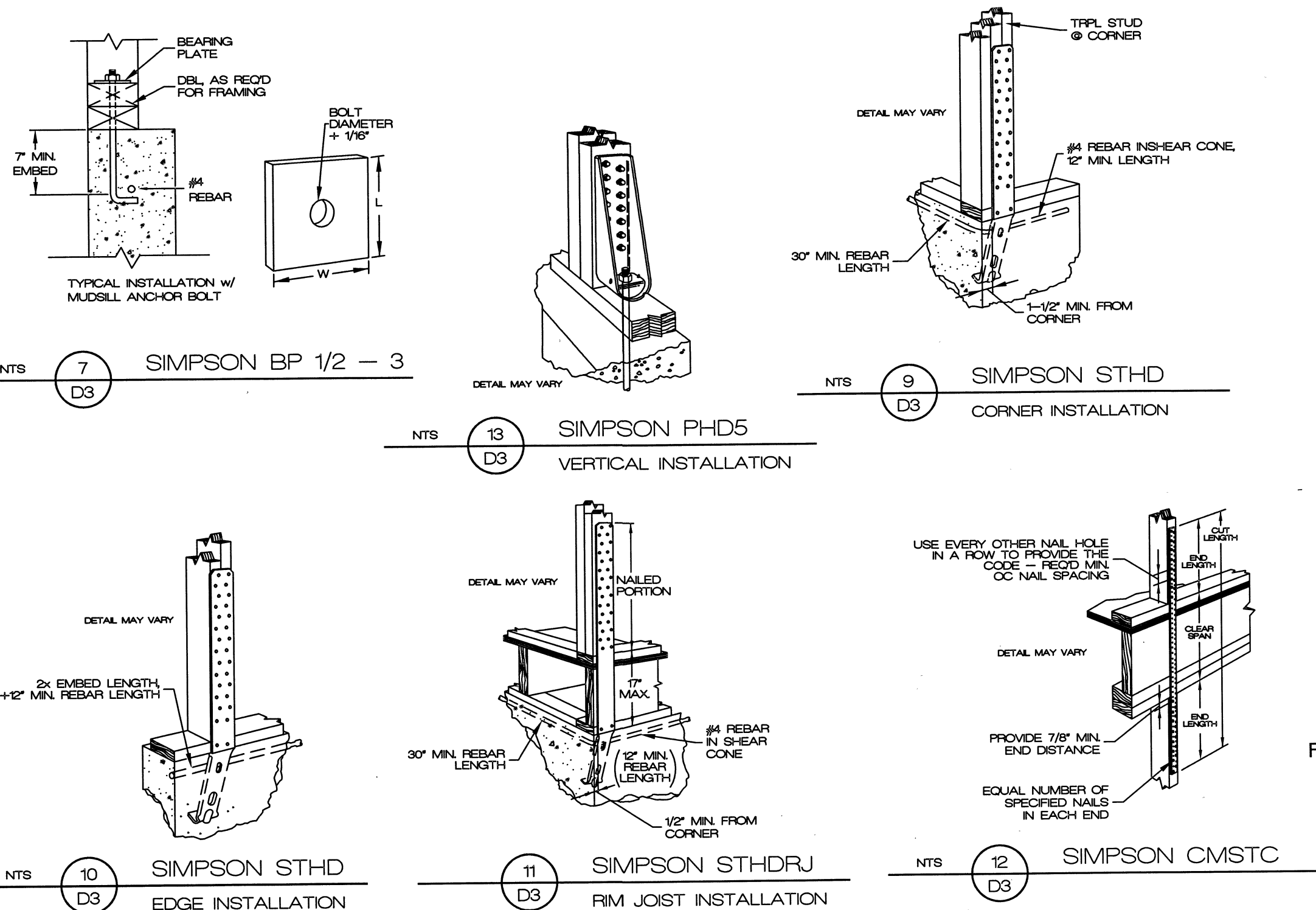
STAPLES NOT PERMITTED IN KCMO

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Item	Description of building elements	Number & type of fastener (notes: a, b, c)	Spacing of fasteners
<b>Roof</b>			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2-1/2" x 0.135)	2' toe nail side 1' toe nail side 2' (note j)
2	Ceiling joists to plate, toe nail	3-8d (2-1/2" x 0.135)	
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" x 20 ga. ridge strap	3-10d (3" x 0.28)	
5	Rafter to plate, toe nail, note trusses use STC clips at NLB walls and speed holdowns	3-16d or 3-10d (3-1/2" x 0.35, 0.145)	
6	Roof rafters to ridge, valley or hip rafters:		
7	Toe nail	4-16d (3-1/2" x 0.35)	
8	Face nail	3-16d (3-1/2" x 0.35)	
<b>Wall</b>			
9	Built-up studs-face nail	10d (3" x 0.28)	24" o.c.
10	Assembling studs at intersecting wall corners, face nail	16d (3-1/2" x 0.35)	12" o.c.
11	Built-up header, two pieces w/ 1/2" spacer	16d (3-1/2" x 0.35)	16" o.c. along each edge
12	Continued header, two pieces	16d (3-1/2" x 0.35)	16" o.c. along each edge
13	Continuous header to stud, toe nail	4-8d (3-1/2" x 0.135)	
14	Double studs, face nail	10d (3" x 0.28)	24" o.c.
15	Double top plates, face nail	10d (3" x 0.28)	24" o.c.
16	Double top plates, min. 48" offset of end joints, face nail in lapped area	8-16d (3-1/2" x 0.35)	16" o.c.
17	Sole plate to joist or blocking, face nail	2-16d (3-1/2" x 0.35)	16" o.c.
18	Sole plate to joist or blocking at braced wall panels	3-8d (2-1/2" x 0.135) or 2-16d (3-1/2" x 0.35)	
19	Stud to sole plate, toe nail	3-8d (2-1/2" x 0.135) or 2-16d (3-1/2" x 0.35)	
20	Top or sole plate to stud, end nail	2-10d (3" x 0.28)	
21	Top plates, face at corners and intersections, face nail	2-8d (2-1/2" x 0.135)	
22	1" brace to each stud and plate, face nail	2-8d (2-1/2" x 0.135)	
23	1" x 6" sheathing to each bearing, face nail	2 staples 1-3/4"	
24	1" x 6" sheathing to each bearing, face nail	2-8d (2-1/2" x 0.135)	
25	Wider than 1" x 6" sheathing to each bearing, face nail	3 staples 1-3/4"	
<b>Floor</b>			
26	Joist to sill or girder, toe nail	3-8d (2-1/2" x 0.135)	
27	1" x 6" subfloor or less to each joist, face nail	8d (2-1/2" x 0.135)	6" o.c.
28	2" subfloor to joist of girder, blind and face nail	8d (2-1/2" x 0.135)	6" o.c.
29	2" planks (plank & beam - floor and roof)	2-8d (2-1/2" x 0.135)	
30	Built-up girders and beams, 2" lumber layers	2-10d (3" x 0.28)	
31	Ledger strip supporting joists or rafters	3-16d (3-1/2" x 0.35)	
<b>Spacing of Fasteners</b>			
Description of building materials		Description of fastener (notes: b, c, e)	Intermediate supports (inches) (notes: c, e)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing		6d common (2" x 0.135) nail (subfloor, wall) (note j)	12 (note: g)
32 3/8" x 1/2"		8d common (2-1/2" x 0.135) nail (roof)	12 (note: g)
33 19/32" x 1"		10d common (3" x 0.145) nail or 8d deformed (2-1/2" x 0.135) nail	12
34 1-1/8" x 1-1/4"			
<b>Other wall sheathing (note h)</b>			
35 1/2" structural cellulose fiberboard	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 cellulose 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
<b>Wood structural panels, combination subfloor underlayment to framing</b>			
39 3/4" and less	6d deformed (2" x 0.207) nail or 8d common (2-1/2" x 0.135) nail	6	12
40 7/8" to 1"	8d common (2-1/2" x 0.135) nail or 8d deformed (2-1/2" x 0.135) nail	6	12
41 1-1/8" to 1-1/4"	10d common (3" x 0.145) nail or 8d deformed (2-1/2" x 0.135) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 psi = 6.895 kPa

- a. All nails are smooth-common, box or deformed shank 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 0.052 inch (20d common nail, 90 ksi (620 MPa) for shank diameters larger than 0.042 inch but not larger than 0.077 inch, and 100 ksi (689 MPa) for shank diameters of 0.042 inch or less.
- b. Staples are 16 gauge wire and have a minimum 7/16-inch on diameter crown width.
- c. Nail 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-eight-foot or four-foot-by-nine-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in the table shall be verified w/ ECR.
- f. For regions having basic wind speed of 100 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 end wall framing shall be spaced 6 inches on center for minimum 48-inch distance from ridge, eaves and gable end walls and 10 inches on center for gable end wall framing.
- h. Gypsum sheathing shall conform to ASTM C 368 and shall be installed in accordance with GA 263. Fiberboard sheathing shall conform to ASTM C 208.
- i. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plate 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.



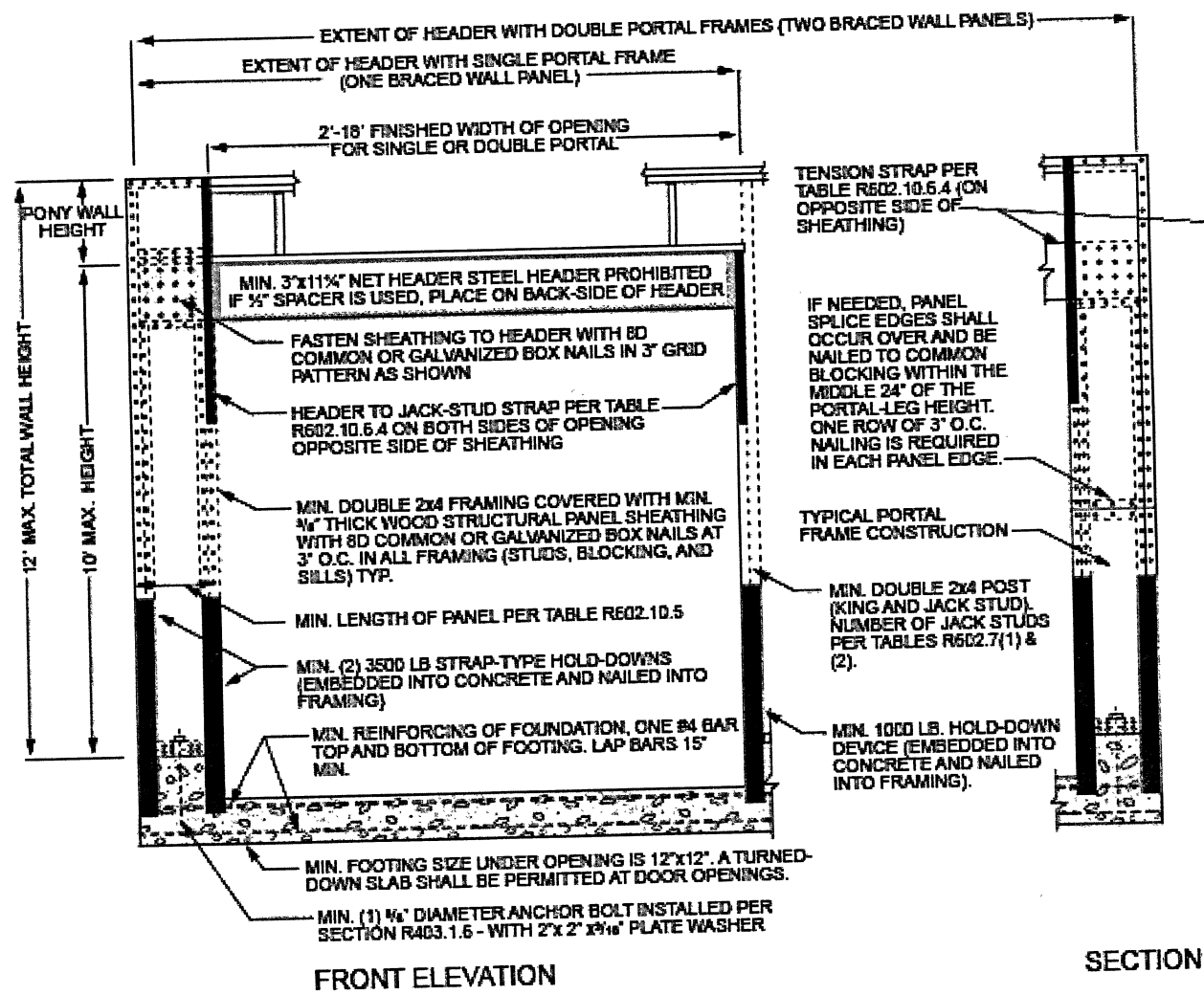
ALL METHODS	DESCRIPTION	CONSTRUCTION
1 LIB	METAL STRAP METHOD	SIMPSON CS16 STRAP NAILED TO STUDS SPACED AT 16" OC MAXIMUM. STRAPS SHALL BE INSTALLED IN 'V' OR 'X' PATTERN AT THE BRACE LOCATION AND FOR THE SPECIFIED LENGTH, ALTERNATIVE TO LET IN 1 X 4.
2 WSP/CS-WSP	SHEATHING METHOD	7/16" STRUCTURAL SHEATHING OVER STUDS SPACED 16" OC w/ 8d COMMON NAILS AT 6" OC EDGE AND 12" FIELD. HORIZONTAL JOINTS SHALL BE BLOCKED FOR ANCHORAGE.
3 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
4 CS-PF	PORTALS	HEADER LENGTH AS SPECIFIED EXTENDED TO NEXT LAYOUT STUD, 18" MINIMUM WIDTH. 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.

SHEAR WALL SCHEDULE

NTS 8 D3

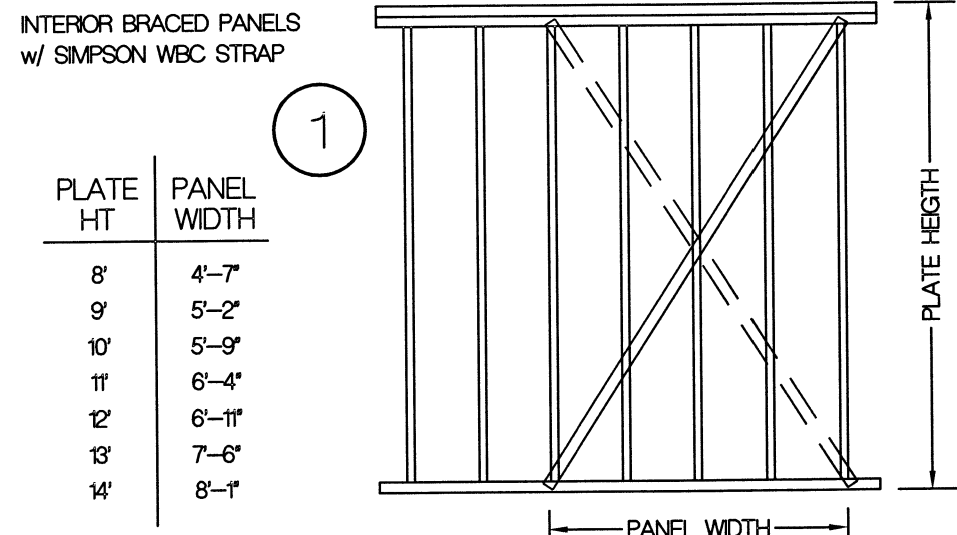
CHAPTER 6 WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

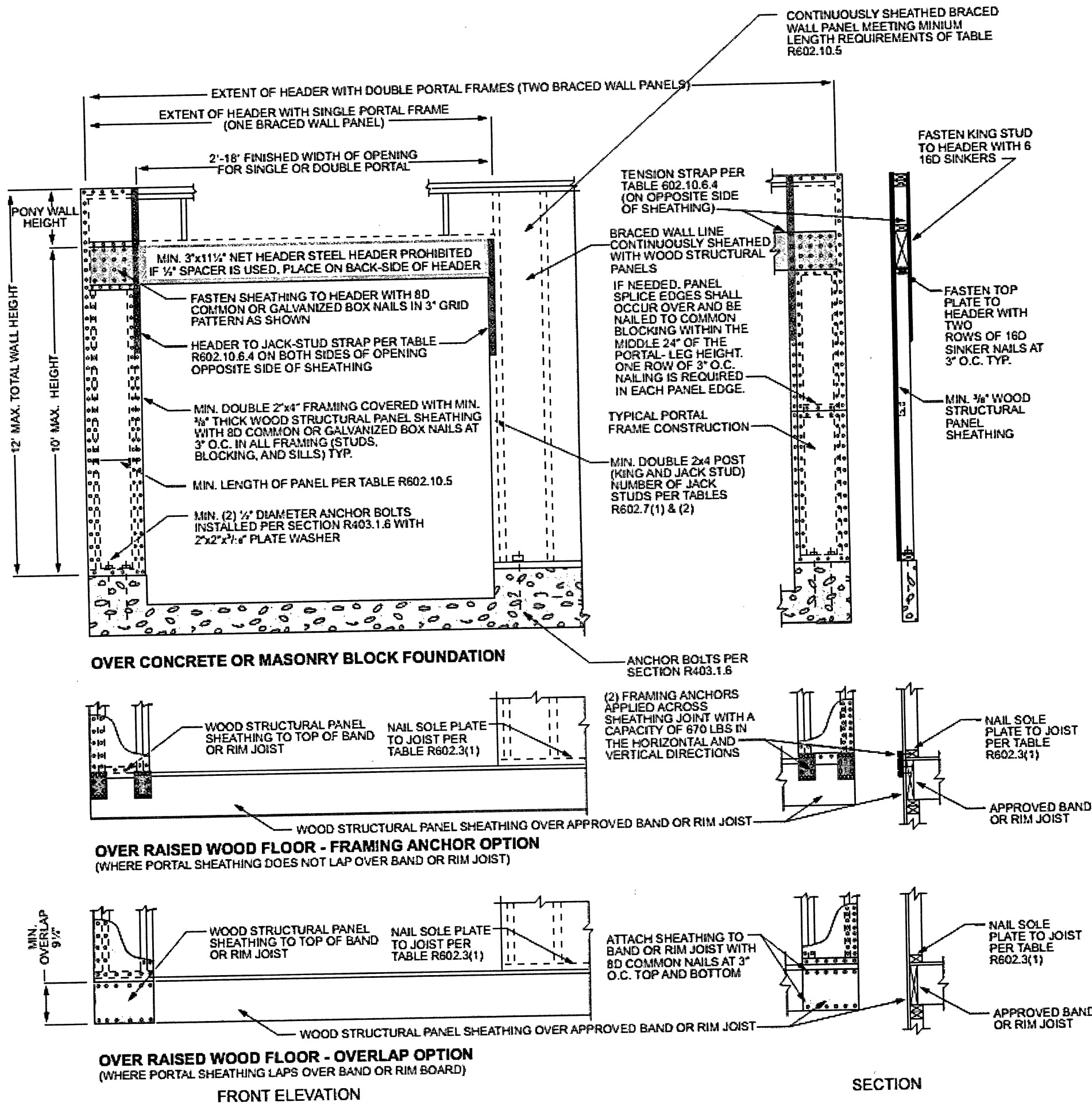
FIGURE R602.10.6.2 METHOD PFH-PORTAL FRAME WITH HOLD-DOWNS

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



INT. BRACED WALL PANEL  
LIB, METAL STRAP ALT. TO LET IN 1 X 4

CHAPTER 6 WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4 METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

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