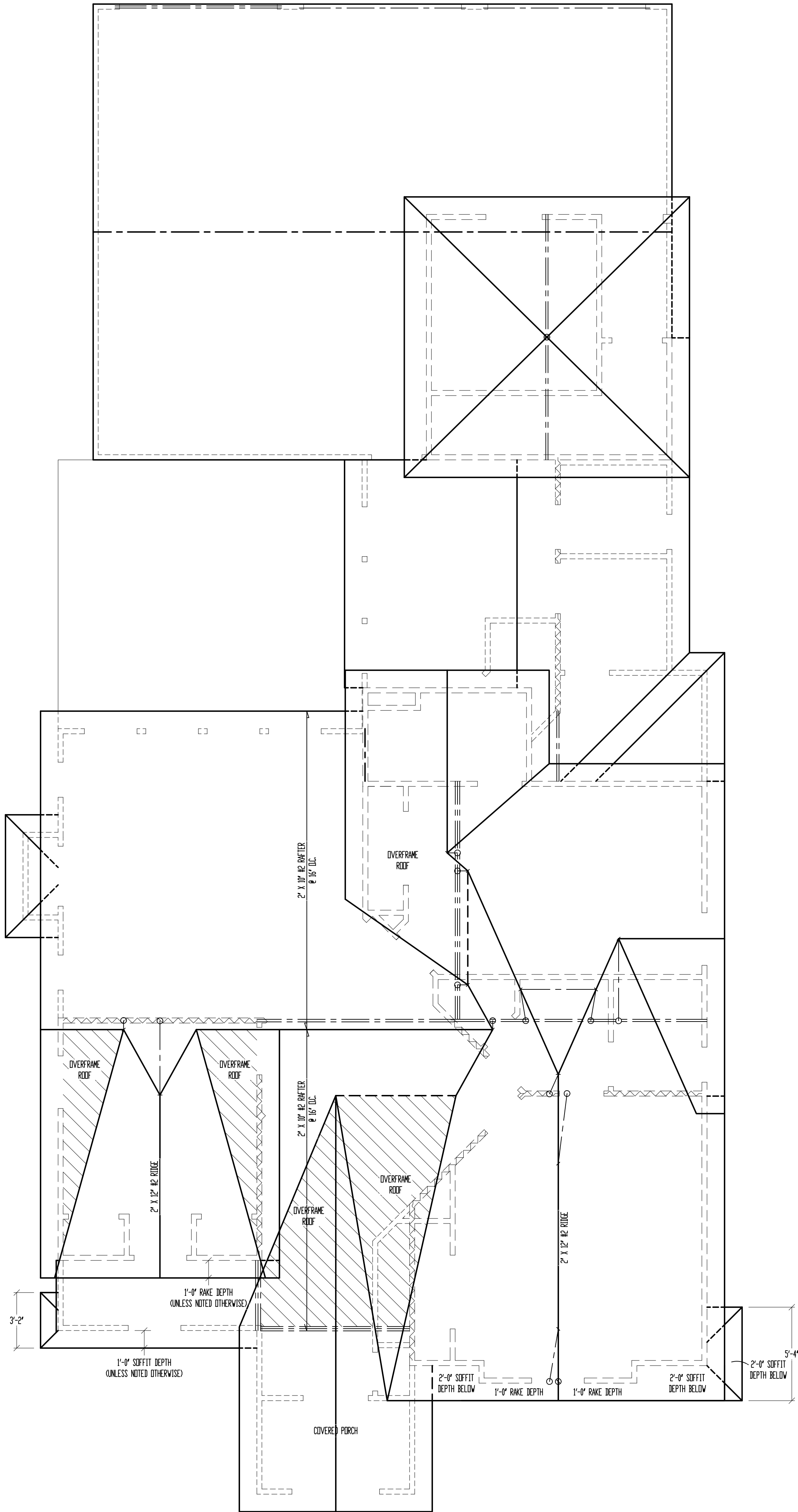




ROOF AREA	
PITCH	Sq.
24/12	3.58
18/12	13.29
10/12	6.93
8/12	2.40
7/12	1.64
6/12	3.88
5/12	0.85
4/12	0.63

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

*ALL RAFTERS SHALL BE 2" X 6" R2 @ 16" O.C., UNLESS NOTED OTHERWISE.

FLASHING NOTE:
Drip Edge, Valleys and Flashings to be Metal Clad.

ROOF NOTES:
ROOF DESIGNED FOR LIGHT ROOF COVERING.
30psf TOTAL LOAD (10psf DL, 20psf LL (SL))

* RAFTERS (CMR-FIR, DOUG-FIR, OR EQUAL)
SEE SPAN CHARTS BELOW

CODE MINIMUM		
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	R2x4" O.C.	11'-7"
R2-2x6	R1x6" O.C.	14'-2"
R2-2x8	R2x4" O.C.	14'-8"
R2-2x8	R1x6" O.C.	17'-11"
R2-2x10	R2x4" O.C.	17'-10"
R2-2x10	R1x6" O.C.	20'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)		
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	R2x4" O.C.	8'-5"
R2-2x6	R1x6" O.C.	9'-9"
R2-2x8	R2x4" O.C.	11'-9"
R2-2x8	R1x6" O.C.	12'-9"
R2-2x10	R2x4" O.C.	14'-9"
R2-2x10	R1x6" O.C.	16'-9"

DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

- * VAULTS TO BE 2x10 DEPTH
- * RIDGE BRACES ARE UNLESS OTHERWISE NOTED
 - R2- 2x8 UP TO 10/12 PITCH
 - R2- 2x10 OVER 10/12 PITCH
- * ALL HIP & VALLEY BRACES ARE UNLESS OTHERWISE NOTED
 - R2- 2x8 UP TO 10/12 PITCH
 - R2- 2x10 OVER 10/12 PITCH
- * PURLINS ARE 2x6 MIN.
 - PURLIN STRUTS ARE AT 4'-0" O.C.
 - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
 - ALL PURLIN STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
 - PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

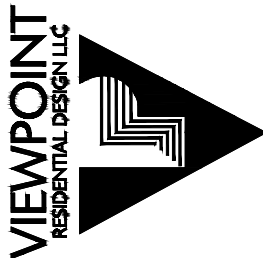
PURLIN STRUT	MAX PURLIN STRUT LENGTH
CD 2x4	8'-0"
CD 2x4 & CD 2x6	12'-0"
CD 2x6 & CD 2x8	20'-0"
CD 2x6 & CD 2x8	30'-0"
CONSULT ARCHITECT	30'-0"

- * RIDGE BRACES ARE SAME AS PURLIN BRACES-
SPACING, SIZE, CONFIGURATION & INSTALLATION
(SEE PURLIN BRACE NOTES ABOVE)
- * HIP & VALLEY BRACES ARE SAME AS PURLIN
SIZE, CONFIGURATION, & INSTALLATION
(SEE PURLIN BRACE NOTES ABOVE)

- * VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY
SLASH IS TOP END OF BRACE (/),
DOT IS BOTTOM OF BRACE (o).
- * ~~~~~ DENOTES BEARING WALL
- * - - - - - DENOTES ROOF BRACE
- * - - - - - DENOTES PURLIN
- * - - - - - DENOTES BEARING STRUCTURE

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2019 Bellah Homes, LLC.
Care and effort have gone into the creation and design of this plan. However, the user of these plans is advised that the architect or engineer does not warrant the suitability of these plans for use on your specific site and application.
Because of the impossibility of any on site consultation and supervision, Viewpoint Residential Design, LLC and Designer assume no responsibility for any damages, or blueprints. Also, site conditions may vary from those illustrated on this plan. Designer does not warrant the suitability of these plans for use on your specific site. Consult your architect to determine the suitability of these plans for your specific site and application.

"For God so loved the world, that he gave his only begotten Son, that whoever believes in him should not perish, but have everlasting life" (John 3:16)



Bellah Homes
1272 SW Arborcrest Cir.
Lee's Summit, MO
O: (816)997-2870
www.BellahHomes.com



Site Description:
**Lot 101, Pergola Park,
New Longview**
Street Address:
**3229 SW Mary St.,
Lee's Summit, Missouri**

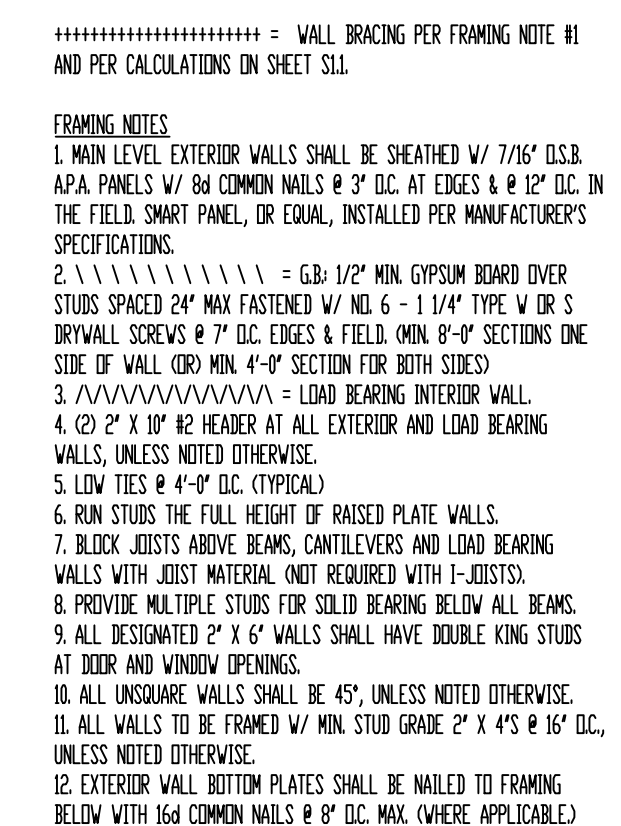
Project Title:
The OXFORD 4
General Contractor:
Bellah Homes, LLC



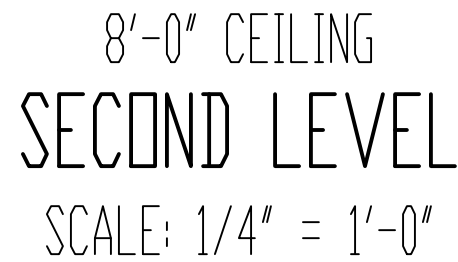
Date: 2-11-AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:
A-2 of 5



Sheet No.:
A-3 of 5



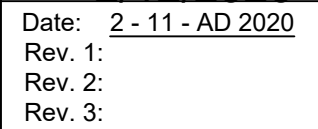
PENDING NOTES:

1. SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" DLSB APA PANELS W/ 8 COMMON NAILS @ 6" OC AT EDGES & 12" OC IN THE FIELD. SMART PANEL OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. \\\\\\\\\\\\\\\\\\\生G-02" MIN GYPSUM BOARD OVER STUDS SPACED @ 24" MAX. FASTENERS TO BE 6 - 1 1/4" TYPE #8 X 1 1/2" RIVNAIL SCREWS @ 7" OC EDGES & 12" O.C. SECTIONS ONE SIDE OF EACH JOINT (FOR BOTH SIDES).
3. \\\\\\\\\\\\\\\\\\\生A - LOAD BEARING INTERIOR WALL.
4. 2" X 2" X 10' RC HEADER AT 16" OC INTERIOR AND LOAD BEARING WALLS UNLESS OTHERWISE NOTED.
5. LOW TIES @ 4'-0" OC (TYPICAL)
6. RUN STUDS FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONLY REQUIRED W/ I-JOISTS.
8. PROVIDE MULTIPLE STUDS FOR SLOD BEARING BELOW ALL BEAMS.
9. ALL UNSHEATHED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. UNRESHAFTED 2" X 6" WALLS ARE 45° UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" OC, UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FIRMING BELOW W/ 16GA COMMON NAILS @ 16" OC MAX. (WHERE APPLICABLE.)

The logo for Bellah Homes features the word "Bellah" in a large, elegant, cursive script. To the right of "Bellah", the word "HOMES" is written in a smaller, all-caps, sans-serif font. A small, stylized house icon is positioned above the letter "l" in "Bellah".

Project Title: **The OXFORD 4**

General Contractor: **Bellah Homes, LLC**



Sheet No.:
A-4 of 5

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS							
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER		SPACING OF FASTENERS			
ROOF ¹							
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL		3-8d (2½" x 0.113")		-			
CEILING JOISTS TO PLATE, TOE NAIL		3-8d (2½" x 0.113")		-			
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL		3-10d		-			
COLLAR TIE TO RAFTER, FACE NAIL OR 1½" x 20 GAGE RIDGE STRAP		3-10d (3" x 0.128")		-			
RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL		3-16d BOX NAILS (¾" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")		2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS			
ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS; TOE NAIL FACE NAIL		4-16d (¾" x 0.135"), 3-16d (¾" x 0.135")		-			
WALL ¹							
BUILT-UP STUDS - FACE NAIL		10d (3" x 0.128")		24" O.C.			
ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL		16d (¾" x 0.135")		12" O.C.			
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER		16d (¾" x 0.135")		16" O.C. ALONG EACH EDGE			
CONTINUED HEADER, TWO PIECES		16d (¾" x 0.135")		16" O.C. ALONG EACH EDGE			
CONTINUOUS HEADER TO STUD, TOE NAIL		4-8d (2½" x 0.113")		-			
DOUBLE STUDS, FACE NAIL		10d (3" x 0.128")		24" O.C.			
DOUBLE TOP PLATES, FACE NAIL		10d (3" x 0.128")		24" O.C.			
DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA		8-16d (¾" x 0.135")		-			
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL		16d (¾" x 0.135")		16" O.C.			
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS		3-16d (¾" x 0.135")		16" O.C.			
STUD TO SOLE PLATE, TOE NAIL		3-8d (2½" x 0.113") OR 2-16d (¾" x 0.135")		-			
TOP OR SOLE PLATE TO STUD, END NAIL		2-16d (¾" x 0.135")		-			
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL		2-10d (3" x 0.128")		-			
1" BRACE TO EACH STUD AND PLATE, FACE NAIL		2-8d (2½" x 0.113")		-			
1"x6" SHEATHING TO EACH BEARING, FACE NAIL		2-8d (2½" x 0.113")		-			
1"x8" SHEATHING TO EACH BEARING, FACE NAIL		2-8d (2½" x 0.113")		-			
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL		3-8d (2½" x 0.113")		-			
FLOOR ¹							
JOIST TO SILL OR GIRDER, TOE NAIL		3-8d (2½" x 0.113")		-			
RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)		8d (2½" x 0.113")		6" O.C.			
RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL		8d (2½" x 0.113")		6" O.C.			
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL		2-8d (2½" x 0.113")		-			
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL		2-16d (¾" x 0.135")		-			
2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)		2-16d (¾" x 0.135")		AT EACH BEARING			
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS		10d (3" x 0.128")		NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE			
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS		3-16d (¾" x 0.135")		AT EACH JOIST OR RAFTER			
FASTNER SCHEDULE FOR STRUCTURAL MEMBERS							
DESCRIPTION OF BUILDING MATERIALS		DESCRIPTION OF FASTENER		EDGE SPACING (INCHES)		INTERMEDIATE SUPPORTS (INCHES)	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ¹							
¾" - ½"		6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)		6		12	
⅝" - 1"		8d COMMON NAIL (2½" x 0.131")		6		12	
1⅝" - 1¼"		10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL		6		12	
OTHER WALL SHEATHING ¹							
½" GYPSUM SHEATHING		1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S		7		7	
⅝" GYPSUM SHEATHING		1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S		7		7	
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING ¹							
¾" AND LESS		6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL		6		12	
⅞" - 1"		8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL		6		12	
1⅞" - 1¼"		10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL		6		12	

FOUNDATION NOTES

- CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLABS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
- PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PIT.
- FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY SOIL WITH THE FOREMENTIONED MINIMUM PROPERTIES.
- FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLEARANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION.
- CONCRETE PADS SUPPORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE
- FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HORIZONTAL GRADE 40 #4 BARS AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0
- REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND, GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ½" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
- FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET S2.0
- THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR, ABOVE GRADE

FRAMING NOTES

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
- ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE ON PLANS
- BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS
- INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A MINIMUM OF ½"
- ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
- WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S)SILL PLATE WITH (4) 10d NAILS.
- ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT MATERIAL
- JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD.
- JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1½" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ⅓ OF VERTICAL DISTANCE BETWEEN CEILING AND ROOF
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A ½" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
- ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi
- COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.
- WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- ALL ROOF SHEATHING SHALL BE ⅝" OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 3'-0" OF THE FLOOR, WALLS ENCLOSEING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

- ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH ⅓" TO ½" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN ⅓^{sq} OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

- PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

MASONRY VENEER

- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN ⅝" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY ⅞" CORRUGATED.
- EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
- VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

GARAGE NOTES

- DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1½" SOLID CORE OR HONEY-COMBED STEEL DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE
- VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 90-MPH 3-SECOND GUST LOADING PER DASMA 108 AND ASTM E 330-96 PER IRC SECTION R301.2.1

GARAGE NOTES (CONTINUED)

- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM ⅝" GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM ⅝" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH ⅝" GYP. BOARD.
- GARAGE DOOR FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 2½" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) ¾" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

DESIGN LOADING (PER TABLE R301.5)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)		
USE	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10
BALCONIES (EXTERIOR) AND DECKS	40	10 ^d
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS ^a	200 ^c	-
GUARDRAIL IN-FILL COMPONENTS ^b	50 ^c	-
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION
ROOMS OTHER THAN SLEEPING ROOM	40	10 ^d
SLEEPING ROOM	30	10 ^d
STAIRS	40	10 ^d

- a. A single concentrated load applied in any direction at any point along the top.
- b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.
- c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed.

INSULATION/EFFICIENCY

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THE 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
- CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON SHEET S3.1.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TABLE N1102.1.1)	
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	13
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

DUCT SEALING

N1103.2.2 (R403.2.2) SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2012 IRC.

EXCEPTIONS:

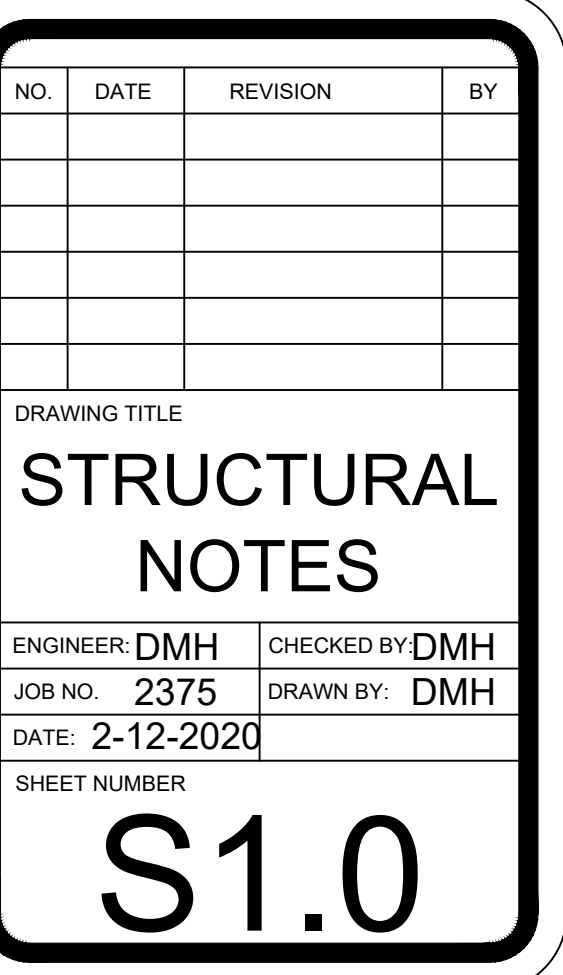
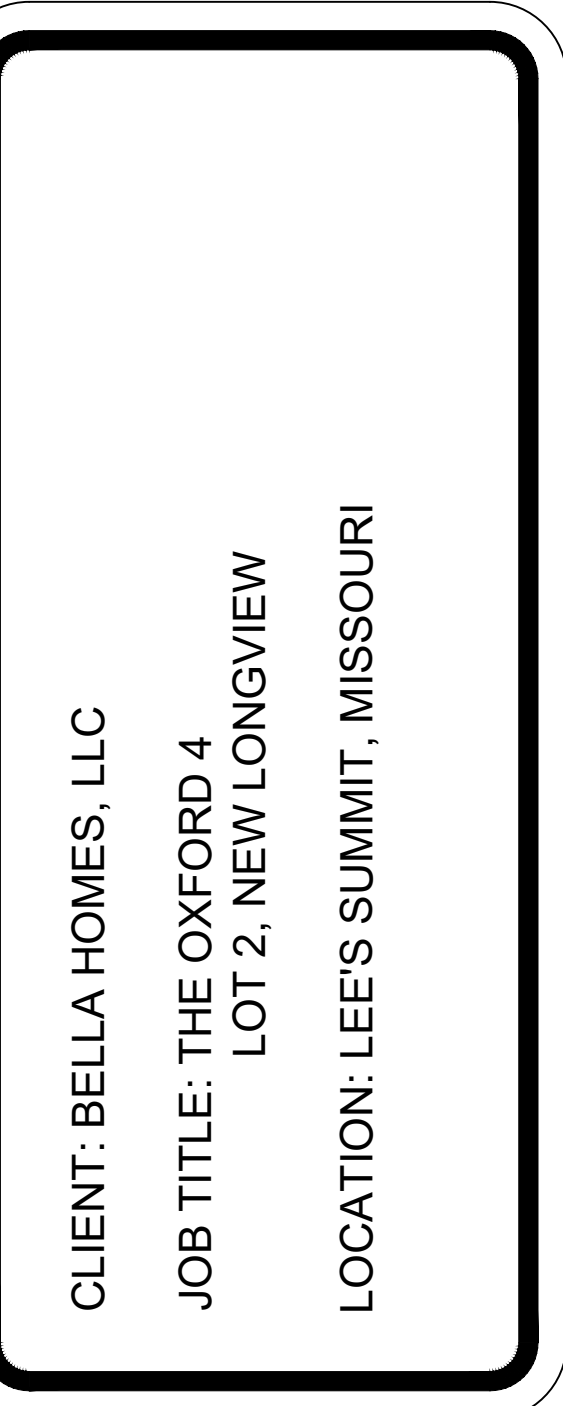
- AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
- WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

- POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	90
BATHROOM, UTILITY ROOM	90	2.8	ANY



RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:				INPUT
LOCATION		DEAD LOAD (psf)	AREA (ft²)	CALCULATED VALUE
ROOF		10	2393	WEIGHT (lbs.)
CEILING		10	2393	23930
SECOND FLOOR		10	793	7930
FIRST FLOOR		10	2393	23930
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT Wt. (psf)	WEIGHT (lbs)
SECOND FLOOR EXT. WALL DL	148.66	9	9	12041.46
FIRST FLOOR EXT. WALL DL	232.5	10	10	23250
		DEAD LOAD (psf)	AREA (ft²)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	793	4758
FIRST FLOOR INT. PARTITION WALL DL		6	2393	14358

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT = 30 FT ASSUMED)									
FRONT-TO-BACK				SIDE-TO-SIDE					
	AREA	LOAD			AREA	LOAD			
SLOPED ROOF	121	1029		SLOPED ROOF	481	3895			
VERT. ROOF	149	1852		CUMULATIVE	66	780		CUMULATIVE	
2ND	370	4600	7462	2ND	373.3	4637	9312		
1ST	407	5060	12542		871.5	10302	18616		
				PRESSURE (PSF) - PER ASCE CH. 6					
SLOPED ROOF		ZONE B	9.7	ZONE C		11.3	2a (FIG. 28.6.1, ASCE7)		
WALL/VERT. ROOF		ZONE A	14.2	ZONE D		7.7	7.4		
MEAN ROOF HT., h		25							

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

$$q_{z10}=0.00256K_zK_{zt}K_dV^2 \text{ (ASCE7-10 Velocity Pressure)}$$
$$q_{z10_ASD} = 0.6q_{z10} \quad (\text{Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012})$$

2ND FLOOR TRIBUTARY WEIGHT

1ST FLOOR TRIBUTARY WEIGHT

S₈ (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)

 F_a (from ASCE7 Table 11.4-1)
$$S_{DS} (= 2/3 * S_s * F_a)$$

R (from ASCE7 Table 12.2-1)

SEISMIC SHEAR	
LOCATION	From ASCE7 (Eq. 12.8-1): $V = 1.2 * S_{DS} * W / R$ (lbs.)
2ND FLOOR	1273
1ST FLOOR	1990

Sheathing Location	Min. Sheathing Schedule	Fasting Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 3" O.C. Edges, 5" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	165	per IRC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 4" O.C. Edges, 5" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	230	per IRC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 3" O.C. Edges, 5" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	310	per IRC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 8" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IRC, Table 2306.4.1
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR SECOND FLOOR	4
EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	6

WIDTH OF 1ST STORY (FT.)	37	WIDTH OF 2ND STORY (FT.)	37
DEPTH OF 1ST STORY (FT.)	79.25	DEPTH OF 2ND STORY (FT.)	37.33
BACK WALL OF GARAGE (FT.)	0		
GAR. WALL: 1=F-B, 2=S-S	2		

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES								
	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	53	14840	50	14000	53	20776	50	19600
1ST FLOOR	77	36190	32	15040	77	50666	32	21056

	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)	0.5		
2ND FLOOR FRONT-TO-BACK	0	0	Shear value (per NDS)	944	2nd Floor F-B	57
2ND FLOOR SIDE-TO-SIDE	0	0	Spacing F-B (inches)	229.1	2nd Floor S-S	22
1ST FLOOR FRONT-TO-BACK	0	0	spacing S-S (inches)	68.4	1st Floor F-B	34
1ST FLOOR SIDE-TO-SIDE	0	0			1st Floor S-S	10

RESISTANCE REQUIRED IN ADDITION TO RESISTANCE PROVIDED BY EXTERIOR WALLS**							
	ADDITIONAL RESISTANCE REQUIRED (POUNDS)	PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (325W/BRACE)	INTERIOR WALL LENGTH W/ 1/2" GYPSUM BOARD PER TABLE (FT.)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?
2ND FLOOR FRONT-TO-BACK	0					0	YES
2ND FLOOR SIDE-TO-SIDE	0					0	YES
1ST FLOOR FRONT-TO-BACK	0					0	YES
1ST FLOOR SIDE-TO-SIDE	0					0	YES

**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).

2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING

PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 20

WIND UPLIFT ANALYSIS

ROOF PITCH (MAX)	X/12 18	DEGREES 56.3	PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2				
	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
OVERHANG	1	-1.08	234.5	-1.08			
	TOTAL AREA (FT²)	ZONE A AREA (FT²)	ZONE G AREA (FT²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)
MAIN ROOF**	2932.25	881.044	2051.206	-1.06	-0.36	-1690	-7.3
*ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)				-8.3	UPLIFT OK	
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 1x4 TOENAILS				251.6		

NOTE FOR CONSTRUCTION:

THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX., UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

NOTE FOR DESIGN:

ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2012 IBC SECTION 2306 AND AF&PA SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 240 A WIND SHEAR VALUE OF 335#/FT -40% GREATER THAN THAT OF SEISMIC)

NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



CLIENT: BELLA HOMES, LLC

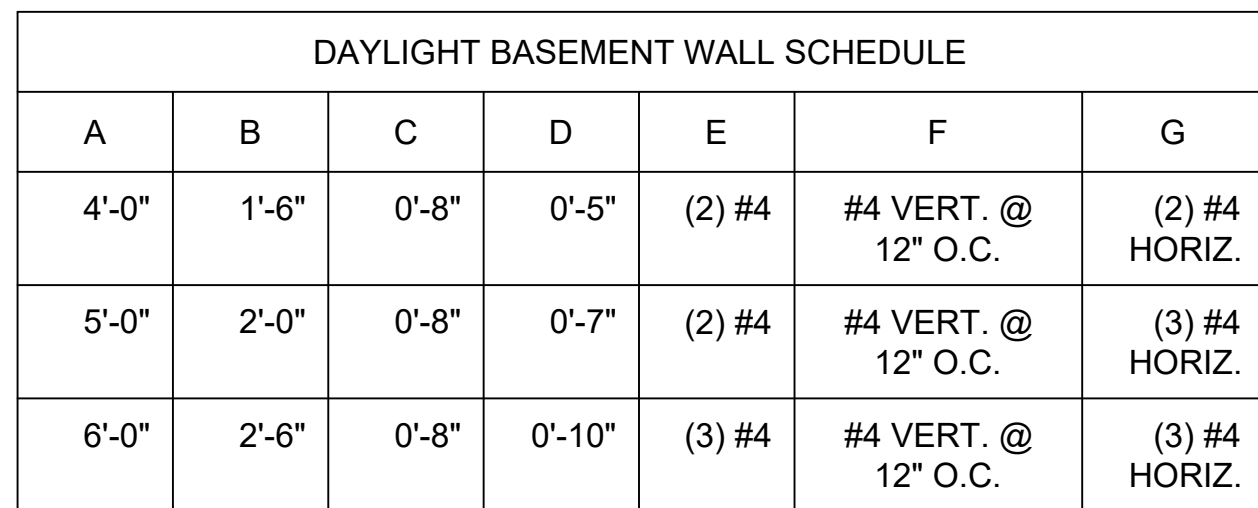
JOB TITLE: THE OXFORD 4

JOB TITLE: THE OXFORD 4

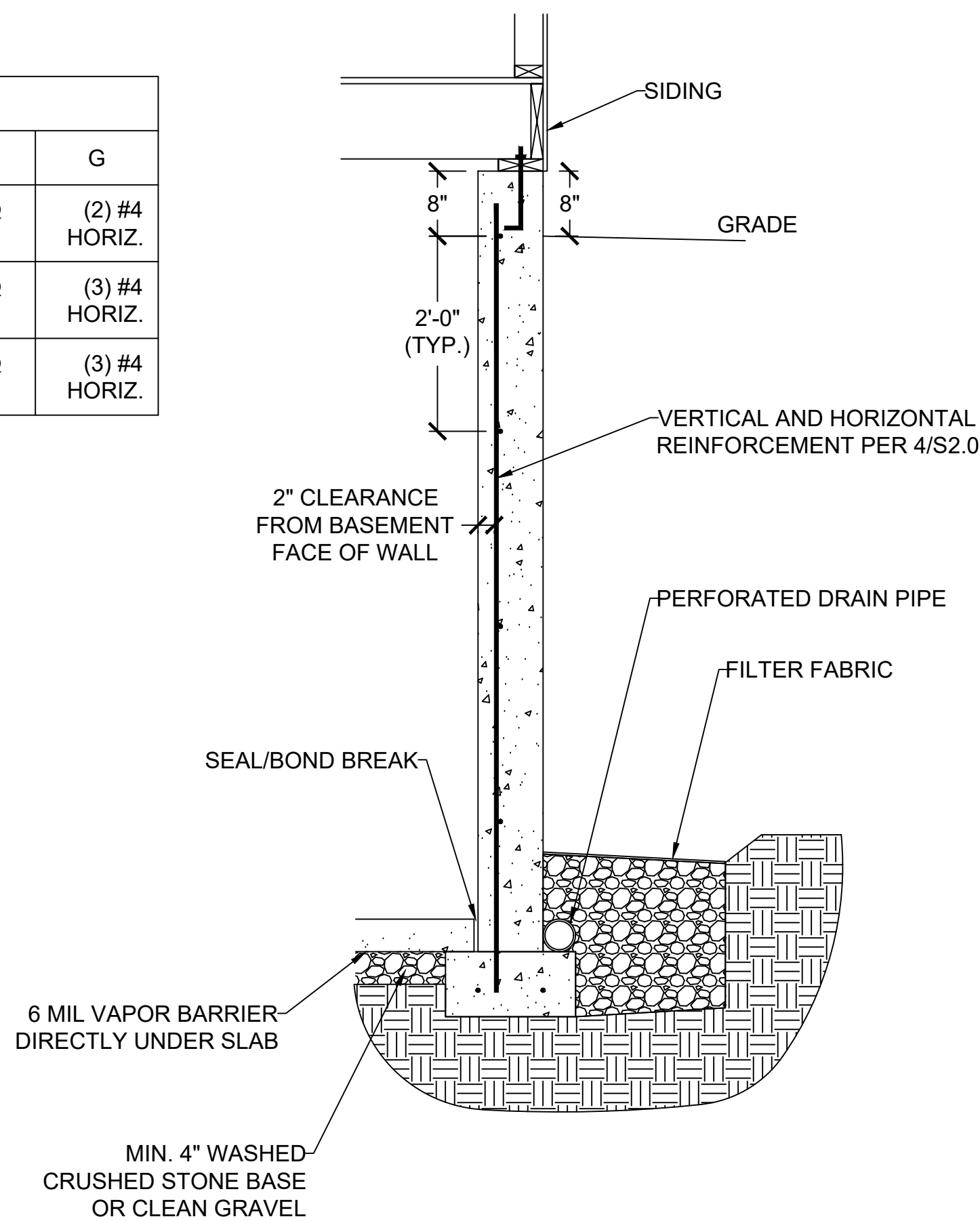
LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY
DRAWING TITLE			
STRUCTURAL CALCULATIONS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO: 2375		DRAWN BY: DMH	
DATE: 2-12-2020			
SHEET NUMBER			
S1.1			

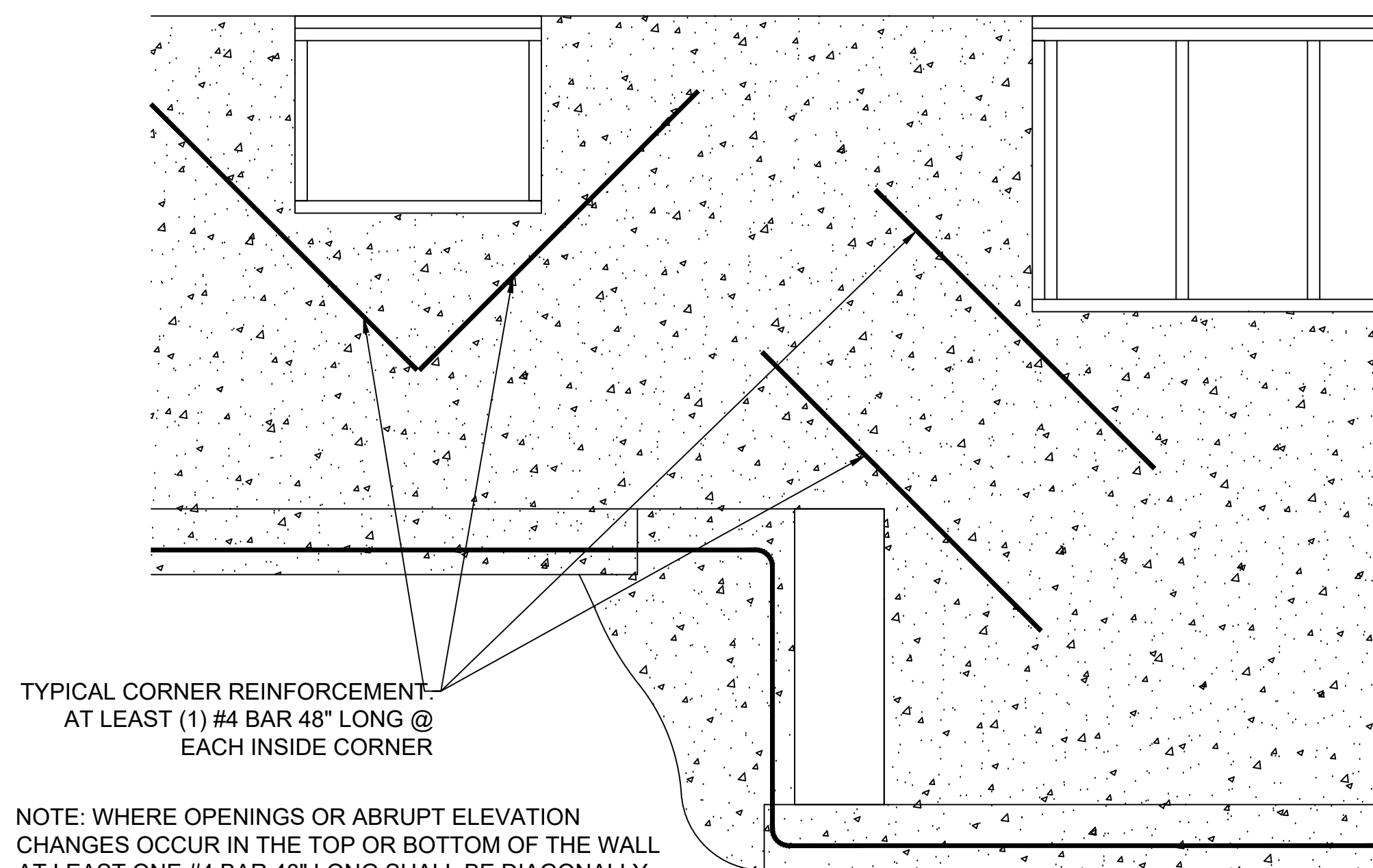


S20 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)



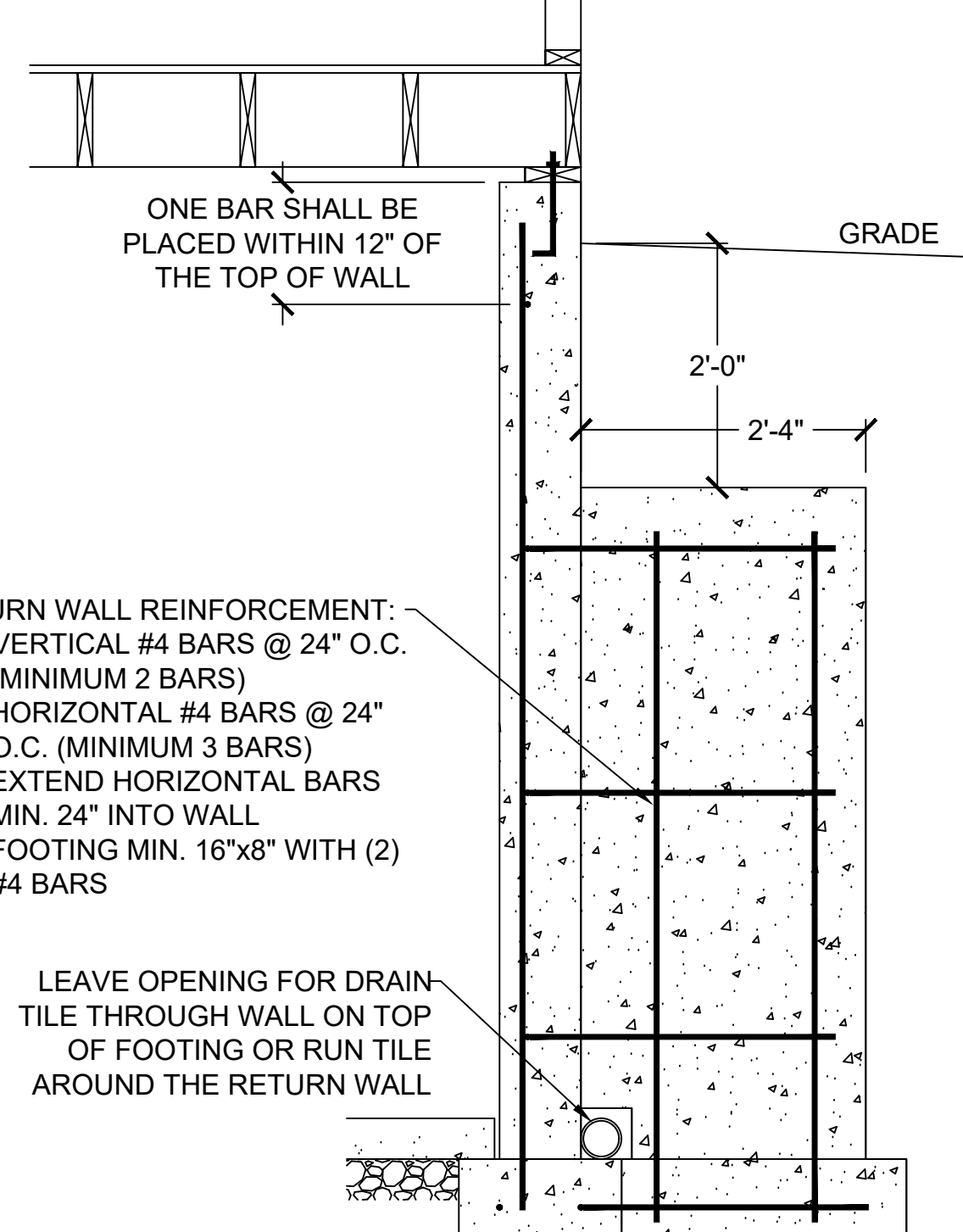
S20 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)

S20 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)



5 SOLID JUMP

REINFORCEMENT AT CORNERS AND DEEP CORNERS

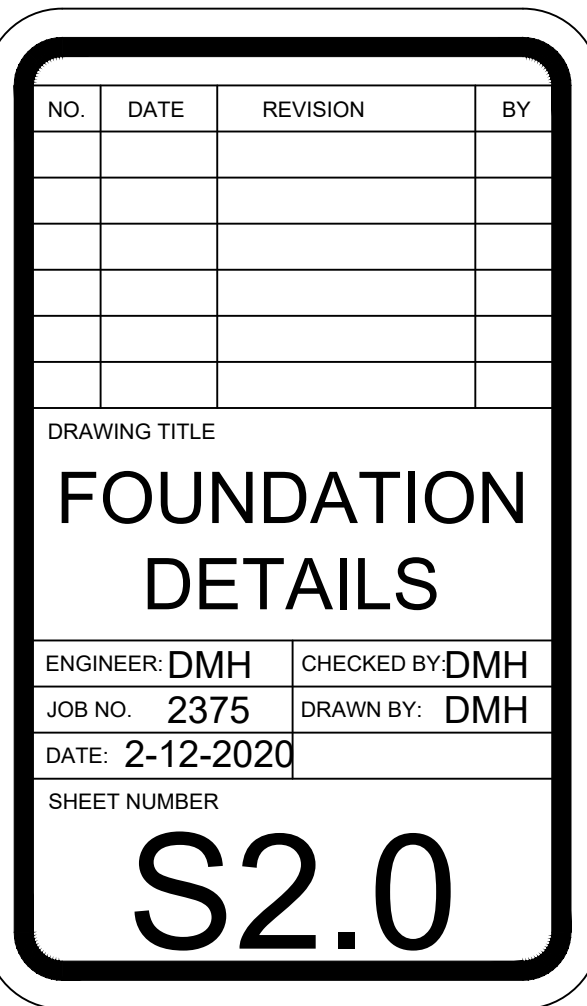
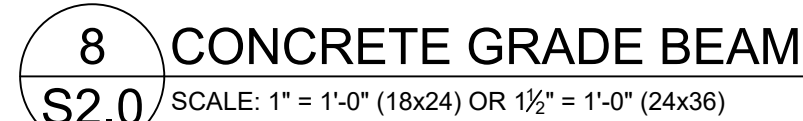


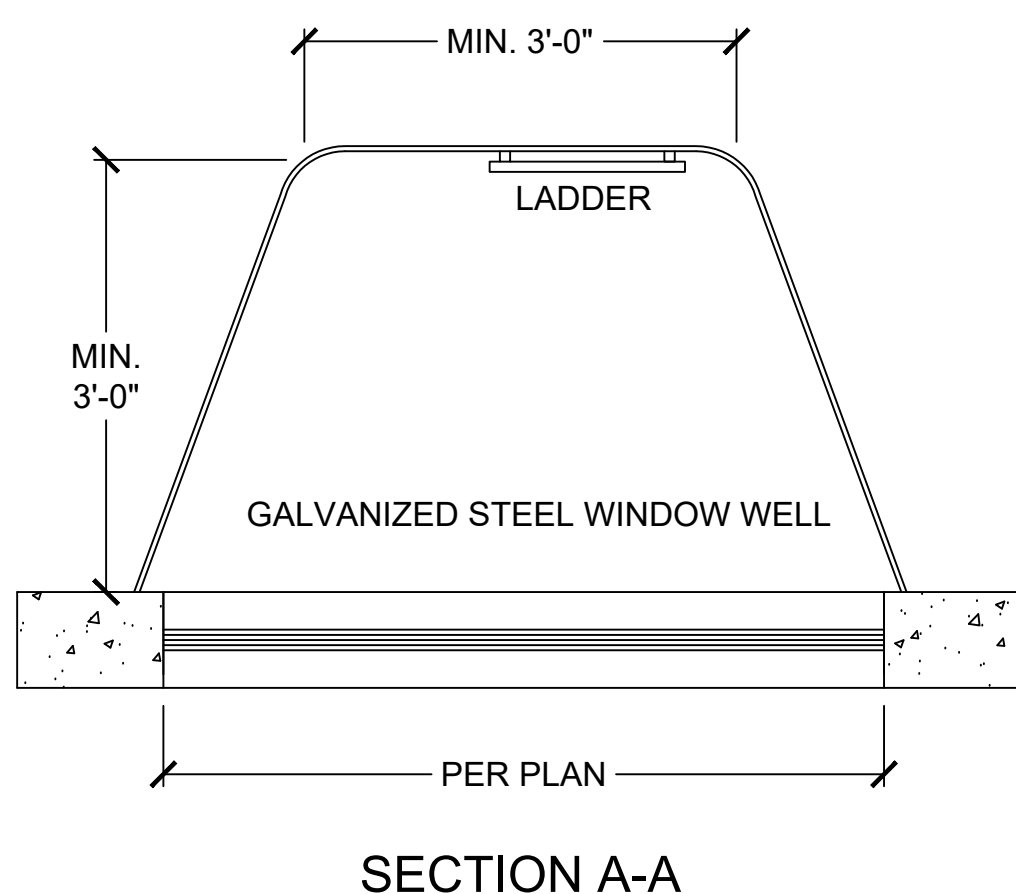
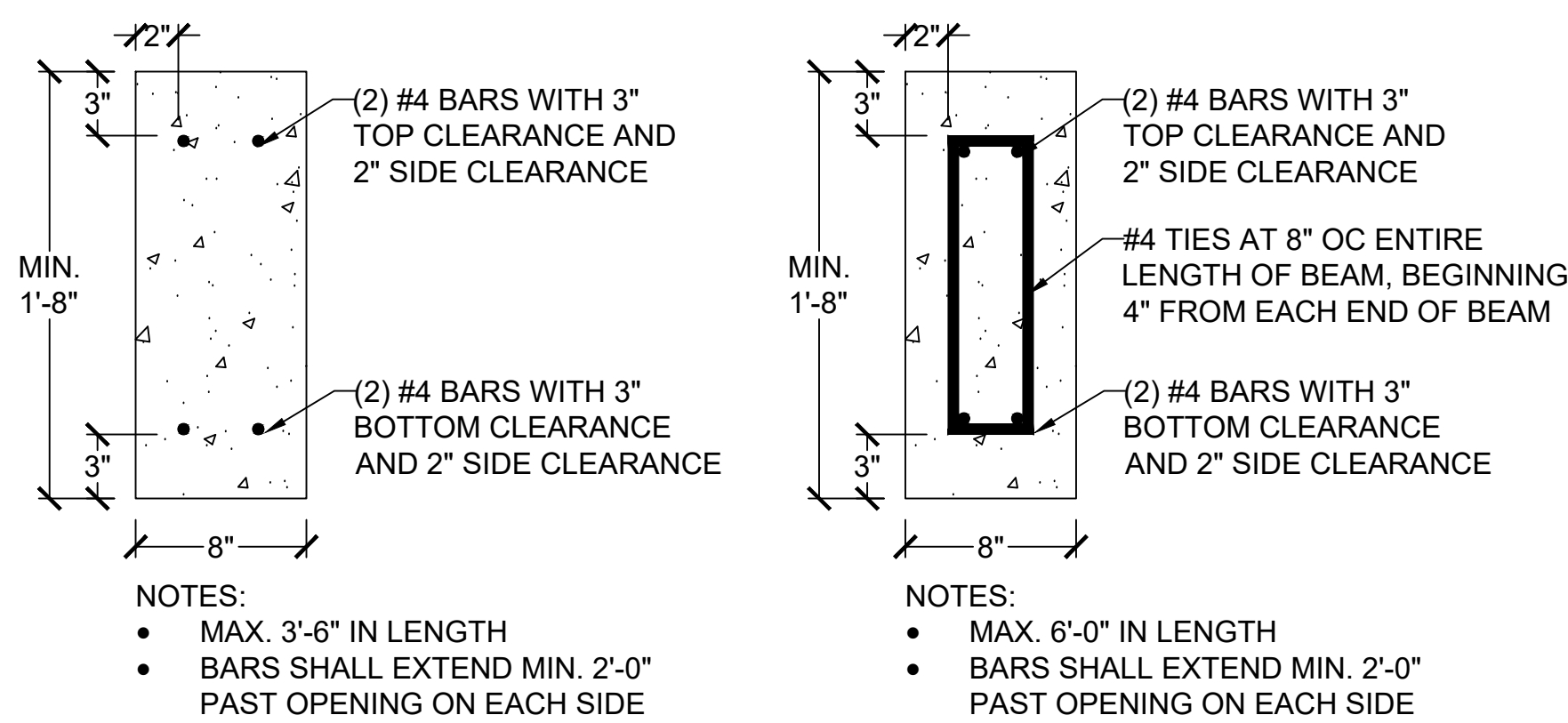
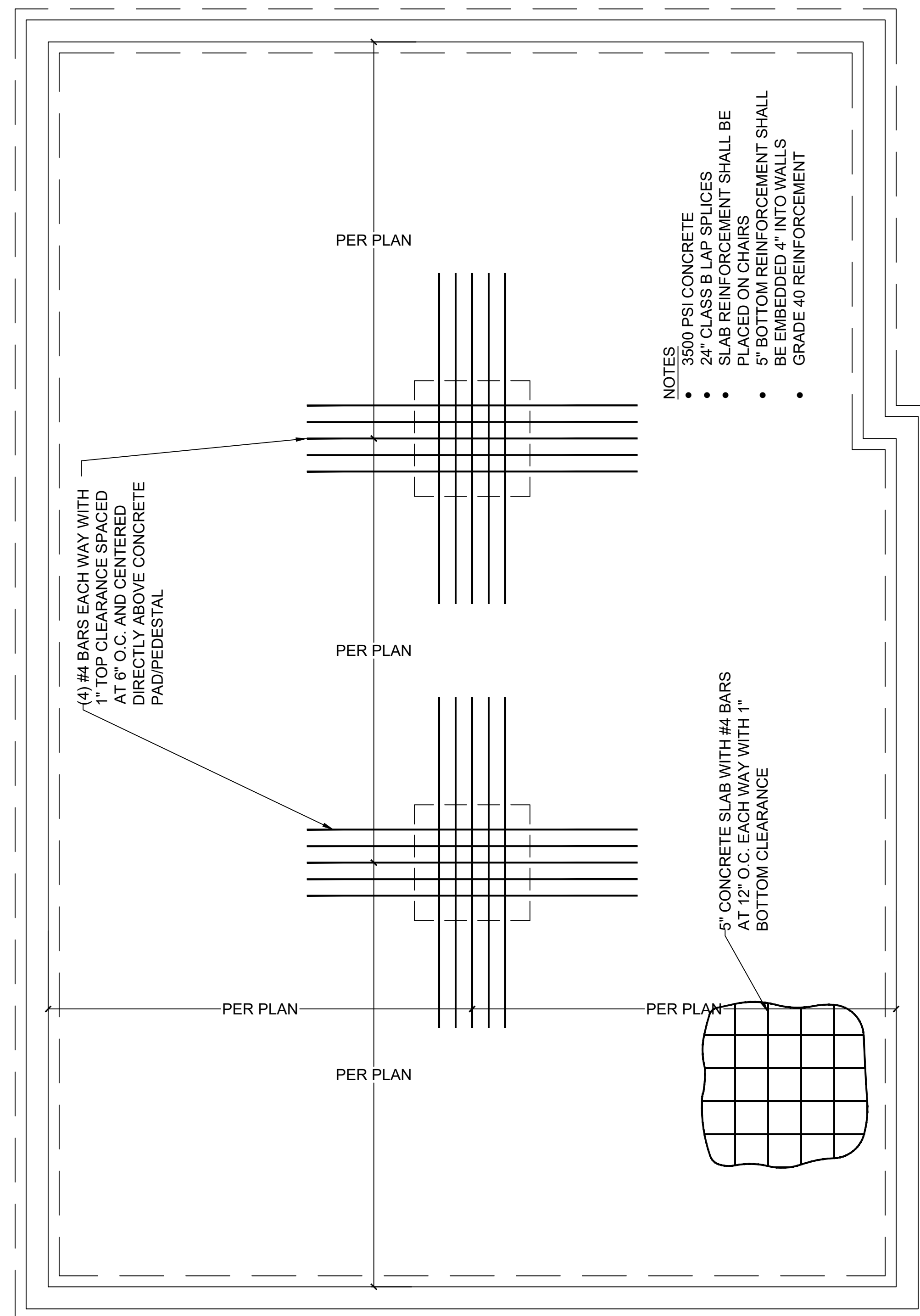
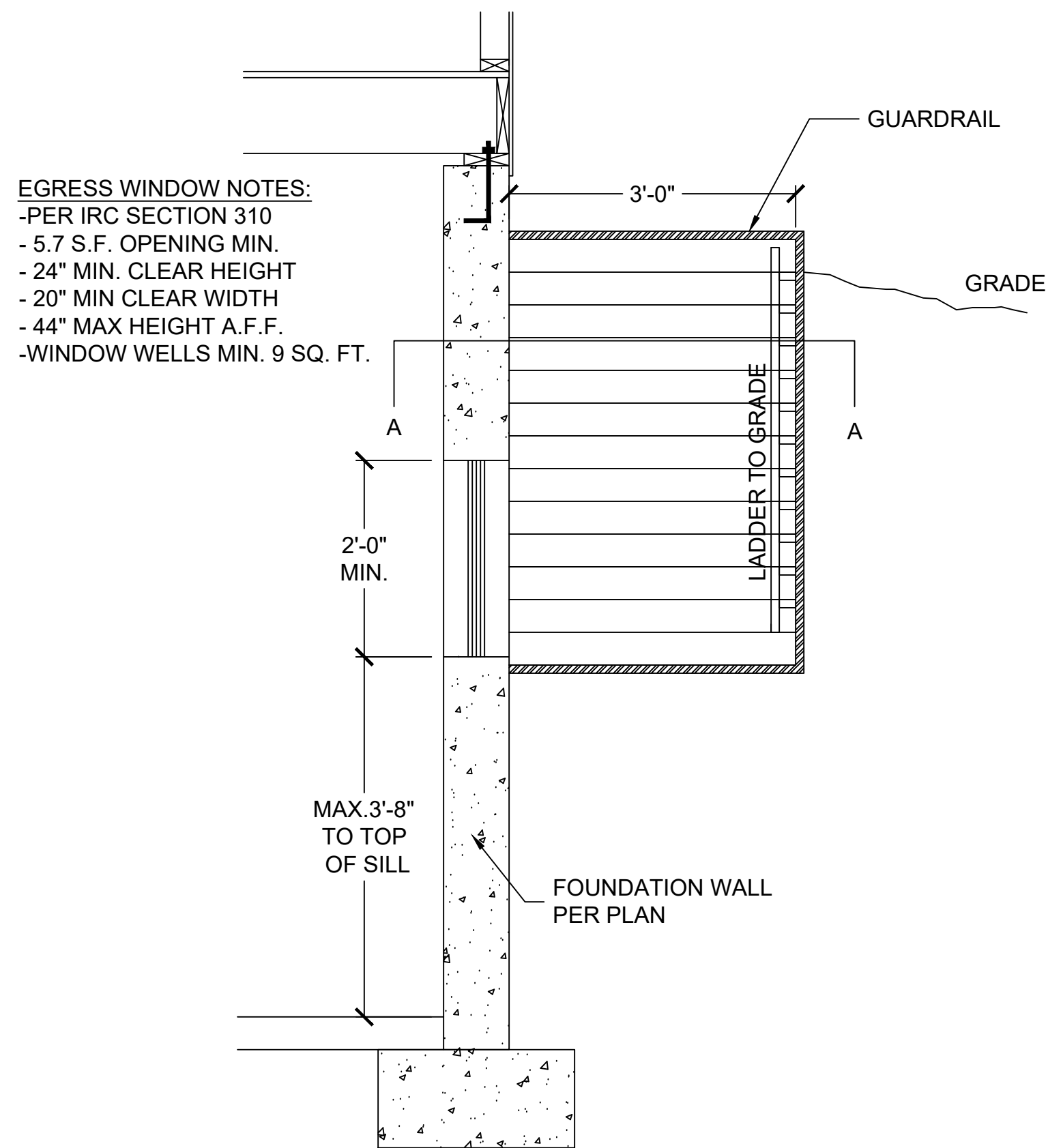
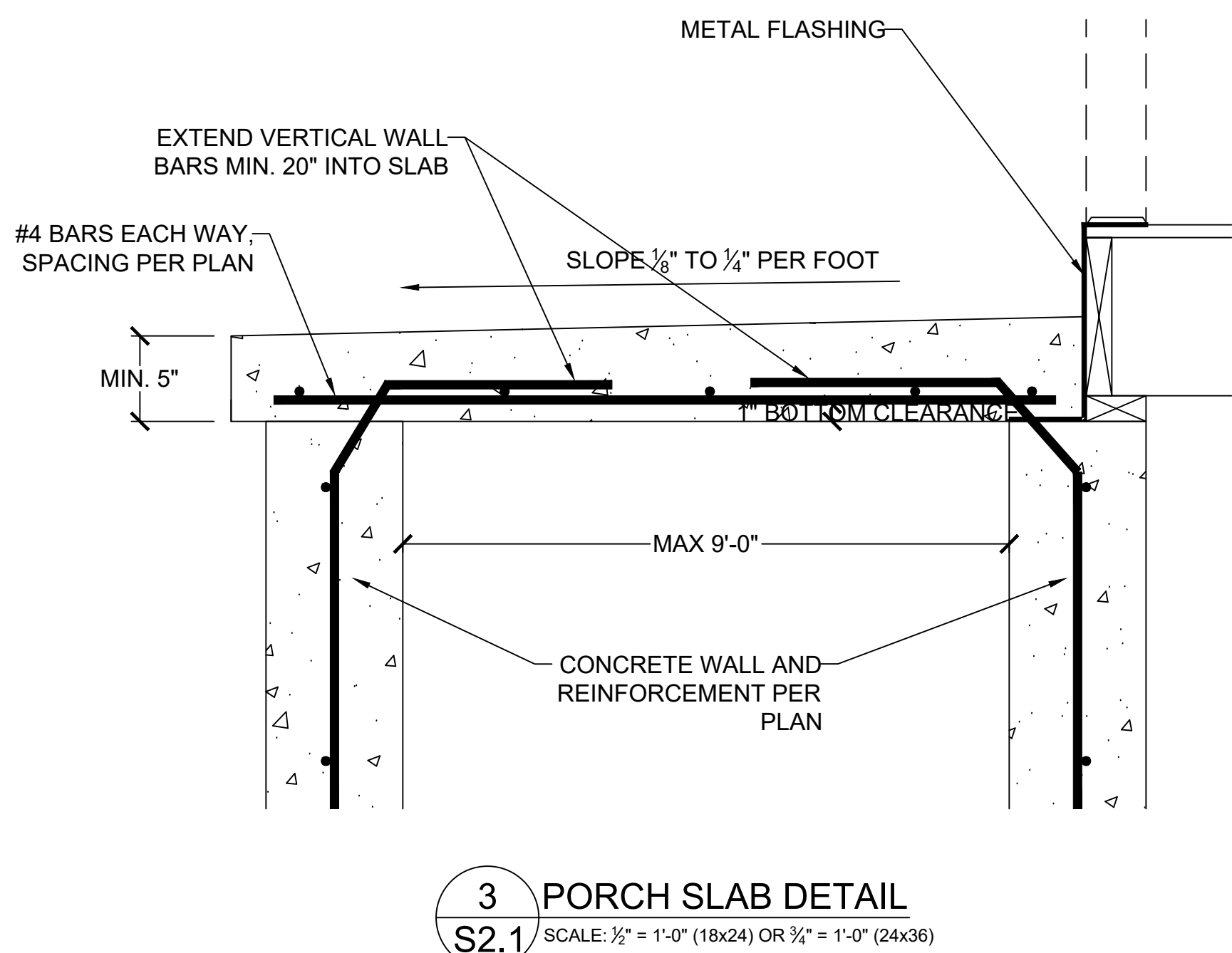
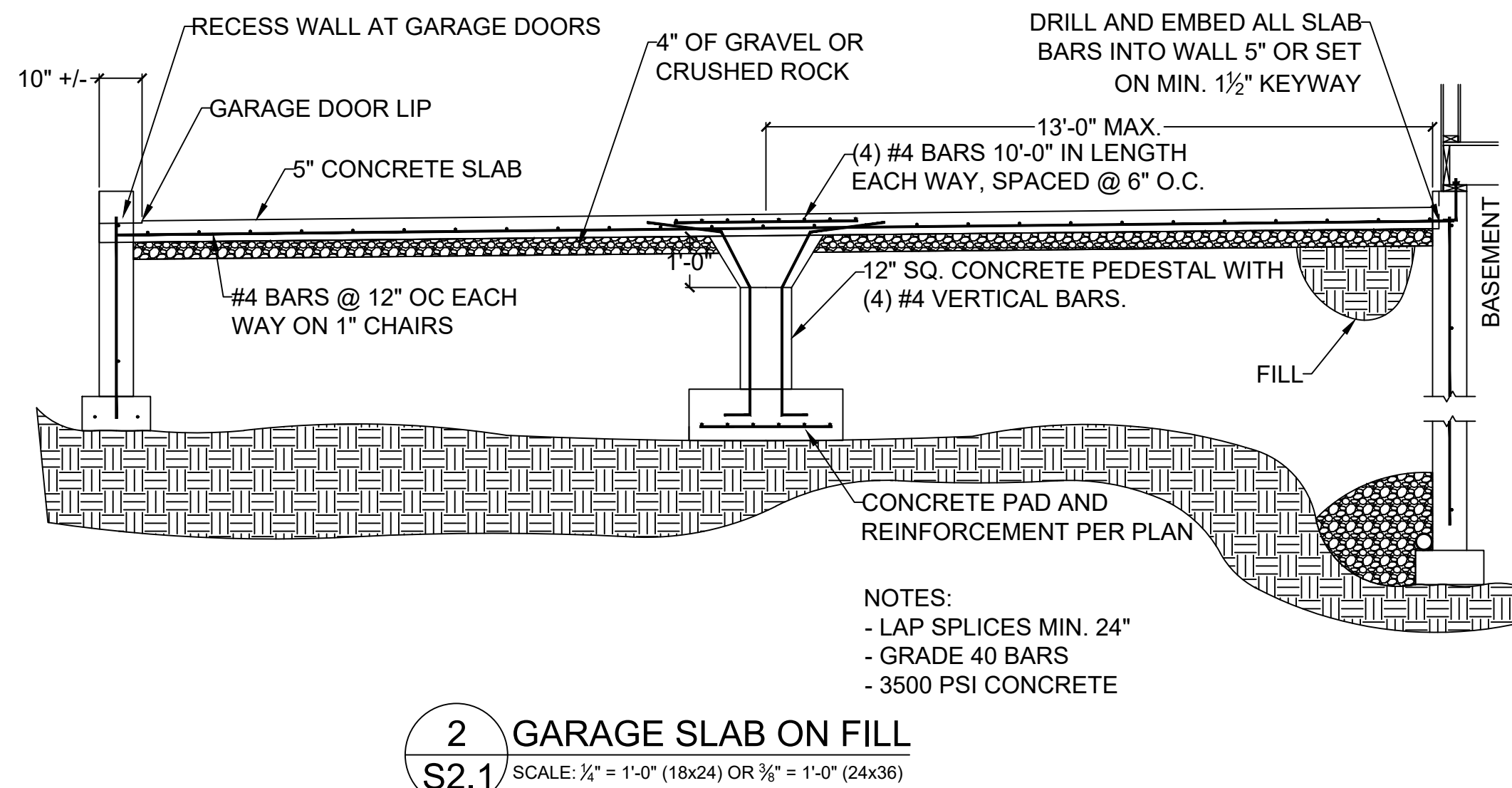
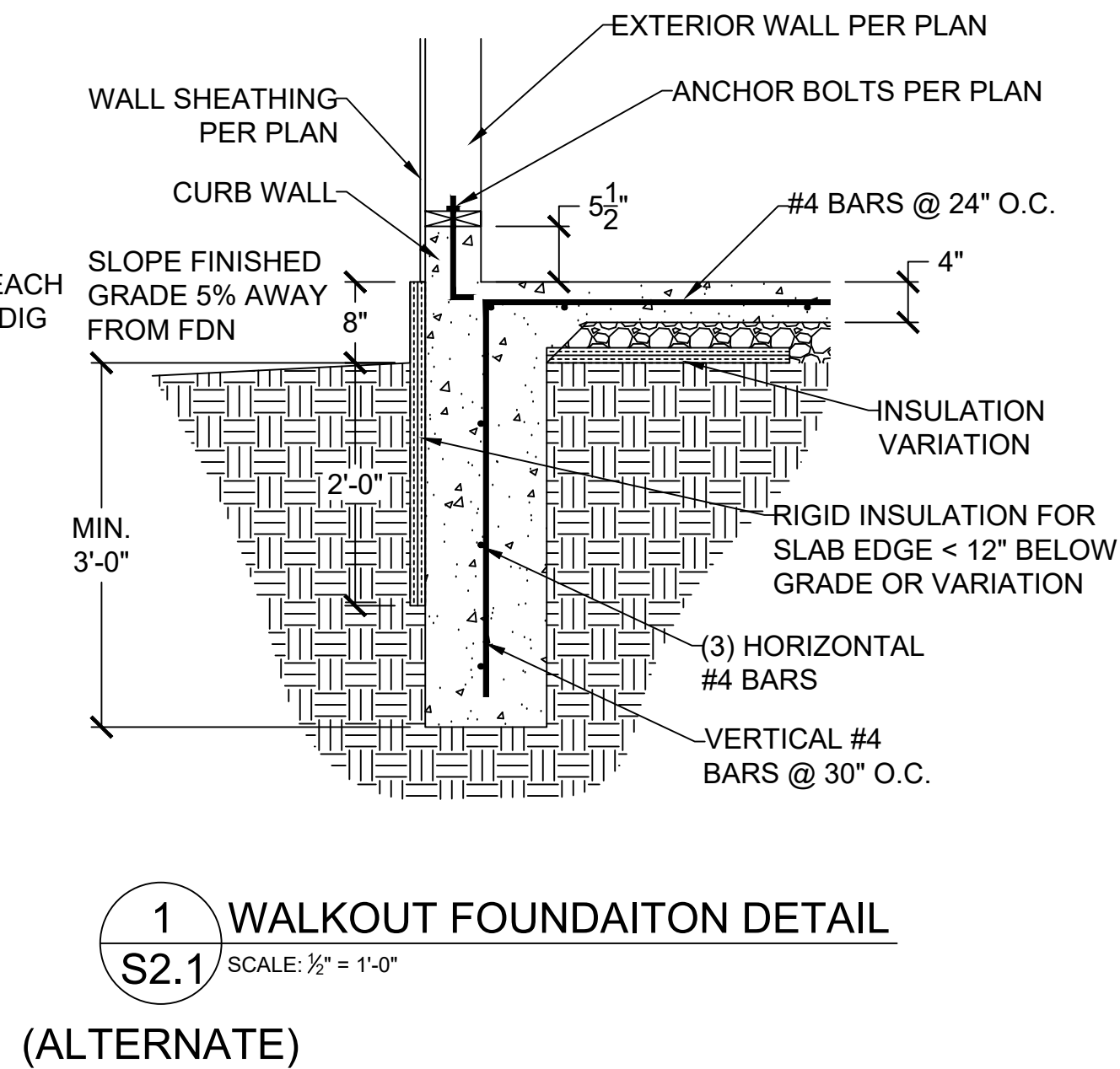
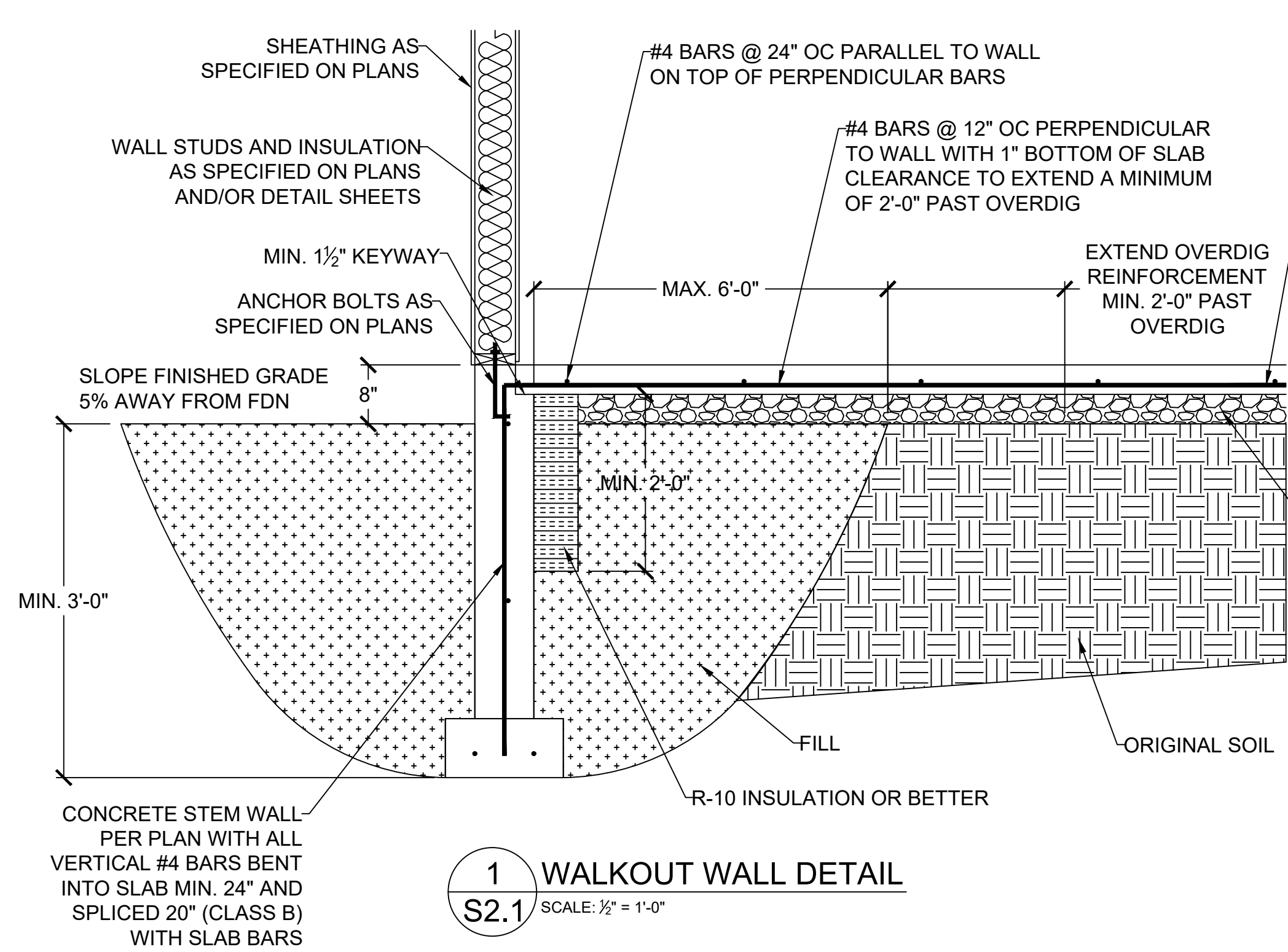
7 RETURN WALL DETAIL

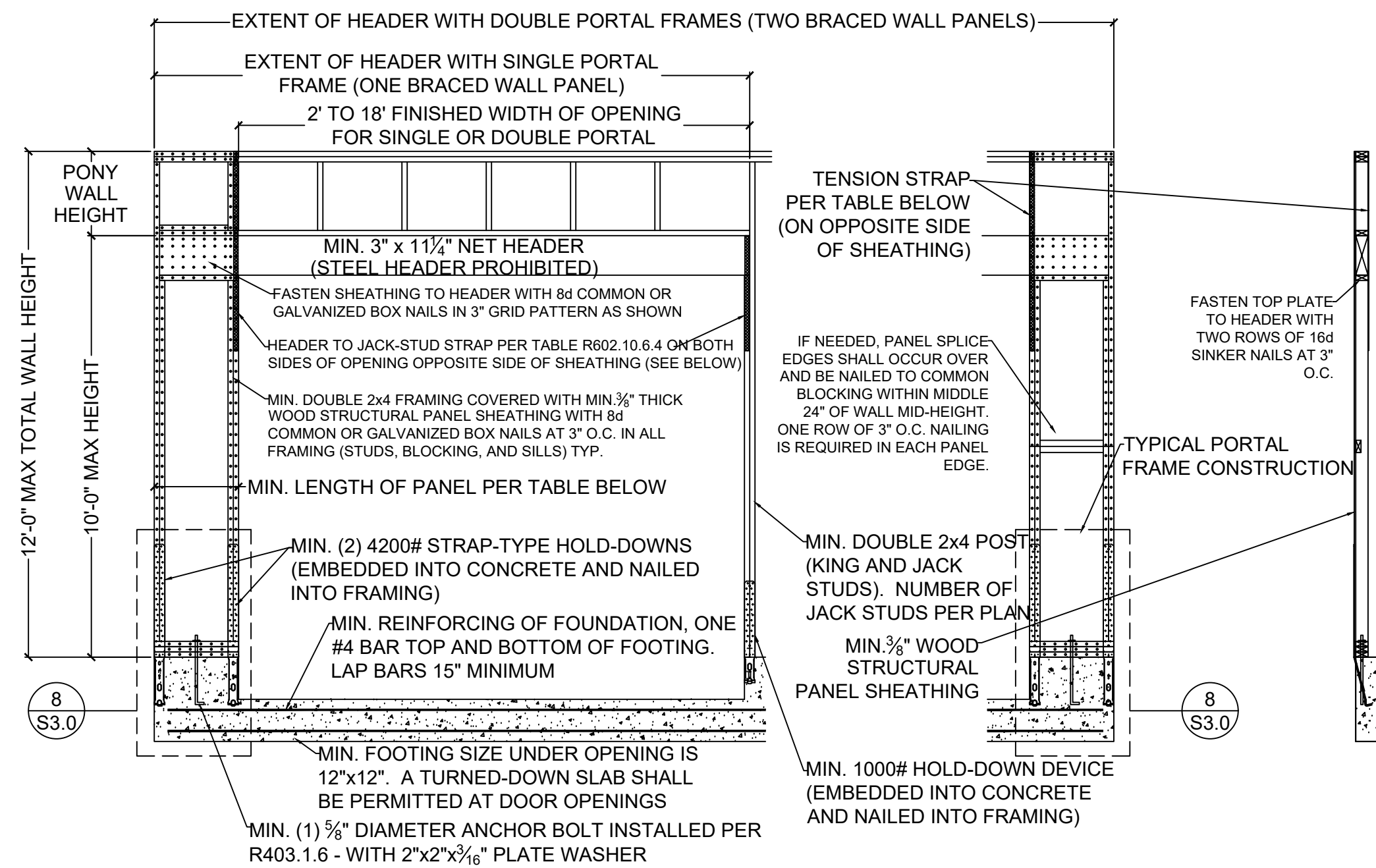
FOOTNOTES:

- 1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
- 2) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:
 - A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - B) 10" WALL - MINIMUM 6 $\frac{3}{4}$ " FROM THE OUTSIDE FACE
 - C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
- 3) REINFORCEMENT CLEARANCES:
 - A) CONCRETE EXPOSED TO EARTH - MINIMUM 1 $\frac{1}{2}$ "
 - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3 $\frac{3}{4}$ "
 - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 $\frac{1}{2}$ "
- 4) HORIZONTAL REINFORCEMENT:
 - A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
 - B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
 - D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
- 5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- 6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3 $\frac{1}{2}$ ". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 24" OC TO WITHIN 8" OF THE TOP OF THE WALL.
- 7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS

S2.0 NO SCALE



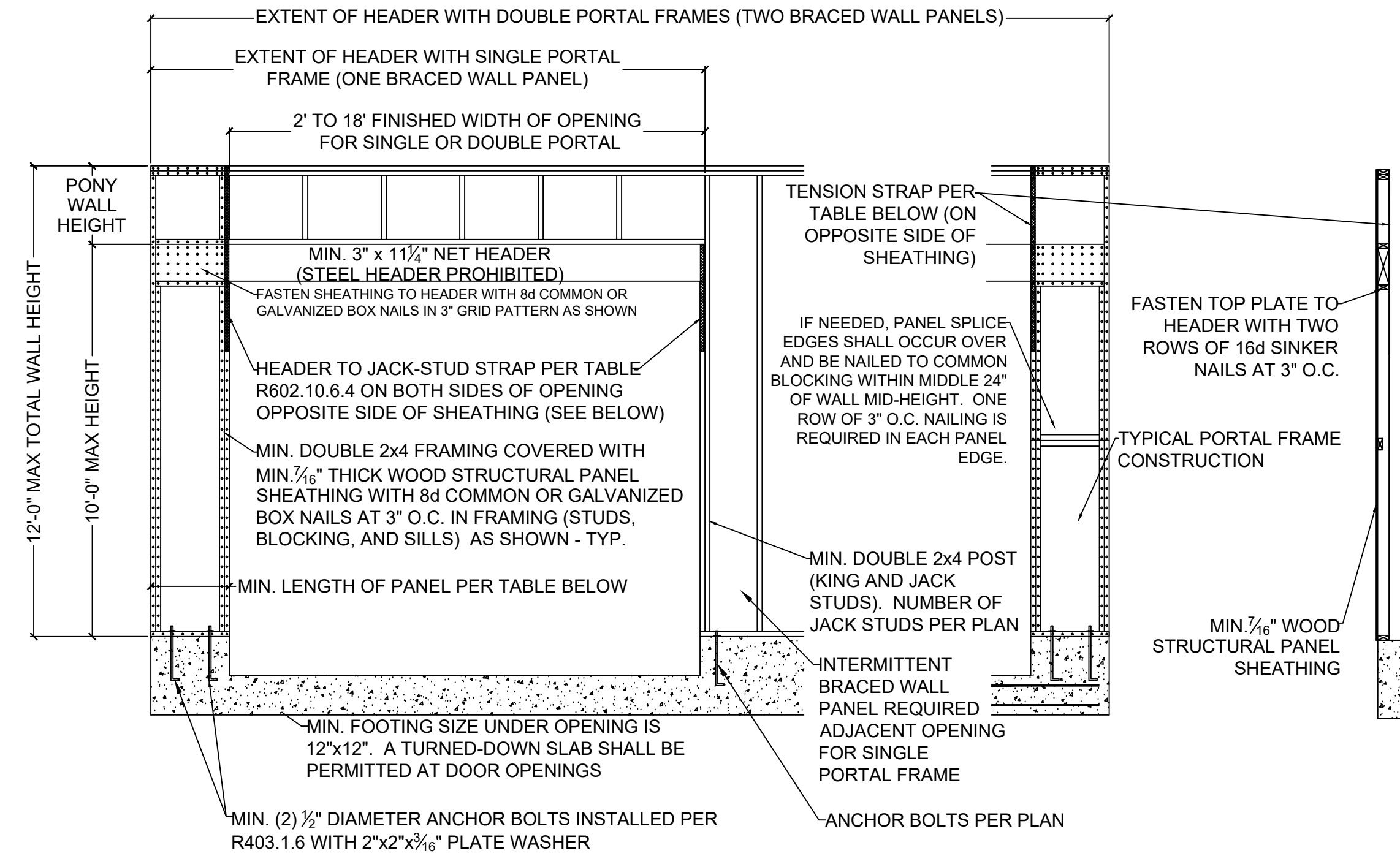




1 METHOD PFH (PORTAL FRAME WITH S3.0 HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

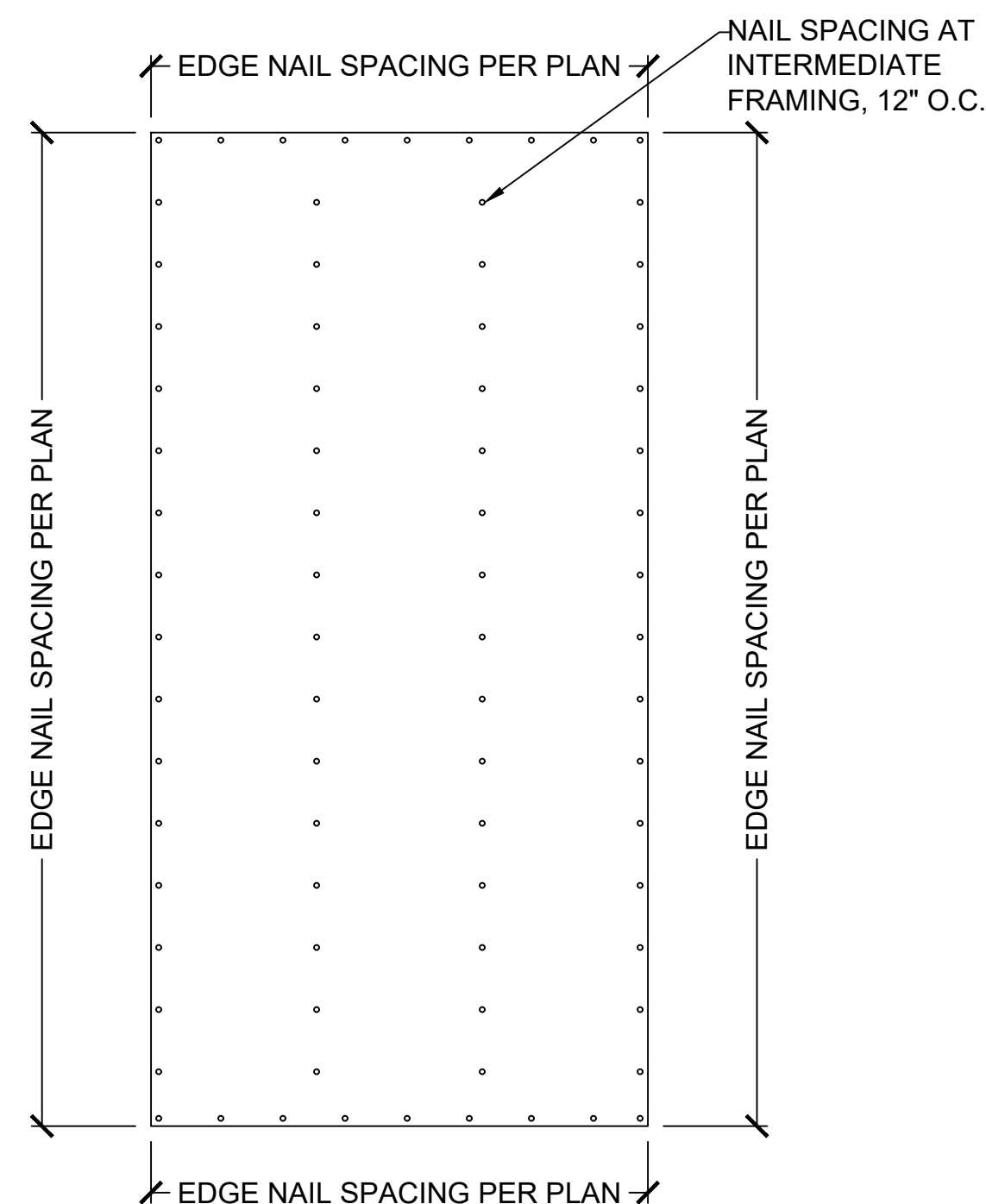


2 METHOD PFG (PORTAL FRAME AT GARAGE S3.0 DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

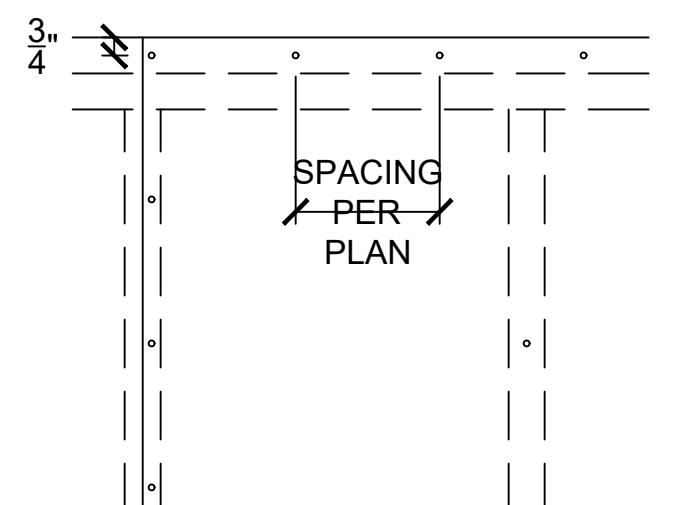
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 ^a	36 ^a

a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall



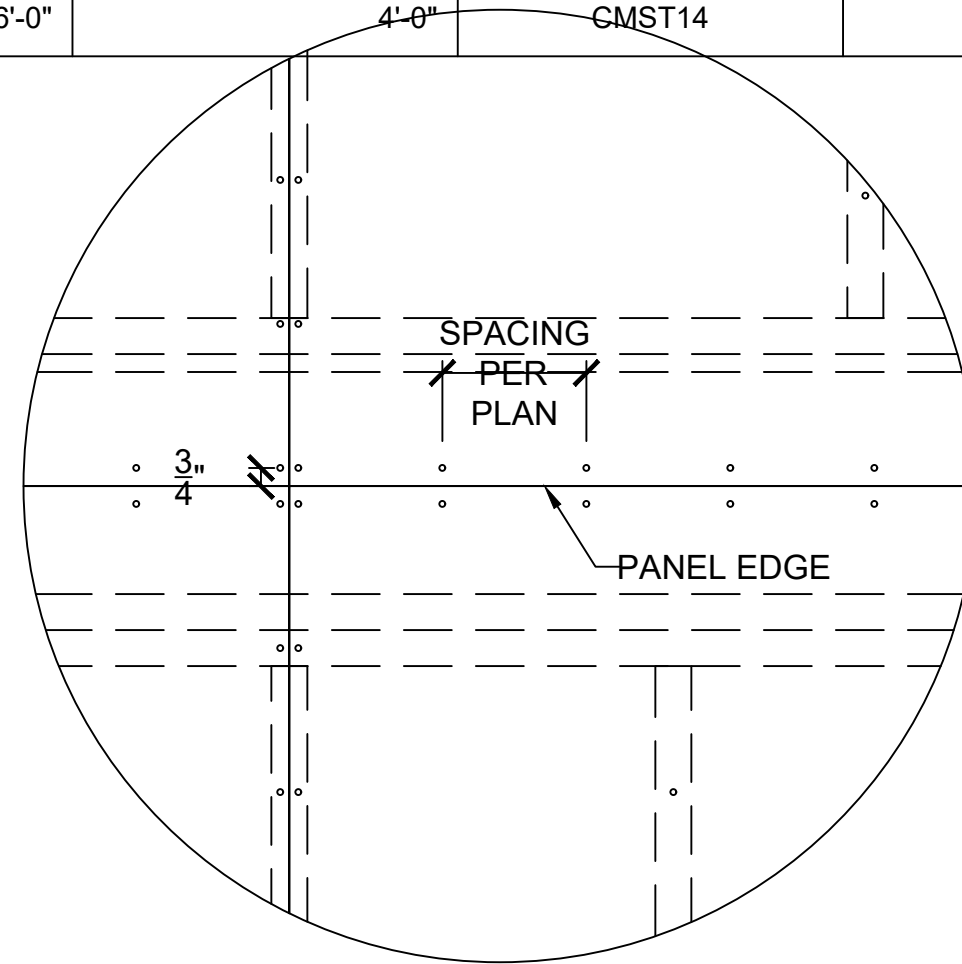
3 EXTERIOR WALL SHEATHING S3.0 PANEL ATTACHMENT

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



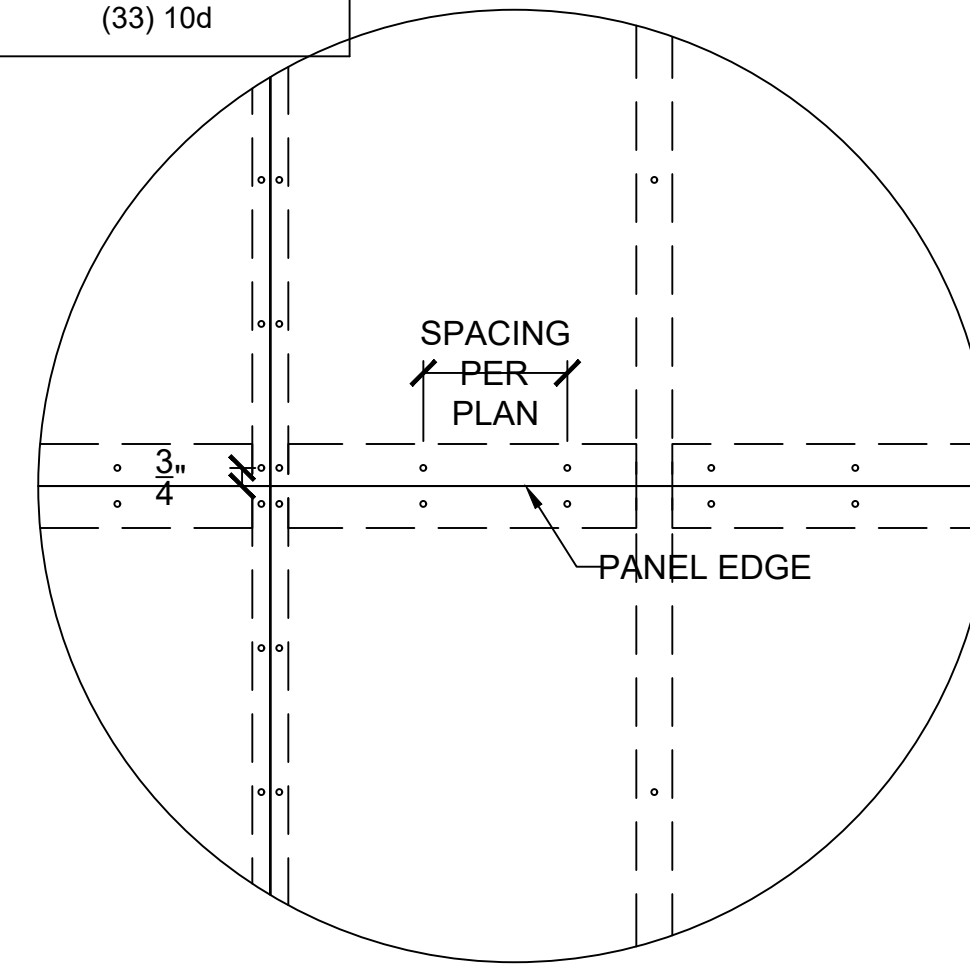
4 SHEATHING EDGE AT TOP S3.0 AND BOTTOM PLATES

SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



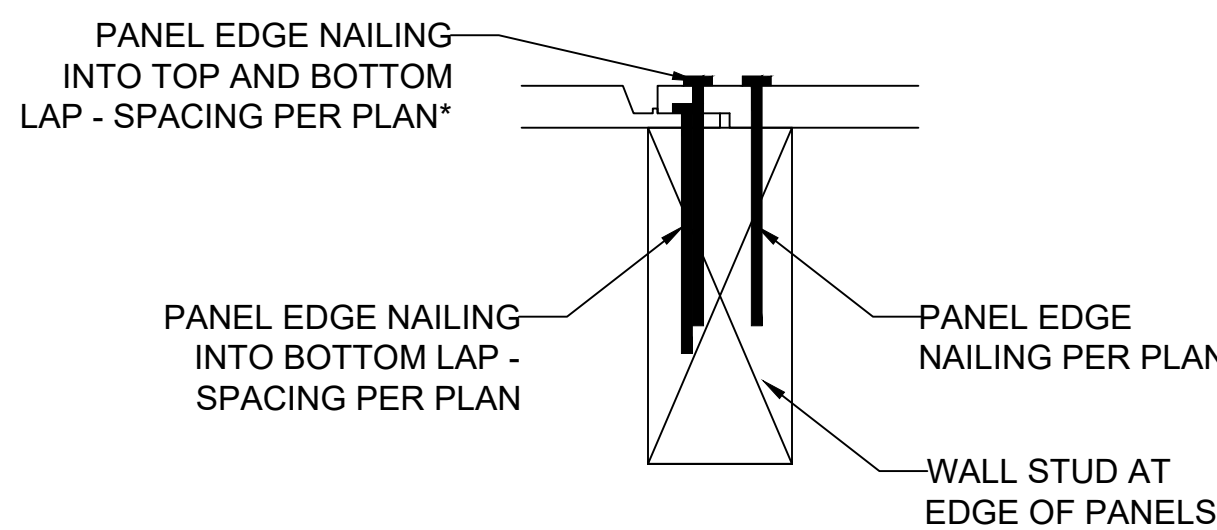
5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER

SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS

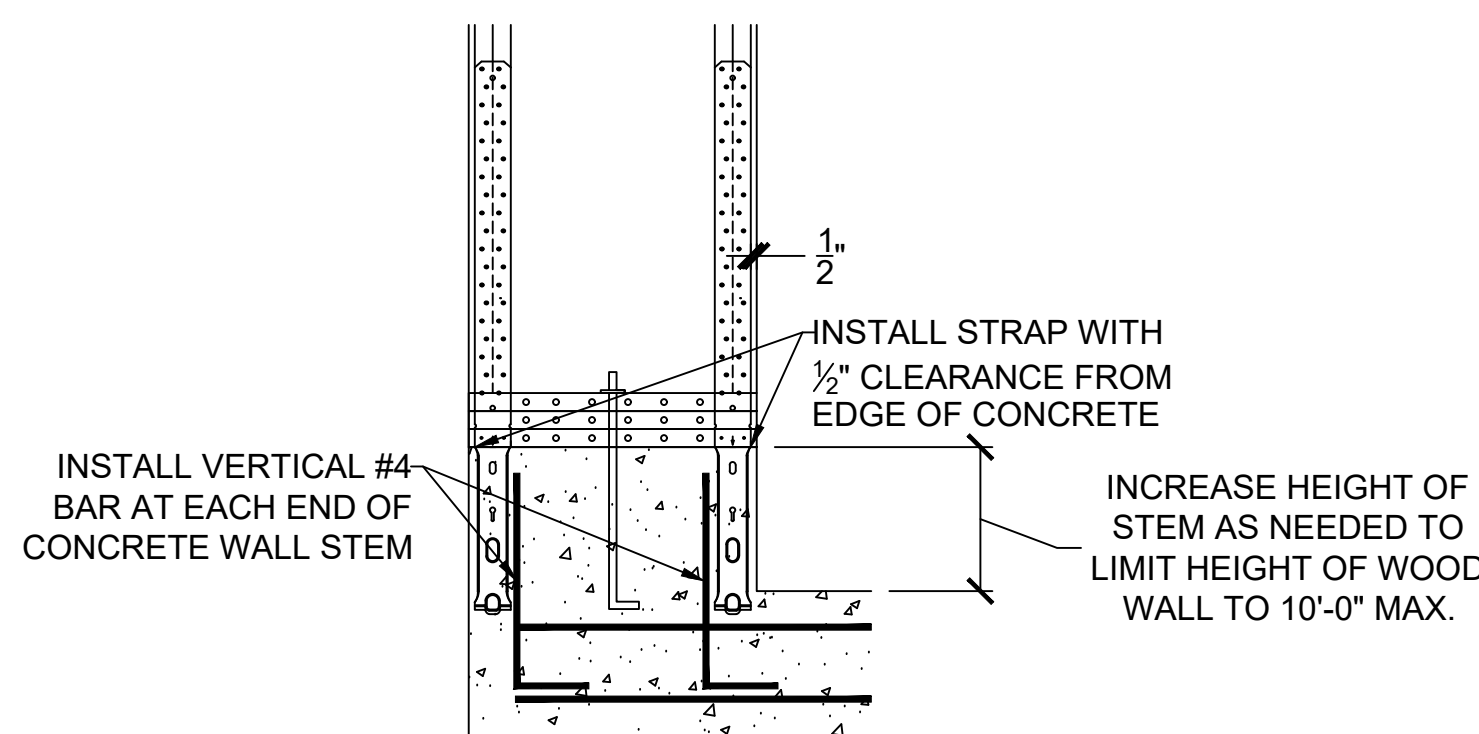
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING

7 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING

SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



8 GARAGE HOLD-DOWN S3.0 STRAP INSTALLATION

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

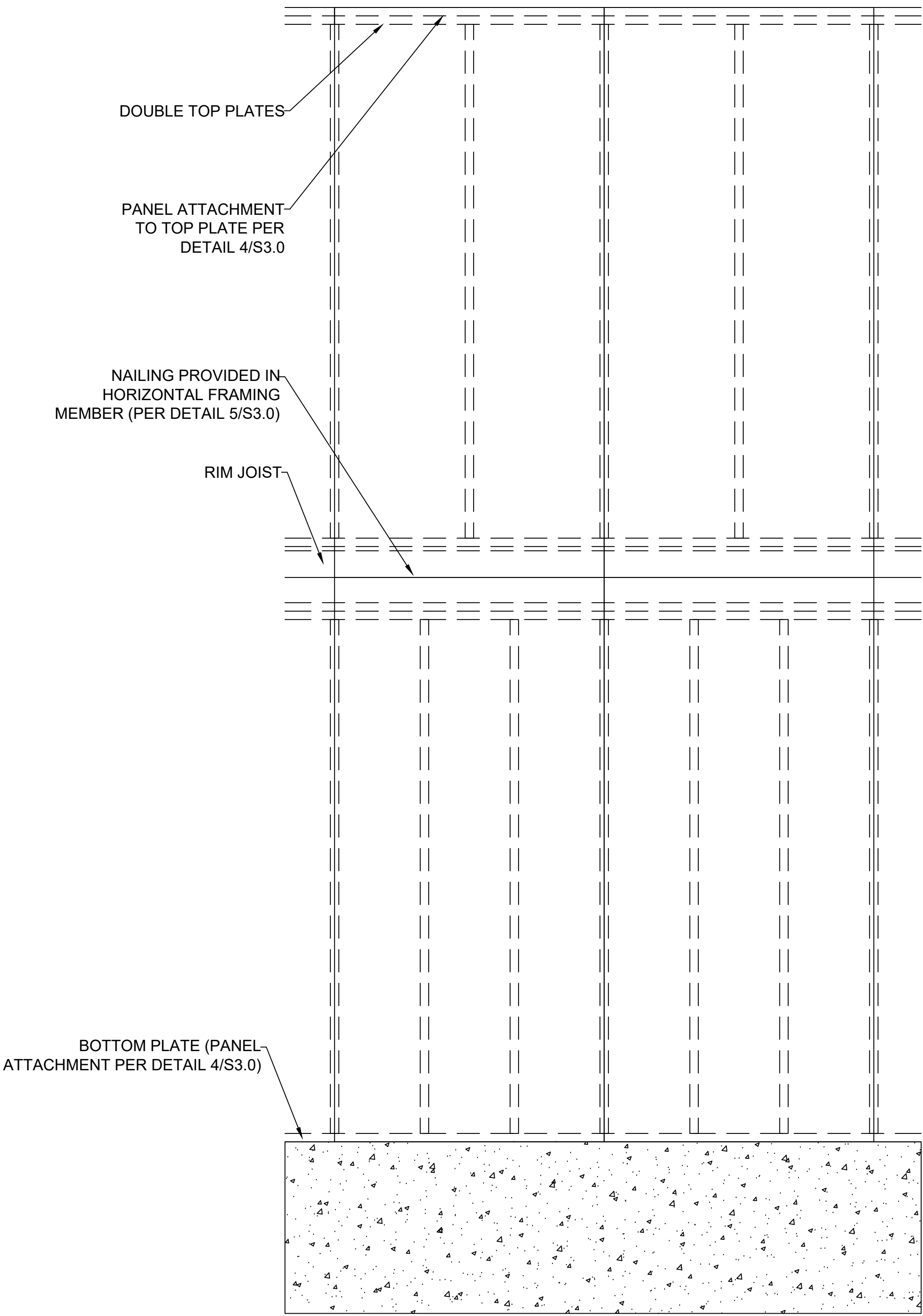


CLIENT: BELLA HOMES, LLC
JOB TITLE: THE OXFORD 4
LOT 2, NEW LONGVIEW
LOCATION: LEE'S SUMMIT, MISSOURI

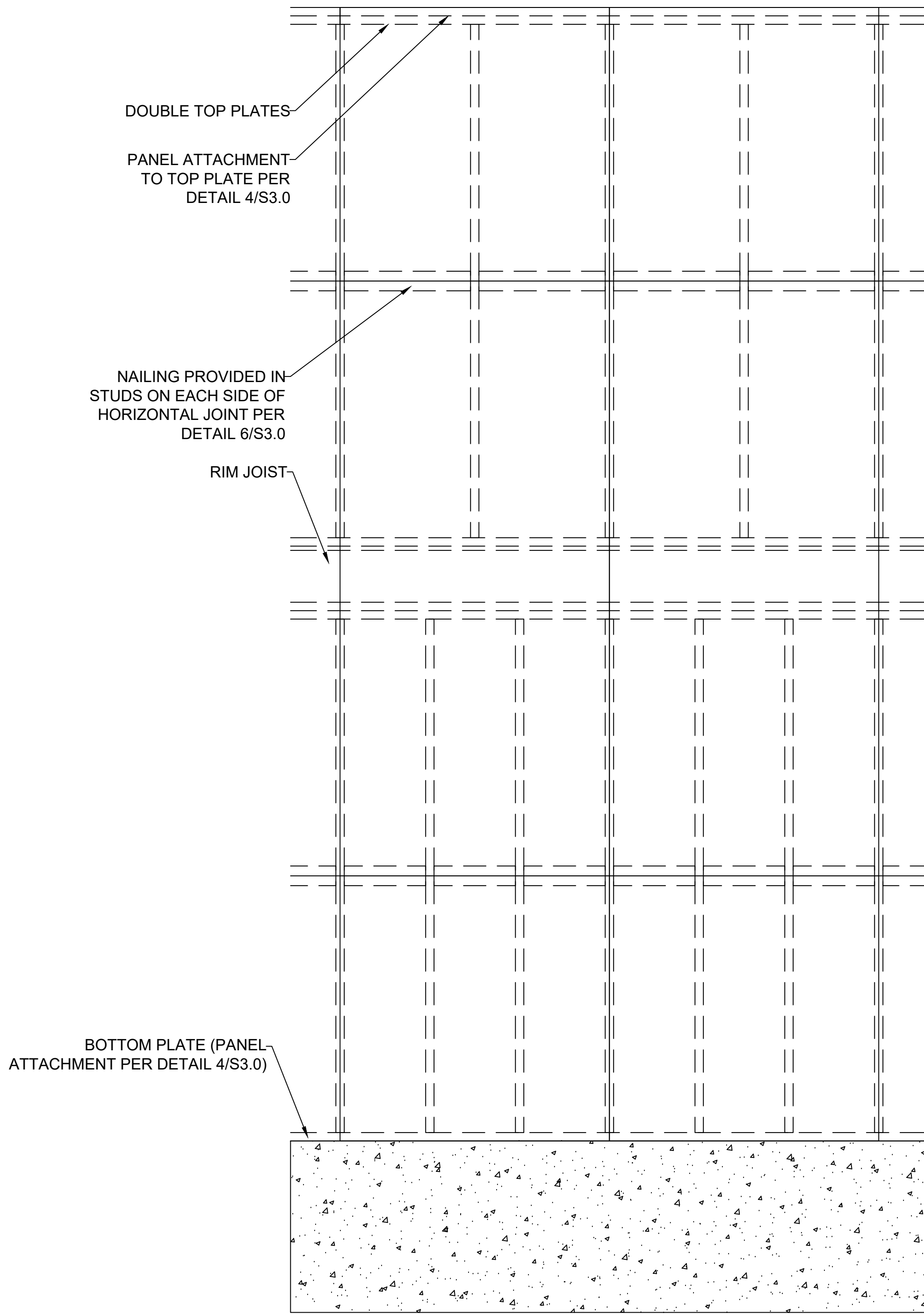


NO.	DATE	REVISION	B
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2375		DRAWN BY: DMH	
DATE: 2-12-2020			
SHEET NUMBER			

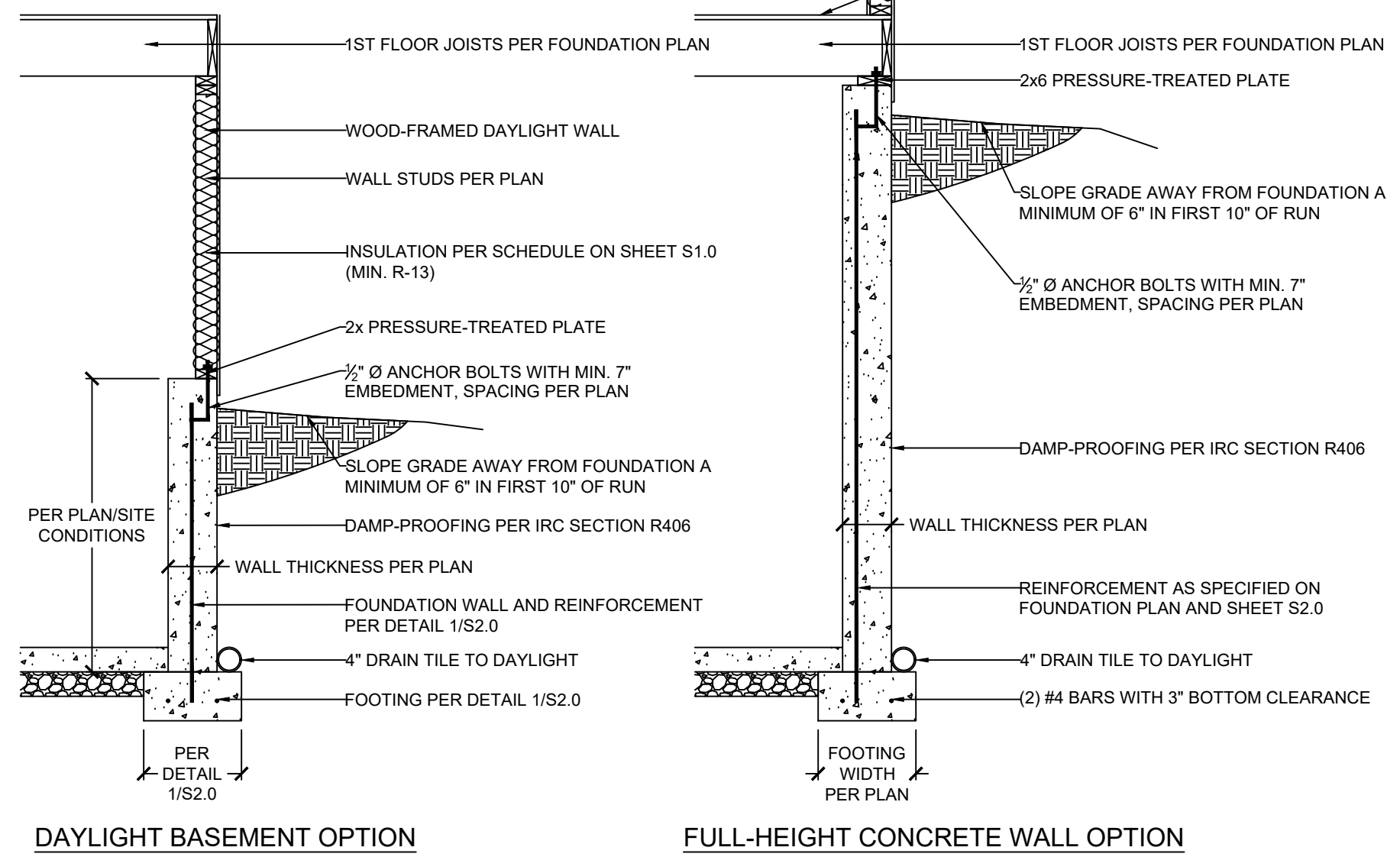
S3.0



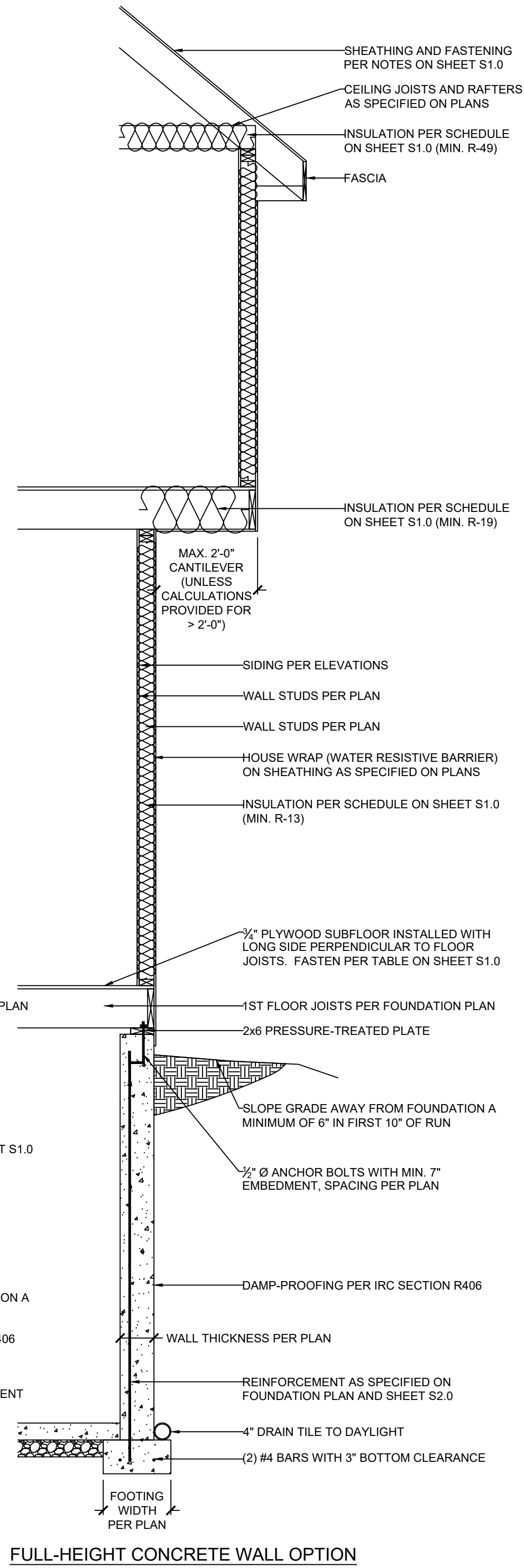
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

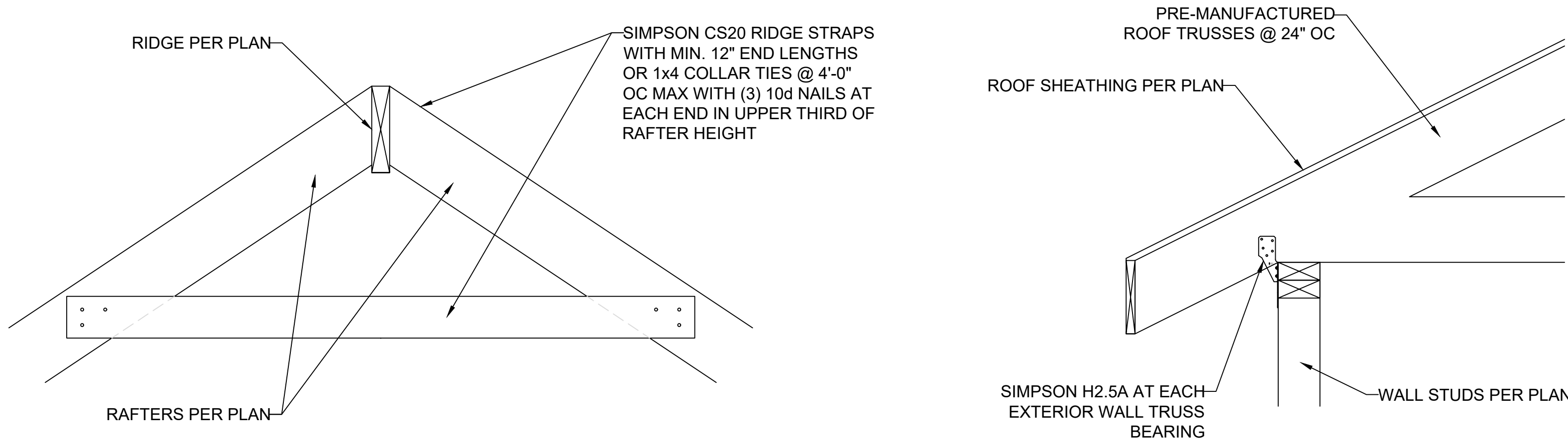


2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



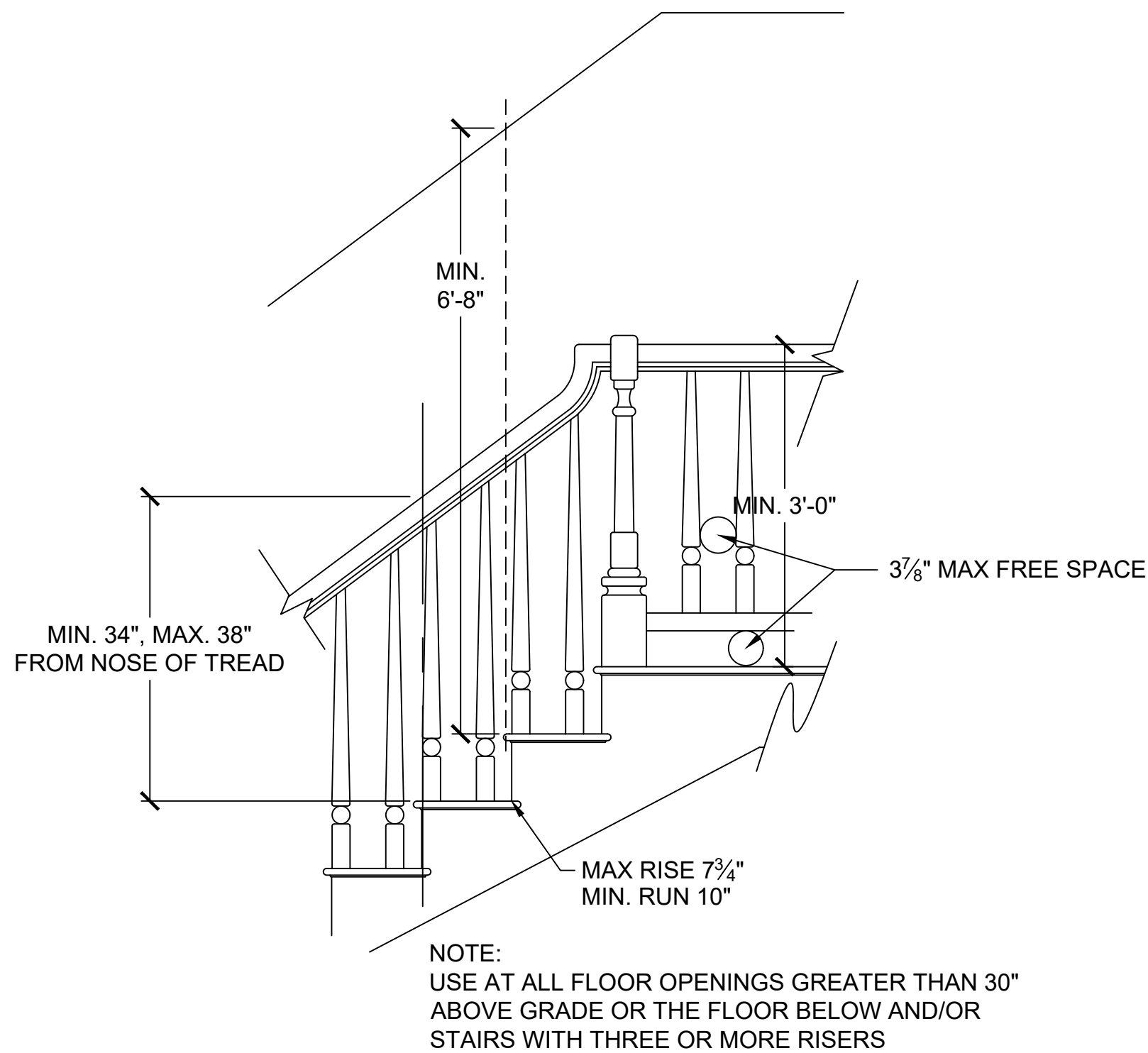
3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0"



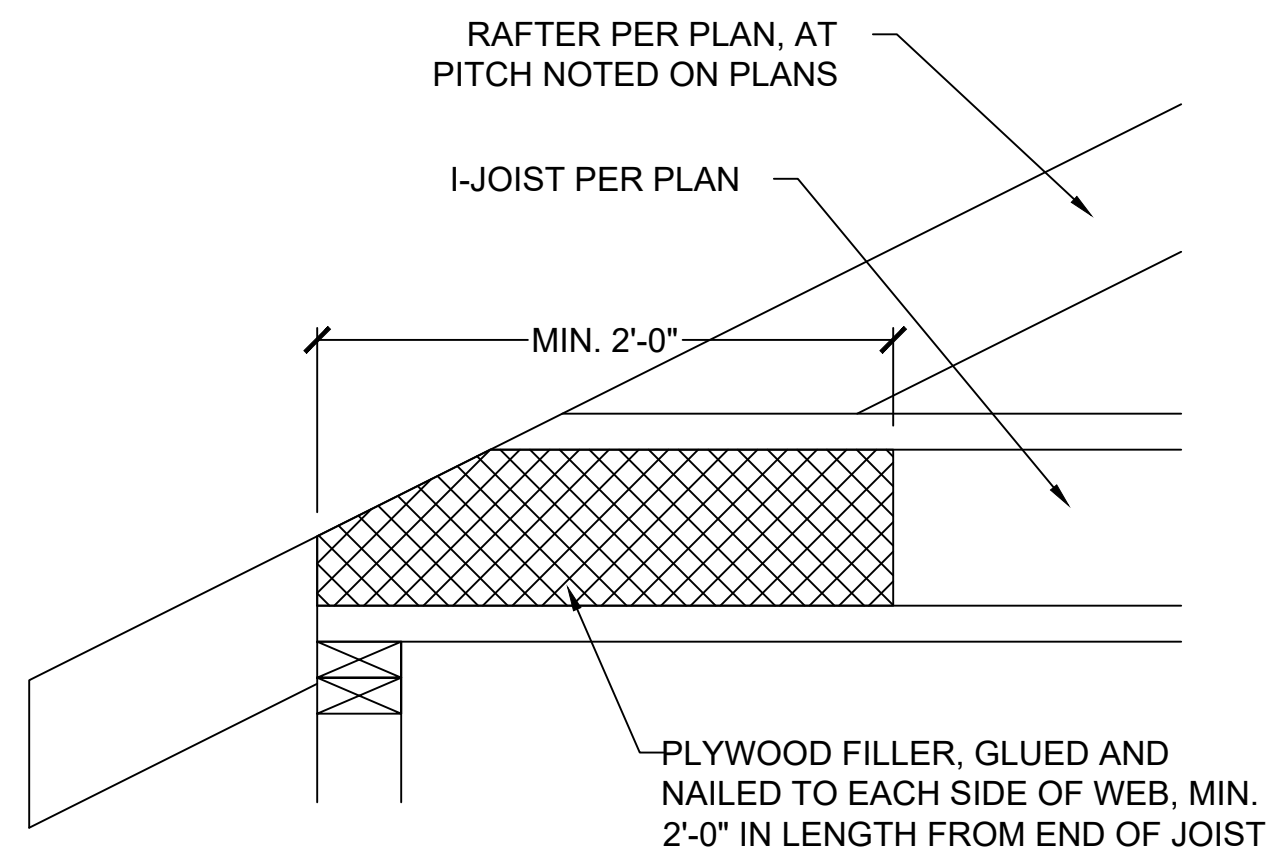


1 RIDGE FRAMING DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

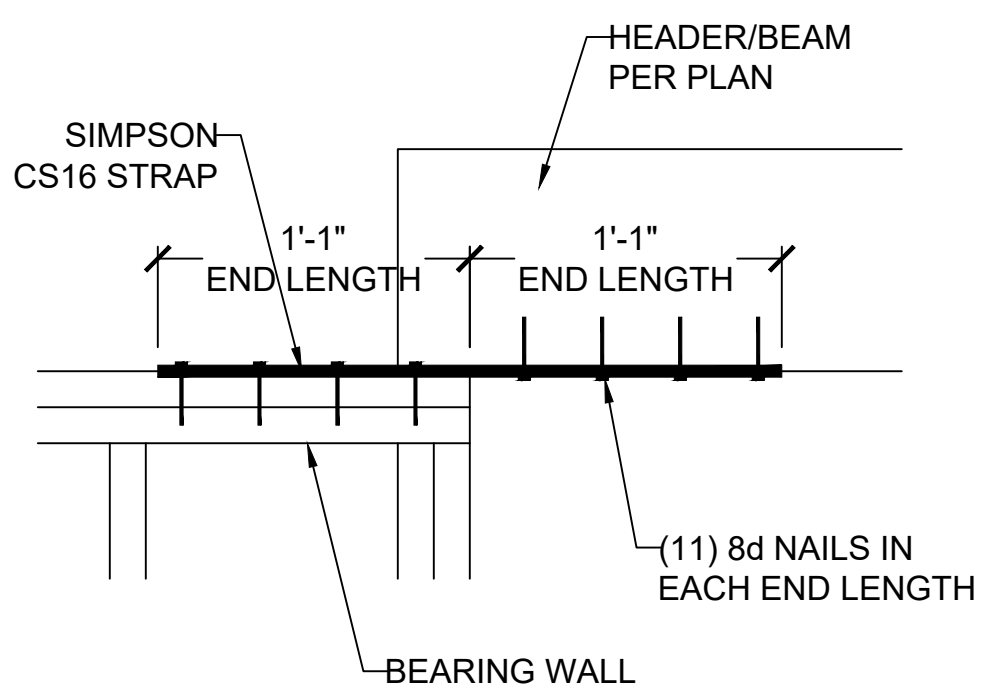
2 TRUSS CONNECTION TO EXT. WALL BEARING
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



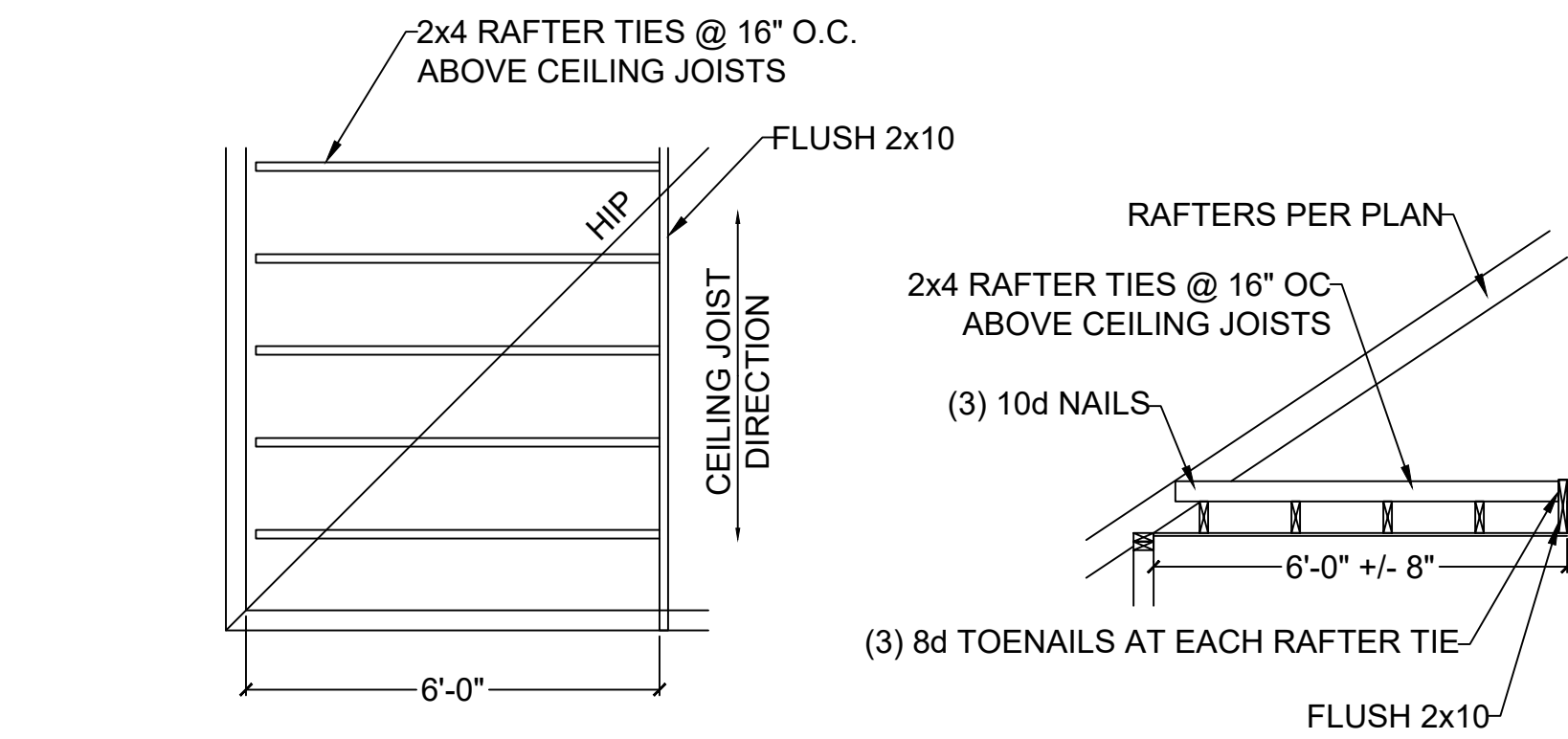
4 STAIR AND HANDRAIL/GUARDRAIL DETAIL
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



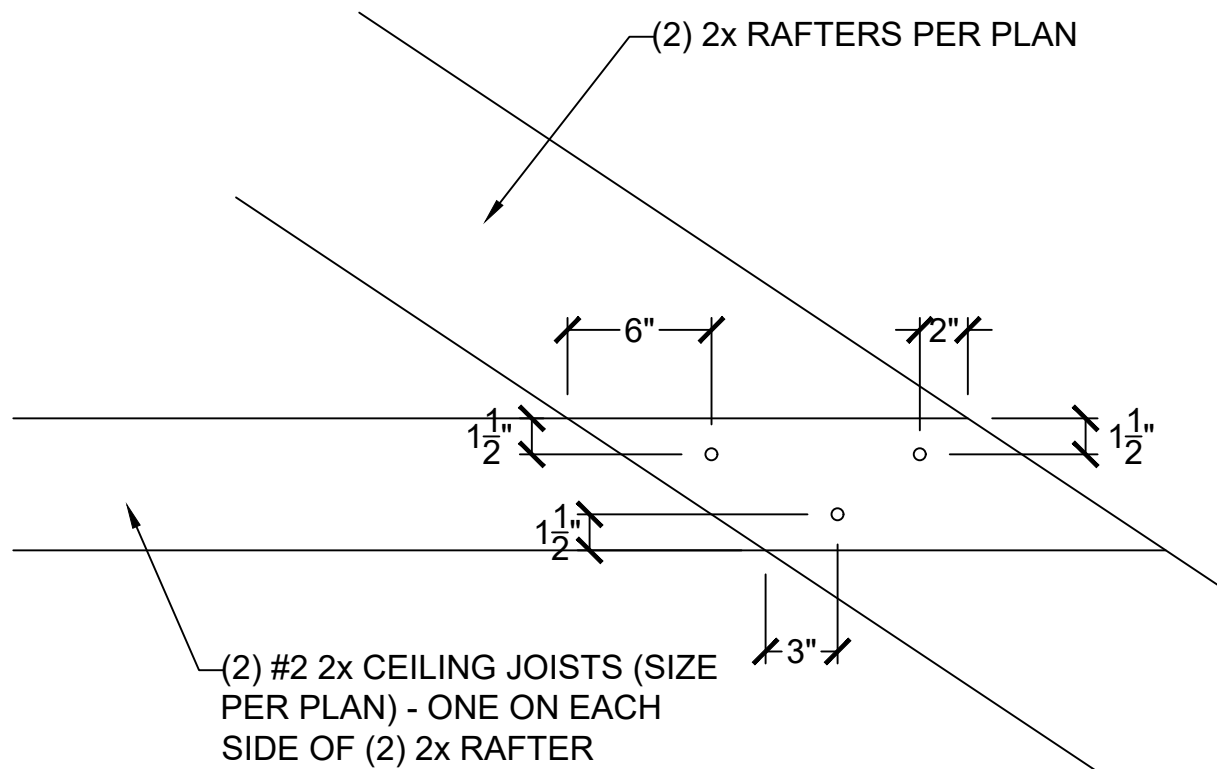
9 COPED I-JOIST REINFORCEMENT
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



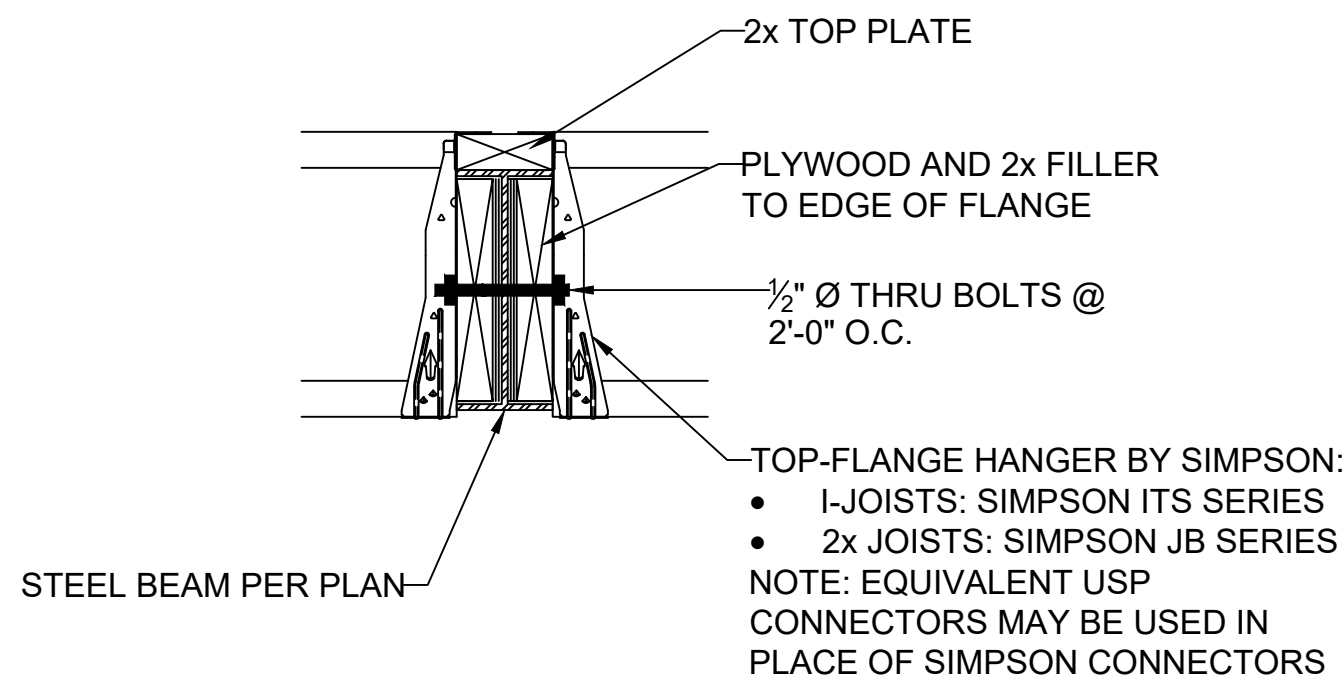
10 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



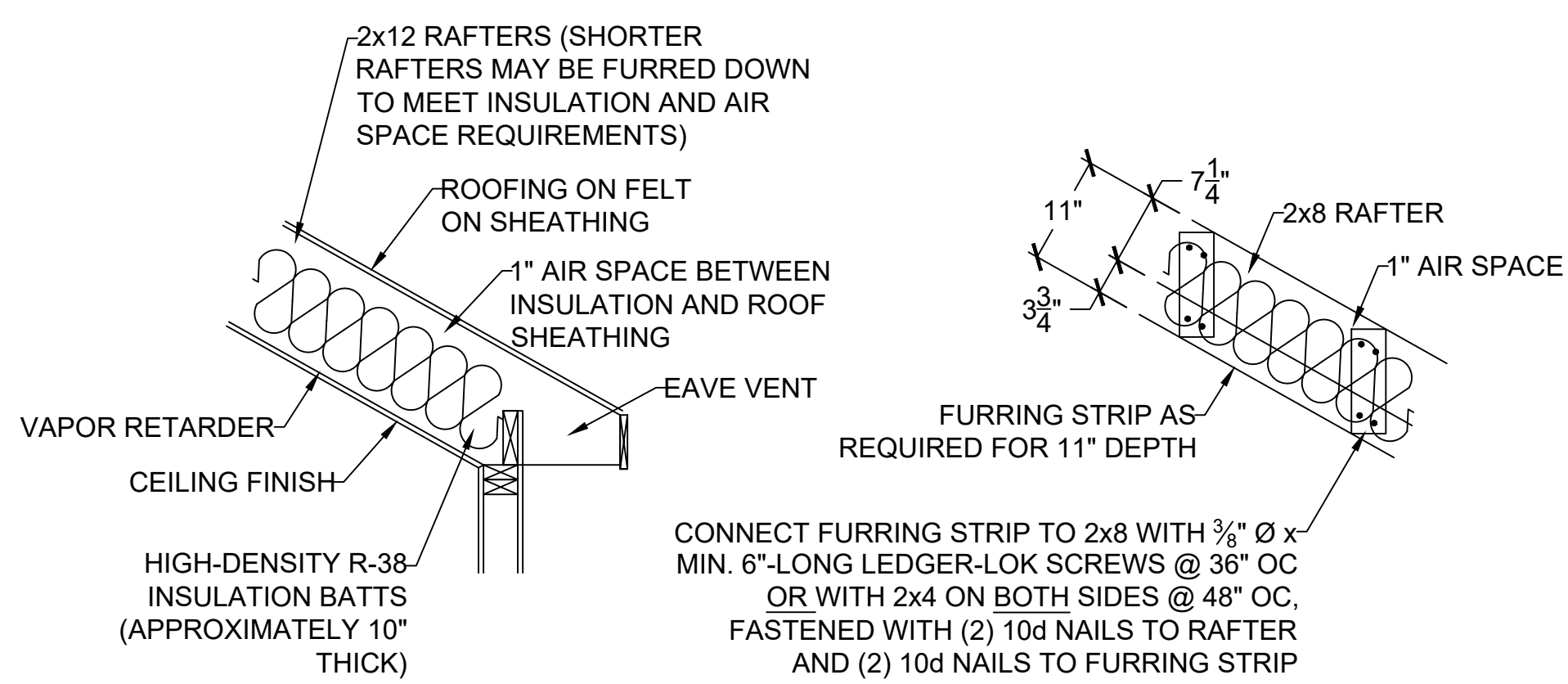
5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
S3.2 SCALE: 3/4" = 1'-0" (18x24) OR 5/8" = 1'-0" (24x36)



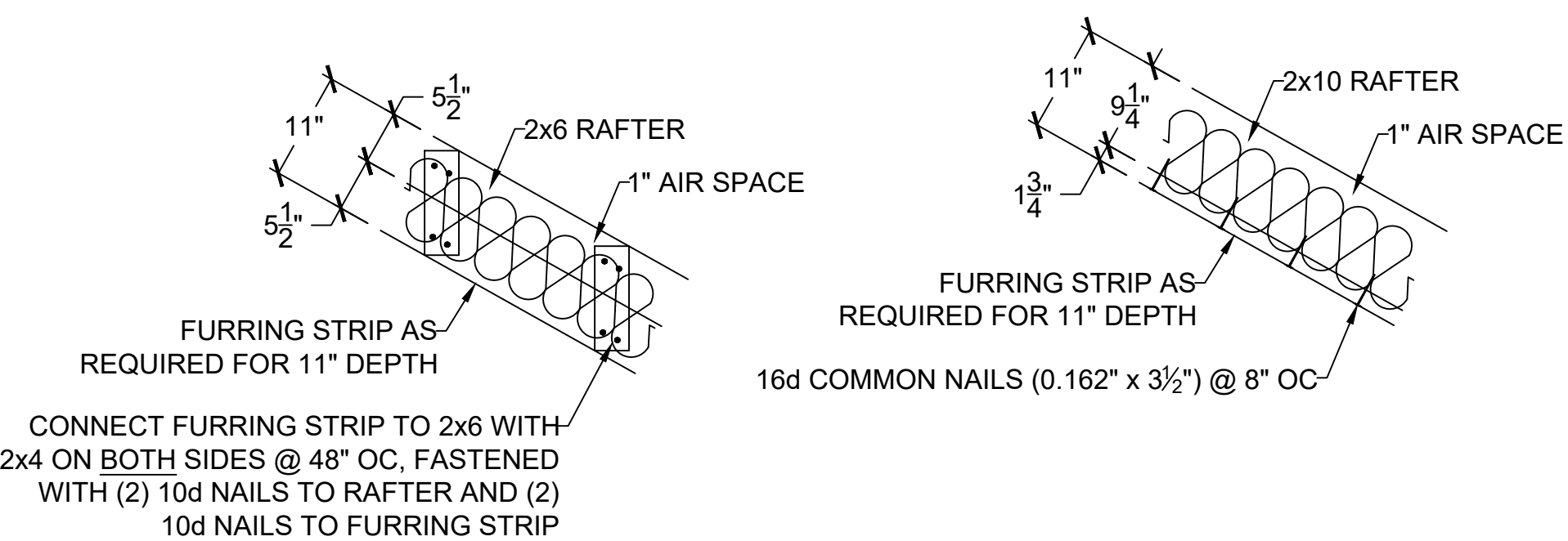
6 FIELD-CONSTRUCTED A-FRAME DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



7 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



3 VAULTED RAFTER INSULATION DETAILS
S3.2 SCALE: 3/4" = 1'-0"



HEIGHT (FT.)	SPACING (INCHES O.C.)			
	24	16	12	8
SUPPORTING A ROOF ONLY				
10 OR LESS	2x4	2x4	2x4	2x4
12	2x6	2x4	2x4	2x4
14	2x6	2x6	2x6	2x4
16	2x6	2x6	2x6	2x4
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING ONE FLOOR AND A ROOF				
10 OR LESS	2x6	2x4	2x4	2x4
12	2x6	2x6	2x6	2x4
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING TWO FLOORS AND A ROOF				
10 OR LESS	2x6	2x6	2x4	2x4
12	2x6	2x6	2x6	2x6
14	2x6	2x6	2x6	2x6
16	DR	2x6	2x6	2x6
18	DR	DR	2x6	2x6
20	DR	DR	DR	2x6

NOTES:
1) DR = DESIGN REQUIRED
2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"

8 MAXIMUM ALLOWABLE LENGTH OF WOOD WALL STUDS (IRC TABLE 602.3.1)
S3.2



1418 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
* DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: BELLA HOMES, LLC
JOB TITLE: THE OXFORD 4
LOT 2, NEW LONGVIEW
LOCATION: LEE'S SUMMIT, MISSOURI

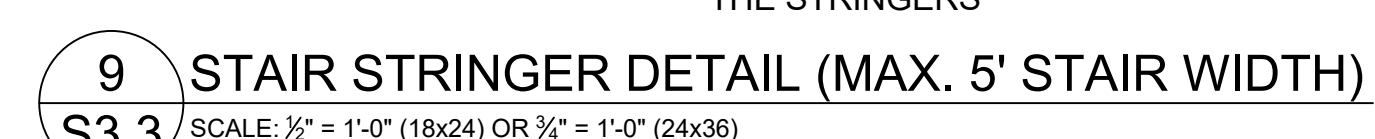
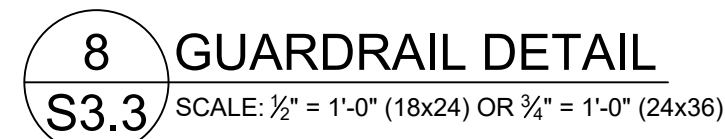
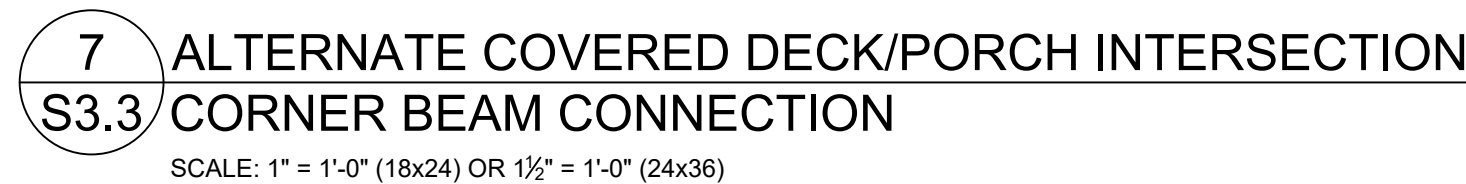
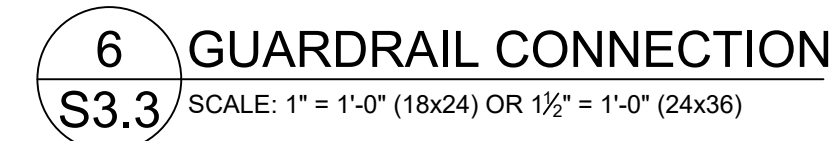
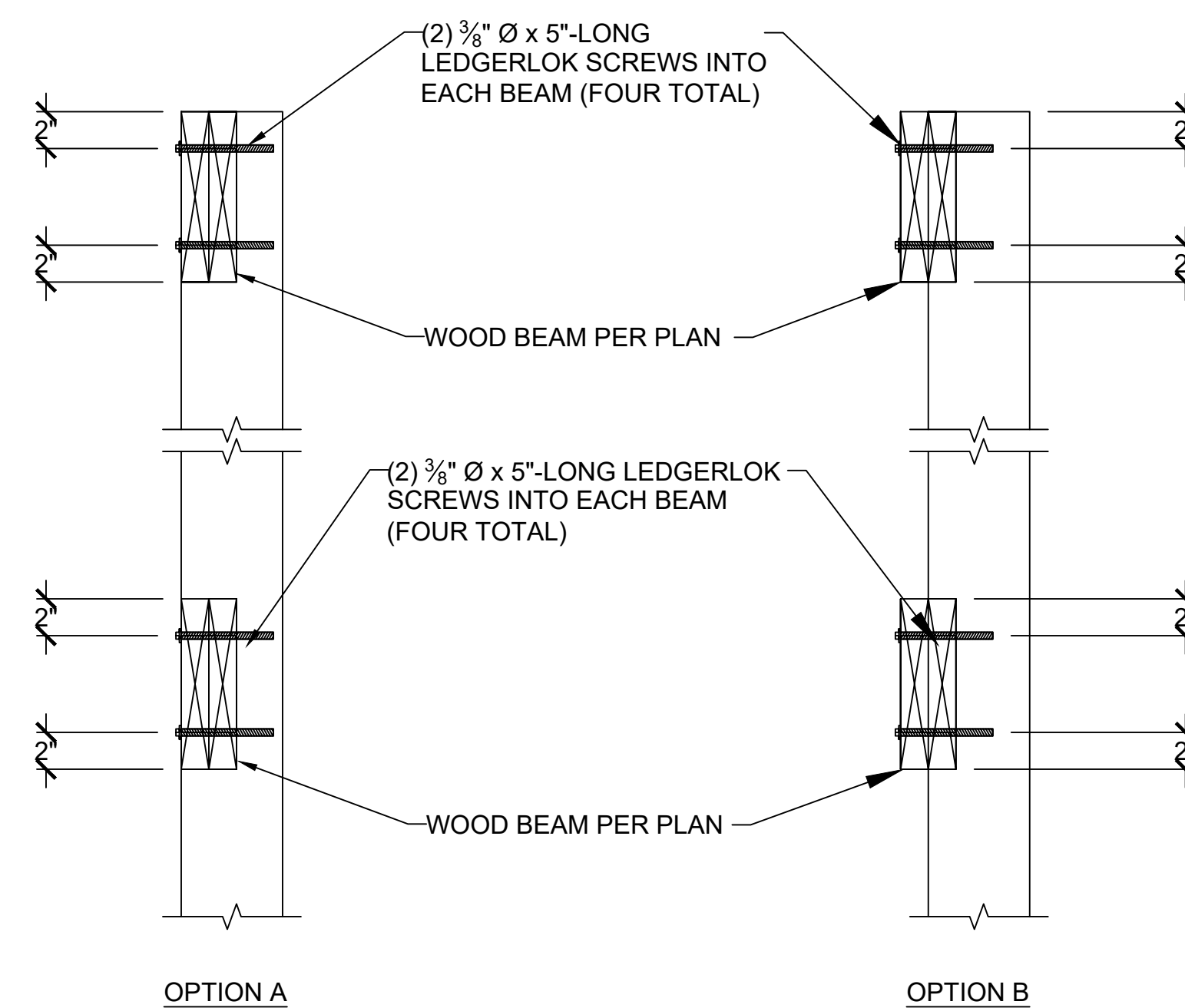
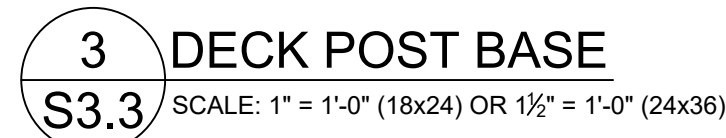
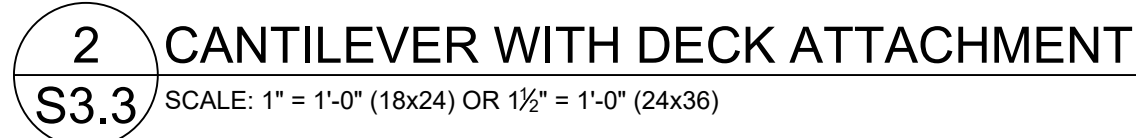


NO.	DATE	REVISION	BY
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY DMH	
JOB NO. 2375		DRAWN BY: DMH	
DATE: 2-12-2020			
SHEET NUMBER			

S3.2



DECK JOIST SPAN	½" Ø GALV. LAG OR ¾" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED



CLIENT: BELLA HOMES, LLC
JOB TITLE: THE OXFORD 4
LOT 2, NEW LONGVIEW
LOCATION: LEE'S SUMMIT, MISSOURI



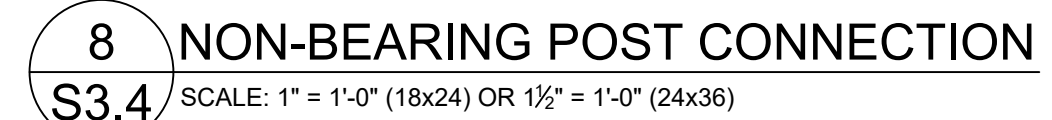
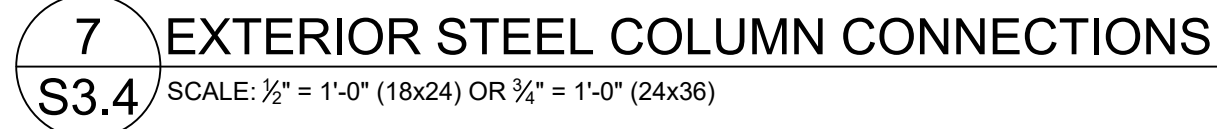
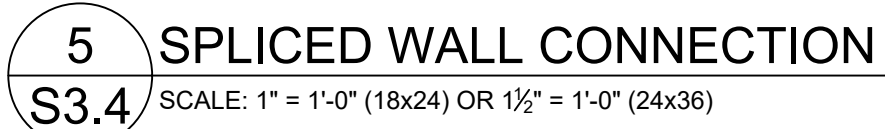
NO.	DATE	REVISION	B
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2375		DRAWN BY: DMH	
DATE: 2-12-2020			
SHEET NUMBER			

S3.3



2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS

S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)



8 NON-BEARING POST CONNECTION

S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



8 NON-BEARING POST CONNECTION

S3.4 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



14718 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
* DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM