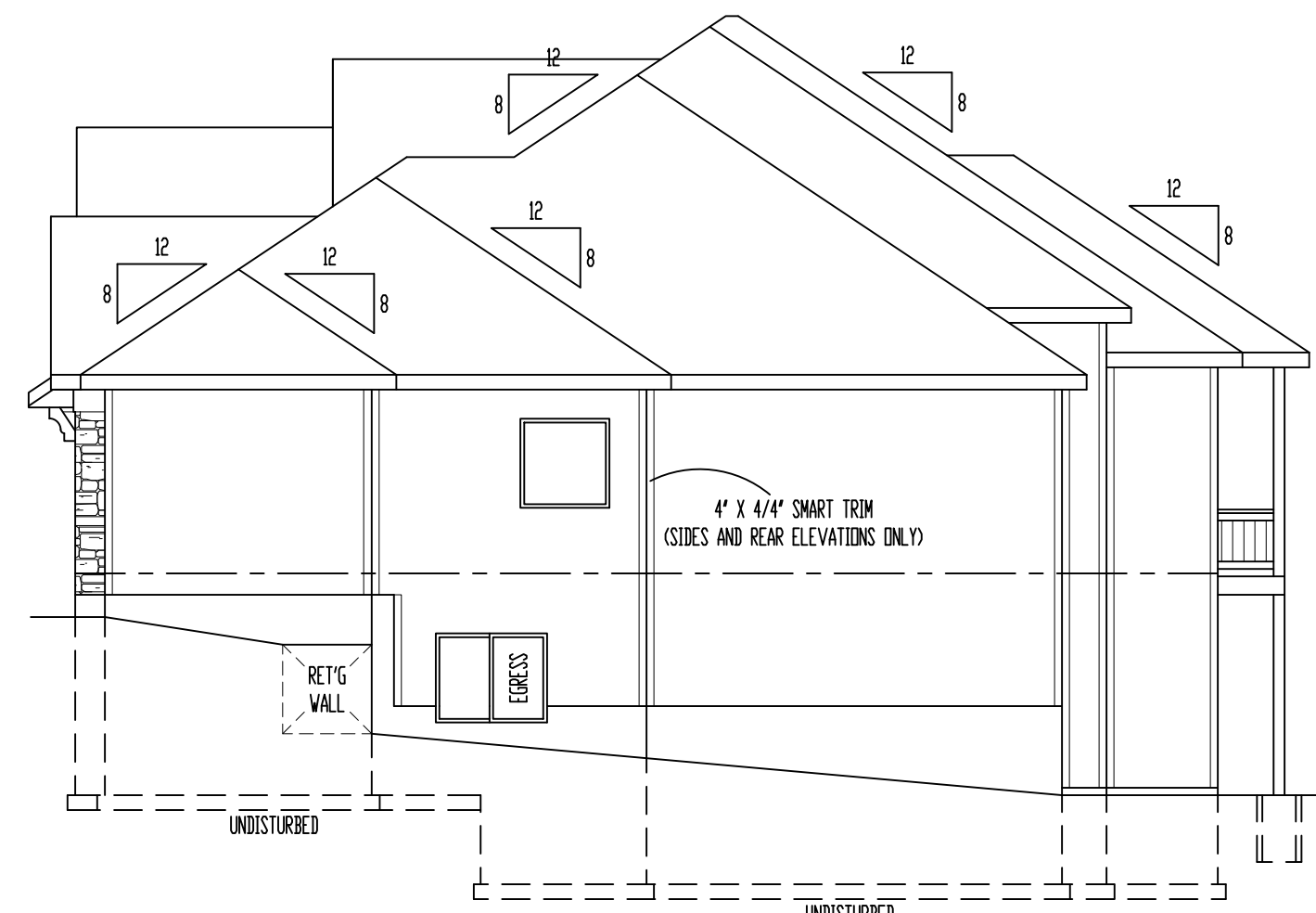
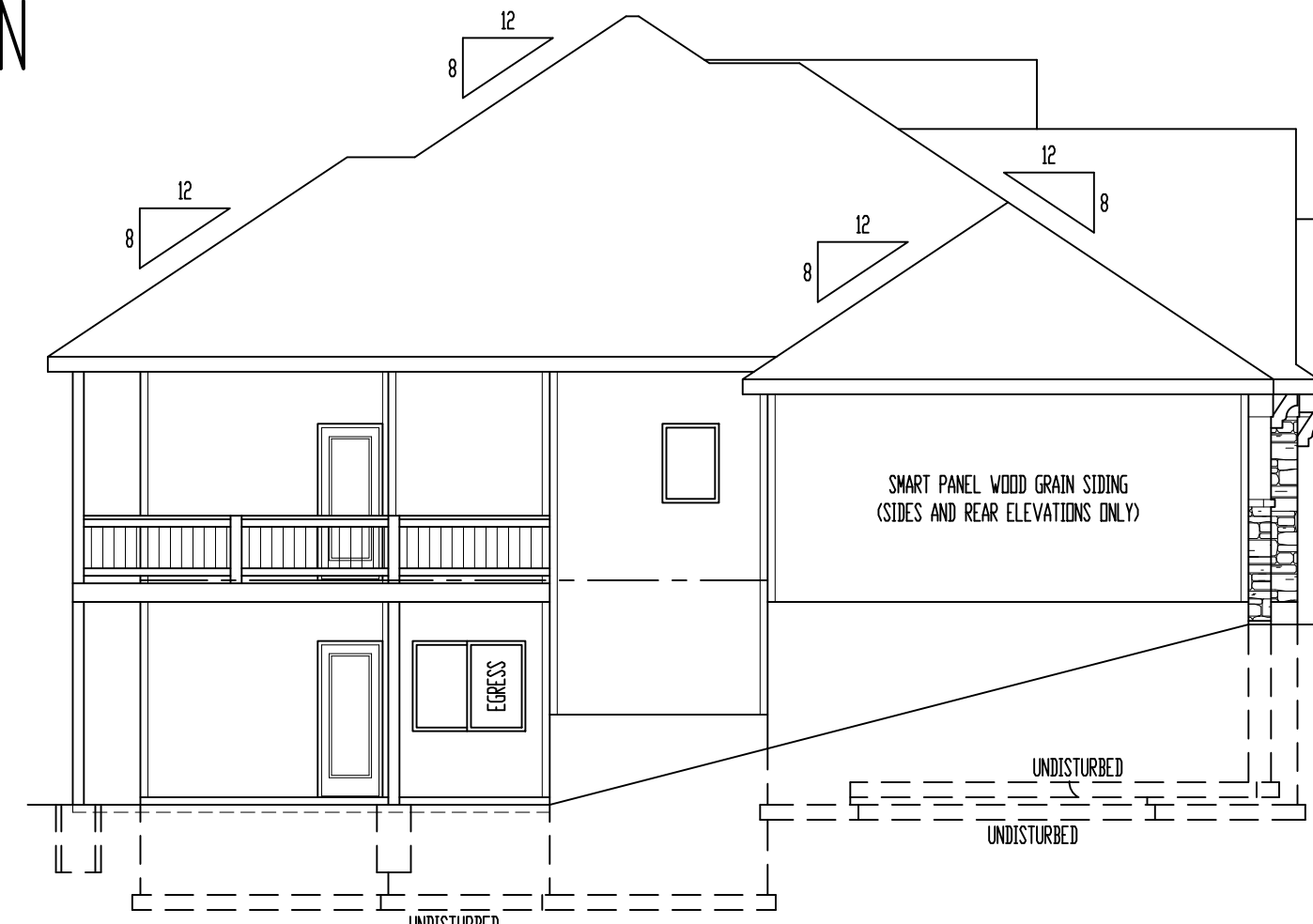


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: $1/8" = 1'-0"$

DECK:
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S
RESIDENTIAL DECK STANDARDS
2" X 10" #2 TTD. @ 16" O.C. FLOOR JOISTS (MAX. SPAN: 14'-0")
2" X 6" MAINT.-REDUCED DECKING
6" X 6" CEDAR/TTD. POSTS
CEDAR RAILINGS AND ALUMINUM BALUSTERS
DETERMINE OPTIONAL STAIRS ON SITE

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



LEAVITT RESIDENTIAL DESIGN LLC

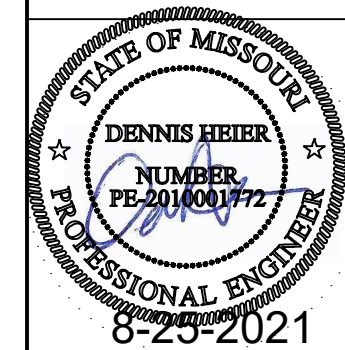
M/T: (816) 547-4437 E: Plans@ViewpointDesign.net

Site Description:
Lot 118, Woodside Ridge 1st Plat

Street Address:
**209 NW Ambersham Dr.,
Lee's Summit, Missouri**

Project title:
RWR118 Spec
(Elevation: C)

General Contractor:
Pfeifer Homes, Inc.

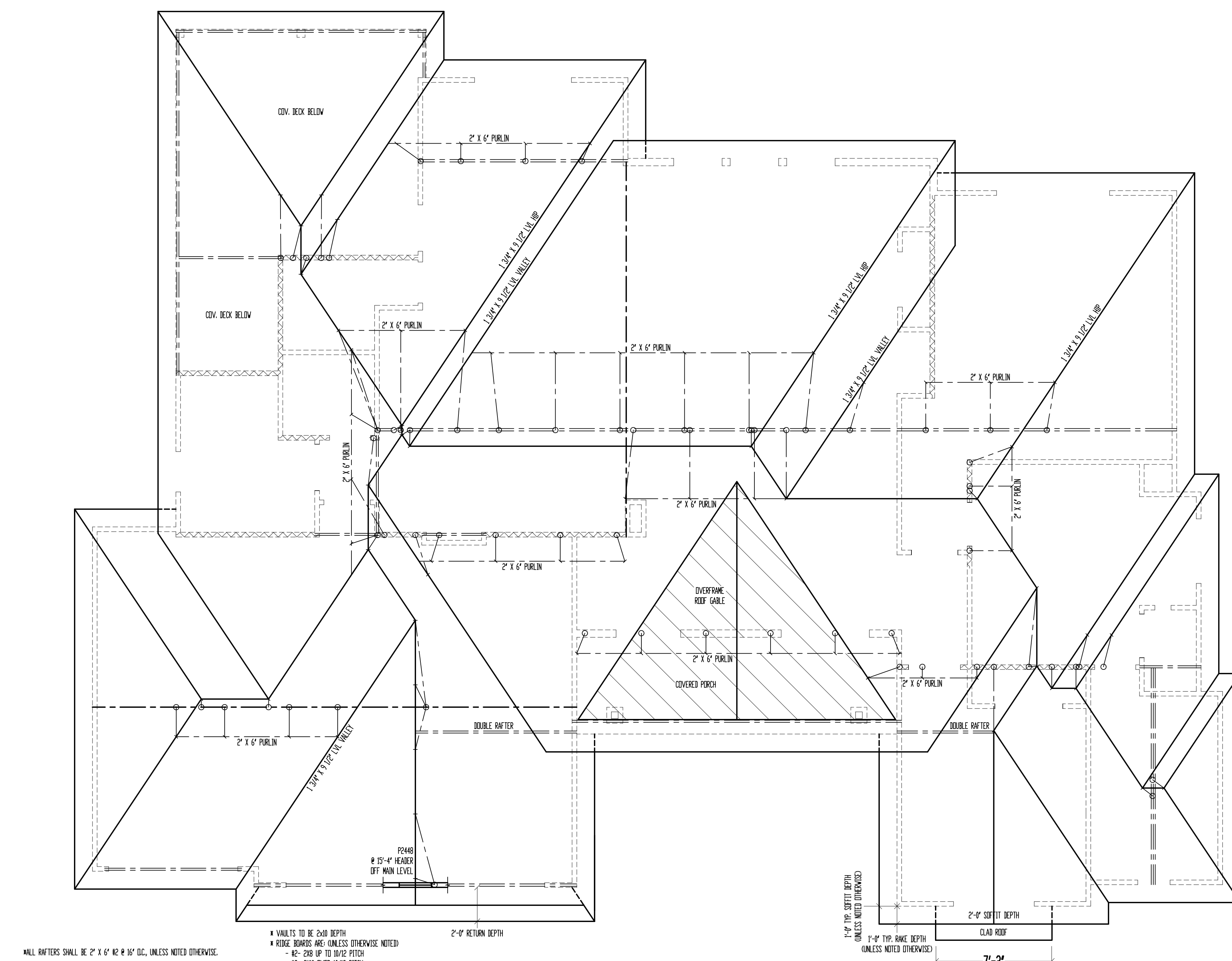


Date: 8 - 24 - AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ELEVATIONS

Sheet No.:

A-1 of 4



WALL RAFTERS SHALL BE 2" X 6" R2 #2 DC, UNLESS NOTED OTHERWISE.	<ul style="list-style-type: none"> • VALLEYS TO BE 2X6 MIN. • RIDGE BRACES ARE UNLESS OTHERWISE NOTED. • R2-2X8 OR UP TO 10/12 PITCH • R2-2X10 OVER 10/12 PITCH
SEE DETAIL 7/332 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS ARE REQUIRED TO BEAR HEAVIER THAN THE WALL DOUBLE TOP PLATE.	<ul style="list-style-type: none"> • ALL HIPS & VALLEYS ARE UNLESS OTHERWISE NOTED • R2-2X8 UP TO 10/12 PITCH • R2-2X10 OVER 10/12 PITCH
FLASHING NOTE: BRP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.	<ul style="list-style-type: none"> • PURLIN ARE 2X6 MIN. • PURLIN STRUTS ARE AT 4'-0" O.C. • ALL 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:
ROOF NOTES: ROOF DESIGNED FOR LIGHT ROOF COVERING. 30psf LL (10psf DL, 20psf LL (SL))	
• RAFTERS OVER-FR, DOUG-FR, OR EQUAL > SEE SPAN CHARTS BELOW	
CODE MINIMUM	
RAFTERS SPACING MAX HORIZONTAL CLEARSPAN	
R2-2x6 R2#4 DC 11'-7"	
R2-2x8 R2#4 DC 14'-2"	
R2-2x8 R2#4 DC 14'-9"	
R2-2x8 R2#6 DC 17'-11"	
R2-2x8 R2#4 DC 17'-11"	
R2-2x10 R2#4 DC 21'-11"	
NOTE: CODE MINIMUM ALLOWS FOR A RAFTER REFLECTION OF L/180 TOTAL LOAD	
HIGHER PERFORMANCE (RECOMMENDED)	
RAFTERS SPACING MAX HORIZONTAL CLEARSPAN	
R2-2x6 R2#4 DC 8'-5"	
R2-2x6 R2#6 DC 9'-9"	
R2-2x8 R2#4 DC 11'-3"	
R2-2x8 R2#6 DC 12'-9"	
R2-2x10 R2#4 DC 14'-5"	
R2-2x10 R2#6 DC 16'-5"	
REFLECTION = 1/240 LIVE LOAD / 1/240 L/240 TOTAL LOAD	


ROOF

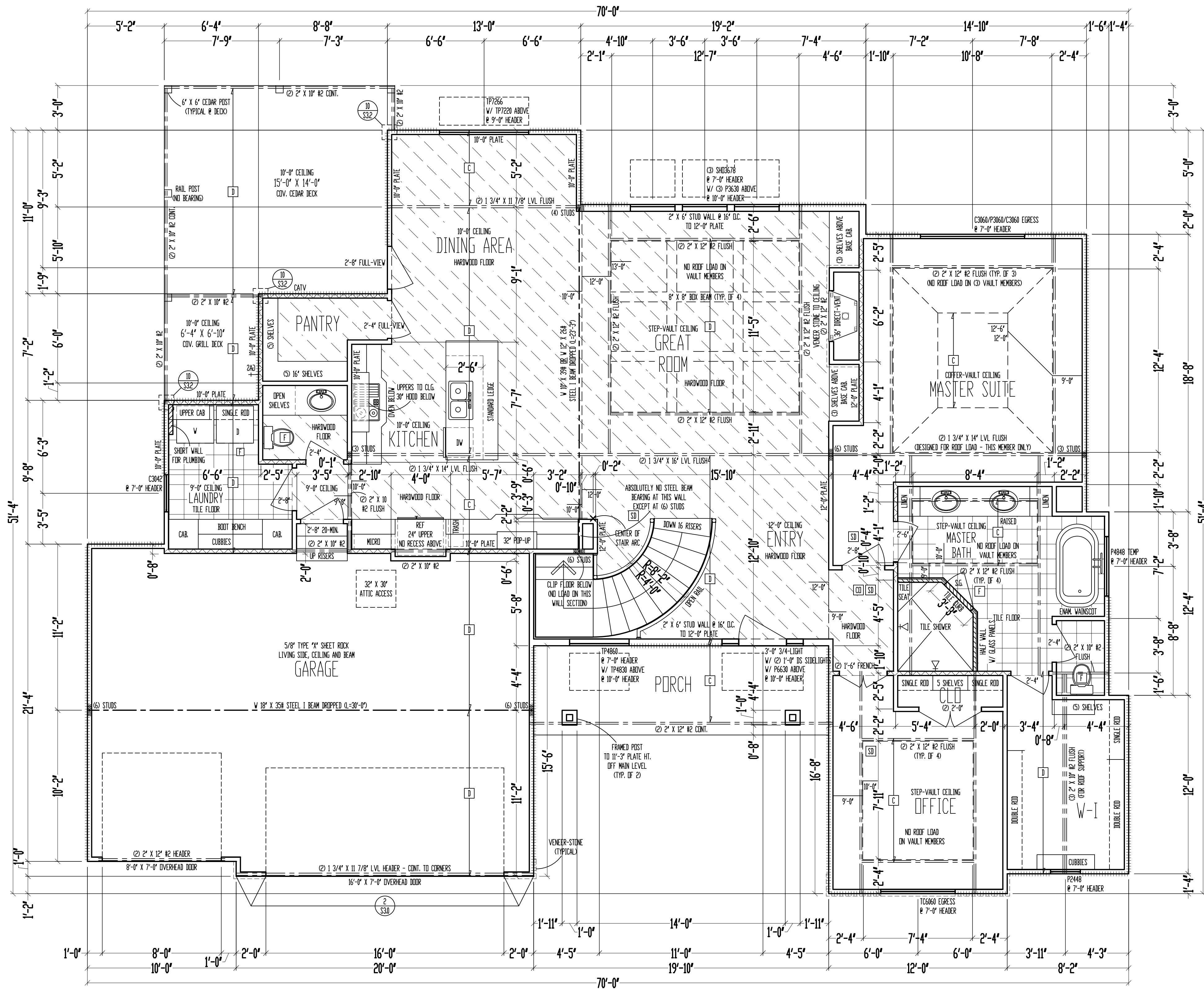
SCALE: $1/4" = 1'-0"$

ROOF AREA

8/12 PITCH: 22.34 SQ.

12/12 PITCH: 20.90 SQ.

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<p>VIEWPOINT RESIDENTIAL DESIGN LLC</p>	<p>MT: (816) 547-4437 E: Plans@ViewpointDesign.net</p>				



9'-0" CEILING
MAIN LEVEL
SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1940 SQ. FT.
LOWER LEVEL: 1535 SQ. FT.
TOTAL: 3475 SQ. FT.

GARAGE: 648 SQ. FT.

WOOD FLOOR AREAS
HARDWOOD: 937 SQ. FT.
CONV. DECK/GRILL DECK: 257 SQ. FT.

TILE FLOOR AREAS
LAUNDRY: 57 SQ. FT.
MASTER BATH/WATER CLOSET: 121 SQ. FT.
LL WALK-OUT: 12 SQ. FT.
WET BAR: 87 SQ. FT.
LL HOLLYWOOD BATH: 55 SQ. FT.
LL 3/4 BATH: 29 SQ. FT.

JOIST SCHEDULE	
C	2" X 6" #3 CEILING JOIST @ 16" O.C.
D	2" X 6" #2 CEILING JOIST @ 16" O.C.

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S3.1.

- FRAMING NOTES
1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. 1" = 1/2" MIN. GYPSON BOARD OVER STUDS SPACED 24" MAX FASTENED W/ 16d 6-1 1/4" TYPE W/ DR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. MIN 8-4" SECTIONS ONE SIDE OF WALL. OR MIN 4-4" SECTION FOR BOTH SIDES.
 3. 2" X 10" #2 CEILING JOIST - LOAD BEARING INTERIOR WALL.
 4. 2" X 10" #2 CEILING JOIST - LOAD BEARING INTERIOR WALL.
 5. LOW TIES @ 4'-0" O.C. (TYPICAL).
 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL NOT REQUIRED WITH I-JOISTS.
 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 11. ALL WALLS TO BE FRAMED W/ MIN STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILLED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX (WHERE APPLICABLE).
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH 18"/10" GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH AND THE FOLLOWING WIDTHS:
(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
(2) 1 3/4" LVL PLIES = 5 1/2" GLULAM
 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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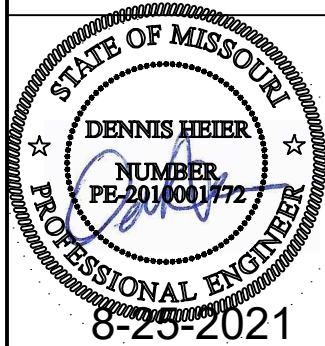
VIEWPOINT
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MT: (616) 547-4437

Site Description:
Lot 118, Woodside Ridge 1st Plat
Street Address:
**209 NW Ambersham Dr.,
Lee's Summit, Missouri**

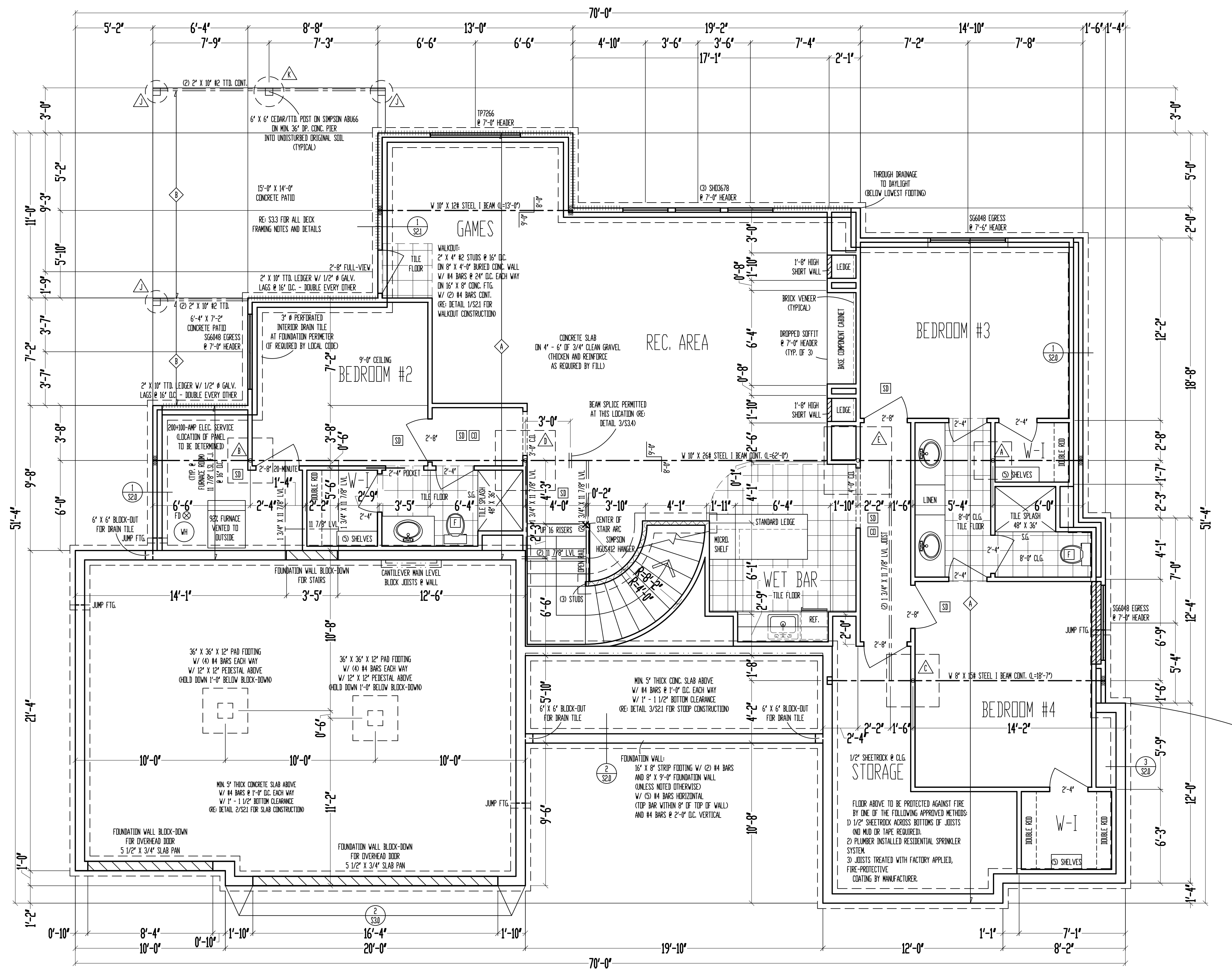
Project title:
**RWR1718 Spec
(Elevation: C)**
General Contractor:
Pfeiffer Homes, Inc.



Date: 8 - 24 - AD 2021
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Sheet Title:
**MAIN LEVEL
PLAN**

Sheet No.:
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9'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

I-JOIST FLOOR SYSTEM
FOUNDATION
SCALE: 1/4" = 1'-0"

FLATWORK AREAS:
BASEMENT SLAB 1880 SQ. FT.
GARAGE SLAB 612 SQ. FT.
PORCH STOOD 123 SQ. FT.
CONCRETE PATIO 257 SQ. FT.

JOIST SCHEDULE	
	11 7/8" LPI-20 FLOOR JOIST @ 16" OC
	2" X 10" #2 TTD FLOOR JOIST @ 16" OC

STEEL COLUMN & PAD FOOTING SCHEDULE	
	3" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)
	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2453)

PIER FOOTING SCHEDULE	
	12" X PIER FTG.
	16" X PIER FTG.
	18" X PIER FTG.
	24" X PIER FTG.

- ***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S11.
- FRAMING NOTES
1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" OSB APA PANELS W/ #4 COMMON NAILS @ 6" OC AT EDGES & 12" OC IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. 1" X 4" STUDS @ 16" OC = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NLS 6-1 1/4" TYPE W OR S BRIVALL SCREWS @ 7" OC EDGES & FIELD. MIN. 8'-0" SECTIONS ONE SIDE OF WALL. G.B. MIN. 4'-0" SECTION FOR BOTH SIDES.
 3. 1" X 4" STUDS @ 16" OC = LOAD BEARING INTERIOR WALL.
 4. 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 5. LOW TIES @ 4'-0" OC (TYPICAL).
 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONT REQUIRED WITH 1-JOISTS.
 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" S @ 16" OC, UNLESS NOTED OTHERWISE.
 12. 1/2" X 4" ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" OC. MAX. 1 WITHIN 6' - 12" OF END OF EACH PLATE LENGTH.
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH 8" OR 10" GRADE 24F-V4 GULUM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
(2) 1 3/4" LVL PLIES = 3 1/2" GULUM
(3) 1 3/4" LVL PLIES = 5 1/2" GULUM
 14. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT BEING TO BE FOLLOWED ON ANYTHING SHORT OF THE ABOVE-MENTIONED REQUIREMENTS.
 15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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

VIEWPOINT
RESIDENTIAL DESIGN LLC

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Site Description:
Lot 118, Woodside Ridge 1st Plat

Street Address:
**209 NW Ambersham Dr.,
Lee's Summit, Missouri**

Project title:
**RWR1118 Spec
(Elevation: C)**

General Contractor:
Pfeffer Homes, Inc.

STATE OF MISSOURI
DENNIS HEIER
REGISTERED PROFESSIONAL ENGINEER
PE-50100-0172
8-25-2021

Date: 8 - 24 - AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
**FOUNDATION
PLAN**

Sheet No.:
A-4 of 4

FOUNDATION NOTES

1.

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
2.

THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION STANDARDS
3.

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.
4.

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 AFOREMENTIONED MINIMUM PROPERTIES.
5.

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.
6.

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
7.

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
8.

REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
9.

INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
10.

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
11.

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
12.

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
13.

FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET S2.0
14.

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

15.

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
16.

ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE ON PLANS
17.

BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS
18.

INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A MINIMUM OF ½"
19.

ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
20.

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.
21.

ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT MATERIAL
22.

JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD.
23.

JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
24.

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
25.

ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
26.

ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3.
27.

ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ½ OF VERTICAL DISTANCE BETWEEN CEILING AND ROOF
28.

BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
29.

PER IRC SECTION S01.3, 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)
30.

ENGINEERED LVL's SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
31.

ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi
32.

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.
33.

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.
34.

ALL ROOF SHEATHING SHALL BE ¾" OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

35.

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 WHIRLPOOLS, 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"
36.

ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

37.

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 ½" TO ½" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 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

38.

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.
39.

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

40.

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 ¾" MORTAR OR GROUT COVER TO OUTSIDE FACE.
41.

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 ¾" CORRUGATED.
42.

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.
43.

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

44.

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
45.

VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASHA 108 AND ASTM E 330-96 PER IRC 2018

GARAGE NOTES (CONTINUED)

44.

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM ¾" 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 ¾" 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 ¾" GYP. BOARD.
45.

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)

USE	MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)	
	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

1.

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)
2.

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	15
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 2018 IRC.

EXCEPTIONS:

1.

AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
2.

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.
3.

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:

1.

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.
2.

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

VISTA
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CLIENT: PFEIFER HOMES, LLC

JOB TITLE: RWR118 SPEC
LOT 118, WOODSIDE RIDGE, 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI



8-25-2021

NO.	DATE	REVISION	BY

DRAWING TITLE

STRUCTURAL
NOTES

ENGINEER: DMH

CHECKED BY: DMH

JOB NO.: 3819

DRAWN BY: DMH

DATE: 08-25-21

SHEET NUMBER

S1.0

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION

RESIDENTIAL SEISMIC & WIND ANALYSIS					
DETERMINE WEIGHT OF HOUSE:					INPUT
LOCATION		DEAD LOAD (psf)		AREA (ft ²)	CALCULATED VALUE
ROOF		10		2918	29180
CEILING		10		2918	29180
FIRST FLOOR		10		2918	29180
FIRST FLOOR EXT. WALL DL		WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
		248.66	10	10	24866
FIRST FLOOR INT. PARTITION WALL DL		DEAD LOAD (psf)		AREA (ft2)	WEIGHT (lbs)
		6		2918	17508
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	521	4343	SLOPED ROOF	566	4816
VERT. ROOF	306	3725	CUMULATIVE	0	0
1ST	770	9374	1ST	597.63	7430
BSMT*	0	0	BSMT*	282	3893
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	
MEAN ROOF HT., h	25				

a) If there is a walkout area to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.
 $q_{10} = 0.00256 K_z K_{zt} V^2$ (ASCE7-10 Velocity Pressure) $q_{10, ASD} = 0.6 q_{10}$ (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

1ST FLOOR TRIBUTARY WEIGHT	70793
BASEMENT TRIBUTARY WEIGHT	70793
S_s (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)	12.0%
F_a (from ASCE7 Table 11.4-1)	1.6
S_{DS} (= $2/3 * S_s * F_a$)	0.128
R (from ASCE7 Table 12.2-1)	6.5

SEISMIC SHEAR				
LOCATION		From ASCE7 (Eq. 12.8-1):		V (= $1.2 * S_{DS} * W / R$) (lbs.)
1ST FLOOR				1673
BASEMENT				1673
Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 6" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IBC, Table 2306.3(1)
Exterior (Option #2)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 4" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 3" OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	310	per IBC, 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 @ 6" 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 IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacture specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	4	WIDTH OF 1ST STORY (FT.)	70
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	4	DEPTH OF 1ST STORY (FT.)	54.33
		BACK WALL OF GARAGE (FT.)	25
		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
1ST FLOOR	77	21560	62	17360	77	30184	62
BASEMENT	0	0	31	8680	0	0	31

	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)		1st Floor F-B	
1ST FLOOR FRONT-TO-BACK	0	0	Shear value (per NDS)	944	1st Floor S-S	31
1ST FLOOR SIDE-TO-SIDE	0	0	Spacing F-B (inches)	112.4		
BASEMENT FRONT-TO-BACK	0	0	spacing S-S (inches)	206.0		
BASEMENT SIDE-TO-SIDE	0	0				

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

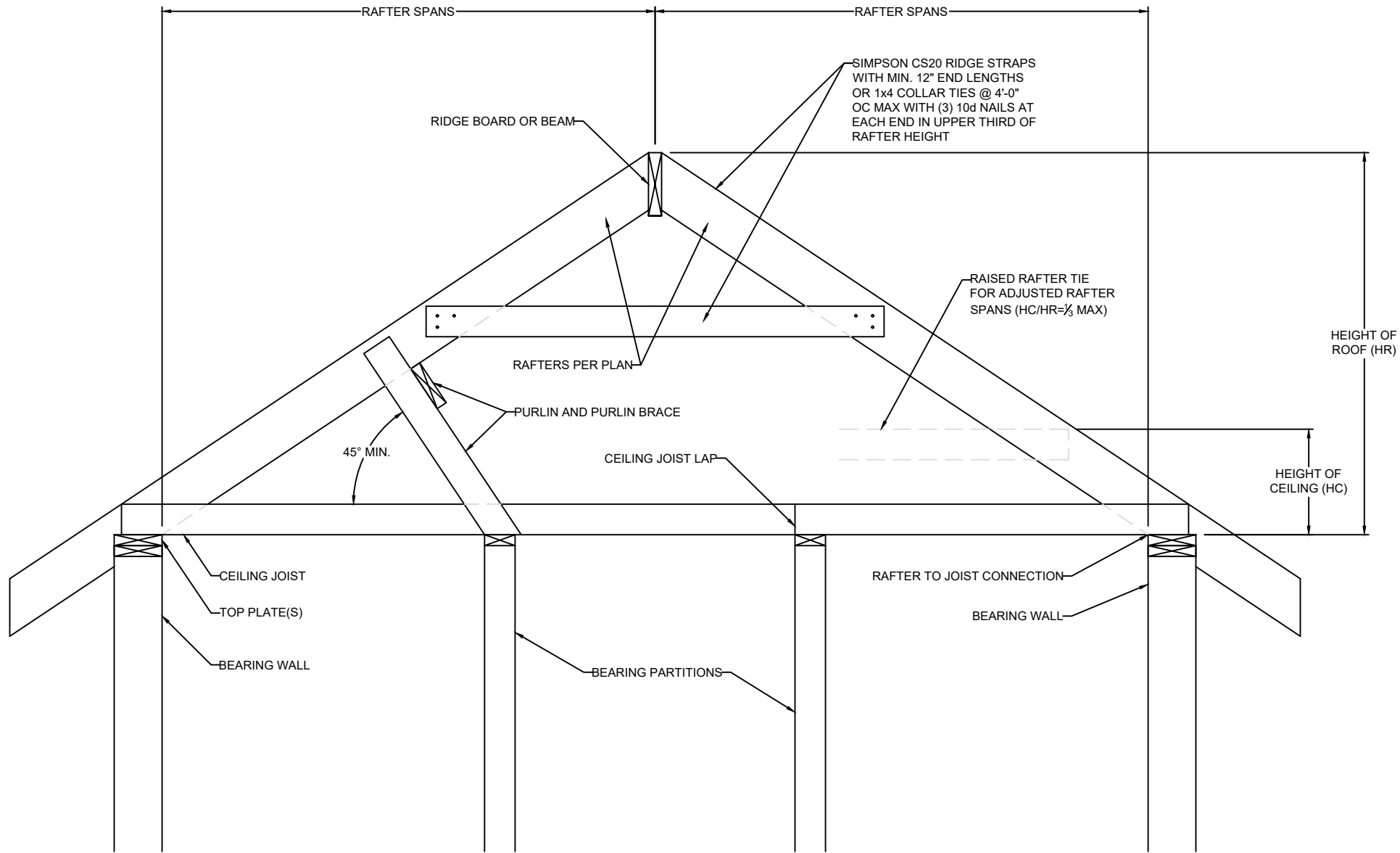
**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).
2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE 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 2012 IRC SECTION R502.2.1 IS REQUIRED

WIND UPLIFT ANALYSIS						
ROOF PITCH (MAX)	X/12	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E-7.2, G-5.2			
	12	45.0	ASCE 7			
OVERHANG	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT.² (LBS)		
	1.08	280.66				
MAIN ROOF**	TOTAL AREA (FT²)	ZONE E AREA (FT²)	ZONE G AREA (FT²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)
	3803.1	-428.815824	4231.915824	-1.08	-0.36	-1060
*ALONG PERIMETER				UPLIFT OK		
**INSIDE EXTERIOR WALLS				-5.3 251.6		

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



1 BRACED RAFTER CONSTRUCTION
S1.1 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

Combustion Air Calculation

Per 2012 IRC Section G2407.5

Appliance #1

Furnace

100000 BTU/h

Appliance #2

Water Heater

50000 BTU/h

Appliance #3

BTU/h

Total BTU/hr

150000 BTU/h

Area of Combined Space (floor where appliances are located)

936 ft²

Ceiling Height in Usable Space

8.5 ft

Note: Per 2012 IRC Section G2407.5.3.2, The volumes of spaces in different stories shall be considered as communicating spaces where such spaces are connected by one or more openings in doors or floors having a total minimum free area of 2 square inches per 1,000 BTU/h of total input rating of all appliances

Is floor where appliances are located open to adjacent level?

No

If Yes, what is the area of open space adjacent to appliance area?

0

Per 2012 IRC Section G2407.5.1 (Standard Method), the minimum

required volume shall be 50 cubic feet per 1,000 BTU/hr

(Total BTU/hr / 1,000 BTU/hr x 50 ft³)

Required air space in combined areas:

7500 ft³

Required combined area:

882 ft²

Area of Combined Space > Required combined area?

OK

Per Section G2407.5.3.1, each opening shall have a minimum free

area of 1 square inch per 1,000 BTU/hr of the total input rating of all

appliances in the space, but not less than 100 square inches. One

opening shall commence within 12 inches of the top and one opening

shall commence within 12 inches of the bottom of the enclosure.

The minimum dimension of air openings shall be not less than 3 inches.

Minimum required opening area:

150 in²

Minimum grill size:

14 x 11 (inches)

Note: two grills required - one within 12" of floor, one within 12" of clg.

CLIENT: PFEIFER HOMES, LLC

JOB TITLE: RWR118 SPEC

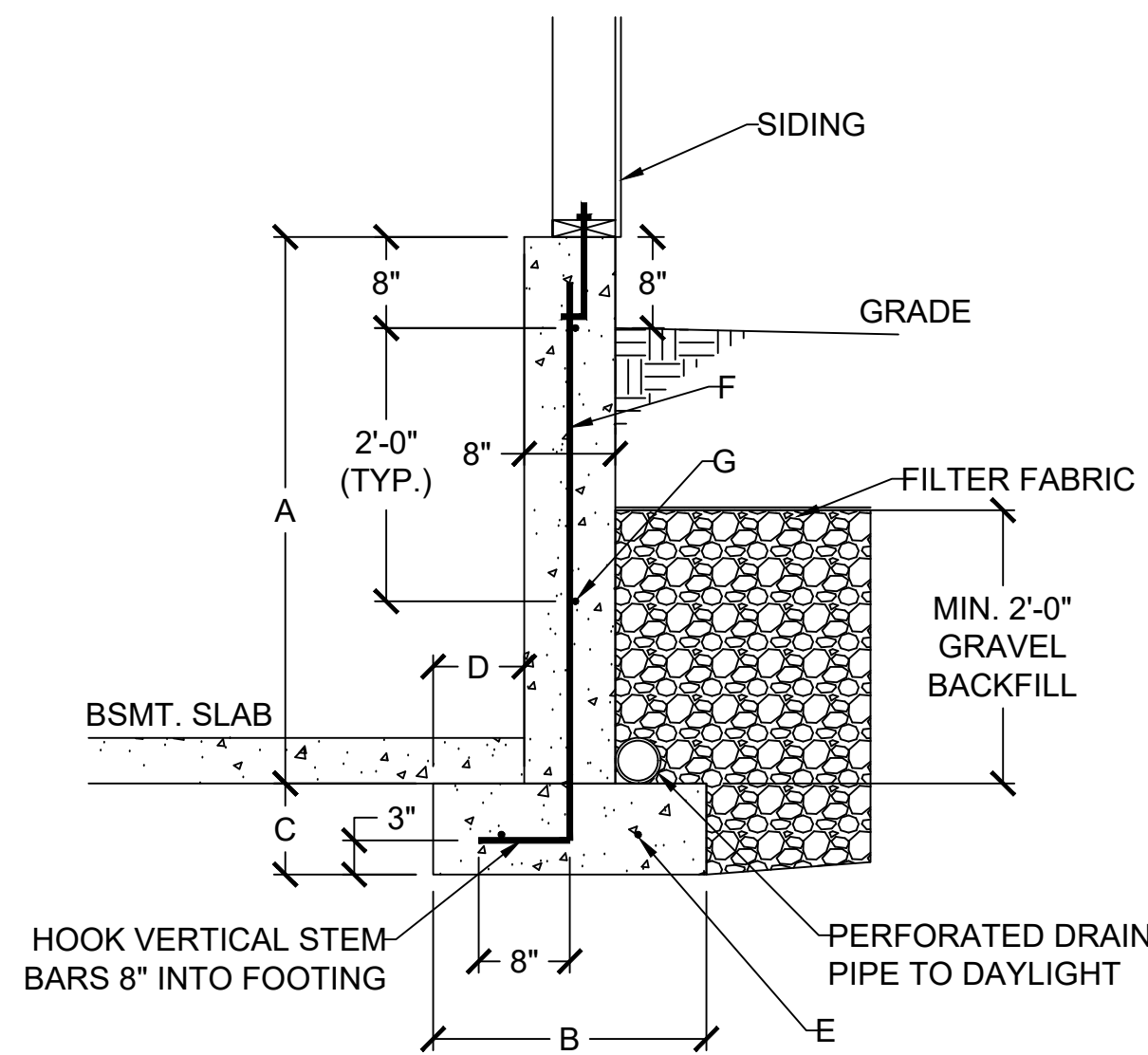
LOT 118, WOODSIDE RIDGE, 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI



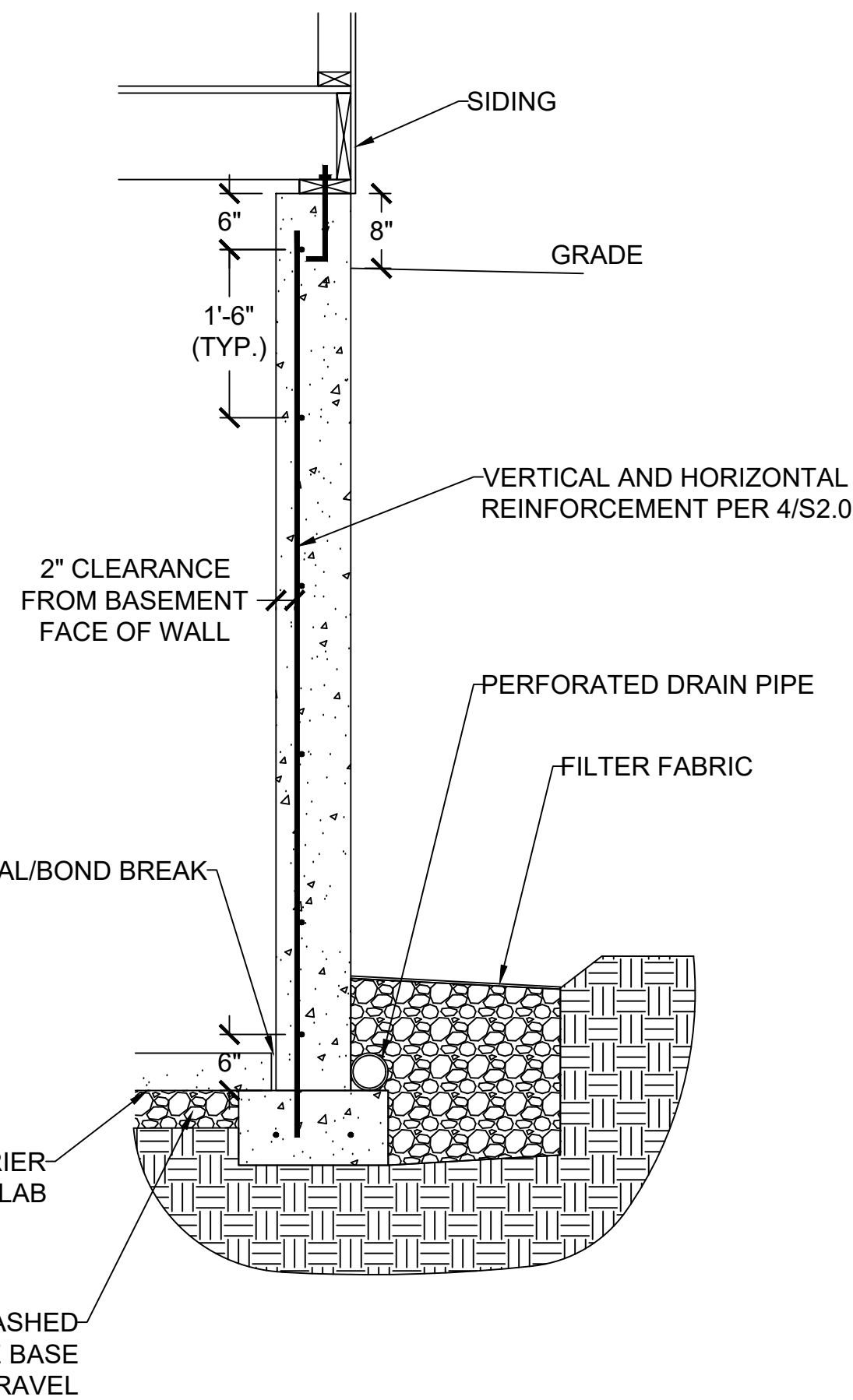
NO.	DATE	REVISION	BY
DRAWING TITLE			
STRUCTURAL CALCULATIONS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 3819		DRAWN BY: DMH	
DATE: 08-25-21			
SHEET NUMBER			

S1.1

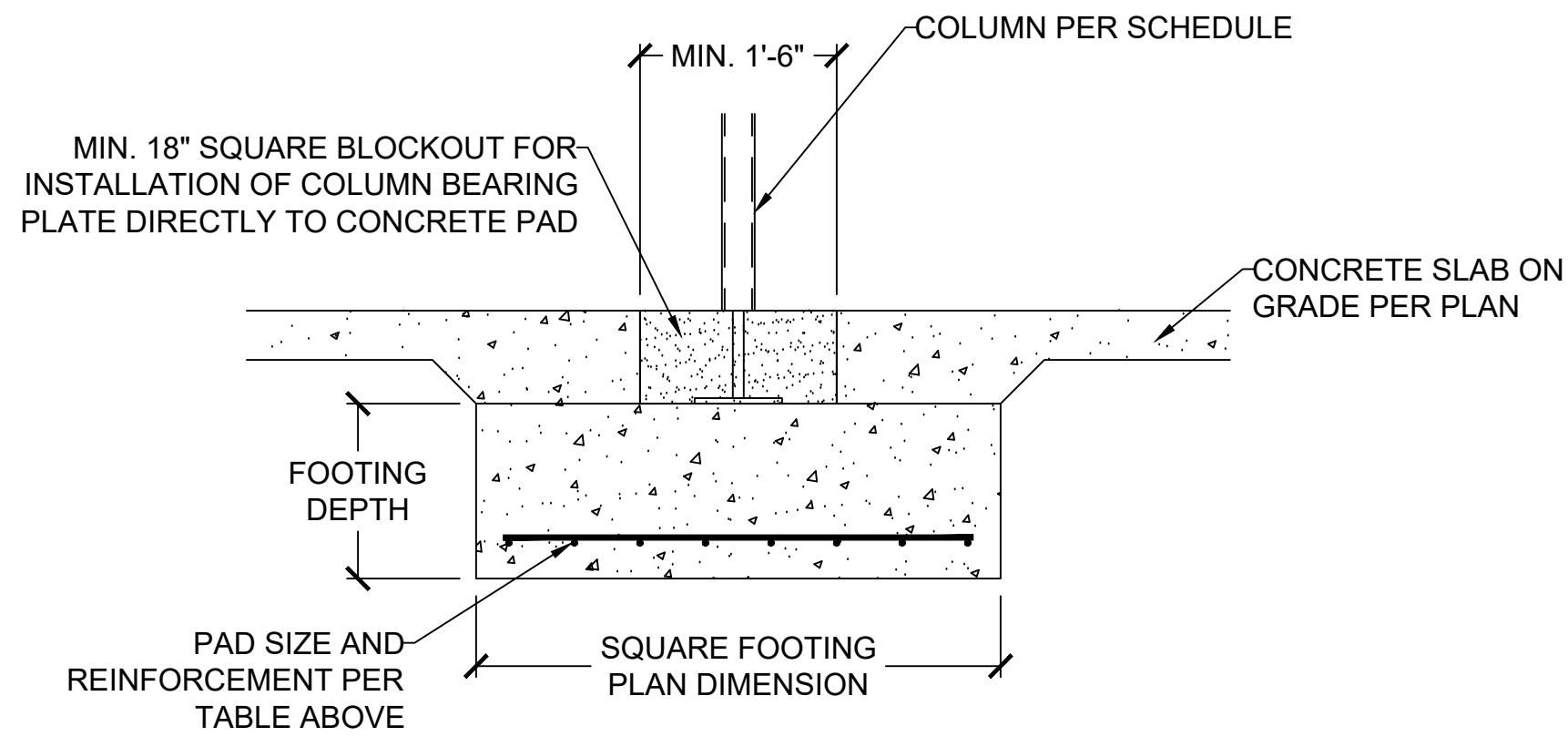


1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

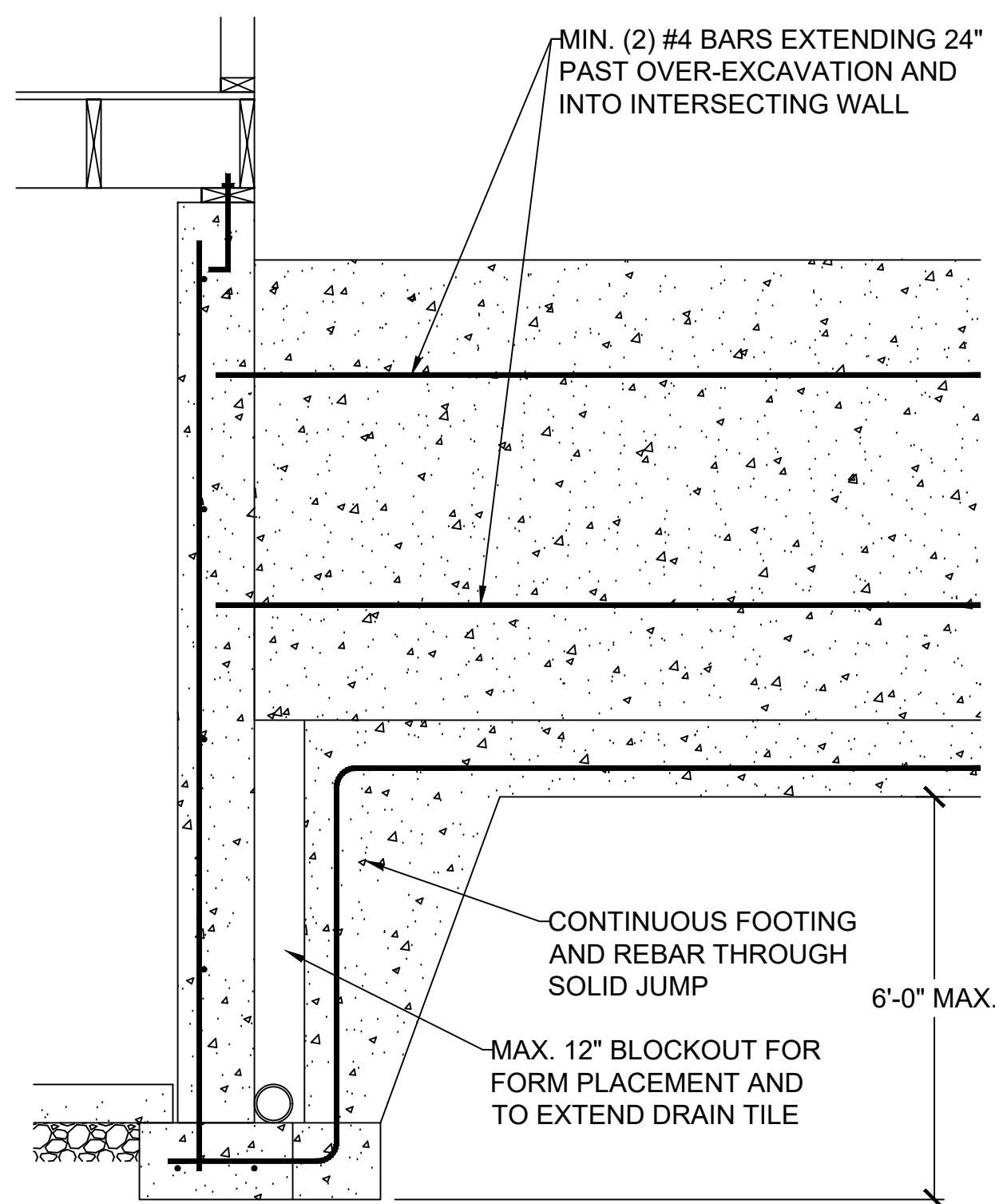
DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



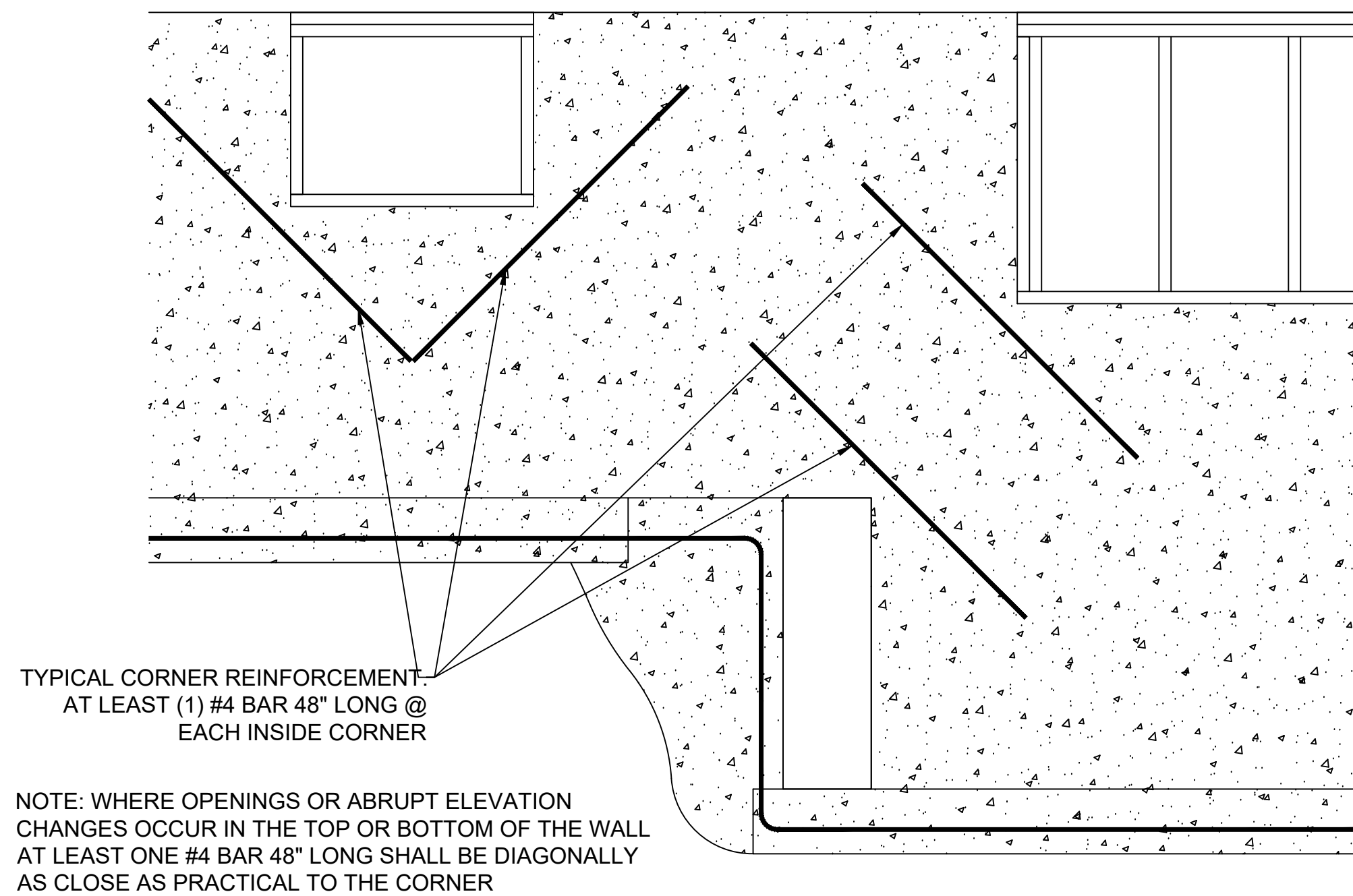
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



2 COLUMN AND BEARING PAD SCHEDULE
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

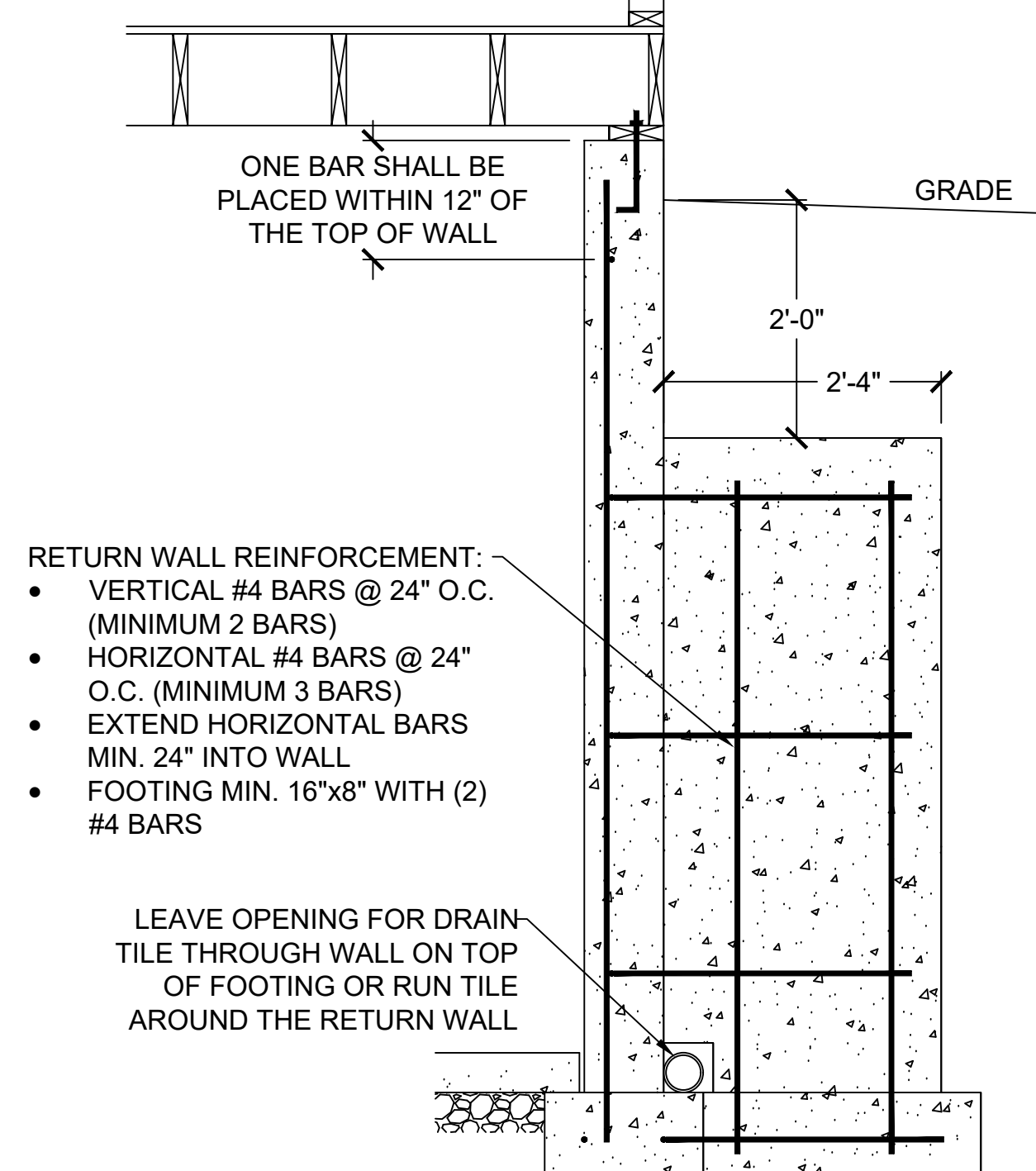


5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT

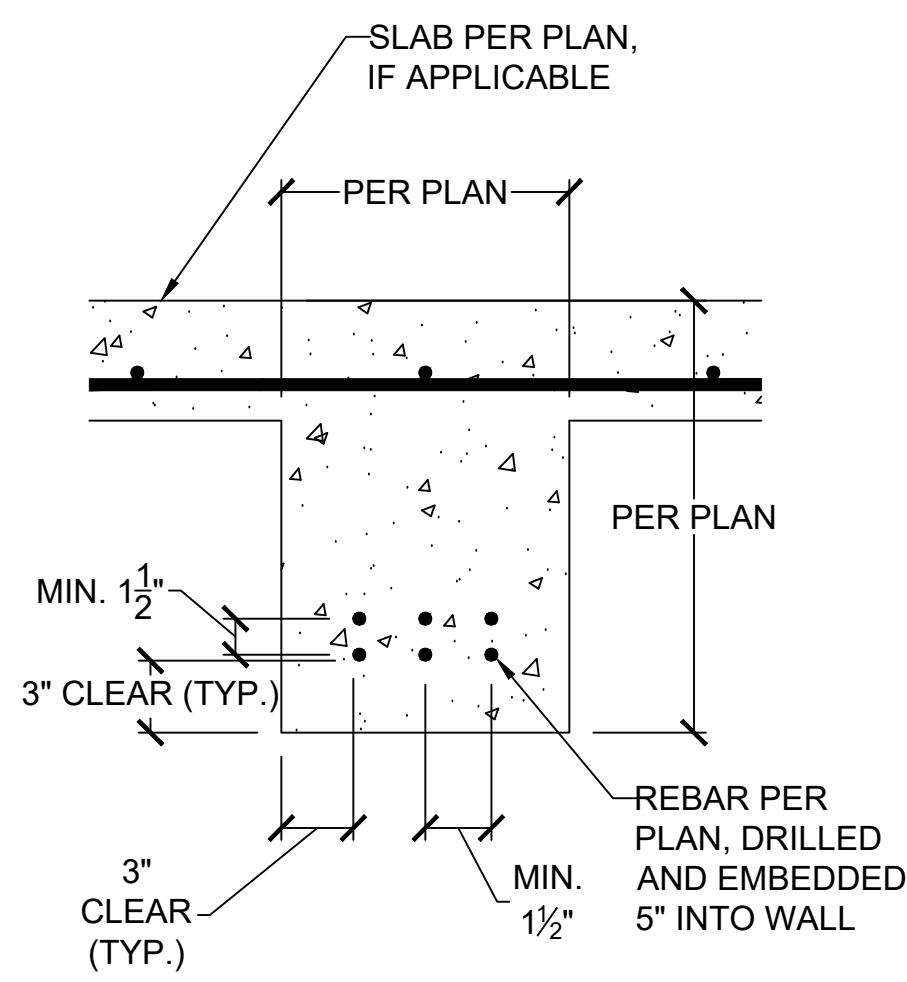


7 RETURN WALL DETAIL
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

- FOOTNOTES:
- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - 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:
 - 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - 10" WALL - MINIMUM 6 1/4" FROM THE OUTSIDE FACE
 - EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
 - REINFORCEMENT CLEARANCES:
 - CONCRETE EXPOSED TO EARTH - MINIMUM 1 1/2"
 - NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
 - CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
 - HORIZONTAL REINFORCEMENT:
 - ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
 - OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
 - 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.
 - REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3 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.
 - 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
 - WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE



8 CONCRETE GRADE BEAM
S2.0 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

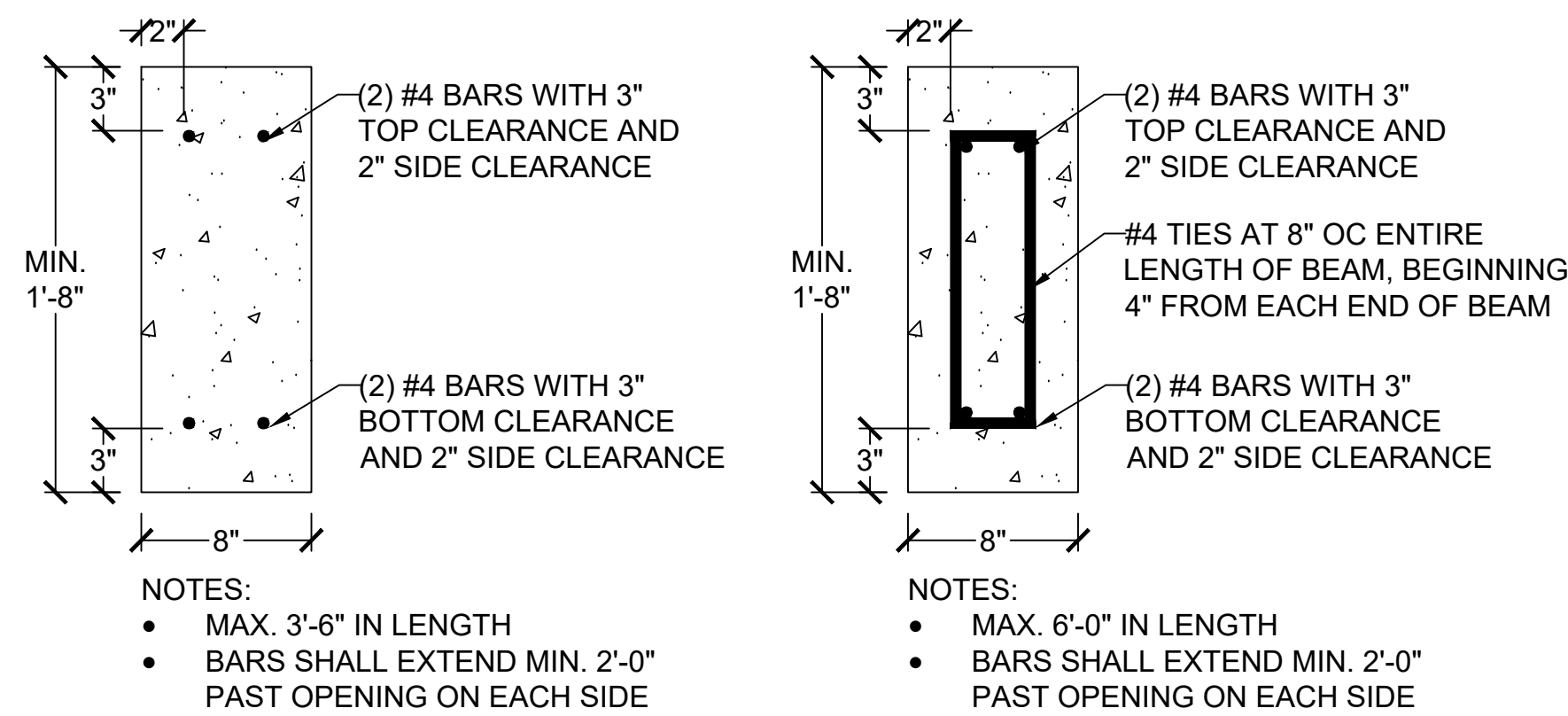
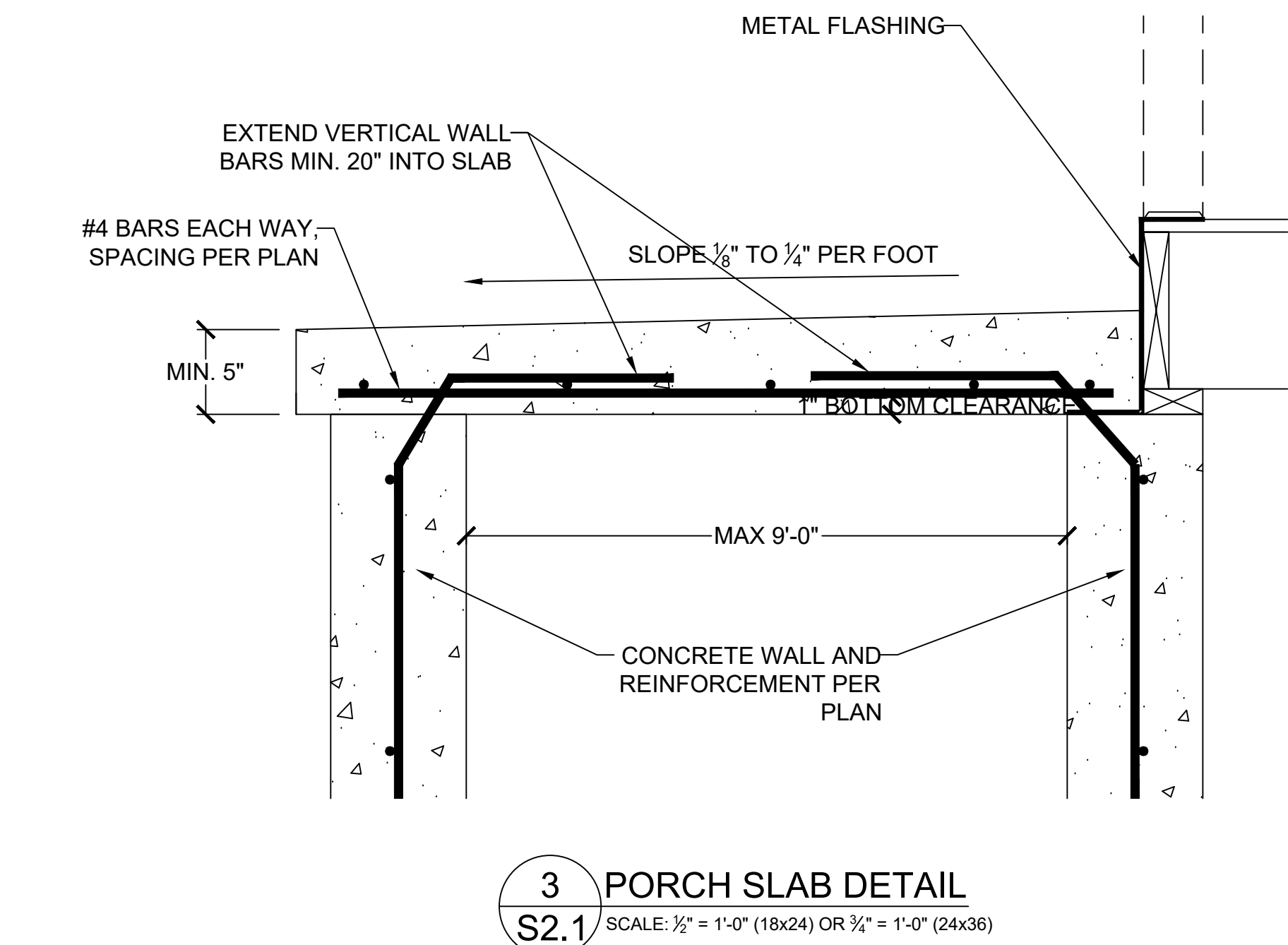
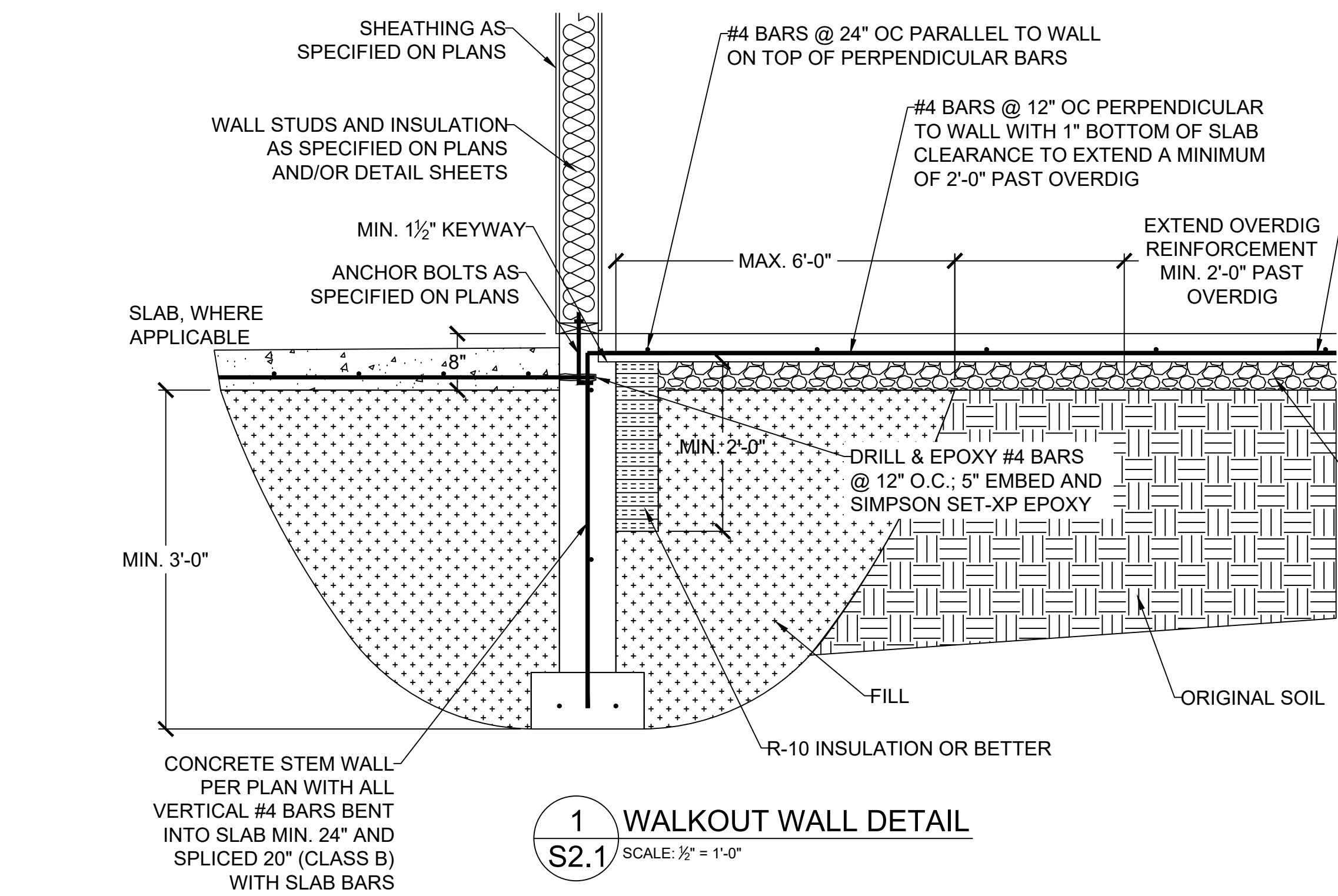


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LOT 118, WOODSIDE RIDGE, 1ST PLAT
LOCATION: LEE'S SUMMIT, MISSOURI

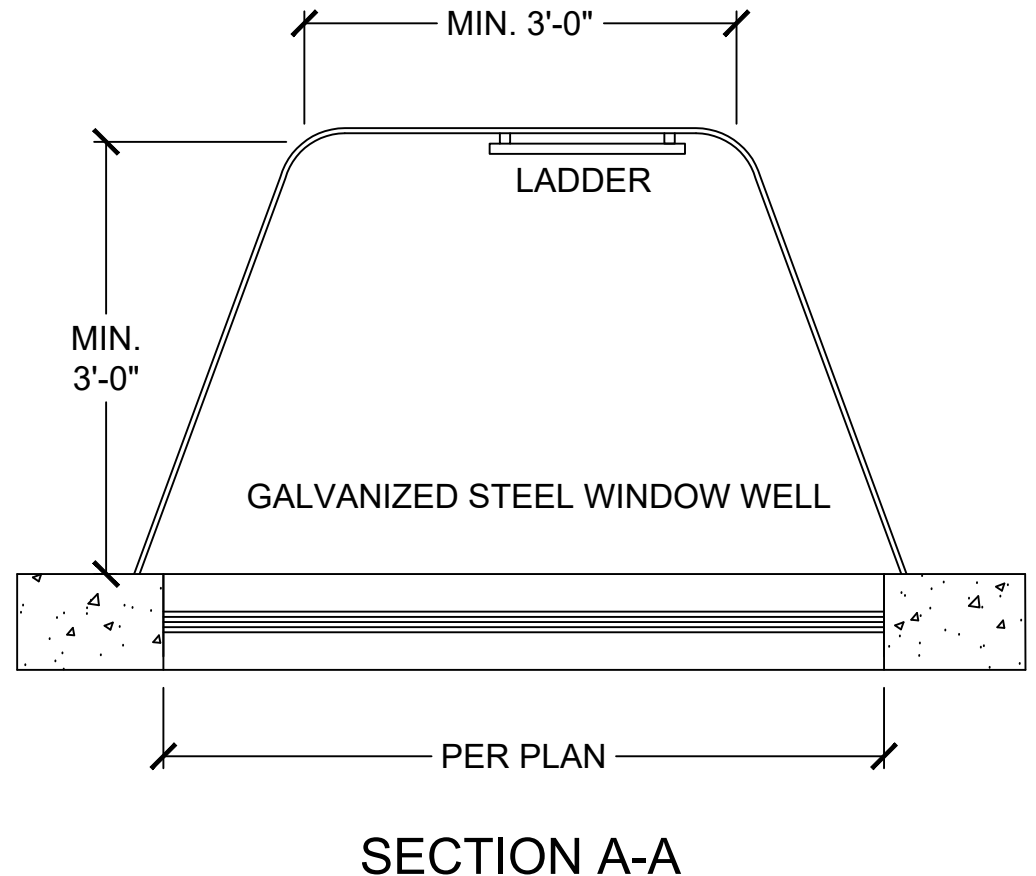
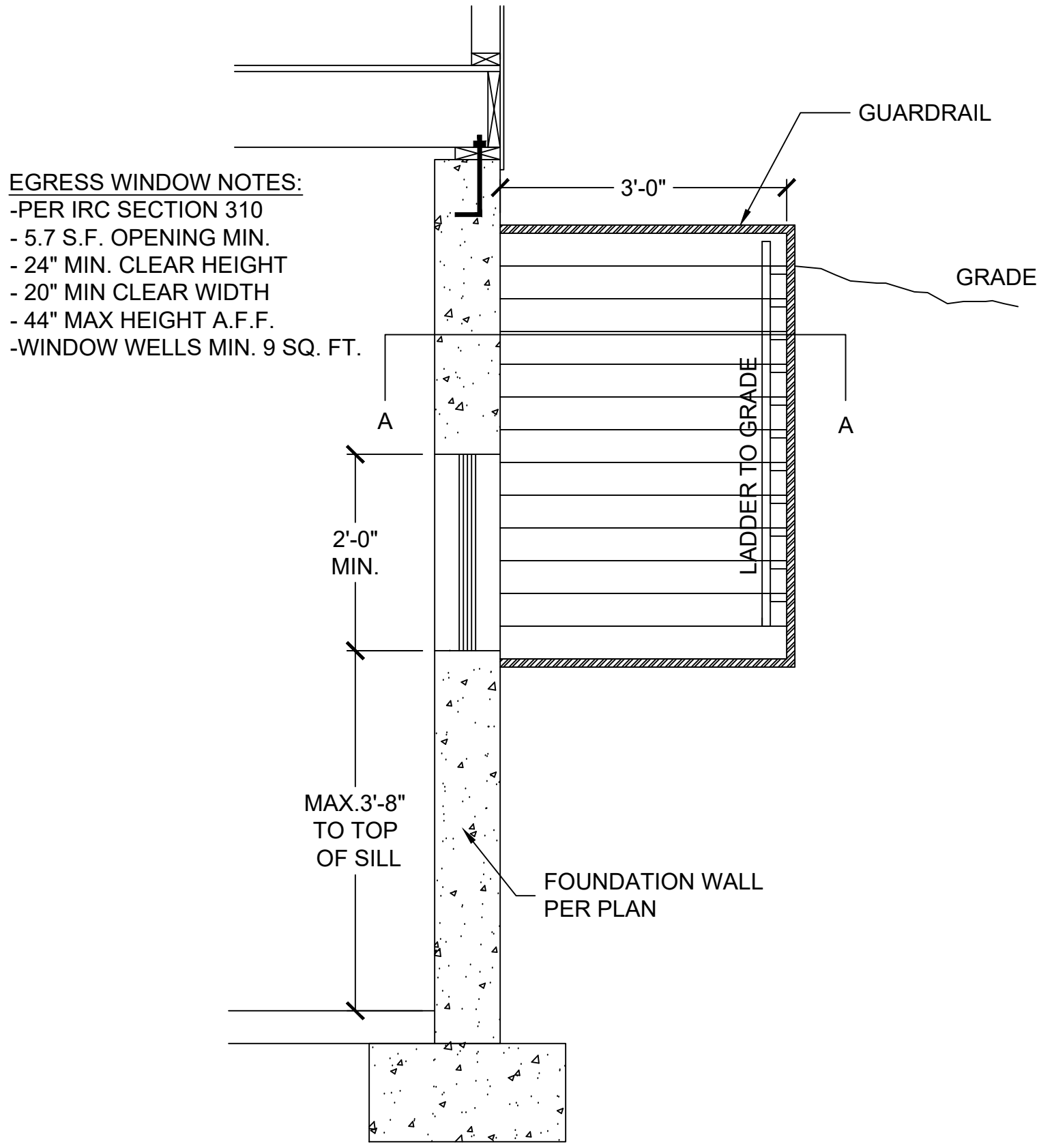
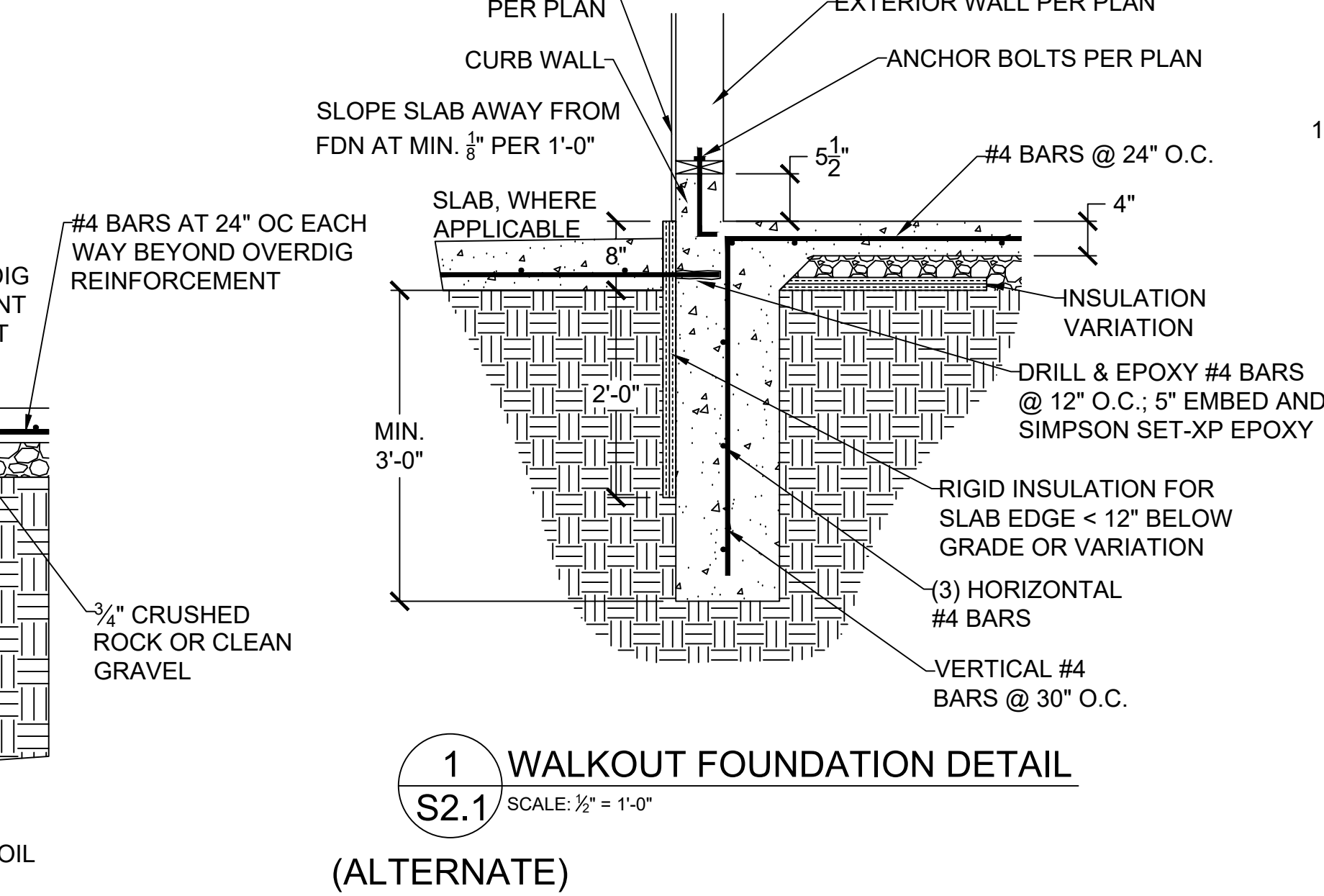


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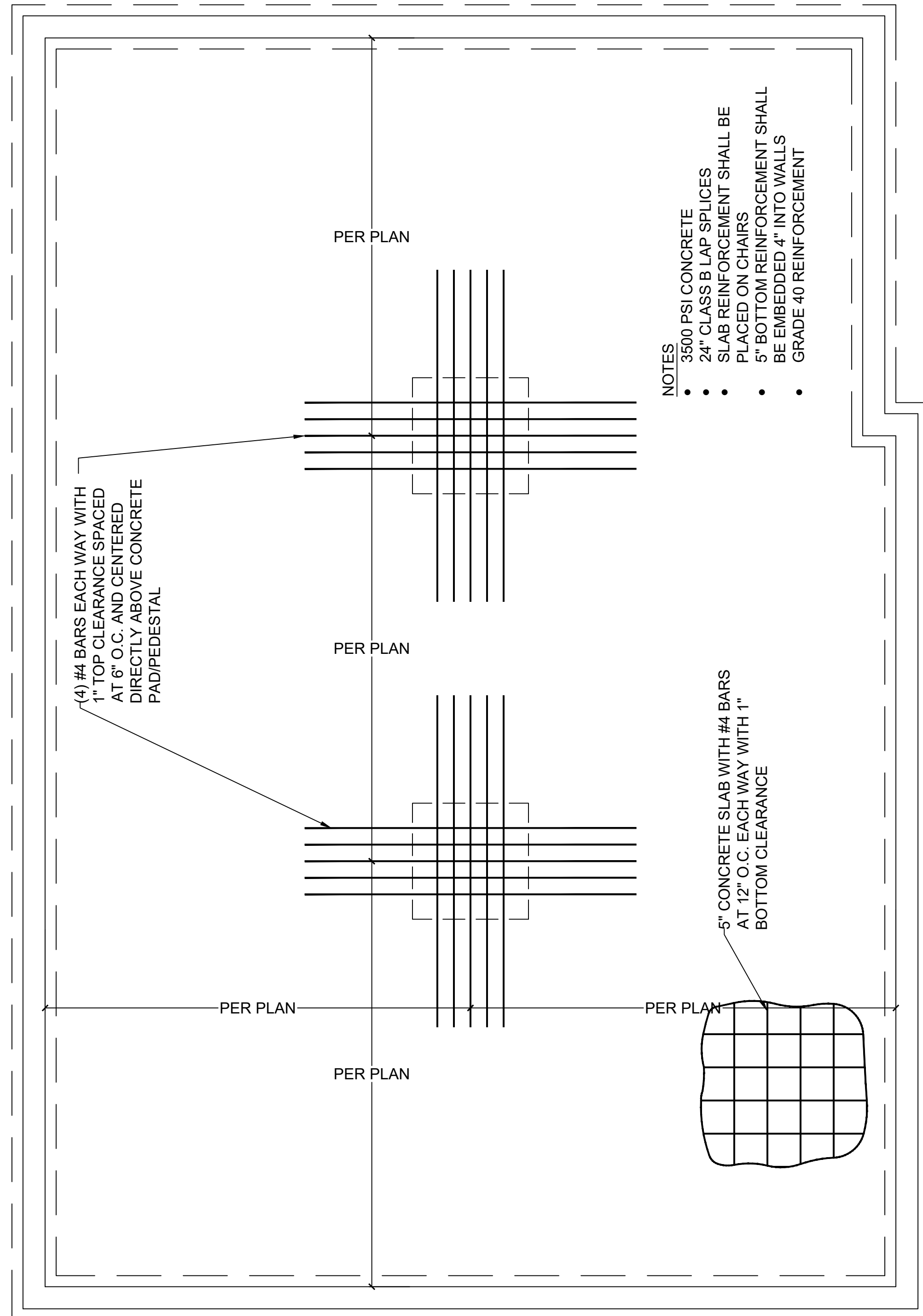
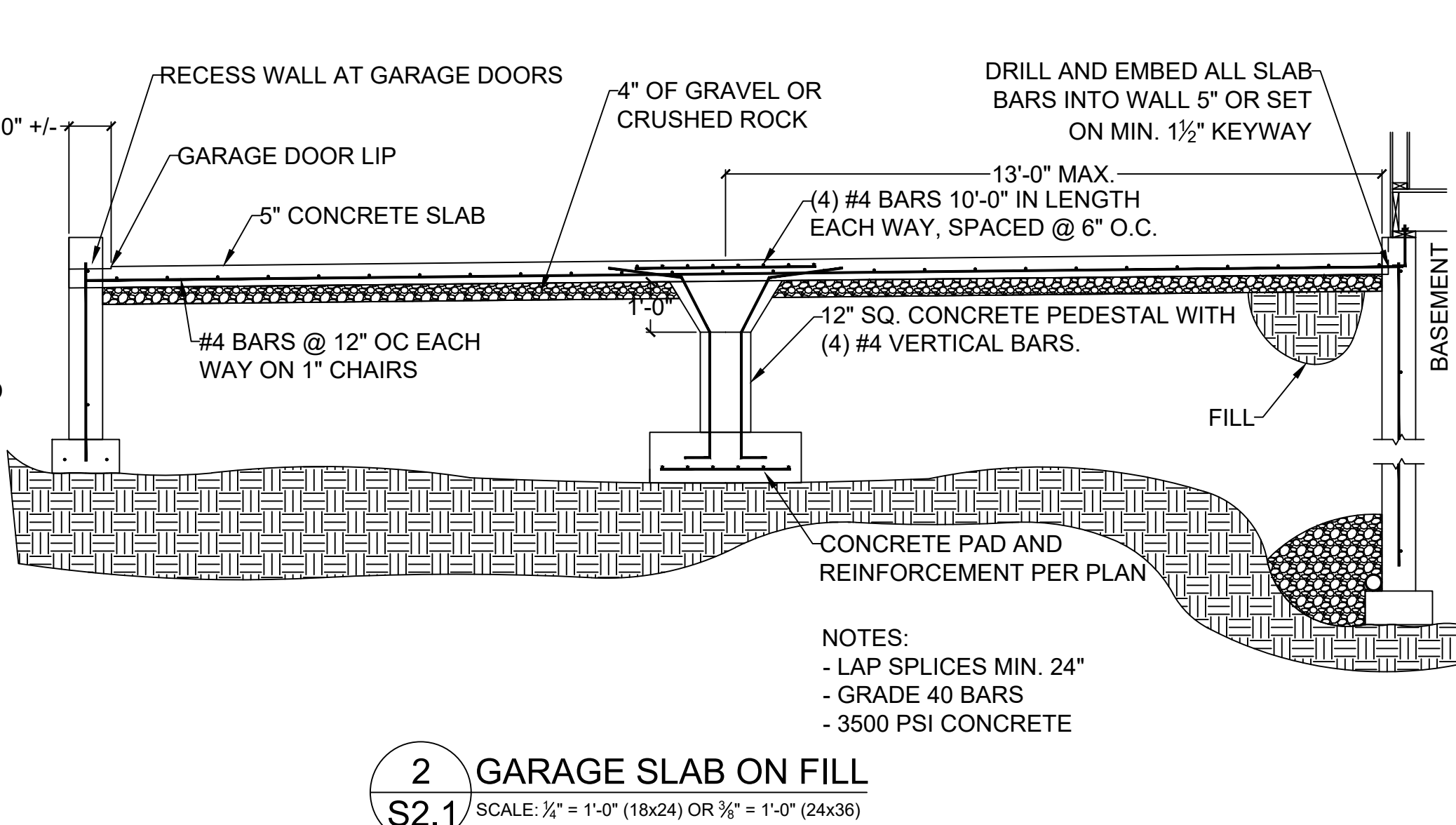
S2.0



4 CONCRETE HEADER DETAILS
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



5 EGRESS WINDOW WELL ELEVATION AND PLAN DETAILS
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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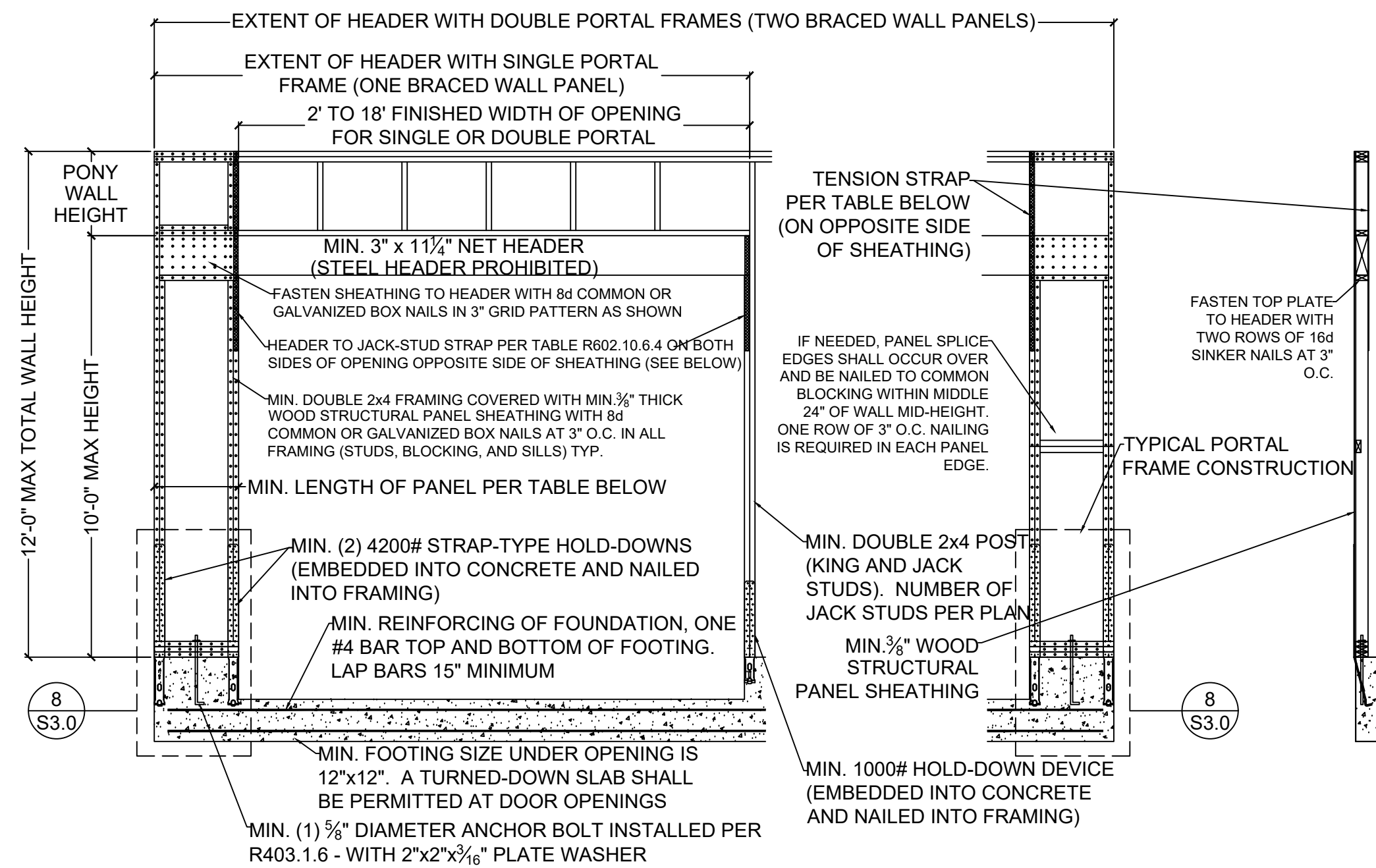
STATE OF MISSOURI
DENNIS HEIER
NUMBER
FE-201001772
PROFESSIONAL ENGINEER
8-25-2021

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S2.1

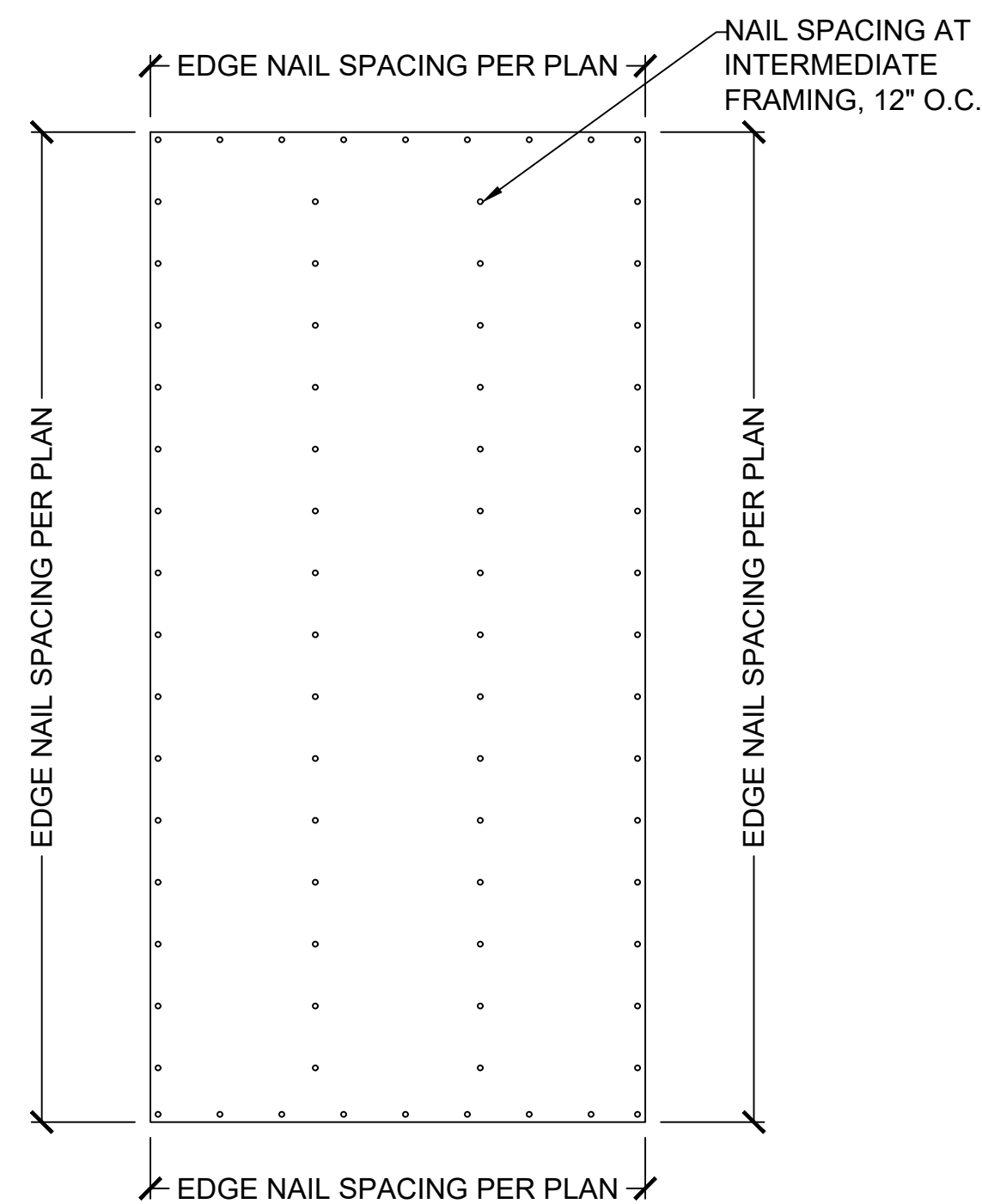


1 METHOD PFH (PORTAL FRAME WITH S3.0 HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

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

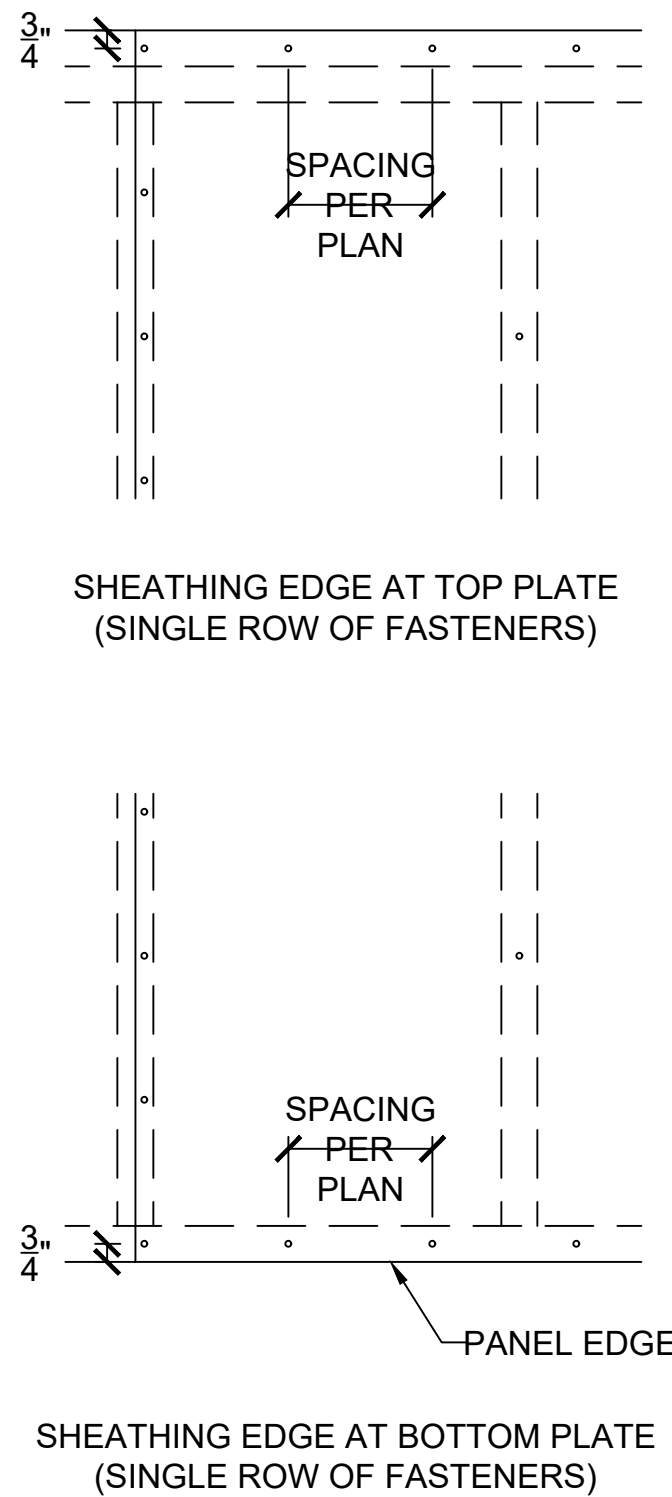
	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER
9'-0"	4'-0"	CMSTC16	1'-8"	(25) 16d SINKER
18'-0"	4'-0"	CMST14	2'-6"	(33) 10d



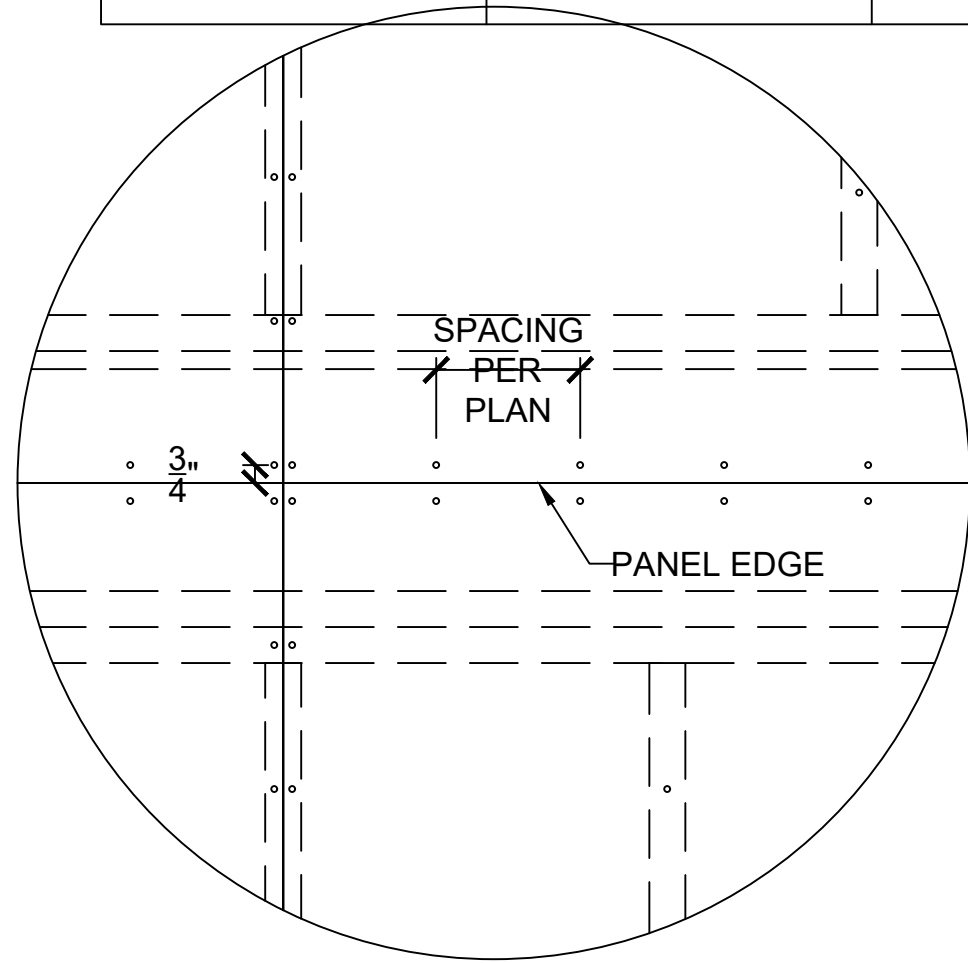
3 EXTERIOR WALL SHEATHING S3.0 PANEL ATTACHMENT

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



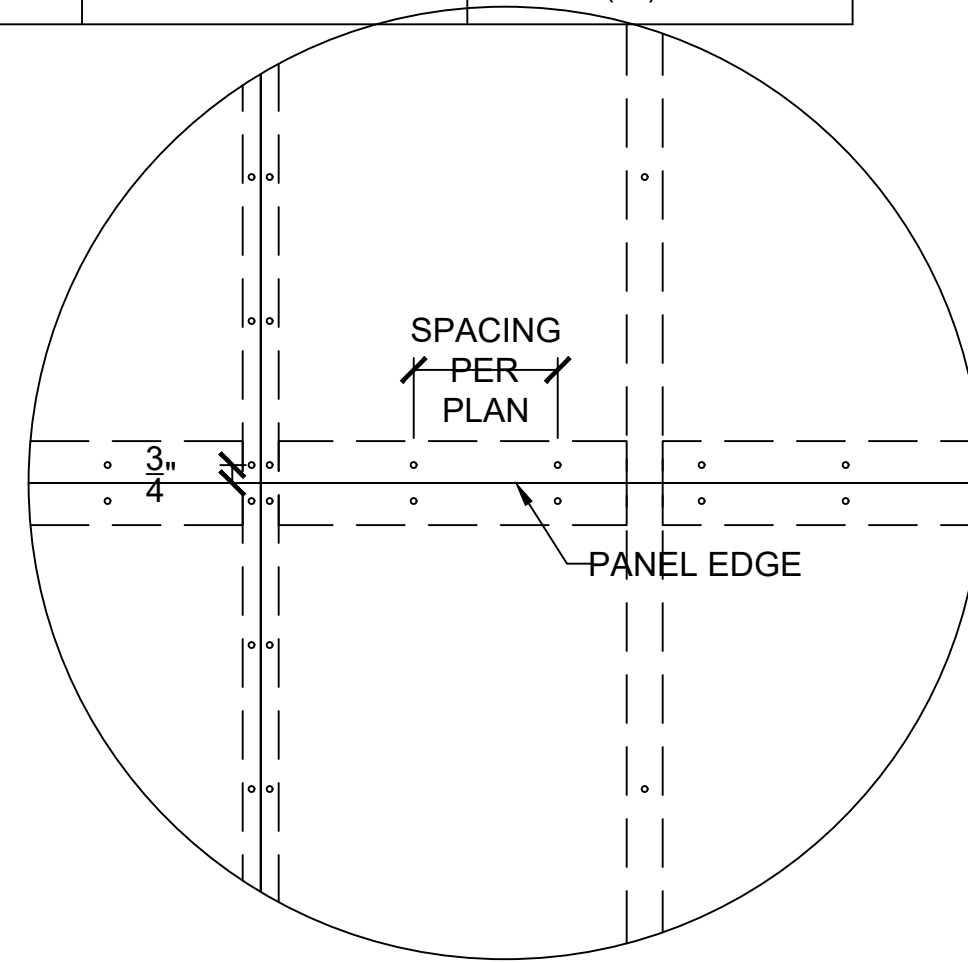
4 SHEATHING EDGE AT TOP S3.0 AND BOTTOM PLATES

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



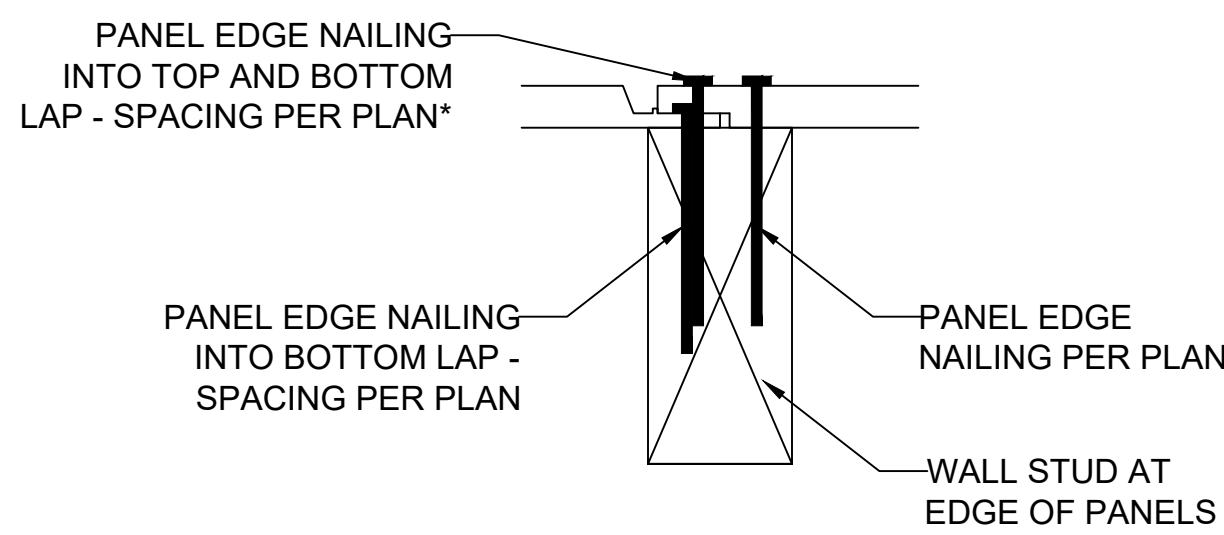
5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER

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



6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS

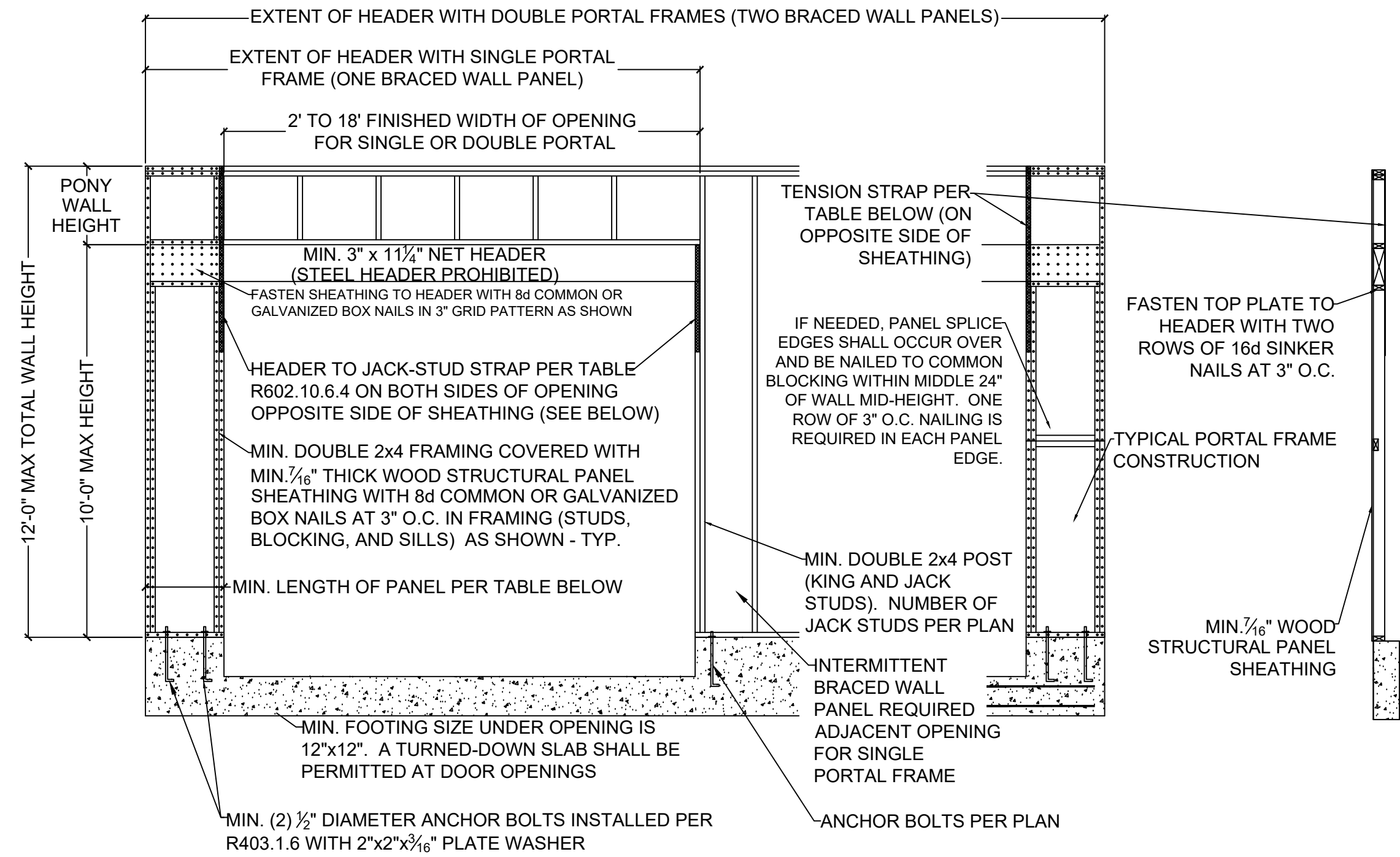
SCALE: $1'' = 1'-0''$ (18x24) OR $1\frac{1}{2}'' = 1'-0''$ (24x36)



*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

8 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING

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

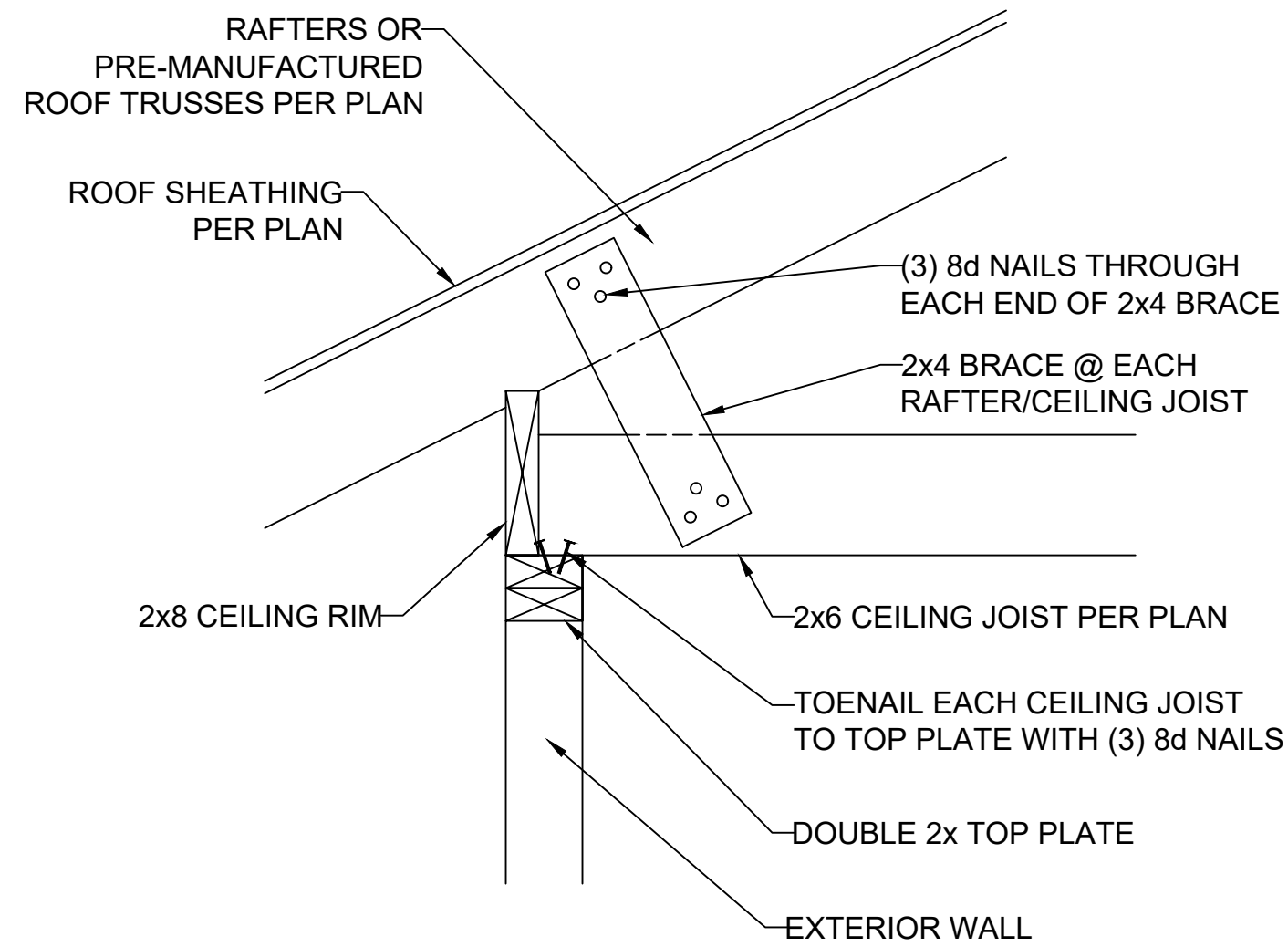


2 METHOD PFG (PORTAL FRAME AT GARAGE S3.0 DOOR) - PER FIGURE IRC R602.10.6.3

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

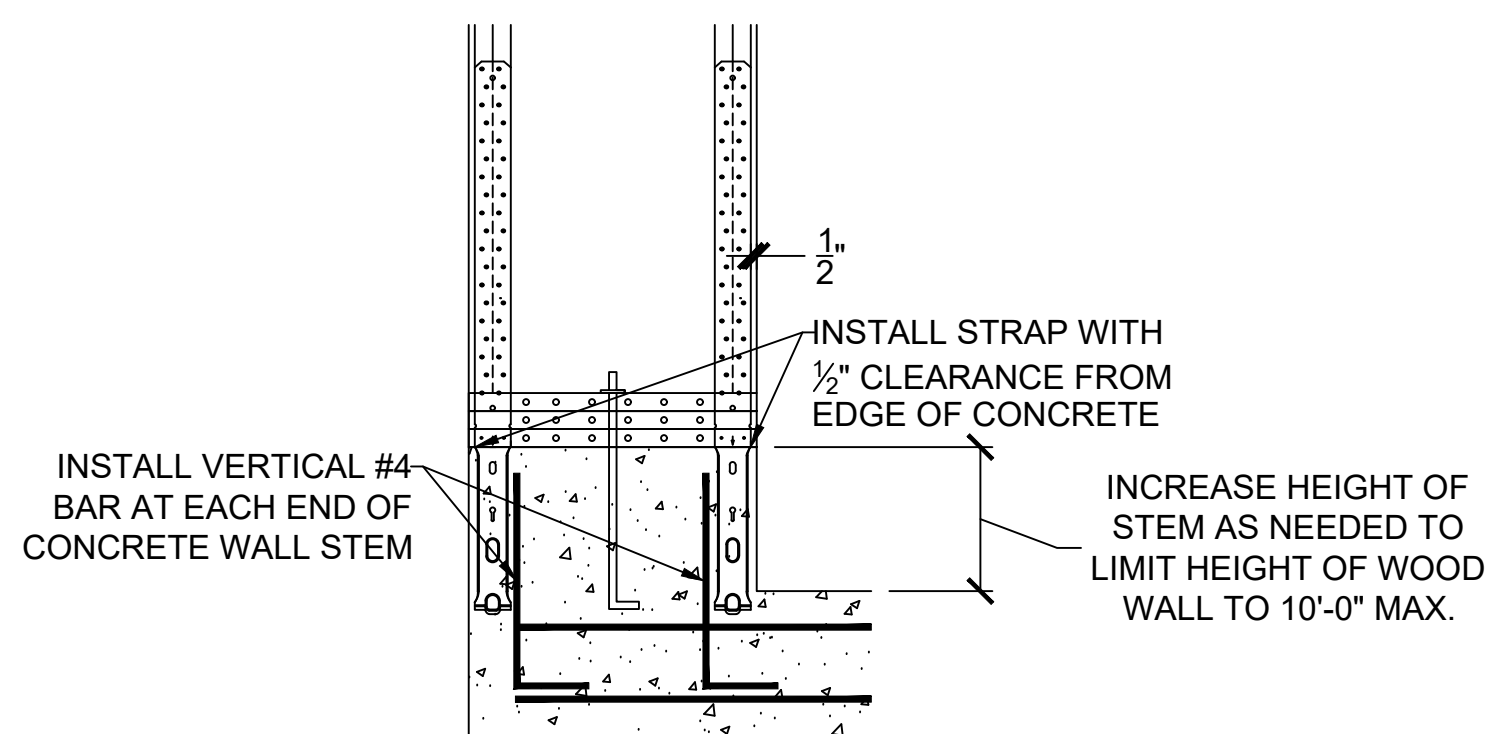
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 ^a	36 ^a

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



7 RAFTER BEARING OPTION DETAIL S3.0

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

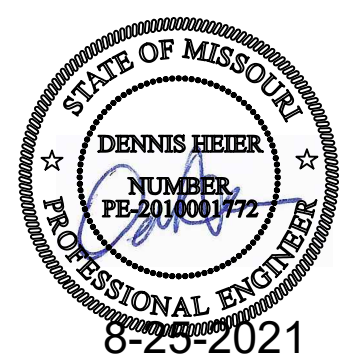


9 GARAGE HOLD-DOWN STRAP INSTALLATION S3.0

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

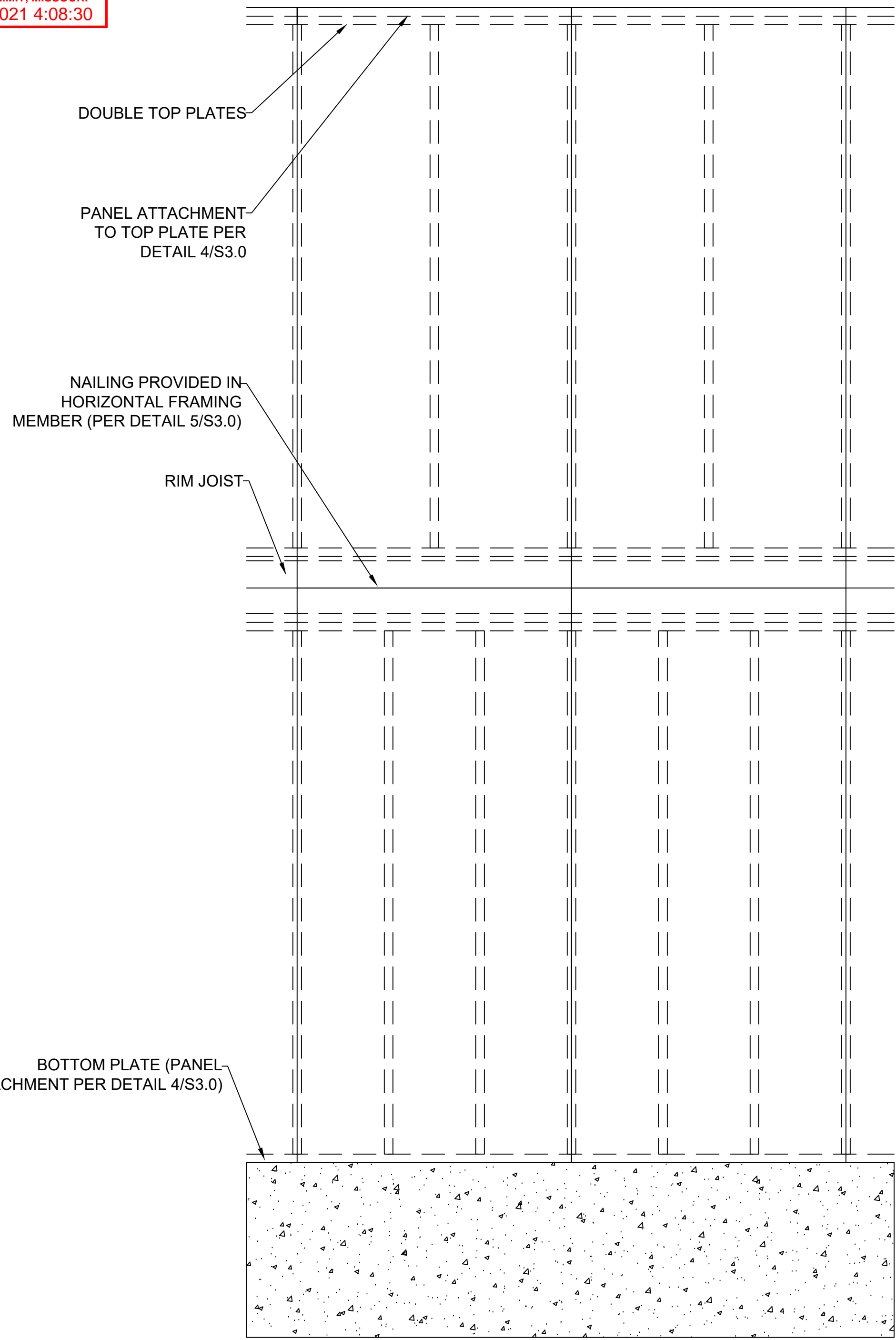


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LOT 118, WOODSIDE RIDGE, 1ST PLAT
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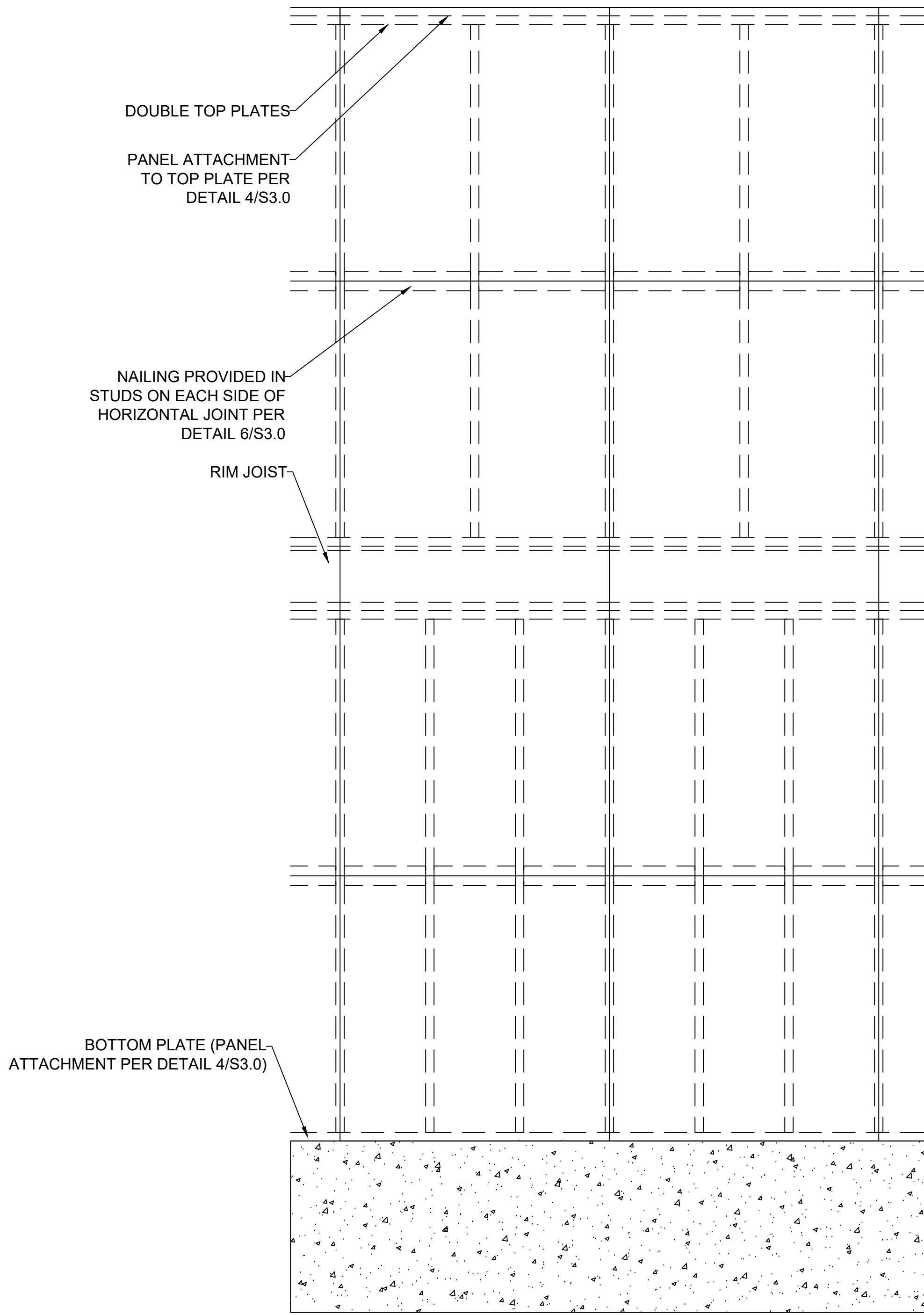


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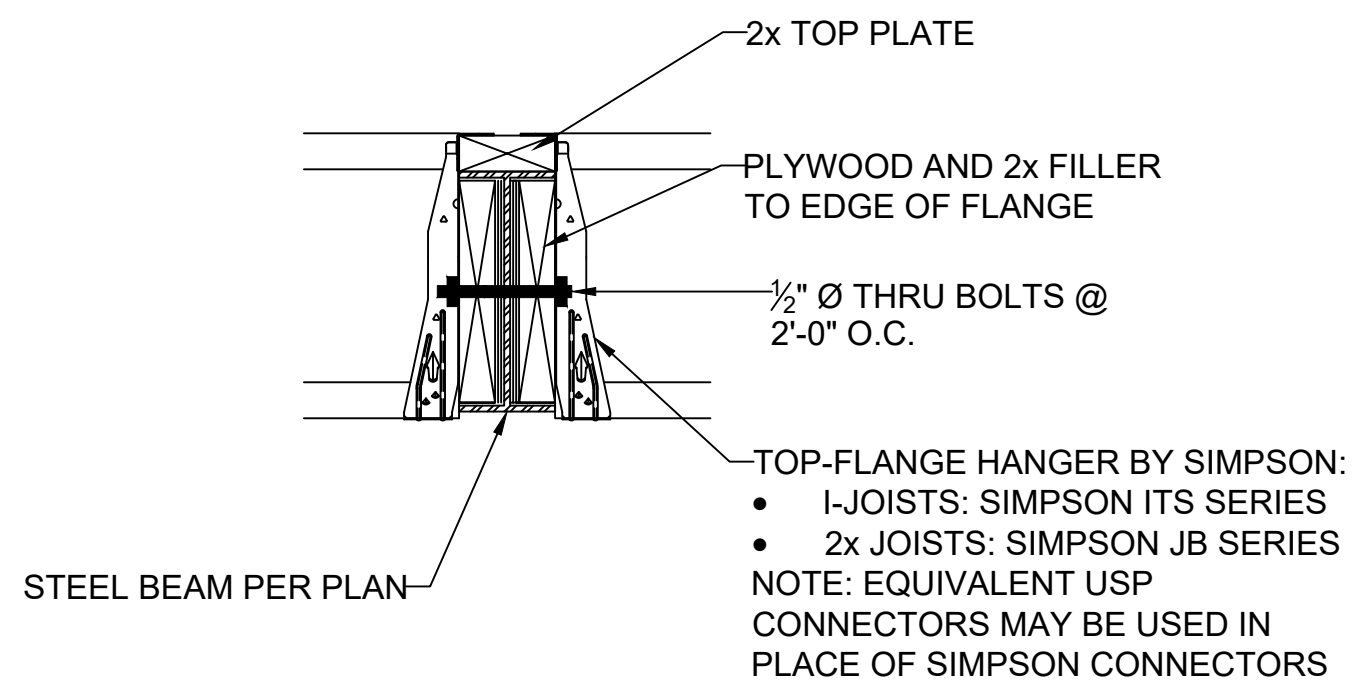
S3.0



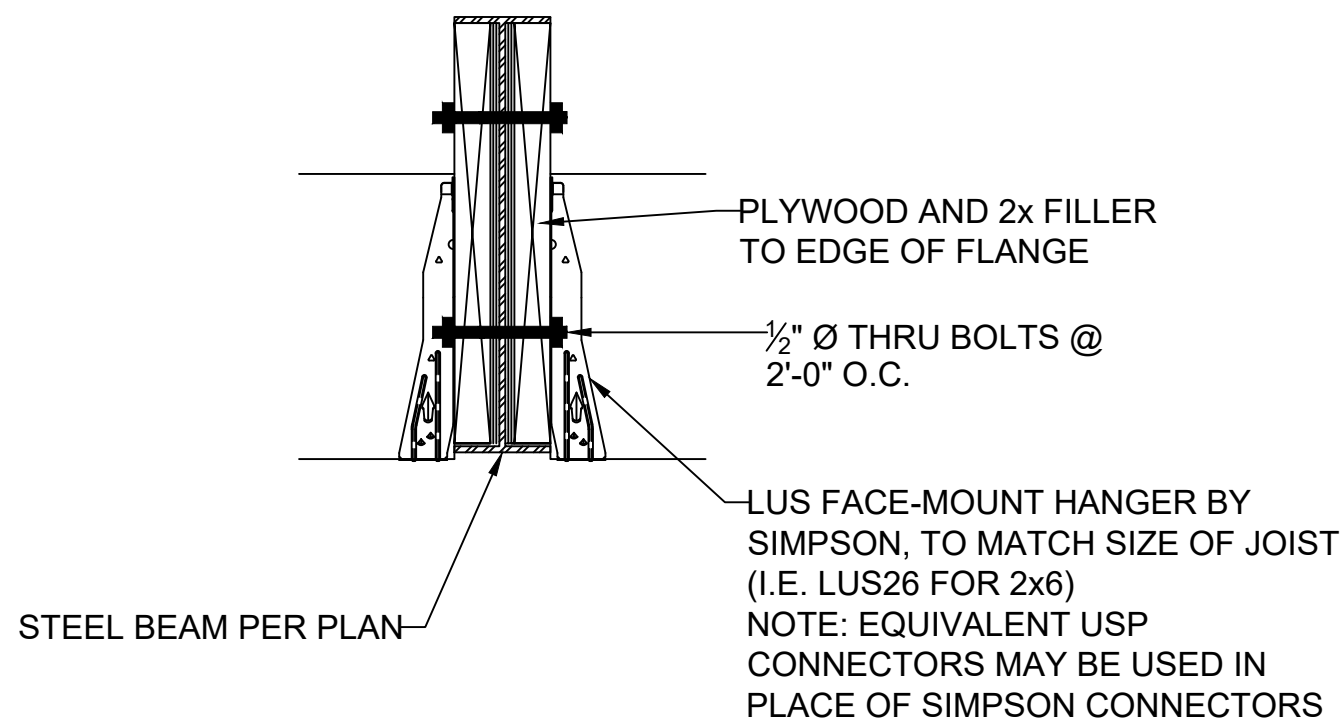
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)



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

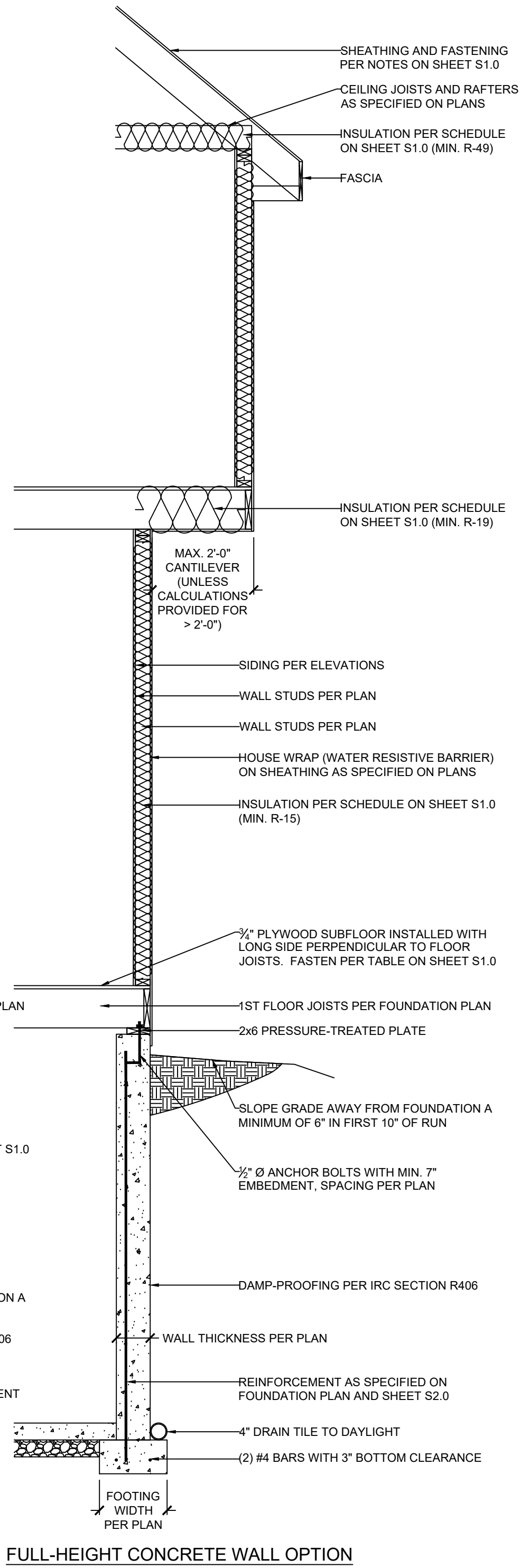
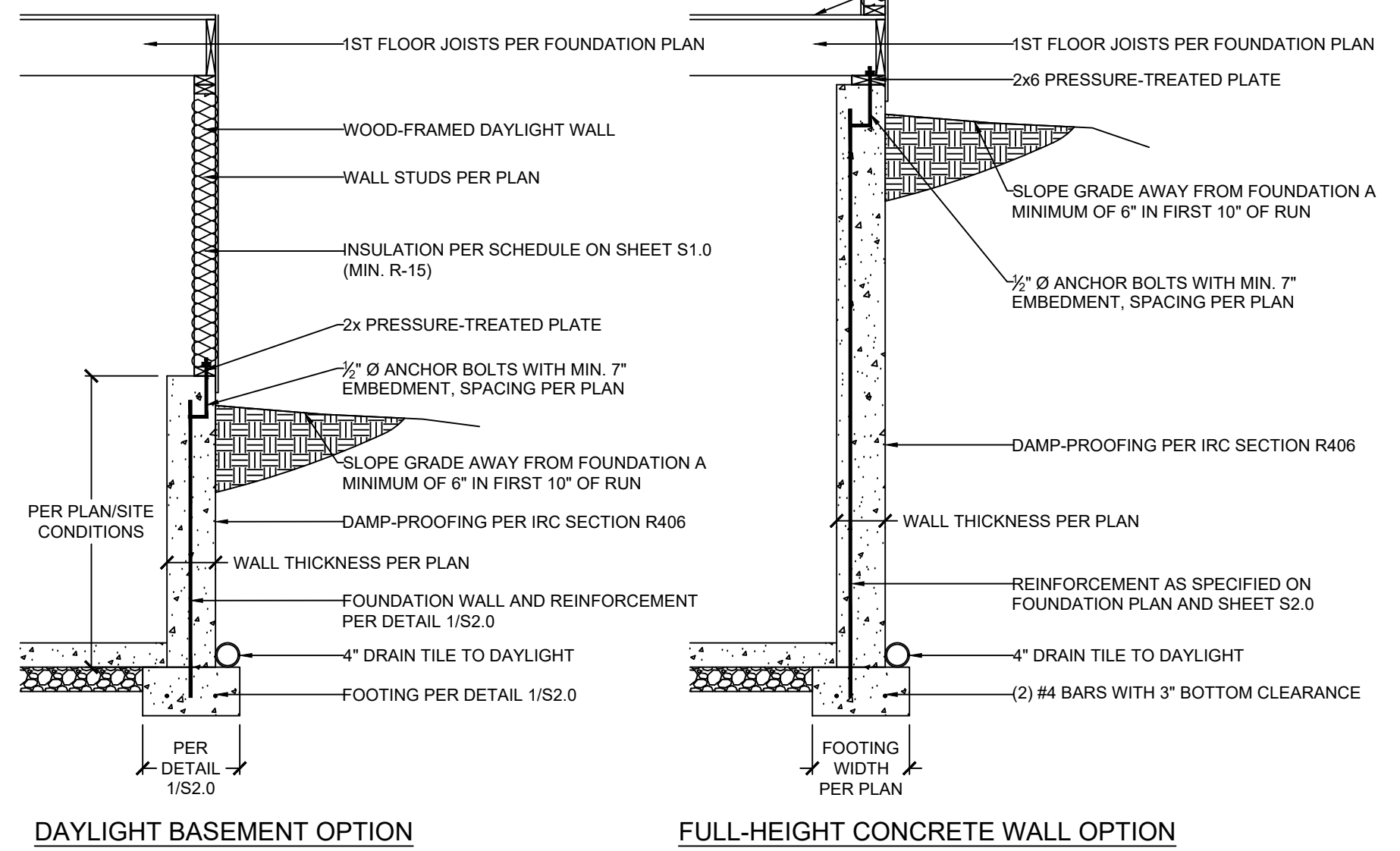


4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: $1" = 1'-0"$ (18x24) OR $1\frac{1}{2}" = 1'-0"$ (24x36)



5 CEILING JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: $1" = 1'-0"$ (18x24) OR $1\frac{1}{2}" = 1'-0"$ (24x36)

3 EXTERIOR WALL SECTION
S3.1 SCALE: $\frac{1}{2}" = 1'-0"$



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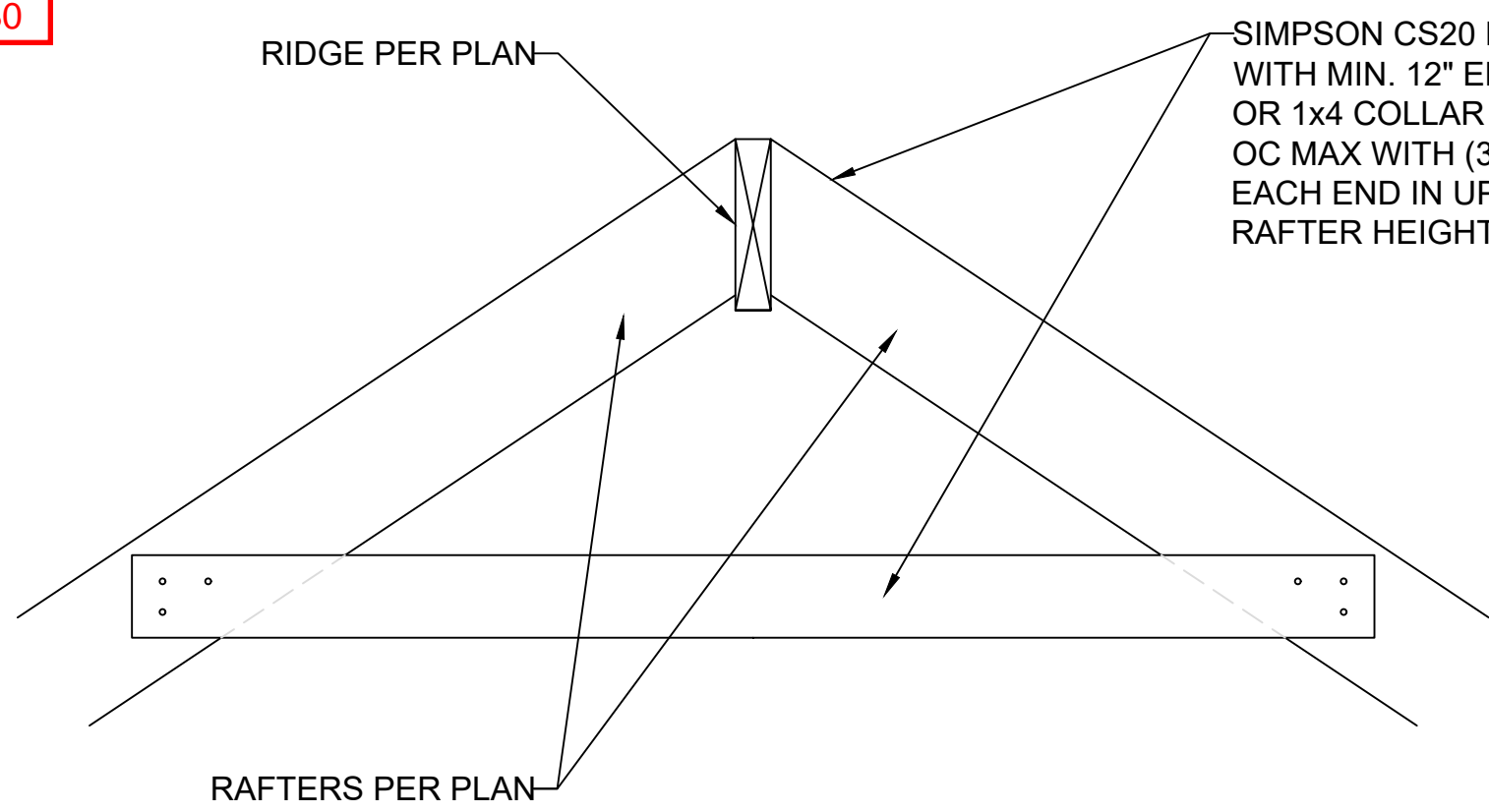
JOB TITLE: RWR118 SPEC
LOT 118, WOODSIDE RIDGE, 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI

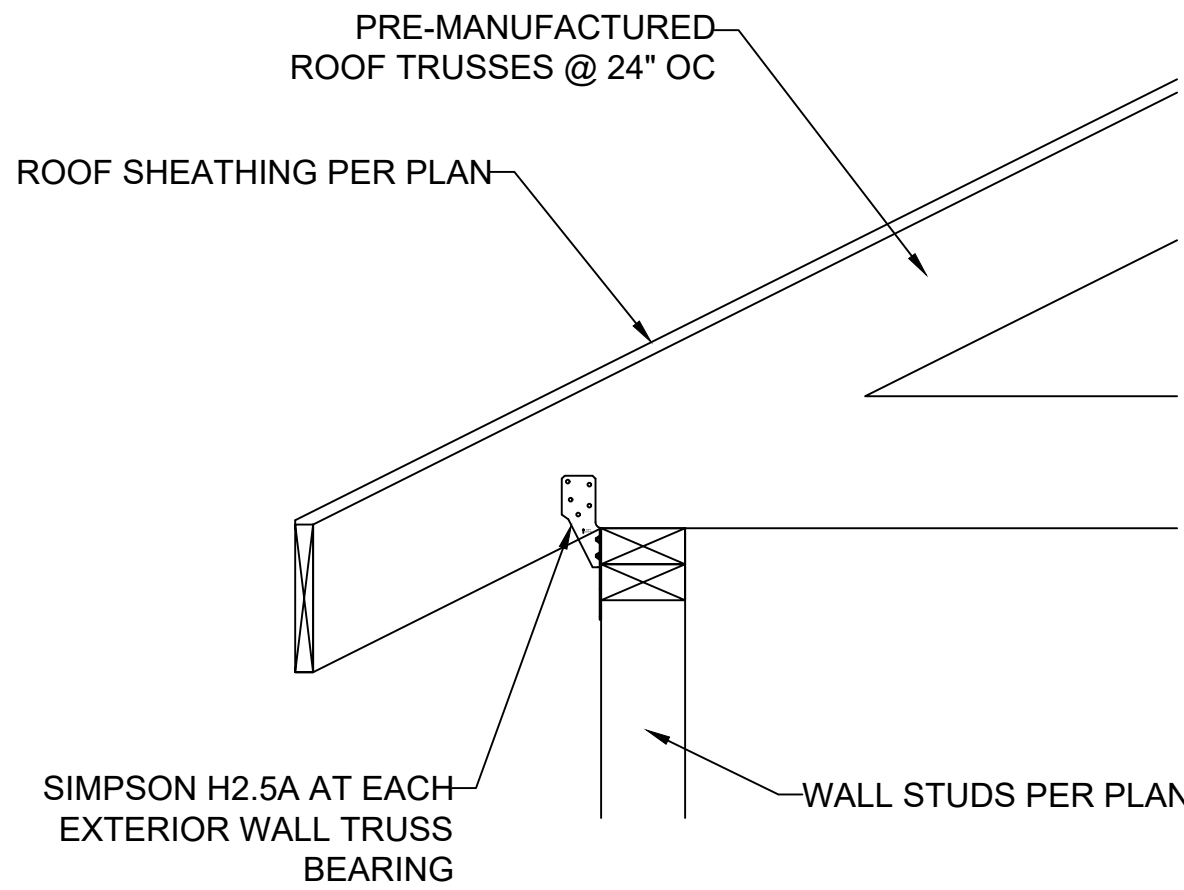


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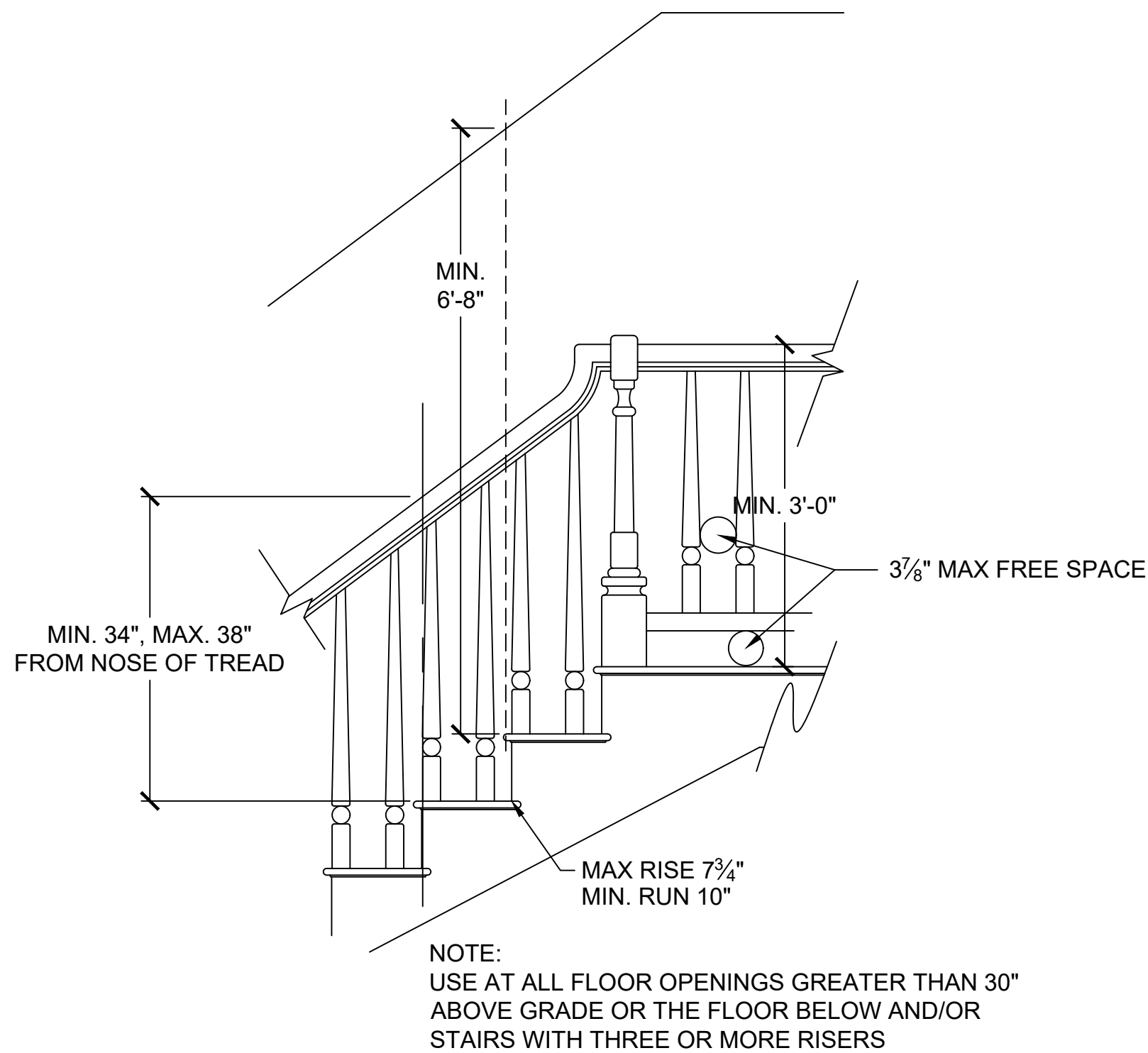
S3.1



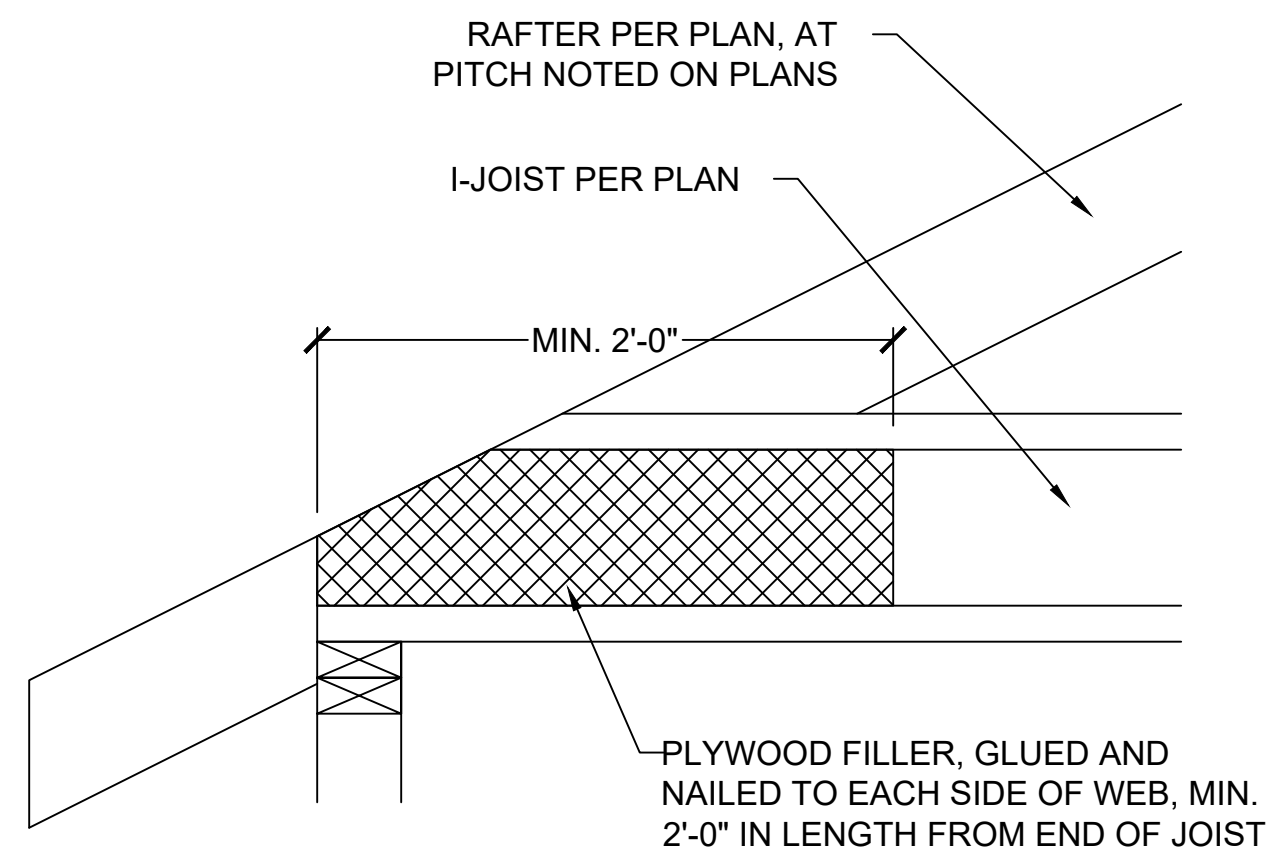
1 RIDGE FRAMING DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



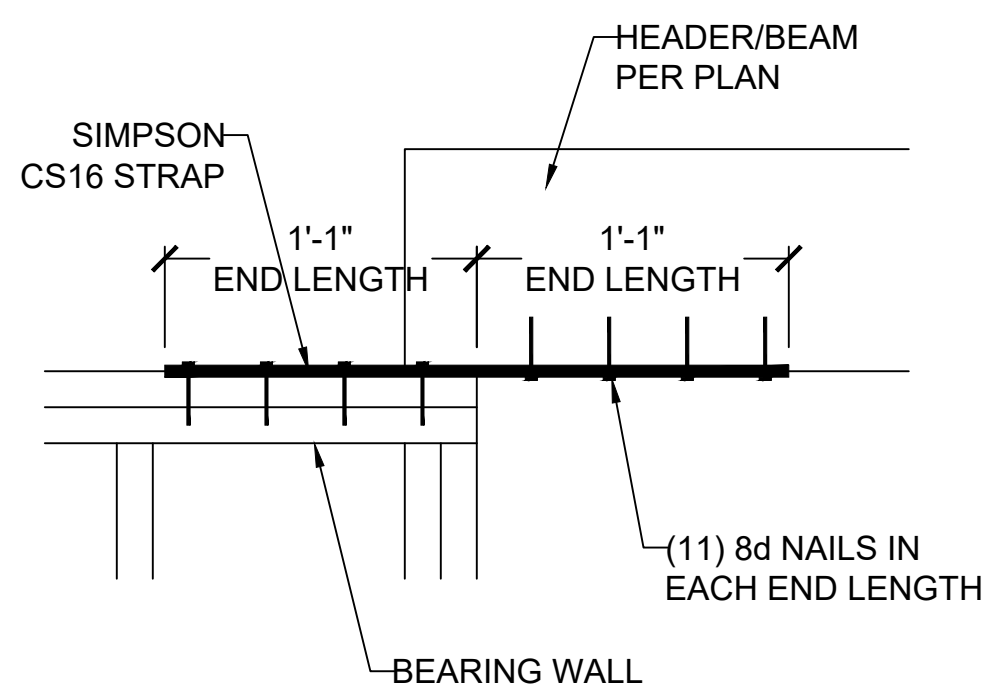
2 TRUSS CONNECTION TO EXT. WALL BEARING
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



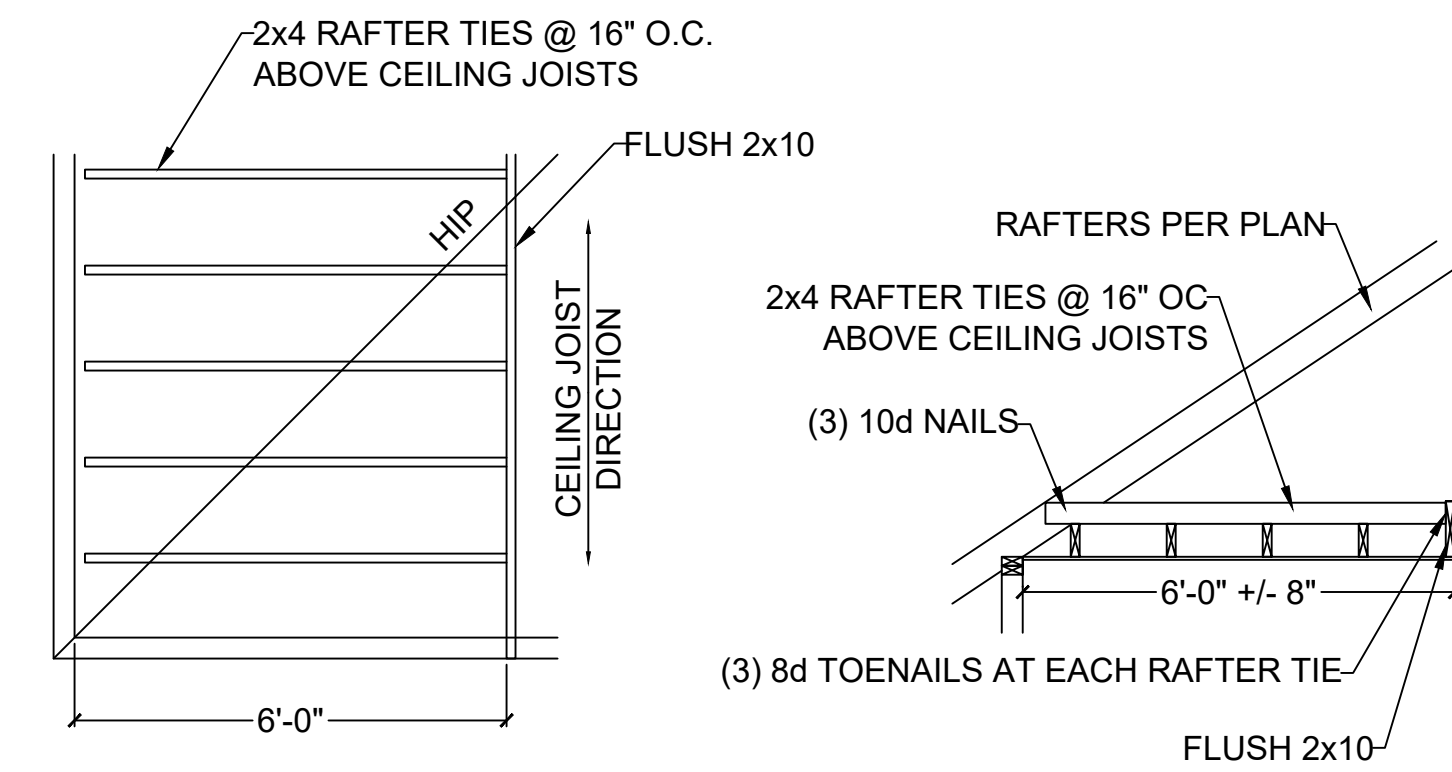
4 STAIR AND HANDRAIL/GUARDRAIL DETAIL
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



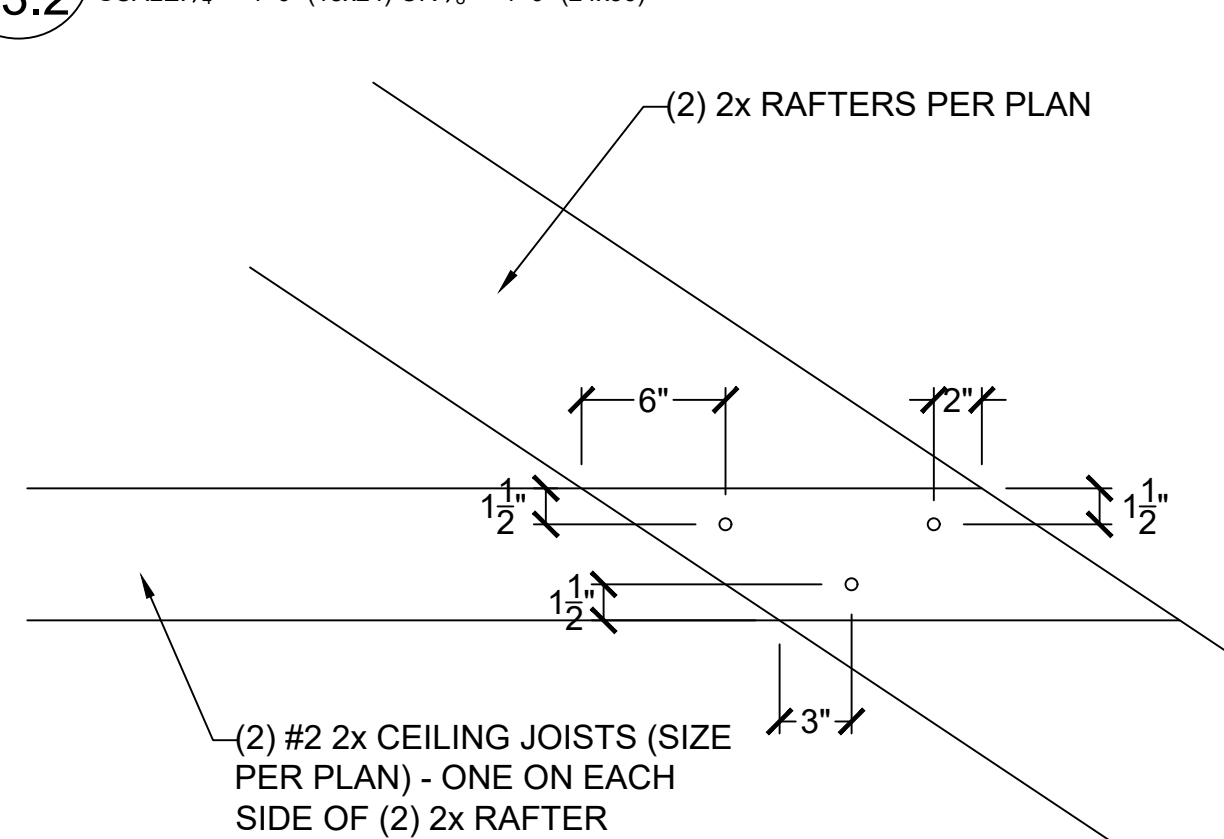
9 COPED I-JOIST REINFORCEMENT
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



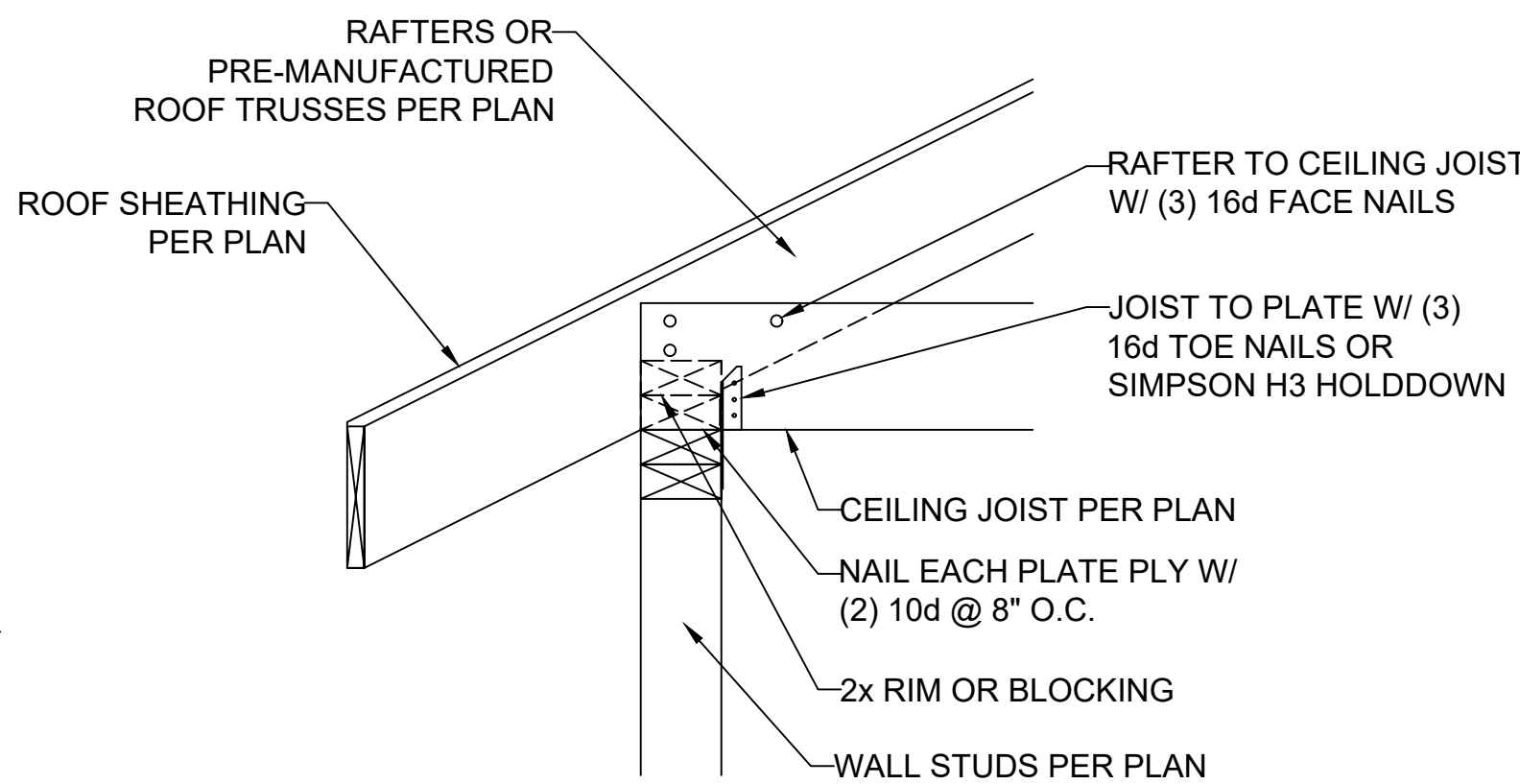
10 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



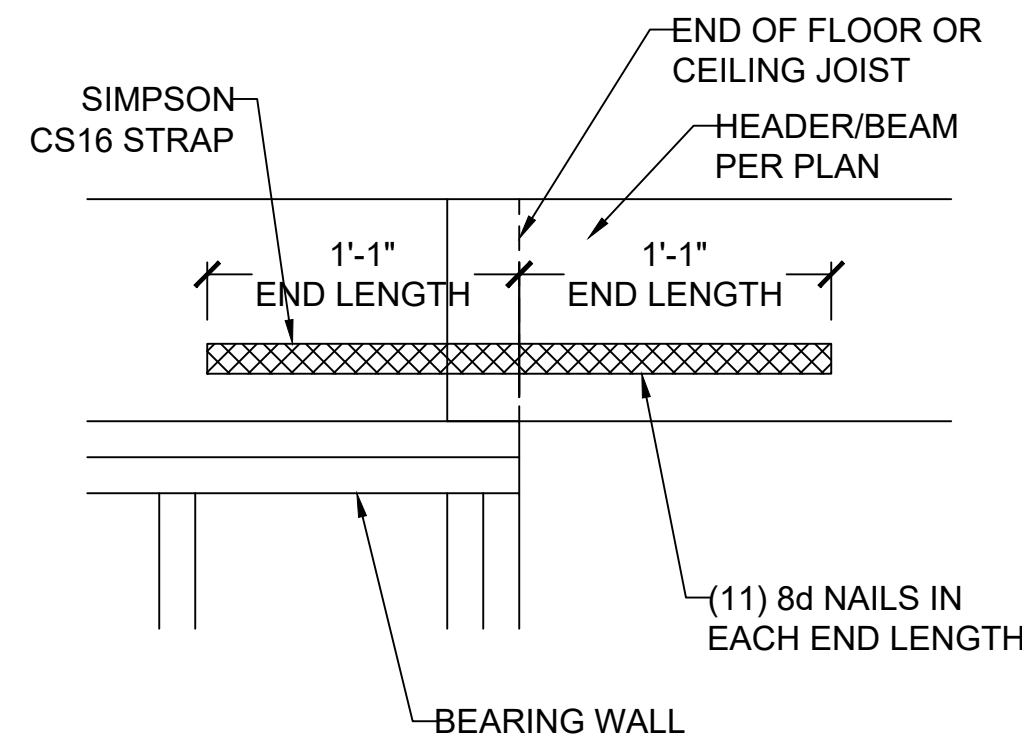
5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



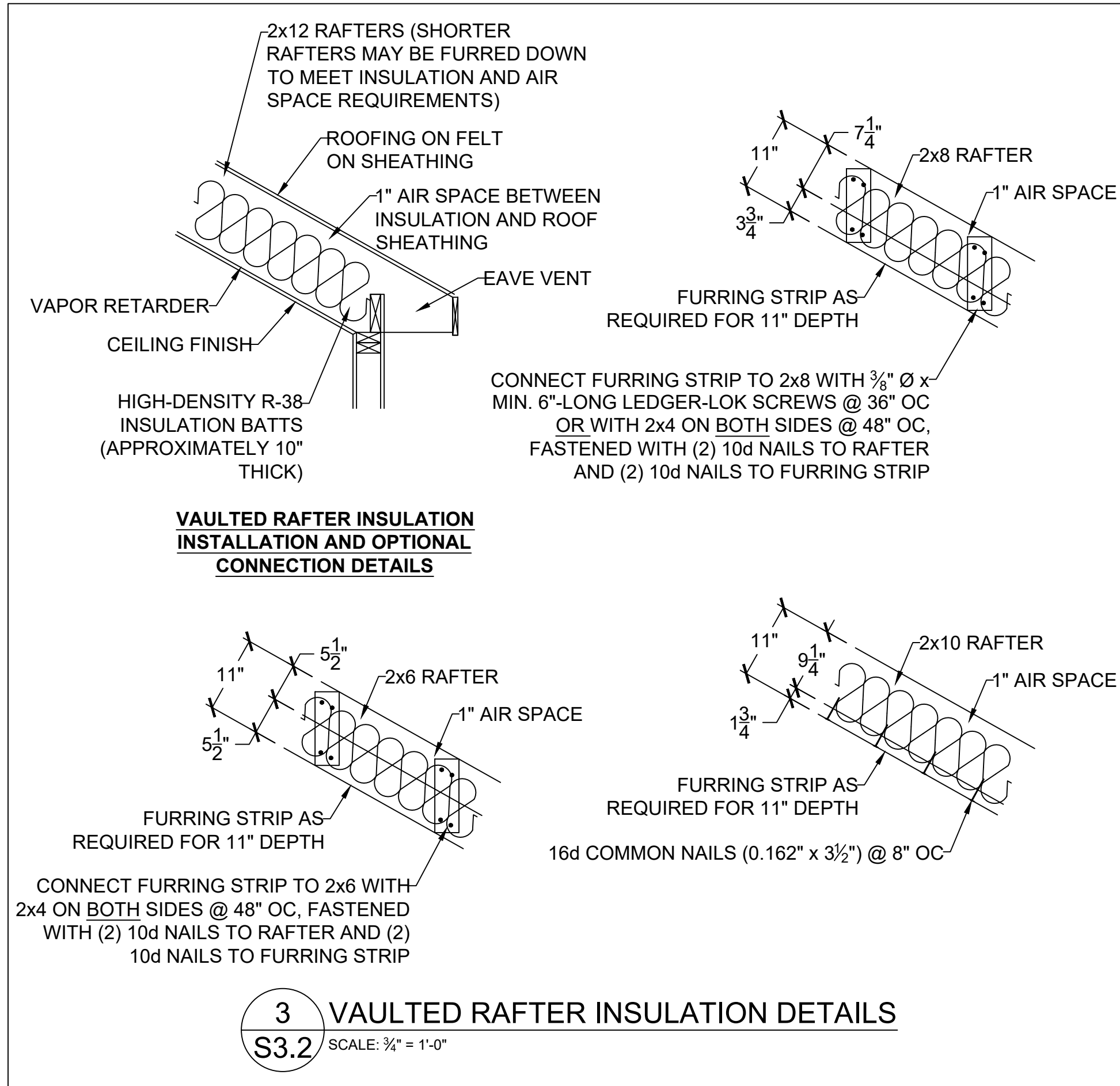
6 FIELD-CONSTRUCTED A-FRAME DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



7 RAFTER BEARING OPTION DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



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"

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S3.2



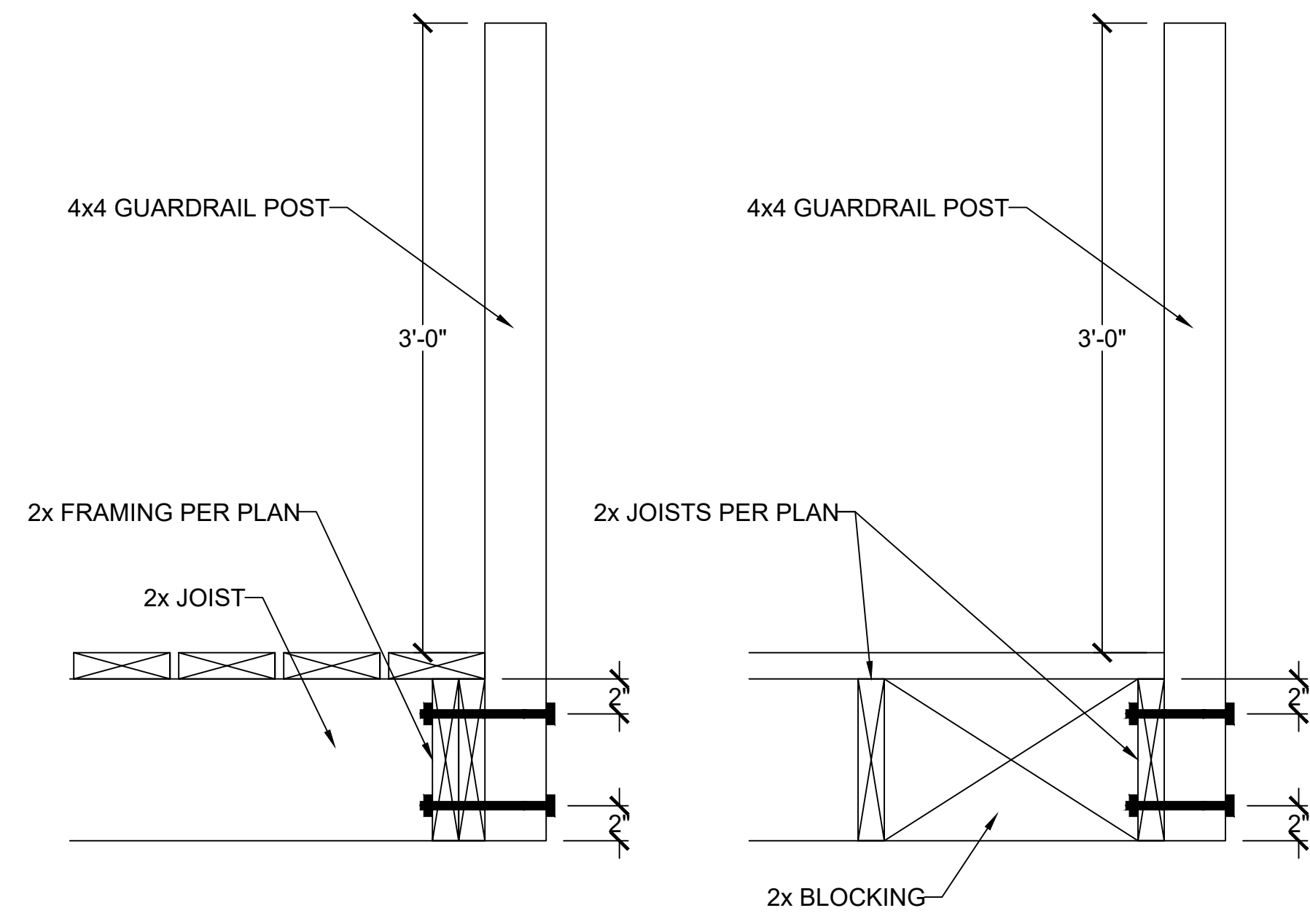
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Diagram illustrating the connection between the rim joist, floor joists, and the deck structure, showing the installation of Simpson H2.5A brackets and various fasteners.

Labels and Callouts:

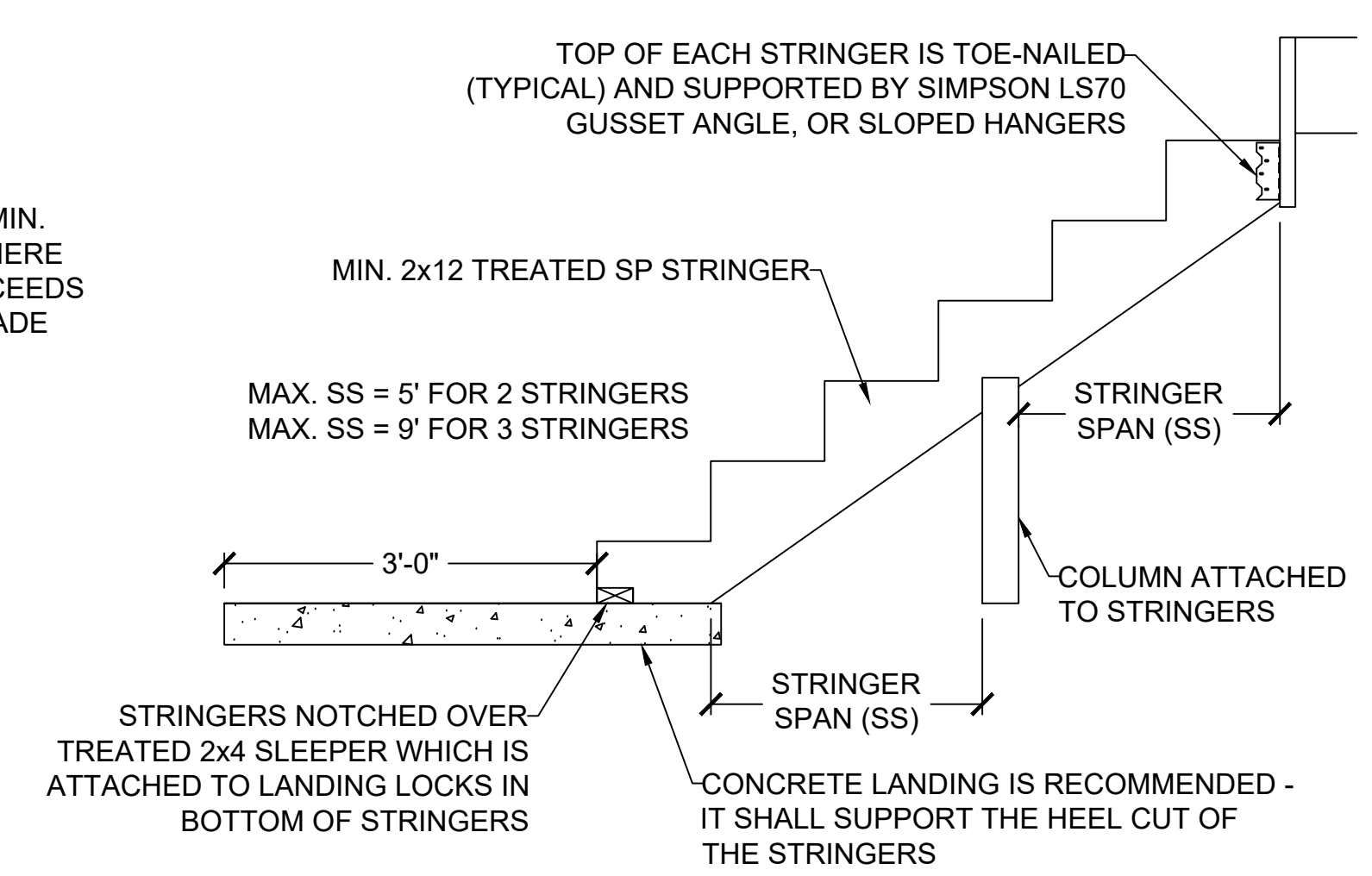
- RIM JOIST
- SIMPSON LS90 GUSSET ANGLES, NAILED TO BOTH SIDES OF DOUBLED JOISTS W/ (12) N10 NAILS
- FLOOR JOISTS PER PLAN. IF JOISTS ARE NOT DOUBLED, INSTALL ADDITIONAL PLY TO EACH JOIST, MIN. 6'-0" IN LENGTH
- SIDING
- SHEATHING PER PLAN
- TREATED DECK JOISTS PER PLAN (MAX. SPAN = 16'-0")
- 2x TREATED LEDGER PER PLAN
- FASTEN DECK JOISTS TO LEDGER WITH SIMPSON LUS210 HANGERS
- GALV. LAG BOLTS THROUGH LEDGER AND RIM JOIST PER CHART BELOW
- 1x4 TREATED SPACER ATTACHED TO HOUSE RIM WITH (3) 16d NAILS STAGGERED
- CANTILEVER LENGTH PER PLAN
- SIMPSON H2.5A AT EACH CANTILEVERED JOIST WHICH SUPPORTS DECK

4 REINF. POST CONNECTIONS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



7 S3.3 ALTERNATE COVERED DECK/PORCH INTERSECTION CORNER BEAM CONNECTION

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



9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
S3.3 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)

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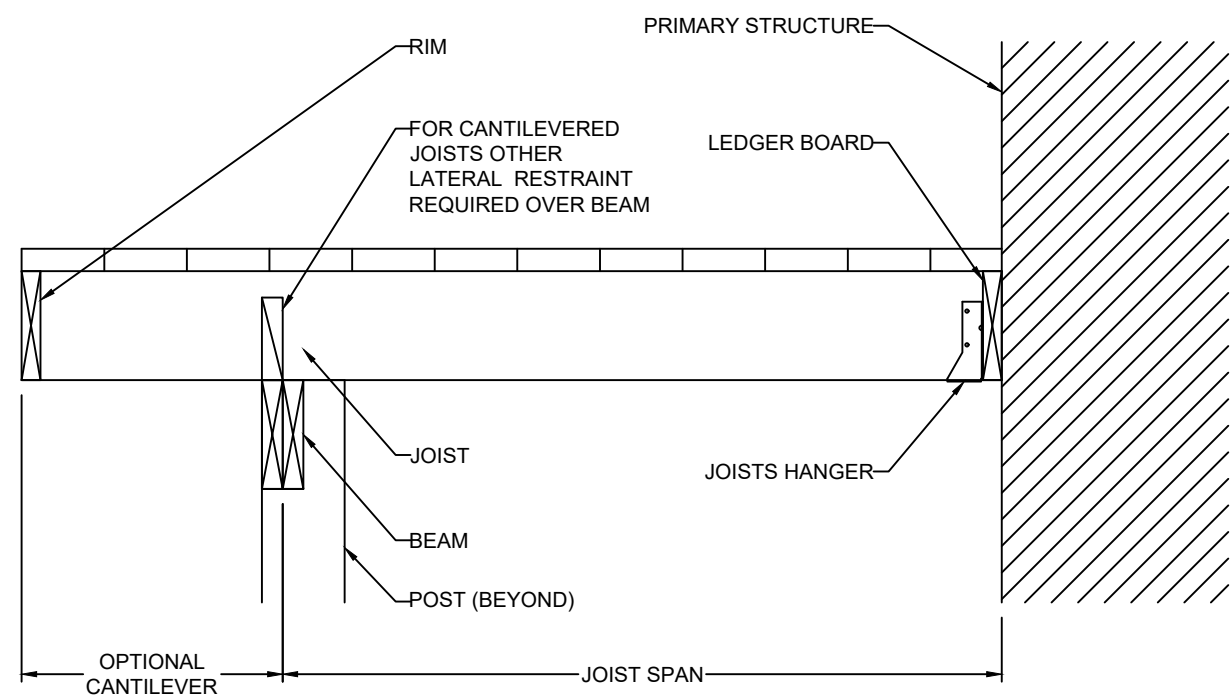
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**FRAMING
DETAILS**

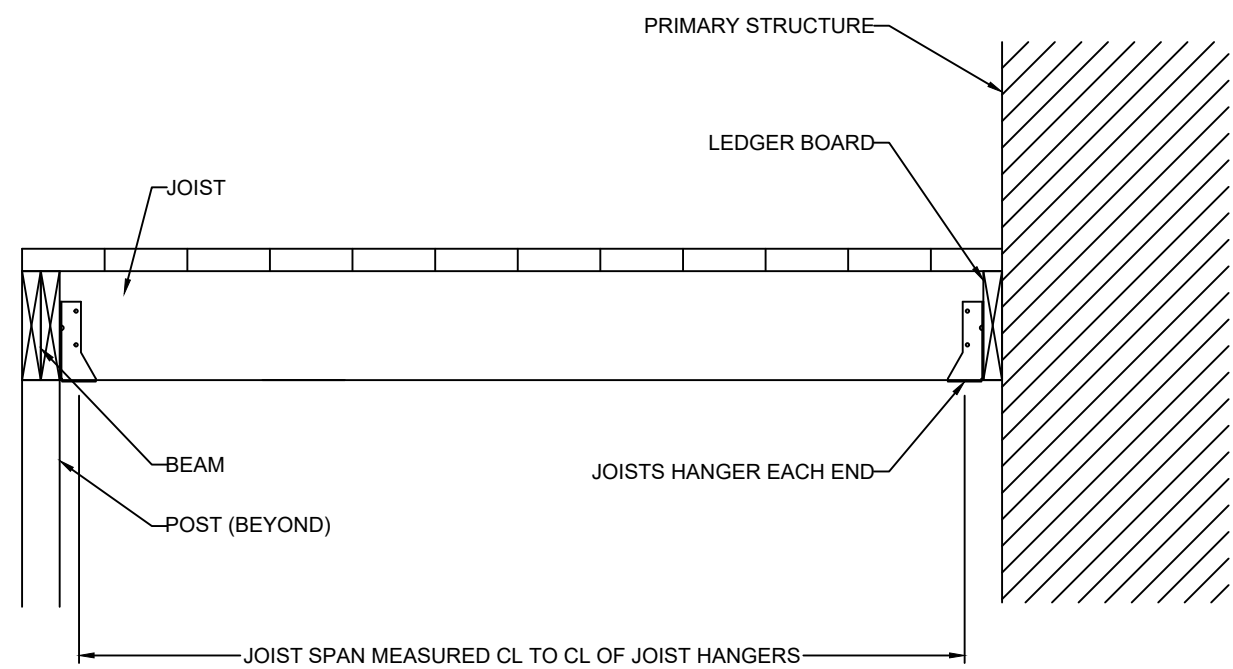
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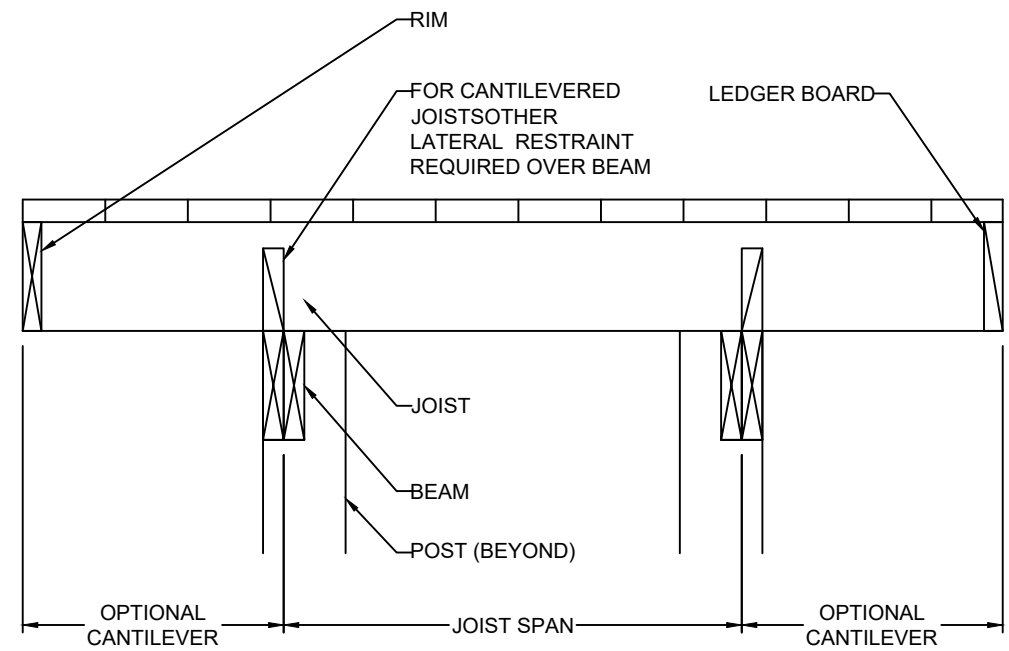
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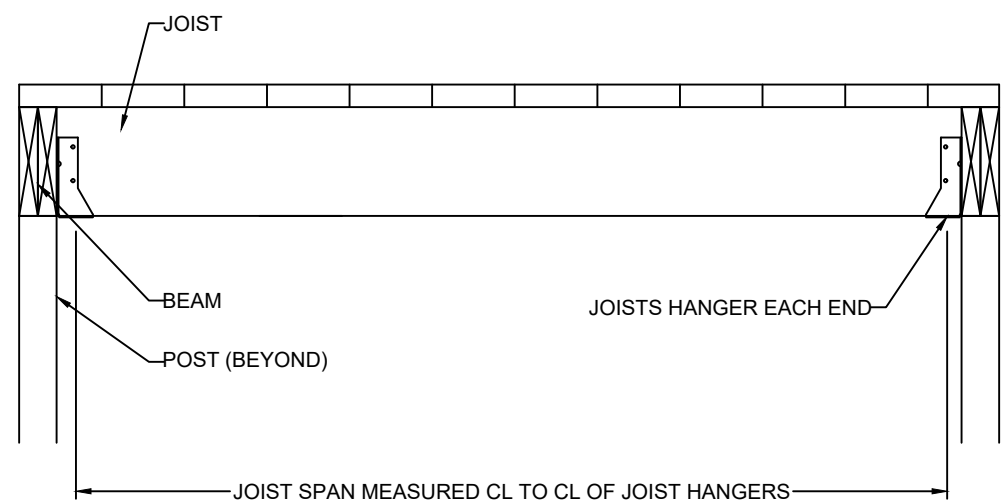
CANTILEVERED JOISTS
WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

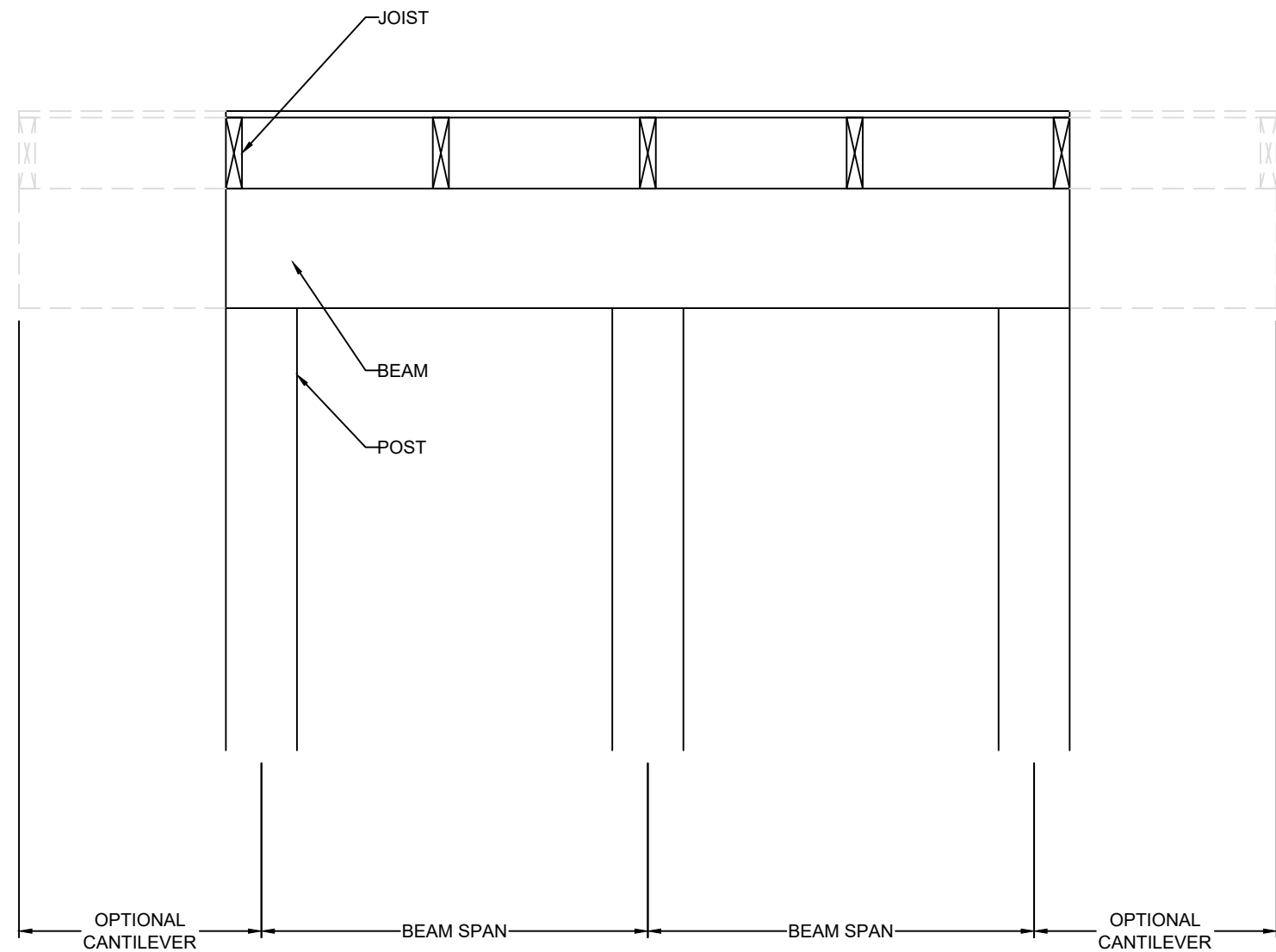


JOISTS ON FREE-STANDING
DECK WITH DROPPED BEAM

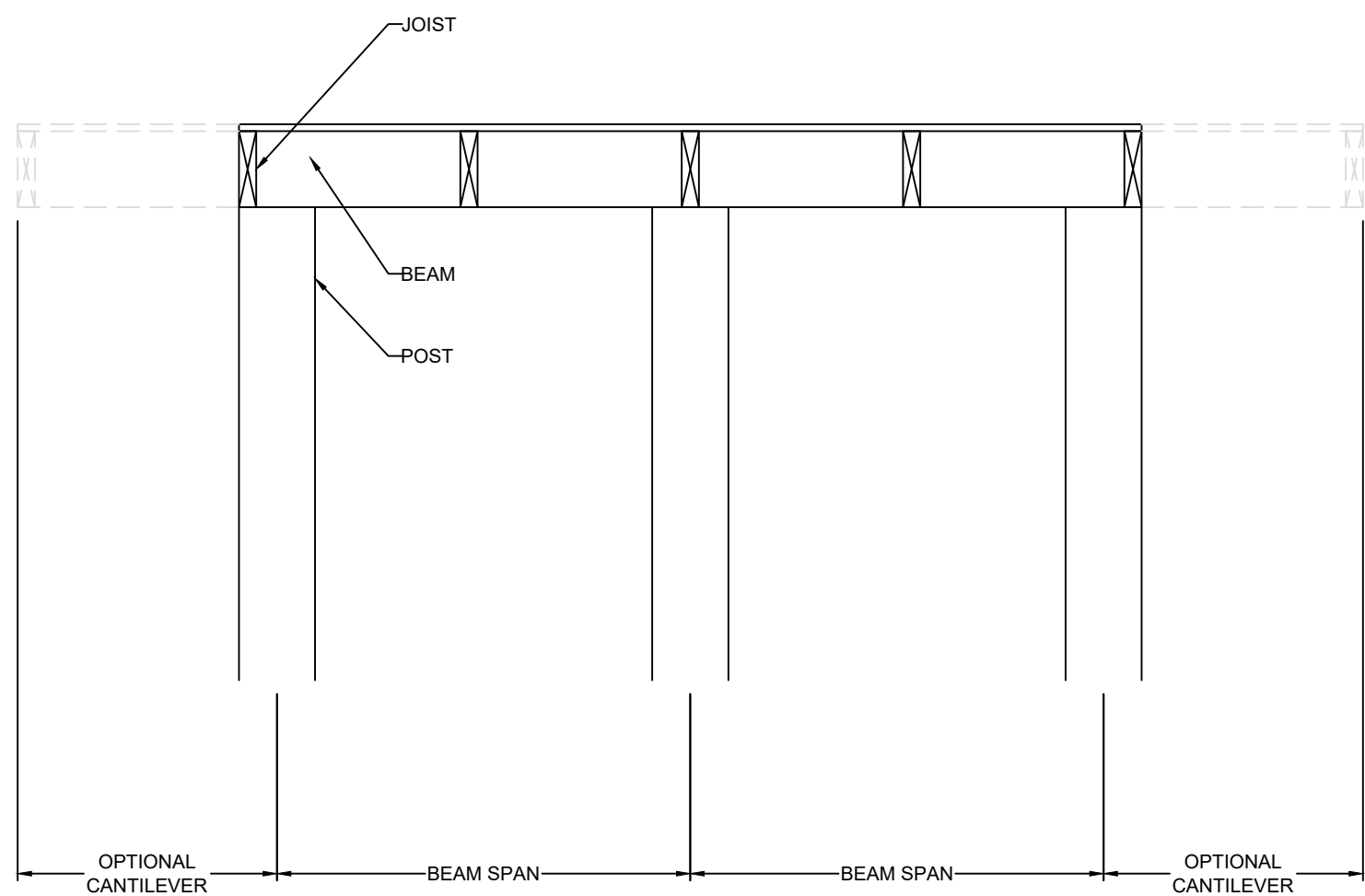


JOISTS WITH FLUSH BEAM

10 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

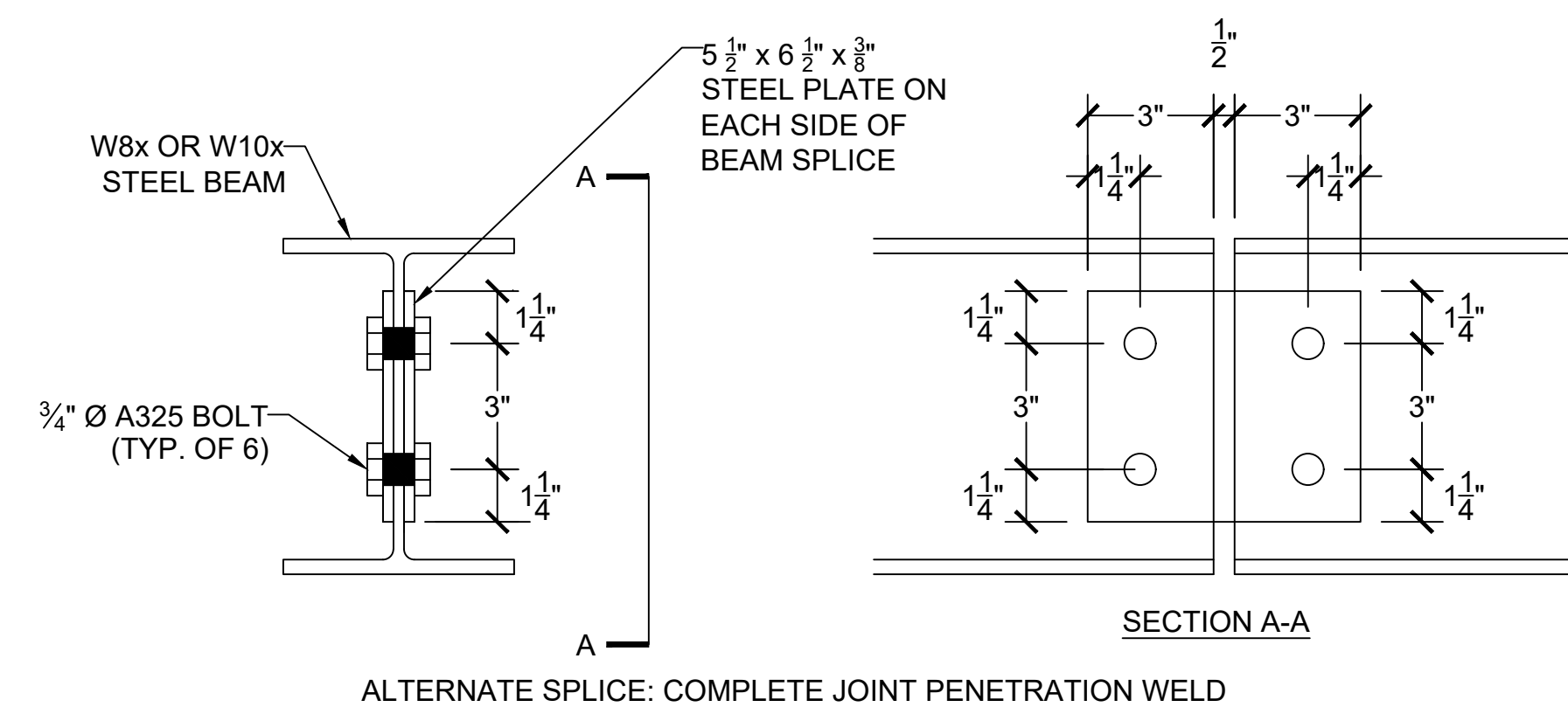
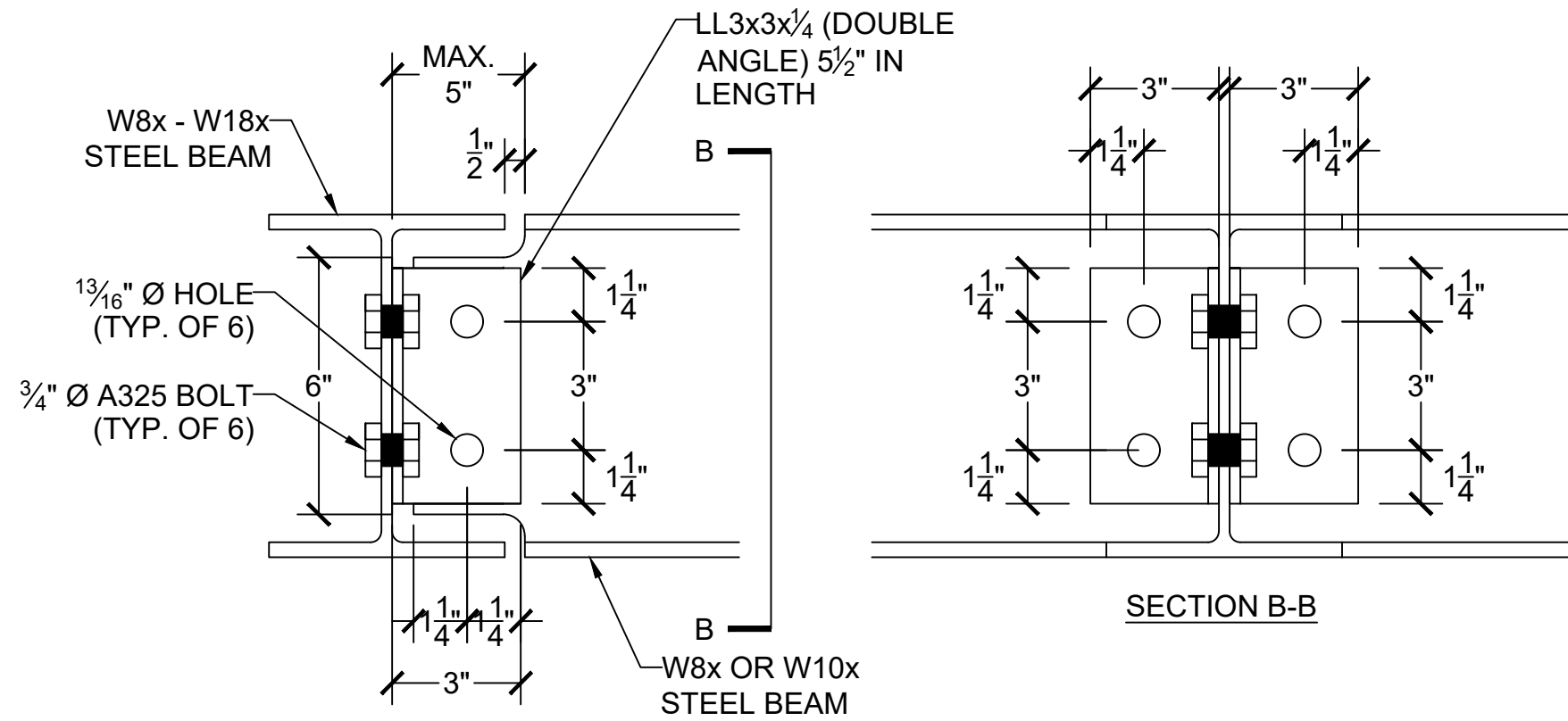


DROPPED BEAM

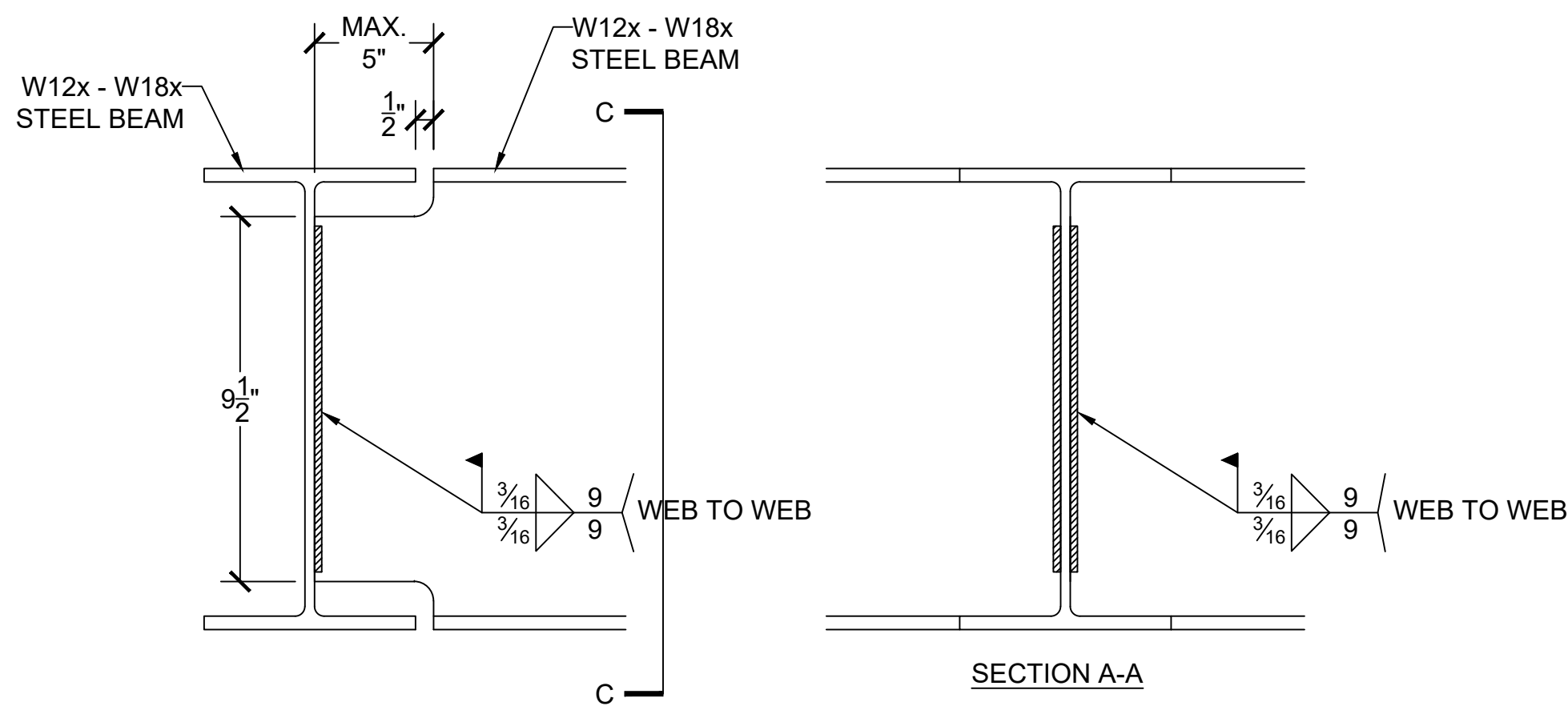


FLUSH BEAM

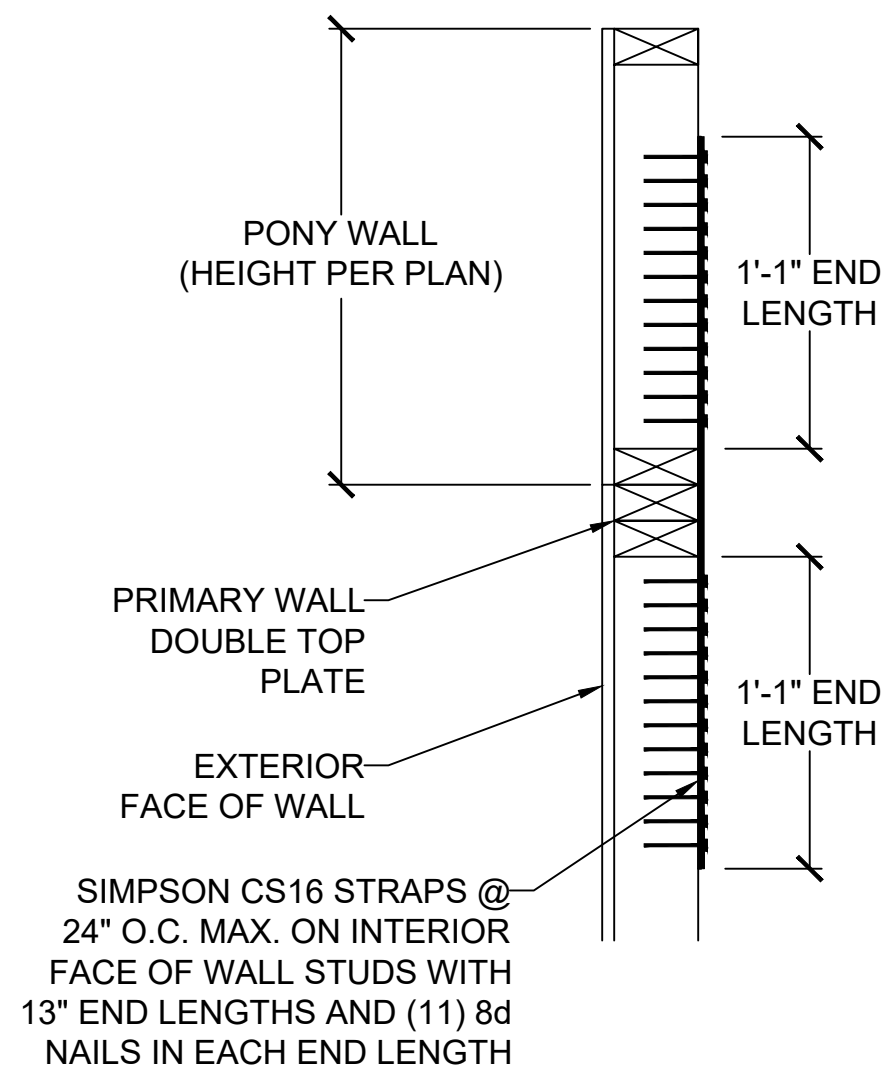
11 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



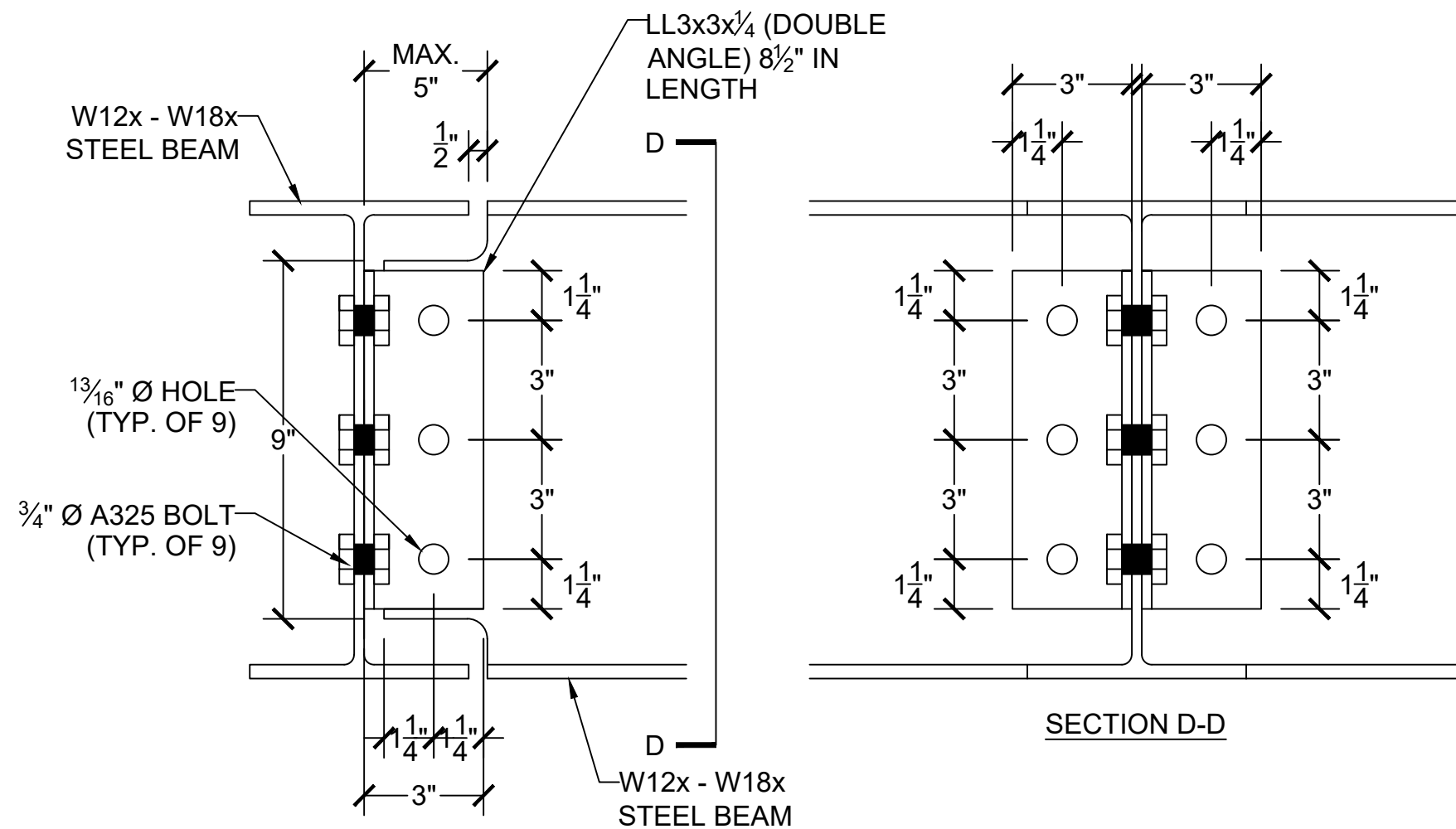
(OPTION #1)



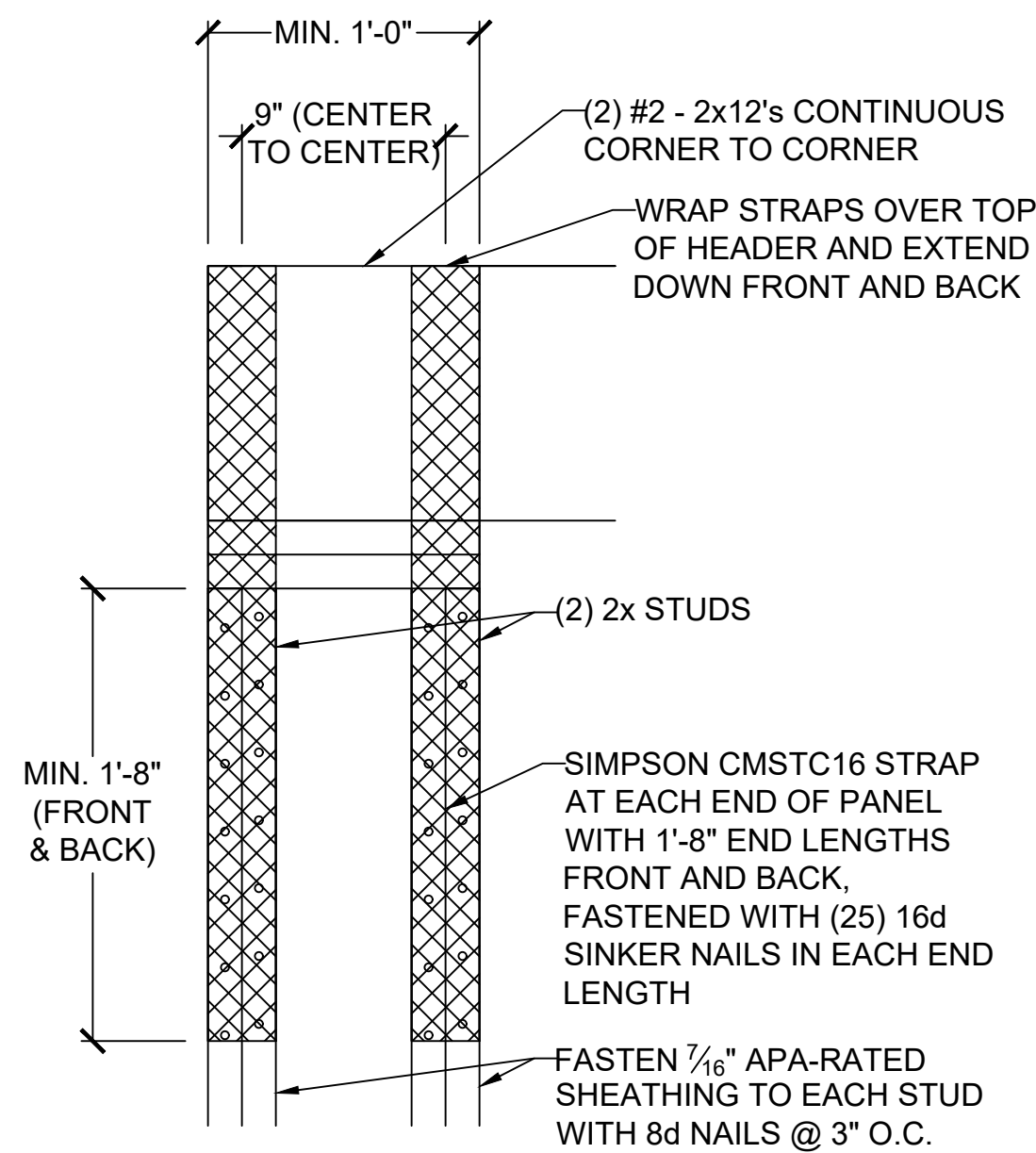
(OPTION #1)



(OPTION #2)



(OPTION #2)



NOTE: SILL PLATE OF PANEL SHALL BE MIN.
(1) 2x AND FASTENED WITH 1/2" Ø ANCHOR
BOLT AND 2" Ø WASHER PLATE

