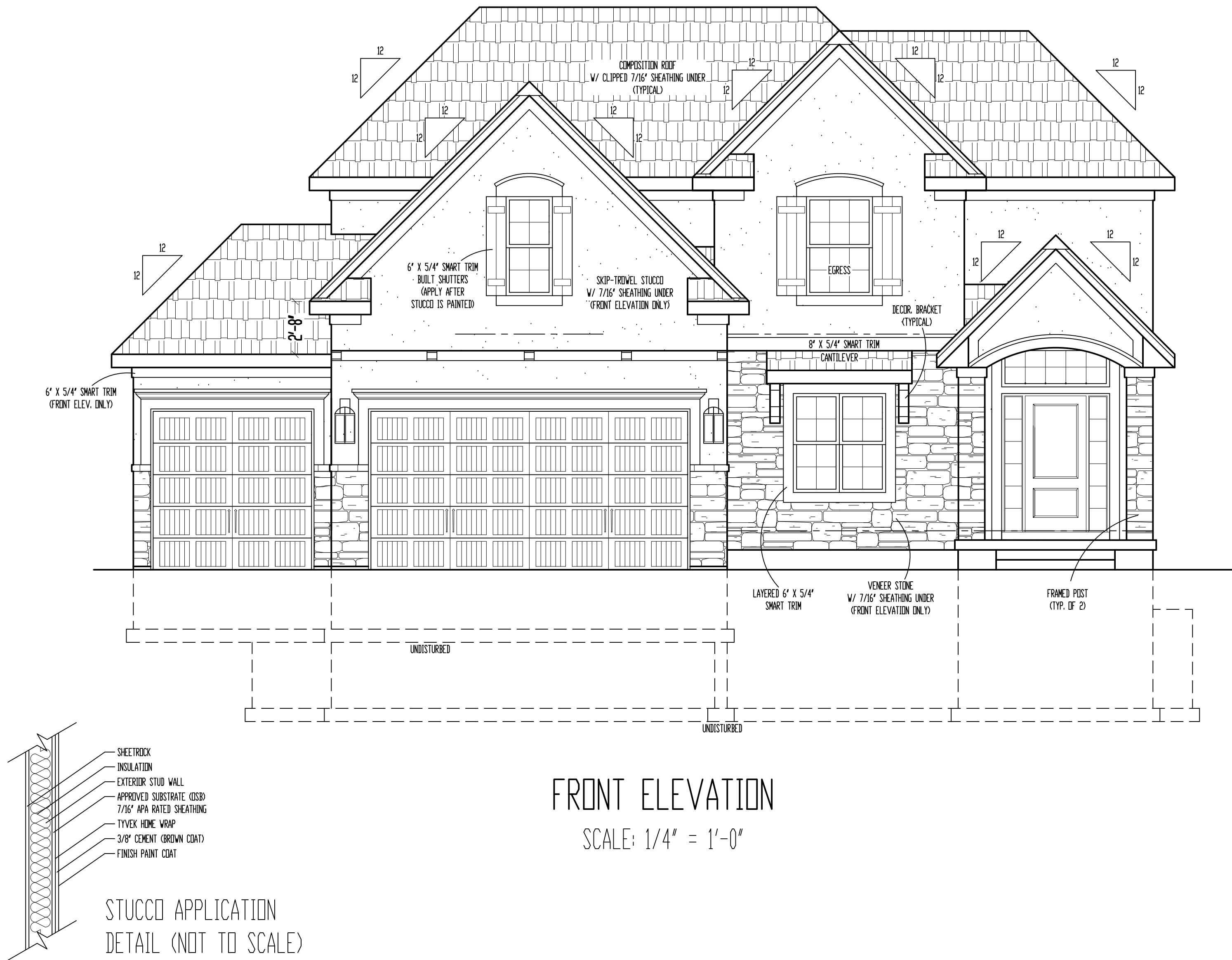


ONE-TIME-BUILD LICENSE AGREEMENT

NOTE: GOVERNING CODES &
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS
TAKE PRECEDENCE OVER THESE PLANS.



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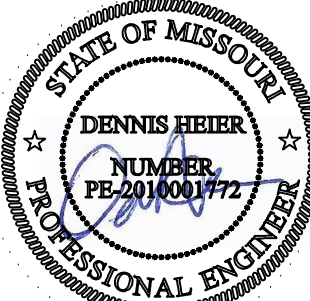
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"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16)

**VIEWPOINT**
RESIDENTIAL DESIGN LLC

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

Drawing title:
The OAKMONT
Elevation: B
Description:
Lot 670, Eagle Creek
Property Address:
2517 SW River Trail Rd., Lee's Summit, Missouri
General Contractor:
IQ Construction



4-3-2020

Date: 4 - 2 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
FRONT ELEVATION

Sheet No.:
A-1 of 6

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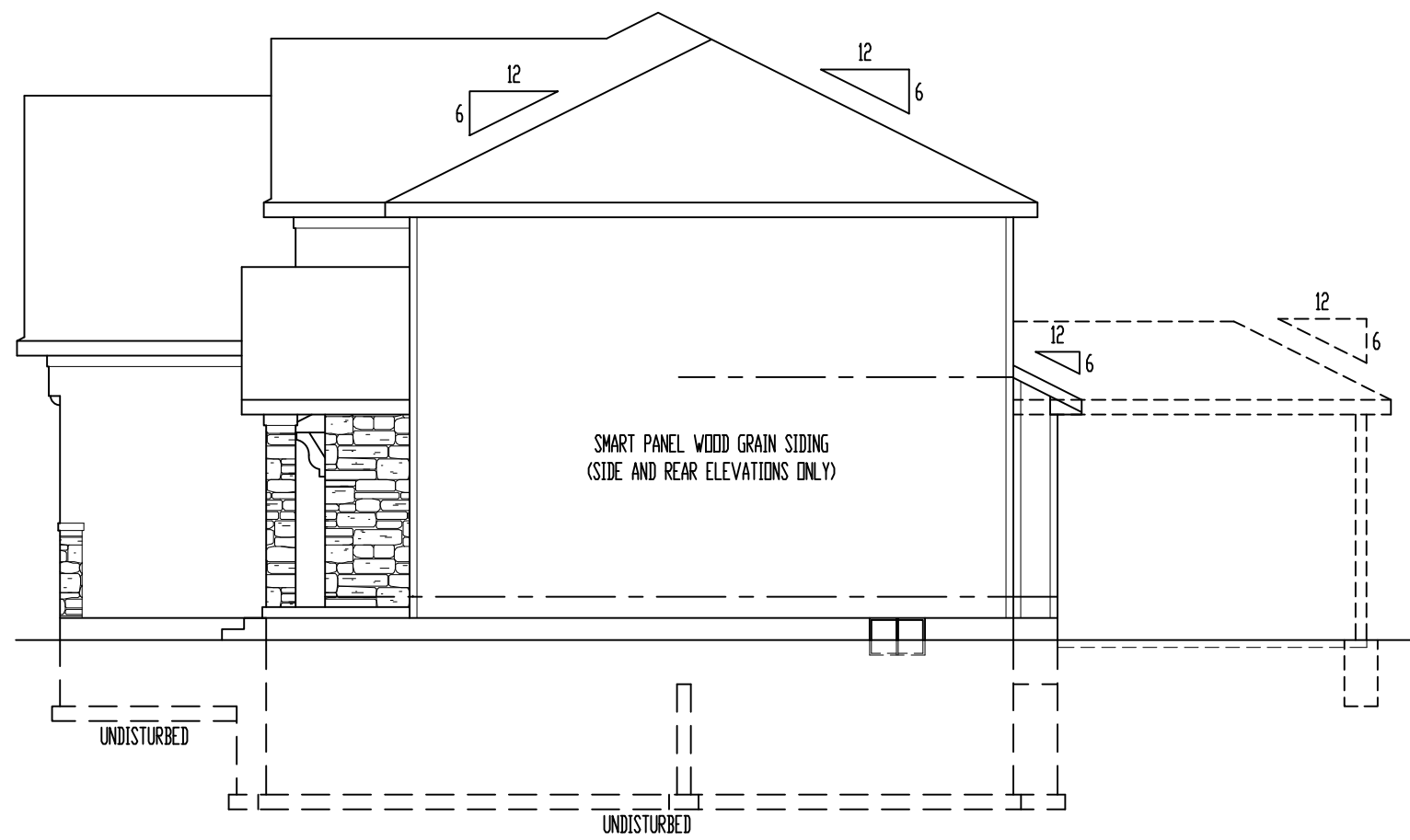


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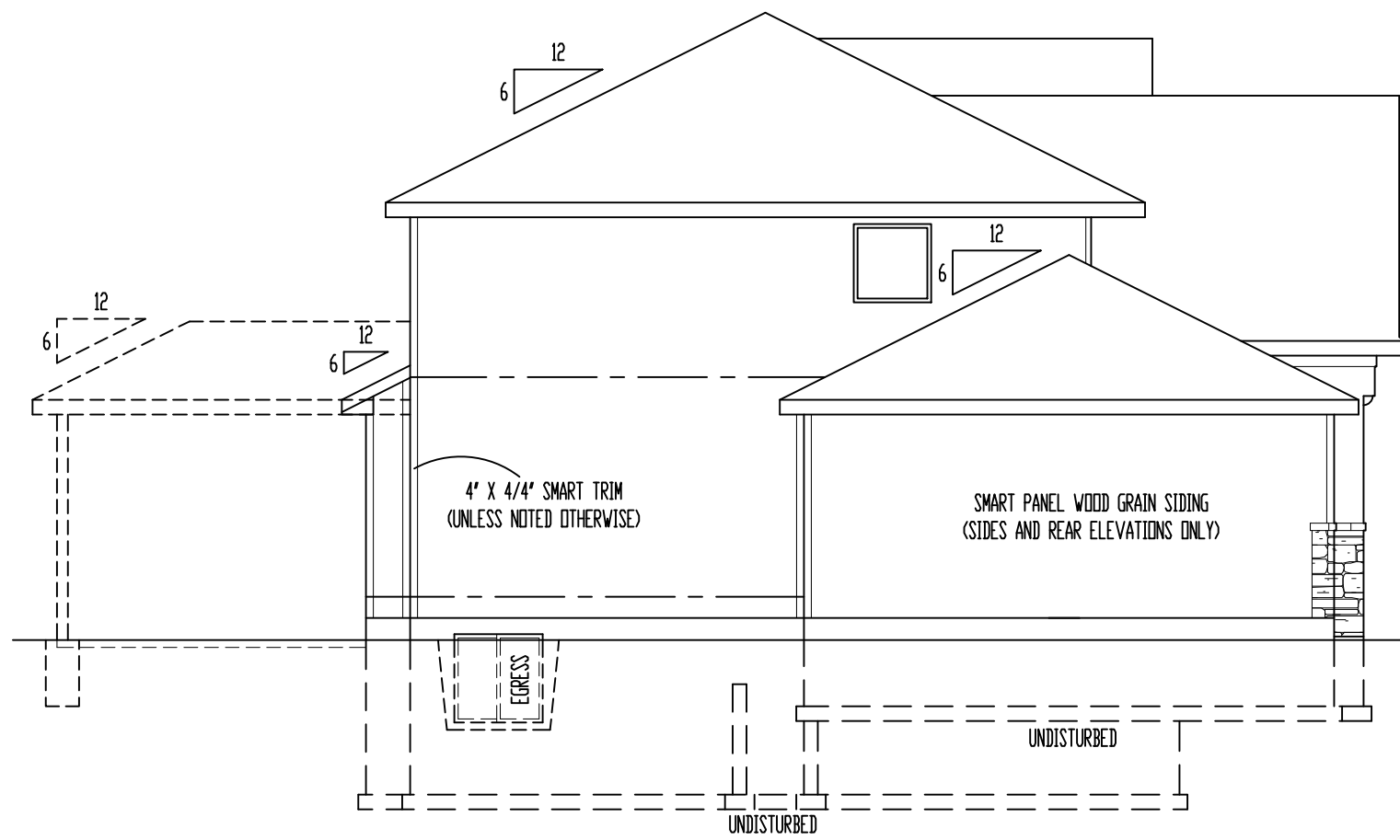
Sheet Title:
SIDES & REAR ELEVATIONS

Sheet No.:

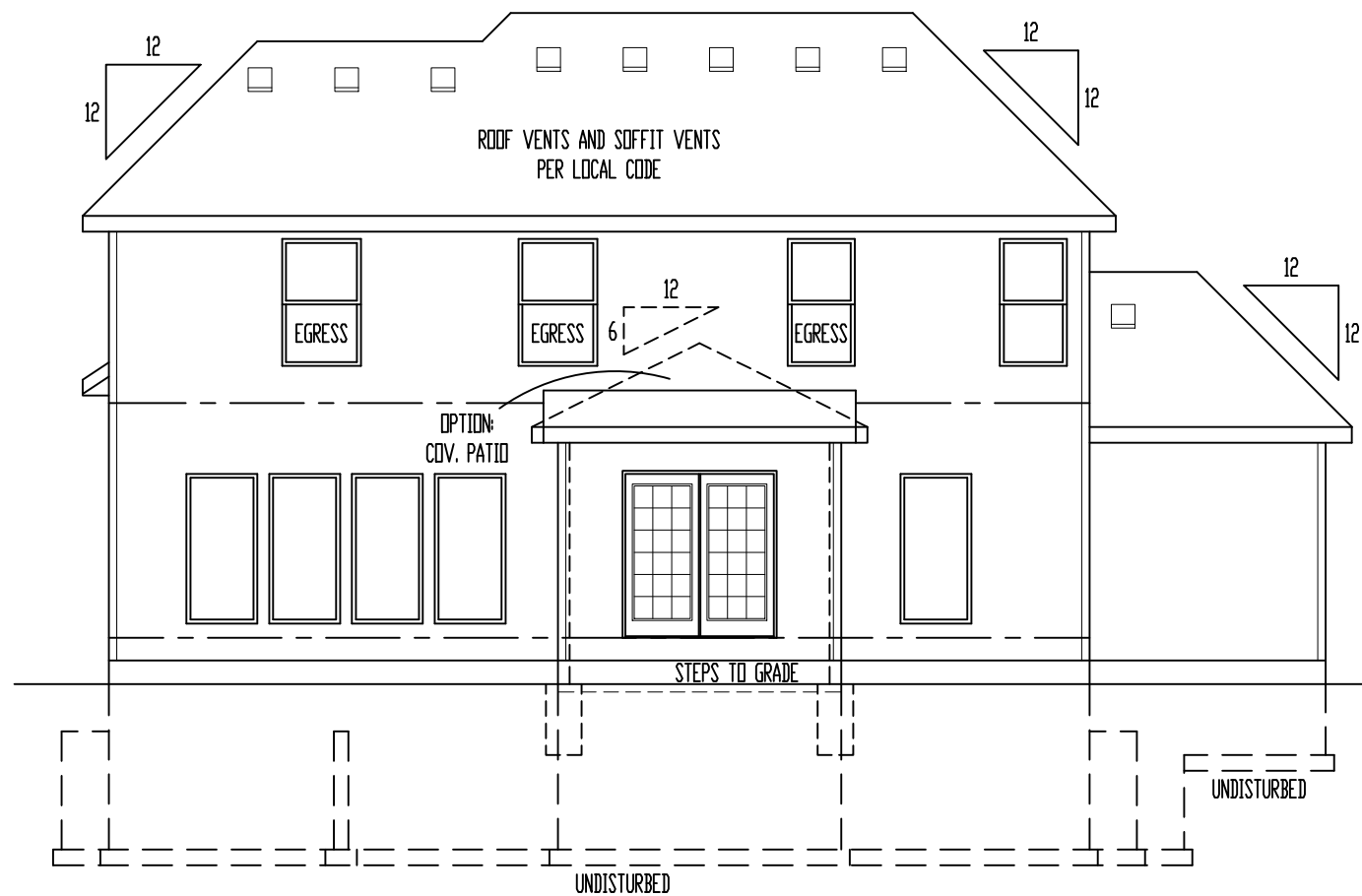
A-2 of 6



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



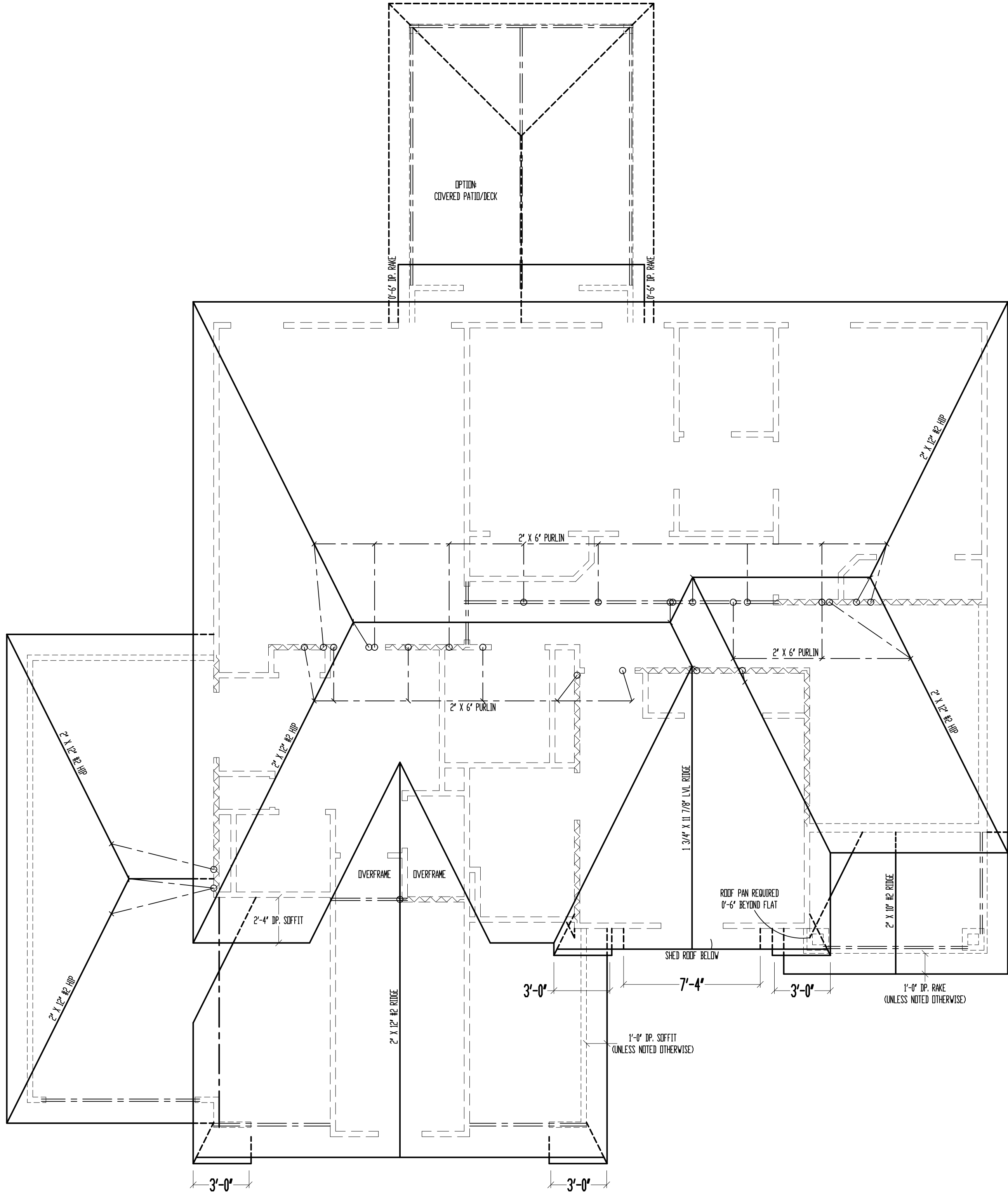
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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

ELEVATIONS:
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

OPTIONAL 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" TTD. DECKING
6" X 6" TTD. POSTS
2" X 2" TTD. SPINDLES
2" X 6" TTD. TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE



ROOF

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

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

FLASHING NOTE:
D RIP 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 (HEM-FIR, DOUG-FIR, OR EQUAL):
SEE SPAN CHARTS BELOW

CODE MINIMUM		
RAFTERS	SPACING	MAX. HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	11'-7"
#2-2x6	@16" O.C.	14'-2"
#2-2x8	@24" O.C.	14'-8"
#2-2x8	@16" O.C.	17'-11"
#2-2x10	@24" O.C.	17'-10"
#2-2x10	@16" O.C.	21'-11"

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

HIGHER PERFORMANCE (RECOMMENDED)		
RAFTERS	SPACING	MAX. HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	8'-6"
#2-2x6	@16" O.C.	9'-9"
#2-2x8	@24" O.C.	11'-3"
#2-2x8	@16" O.C.	12'-9"
#2-2x10	@24" O.C.	14'-3"
#2-2x10	@16" O.C.	16'-3"

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

- * VAULTS TO BE 2x10 DEPTH
- * RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)
 - #2- 2x8 UP TO 10/12 PITCH
 - #2- 2x10 OVER 10/12 PITCH
- * ALL HIP & VALLEYS ARE: (UNLESS OTHERWISE NOTED)
 - #2- 2x8 UP TO 10/12 PITCH
 - #2- 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 PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
 - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "I" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR. >	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

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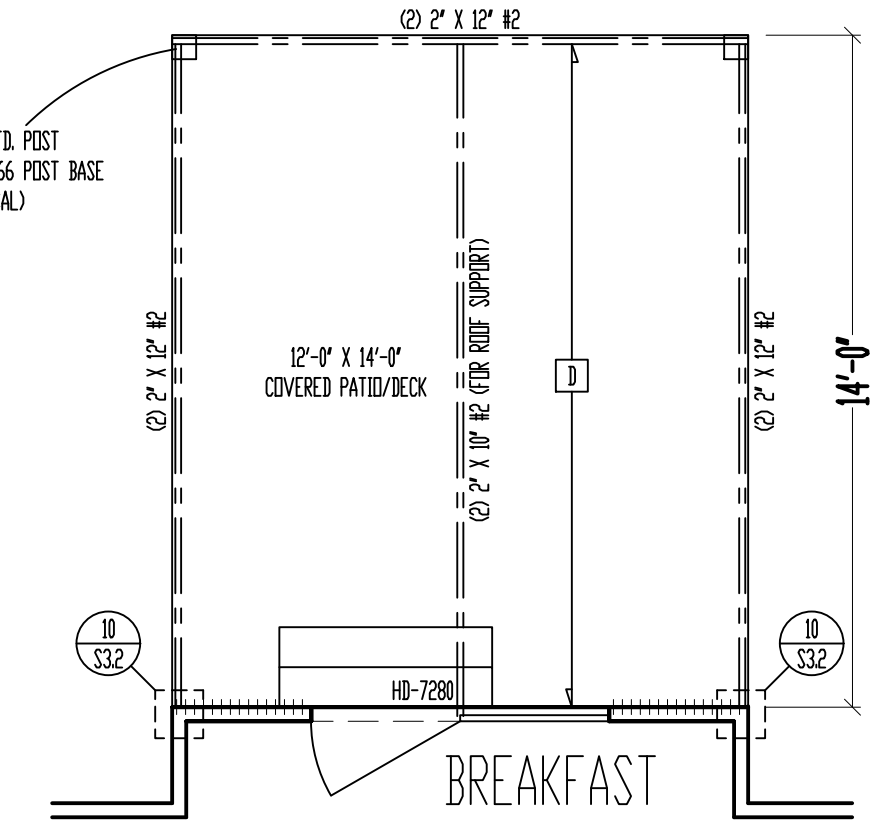
Drawing title:
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Elevation: B
Description:
Lot 670, Eagle Creek
Property Address:
2517 SW River Trail Rd., Lee's Summit, Missouri
General Contractor:
IQ Construction



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Sheet Title:
ROOF PLAN

Sheet No.:
A-3 of 6



OPTION: COVERED PATIO/DECK
SCALE: 1/4" = 1'-0"

9'-0" CEILING
2" X 10" FLOOR SYSTEM

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

MAIN LEVEL: 1094 SQ. FT.
SECOND LEVEL: 1225 SQ. FT.

TOTAL: 2319 SQ. FT.

GARAGE: 667 SQ. FT.
UNFIN. BASEMENT: 1055 SQ. FT.
OPT. LOWER LEVEL: 740 SQ. FT.
OPT. COV. OUT/LIV: 120 SQ. FT.

+++++ = WALL BRACING PER FRAMING NOTE #1
AND PER CALCULATIONS ON SHEET S1.1.

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 & 7" O.C. IN THE FIELD. SMART PANEL, OR EQUIV., INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. / / / / / / / / / / = GB: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8"-0" SECTIONS ONE SIDE OF WALL (OR MIN 4"-0" SECTION FOR BOTH SIDES)
3. / / / / / / / / / / = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" 8D HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS. UNLESS NOTED OTHERWISE.
5. LWD 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 1-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR STUD BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSHAPE 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 NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE).

JOIST SCHEDULE	
	2" X 10" #3 FLOOR JOIST @ 16' O.C.
	2" X 10" #2 FLOOR JOIST @ 16' O.C.
	2" X 6" #3 CEILING JOIST @ 16' O.C.
	2" X 6" #2 CEILING JOIST @ 16' O.C.

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begotten Son,
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(John 3:16).*

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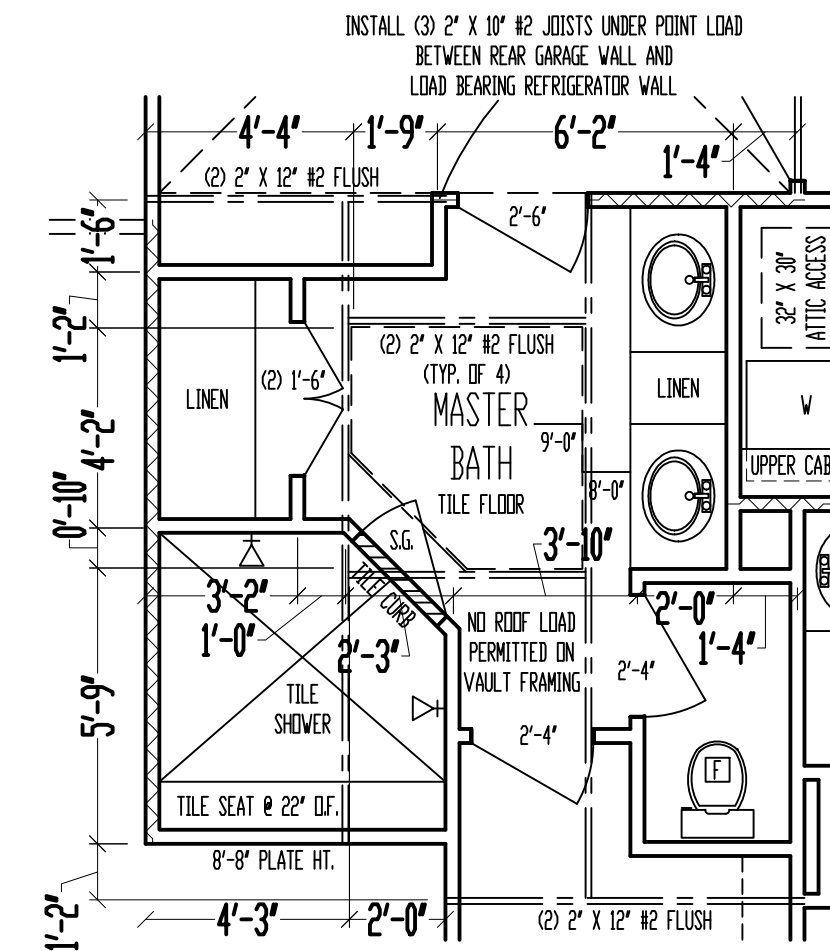
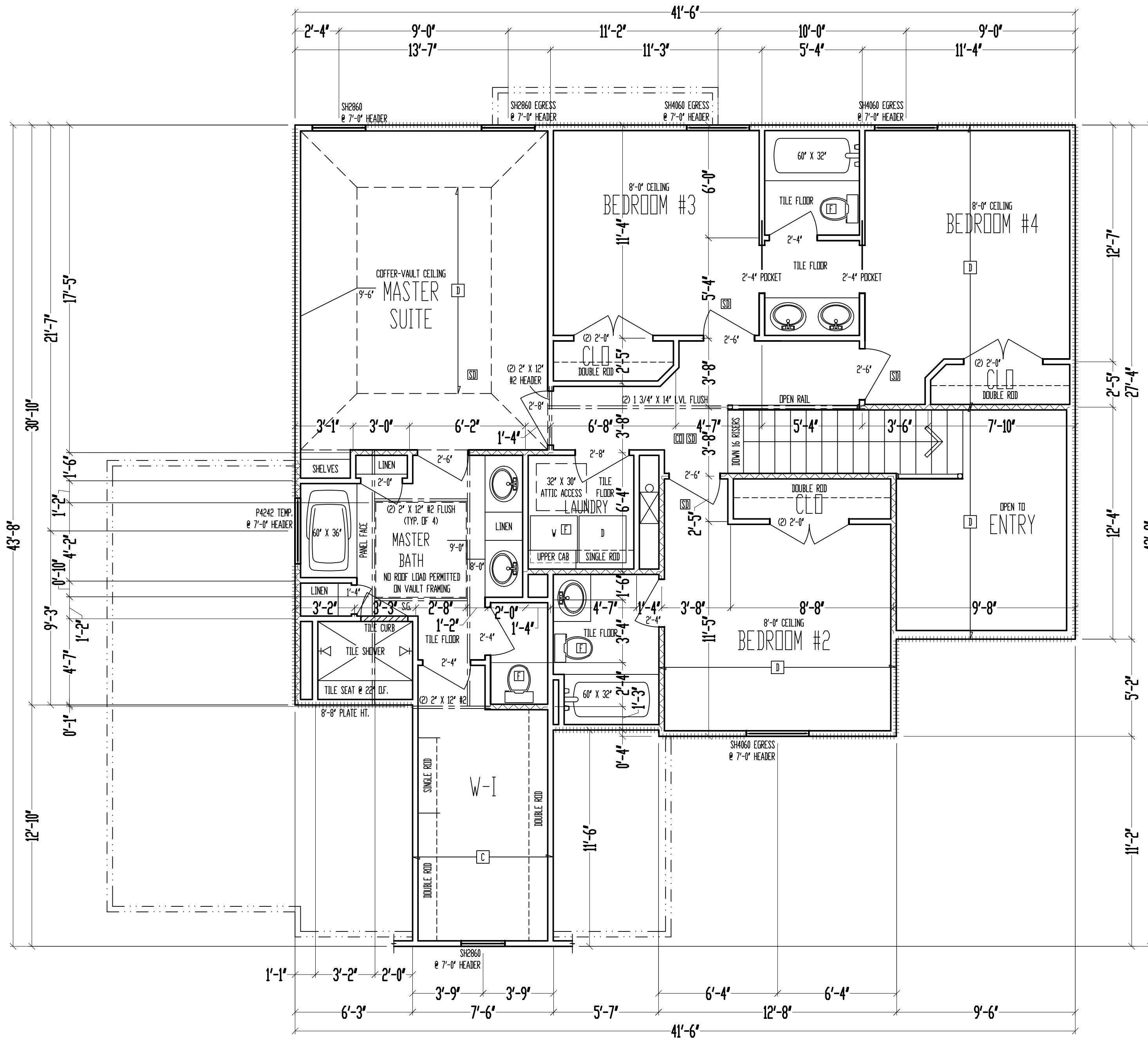
Drawing title:
The
OAKMONT
Elevation: B
Description:
Lot 670, Eagle
Creek
Property Address:
2517 SW River Trail
Rd., Lee's Summit,
Missouri
General Contractor:
IQ Construction



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Rev. 2:
Rev. 3:

Sheet Title:
**MAIN LEVEL
PLAN**

Sheet No.:
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OPTION: NO WHIRLPOOL TUB OR WINDOW
SCALE: 1/4" = 1'-0"

8'-0" CEILING
SECOND LEVEL
SCALE: 1/4" = 1'-0"
SECOND LEVEL: 1225 SQ. FT.

***** = WALL BRACING PER FRAMING NOTE #1
AND PER CALCULATIONS ON SHEET S11.

- FRAMING NOTES:
- SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" D.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.
 - \\ = G.B.; 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
 - \\ = LOAD BEARING INTERIOR WALL.
 - (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" O.C. (TYPICAL)
 - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
 - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 - ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 - ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
 - EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16" O.C. MAX. (WHERE APPLICABLE.)

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

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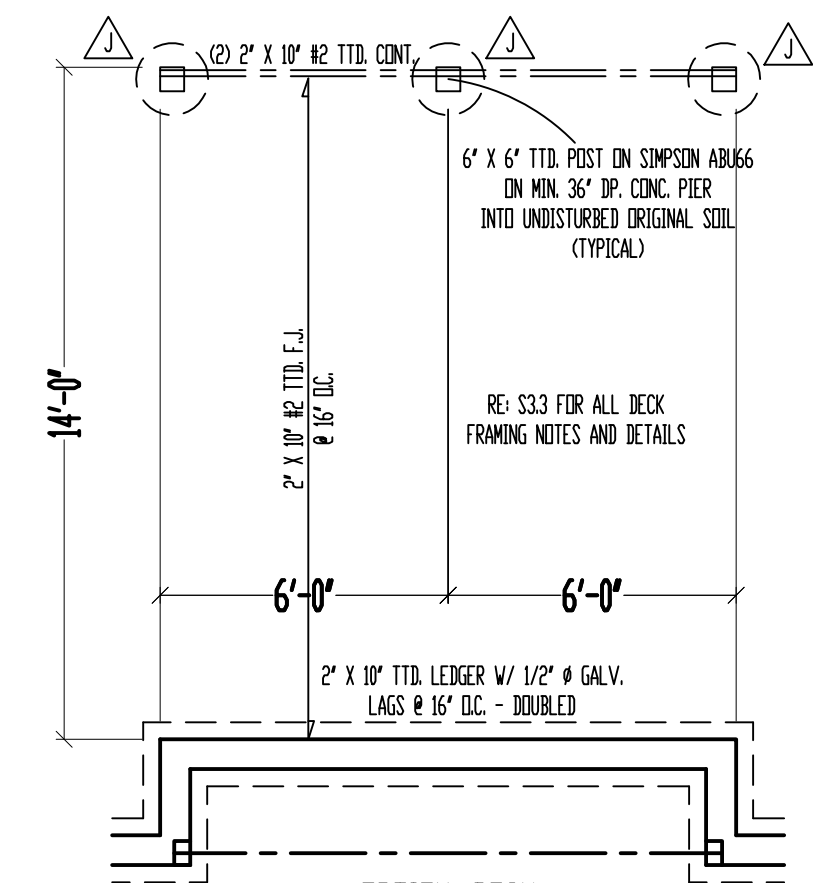
Drawing title:
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Elevation: B
Description:
Lot 670, Eagle Creek
Property Address:
2517 SW River Trail Rd., Lee's Summit, Missouri
General Contractor:
IQ Construction

STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
4-3-2020

Date: 4 - 2 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
SECOND LEVEL PLAN

Sheet No.:
A-5 of 6



8'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR SYSTEM
FOUNDATION
SCALE: 1/4" = 1'-0"

+++++ = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S1.1.

FRAMING NOTES:

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED 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. / / / / / / / / / / = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR MIN. 4'-0" SECTION FOR BOTH SIDES)
3. / / / / / / / / / / = LOAD BEARING INTERIOR WALL.
4. (2) 2" x 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LWD 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. 1/2" Ø ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6' - 12' OF END OF EACH PLATE LENGTH.
13. 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 VERIFIED TO BE FOUND ON ANYTHING SHORT OF THE ABOVEMENTIONED REQUIREMENTS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN DN 30" X 30" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (12.53)
B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (18.00)
C	3" SCH. 40 STEEL COLUMN DN 42" X 42" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (24.50)
D	3 1/2" SCH. 40 STEEL COLUMN DN 48" X 48" X 16" PAD FOOTING W/ (8) #4 BARS EACH WAY (32.00)
E	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (40.50)
F	3 1/2" SCH. 40 STEEL COLUMN DN 60" X 60" X 18" PAD FOOTING W/ (10) #4 BARS EACH WAY (50.00)

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

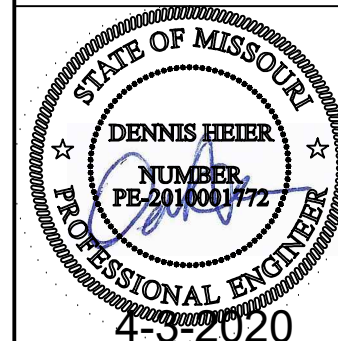
JOIST SCHEDULE	
A	2" X 10" #3 FLOOR JOIST @ 16' O.C.
B	2" X 10" #2 FLOOR JOIST @ 16' O.C.

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***The
OAKMONT***
Elevation: ***B***
Description:
***Lot 670, Eagle
Creek***
Property Address:
***2517 SW River Trail
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Missouri***
General Contractor:
IQ Construction



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Rev. 3:

Sheet Title:
**FOUNDATION
PLAN**

Sheet No.:
A-6 of 6

DETERMINE WEIGHT OF HOUSE:				INPUT
LOCATION		DEAD LOAD (psf)	AREA (ft ²)	CALCULATED VALUE
ROOF		10	3039	30390
CEILING		10	3039	30390
SECOND FLOOR		10	1221	12210
FIRST FLOOR		10	3039	30390
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
SECOND FLOOR EXT. WALL DL	169.34	9		13715.64
FIRST FLOOR EXT. WALL DL	193.34	10		19334
		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	1221	7326
FIRST FLOOR INT. PARTITION WALL DL		6	3039	18234

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

67638.27
103699.54
12.0%
1.6
0.128
6.5

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" O.C 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" O.C 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" O.C 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 manufacturer specifications - see detail on sheet S3)	325	

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	50	14000	44	12320	50	19600	44	17248
1ST FLOOR	71	19880	35	9800	71	27832	35	17320

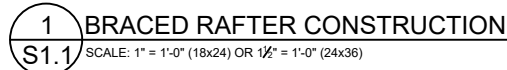
2ND FLOOR FRONT-TO-BACK
2ND FLOOR SIDE-TO-SIDE
1ST FLOOR FRONT-TO-BACK
1ST FLOOR SIDE-TO-SIDE

*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 INTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRED

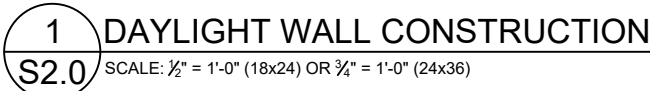
ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)	-9.9	UPLIFT OK
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS	251.6	

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: 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

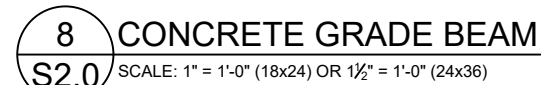
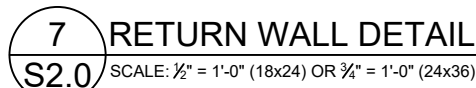
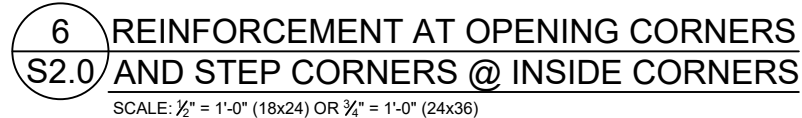
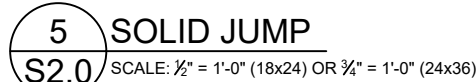
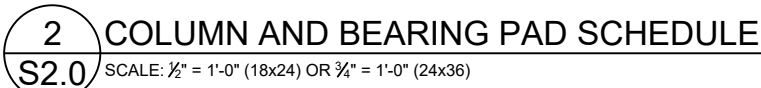


NO.	DATE	REVISION	BY
DRAWING TITLE			
STRUCTURAL CALCULATIONS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2530	DRAWN BY: DMH		
DATE: 4-3-2020			
SHEET NUMBER			
S1.1			



This technical cross-section diagram illustrates the foundation and drainage details for a basement wall. The wall is shown with a vertical reinforcement bar (labeled "VERTICAL AND HORIZONTAL REINFORCEMENT PER 4/S2.0") and a horizontal reinforcement bar (labeled "1'-6\" (TYP.)"). The wall is finished with "SIDING" and "GRADE" is indicated. A "2\" CLEARANCE FROM BASEMENT FACE OF WALL" is shown. A "PERFORATED DRAIN PIPE" is installed within the foundation, surrounded by "FILTER FABRIC". A "SEAL/BOND BREAK" is shown at the base of the wall. The foundation is supported by a "CARRIER SLAB" and a "6\" WASHED ONE BASE IN GRAVEL".

3 CONCRETE WALL SECTION
S2.0 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)



FOOTNOTES:

- 1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
- 2) HORIZONTAL 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 6¾" 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 1½"
 - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - ¾"
 - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1½"
- 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 3½". 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
- 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 S2.0 FOUNDATION WALL REINFORCEMENT TABLE NO SCALE

CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK

LOCATION: LEE'S SUMMIT, MISSOURI

[illegible]

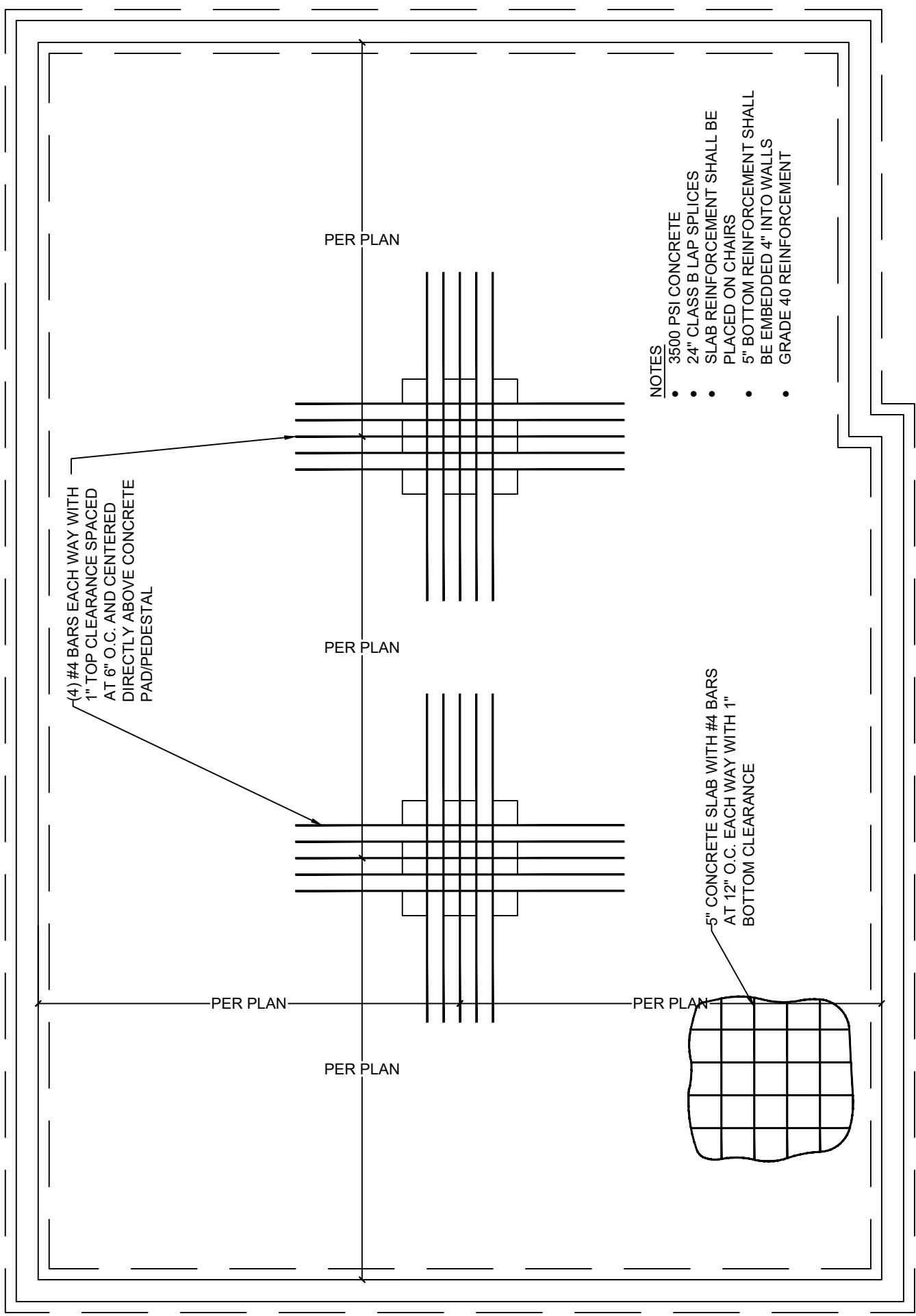
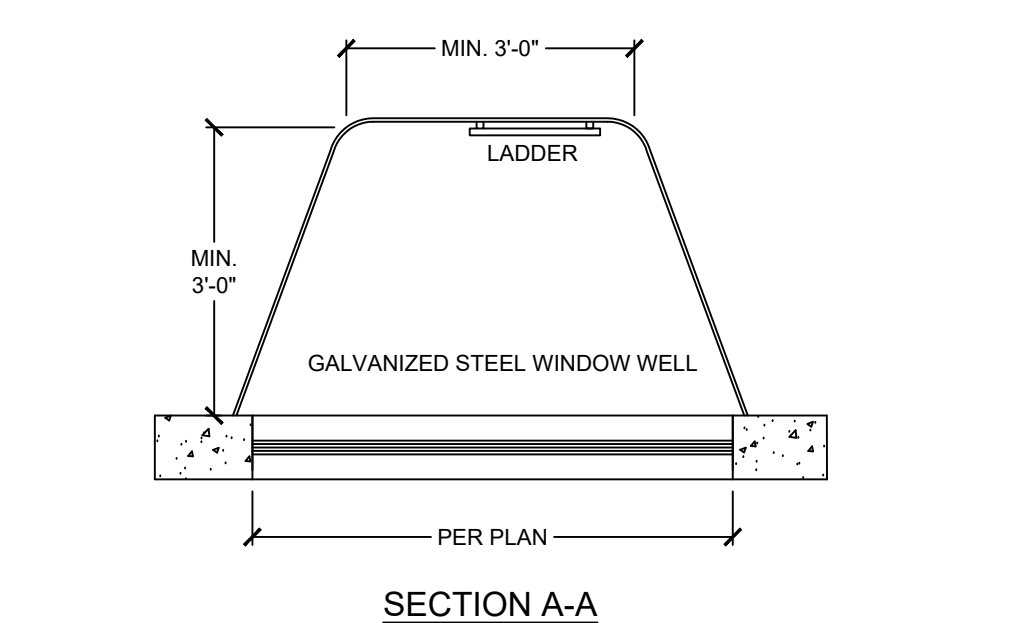
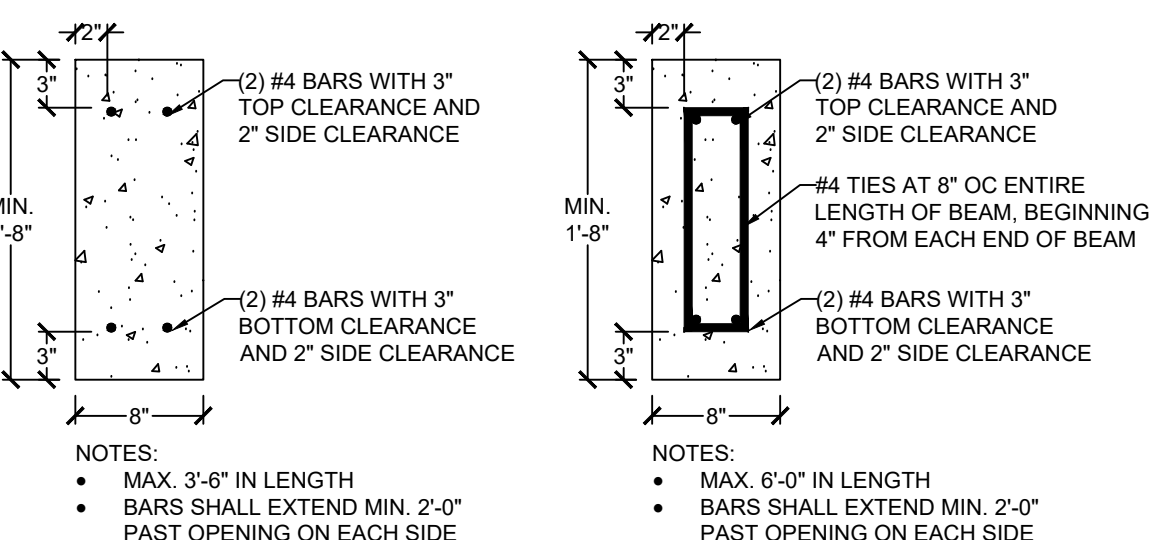
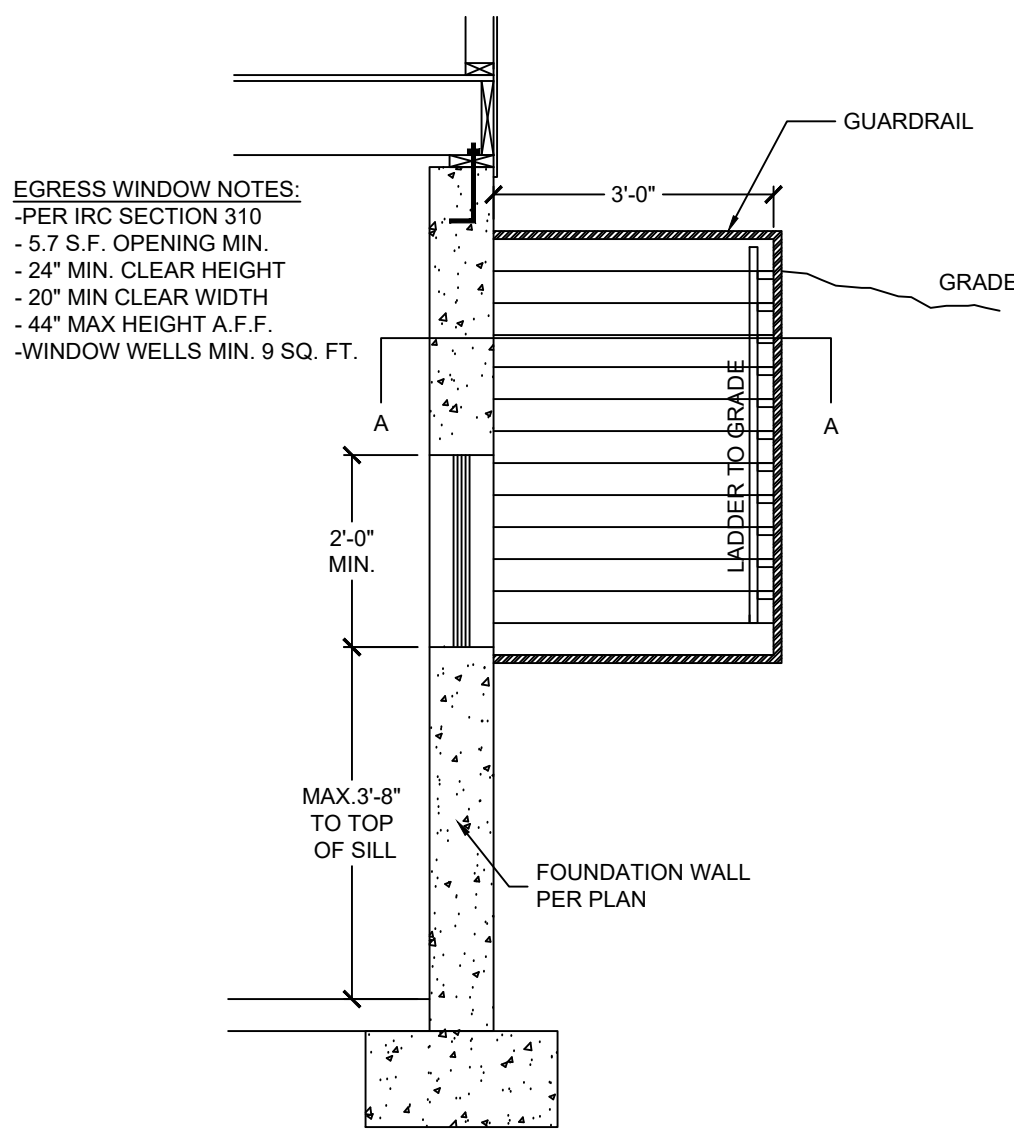
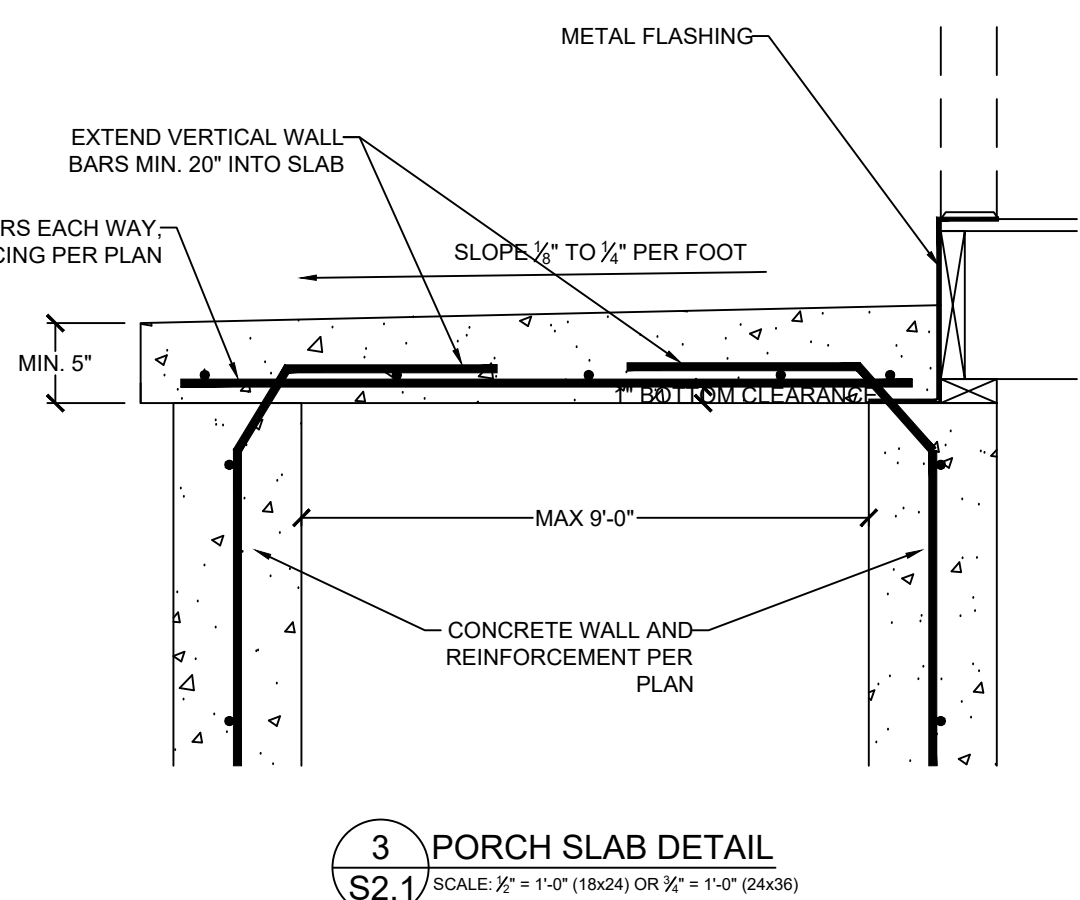
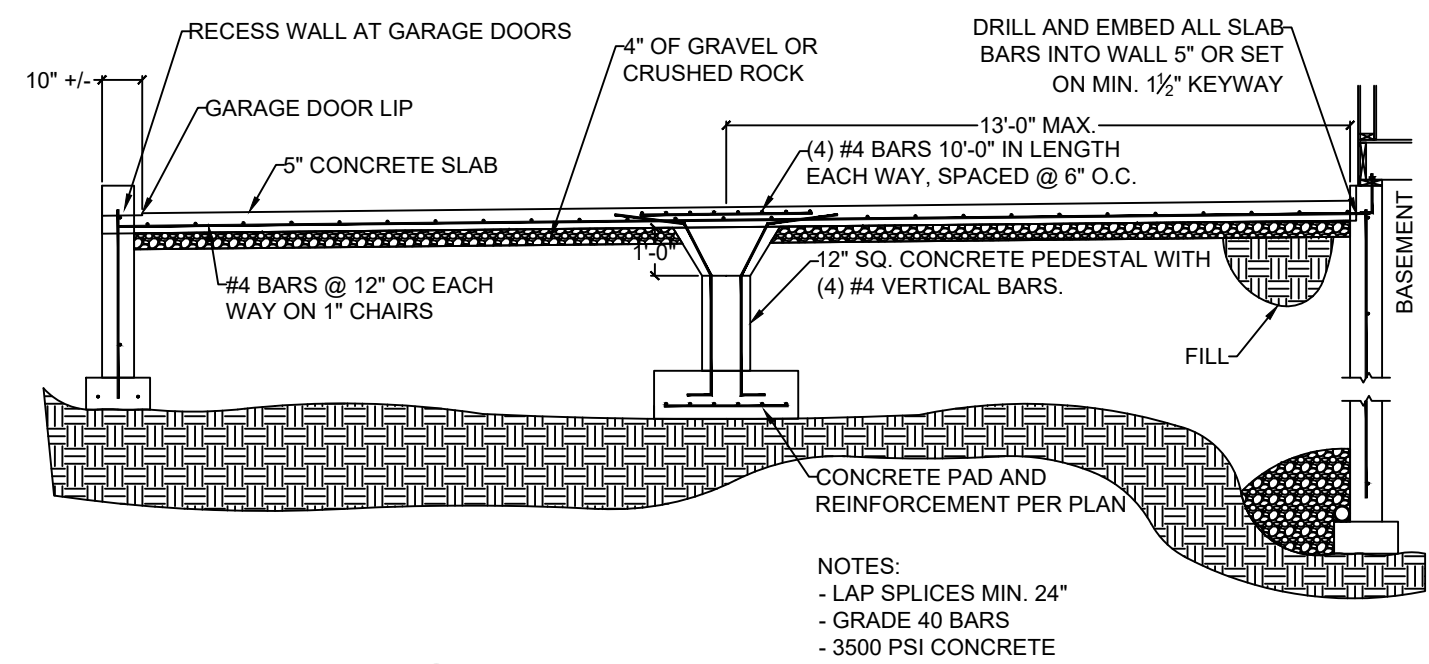
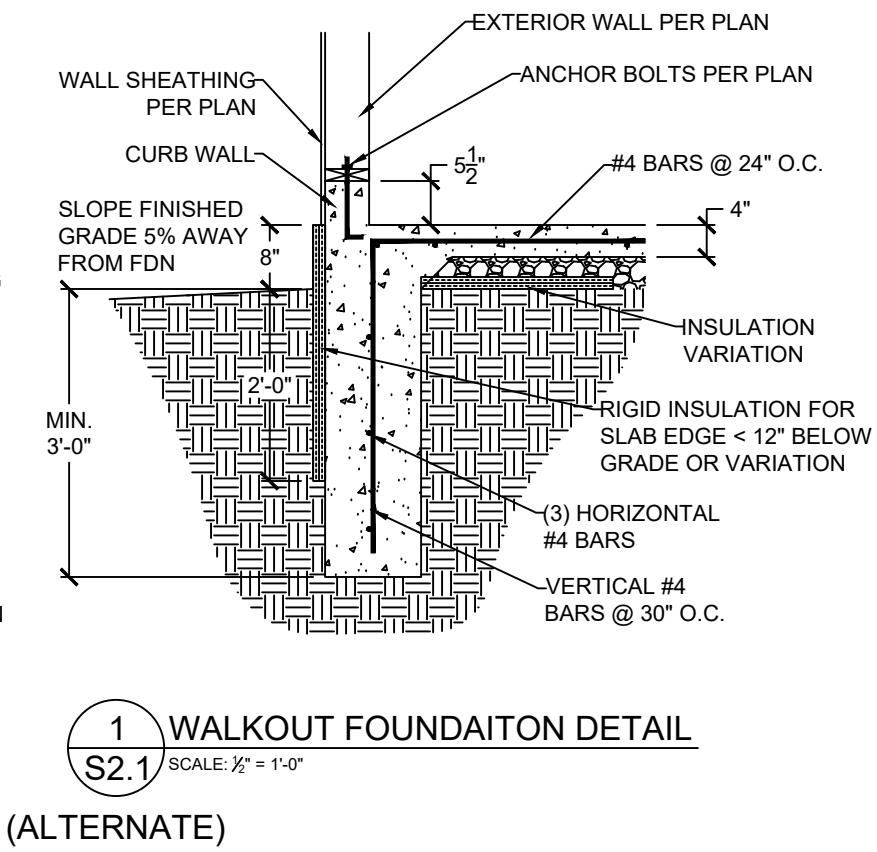
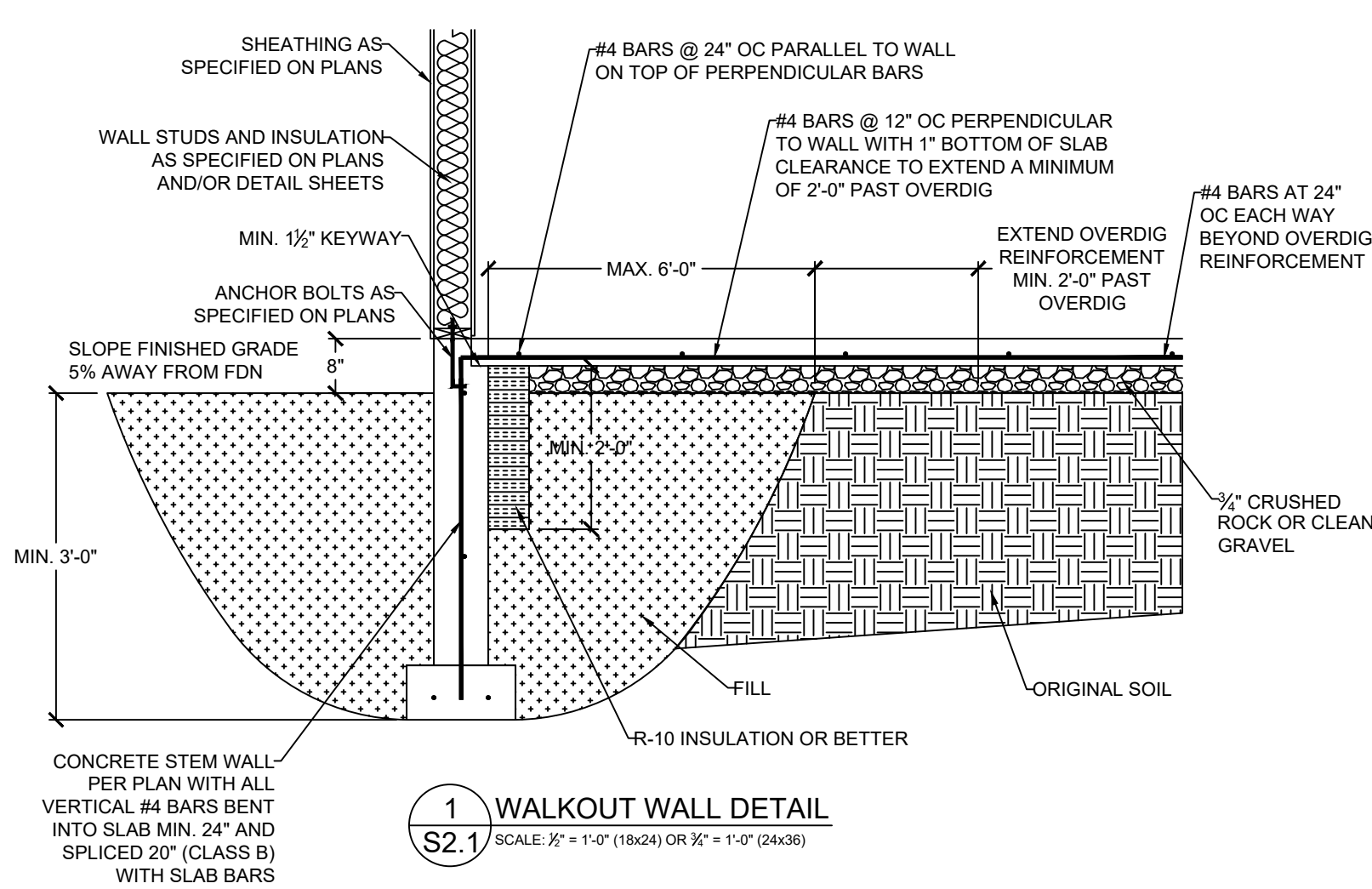
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FOUNDATION DETAILS

ENGINEER: DMH	CHECKED BY: DMH
JOB NO. 2530	DRAWN BY: DMH
DATE: 4-3-2020	
SHEET NUMBER	

S2.0





VISTA
—STRUCTURAL—
ENGINEERING, LLC

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CLIENT: IQ CONSTRUCTION
JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK
LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
4-3-2020

NO.	DATE	REVISION	BY

DRAWING TITLE
FOUNDATION DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. 2530 DRAWN BY: DMH
DATE: 4-3-2020
SHEET NUMBER

S2.1

S3.0

VISTA

—STRUCTURAL—

ENGINEERING, LLC



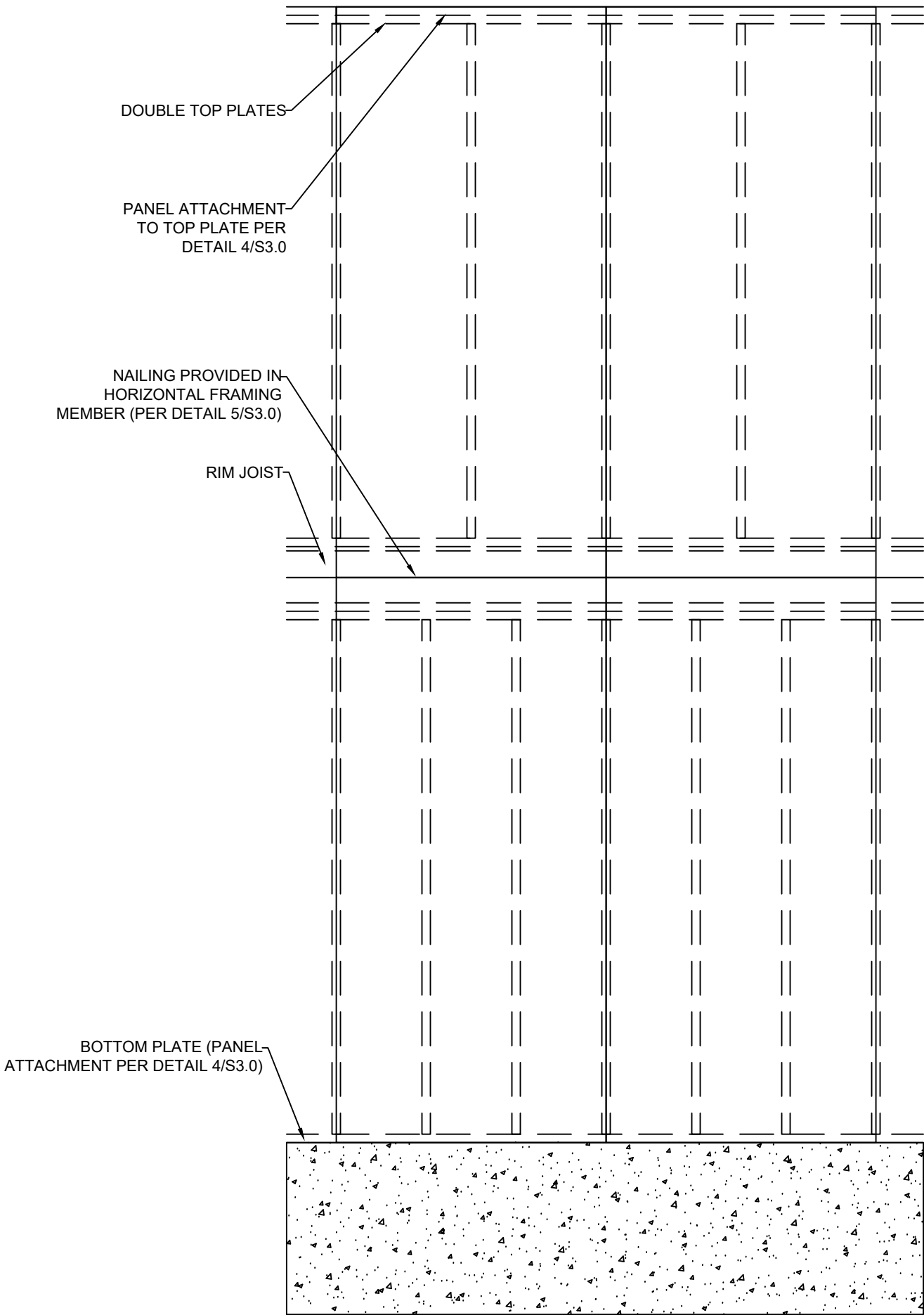
14718 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
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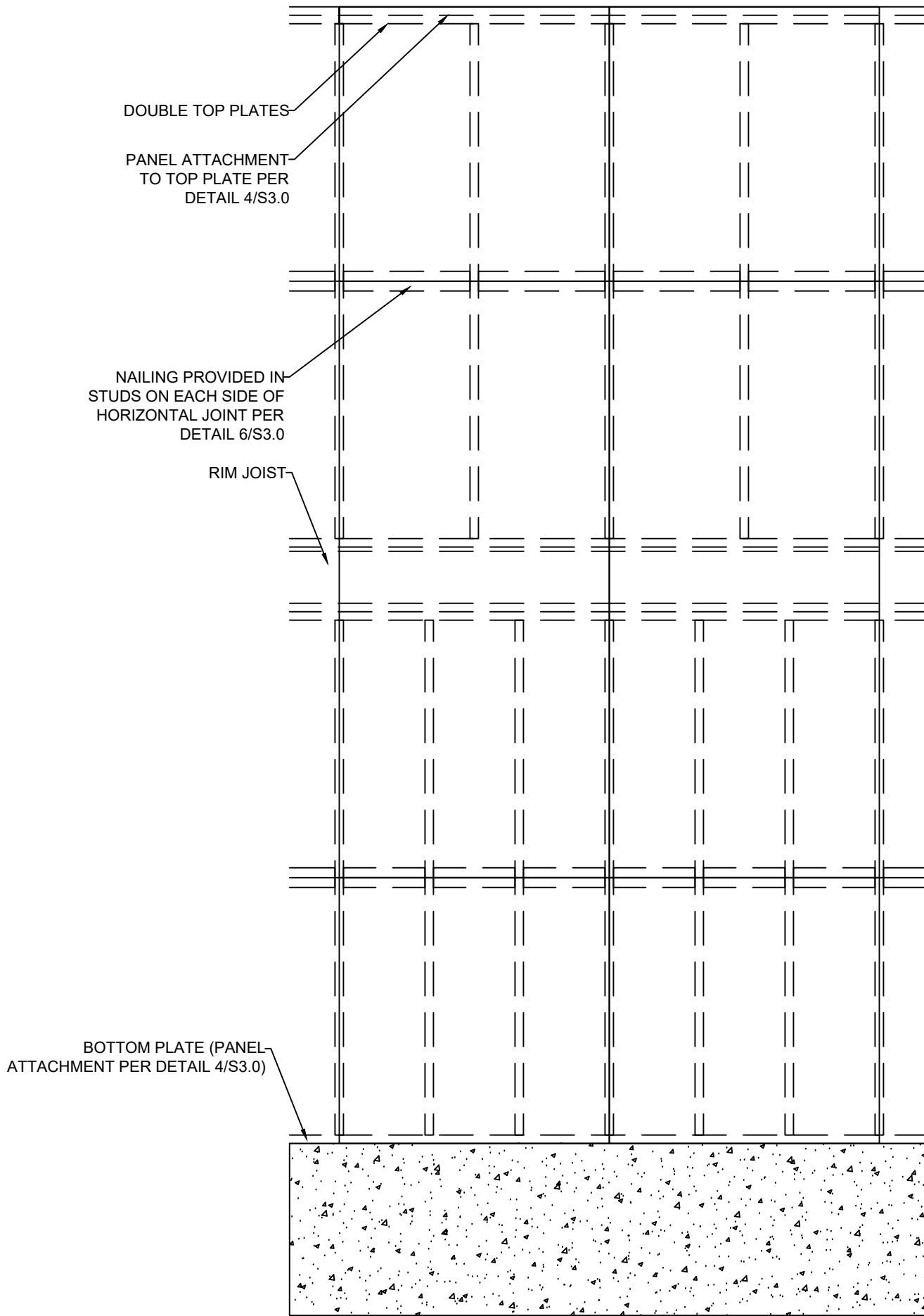


NO.	DATE	REVISION	BY
DRAWING TITLE			
FRAMING DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2530		DRAWN BY: DMH	
DATE: 4-3-2020			
SHEET NUMBER			

S3.1

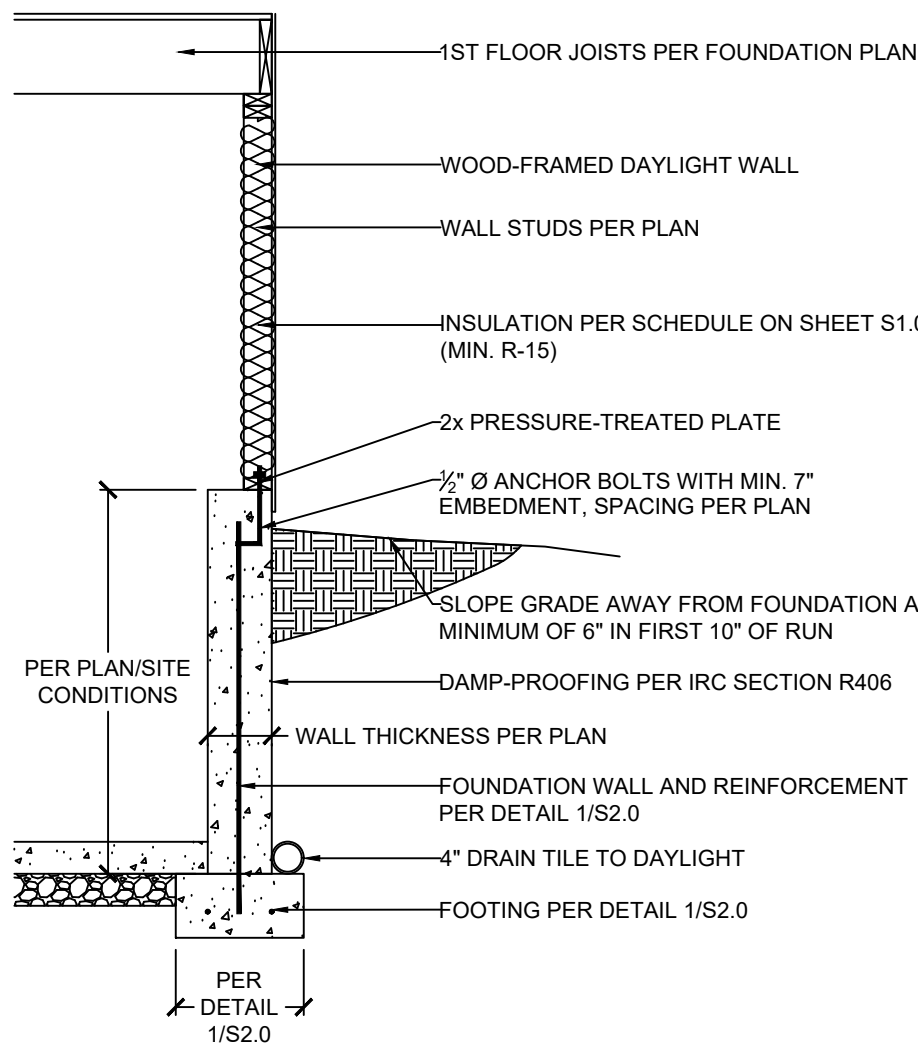


1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

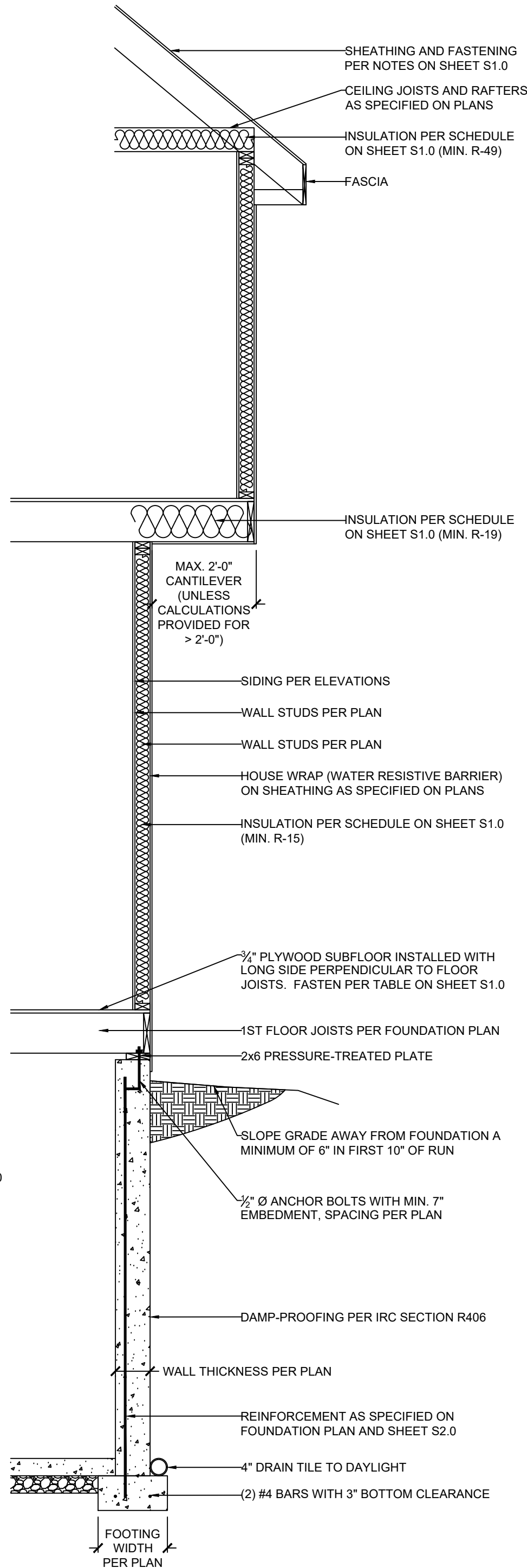


2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

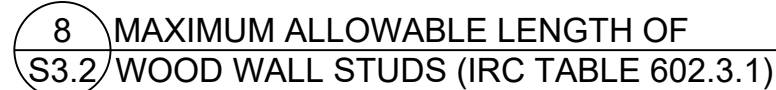
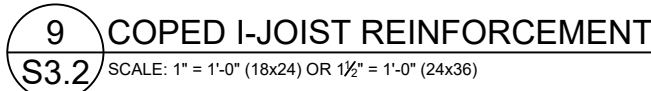
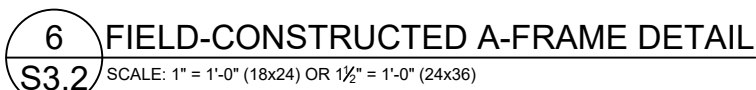
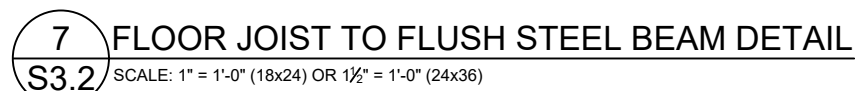
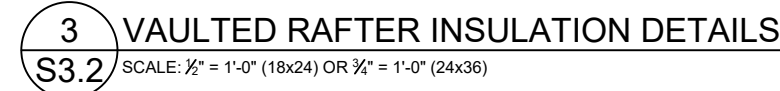
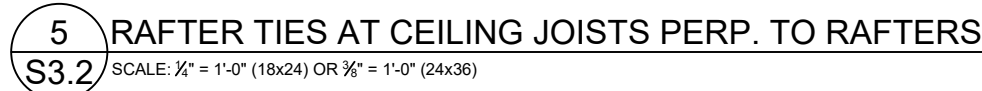
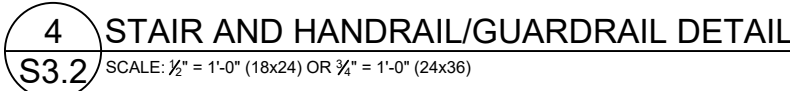
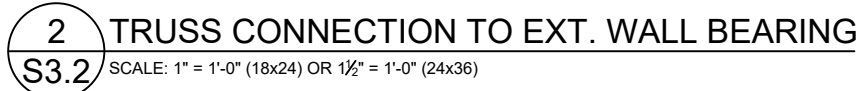
3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



DAYLIGHT BASEMENT OPTION



FULL-HEIGHT CONCRETE WALL OPTION



NOTES:

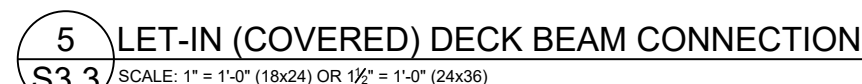
- 1) DR = DESIGN REQUIRED
- 2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
- 3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"



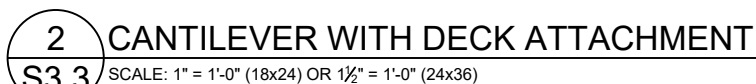
DECK JOIST SPAN	½" Ø GALV. LAG OR ¾" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

1 LEDGER ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

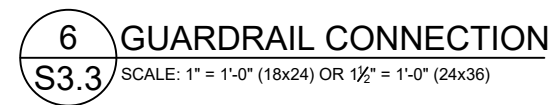
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



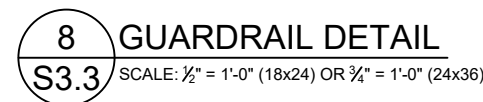
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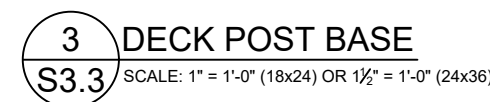
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



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

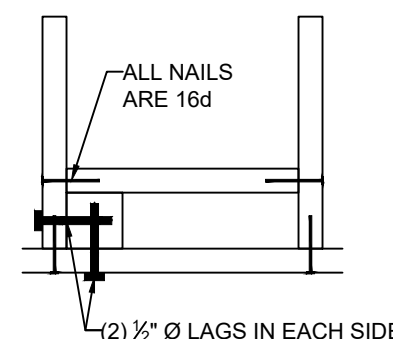


SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)



DECK POST BASE

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

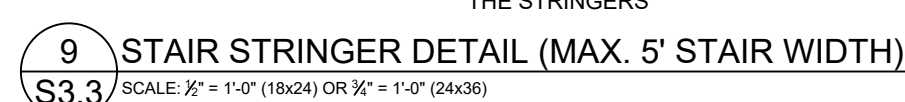


4 REINF. POST CONNECTIONS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

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



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



STAIR STRINGER DET.



CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK

LOCATION: LEE'S SUMMIT, MISSOURI

[illegible]

DRAWING TITLE

FRAMING DETAILS

ENGINEER: DMH	CHECKED BY DMH
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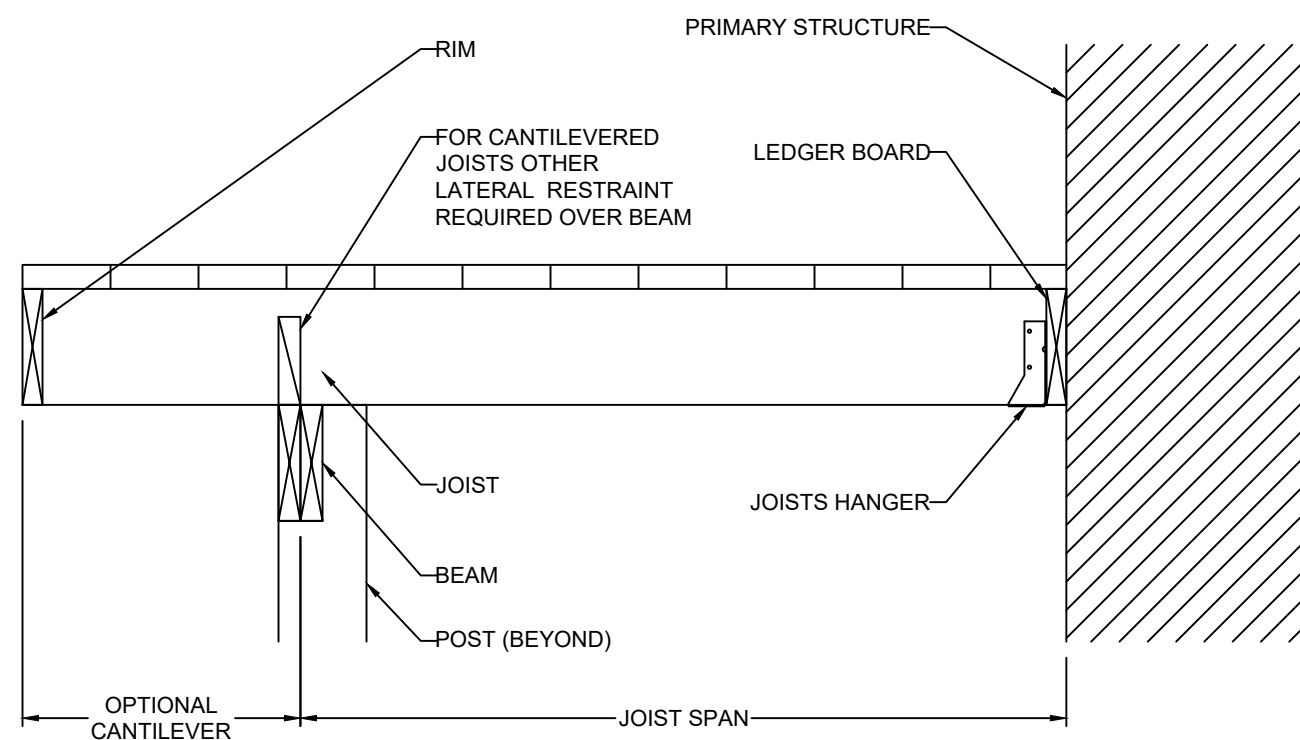
ENGINEER: DMH	CHECKED BY: DMH
ISS NO: 2530	DRAWN BY: DMH

JOB NO. 2530	DRAWN BY: DMH
DATE 4.2.2020	

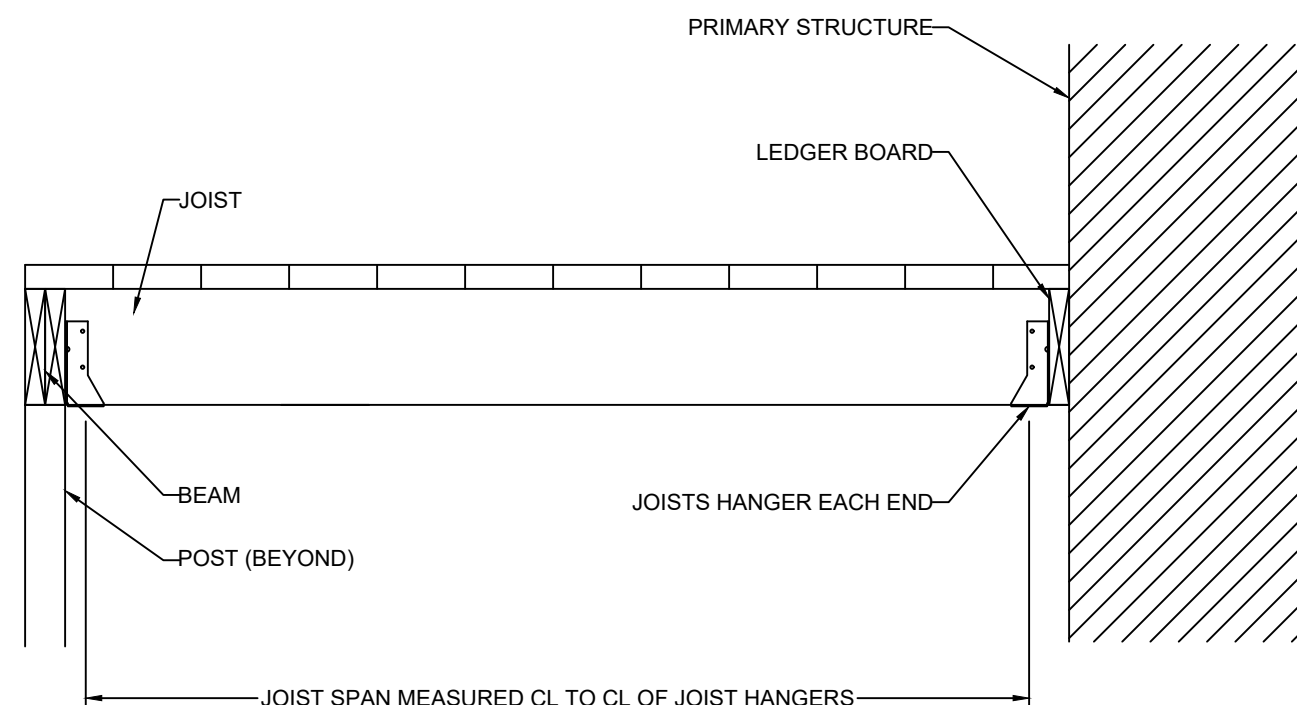
DATE: 4-3-2020	
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SHEET NUMBER

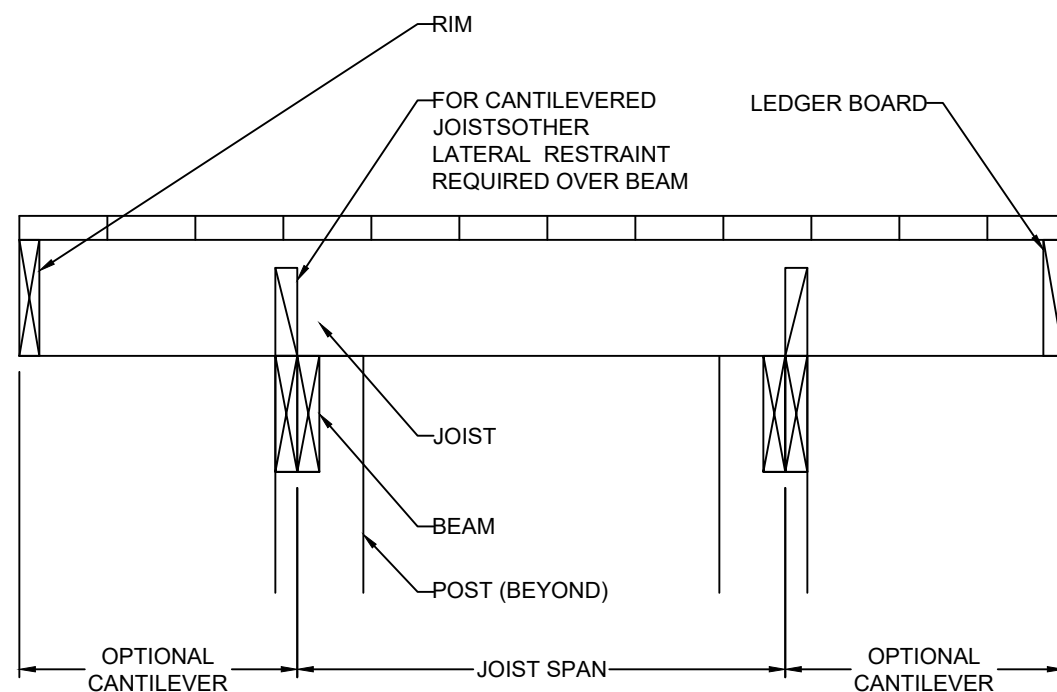
S3.3a



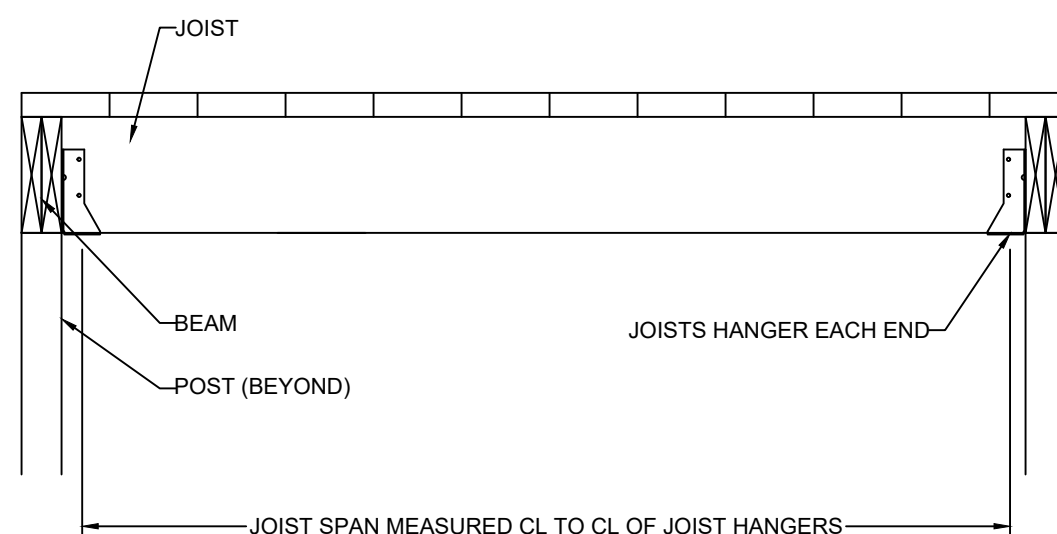
CANTILEVERED JOISTS
WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

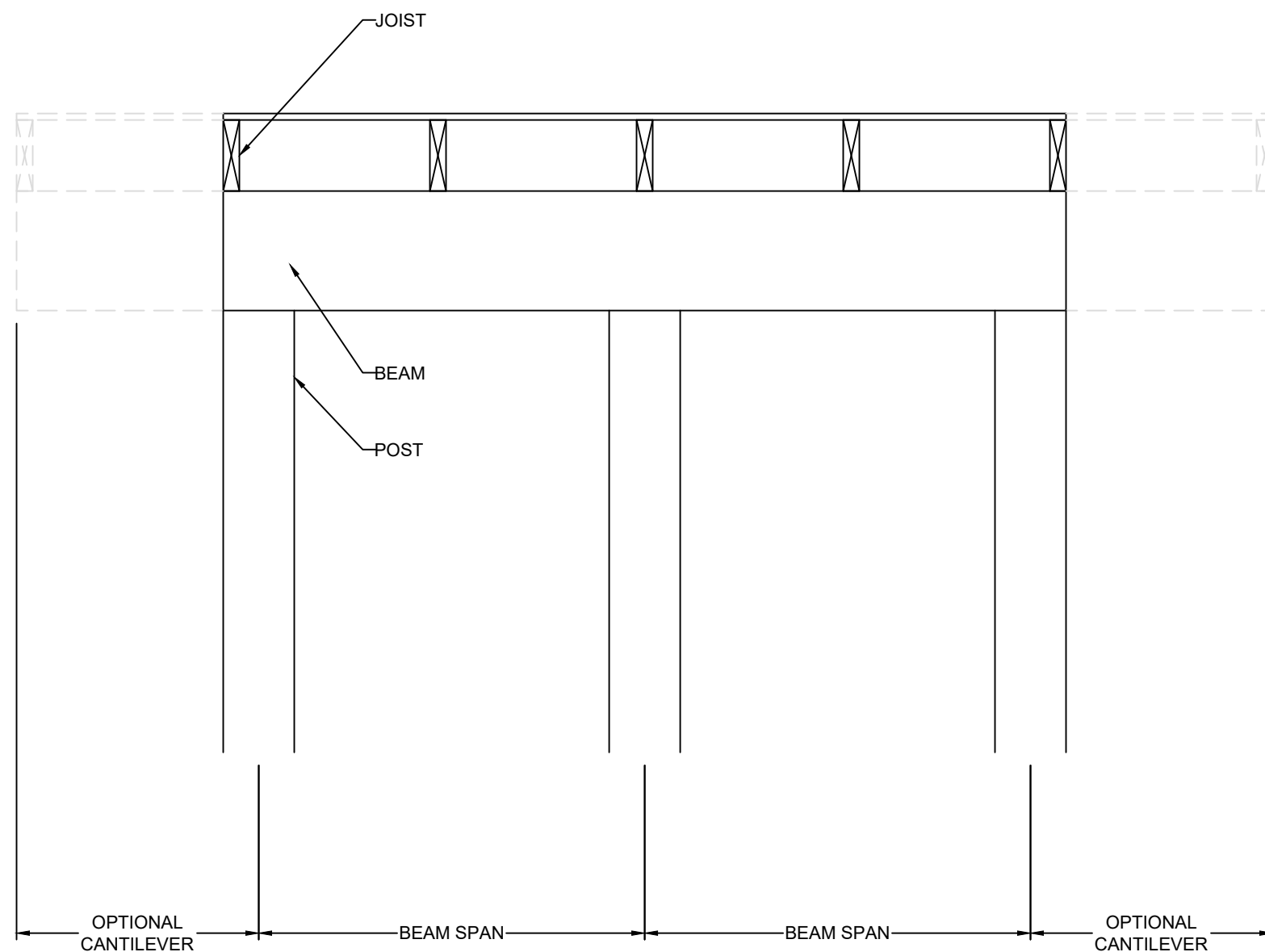


JOISTS ON FREE-STANDING
DECK WITH DROPPED BEAM

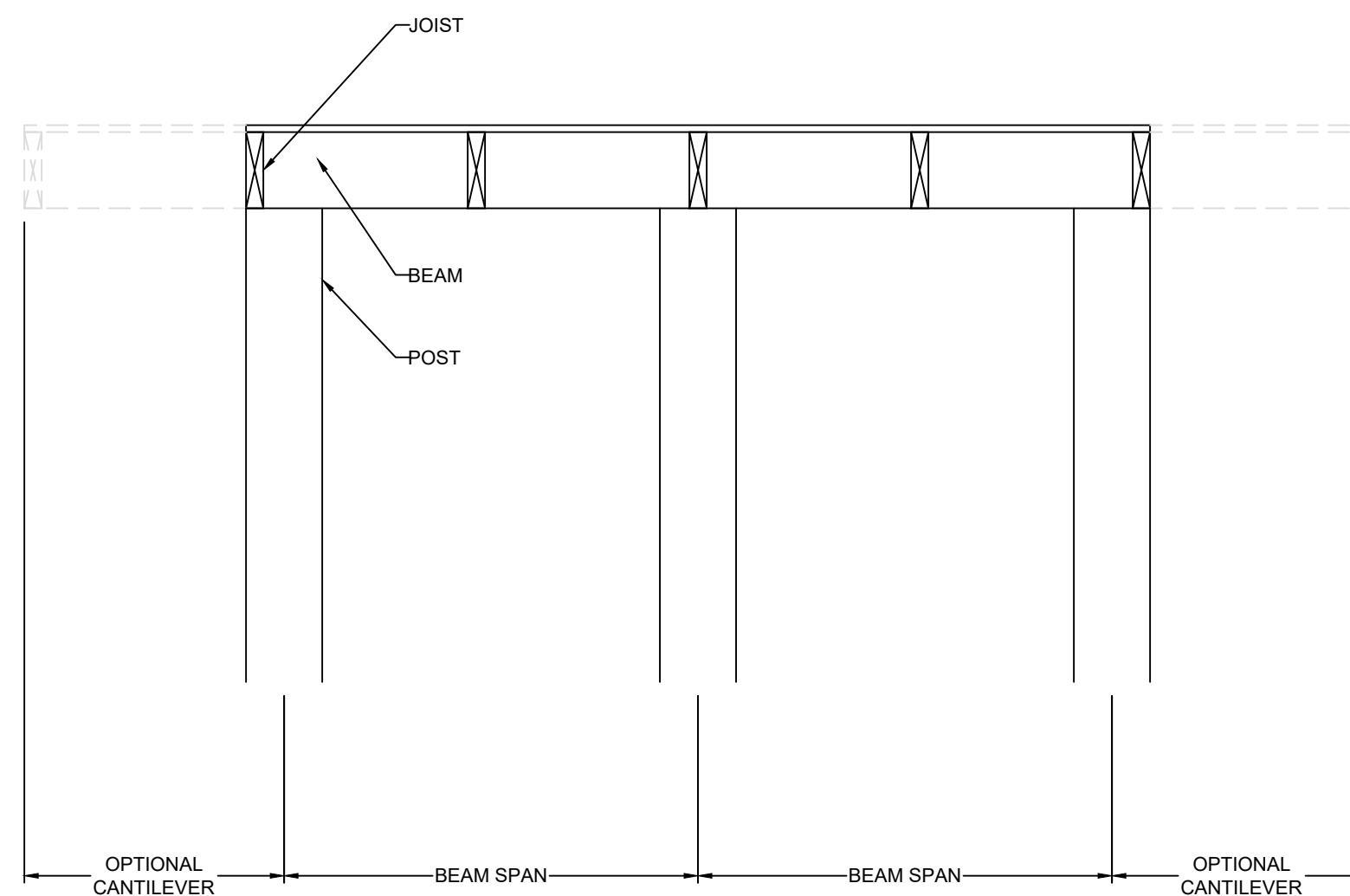


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM

VISTA
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ENGINEERING, LLC

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CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK

LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
4-3-2020

NO.	DATE	REVISION	BY

DRAWING TITLE

**FRAMING
DETAILS**

ENGINEER: DMH CHECKED BY: DMH
JOB NO. 2530 DRAWN BY: DMH
DATE: 4-3-2020
SHEET NUMBER

S3.3b