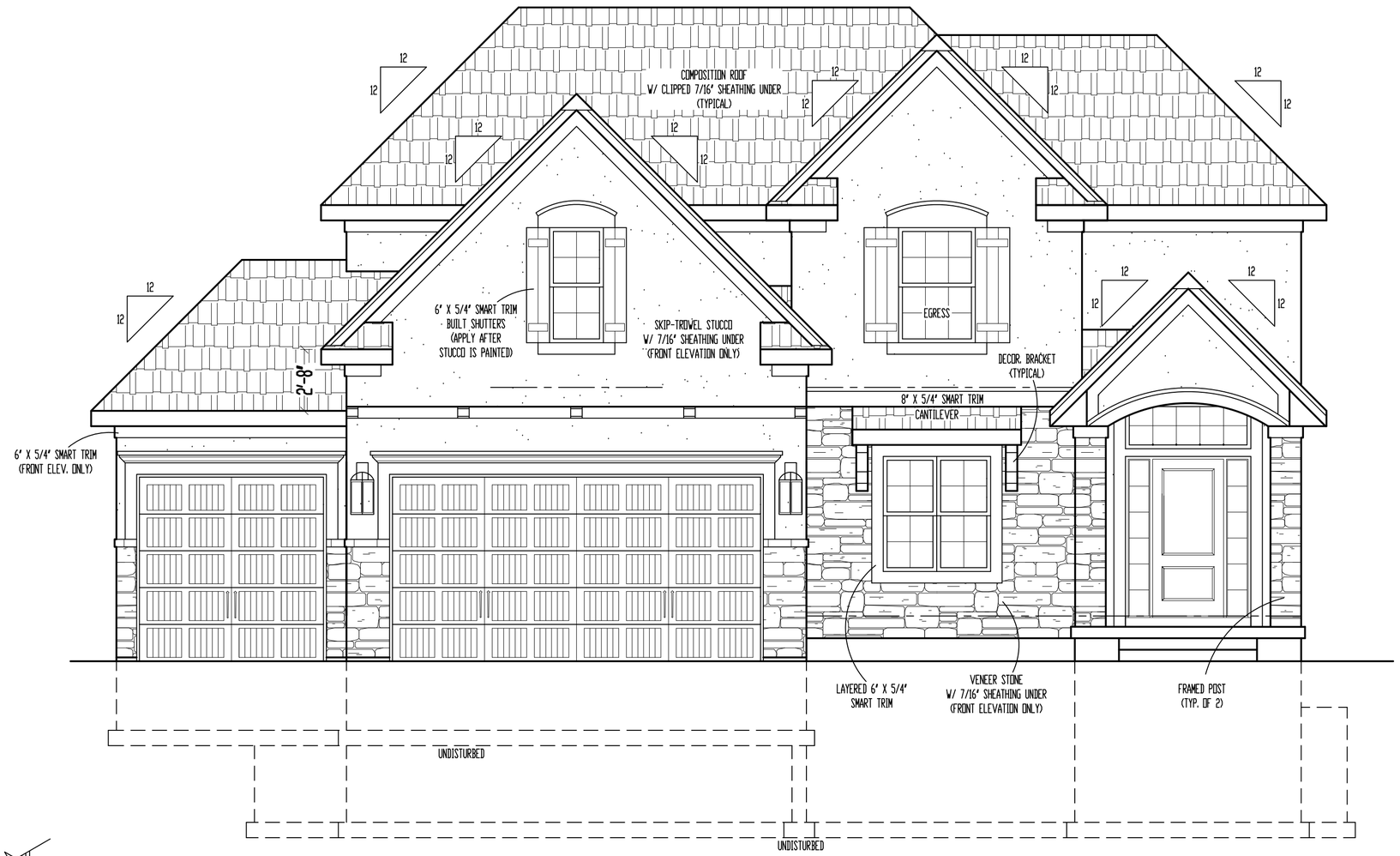
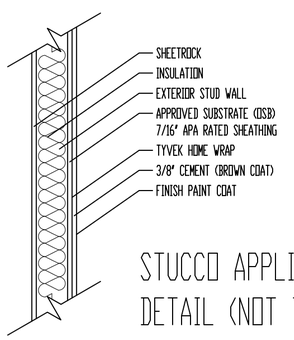
ONE-TIME-BUILD LICENSE AGREEMENT

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



FRONT ELEVATION

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



STUCCO APPLICATION
DETAIL (NOT TO SCALE)

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

04/03/2020

Steven Conrick
RELEASE FOR CONSTRUCTION
2020.04.03 16:39:39-05'00'

"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

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

Date: 4 - 2 - AD 2020
Rev. 1:
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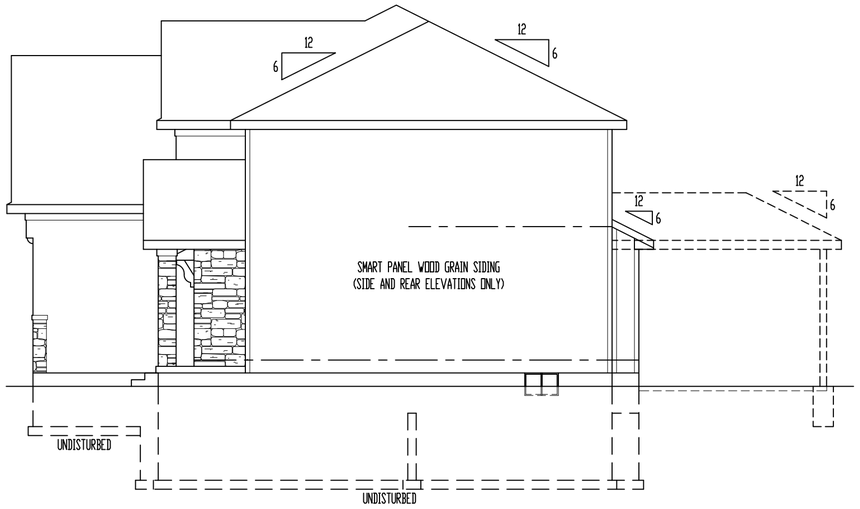
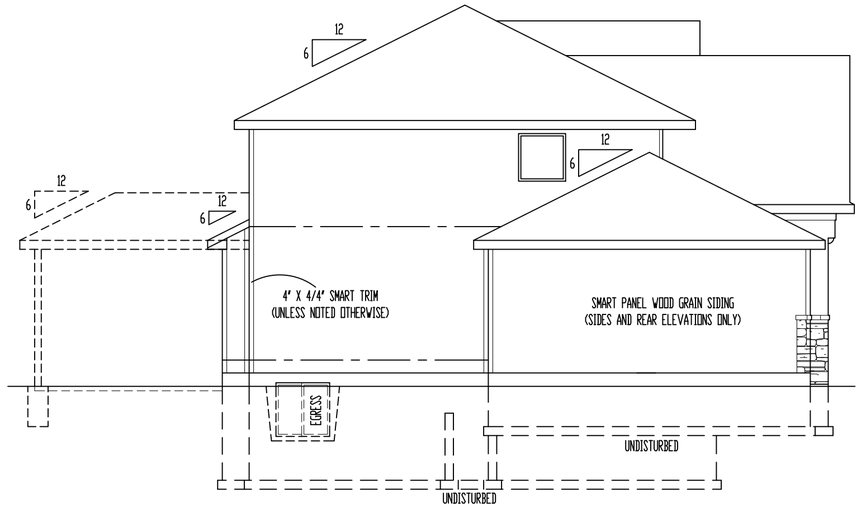
Sheet Title:
FRONT ELEVATION

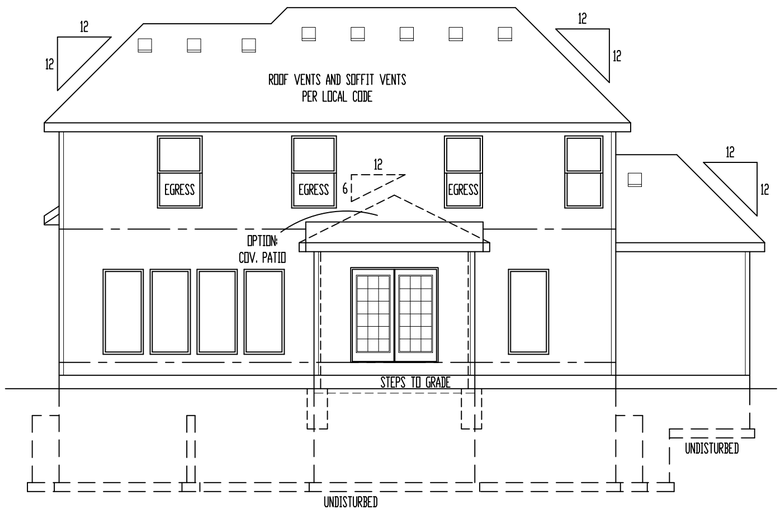
Sheet No.:
A-1 of 6



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

"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).

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SIDES & REAR ELEVATIONS

Sheet No.
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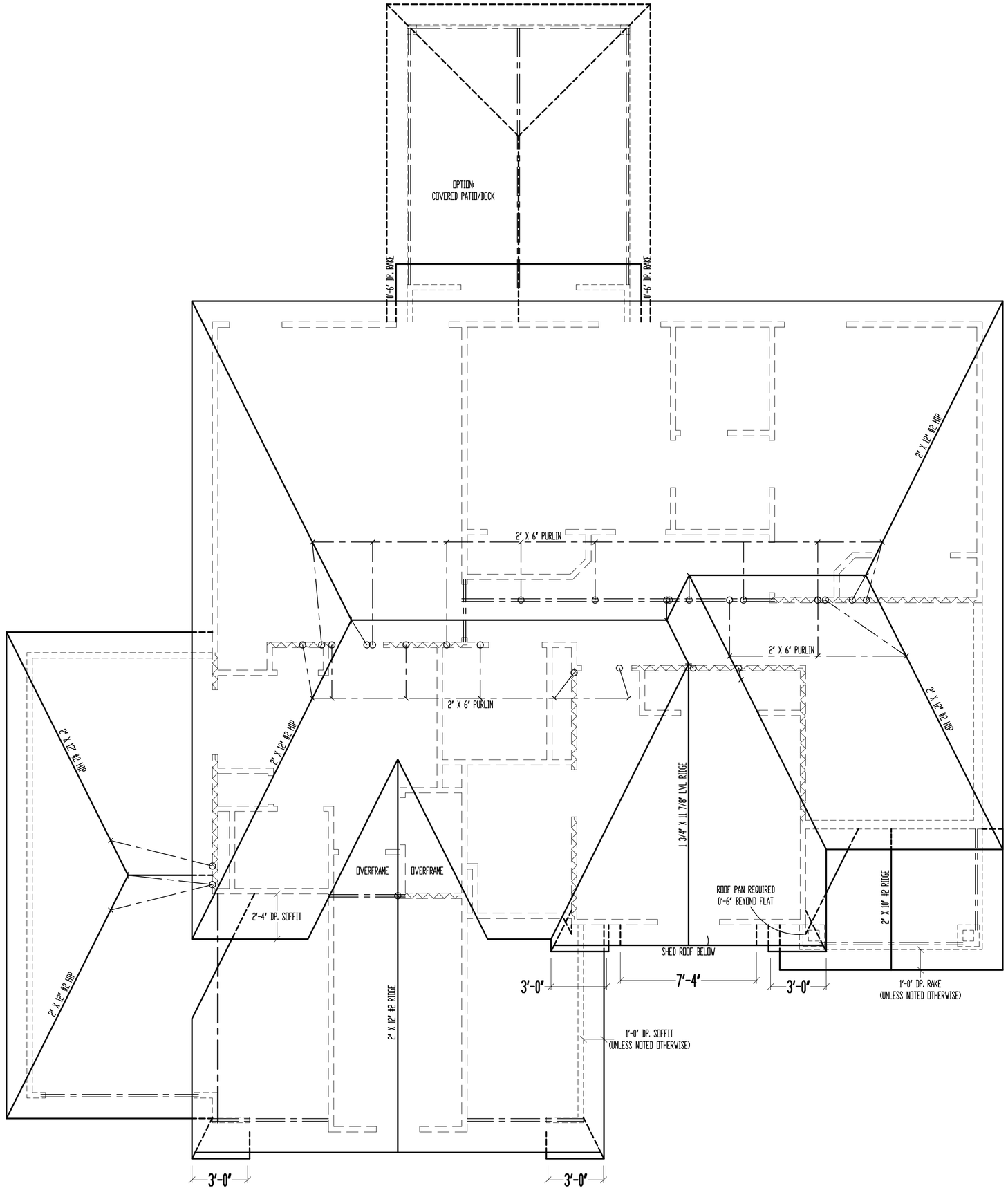

ROOF

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

*ALL RAFTERS SHALL BE 2" X 6" #2 @ 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 (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 HIPS & 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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ROOF PLAN

Sheet No:
A-3 of 6

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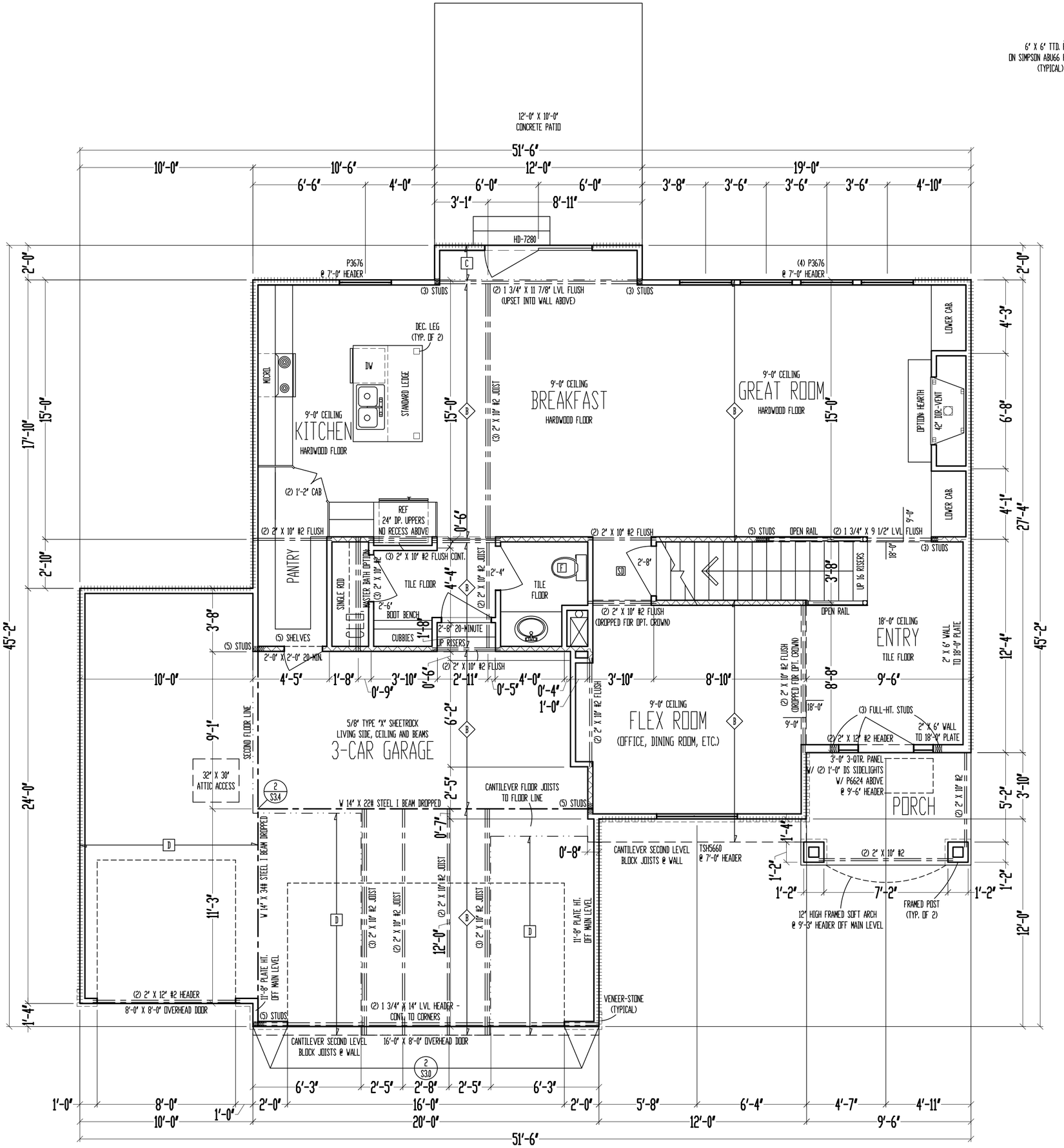

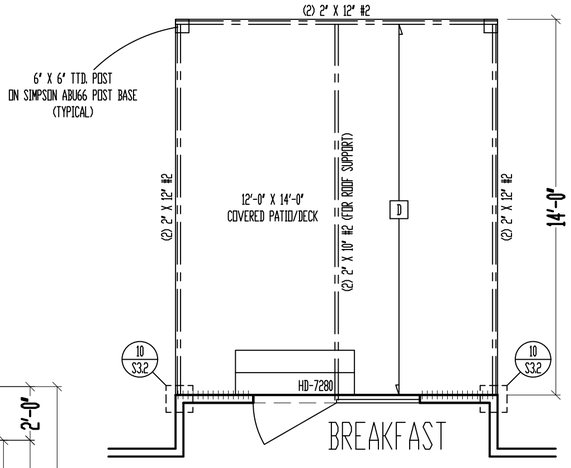

OPTION: COVERED PATIO/DECK
SCALE: 1/4" = 1'-0"

9'-0" CEILING
2" X 10" FLOOR SYSTEM
MAIN LEVEL
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. A.P.A. 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. 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 NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)

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

"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).

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MAIN LEVEL PLAN

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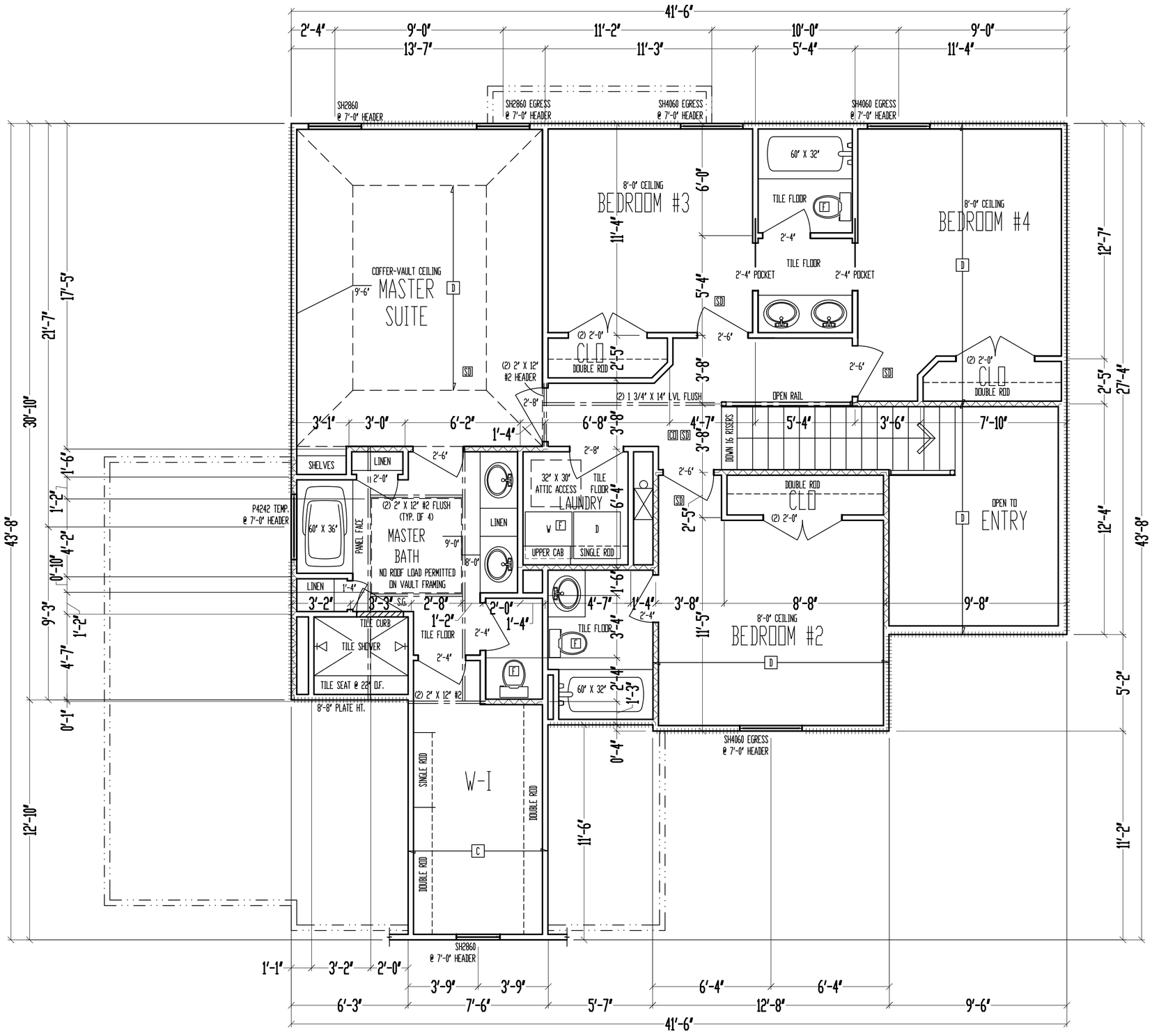

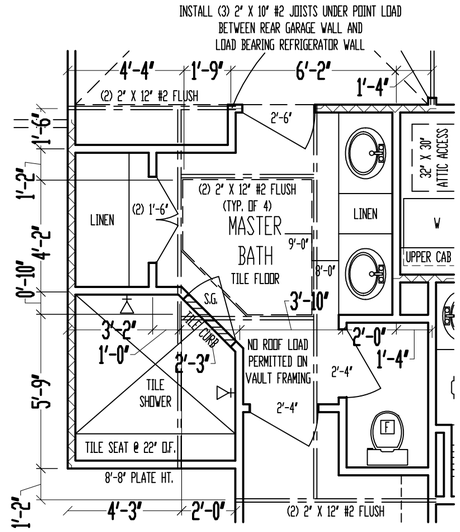

OPTION: NO WHIRLPOOL TUB OR WINDOW
SCALE: 1/4" = 1'-0"

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 S1.1.

FRAMING NOTES
1. SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. A.P.A. 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. 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 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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SECOND LEVEL PLAN

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RELEASE FOR CONSTRUCTION
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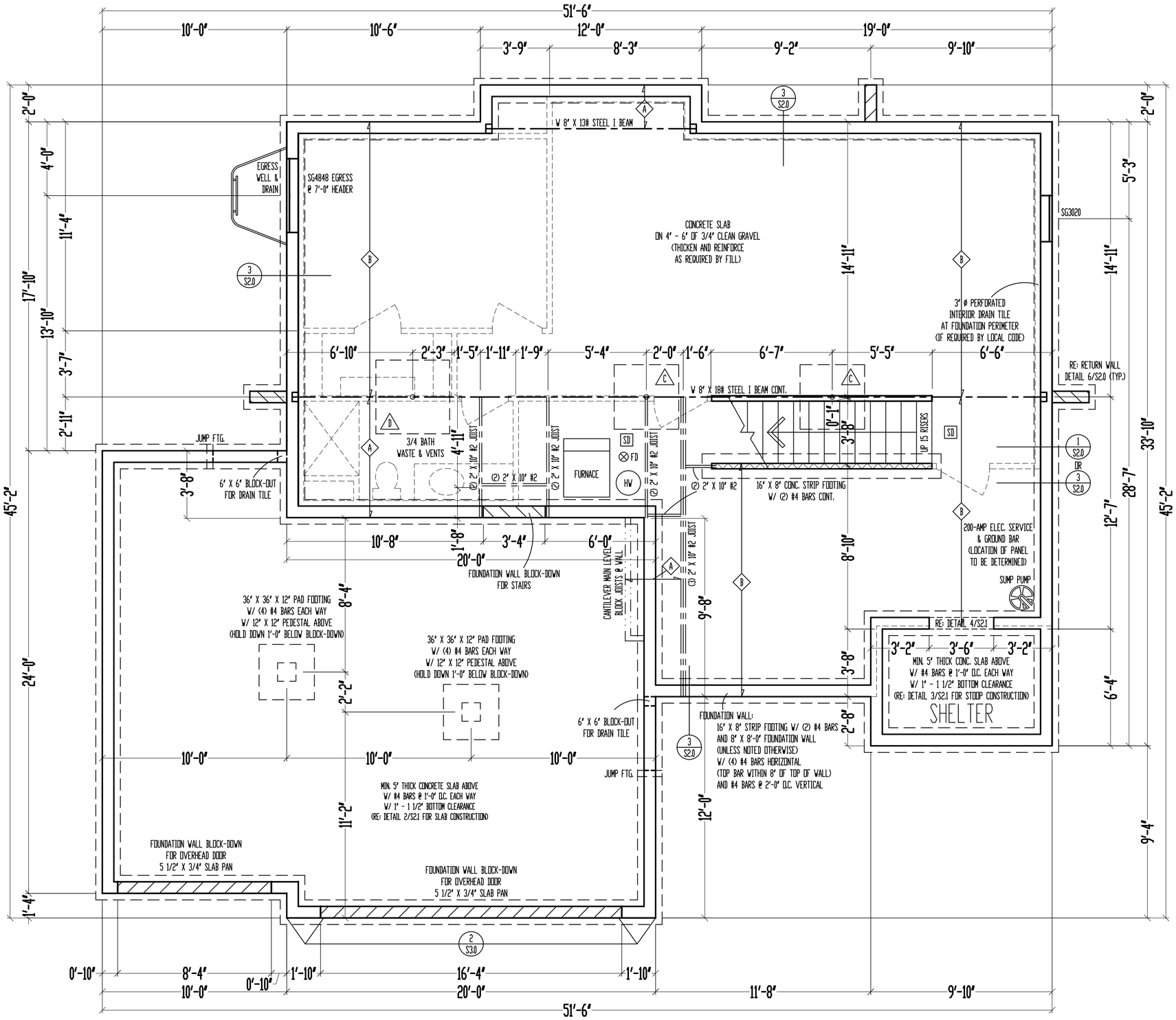

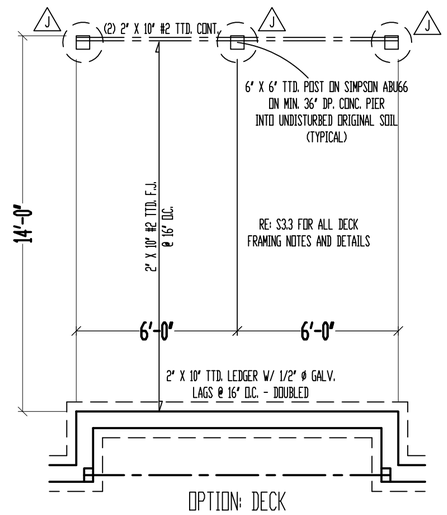

OPTION: DECK
SCALE: 1/4" = 1'-0"

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. A.P.A. 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. 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. 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 FOUNDED ON ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (12.5k)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (18.0k)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (24.5k)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 16" PAD FOOTING W/ (8) #4 BARS EACH WAY (32.0k)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (40.5k)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 18" PAD FOOTING W/ (10) #4 BARS EACH WAY (50.0k)

PIER FOOTING SCHEDULE	
G	12" Ø PIER FTG.
H	16" Ø PIER FTG.
J	18" Ø PIER FTG.
K	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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FOUNDATION PLAN

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RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:			INPUT CALCULATED VALUE
LOCATION	DEAD LOAD (psf)	AREA (ft^2)	WEIGHT (lbs.)
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	9	13716.54
FIRST FLOOR EXT. WALL DL	193.34	10	10	19334
		DEAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	1221	7326
FIRST FLOOR INT. PARTITION WALL DL		6	3039	18234

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	274	2305		SLOPED ROOF	204	1736	
VERT. ROOF	26	320	CUMULATIVE	VERT. ROOF	8	99	CUMULATIVE
2ND	415	5202	7826	2ND	431.7	5390	7225
1ST	566.5	6963	14789	1ST	496.87	6177	13402
			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	9.034
	MEAN ROOF HT., *h*	24					

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

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

2ND FLOOR TRIBUTARY WEIGHT	67638.27
1ST FLOOR TRIBUTARY WEIGHT	103699.54
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.)**
2ND FLOOR		**1598**
1ST FLOOR		**2450**

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 manufacturer specifications - see detail on sheet S3)	325	

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

WIDTH OF 1ST STORY (FT.)	51.5
DEPTH OF 1ST STORY (FT.)	45.17
BACK WALL OF GARAGE (FT.)	20
GAR. WALL: 1=F-B, 2=S-S	2

WIDTH OF 2ND STORY (FT.)	41.5
DEPTH OF 2ND STORY (FT.)	43.17

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	13720

	ADDITIONAL RESISTANCE REQUIRED	
	SEISMIC	WIND
2ND FLOOR FRONT-TO-BACK	0	0
2ND FLOOR SIDE-TO-SIDE	0	0
1ST FLOOR FRONT-TO-BACK	0	0
1ST FLOOR SIDE-TO-SIDE	0	0

Anchor Bolt Spacing (in.)	
diameter (in.)	0.5
Shear value (per NDS)	944
Spacing F-B (inches)	110.7
spacing S-S (inches)	139.3

16d Nail Spacing req'd at bottom plate (in.)	
2nd Floor F-B	31
2nd Floor S-S	39
1st Floor F-B	17
1st Floor S-S	21

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.)	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 2012 IRC SECTION R502.2.1 IS REQUIRE

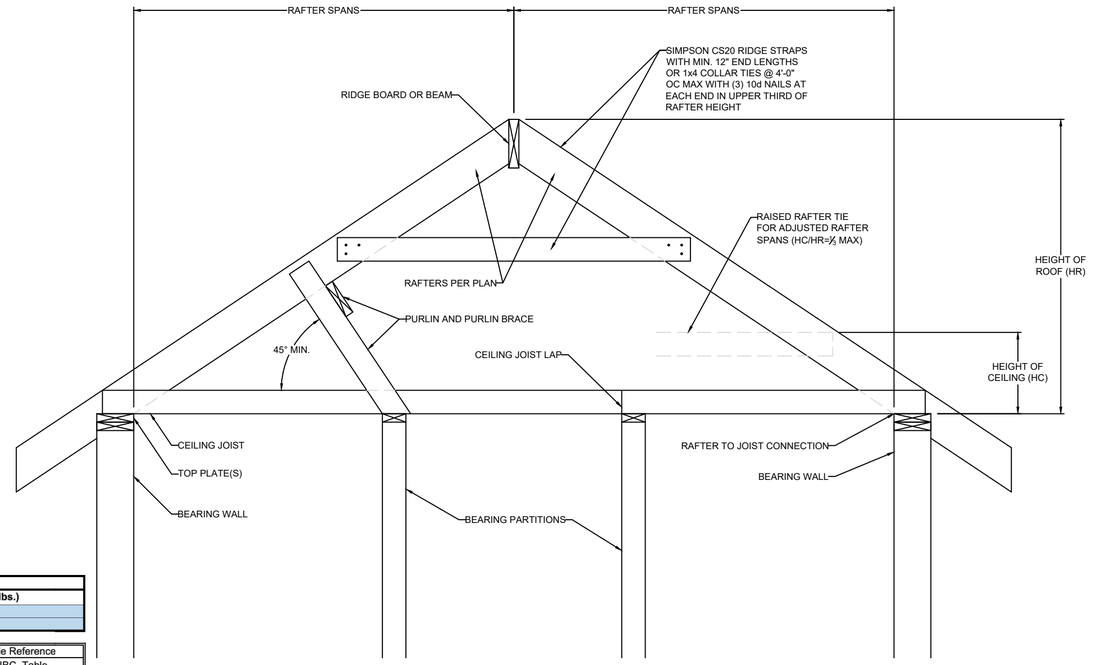
WIND UPLIFT ANALYSIS

	X/12	DEGREES					
ROOF PITCH (MAX)	8	33.7	PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2				
		ASCE 7					
	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
OVERHANG	1	-1.08	195.34	-1.08			
	TOTAL AREA (FT^2)	ZONE E AREA (FT^2)	ZONE G AREA (FT^2)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)
MAIN ROOF**	2326.255	1203.364936	1122.890064	-1.08	-0.36	-1704	-8.8
*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 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 24 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 S1.1 BRACED RAFTER CONSTRUCTION
SCALE: 1" = 1'-0" (18x24) OR ⅜" = 1'-0" (24x36)

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW DELIA STREET ☼ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ☼ MOBILE: 971.645.0901 ☼
EMAIL: DENNIS@VISTASTRUCTURAL.COM

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
STRUCTURAL CALCULATIONS

ENGINEER: DMH	CHECKED BY: DMH
JOB NO. 2530	DRAWN BY: DMH
DATE: 4-3-2020	
SHEET NUMBER: S1	

RELEASED FOR CONSTRUCTION
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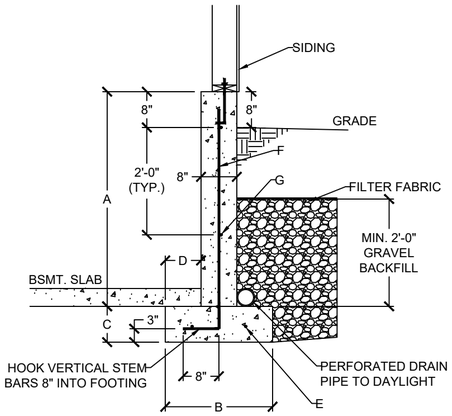
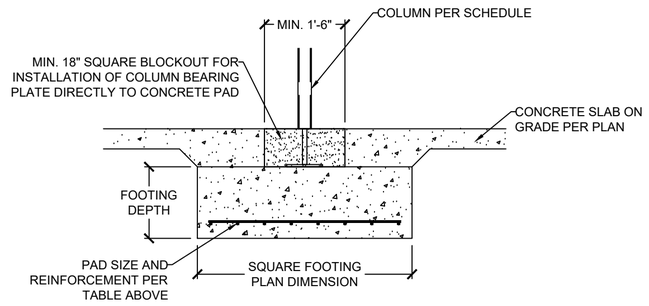
LEE'S SUMMIT, MISSOURI
06/03/2020

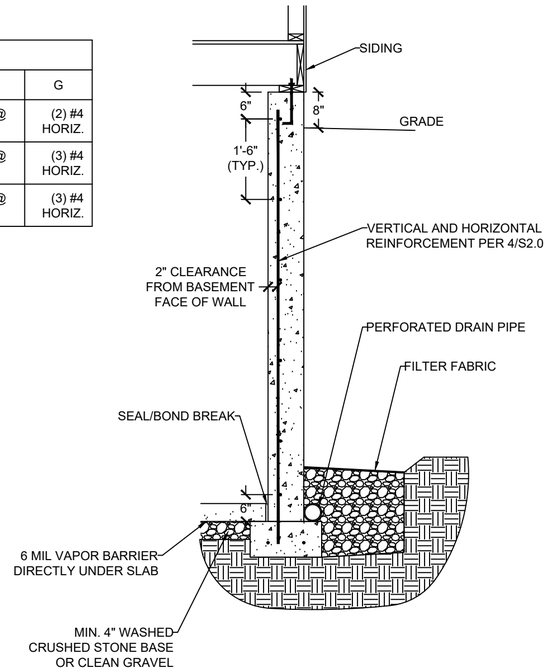


DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.

1 S2.0 DAYLIGHT WALL CONSTRUCTION
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



2 S2.0 COLUMN AND BEARING PAD SCHEDULE
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

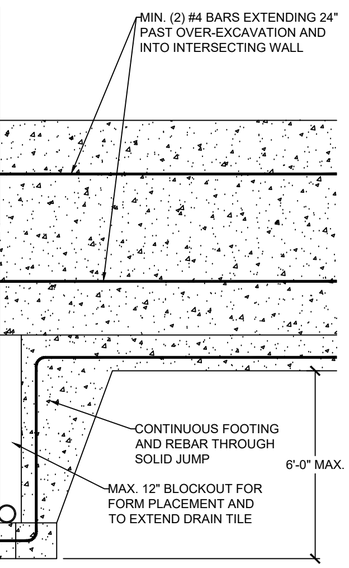


3 S2.0 CONCRETE WALL SECTION
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

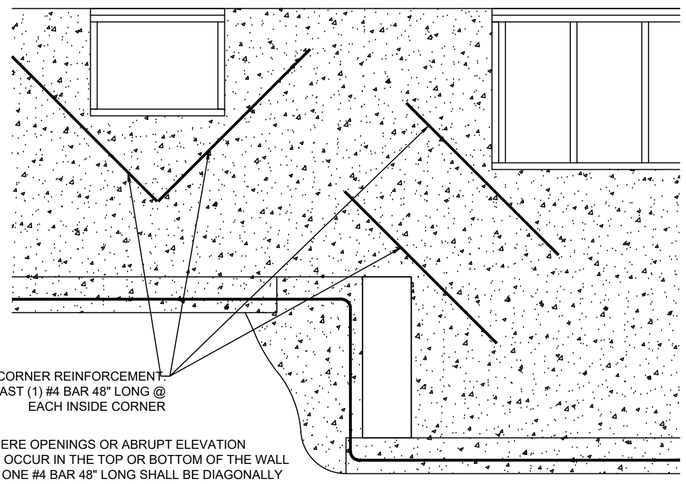
VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL 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:
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 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



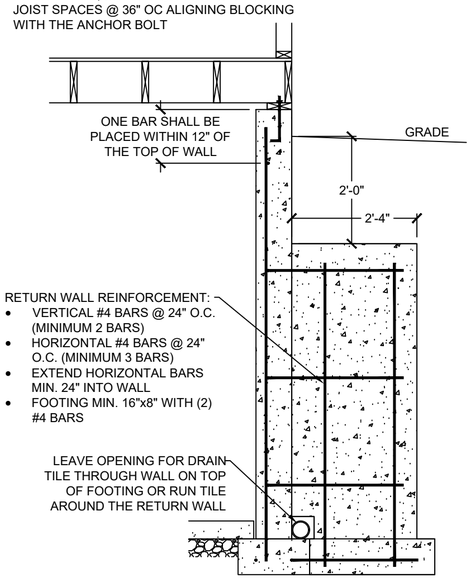
5 S2.0 SOLID JUMP
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



NOTE: WHERE OPENINGS OR ABRUPT ELEVATION CHANGES OCCUR IN THE TOP OR BOTTOM OF THE WALL AT LEAST ONE #4 BAR 48" LONG SHALL BE DIAGONALLY AS CLOSE TO PRACTICAL TO THE CORNER

6 S2.0 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

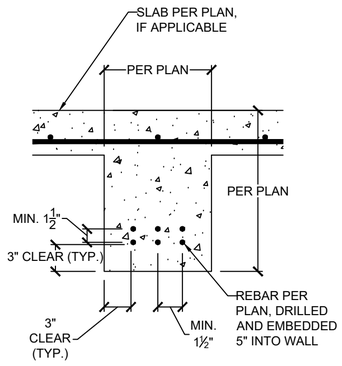
NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



RETURN WALL REINFORCEMENT:
- VERTICAL #4 BARS @ 24" O.C. (MINIMUM 2 BARS)
- HORIZONTAL #4 BARS @ 24" O.C. (MINIMUM 3 BARS)
- EXTEND HORIZONTAL BARS MIN. 24" INTO WALL
- FOOTING MIN. 16"x8" WITH (2) #4 BARS

LEAVE OPENING FOR DRAIN TILE THROUGH WALL ON TOP OF FOOTING OR RUN TILE AROUND THE RETURN WALL

7 S2.0 RETURN WALL DETAIL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



8 S2.0 CONCRETE GRADE BEAM
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW PELIA STREET ☼ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ☼ MOBILE: 971.645.0901 ☼
EMAIL: DENNIS@VISTASTRUCTURAL.COM

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DENNIS HEIER
NUMBER PE-2010001772
PROFESSIONAL ENGINEER
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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	S2.0

RELEASE FOR CONSTRUCTION
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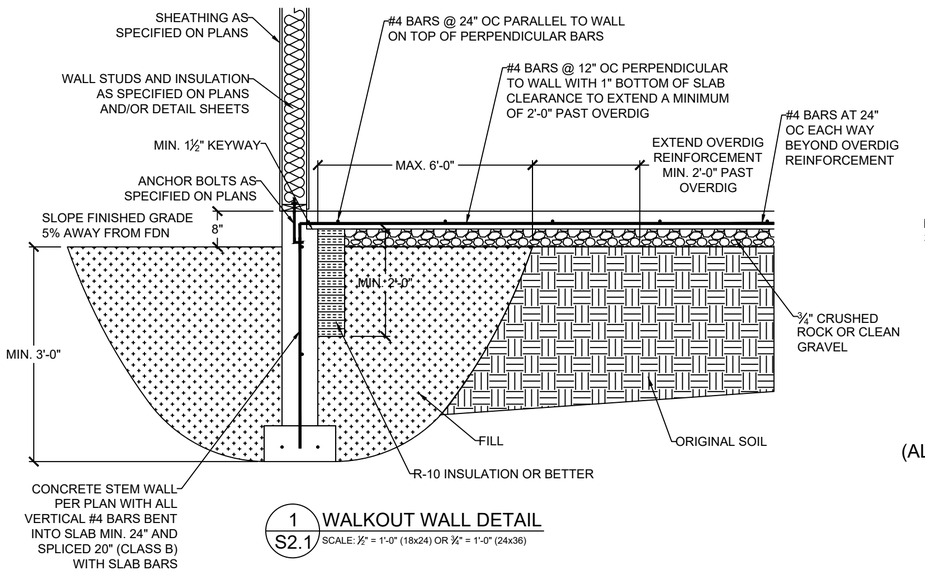
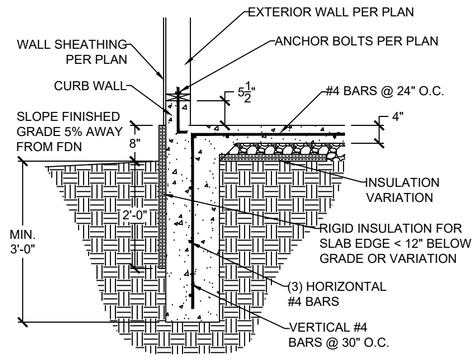
04/09/2020

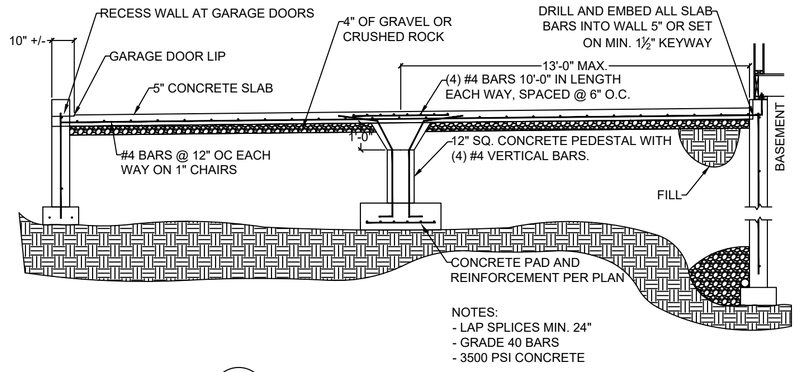


1 S2.1 WALKOUT WALL DETAIL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



1 S2.1 WALKOUT FOUNDAITON DETAIL
SCALE: ½" = 1'-0"

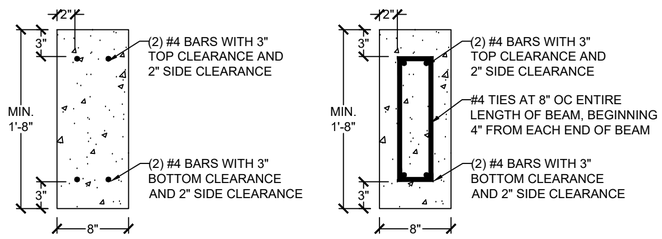
(ALTERNATE)



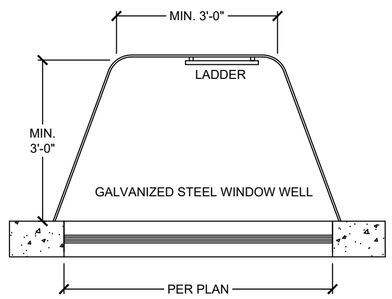
NOTES:
- LAP SPLICES MIN. 24"
- GRADE 40 BARS
- 3500 PSI CONCRETE

2 S2.1 GARAGE SLAB ON FILL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

3 S2.1 PORCH SLAB DETAIL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



4 S2.1 CONCRETE HEADER DETAILS
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



SECTION A-A

5 S2.1 EGRESS WINDOW WELL ELEVATION AND PLAN DETAILS
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

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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
FOUNDATION DETAILS

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JOB NO. 2530	DRAWN BY: DMH
DATE: 4-3-2020	

SHEET NUMBER
S2.1

RELEASE FOR CONSTRUCTION
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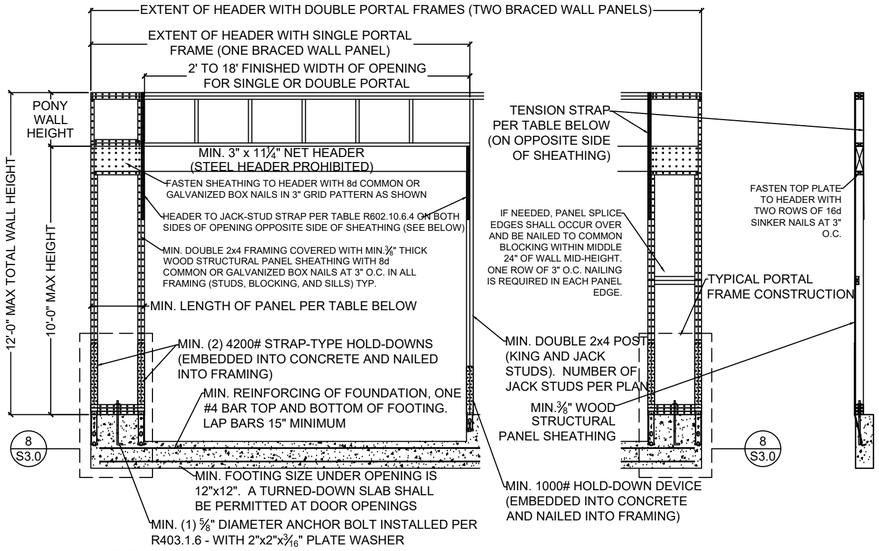
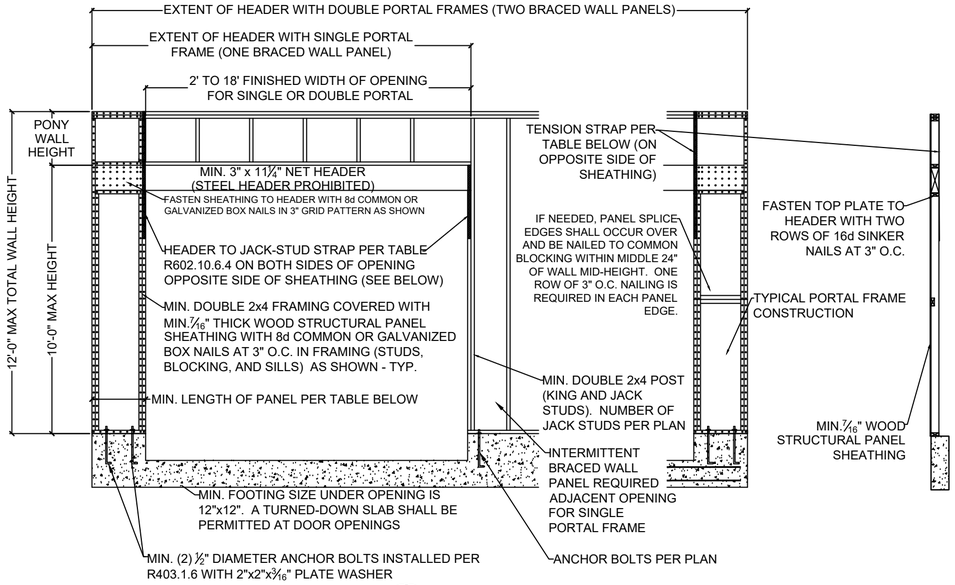


1 S3.0 METHOD PFH (PORTAL FRAME WITH HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: ¼" = 1'-0" (18x24) OR ⅛" = 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



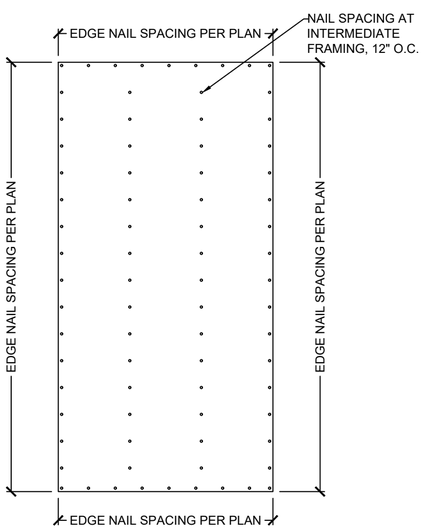
2 S3.0 METHOD PFG (PORTAL FRAME AT GARAGE DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: ¼" = 1'-0" (18x24) OR ⅛" = 1'-0" (24x36)

TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)				
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
16'-0"	4'-0"	CMST14	2'-6"	(33) 10d

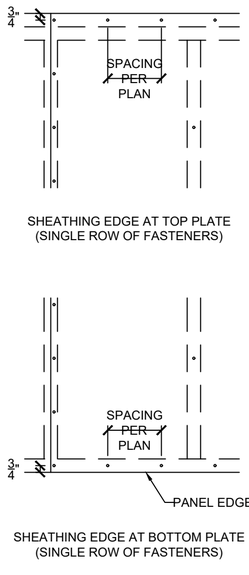
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33[a]	36[a]

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



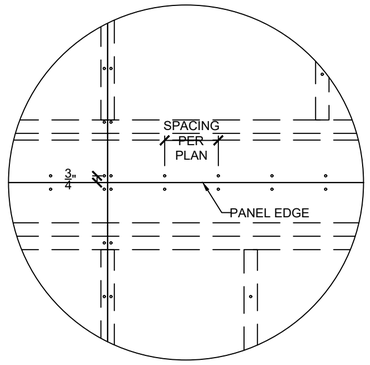
3 S3.0 EXTERIOR WALL SHEATHING PANEL ATTACHMENT

SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



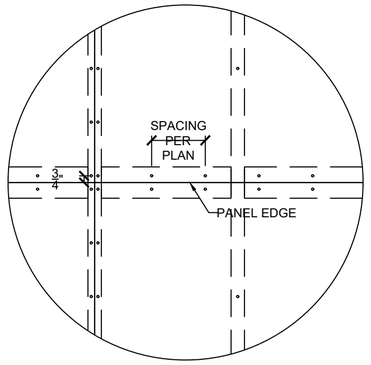
4 S3.0 SHEATHING EDGE AT TOP AND BOTTOM PLATES

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



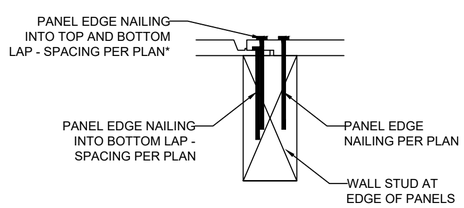
5 S3.0 SHEATHING EDGE AT HORIZONTAL FRAMING MEMBER

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



6 S3.0 SHEATHING EDGE AT PANEL SPLICE ACROSS STUDS

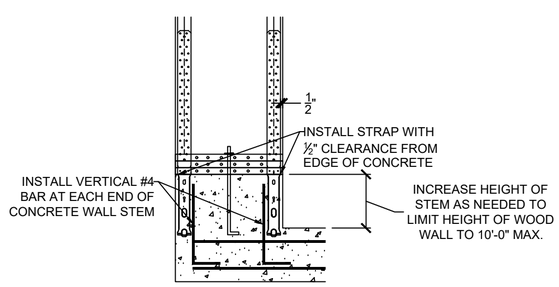
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



*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 S3.0 FASTENING INSTRUCTIONS FOR SHIPLAP PANEL SHEATHING

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



8 S3.0 GARAGE HOLD-DOWN STRAP INSTALLATION

SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW DELIA STREET ☼ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ☼ MOBILE: 971.645.0901 ☼
EMAIL: DENNIS@VISTASTRUCTURAL.COM

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	

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S3.0

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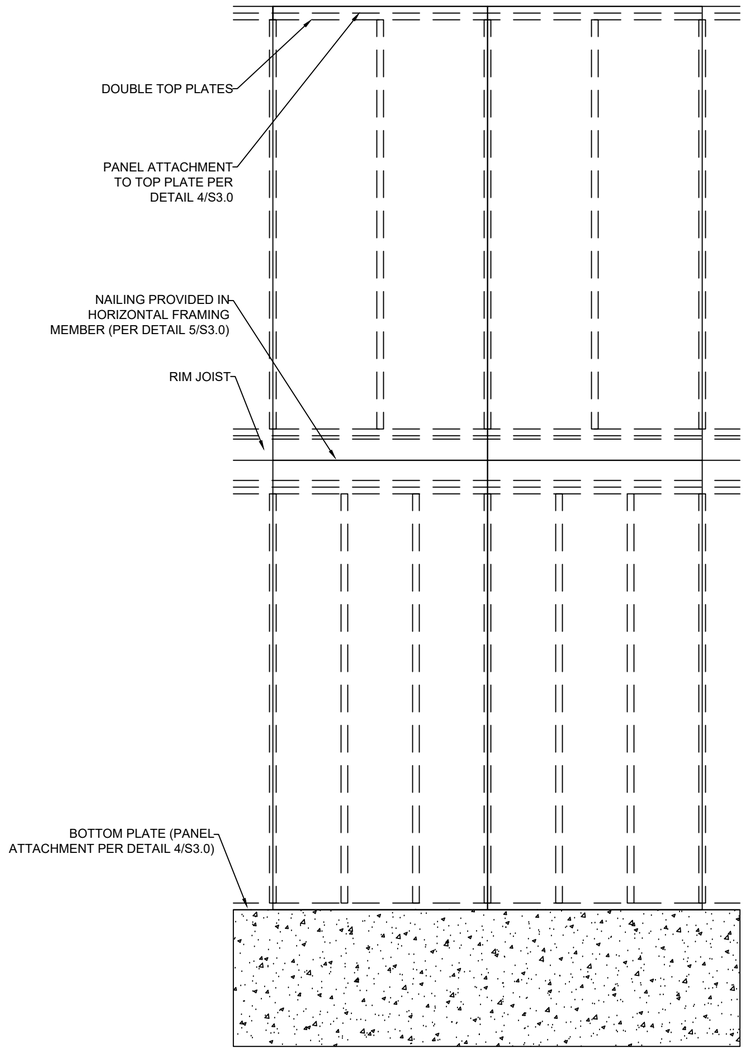
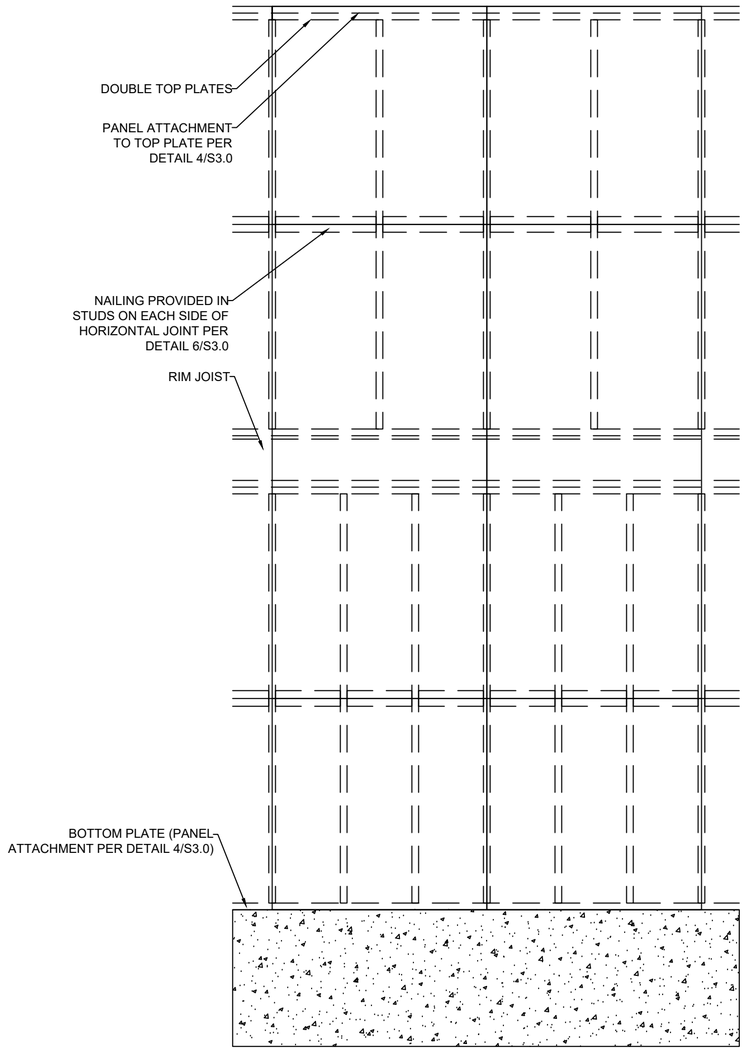
LEE'S SUMMIT, MISSOURI
04/06/2020



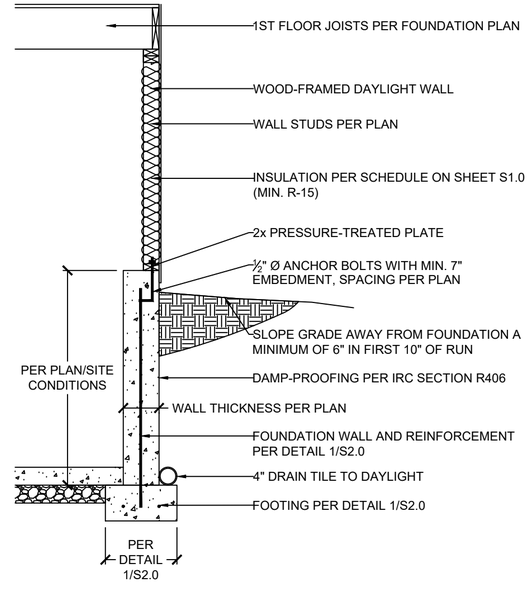
1 S3.1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER

SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



2 S3.1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
PANEL SPLICE OCCURRING ACROSS STUDS

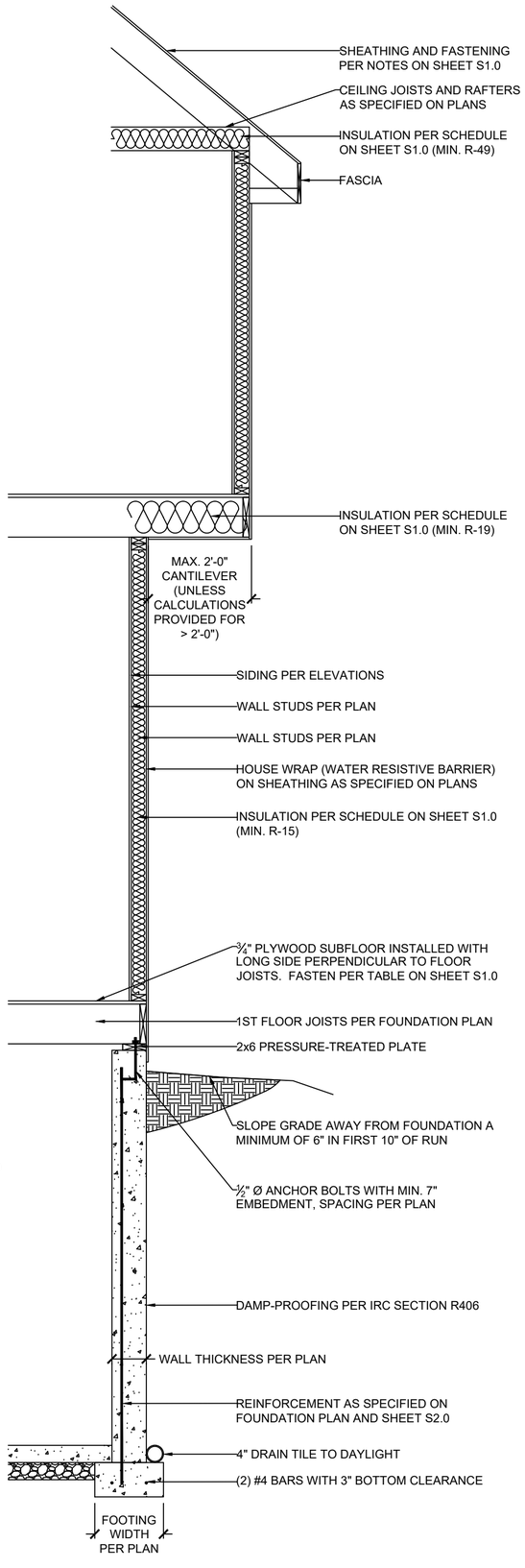
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



3 S3.1 EXTERIOR WALL SECTION

SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

DAYLIGHT BASEMENT OPTION



FULL-HEIGHT CONCRETE WALL OPTION

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

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

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-2010001472
PROFESSIONAL ENGINEER
4-3-2020

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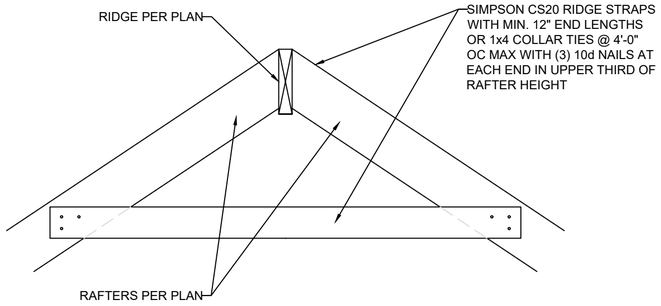
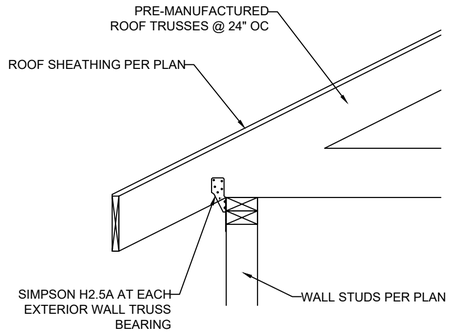
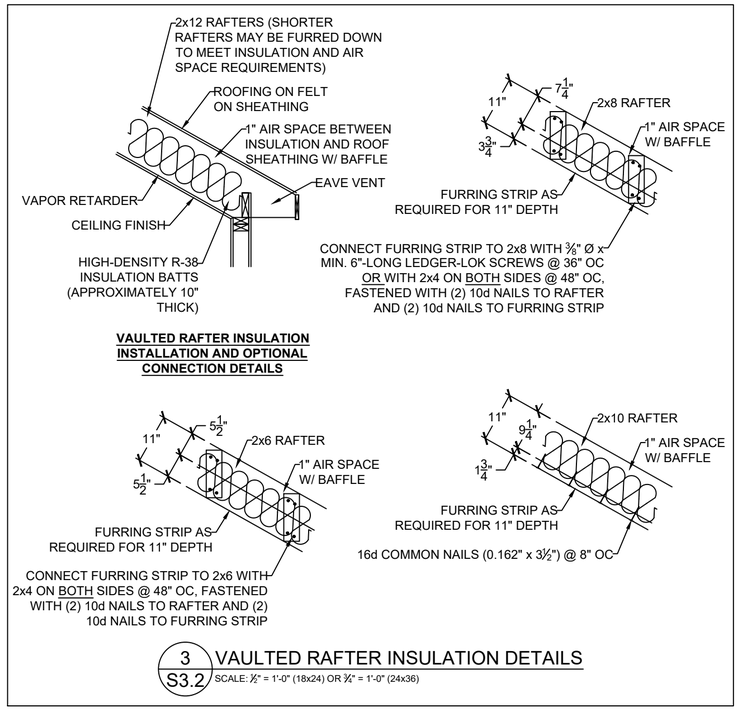


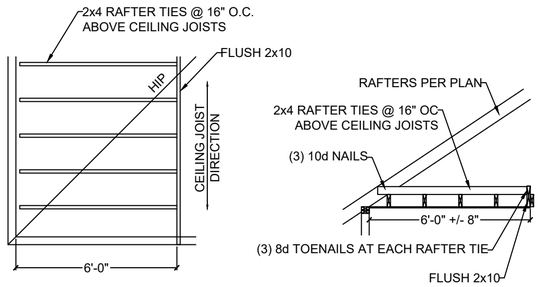
1 S3.2 RIDGE FRAMING DETAIL
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



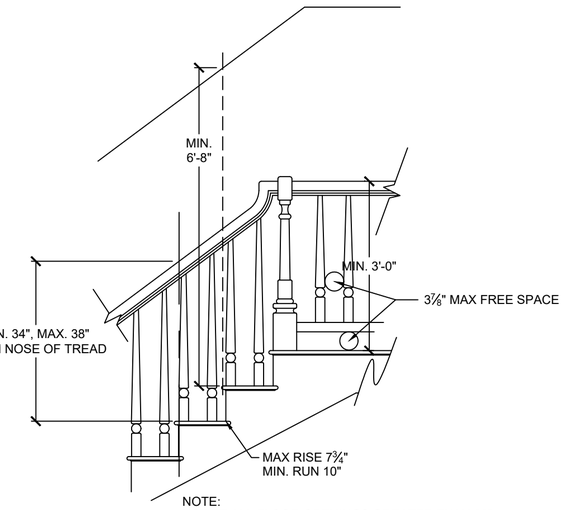
2 S3.2 TRUSS CONNECTION TO EXT. WALL BEARING
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



3 S3.2 VAULTED RAFTER INSULATION DETAILS
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

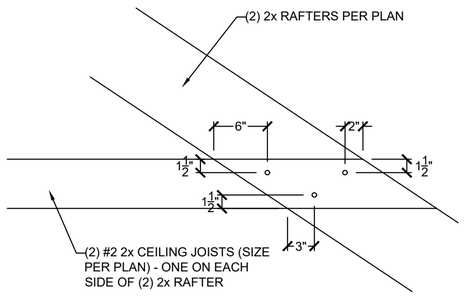


5 S3.2 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

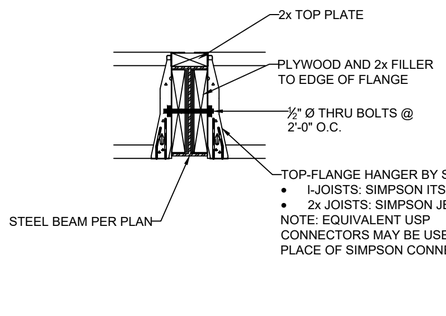


NOTE:
USE AT ALL FLOOR OPENINGS GREATER THAN 30" ABOVE GRADE OR THE FLOOR BELOW AND/OR STAIRS WITH THREE OR MORE RISERS

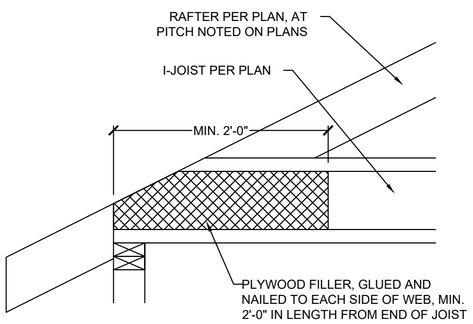
4 S3.2 STAIR AND HANDRAIL/GUARDRAIL DETAIL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



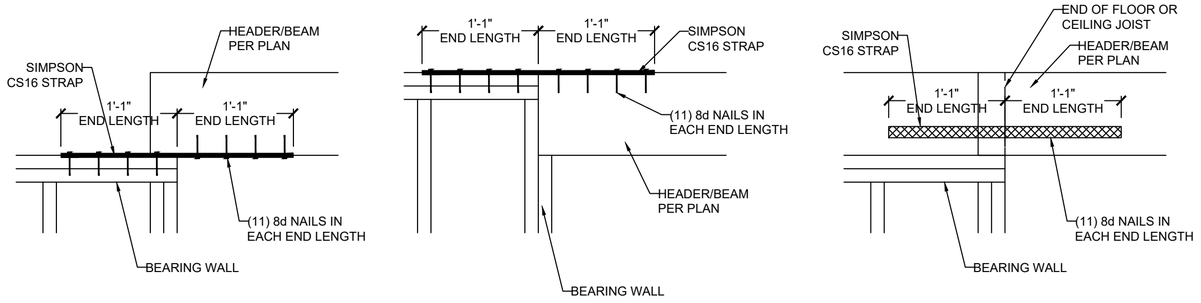
6 S3.2 FIELD-CONSTRUCTED A-FRAME DETAIL
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



7 S3.2 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



9 S3.2 COPED I-JOIST REINFORCEMENT
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



10 S3.2 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

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

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW DELIA STREET ☼ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ☼ MOBILE: 971.645.0901 ☼
EMAIL: DENNIS@VISTASTRUCTURAL.COM

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

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-2010001172
PROFESSIONAL ENGINEER
4-3-2020

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ENGINEER: DMH	CHECKED BY: DMH
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RELEASE FOR CONSTRUCTION
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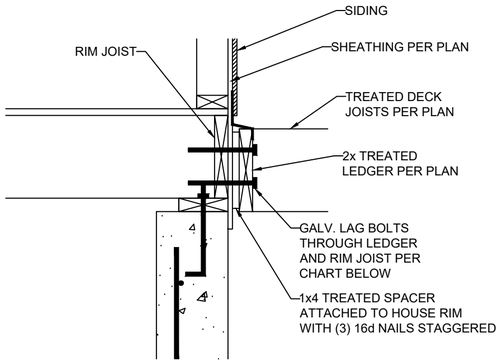
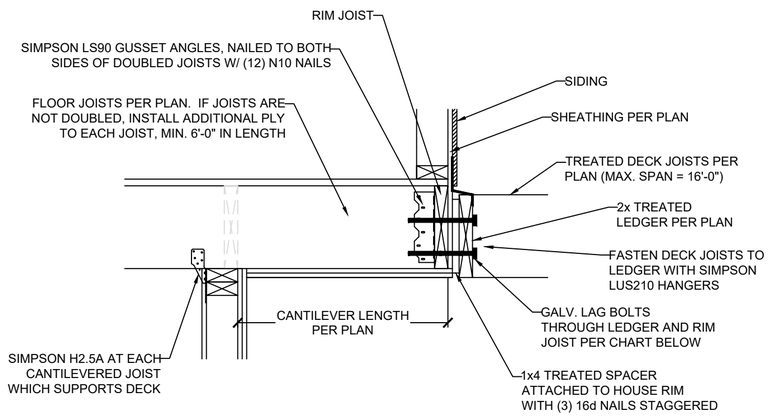
LEE'S SUMMIT, MISSOURI
08/06/2020



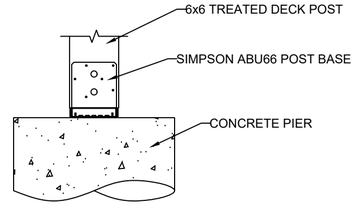
DECK LEDGER ATTACHMENT GUIDE

DECK JOIST SPAN	½" Ø GALV. LAG OR ⅜" 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

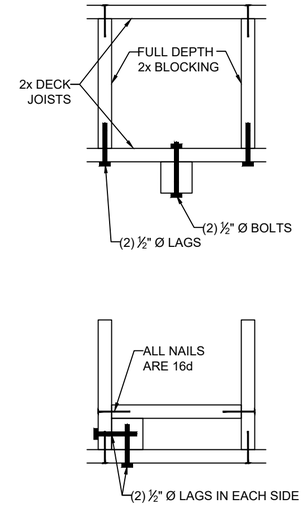
1 S3.3 LEDGER ATTACHMENT
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



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



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

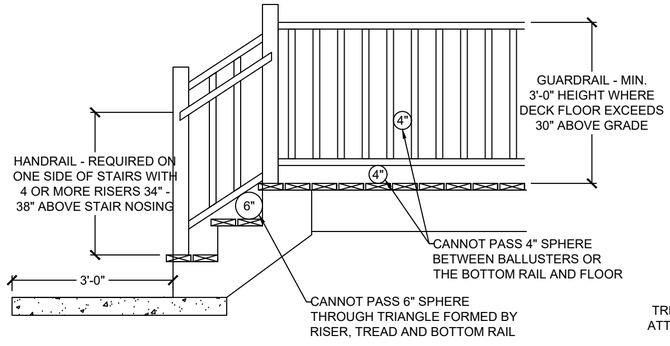


4 S3.3 REINF. POST CONNECTIONS
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

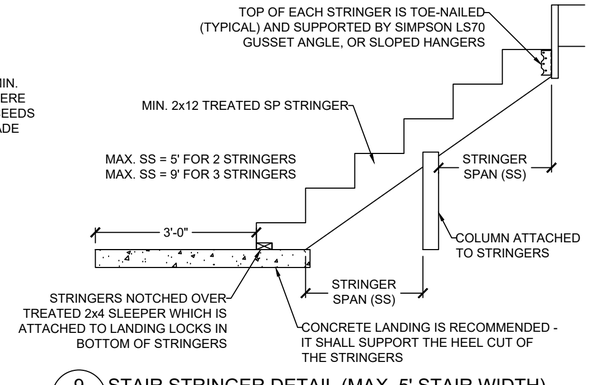
5 S3.3 LET-IN (COVERED) DECK BEAM CONNECTION
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

6 S3.3 GUARDRAIL CONNECTION
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)



8 S3.3 GUARDRAIL DETAIL
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)



9 S3.3 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW DELIA STREET ✲ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ✲ MOBILE: 971.645.0901 ✲
EMAIL: DENNIS@VISTASTRUCTURAL.COM

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

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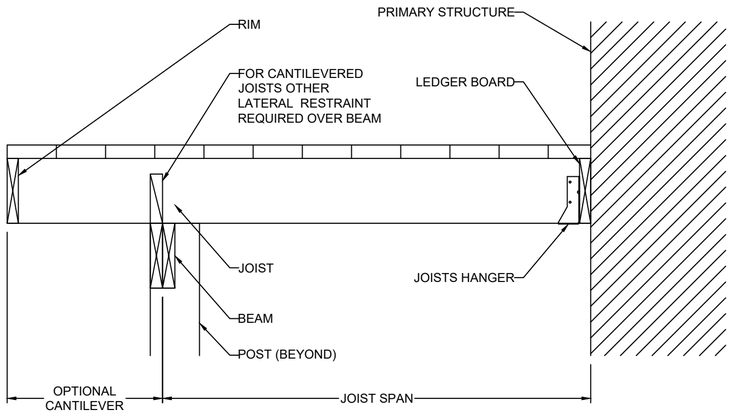
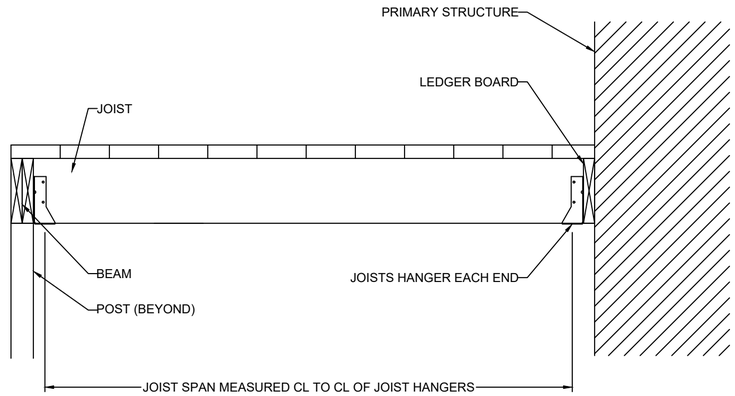
LEE'S SUMMIT, MISSOURI
04/08/2020

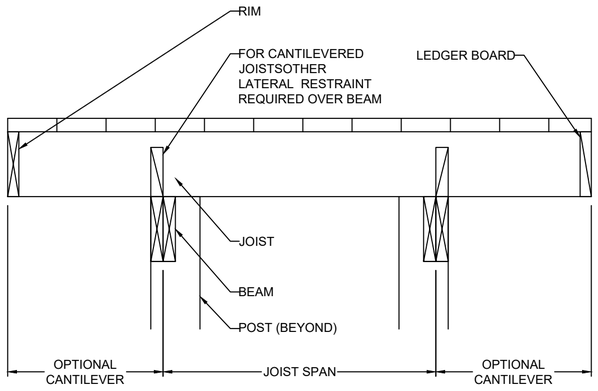
SHEET NUMBER
S3.3a



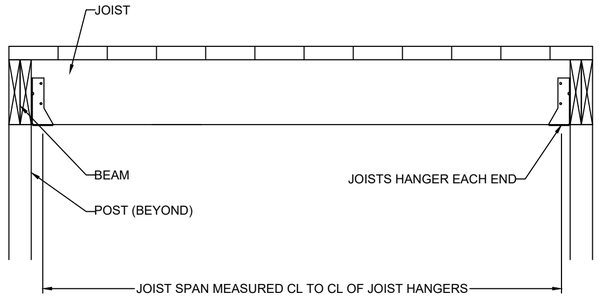
CANTILEVERED JOISTS
WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM



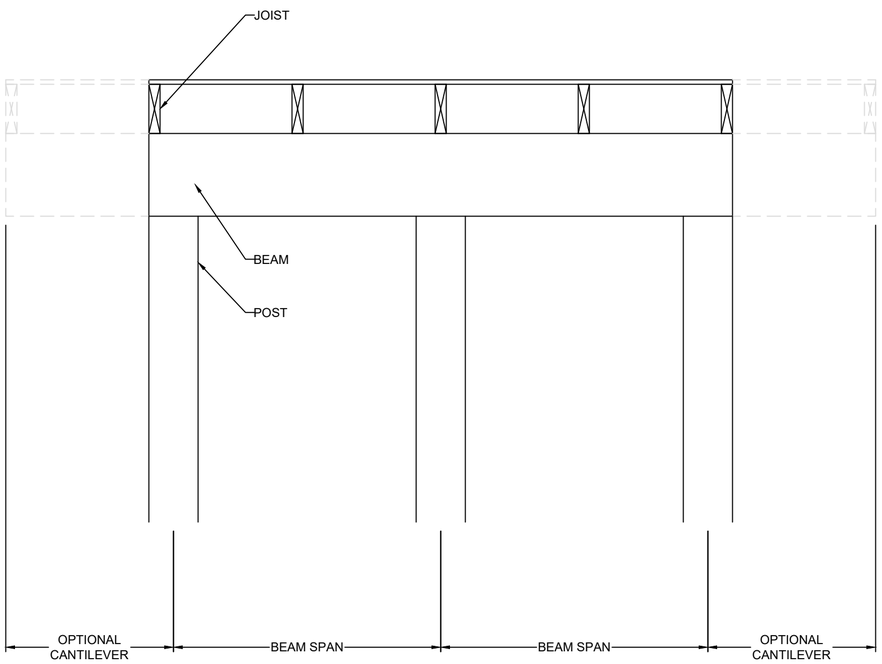
JOISTS ON FREE-STANDING
DECK WITH DROPPED BEAM



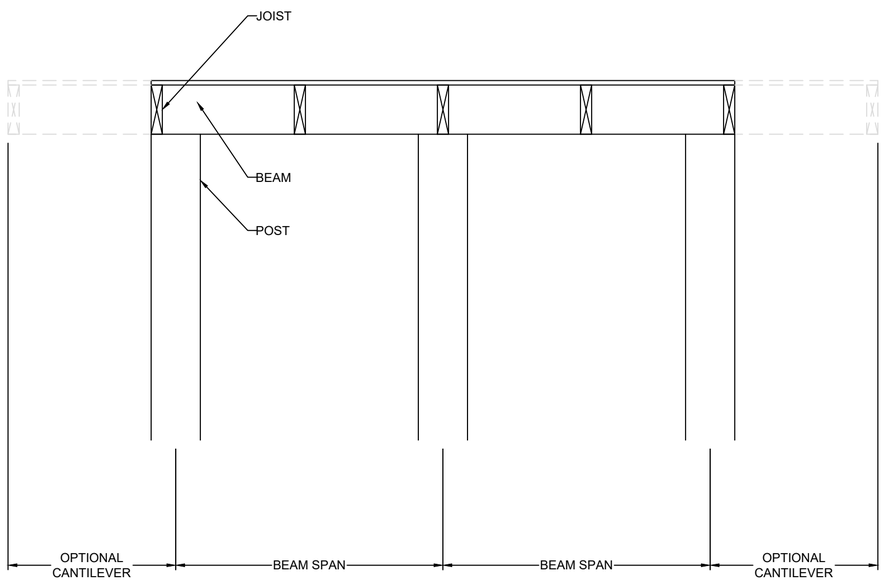
JOISTS WITH FLUSH BEAM

10 / S3.3 TYP. DECK JOIST SPANS

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



DROPPED BEAM



FLUSH BEAM

VISTA STRUCTURAL ENGINEERING, LLC
14718 NW DELIA STREET ✲ PORTLAND, OREGON 97229
OFFICE: 971.645.0901 ✲ MOBILE: 971.645.0901 ✲
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: IQ CONSTRUCTION

JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK

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STATE OF MISSOURI
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JOB NO. 2530	DRAWN BY: DMH
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