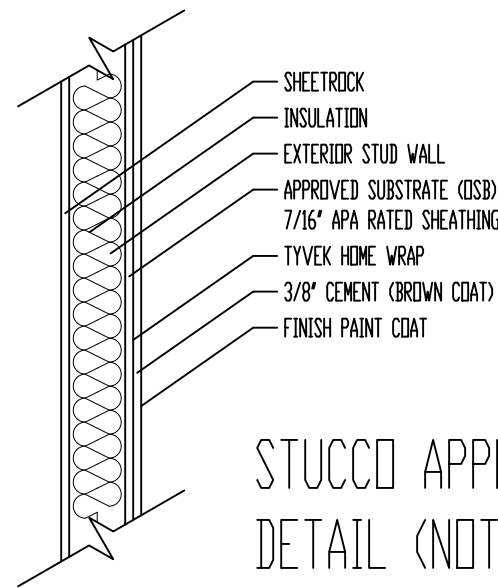
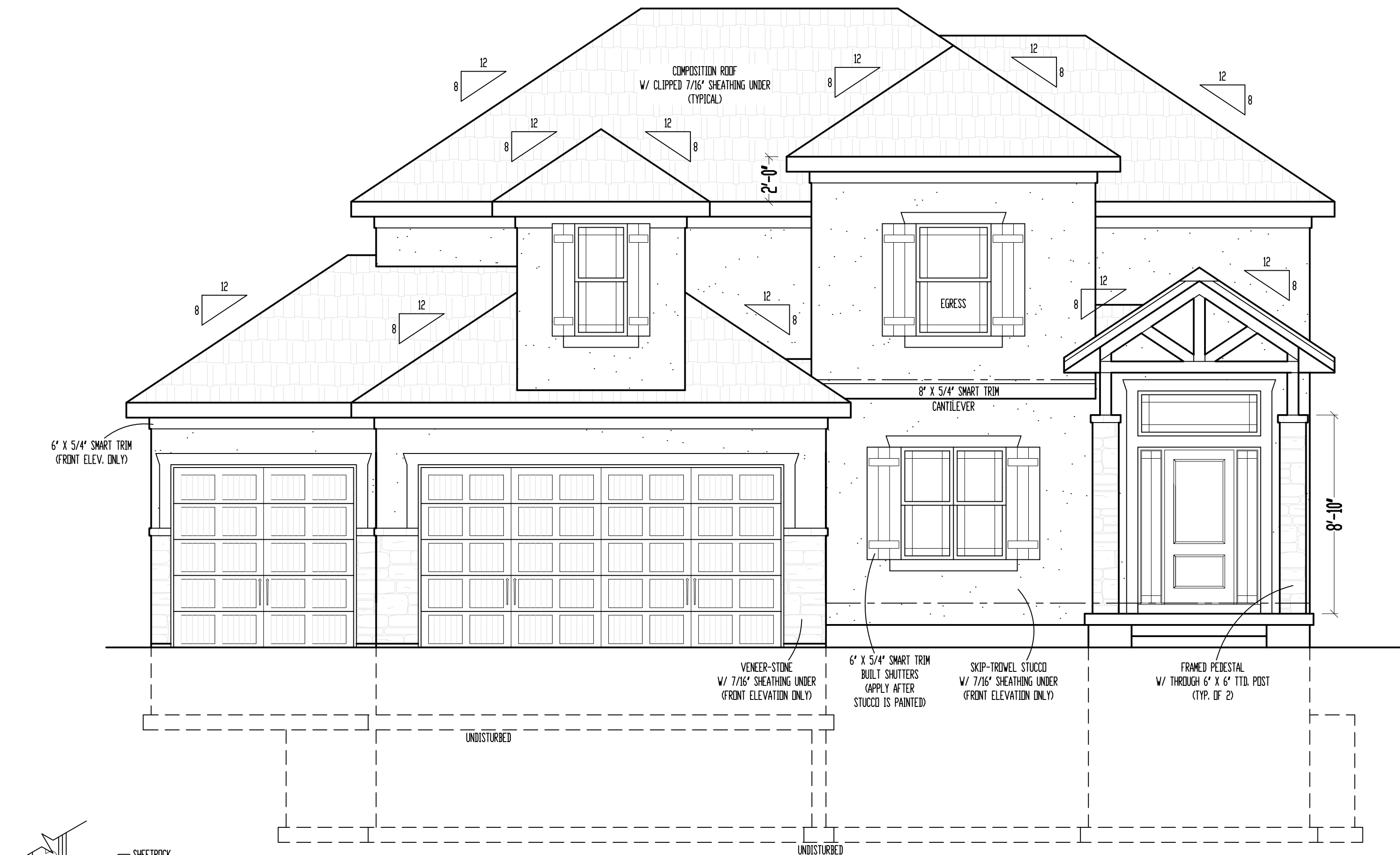


ONE-TIME-BUILD LICENSE AGREEMENT

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



FRONT ELEVATION

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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/28/2020

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2020 Viewpoint Residential Design, LLC.

Care and effort have gone into the creation and design of this plan. However, the designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional, architect or engineer. Because of the impossibility of any on site consultation and supervision, Viewpoint Residential Design, LLC, and Designer assume no responsibility for any damages, including structural failures, due to any deficiencies, omissions or error in the design or blueprints. Also, site conditions may vary from those illustrated on this plan. Designer does not warrant the suitability of these plans for use on your specific site. Consult your architect to determine the suitability of these plans for your specific site and application.

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

VIEWPOINT

RESIDENTIAL DESIGN LLC

MT: (816)547-4437

E: Plans@ViewpointDesign.net

Drawing title:
The OAKMONT
Elevation: A
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

08/27/2020

Date: 8 - 27 - AD 2020

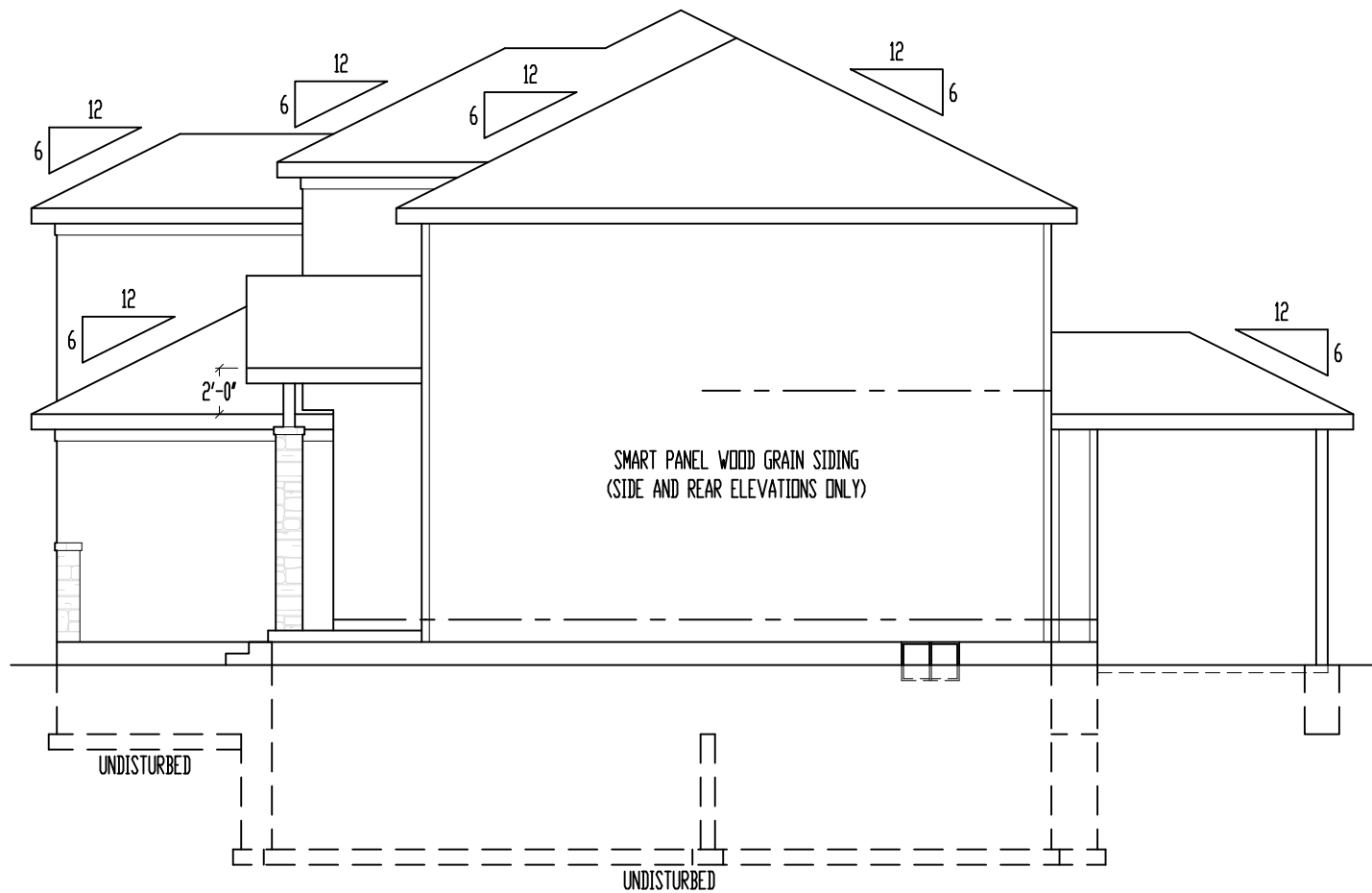
Rev. 1:

Rev. 2:

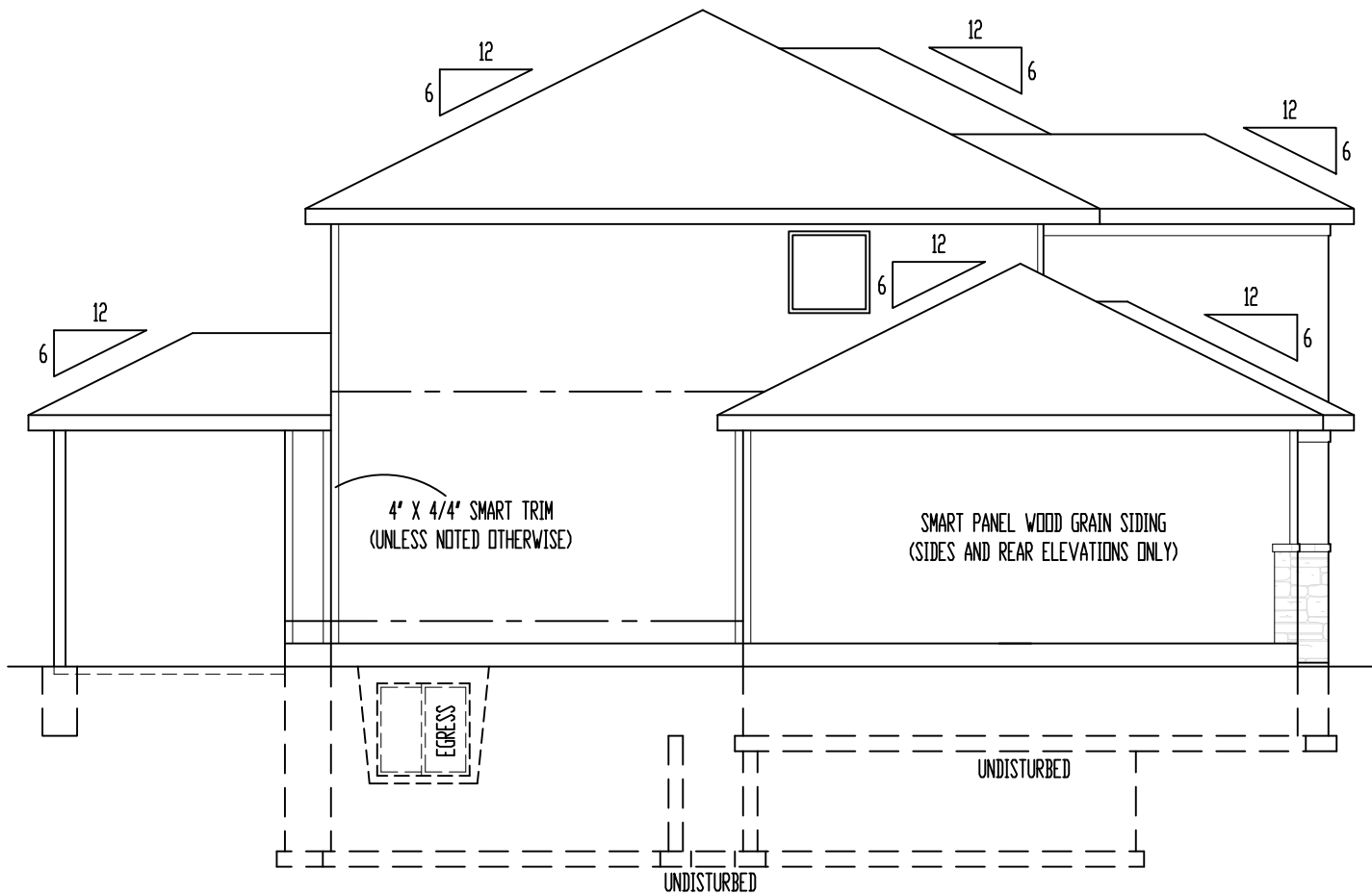
Rev. 3:

Sheet Title:
FRONT ELEVATION

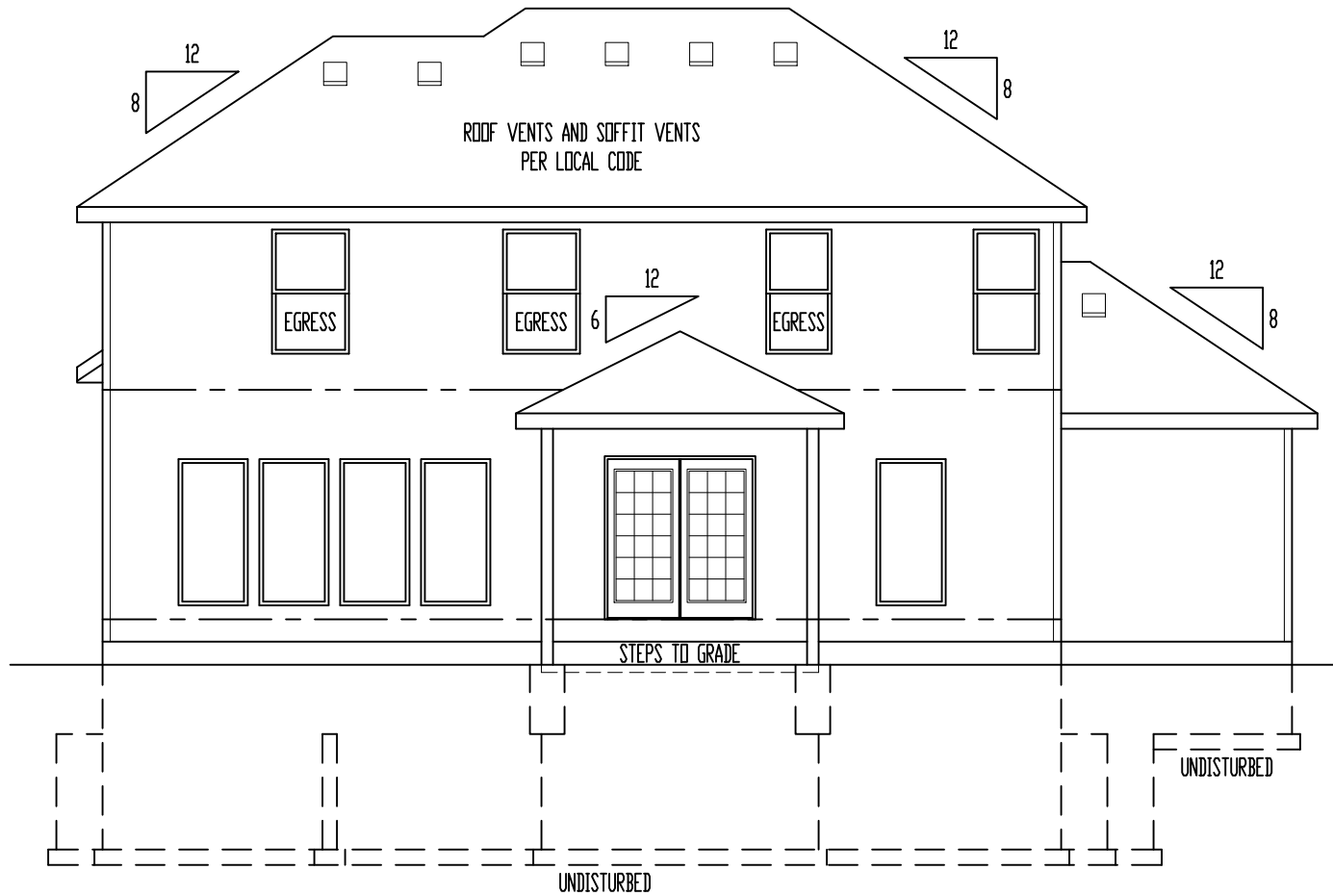
Sheet No.:
A-1 of 6



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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/28/2020

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2020 Viewpoint Residential Design, LLC.
Care and effort have gone into the creation and design of this plan. However, the designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional, architect or engineer. Because of the impossibility of any on site consultation and supervision, Viewpoint Residential Design, LLC, and Designer assume no responsibility for any damages, including structural failures, due to any deficiencies, omissions or error in the design or blueprints. Also, site conditions may vary from those illustrated on this plan. Designer does not warrant the suitability of these plans for use on your specific site. Consult your architect to determine the suitability of these plans for your specific site and application.

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

VIEWPOINT

RESIDENTIAL DESIGN LLC

M/T: (816)547-4437

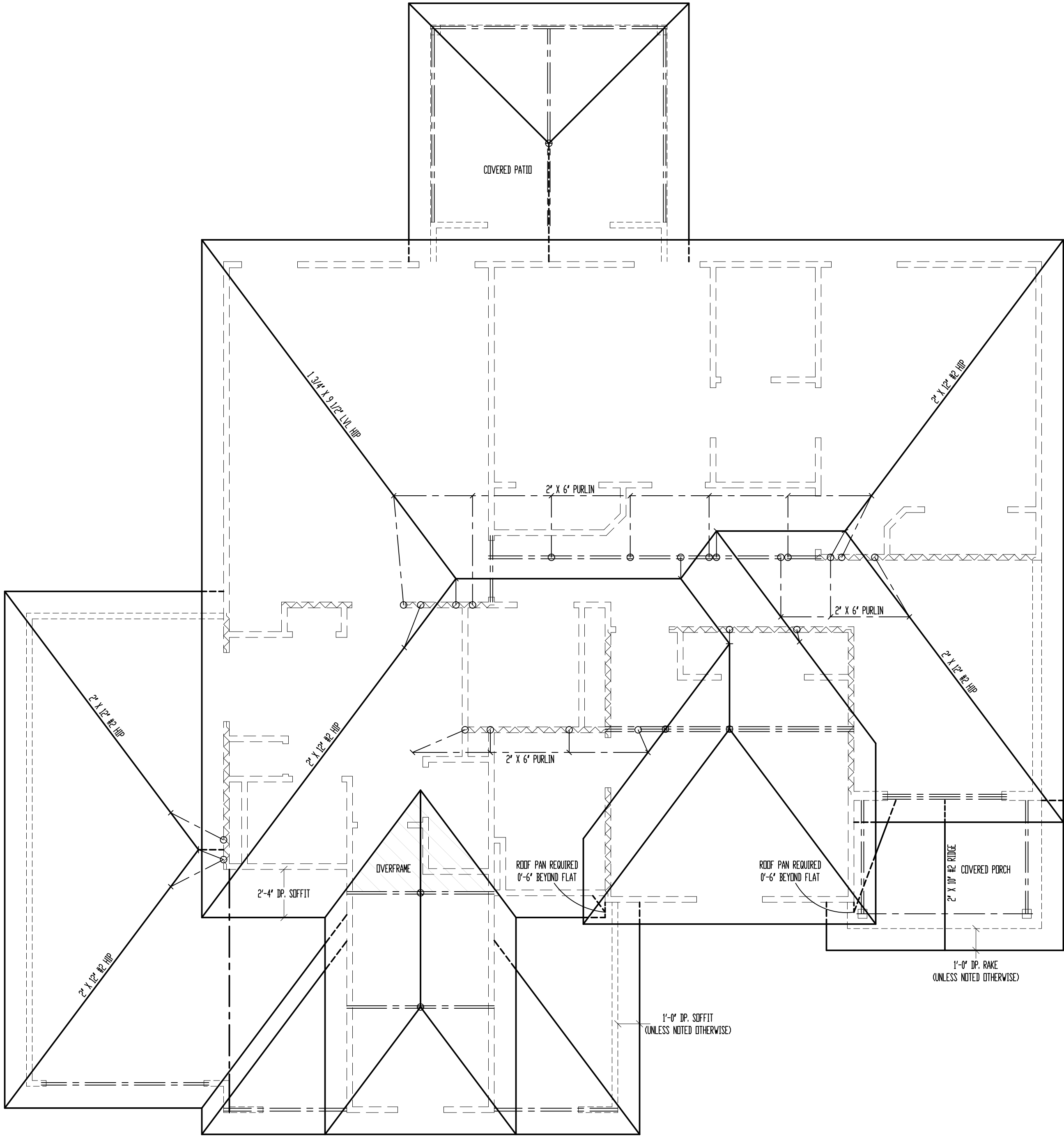
E: Plans@ViewpointDesign.net

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

Date: 8 - 27 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
SIDES & REAR ELEVATIONS

Sheet No.:
A-2 of 6



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 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 "T" 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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/28/2020

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2020 Viewpoint Residential Design, LLC.
Care and effort have gone into the creation and design of this plan. However, the
designer is not an architect or engineer and construction from these plans should not be
undertaken without the assistance of a construction professional, architect or engineer.
Because of the impossibility of any on site consultation and supervision, Viewpoint
Residential Design, LLC, and Designer assume no responsibility for any damages,
including structural failures, due to any deficiencies, omissions or error in the design or
blueprints. Also, site conditions may vary from those illustrated on this plan. Designer
does not warrant the suitability of these plans for use on your specific site. Consult your
architect to determine the suitability of these plans for your specific site and application.

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



E: Plans@ViewpointDesign.net

M/T: (816)647-4437

Drawing title:

**The
OAKMONT
Elevation: A**

Description:

**Lot 670, Eagle
Creek**

Property Address:
**2517 SW River
Trail Rd., Lee's
Summit, Missouri**
General Contractor:
IQ Construction



Date: 8 - 27 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:

A-3 of 6



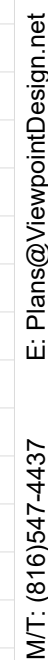
GARAGE: 667 SQ. FT.
UNFIN. BASEMENT: 1008 SQ. FT.
COV. OUT/LIV: 120 SQ. FT.

FRAMING NOTES:

1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" DC. AT EDGES & @ 12" DC. IN THE FIELD. START PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. / / / / / / / / / / = G.B.; 2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" DC. 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" DC. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JUST 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 4S @ 16" DC., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" DC. MAX. (WHERE APPLICABLE).

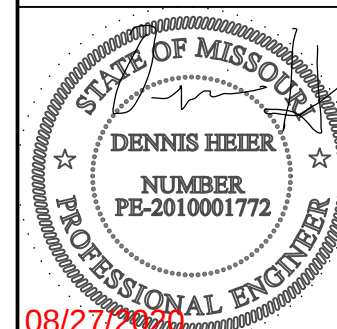
JOIST SCHEDULE	
A	2" X 10" #3 FLOOR JOIST @ 16' O.C.
B	2" X 10" #2 FLOOR JOIST @ 16' O.C.
C	2" X 6" #3 CEILING JOIST @ 16' O.C.
D	2" X 6" #2 CEILING JOIST @ 16' O.C.

**"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).**



Drawing title:
The
OAKMONT

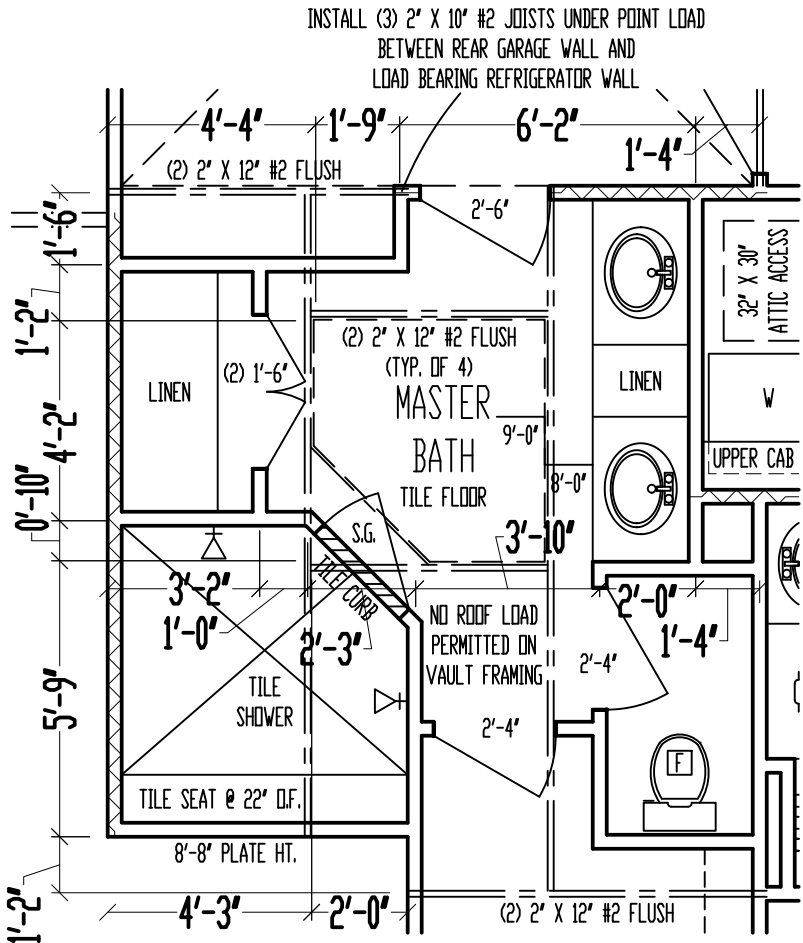
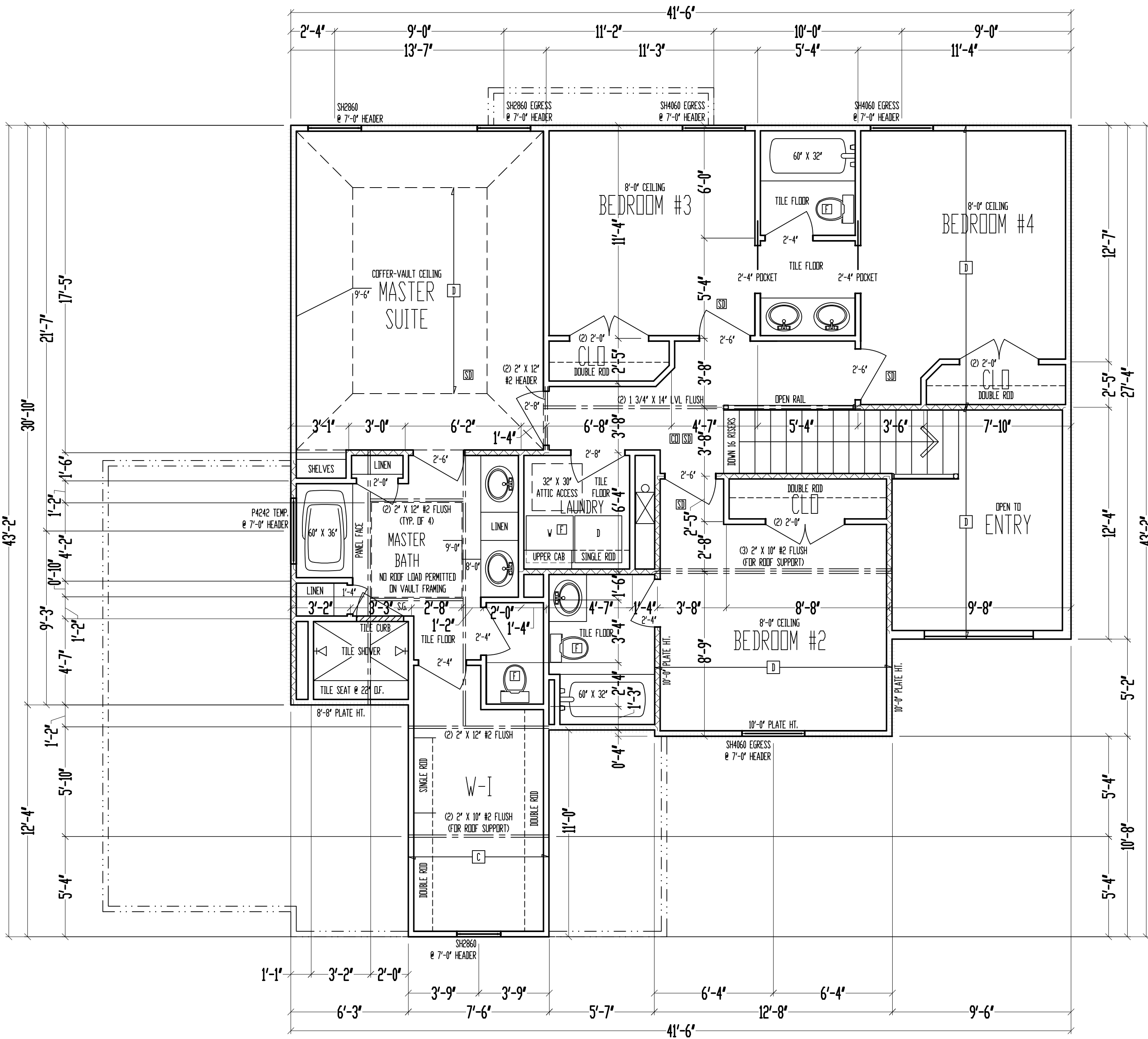
Elevation: A
Description:
Lot 670, Eagle
Creek
Property Address:
2517 SW River
Trail Rd., Lee's
Summit, Missouri
General Contractor:
IQ Construction



Date: 8 - 27 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
**MAIN LEVEL
PLAN**

Sheet No.:
A-4 of 6



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

8'-0" CEILING
SECOND LEVEL
SCALE: 1/4" = 1'-0"
SECOND LEVEL: 1221 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/ NDL 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.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/28/2020

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2020 Viewpoint Residential Design, LLC.

Care and effort have gone into the creation and design of this plan. However, the designer is not an architect or engineer and construction from these plans should not be undertaken without the assistance of a construction professional, architect or engineer. Because of the impossibility of any on site consultation and supervision, Viewpoint Residential Design, LLC, and Designer assume no responsibility for any damages, including structural failures, due to any deficiencies, omissions or error in the design or blueprints. Also, site conditions may vary from those illustrated on this plan. Designer does not warrant the suitability of these plans for use on your specific site. Consult your architect to determine the suitability of these plans for your specific site and application.

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

VIEWPOINT
RESIDENTIAL DESIGN LLC

M/T: (816) 647-4437
E: Plans@ViewpointDesign.net

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

Date: 8 - 27 - AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
SECOND LEVEL PLAN

Sheet No.:
A-5 of 6



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

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 DR 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 APPROPRIATELY DETERMINED REQUIREMENTS.

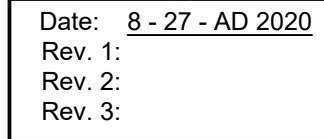
STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" x 11 GA. STEEL COLUMN DN 30" x 30" x 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (125k)
B	3 1/2" x 11 GA. STEEL COLUMN DN 36" x 36" x 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (180k)
C	3" SCH. 40 STEEL COLUMN DN 42" x 42" x 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (243k)
D	3 1/2" SCH. 40 STEEL COLUMN DN 48" x 48" x 16" PAD FOOTING W/ (8) #4 BARS EACH WAY (320k)
E	3 1/2" SCH. 40 STEEL COLUMN DN 54" x 54" x 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (405k)

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.

*"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).*

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



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.
 $q_{z10} = 0.00256 K_z K_{zt} K_d V^2$ (ASCE7-10 Velocity Pressure) $q_{z10_ASD} = 0.6 q_{z10}$ (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

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	

WIDTH OF 1ST STORY (FT.)	51.5	WIDTH OF 2ND STORY (FT.)	41.5
DEPTH OF 1ST STORY (FT.)	45.17	DEPTH OF 2ND STORY (FT.)	43.17
BACK WALL OF GARAGE (FT.)	20		
GAR. WALL: 1=F-B, 2=S-S	2		

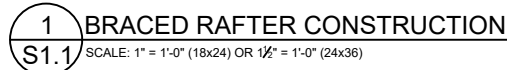
ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)		
2ND FLOOR FRONT-TO-BACK	0	0			
2ND FLOOR SIDE-TO-SIDE	0	0			
1ST FLOOR FRONT-TO-BACK	0	0			
1ST FLOOR SIDE-TO-SIDE	0	0			
			Shear value (per NDS)	944	2nd Floor S-S
			Spacing F-B (inches)	110.7	1st Floor F-B
			spacing S-S (inches)	139.3	1st Floor S-S

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 REQUIRE

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



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

04/03/2020

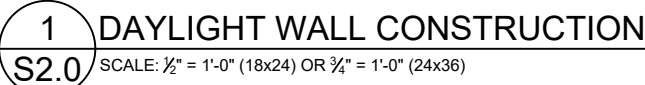
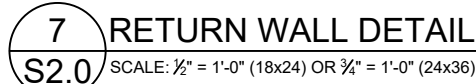
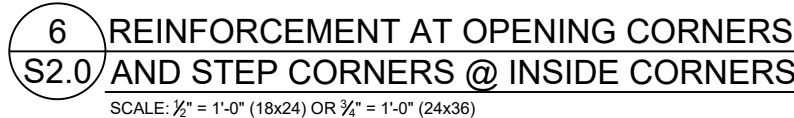
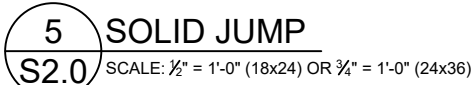
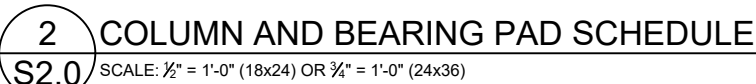


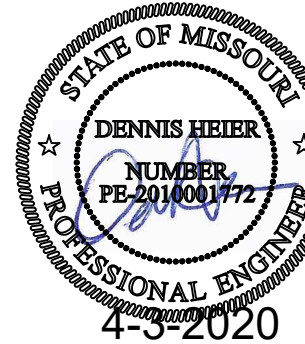
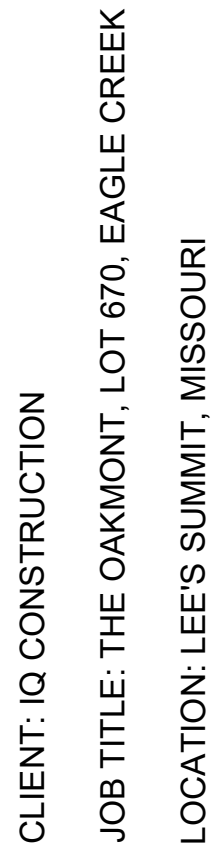
Diagram illustrating the cross-section of a foundation wall and footing, showing the following components and dimensions:

- SIDING**: Indicated at the top of the wall.
- GRADE**: Indicated at the ground level.
- 6"**: Dimension for the top section of the wall above grade.
- 8"**: Dimension for the section of the wall below grade.
- 1'-6" (TYP.)**: Typical dimension for the vertical section of the wall.
- VERTICAL AND HORIZONTAL REINFORCEMENT PER 4/S2.0**: Reinforcement bars shown within the wall.
- 2" CLEARANCE FROM BASEMENT FACE OF WALL**: Dimension for the gap between the wall and the footing.
- PERFORATED DRAIN PIPE**: Located within the footing.
- FILTER FABRIC**: Located below the footing.
- SEAL/BOND BREAK**: Indicated at the joint between the wall and the footing.
- 6"**: Dimension for the bottom section of the footing.
- CARRIER SLAB**: Indicated at the base of the footing.
- 1" WASHED CRUSHED STONE BASE ON GRAVEL**: Indicated at the bottom of the footing.

3 CONCRETE WALL SECTION

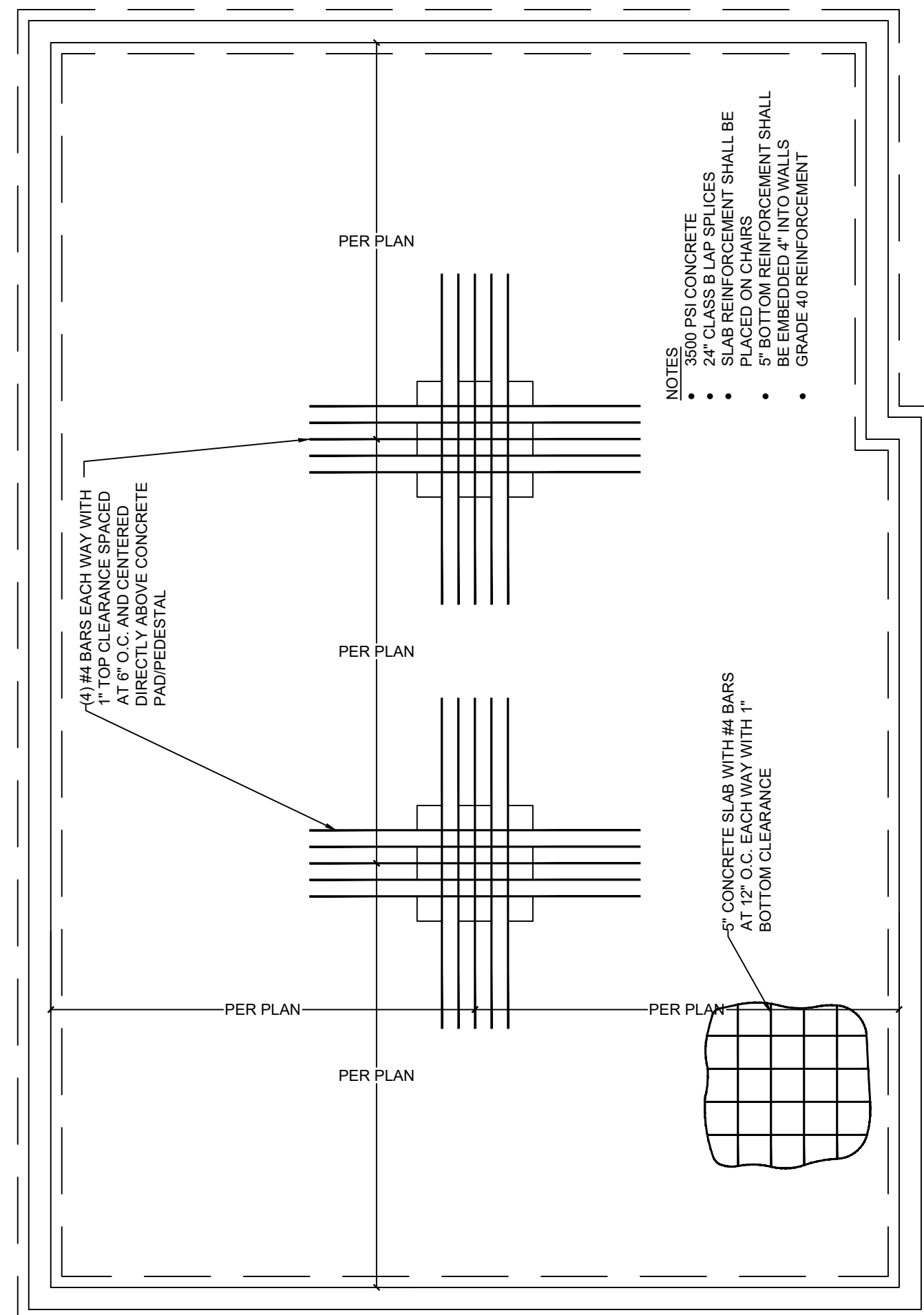
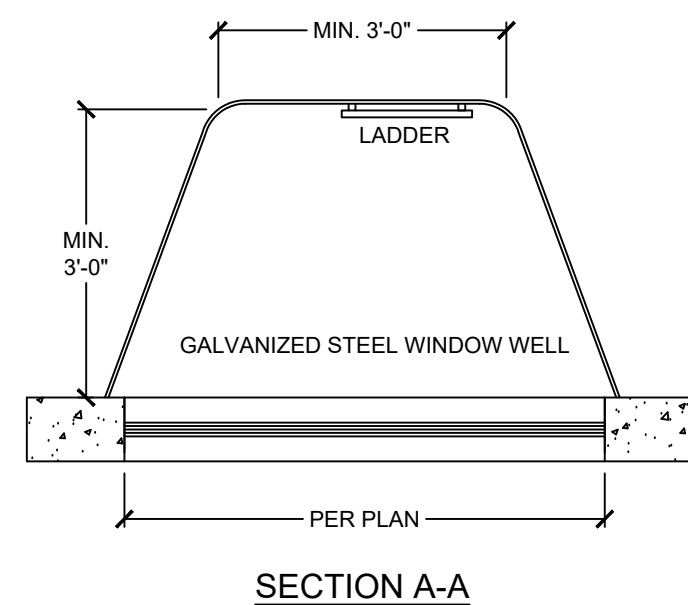
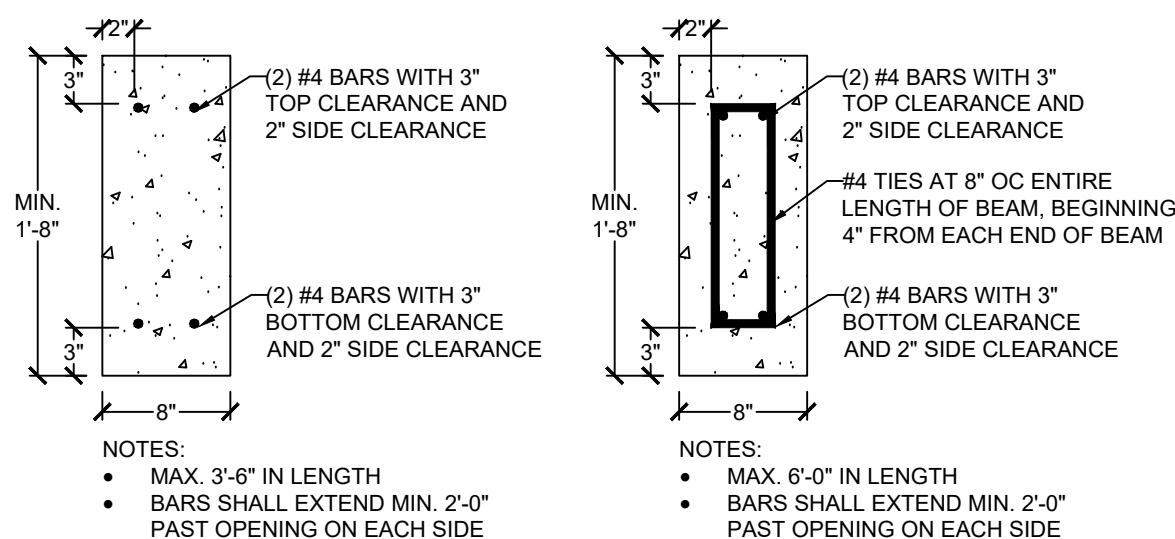
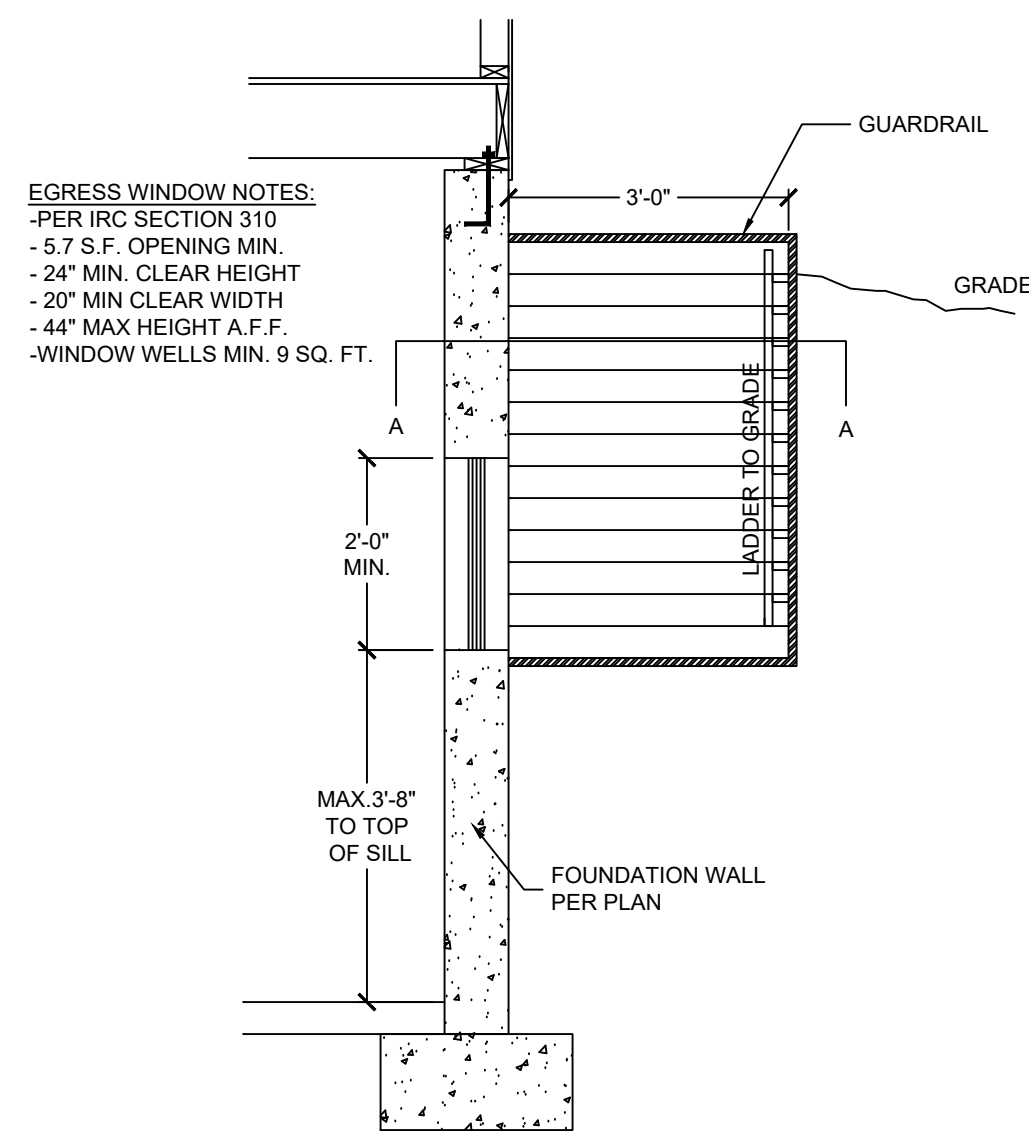
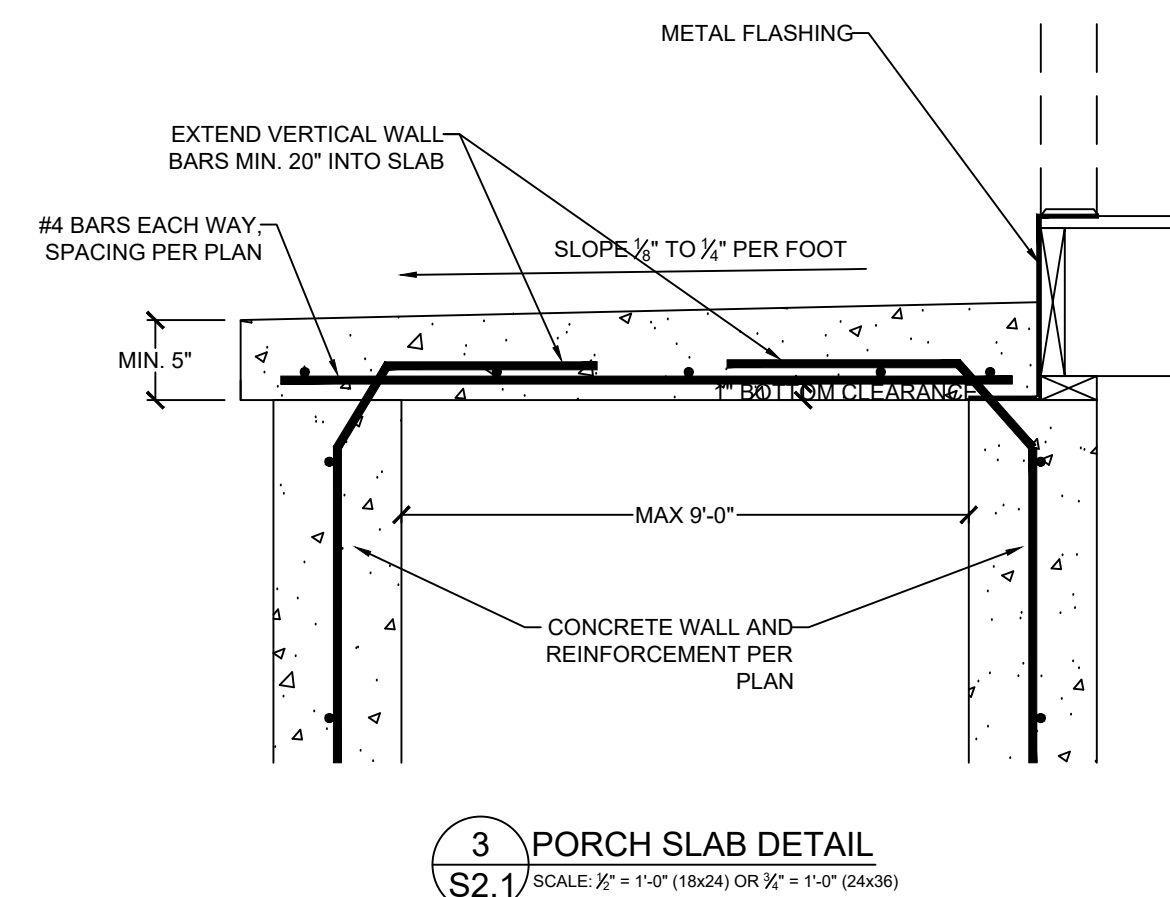
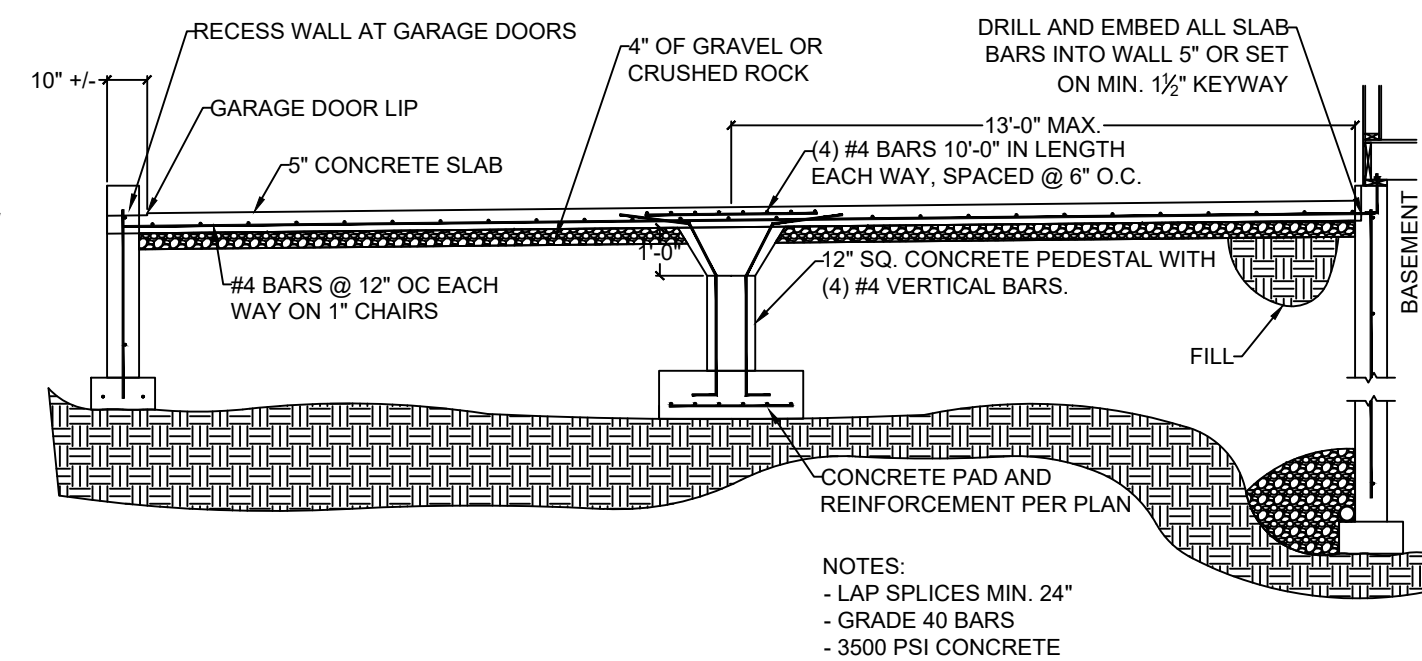
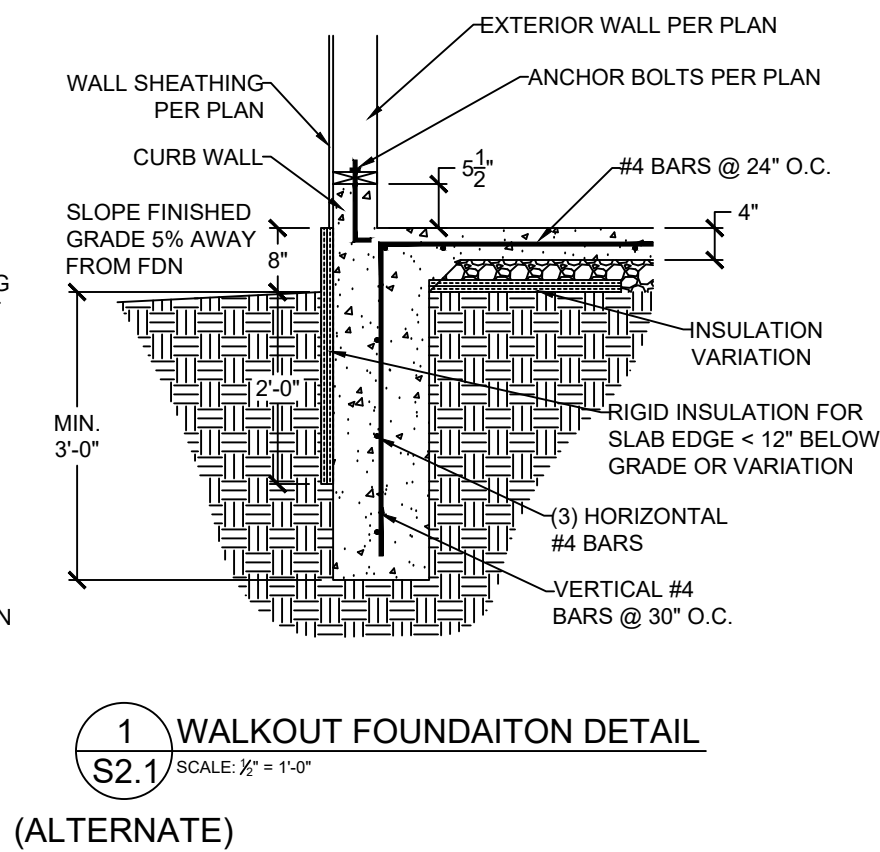
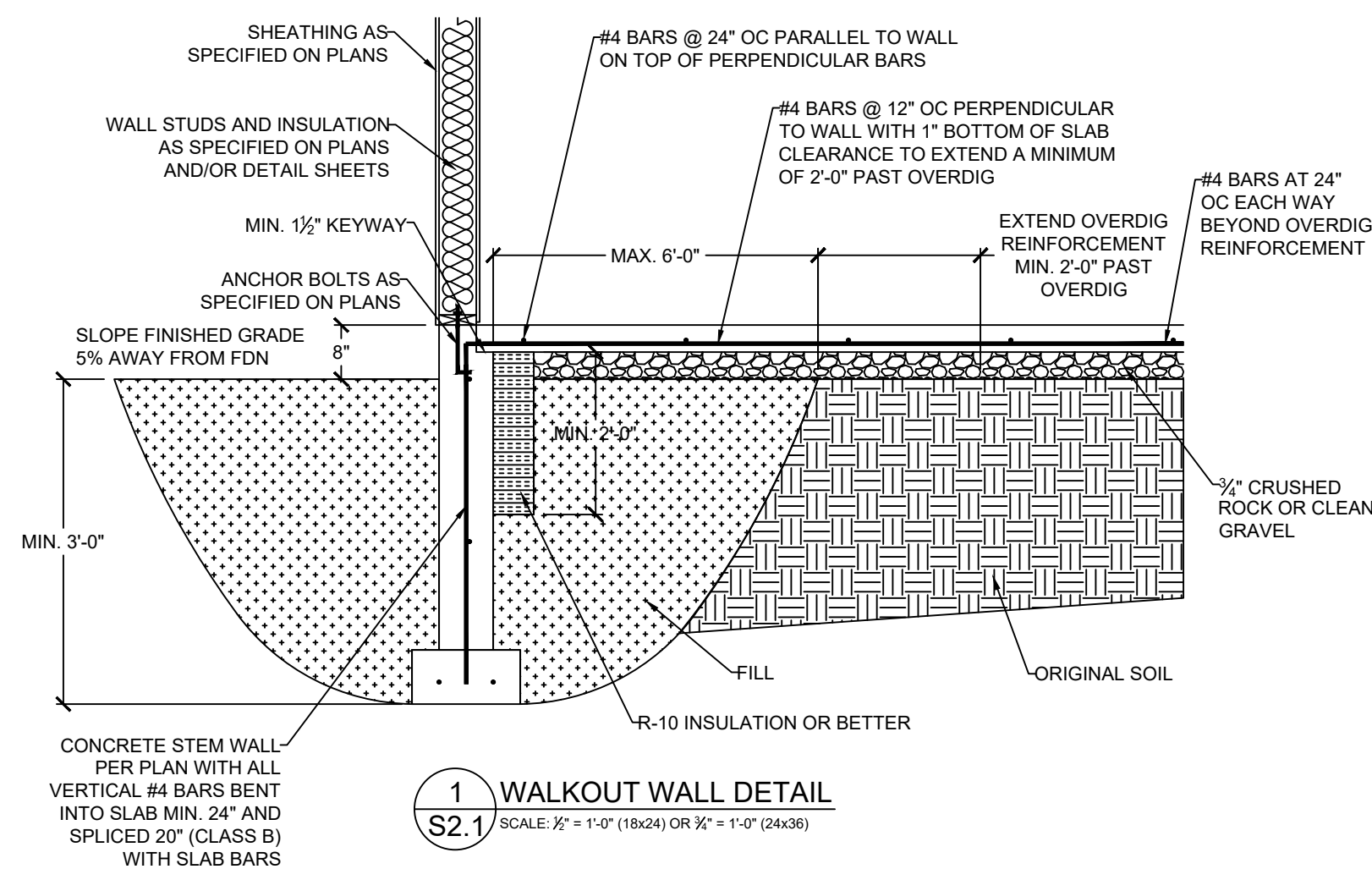


VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL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

[illegible]

3-2020
NUMBER AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

04/03/2020



VISTA
—STRUCTURAL—
ENGINEERING, LLC

14718 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
EMAIL: PENNISEVISTASTRUCTURAL.COM

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



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	RELEASE FOR CONSTRUCTION		

4-3-2020
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI

04/03/2020

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	

RELEASE FOR CONSTRUCTION NOTES ON PLANS REVIEW CODES ADMINISTRATION LEE'S SUMMIT, MISSOURI
S3.0
09/08/2020

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 HIER

NUMBER

FE-2010001772

PROFESSIONAL ENGINEER

4-3-2020

NO.	DATE	REVISION	BY

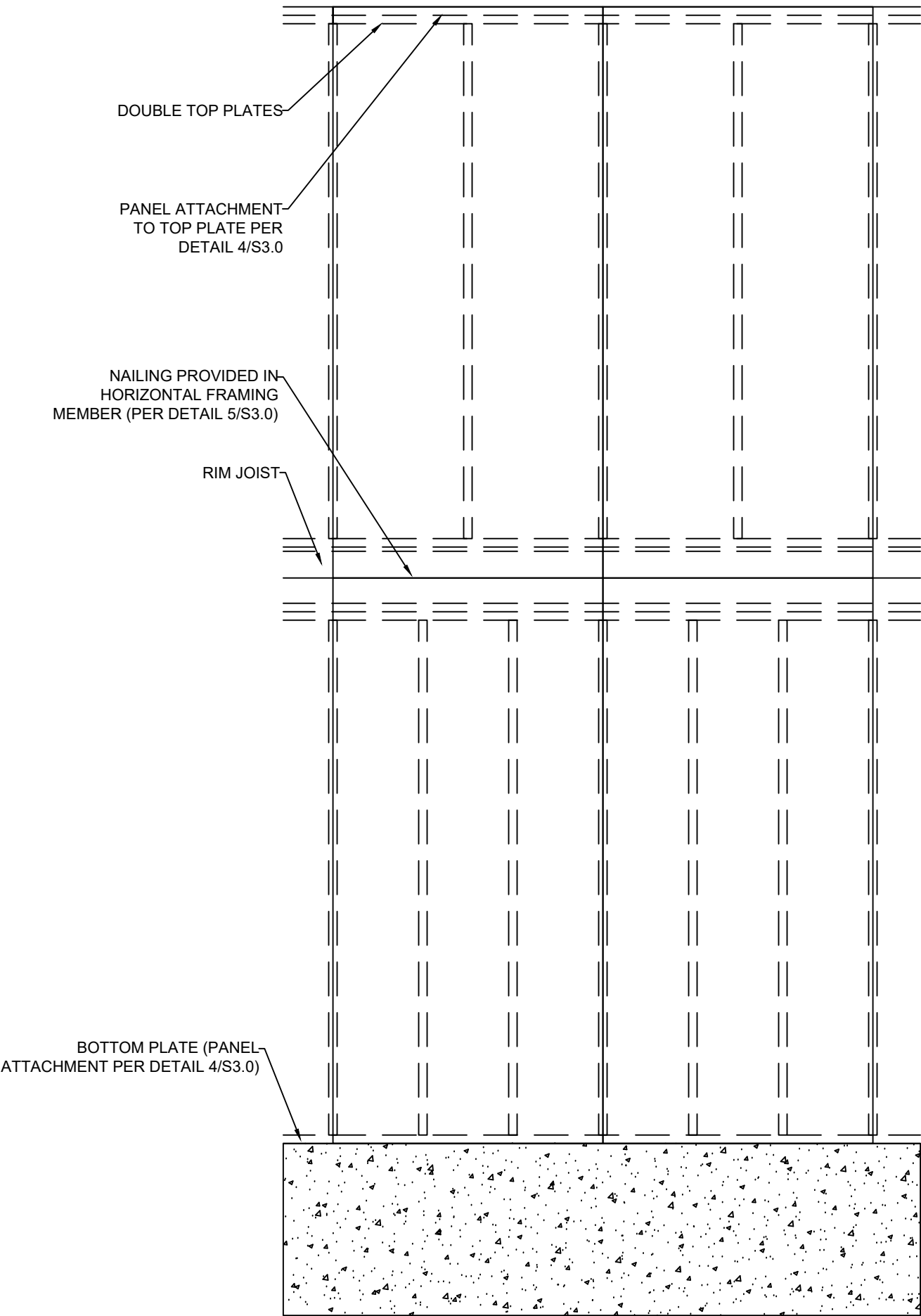
DRAWING TITLE

FRAMING
DETAILS

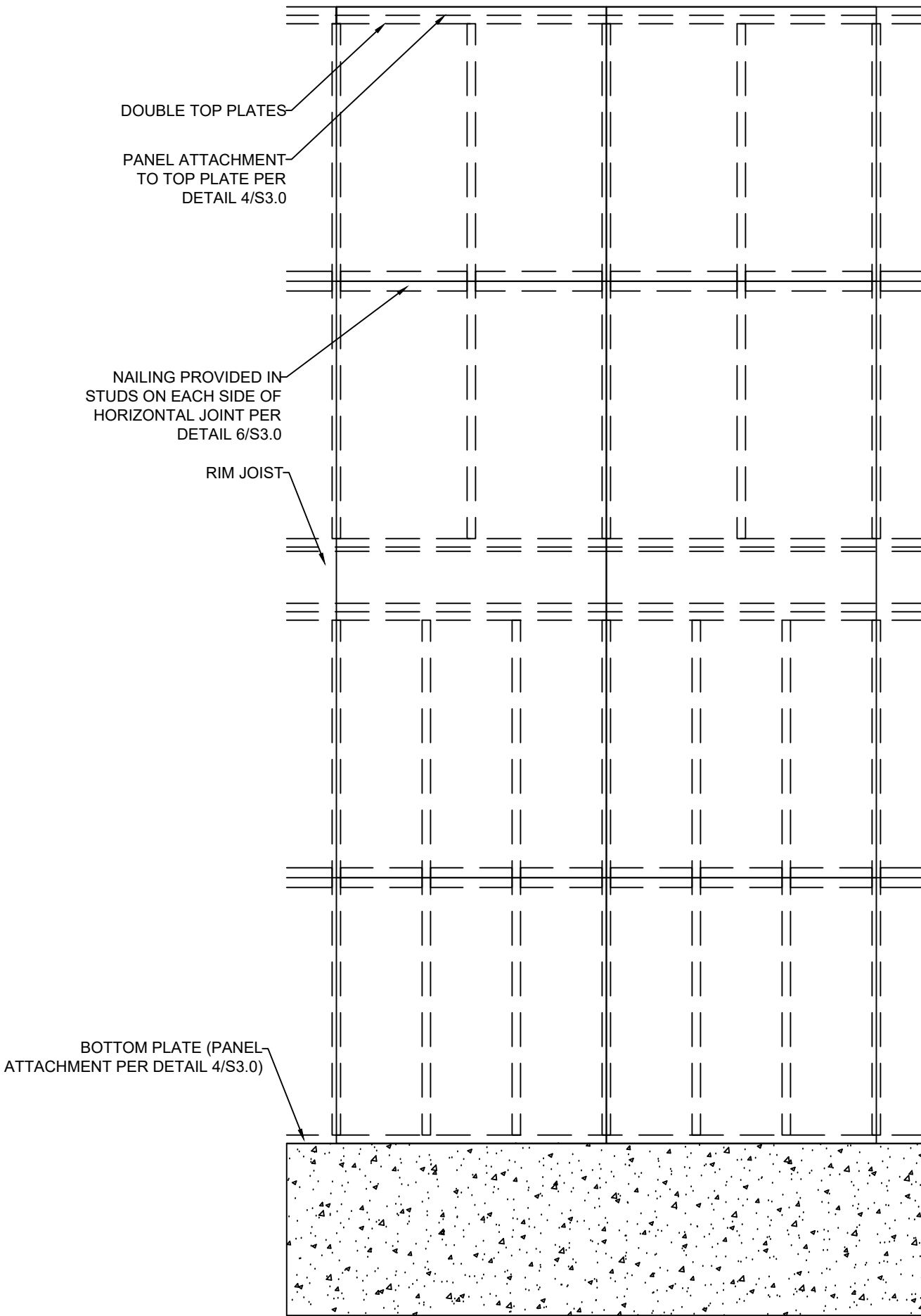
ENGINEER: DMH
JOB NO. 2530
DATE: 4-3-2020
SHEET NUMBER

CHECKED BY: DMH
DRAWN BY: DMH

RELEASE FOR CONSTRUCTION
NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
04/03/2020

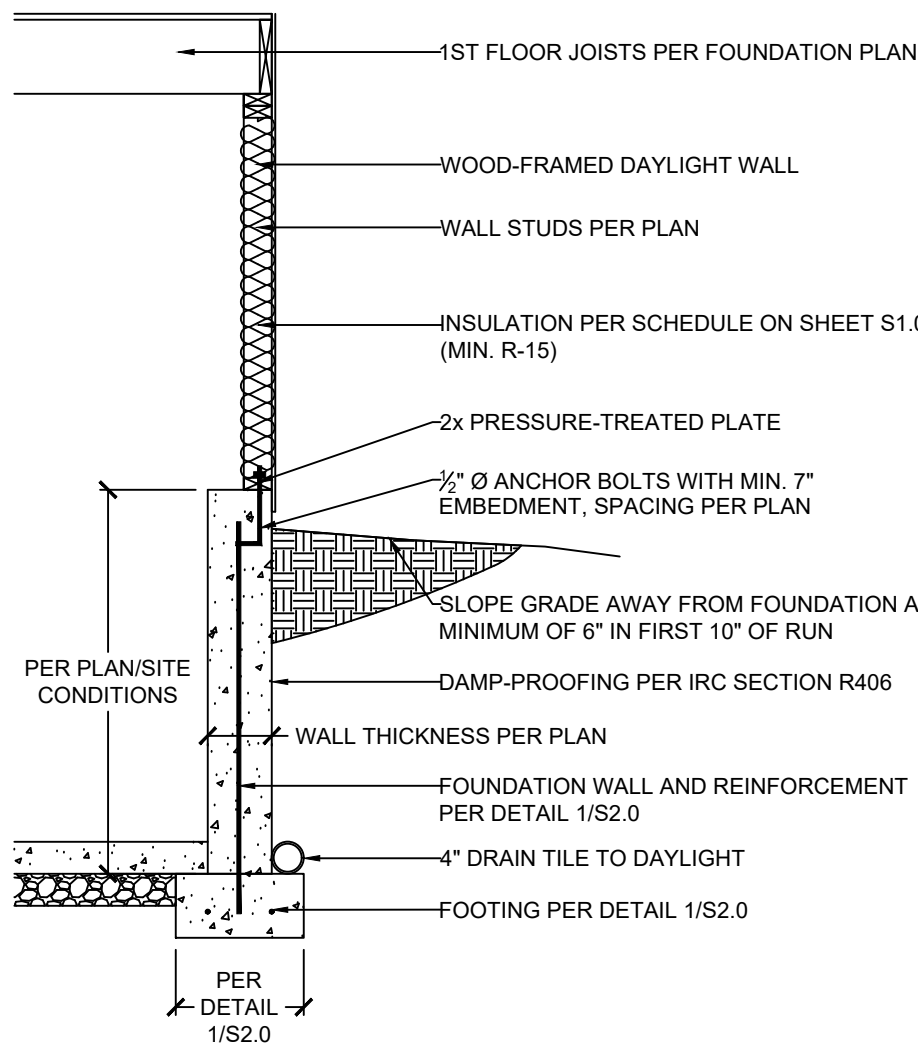


1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

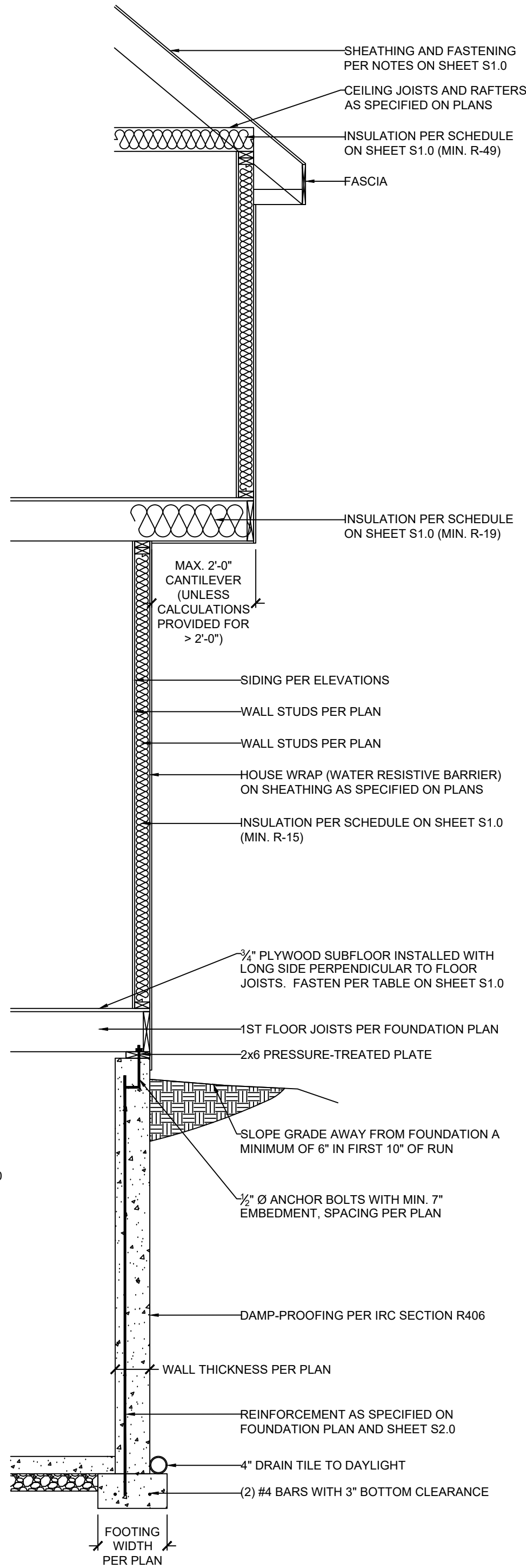


2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

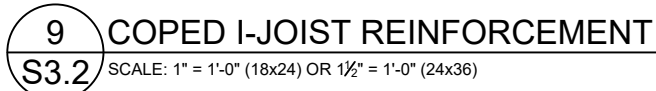
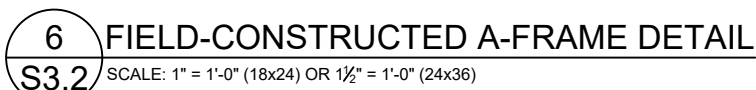
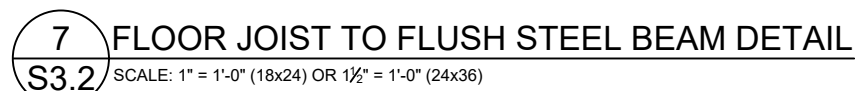
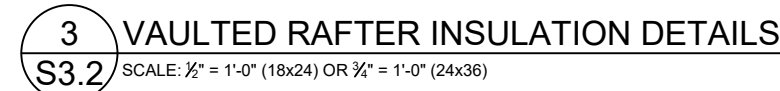
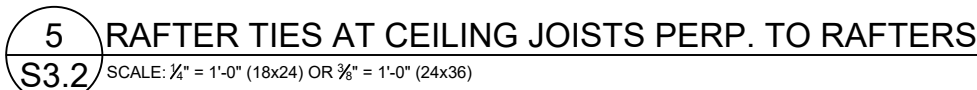
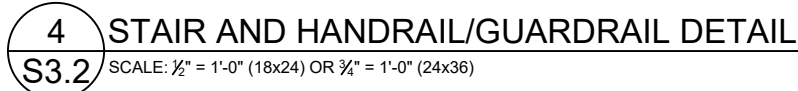
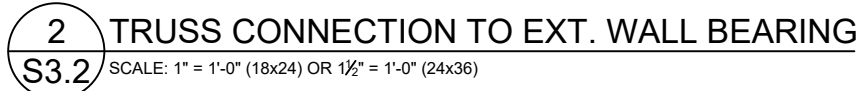
3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



DAYLIGHT BASEMENT OPTION



FULL-HEIGHT CONCRETE WALL OPTION



NOTES:

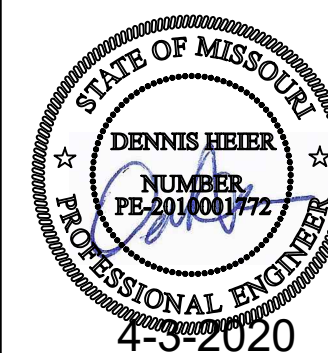
- 1) DR = DESIGN REQUIRED
- 2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
- 3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"



VISTA
—**STRUCTURAL**—
ENGINEERING, LLC

4718 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



NO.	DATE	REVISION	BY

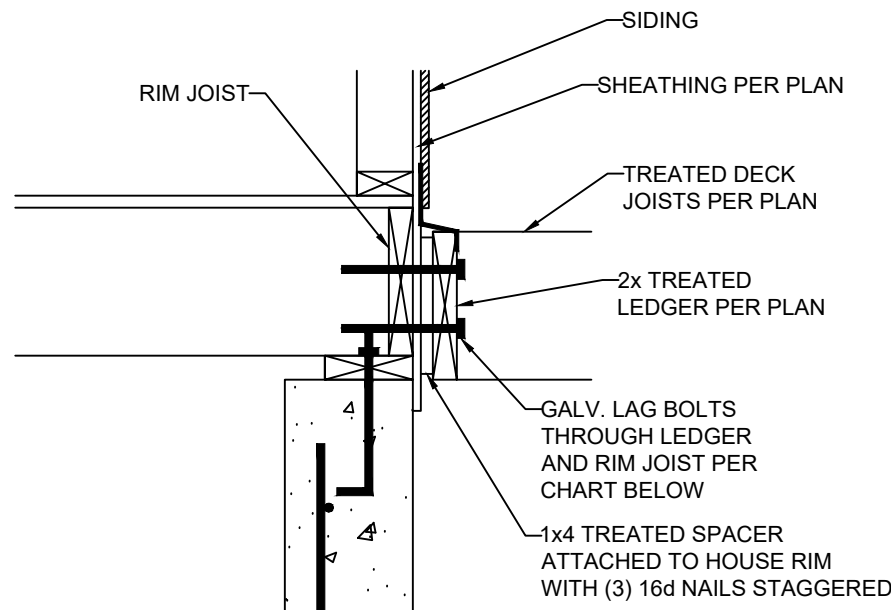
DRAWING TITLE

FRAMING DETAILS

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

RELEASE FOR CONSTRUCTION NOTED ON PLANS RE LEE'S SUMMIT MISSION COOKS ADMINISTRATION SHEET NUMBER S32 CM/CSS/JLD

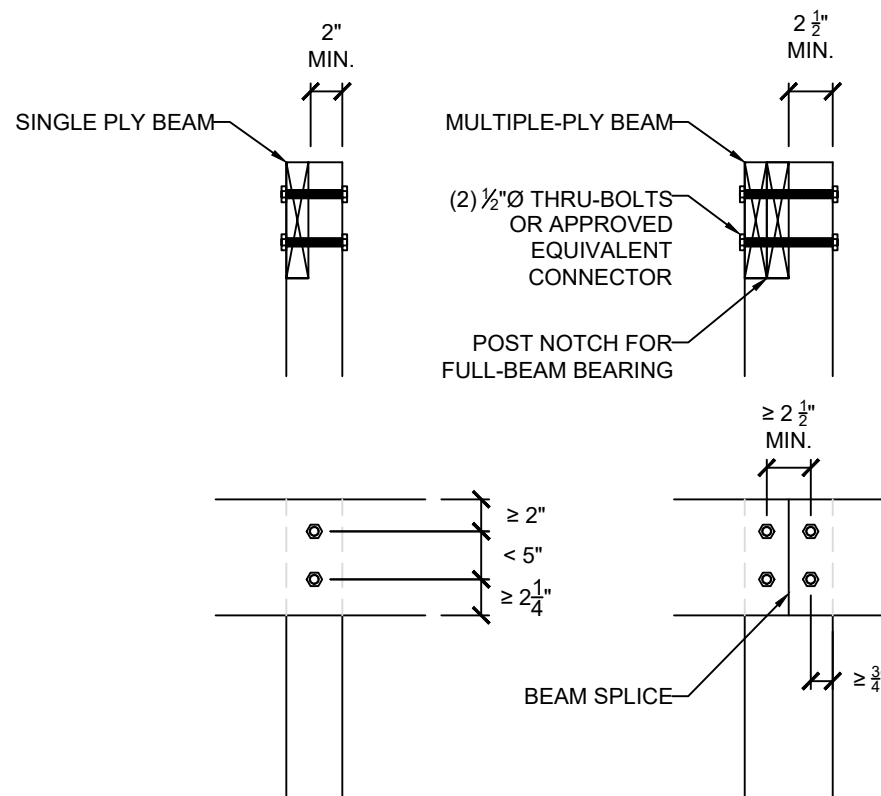
4-3-2020
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
S3.2
04/03/2020



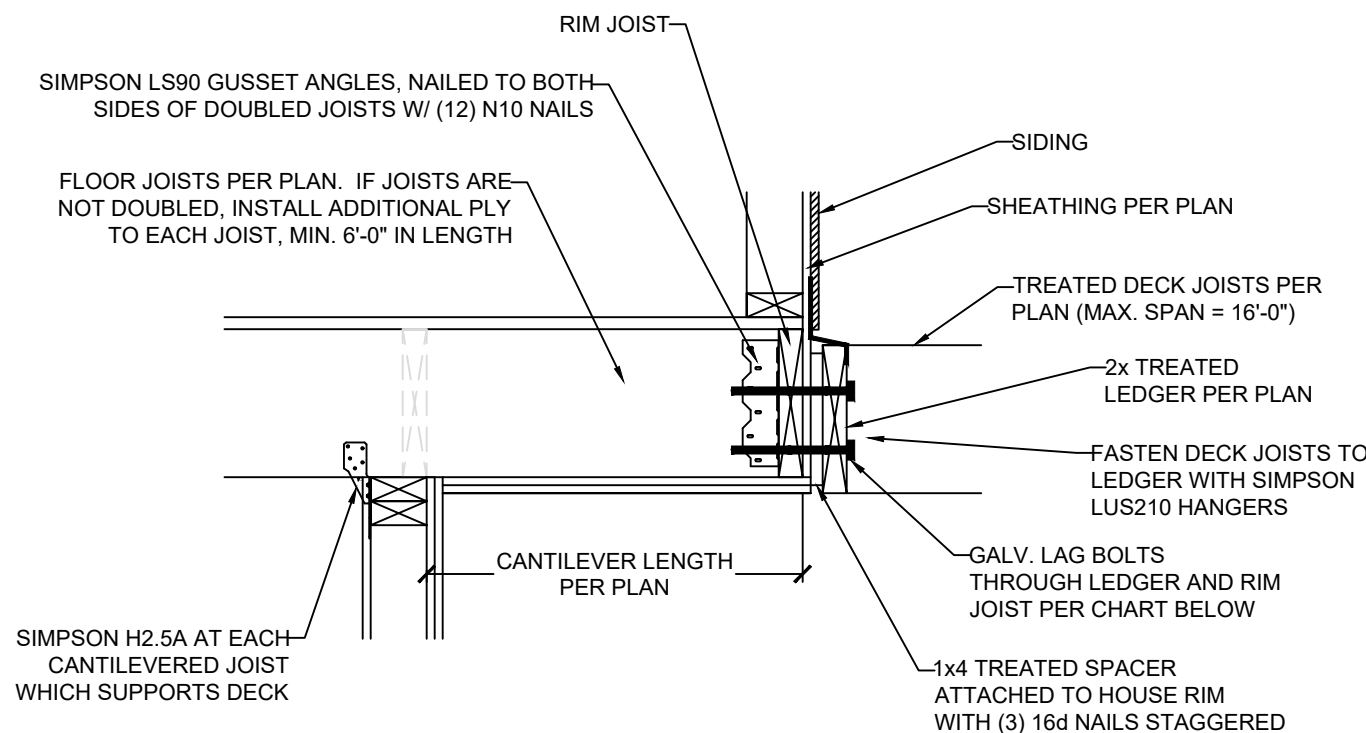
DECK LEDGER ATTACHMENT GUIDE

DECK JOIST SPAN	$\frac{1}{2}$ " Ø GALV. LAG OR $\frac{3}{8}$ " 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

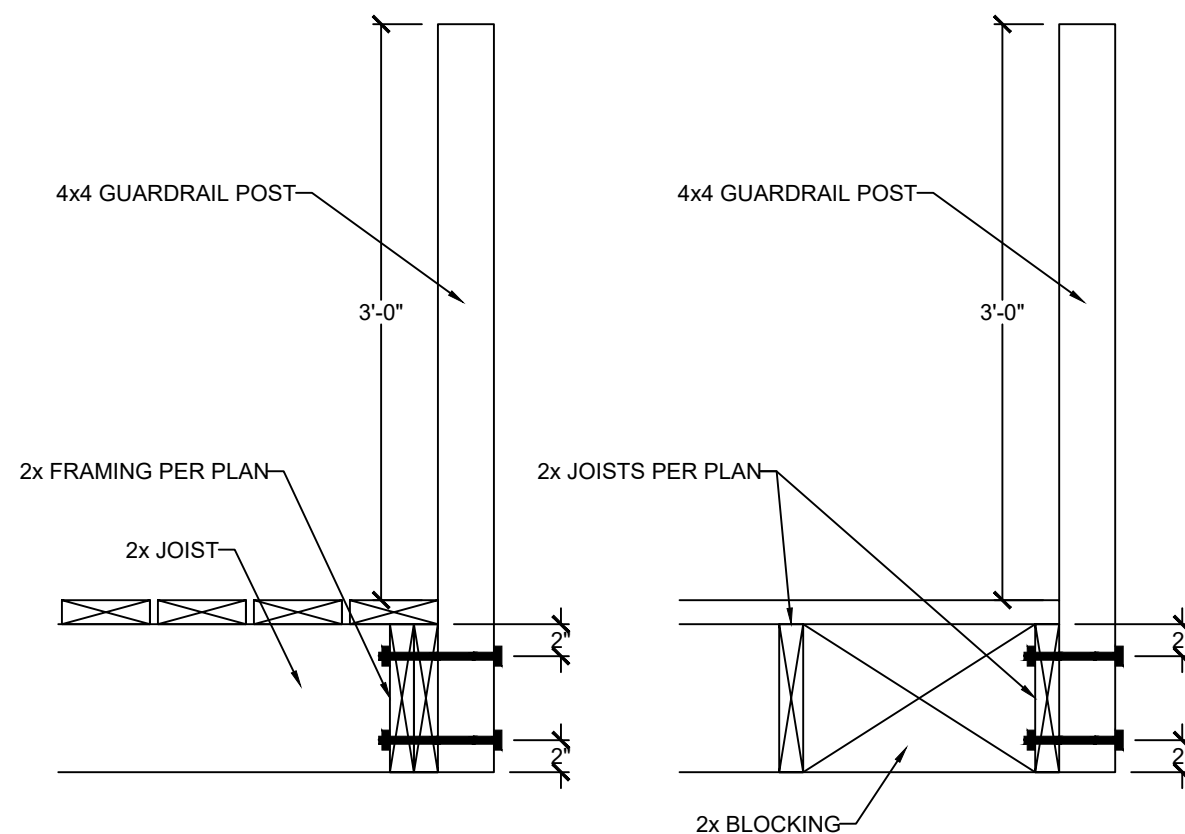
1 LEDGER ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



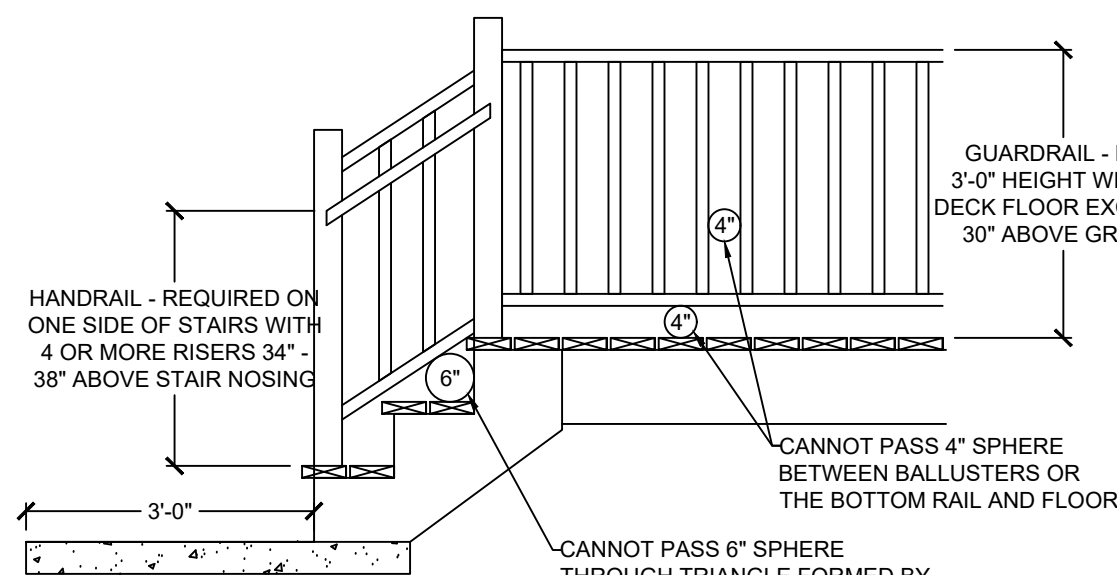
5 LET-IN (COVERED) DECK BEAM CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



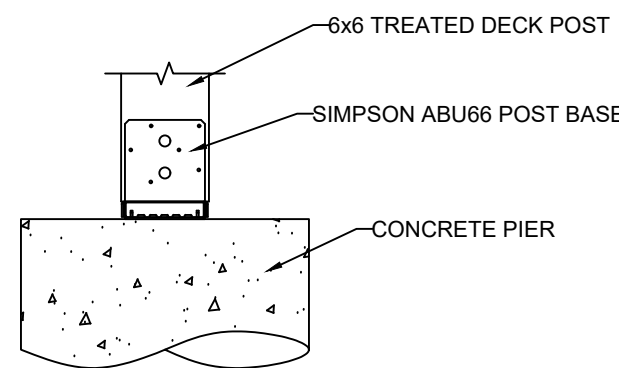
2 CANTILEVER WITH DECK ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



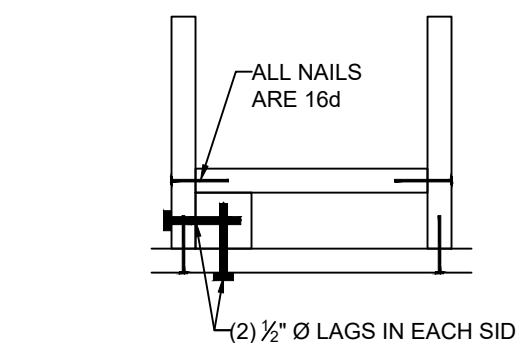
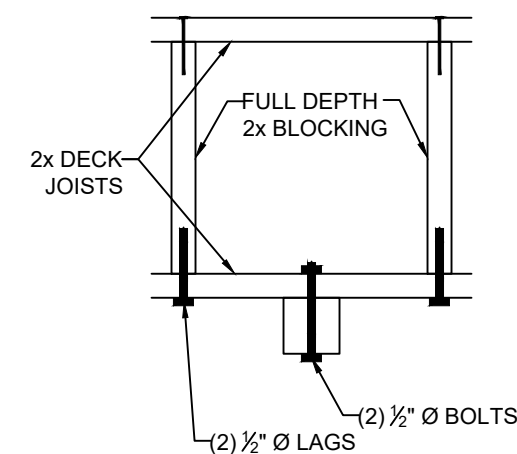
6 GUARDRAIL CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



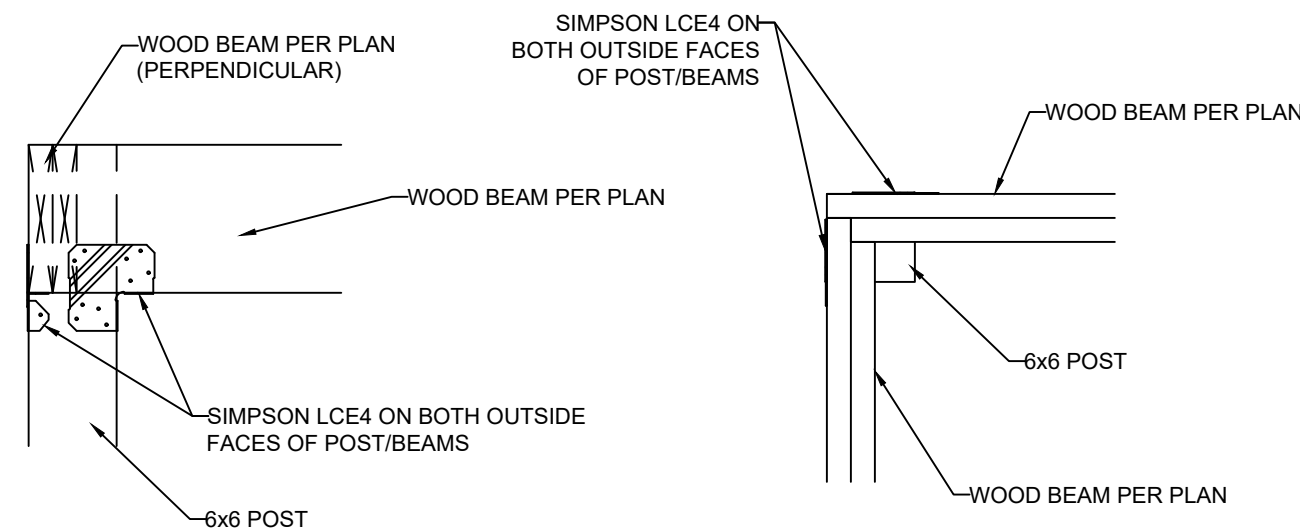
8 GUARDRAIL DETAIL
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



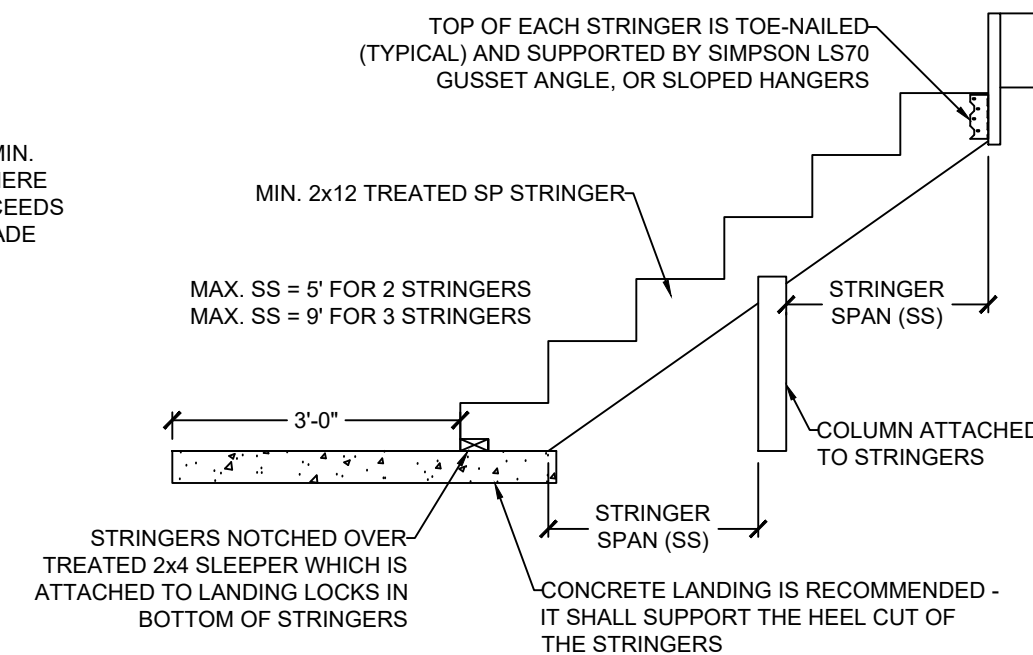
3 DECK POST BASE
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



7 ALTERNATE COVERED DECK/PORCH INTERSECTION CORNER BEAM CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 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

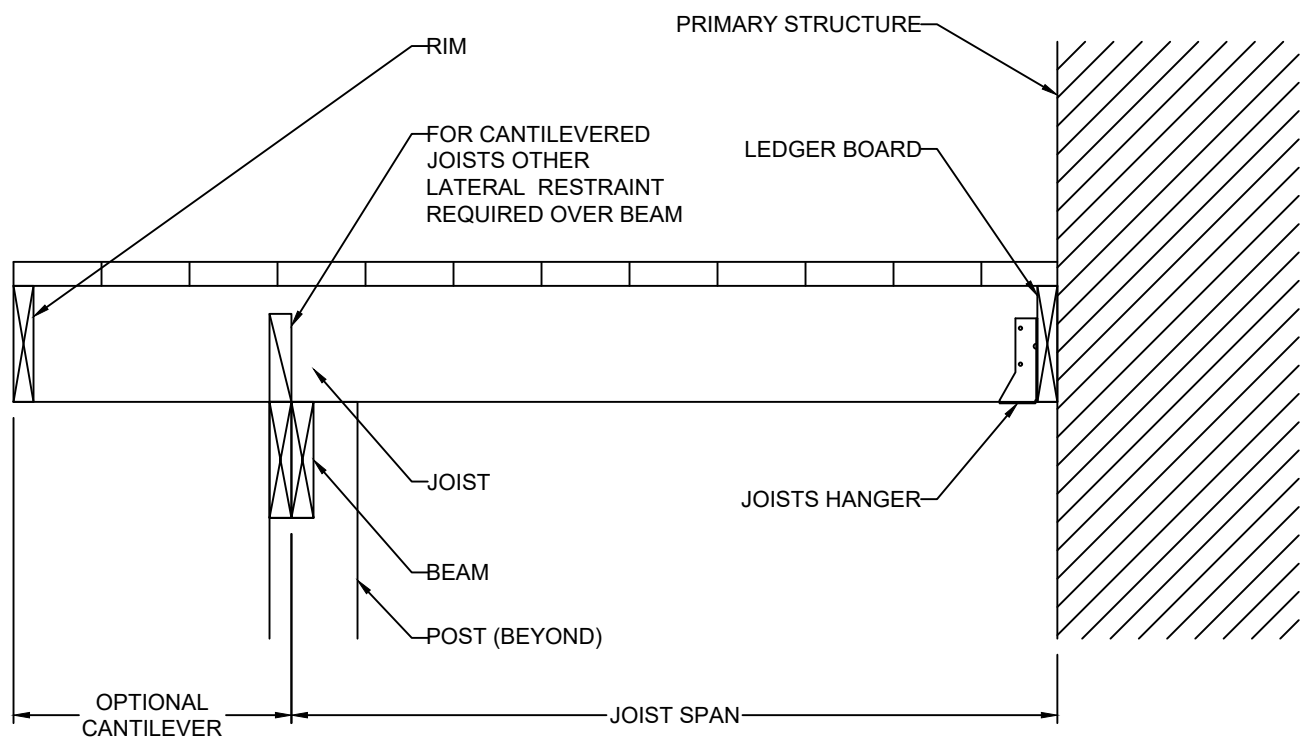
CLIENT: IQ CONSTRUCTION
JOB TITLE: THE OAKMONT, LOT 670, EAGLE CREEK
LOCATION: LEE'S SUMMIT, MISSOURI

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

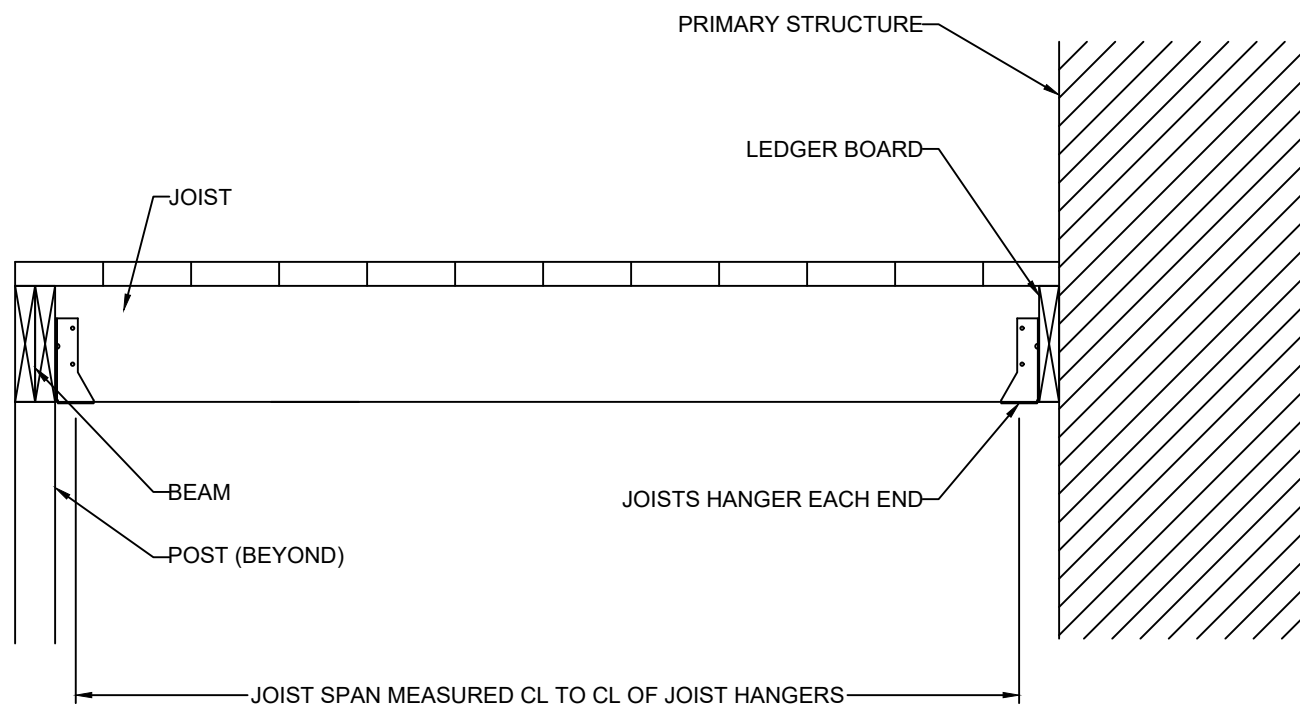
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS
ENGINEER: DMH CHECKED BY: DMH
JOB NO. 2530 DRAWN BY: DMH
DATE: 4-3-2020
SHEET NUMBER: 3 OF 3
S3.3a

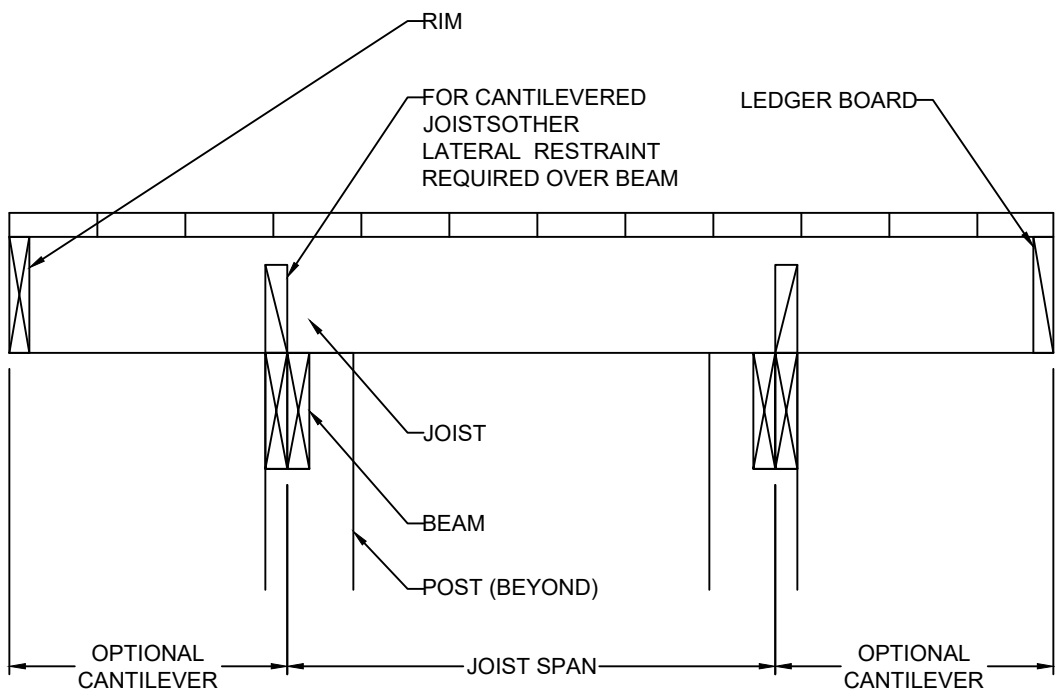
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
4-3-2020



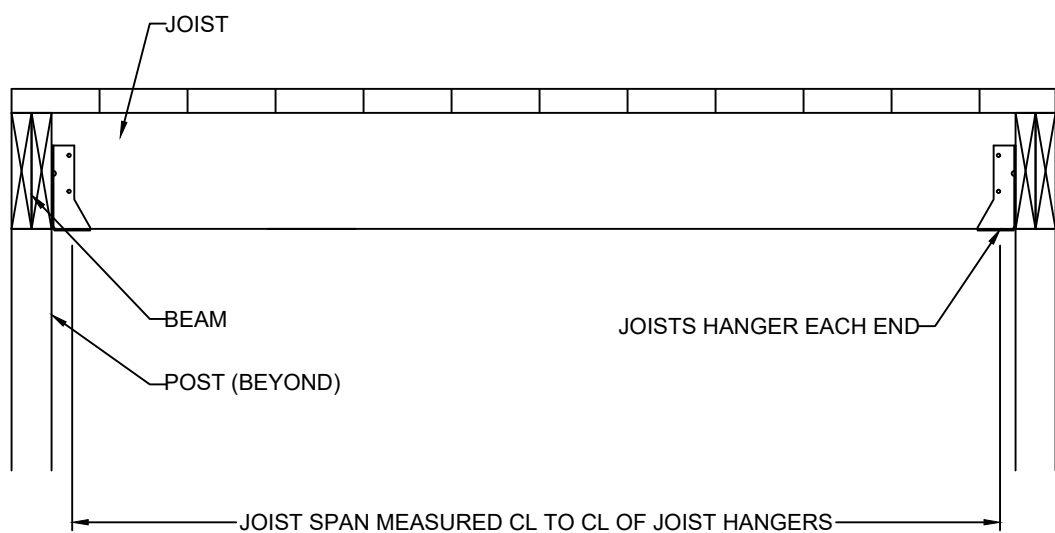
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

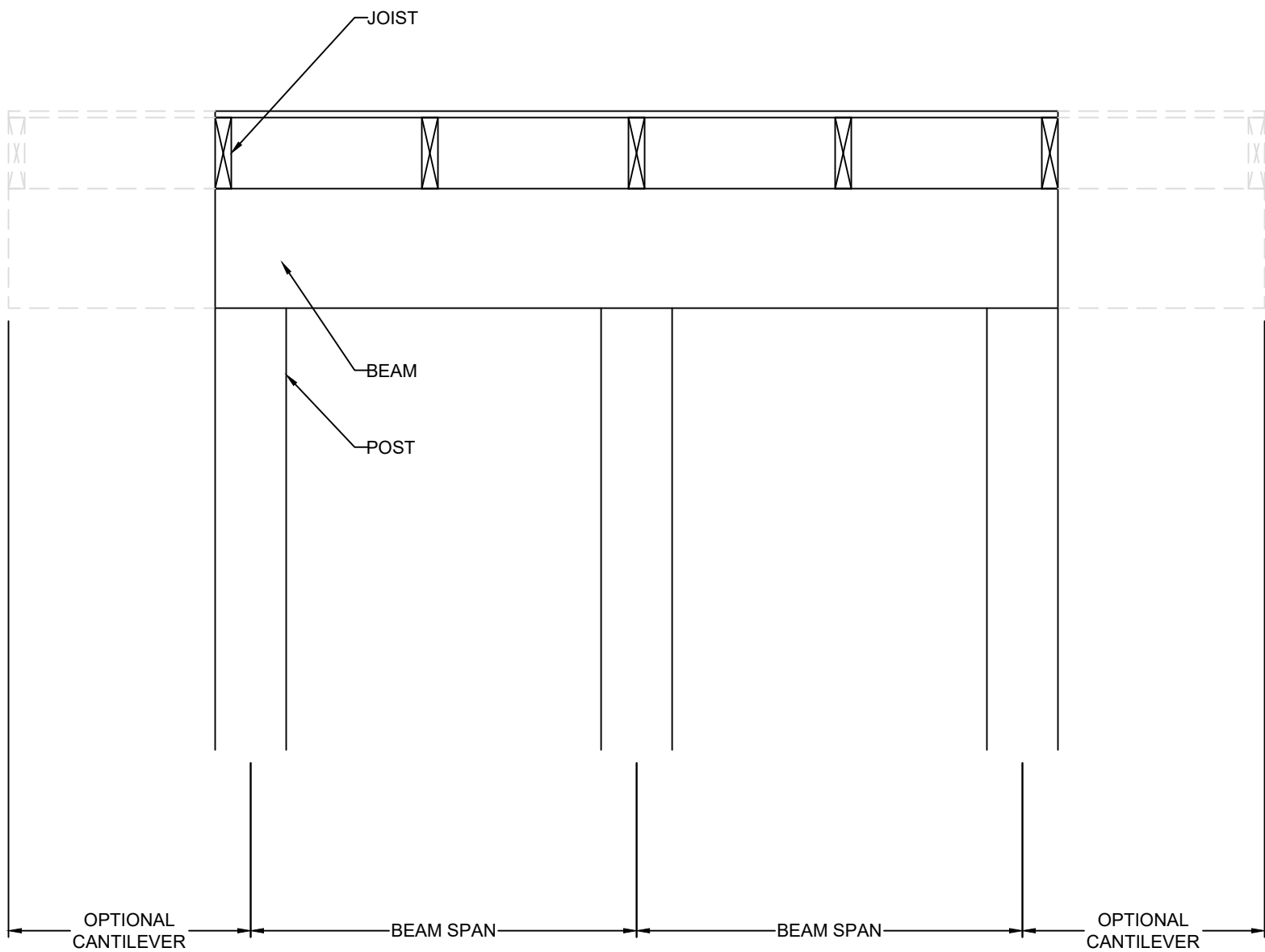


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

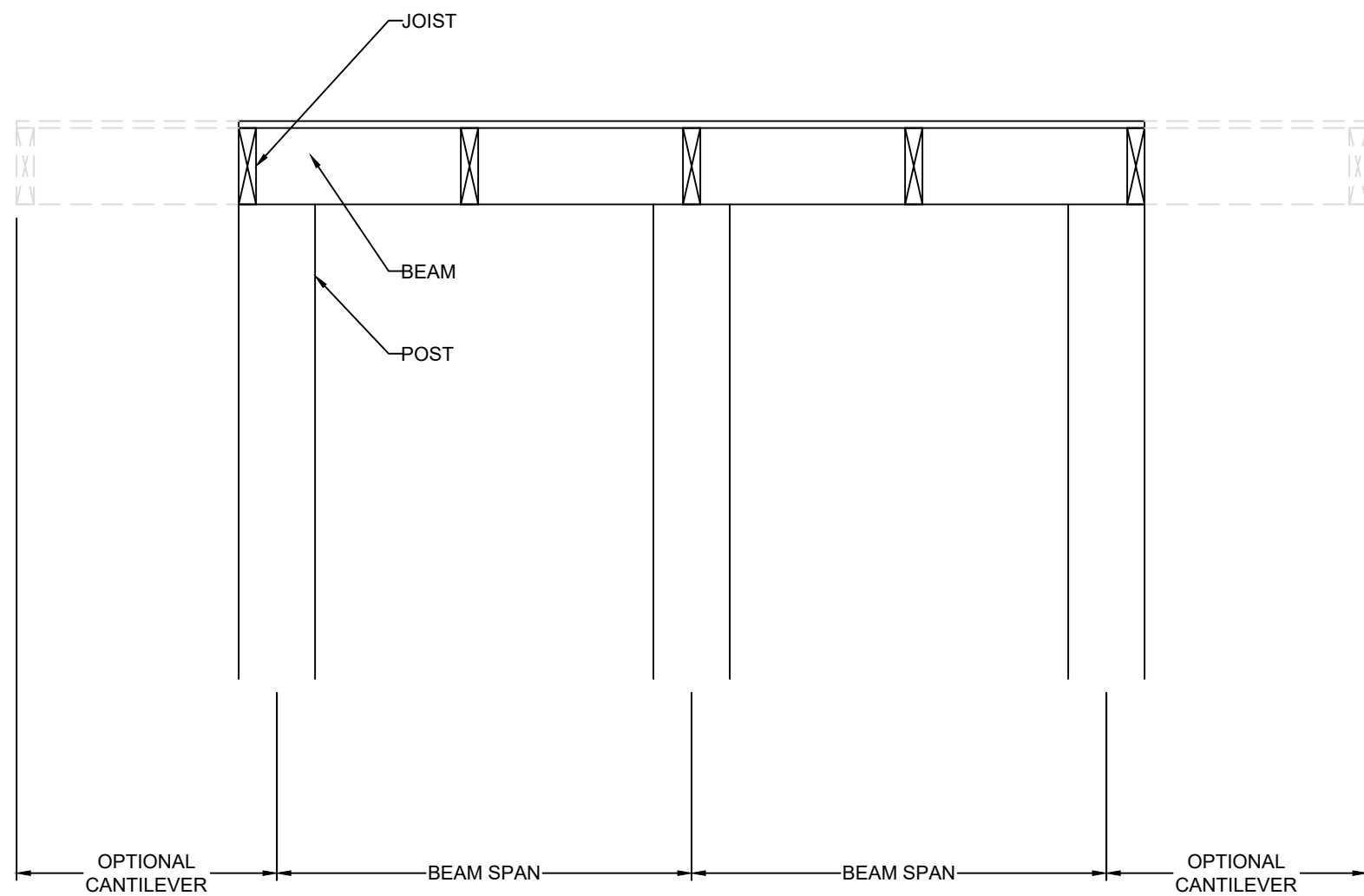


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM

VISTA
— STRUCTURAL —
ENGINEERING, LLC

14718 NW DELLA 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

SHEET NUMBER: 1 OF 1

S3.30

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
4/3/2020