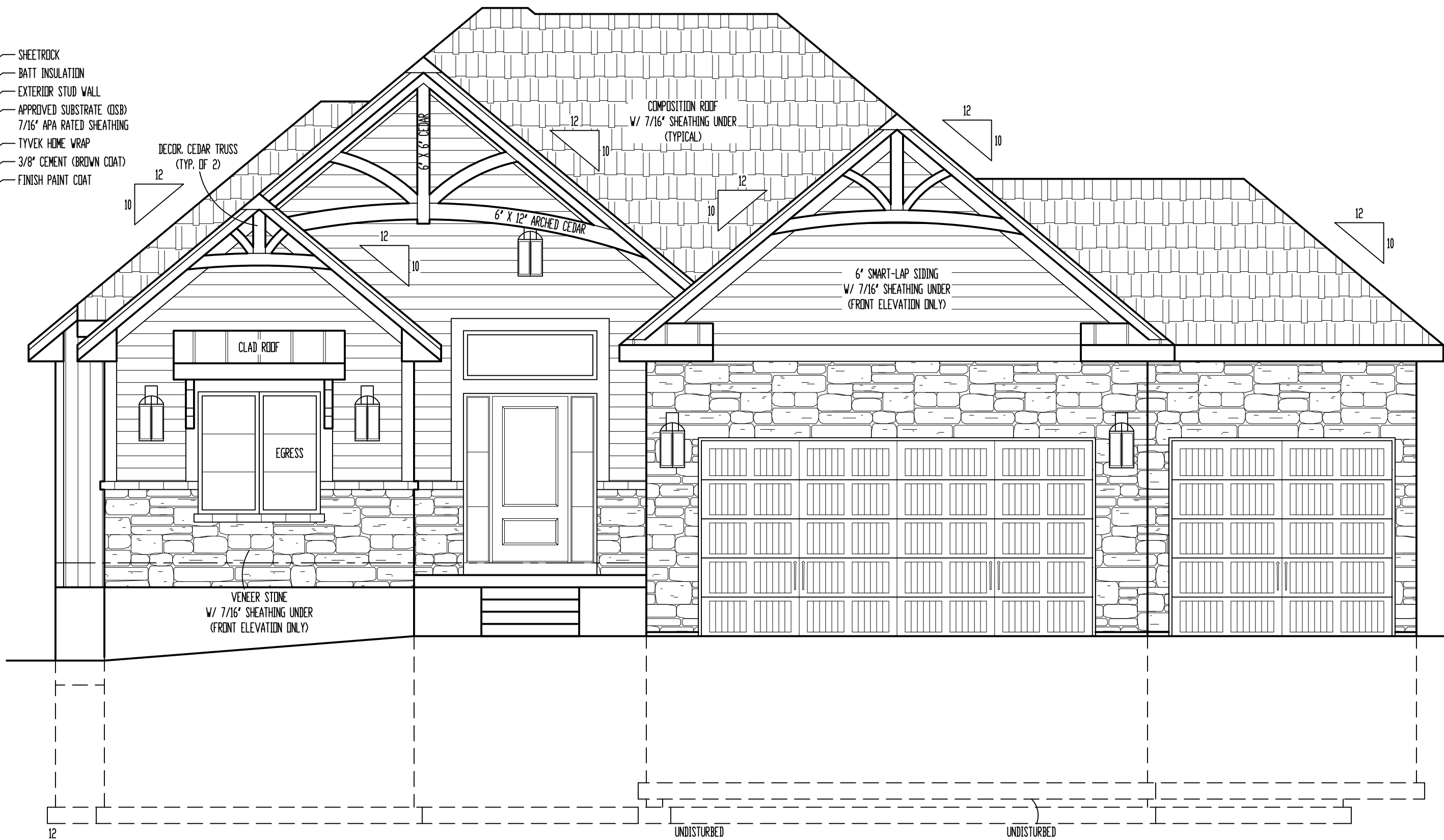
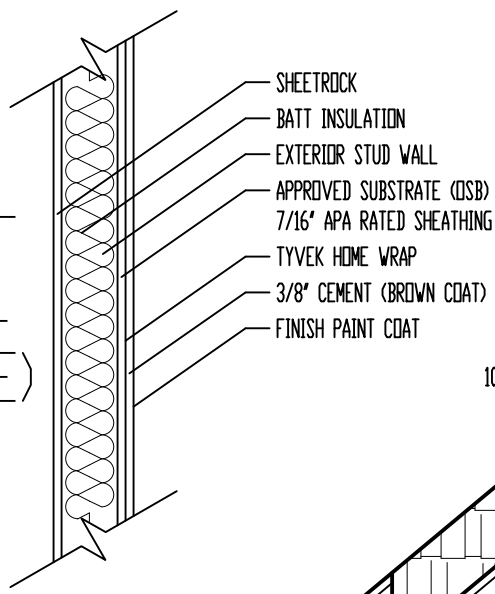
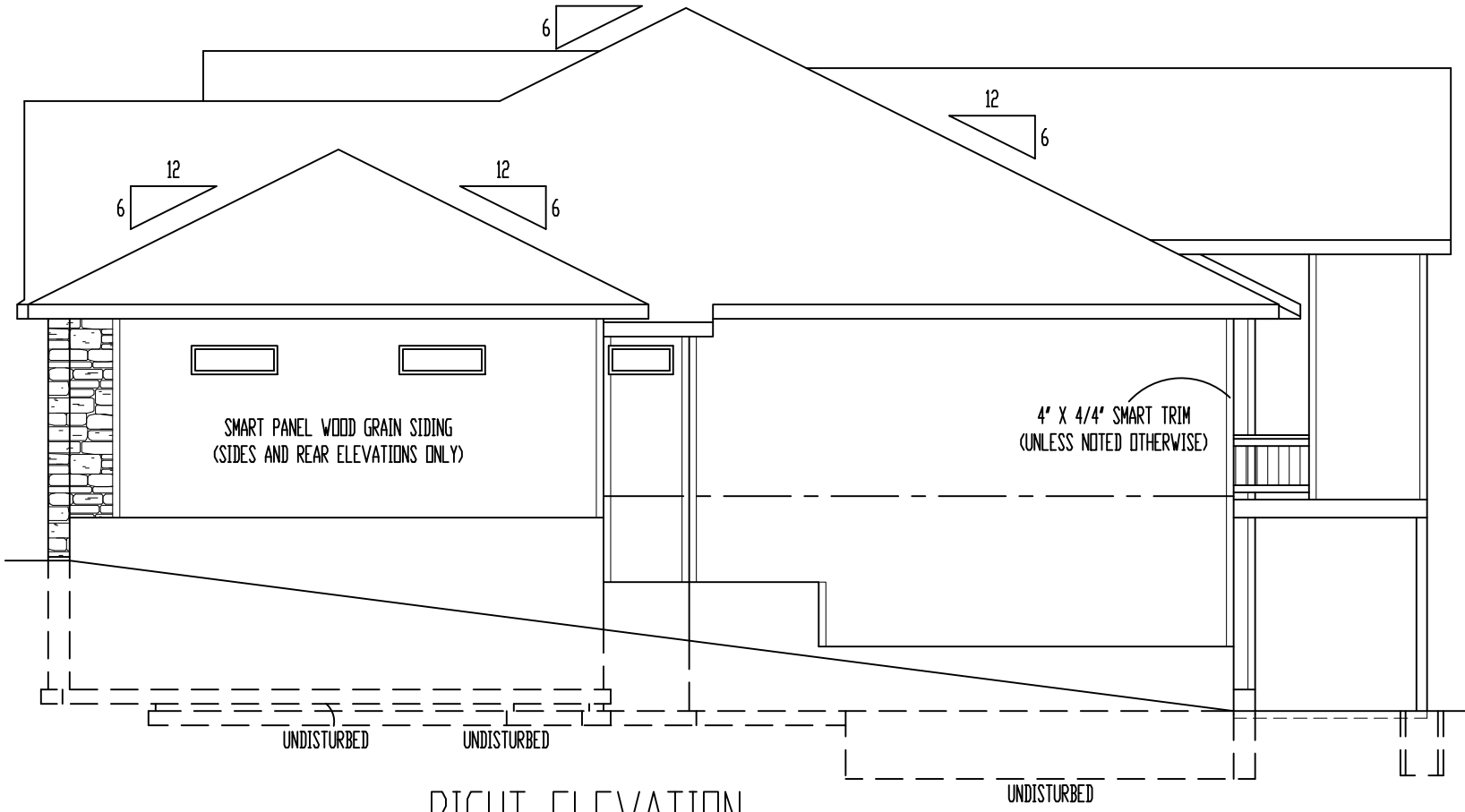


STUCCO APPLI-
CATION DETAIL
(NOT TO SCALE)

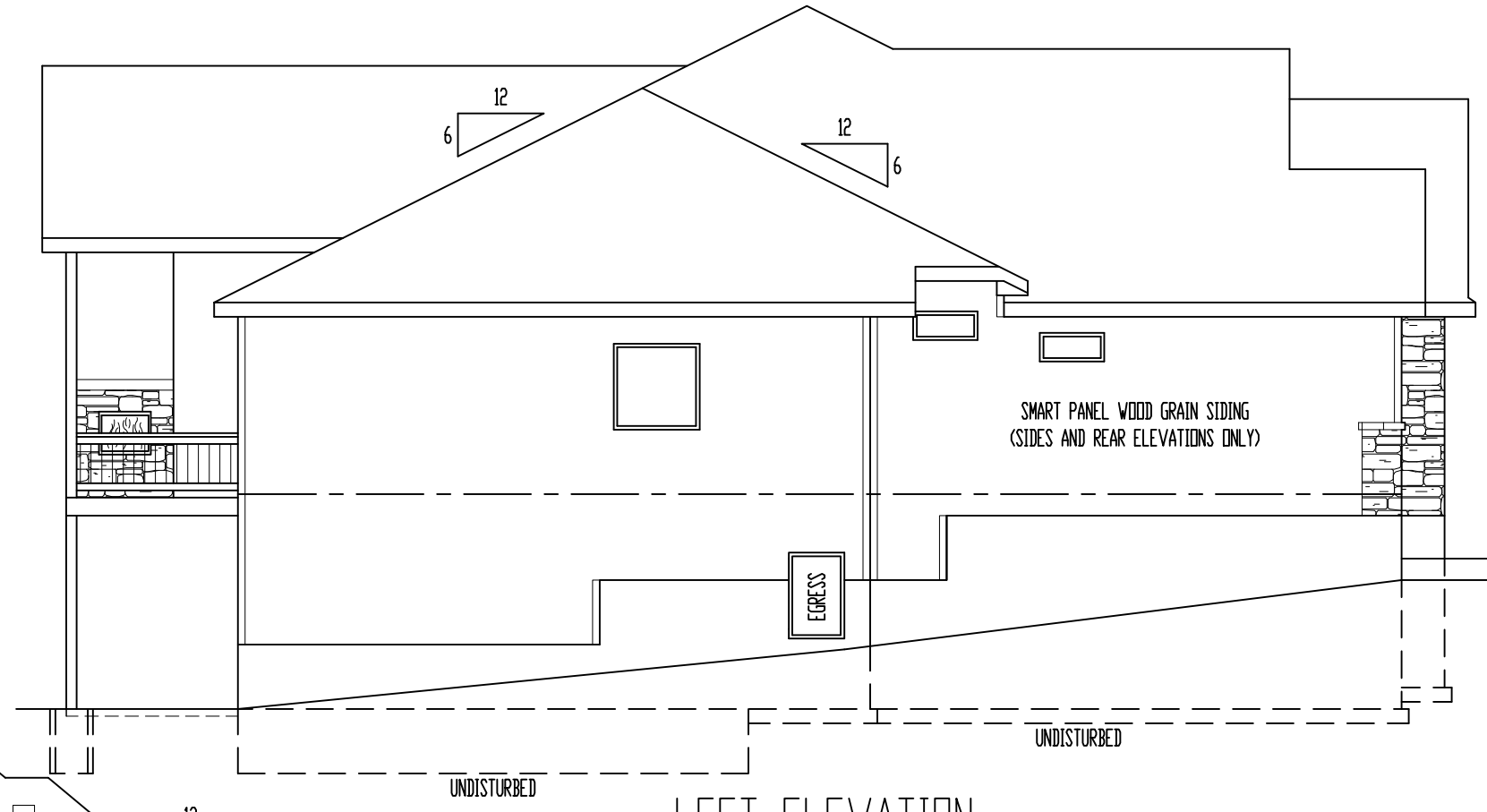


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/22/2021

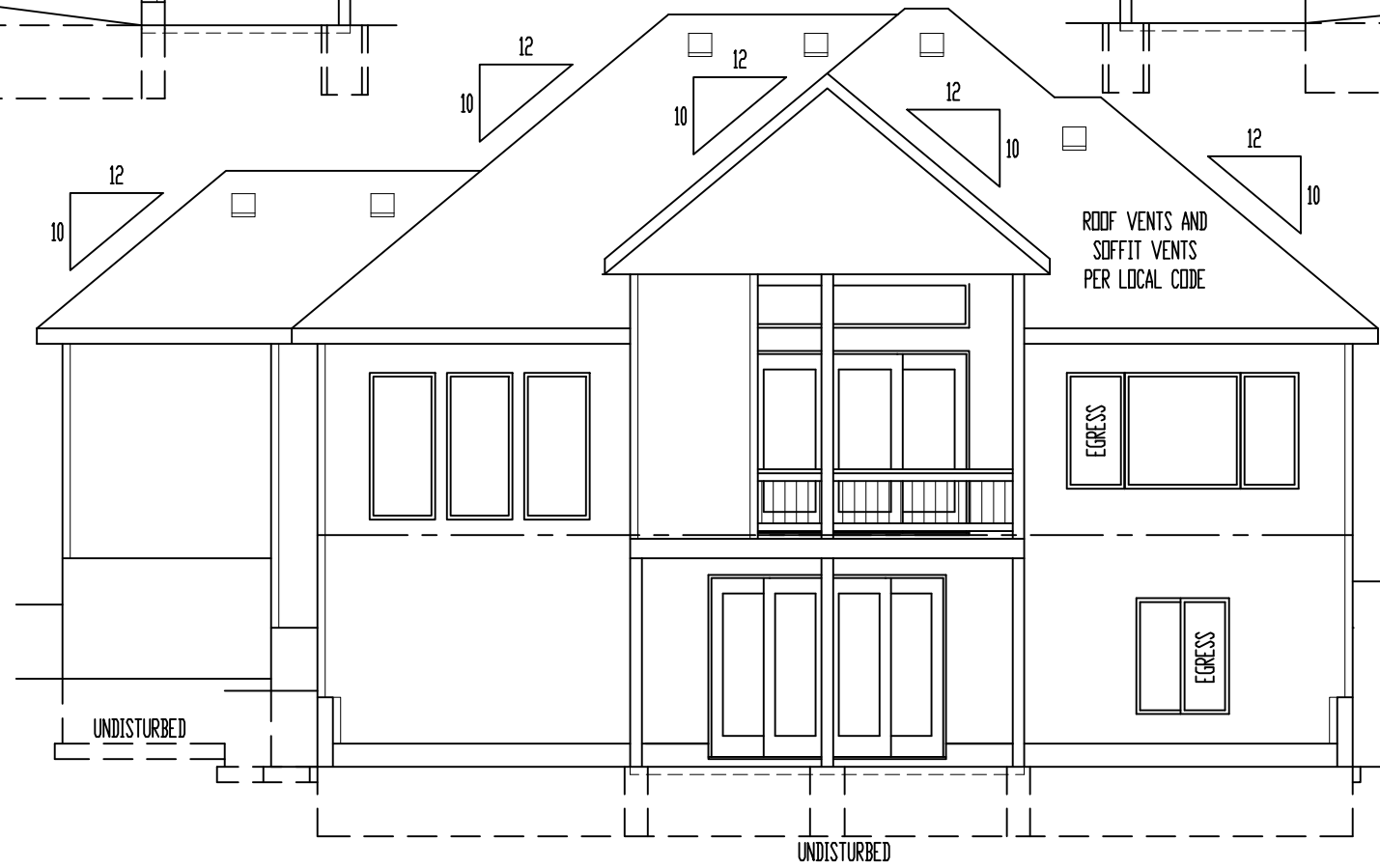


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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



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

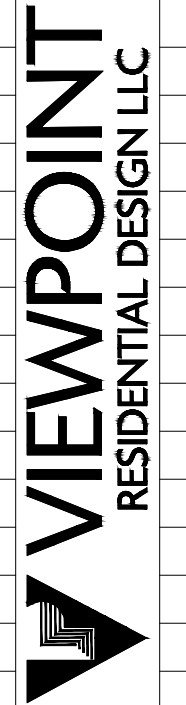


REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

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)



Office: (816)554-0400 Email: admin@viewpointdesign.net

Drawing Title:
RHF061 Spec
Site Description:
**Lot 61, The
Retreat at Hook
Farms 1st Plat**
Property Address:
**2110 SW Red Barn
Ln., Lee's Summit,
Missouri**
General Contractor:
**Walker Custom
Homes, LLC**

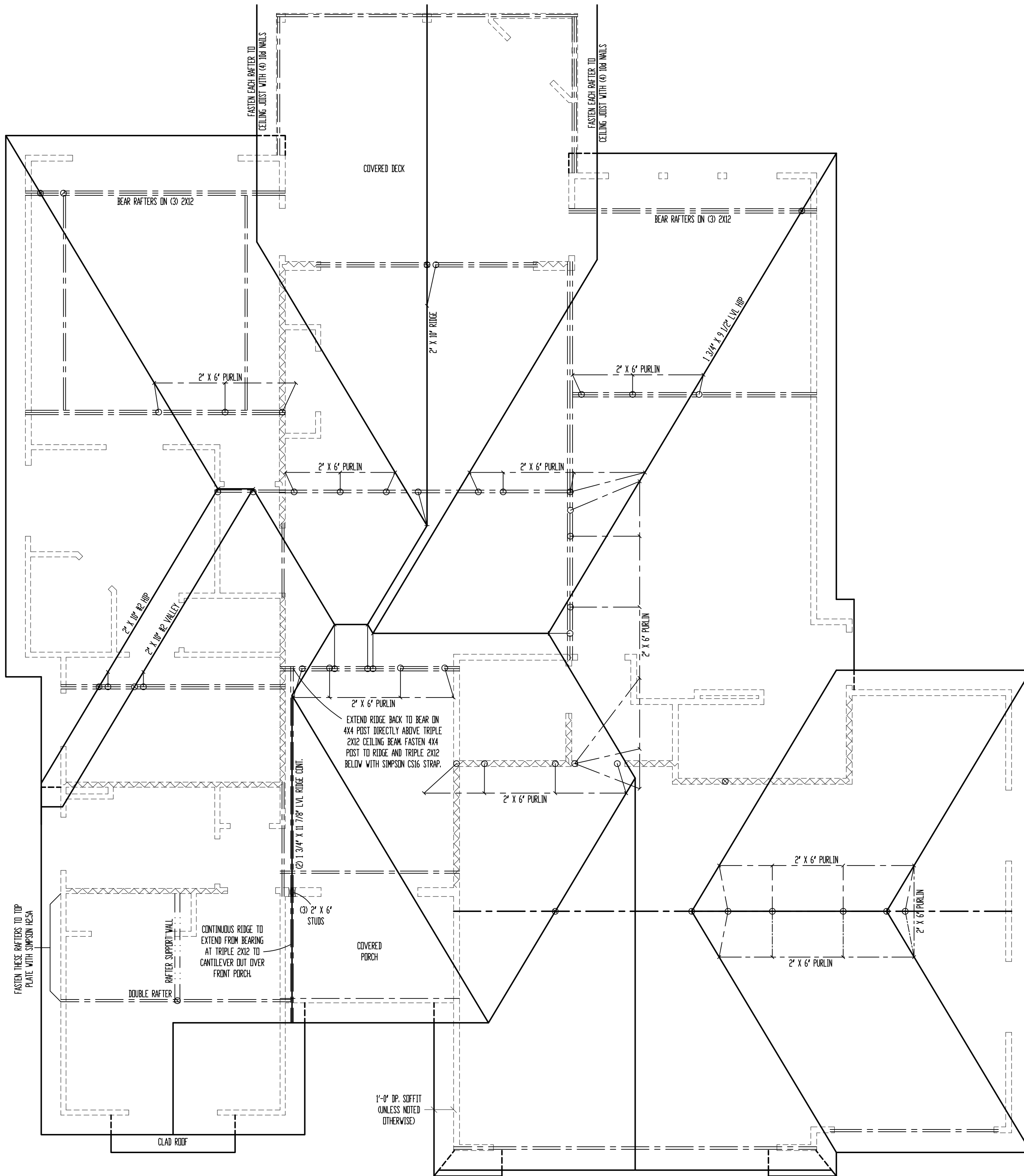


Date: 9-30-AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ELEVATIONS

Sheet No.:
A-1 of 4

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ROOF

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

*WALL RAFTERS SHALL BE 2" X 6" #2 @ 16" OC, UNLESS NOTED OTHERWISE.
SEE DETAIL 7/S32 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS ARE REQUIRED TO BEAR HIGHER THAN THE WALL DOUBLE TOP PLATE.

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

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" OC	11'-7"
#2-2x6	@16" OC	14'-2"
#2-2x8	@24" OC	14'-8"
#2-2x8	@16" OC	17'-11"
#2-2x10	@24" OC	17'-10"
#2-2x10	@16" OC	21'-11"

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

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" OC	8'-6"
#2-2x6	@16" OC	9'-9"
#2-2x8	@24" OC	11'-3"
#2-2x8	@16" OC	12'-9"
#2-2x10	@24" OC	14'-3"
#2-2x10	@16" OC	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" OC.
 - 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 "Y" 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"

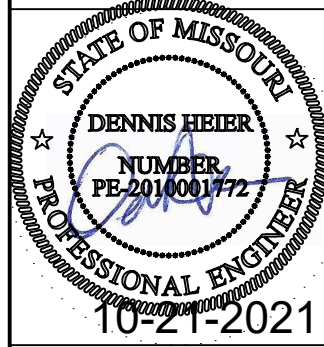
- * RIDGE BRACES ARE SAME AS PURLIN BRACES- SPACING, SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- * HIP & VALLEY BRACES ARE SAME AS PURLIN SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)
- * VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY
- * SLASH IS TOP END OF BRACE (/), DOT IS BOTTOM OF BRACE (o)
- * DENOTES BEARING WALL
- * DENOTES ROOF BRACE
- * DENOTES PURLIN
- * DENOTES BEARING STRUCTURE

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"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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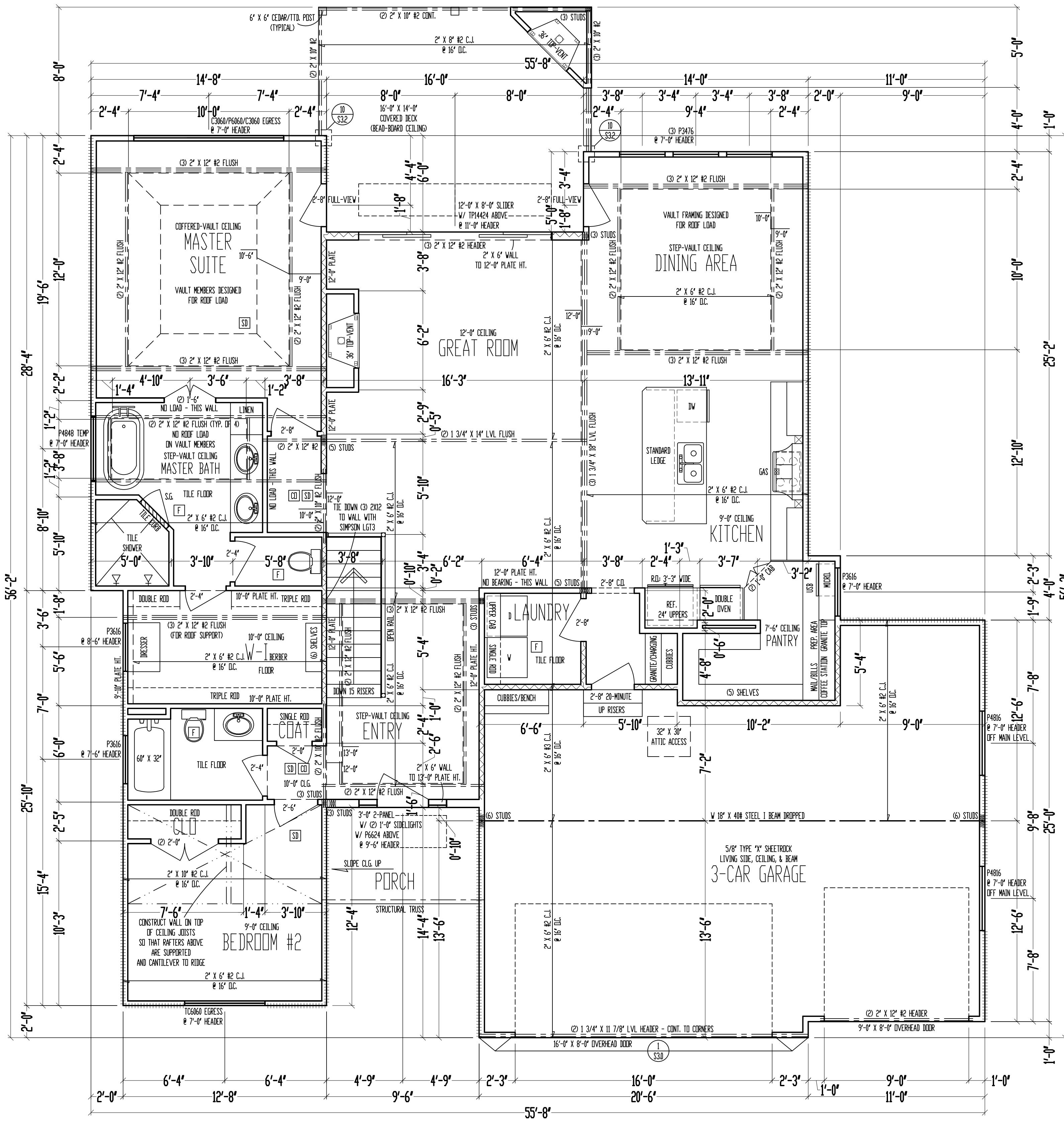
Drawing Title:
RHF061 Spec
Site Description:
Lot 61, The Retreat at Hook Farms 1st Plat
Property Address:
2110 SW Red Barn Ln., Lee's Summit, Missouri
General Contractor:
Walker Custom Homes, LLC



Date: 9-30-AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:



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

MAIN LEVEL: 1789 SQ. FT.
 LOWER LEVEL: 1225 SQ. FT.
 TOTAL: 3014 SQ. FT.

GARAGE: 698 SQ. FT.
 COV. OUT/LIV: 233 SQ. FT.
 UNFIN. BASEMENT: 460 SQ. FT.

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

- FRAMING NOTES**
1. MAIN 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.
 2. //////////// = G-8; 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 (COR) 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.)
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
 (2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
 (3) 1 3/4" LVL PLIES = 5 1/2" GLULAM
 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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"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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Office: (816)554-0400 Email: admin@viewpointdesign.net

Drawing Title: **RHF061 Spec**
 Site Description: **Lot 61, The Retreat at Hook Farms 1st Plat**
 Property Address: **2110 SW Red Barn Ln., Lee's Summit, Missouri**
 General Contractor: **Walker Custom Homes, LLC**



Date: 9-30-AD 2021
 Rev. 1:
 Rev. 2:
 Rev. 3:

Sheet Title: **MAIN LEVEL PLAN**

Sheet No.: **AS**
 10/22/2021

RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:			
LOCATION	DEAD LOAD (psf)	AREA (ft ²)	INPUT CALCULATED VALUE WEIGHT (lbs.)
ROOF	10	2720	27200
CEILING	10	2720	27200
FIRST FLOOR	10	2720	27200
FIRST FLOOR EXT. WALL DL	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf) WEIGHT (lbs)
	223.68	10	22368
FIRST FLOOR INT. PARTITION WALL DL	DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs)
	6	2720	16320

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			
SLOPED ROOF	AREA	LOAD		SLOPED ROOF	AREA	LOAD	
	216	1838			726	6172	
VERT. ROOF	266	3307	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE
1ST	612.37	7613	12833	1ST	617.87	7675	13922
BSMT*	0	0	0	BSMT*	100	1416	8377
PRESSURE (PSF) - PER ASCE CH. 6				2a (FIG. 28.6-1, ASCE7)			
SLOPED ROOF	ZONE B	9.7		ZONE C	11.3		
WALL/VERT. ROOF	ZONE A	14.2		ZONE D	7.7		
MEAN ROOF HT., h		23					

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.
 $q_{t10} = 0.00256 K_z K_{zt} V^2$ (ASCE7-10 Velocity Pressure) $q_{t10, ASD} = 0.6 q_{t10}$ (Design Velocity Pressure for ASD analysis under ASCE7-10 and IRC/IBC 2012)

1ST FLOOR TRIBUTARY WEIGHT	55584
BASEMENT TRIBUTARY WEIGHT	55584
S _s (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)	12.0%
F _a (from ASCE7 Table 11.4-1)	1.6
S _{DS} (= 2/3 * S _s * F _a)	0.128
R (from ASCE7 Table 12.2-1)	6.5

SEISMIC SHEAR		
LOCATION	From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{DS} * W / R) (lbs.)
1ST FLOOR		1550
BASEMENT		1550

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 @ 3' OC Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IRC, 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 IRC, 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 IRC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 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 IRC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacture specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	5	WIDTH OF 1ST STORY (FT.)	55.67	WIDTH OF 2ND STORY (FT.)	1
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	6	DEPTH OF 1ST STORY (FT.)	56.17	DEPTH OF 2ND STORY (FT.)	1
		BACK WALL OF GARAGE (FT.)	22		
		GAR. WALL: 1=F-B, 2=S-S	2		

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES								
	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
1ST FLOOR	77	29260	28	10640	77	40964	28	14896
BASEMENT	0	0	25	11750	0	0	25	16450

	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)		1st Floor F-B	1st Floor S-S
1ST FLOOR FRONT-TO-BACK	0	0	0.5		24	22
1ST FLOOR SIDE-TO-SIDE	0	0				
BASEMENT FRONT-TO-BACK	0	0				
BASEMENT SIDE-TO-SIDE	0	0				

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

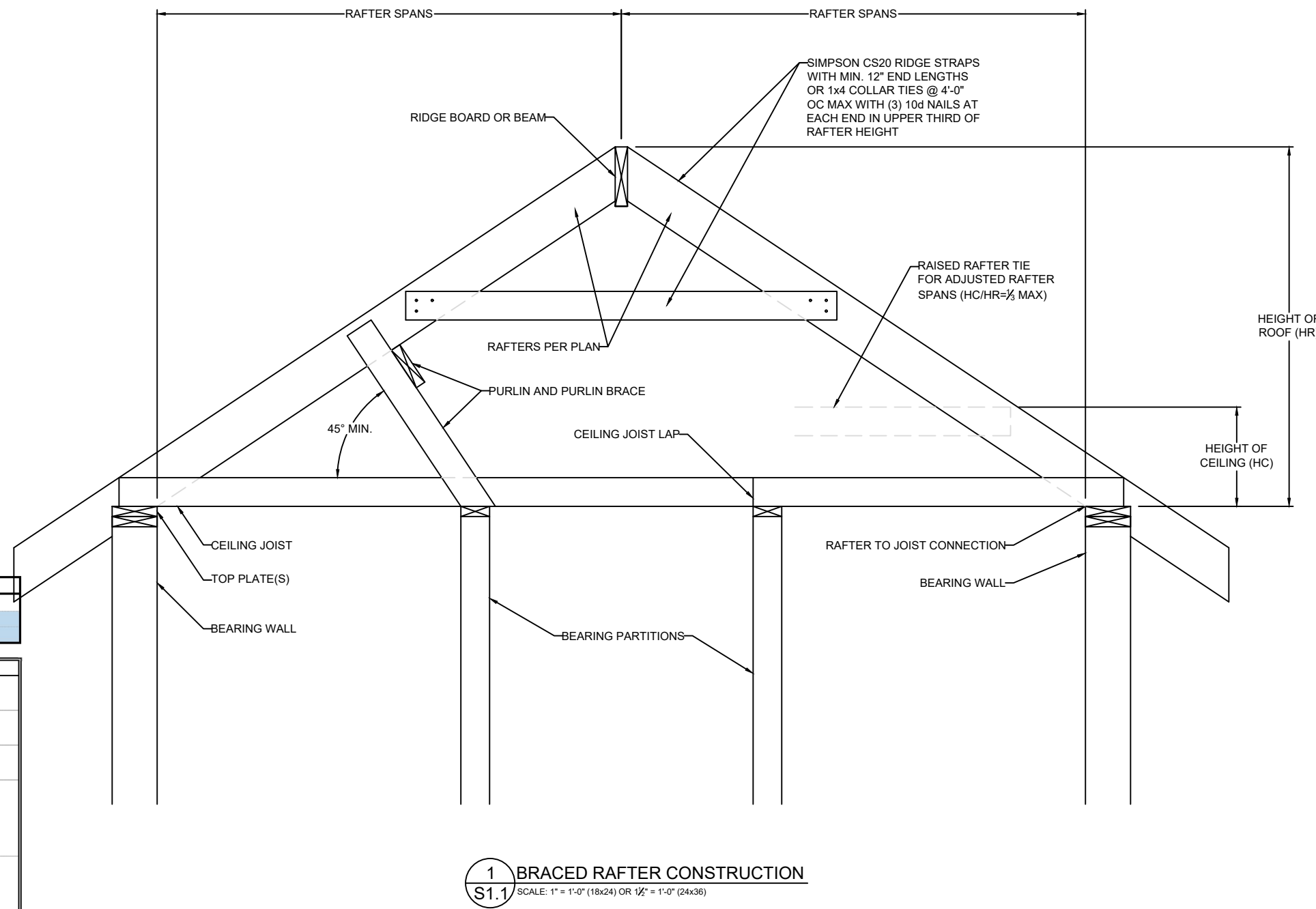
**NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).
 2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION, 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRED

WIND UPLIFT ANALYSIS							
ROOF PITCH (MAX)	X/12	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2				
			ASCE 7				
OVERHANG	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
	1	-1.08	225.68	-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**	3126.9839	-451.327824	3578.311724	-1.08	-0.36	-801	-3.6
*ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)			-4.7	UPLIFT OK		
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 16d TOENAILS			251.6			

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

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

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



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

VISTA
 STRUCTURAL ENGINEERING, LLC
 14718 NW DELIA STREET * PORTLAND, OREGON 97229
 OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
 EMAIL: DENNIS@VISTASTRUCTURAL.COM

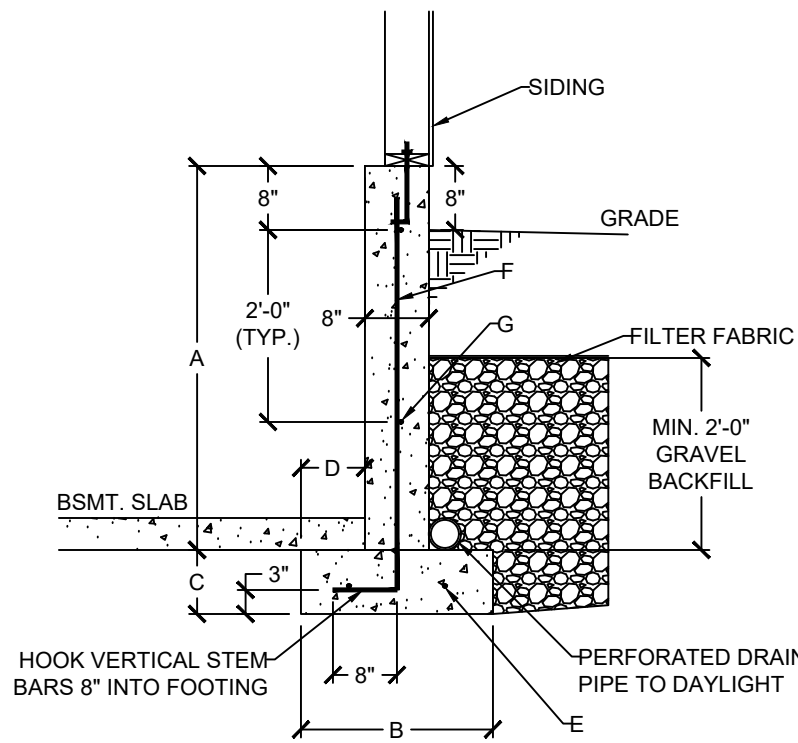
CLIENT: WALKER CUSTOM HOMES, LLC
 JOB TITLE: RHF061 SPEC
 LOT 61, THE RETREAT AT HOOK FARMS
 1ST PLAT
 LOCATION: L2110 SW RED BARN LN.
 LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
 DENNIS HBIER
 NUMBER: PE-201400172
 PROFESSIONAL ENGINEER
 10-21-2021

NO.	DATE	REVISION	BY

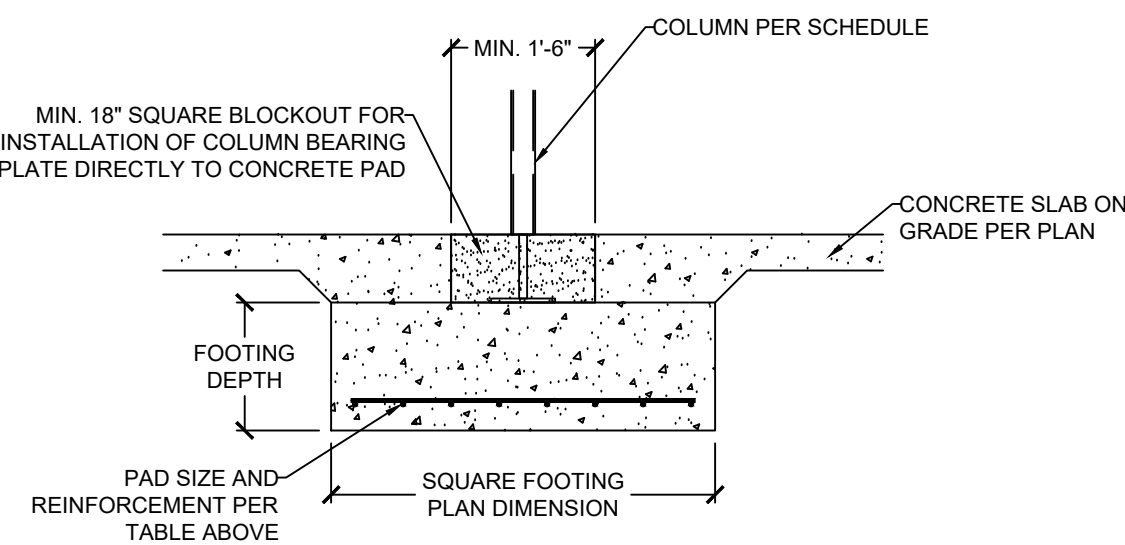
DRAWING TITLE
STRUCTURAL CALCULATIONS

ENGINEER: DMH CHECKED BY: DMH
 JOB NO. 3956 DRAWN BY: DMH
 DATE: 10-21-21
 SHEET NUMBER
S1
 RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/22/2021

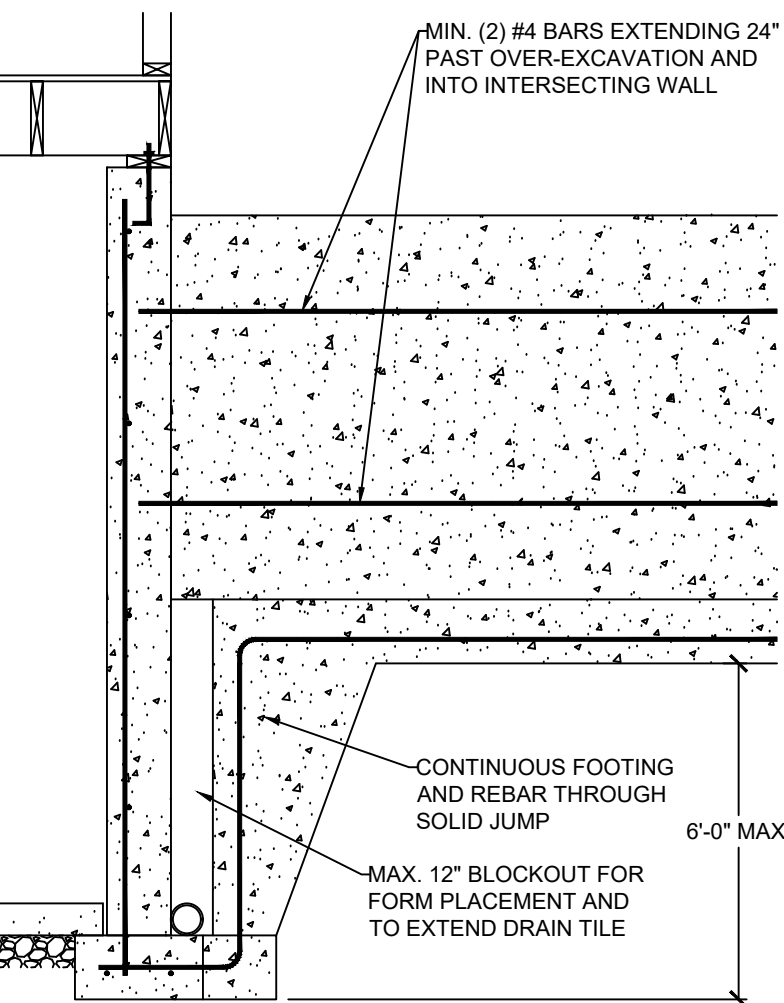


DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.

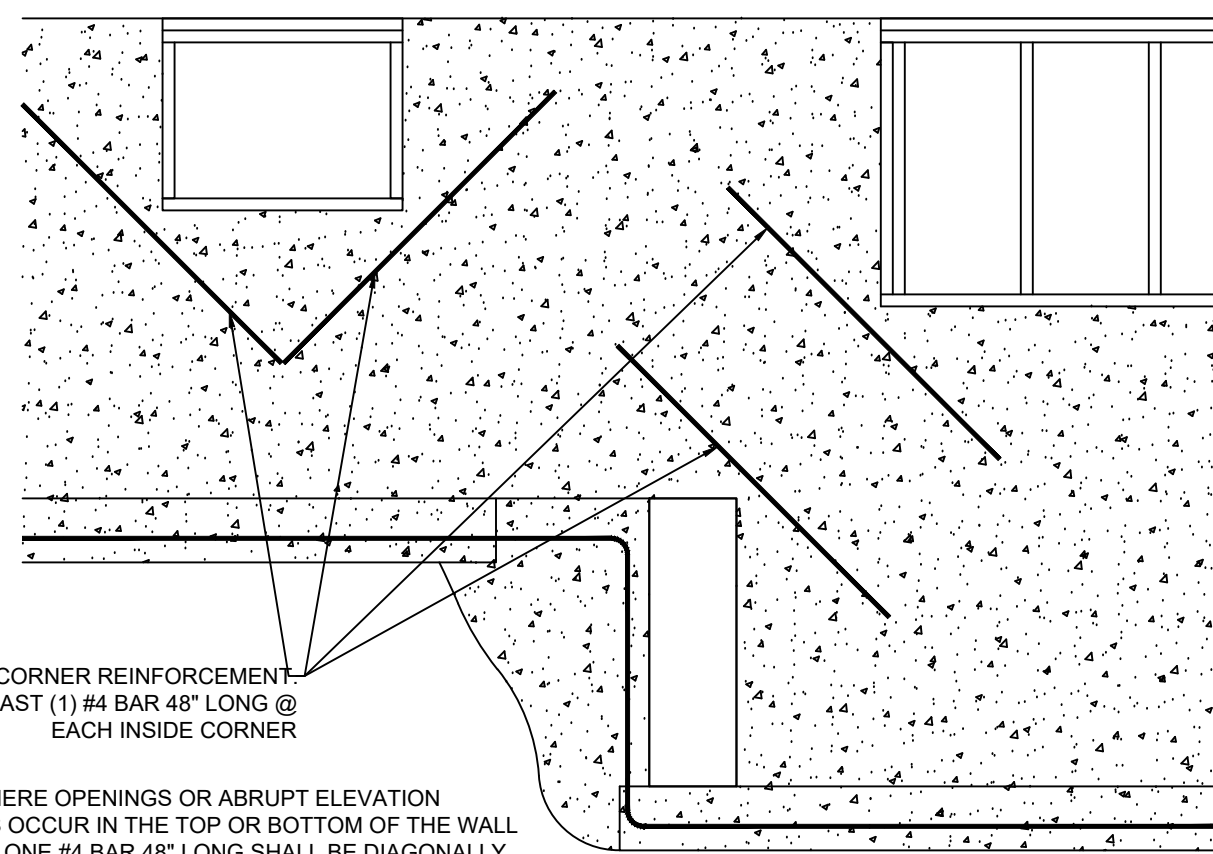
1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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



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



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

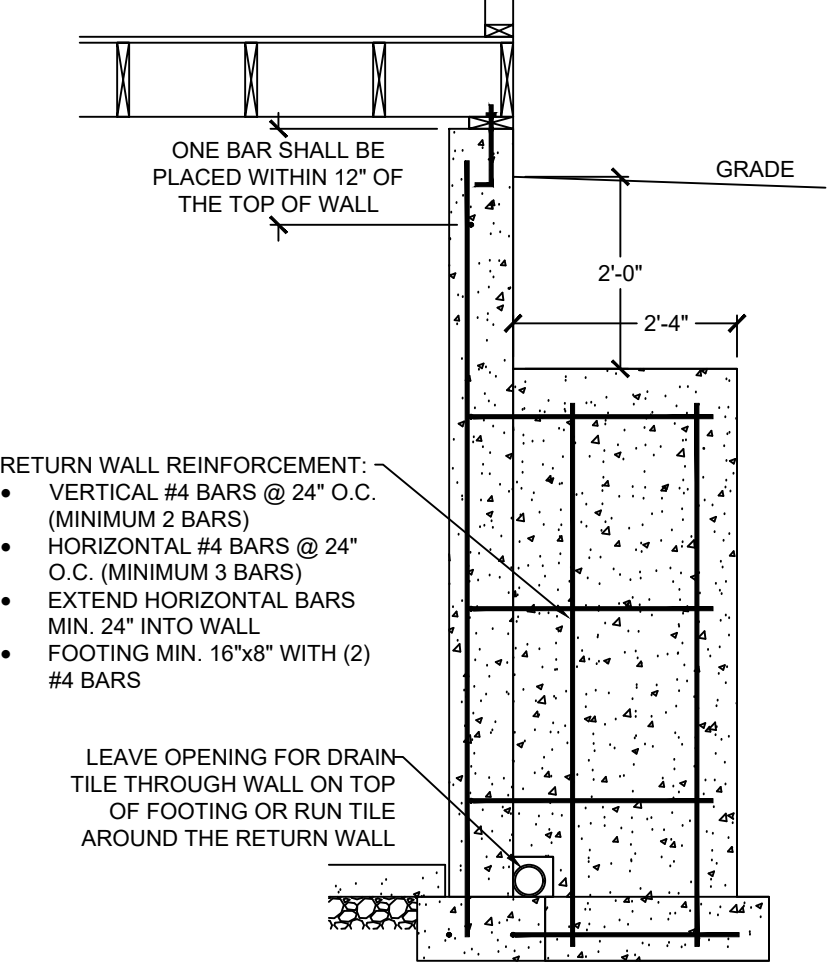
6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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

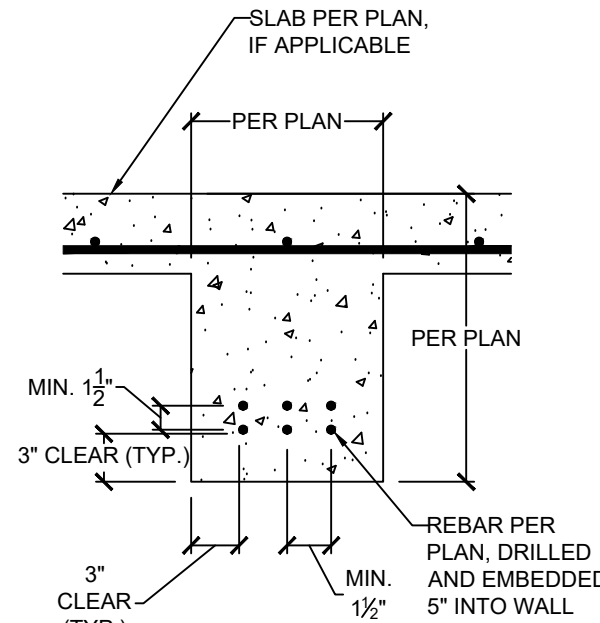
- FOOTNOTES:**
- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT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

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE

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



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



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

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STRUCTURAL ENGINEERING, LLC

14718 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: RHF061 SPEC LOT 61, THE RETREAT AT HOOK FARMS 1ST PLAT
LOCATION: L2110 SW RED BARN LN. LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2014001772
PROFESSIONAL ENGINEER
10-21-2021

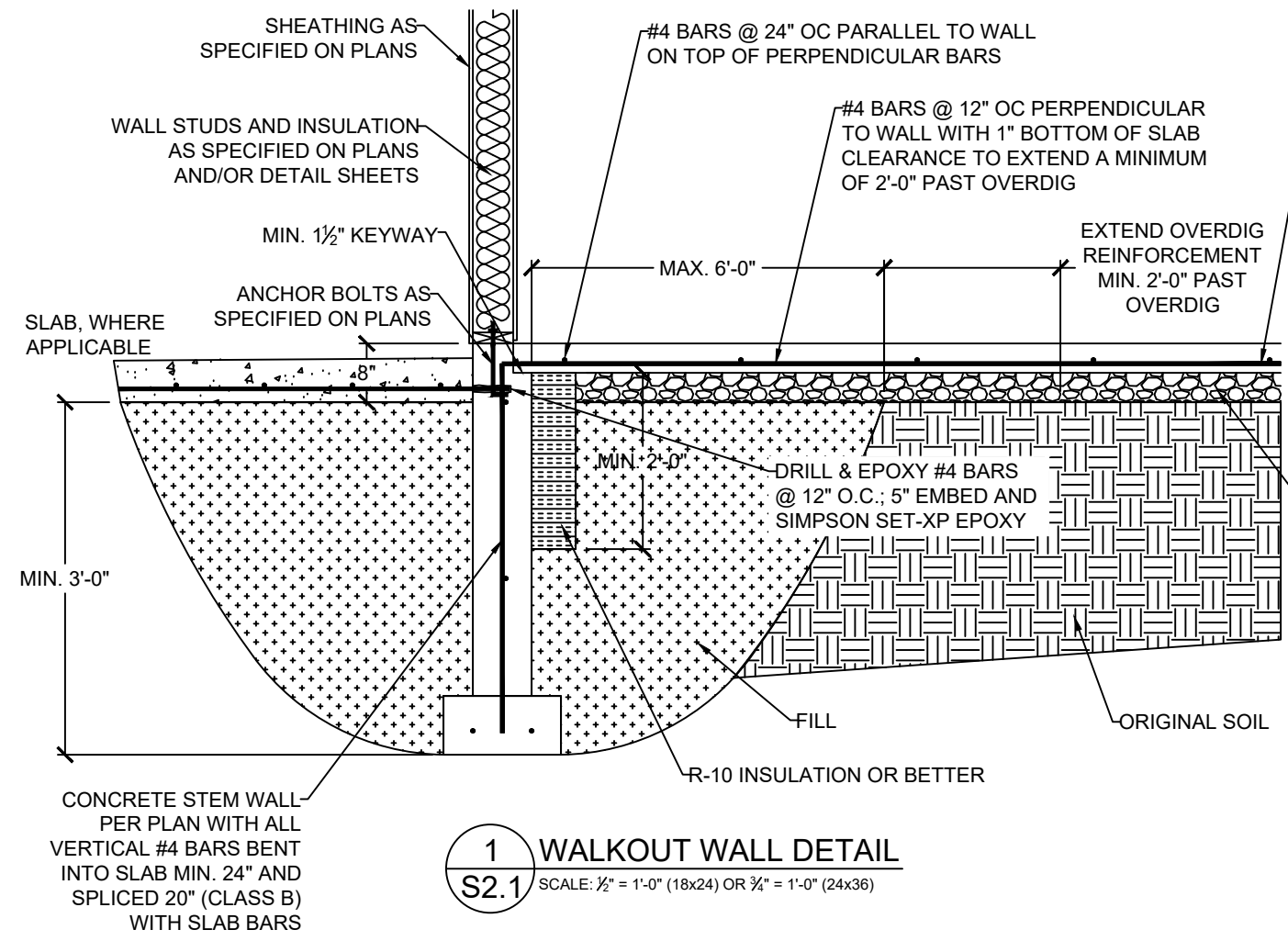
NO.	DATE	REVISION	BY

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FOUNDATION DETAILS

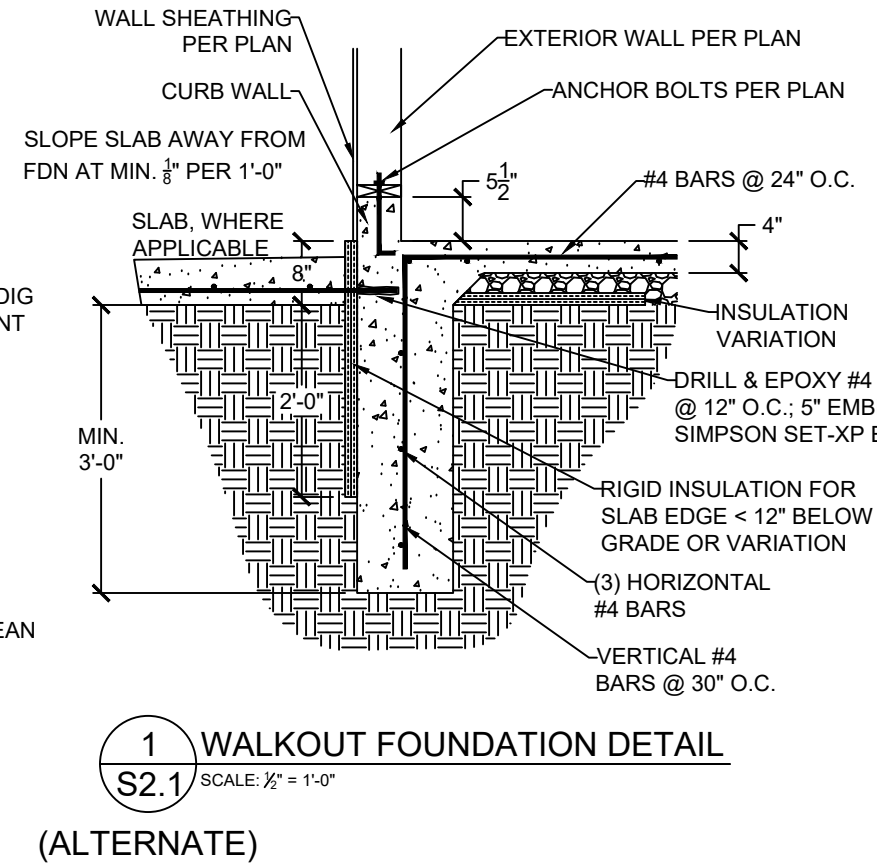
ENGINEER: DMH CHECKED BY: DMH
JOB NO: 3956 DRAWN BY: DMH
DATE: 10-21-21
SHEET NUMBER

S2.0

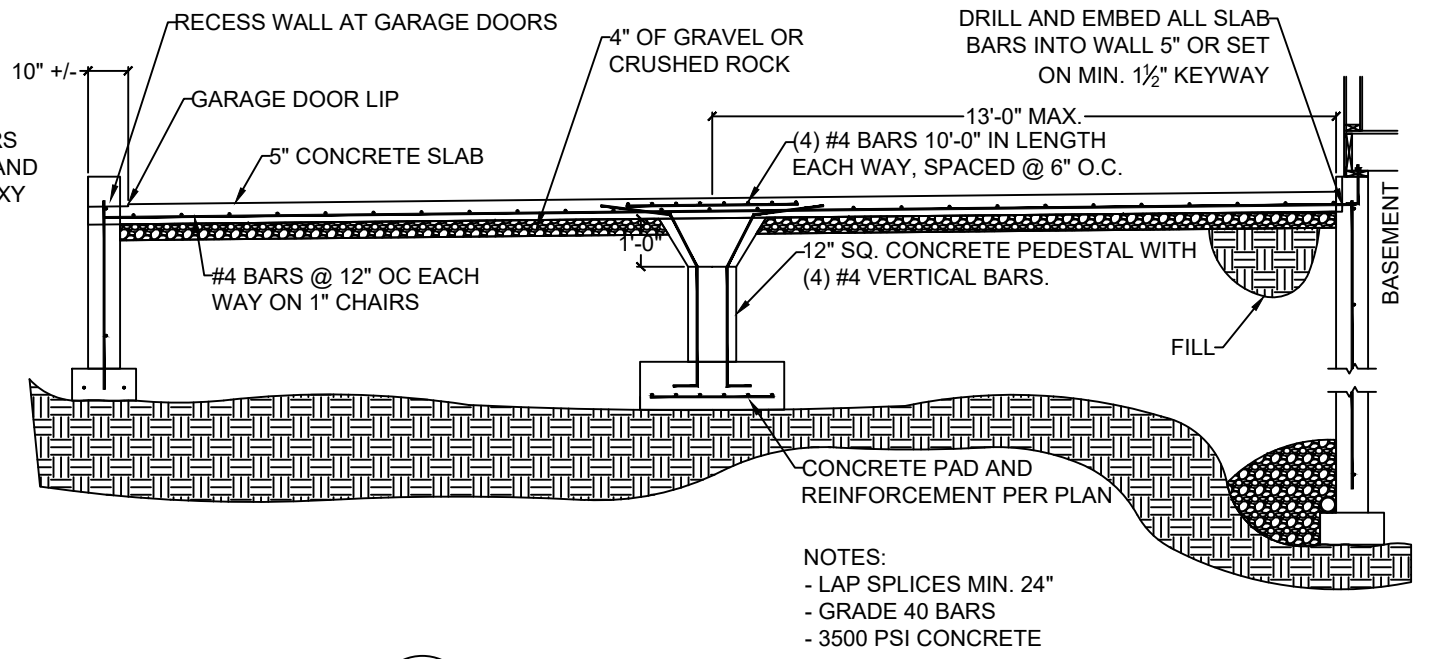
RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
10/22/2021



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

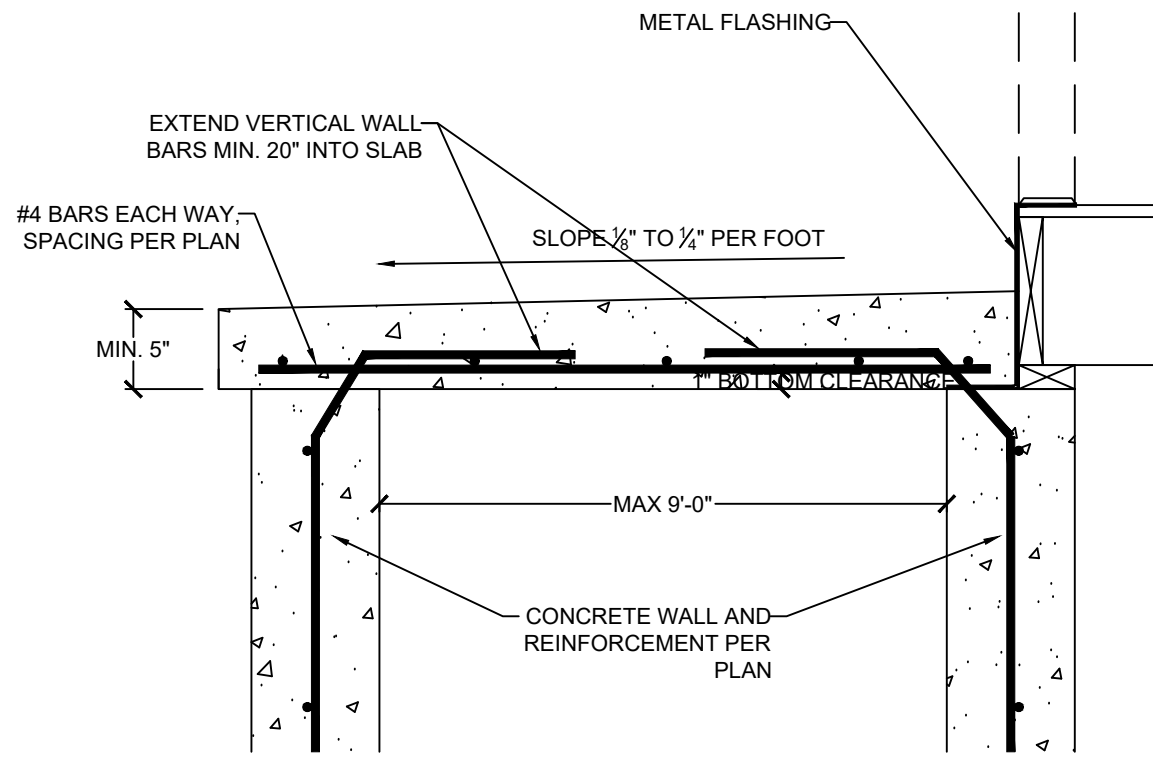


1 WALKOUT FOUNDATION DETAIL
S2.1 SCALE: 1/2" = 1'-0"
(ALTERNATE)

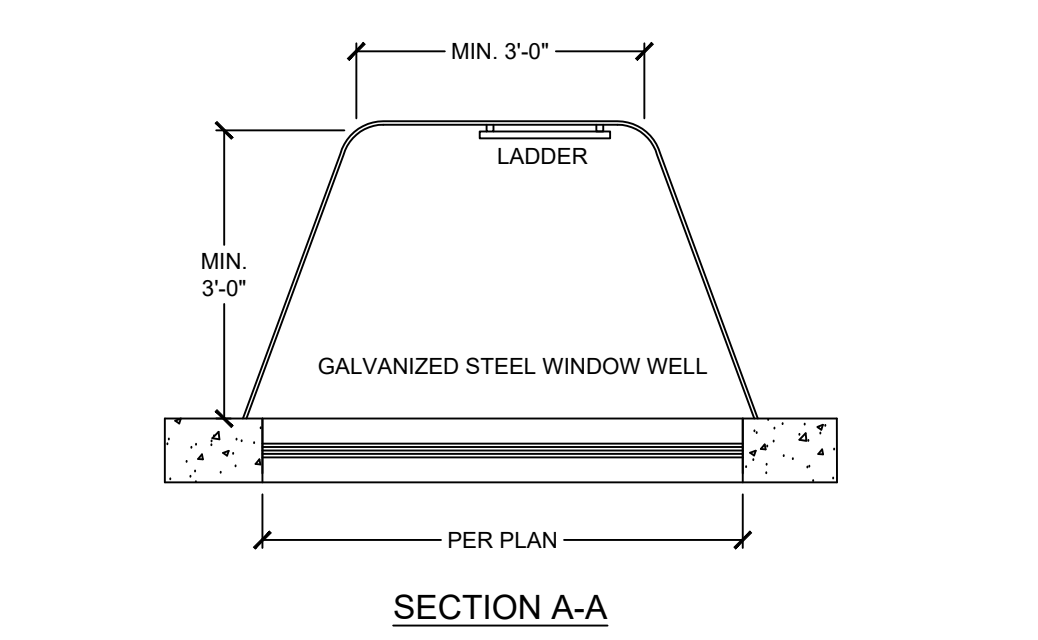
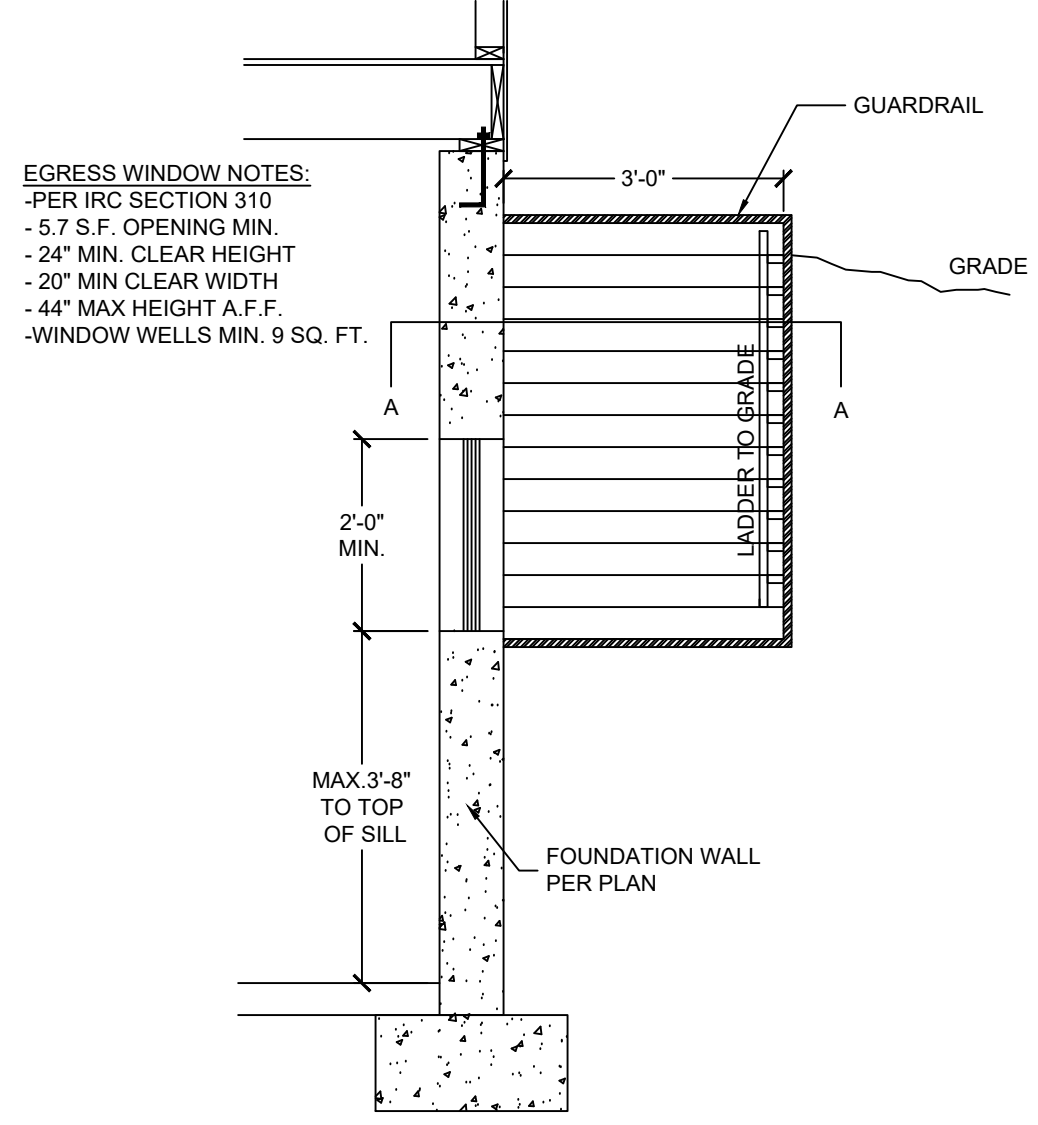


2 GARAGE SLAB ON FILL
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

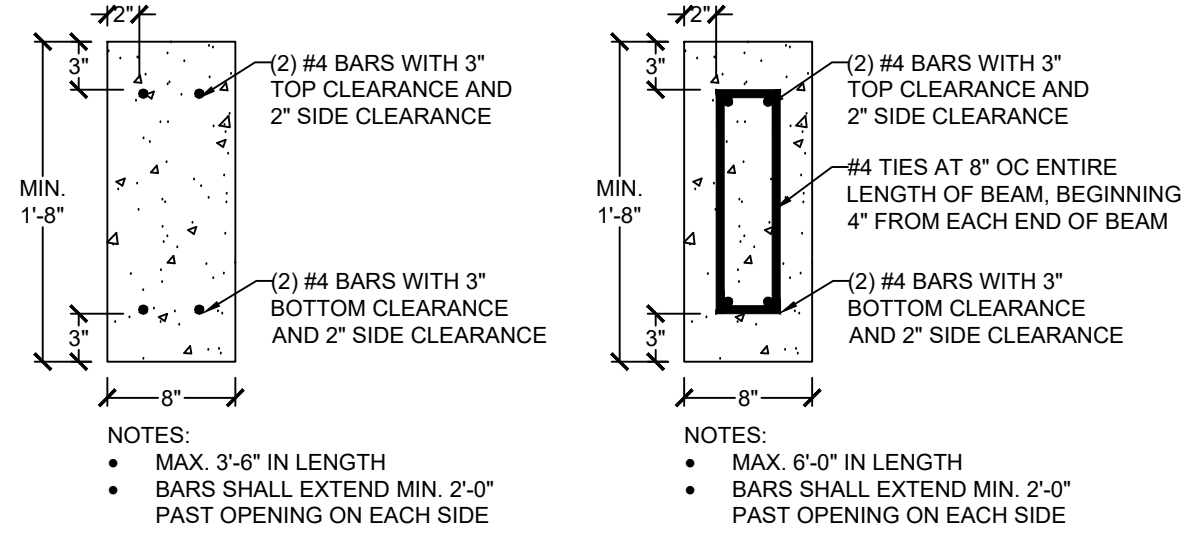
NOTES:
- LAP SPLICES MIN. 24"
- GRADE 40 BARS
- 3500 PSI CONCRETE



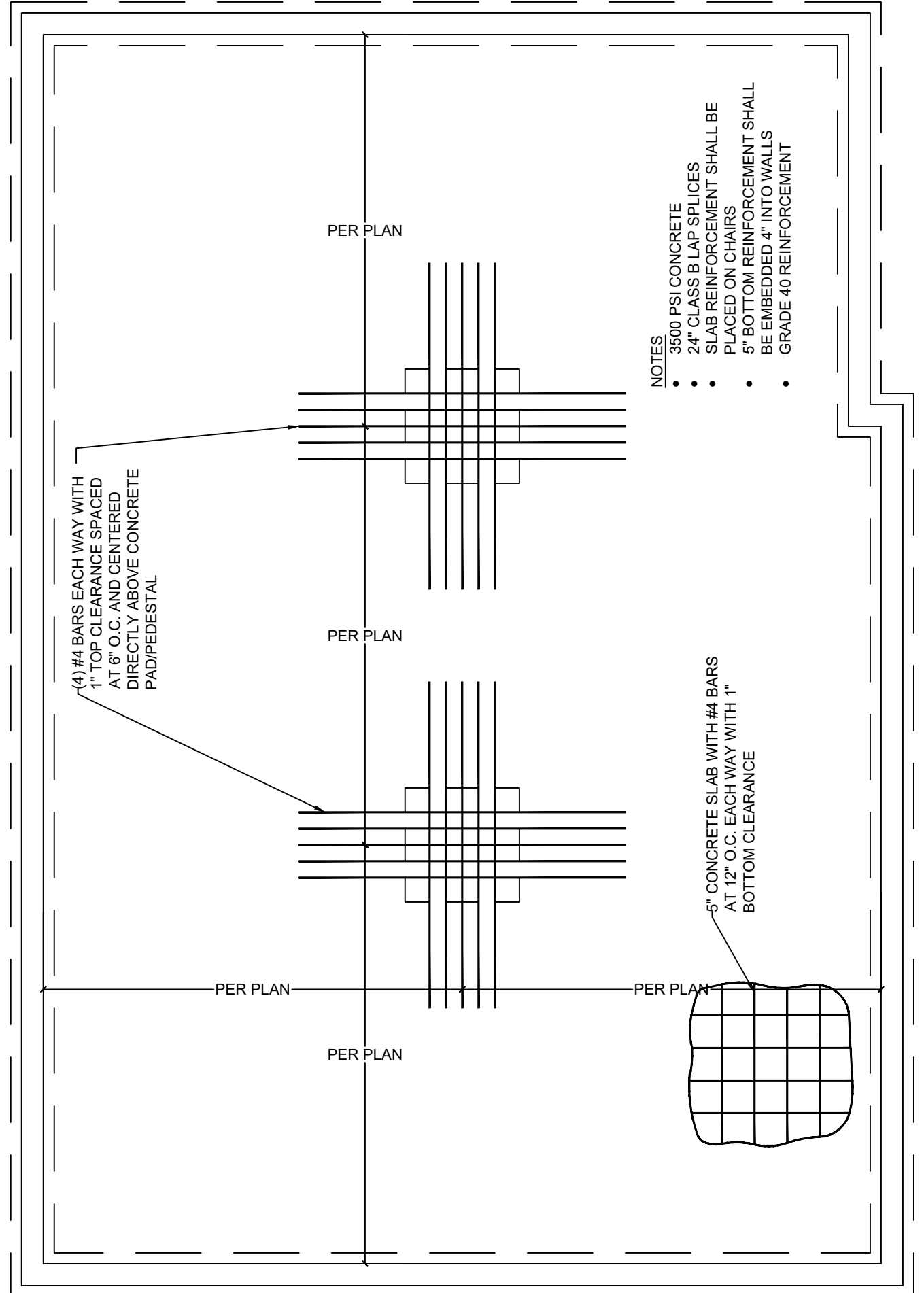
3 PORCH SLAB DETAIL
S2.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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



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



NOTES:
• 3500 PSI CONCRETE
• 24" CLASS B LAP SPLICES
• SLAB REINFORCEMENT SHALL BE PLACED ON CHAIRS
• 5" BOTTOM REINFORCEMENT SHALL BE EMBEDDED 4" INTO WALLS
• GRADE 40 REINFORCEMENT

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STRUCTURAL
ENGINEERING, LLC

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CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: RHF061 SPEC
LOT 61, THE RETREAT AT HOOK FARMS
1ST PLAT
LOCATION: L2110 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY

DRAWING TITLE
**FOUNDATION
DETAILS**

ENGINEER: DMH CHECKED BY: DMH
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RELEASED FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/22/2021



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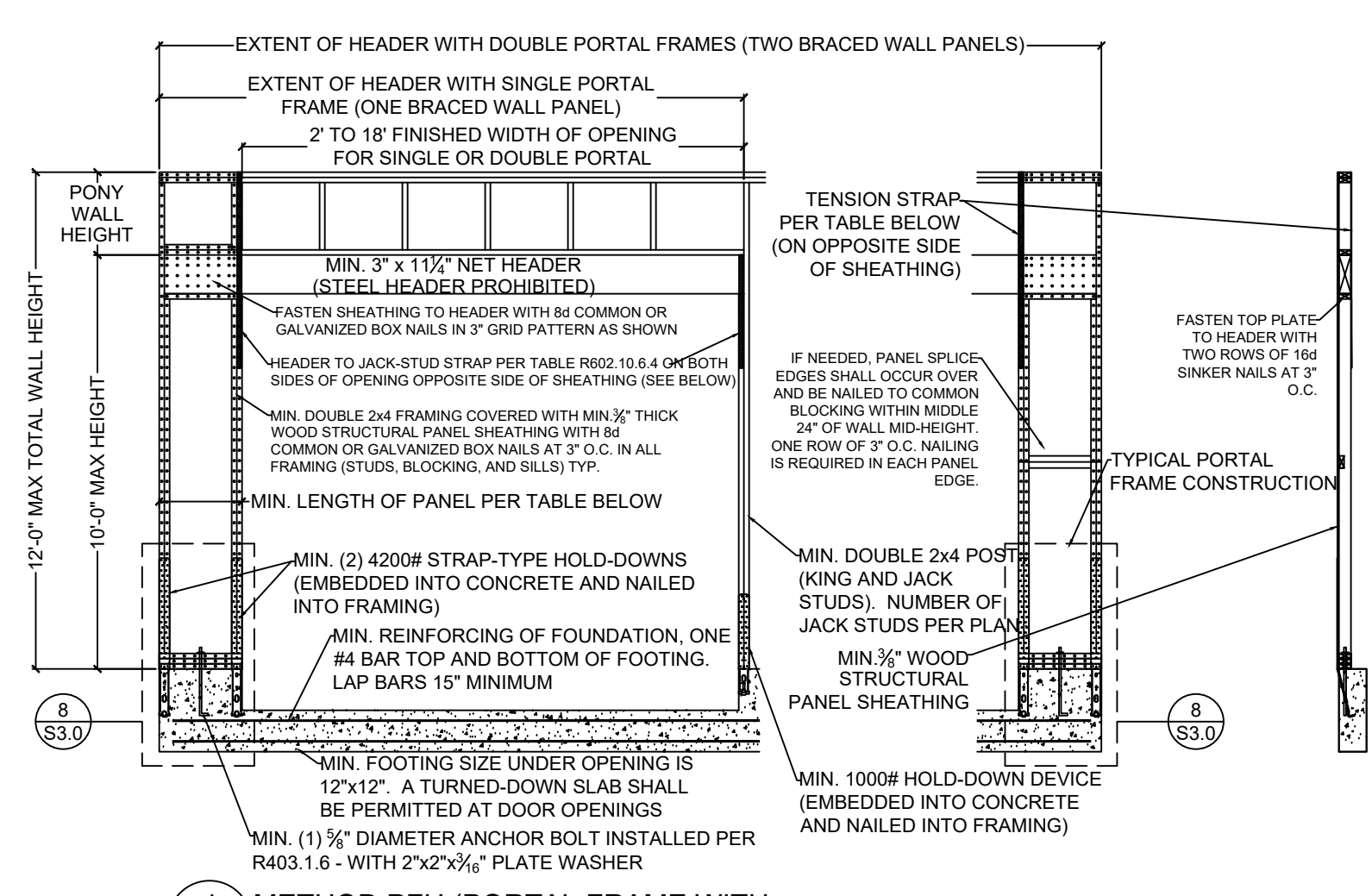
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
 JOB NO: 3956 DRAWN BY: DMH
 DATE: 10-21-21
 SHEET NUMBER

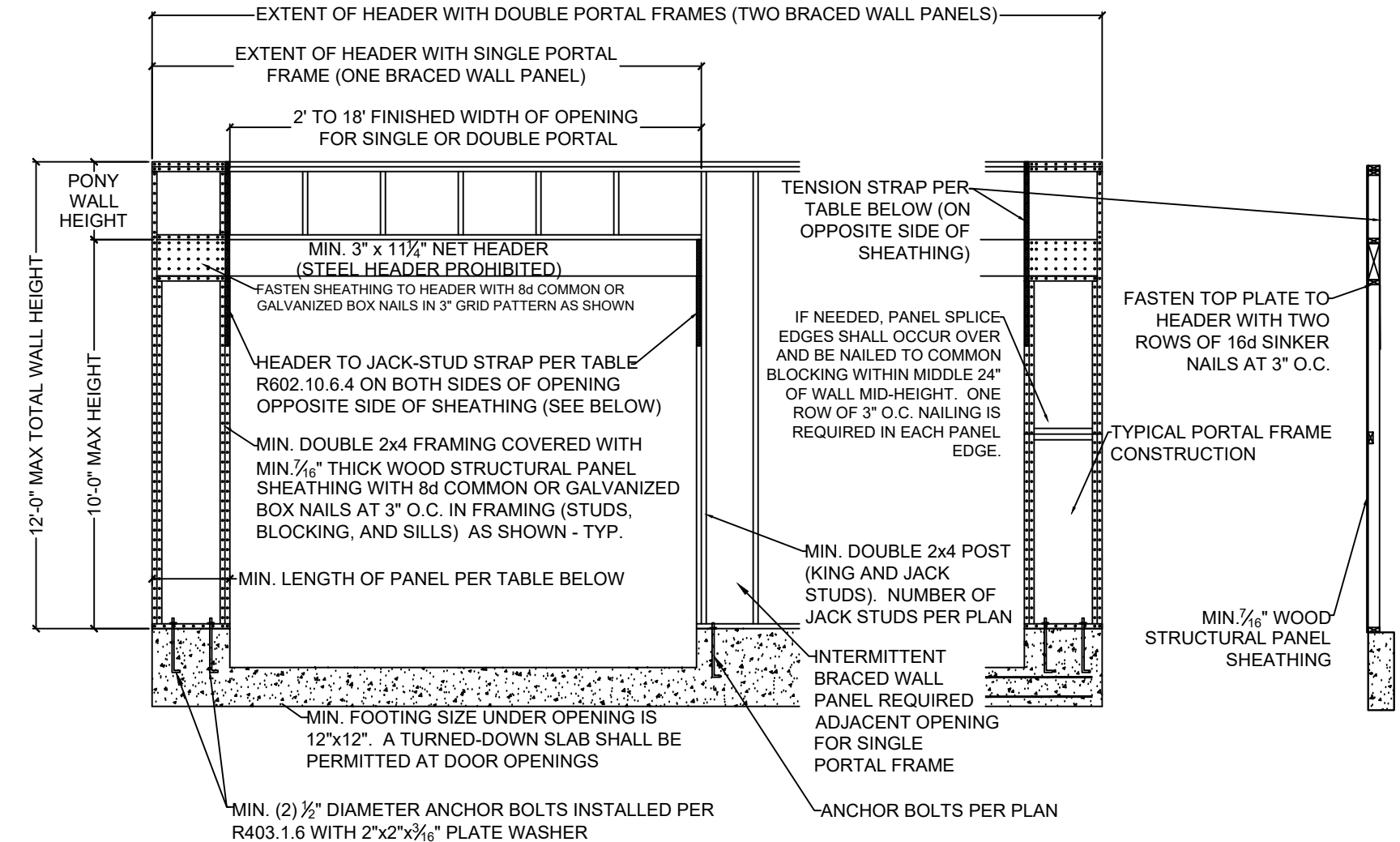
S3.0

RELEASED FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
 10/22/2021



1 METHOD PFH (PORTAL FRAME WITH HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2
 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

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

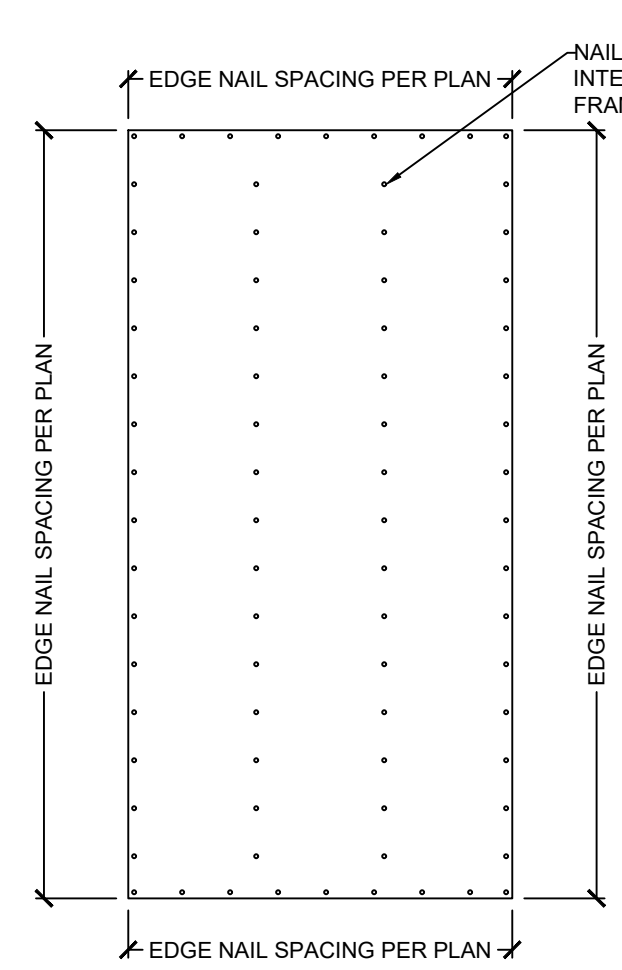


2 METHOD PFG (PORTAL FRAME AT GARAGE DOOR) - PER FIGURE IRC R602.10.6.3
 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

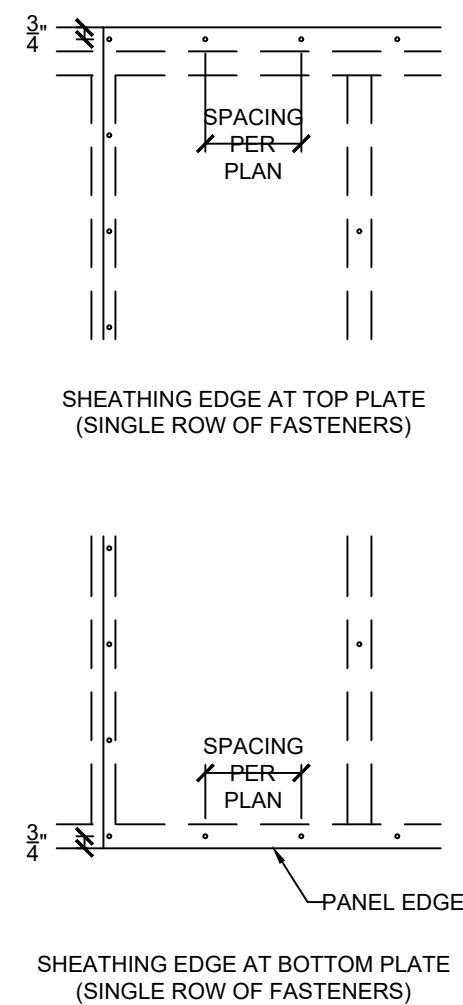
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)					
WALL HEIGHT					
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
24	27	30	33 ^a	36 ^a	

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

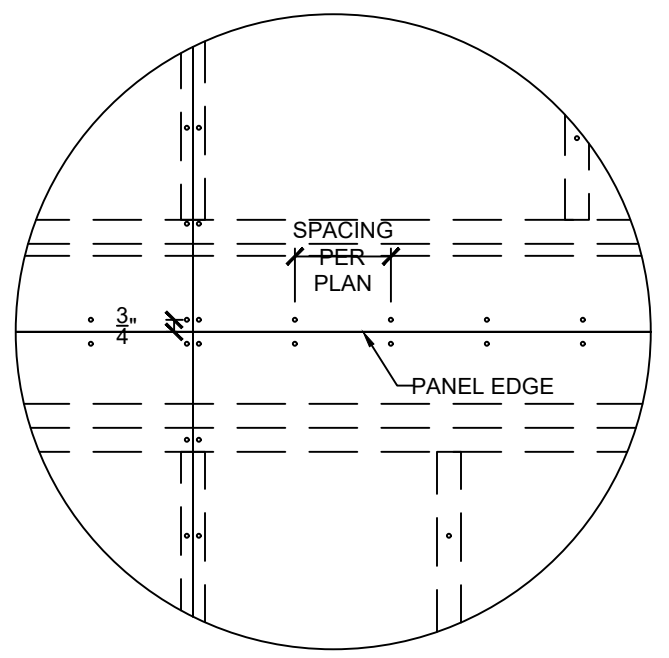
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER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



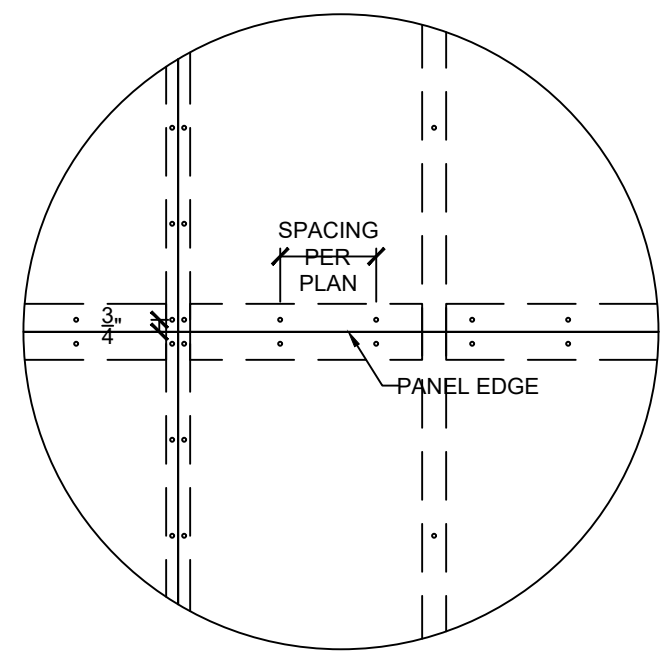
3 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



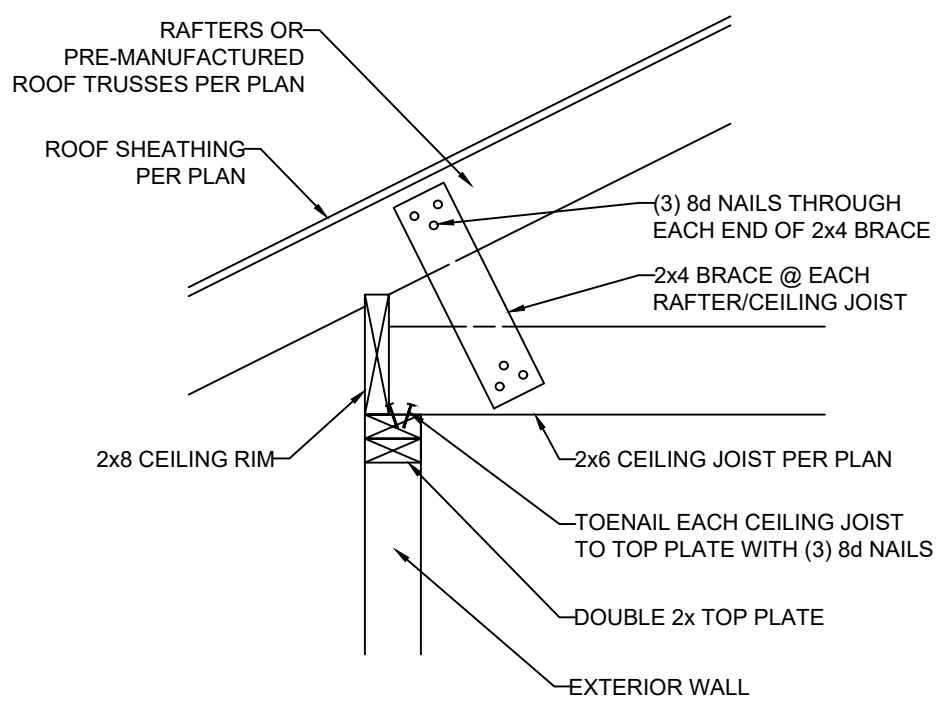
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES
 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



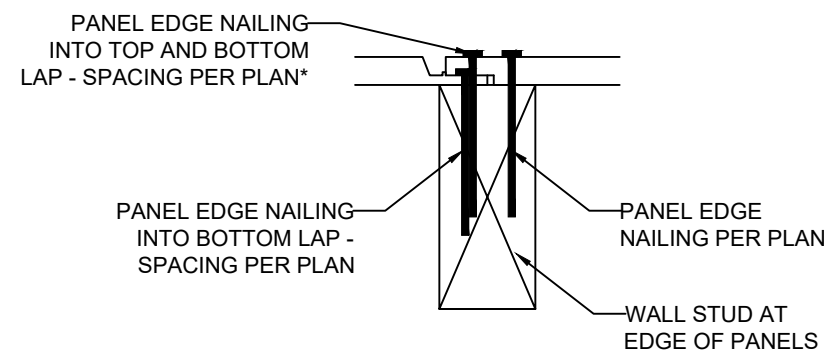
5 SHEATHING EDGE AT HORIZONTAL FRAMING MEMBER
 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



6 SHEATHING EDGE AT PANEL SPLICE ACROSS STUDS
 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

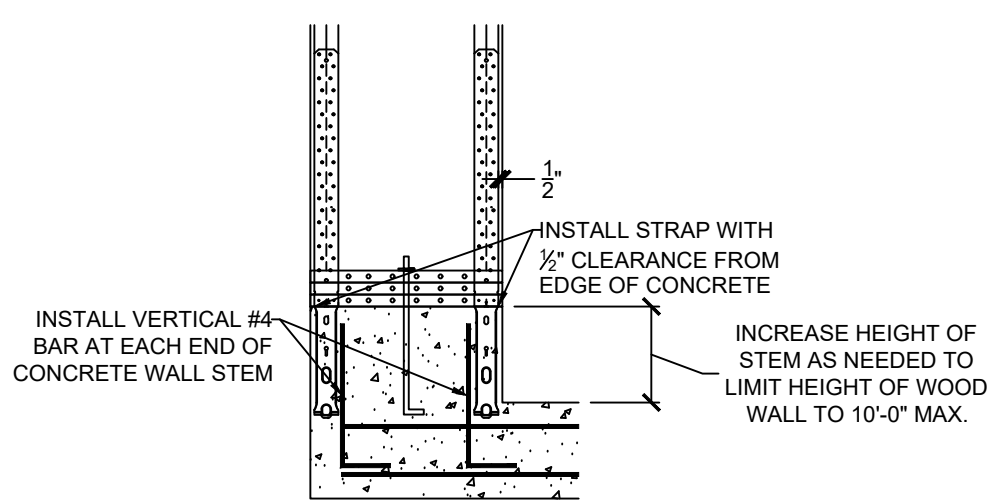


7 RAFTER BEARING OPTION DETAIL
 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



8 FASTENING INSTRUCTIONS FOR SHIPLAP PANEL SHEATHING
 SCALE: 4" = 1'-0" (18x24) OR 6" = 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



9 GARAGE HOLD-DOWN STRAP INSTALLATION
 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



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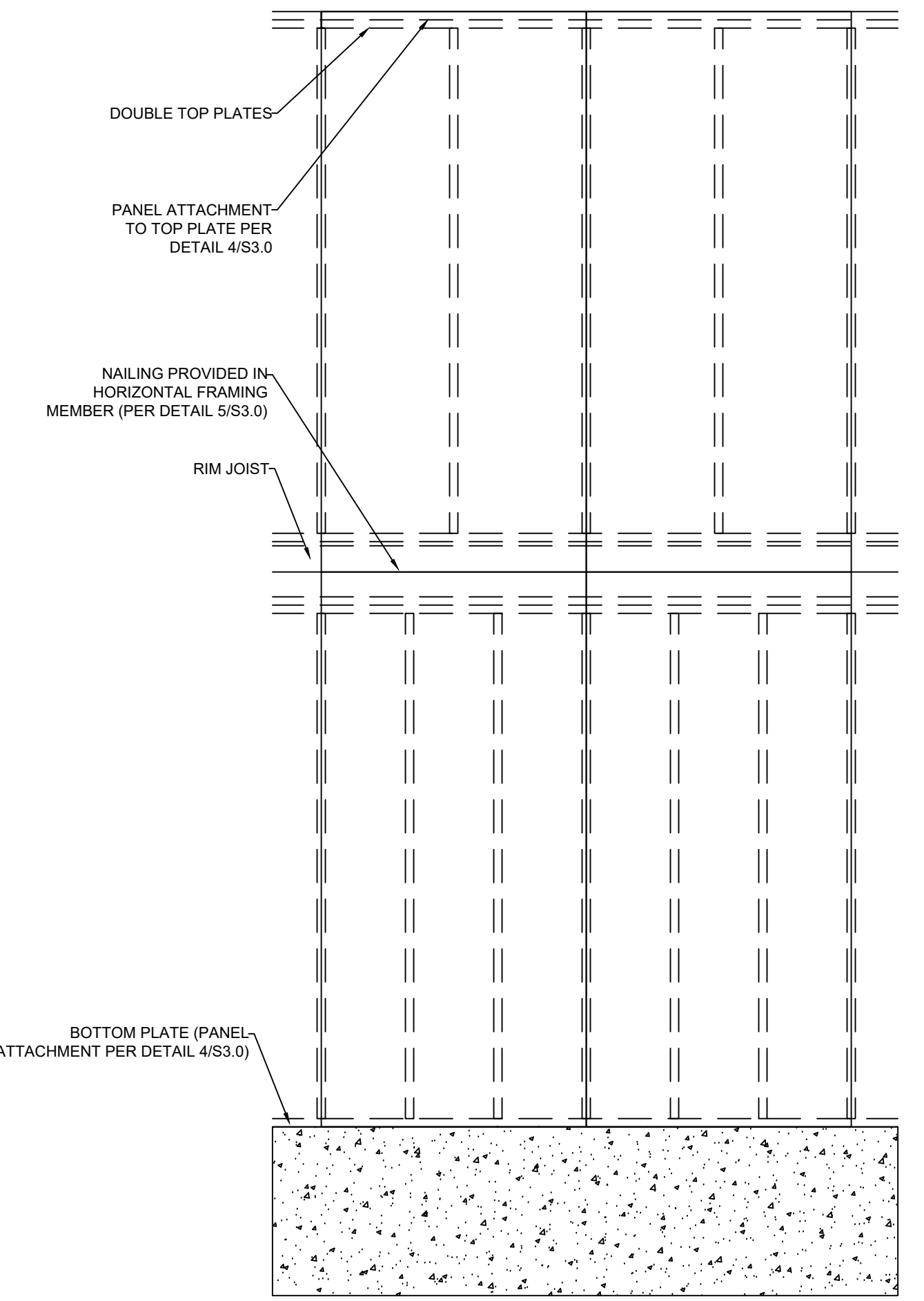
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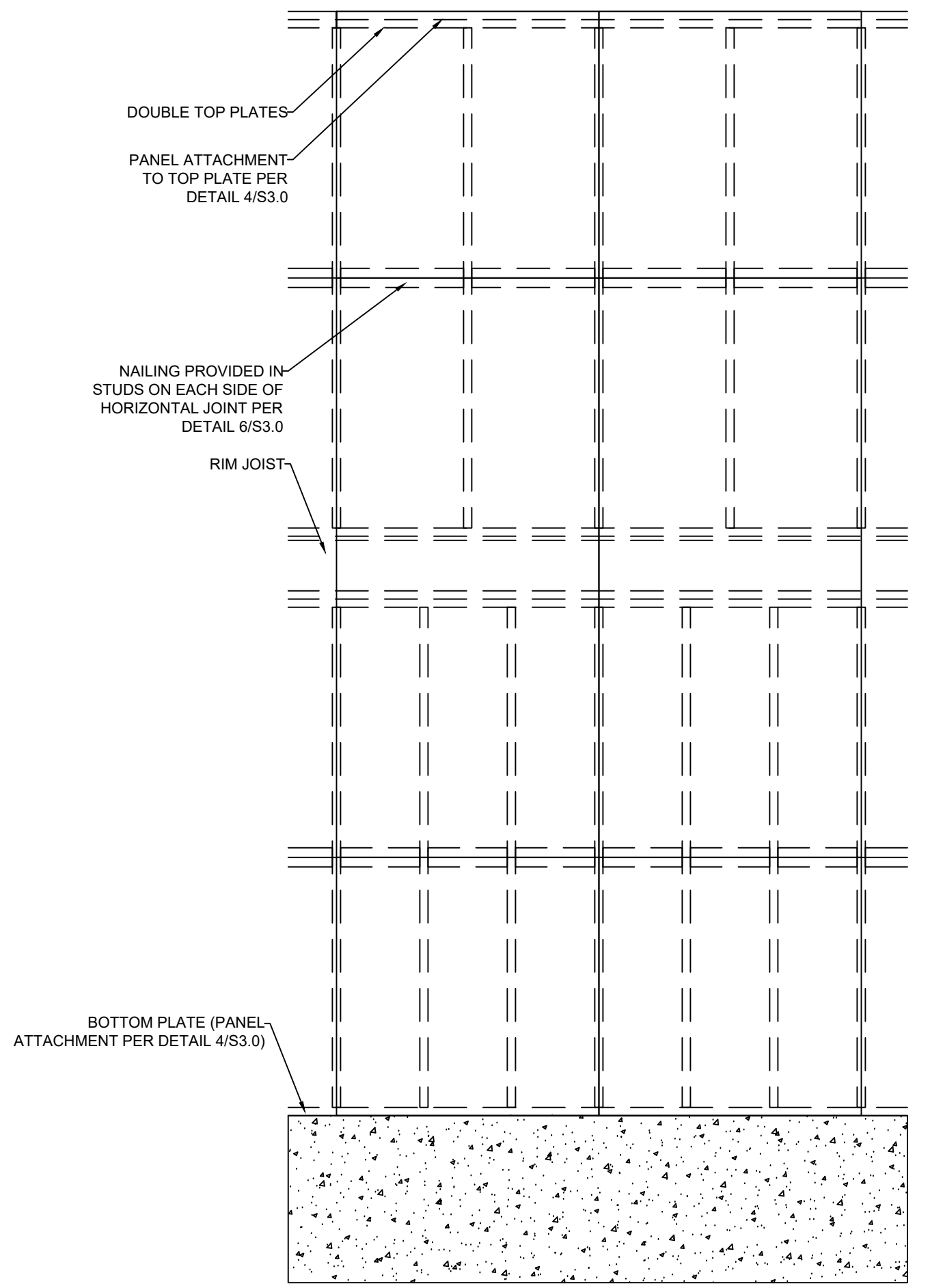
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JOB NO. 3956 DRAWN BY: DMH
DATE: 10-21-21 SHEET NUMBER

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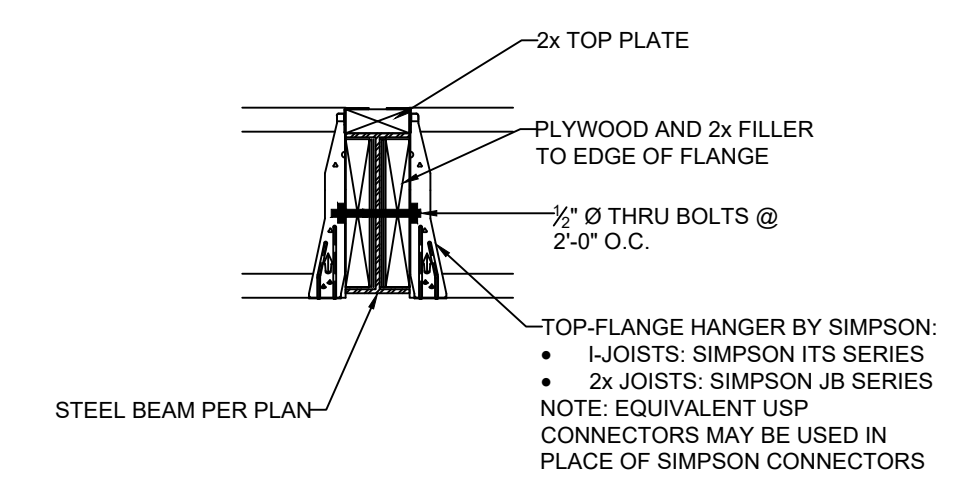
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10/22/2021



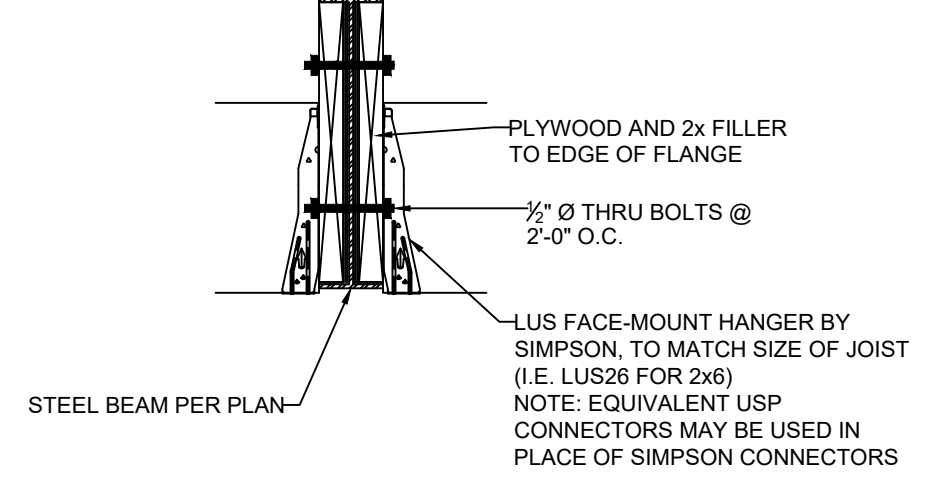
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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)

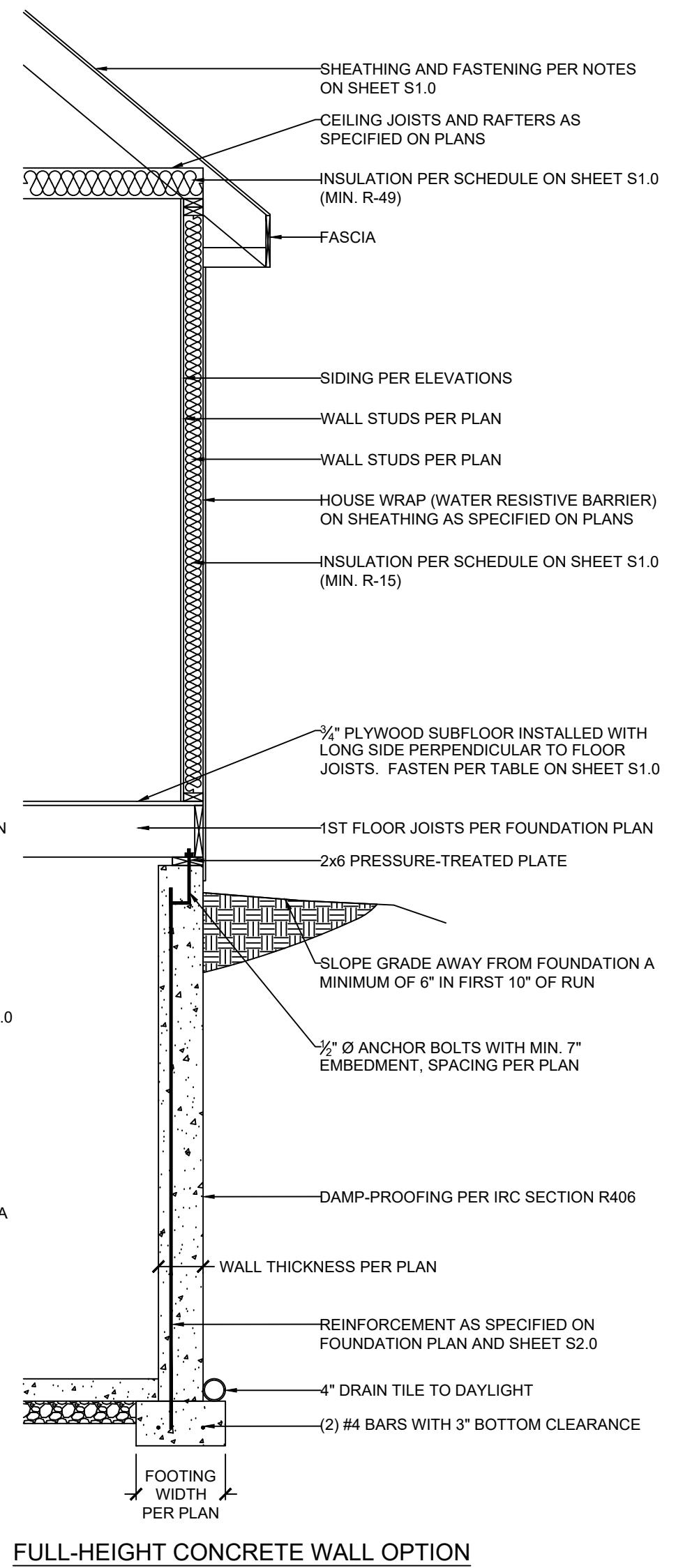
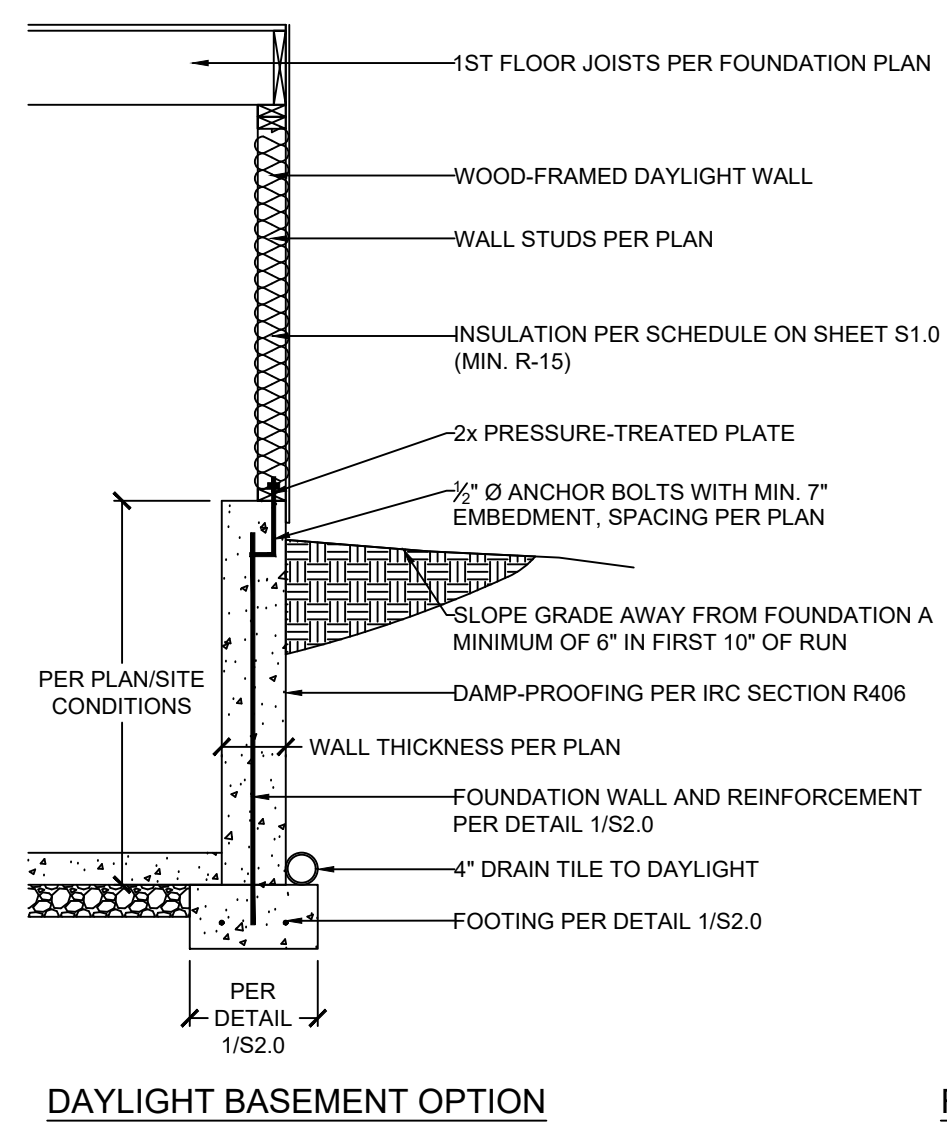


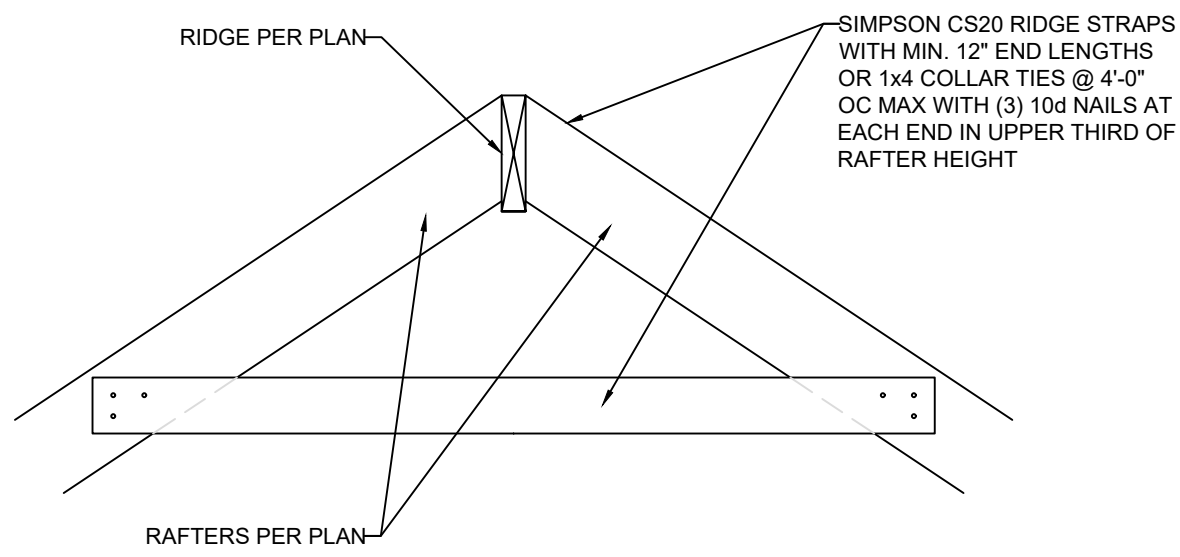
4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



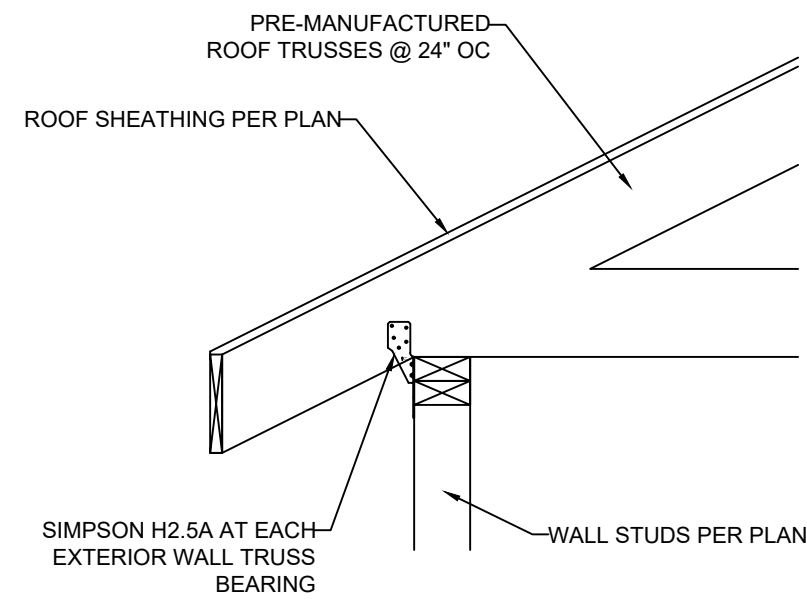
5 CEILING JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

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

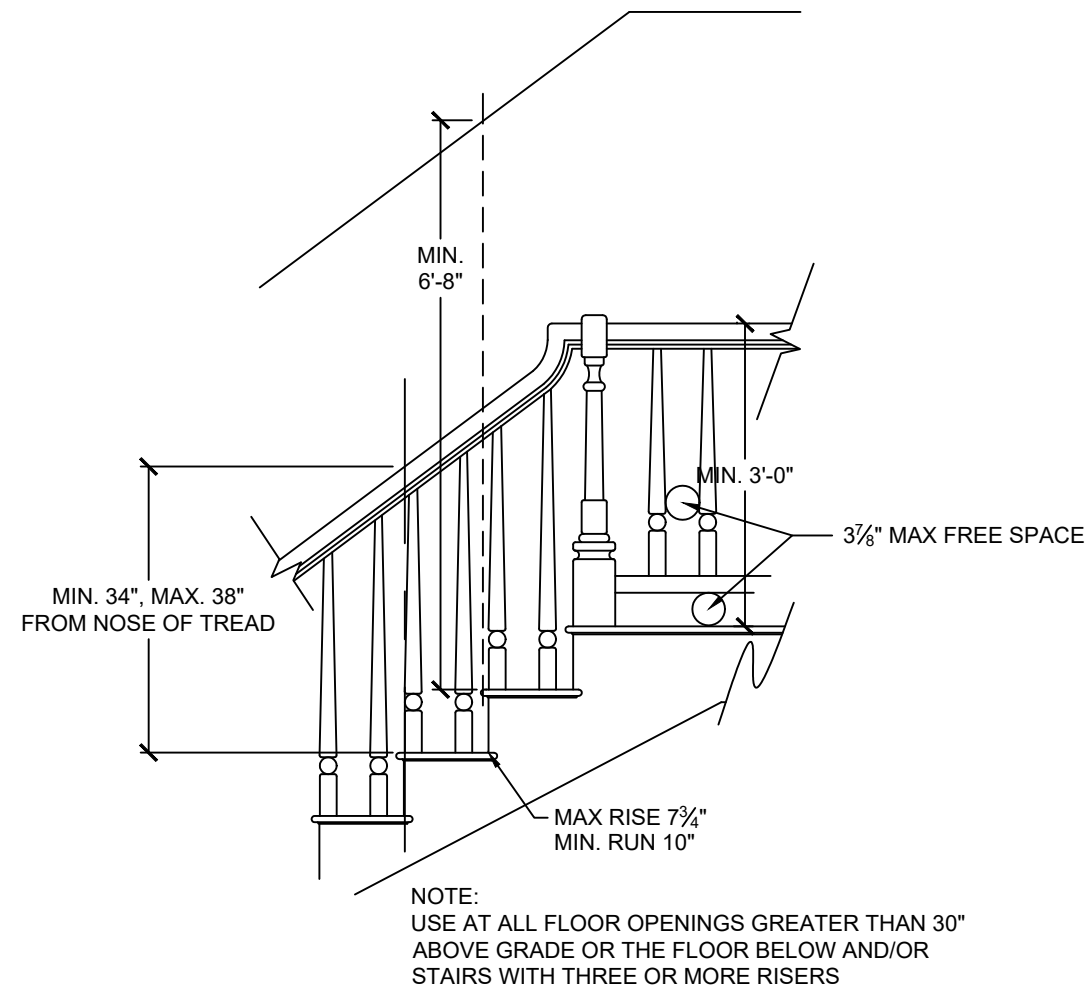




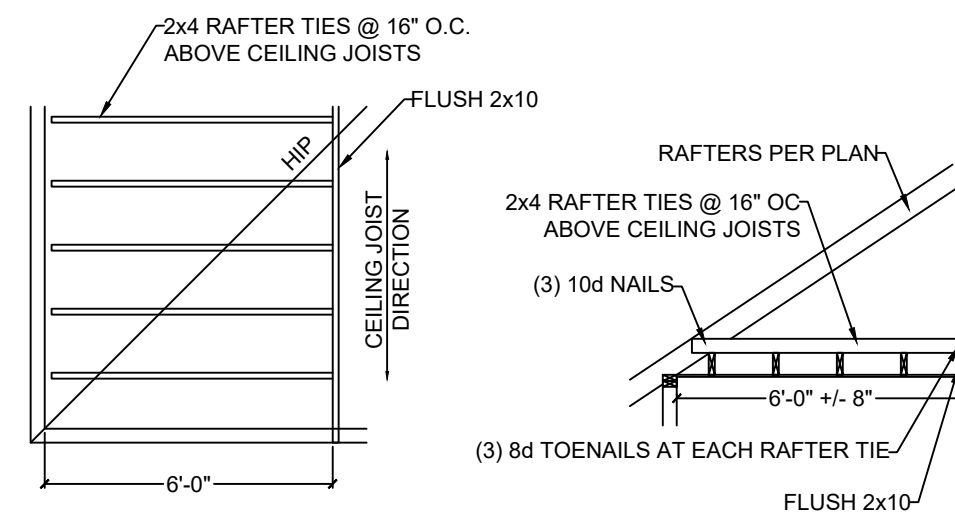
1 RIDGE FRAMING DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



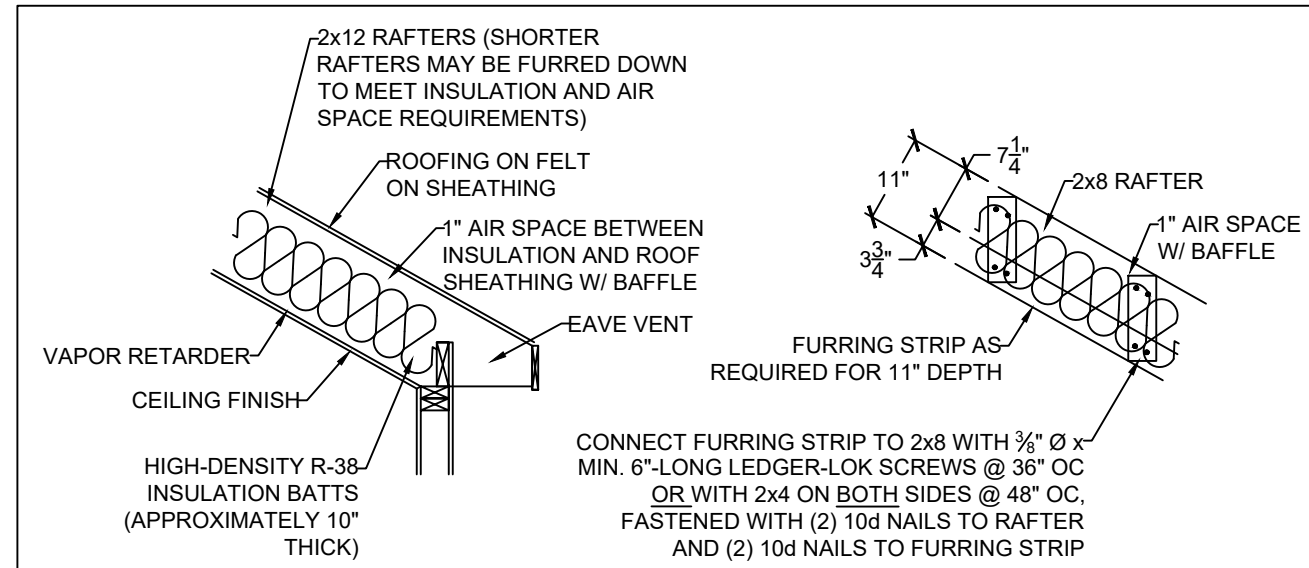
2 TRUSS CONNECTION TO EXT. WALL BEARING
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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

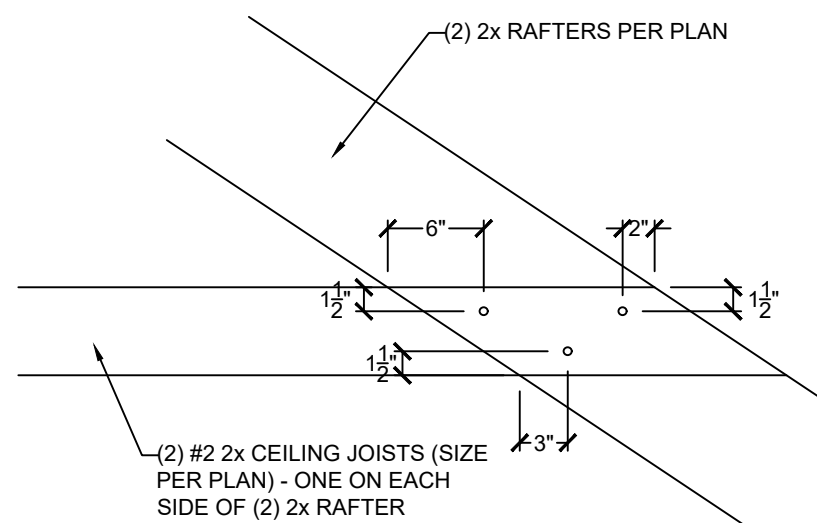


5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

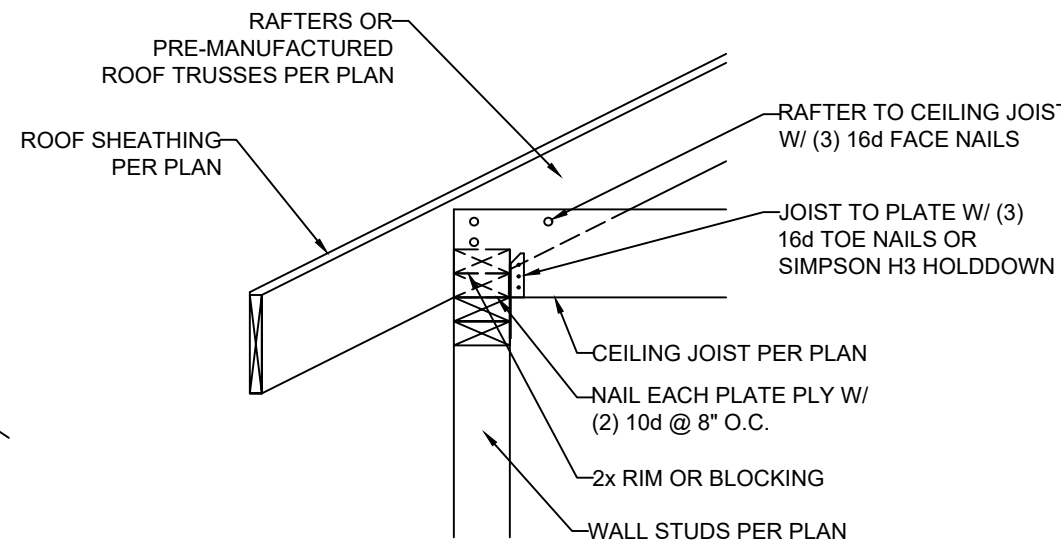


VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS

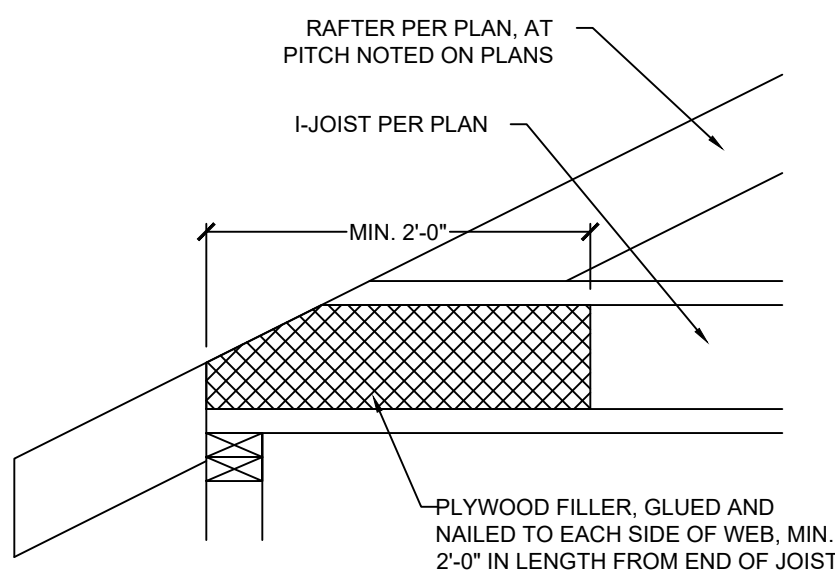
3 VAULTED RAFTER INSULATION DETAILS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



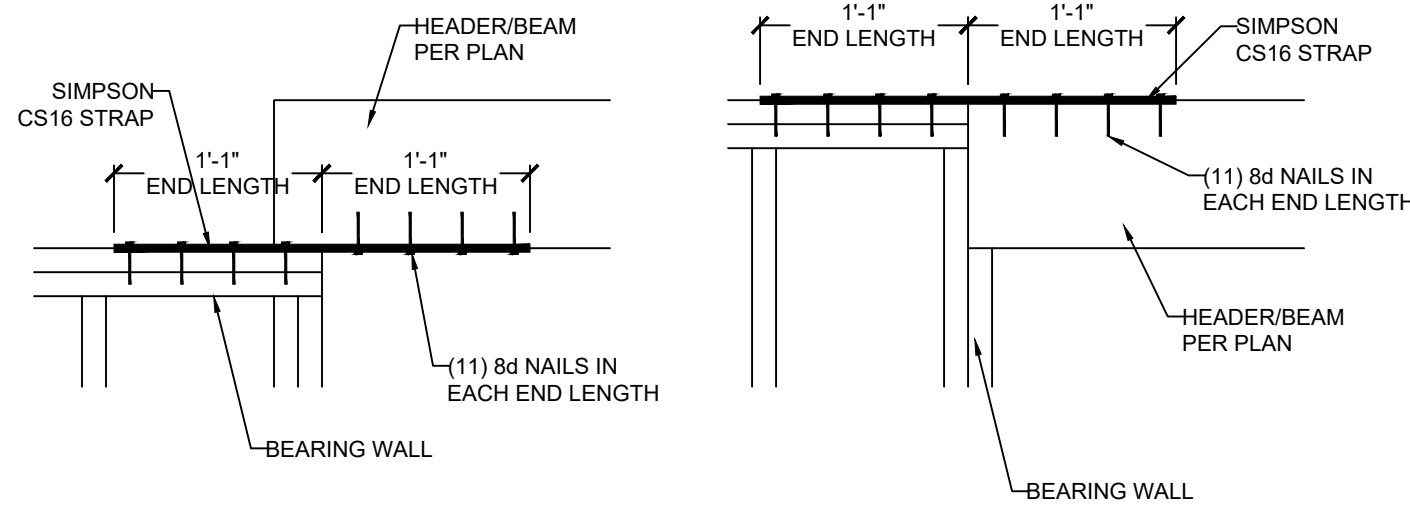
6 FIELD-CONSTRUCTED A-FRAME DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



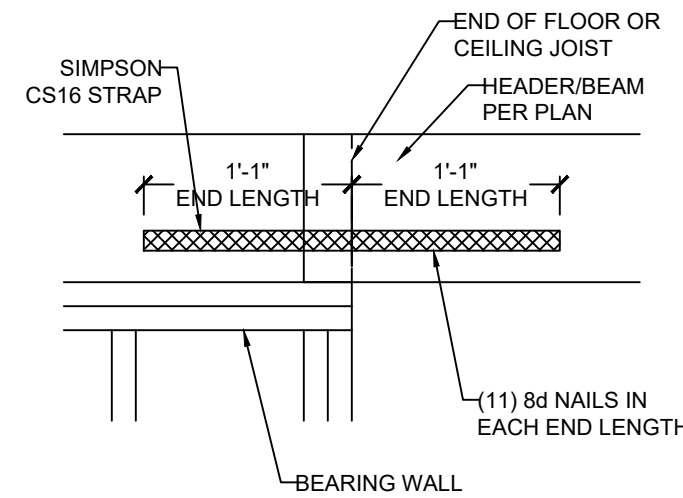
7 RAFTER BEARING OPTION DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



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



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

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

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

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10-21-2021

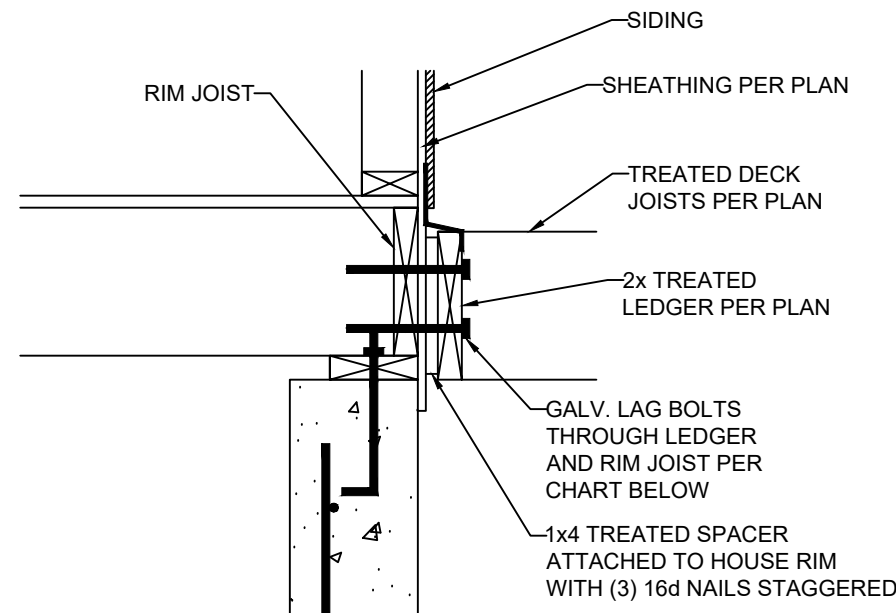
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. 3956 DRAWN BY: DMH
DATE: 10-21-21
SHEET NUMBER

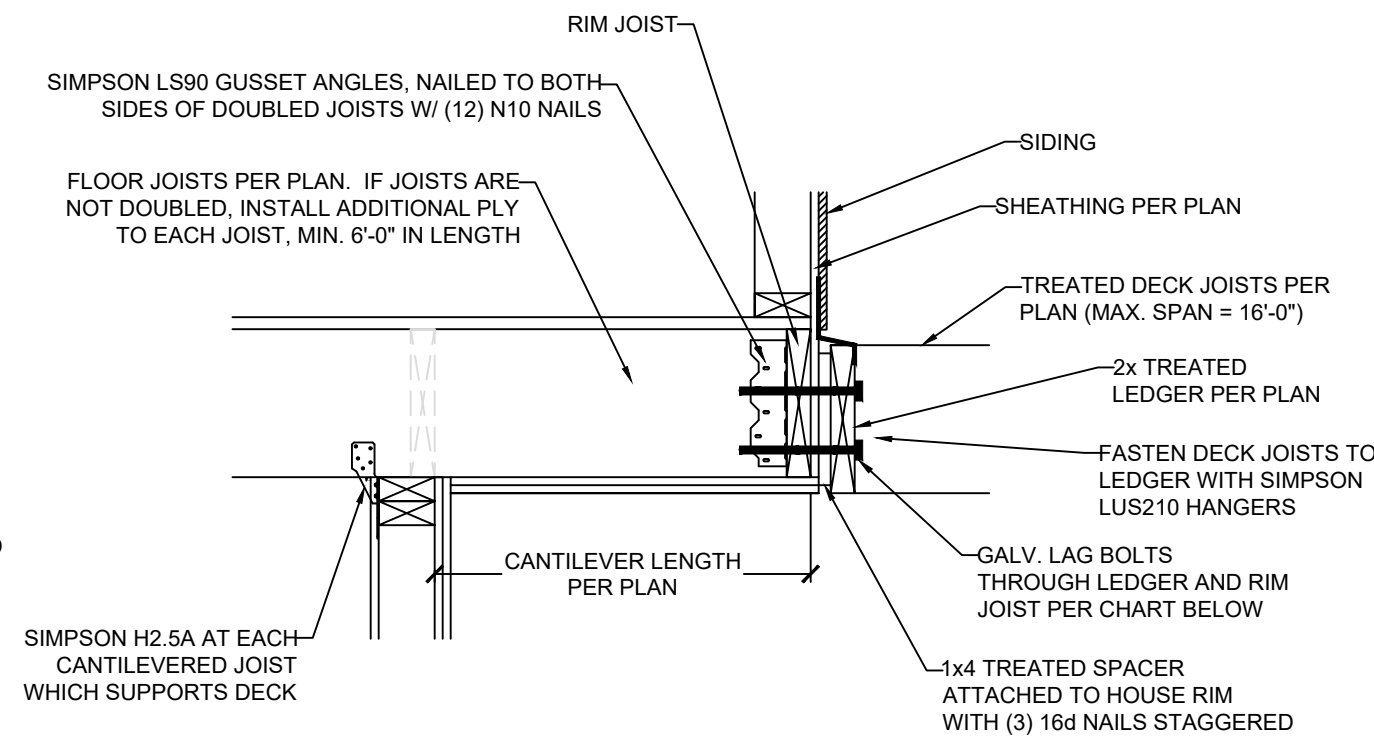
S3.2

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DECK LEDGER ATTACHMENT GUIDE

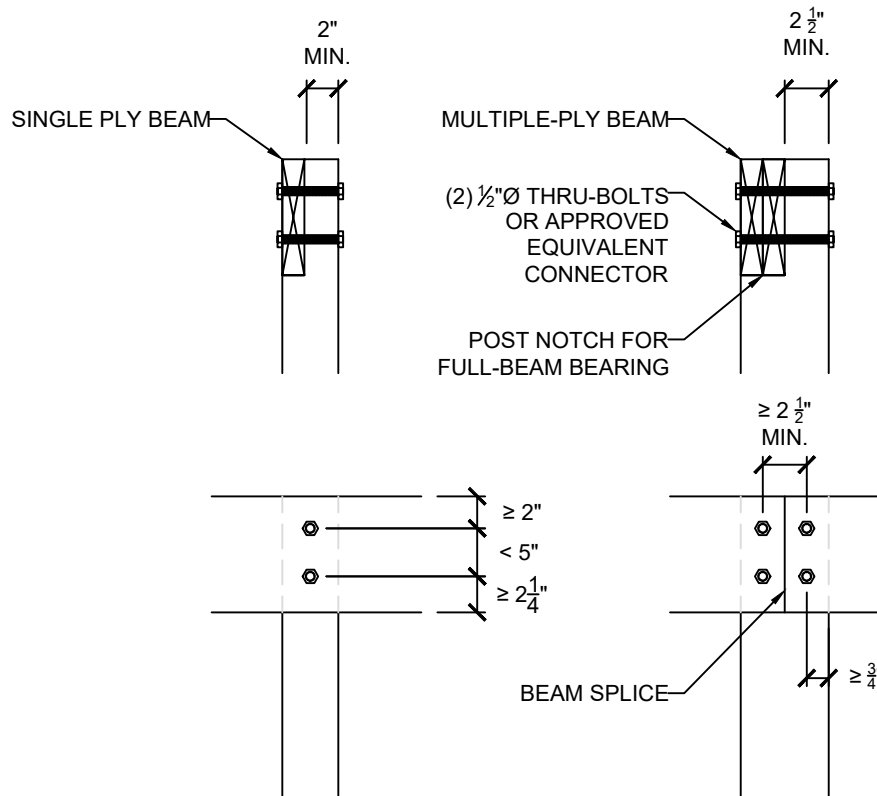
DECK JOIST SPAN	1/2" Ø GALV. LAG OR 3/8" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED



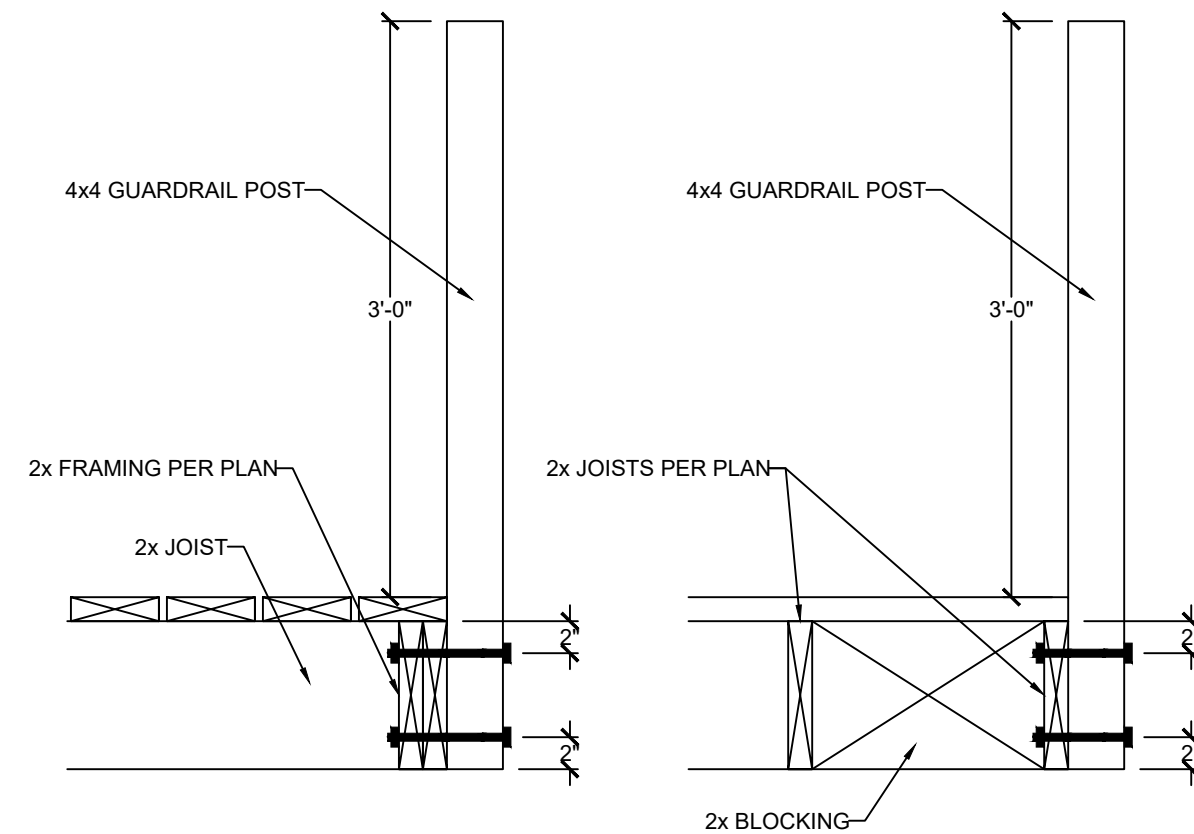
SIMPSON H2.5A AT EACH CANTILEVERED JOIST WHICH SUPPORTS DECK

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

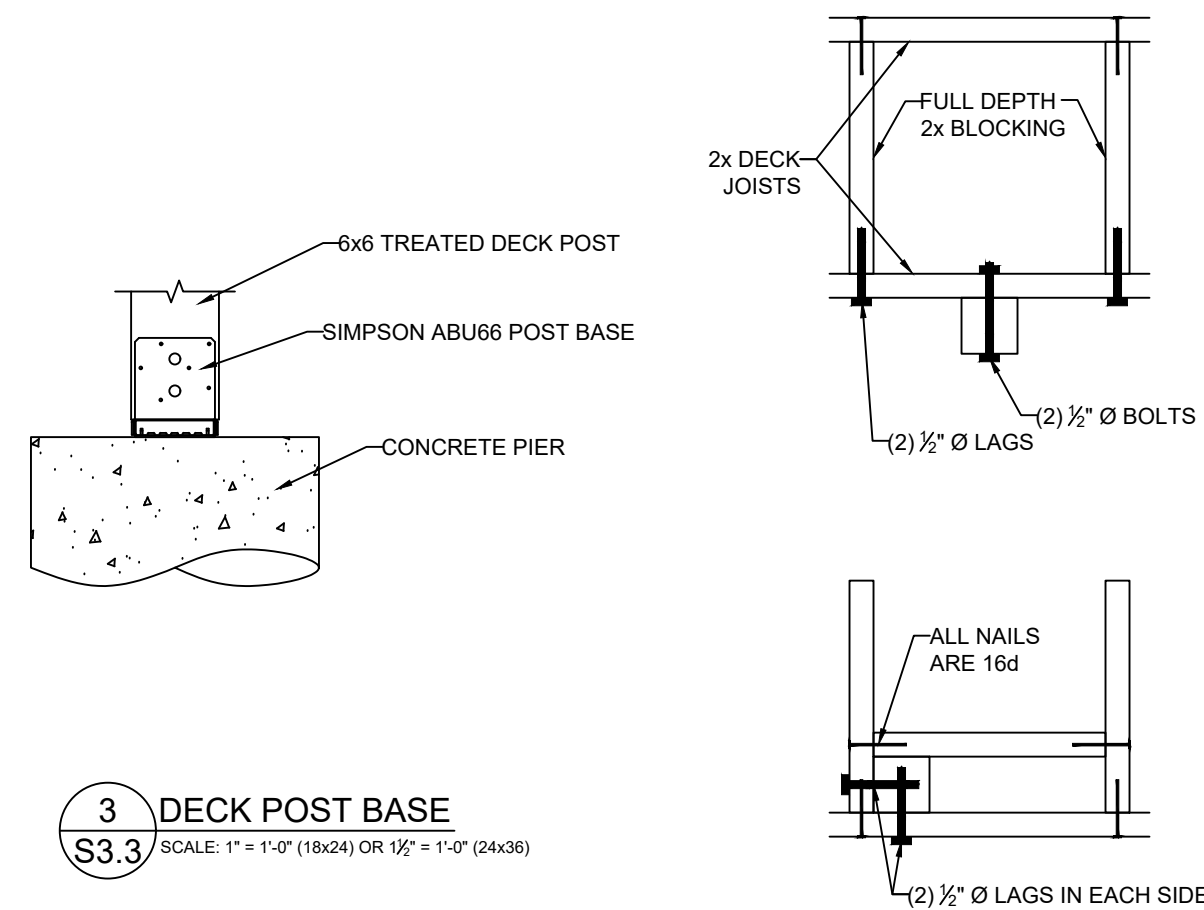
2 CANTILEVER WITH DECK ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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

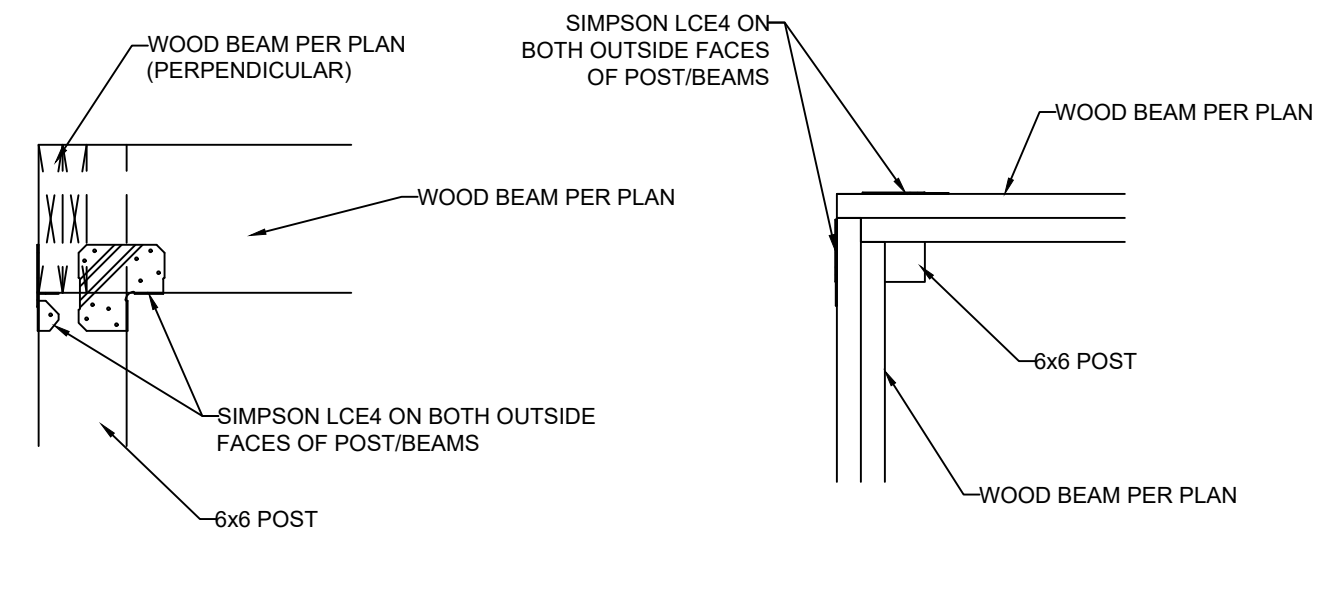


6 GUARDRAIL CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

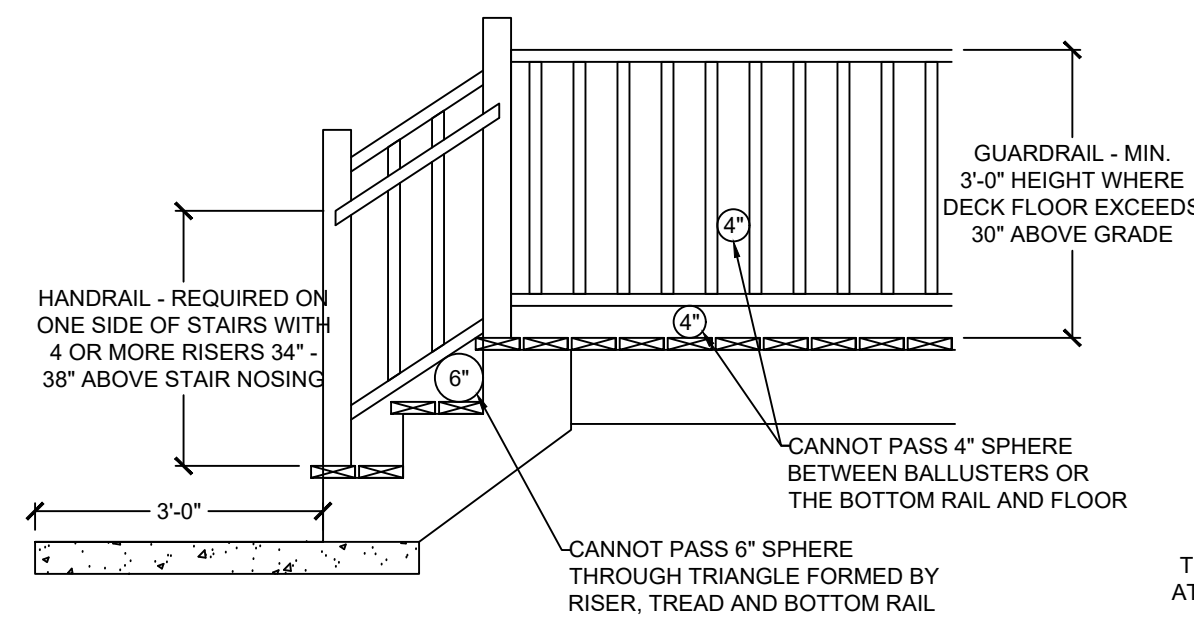


3 DECK POST BASE
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

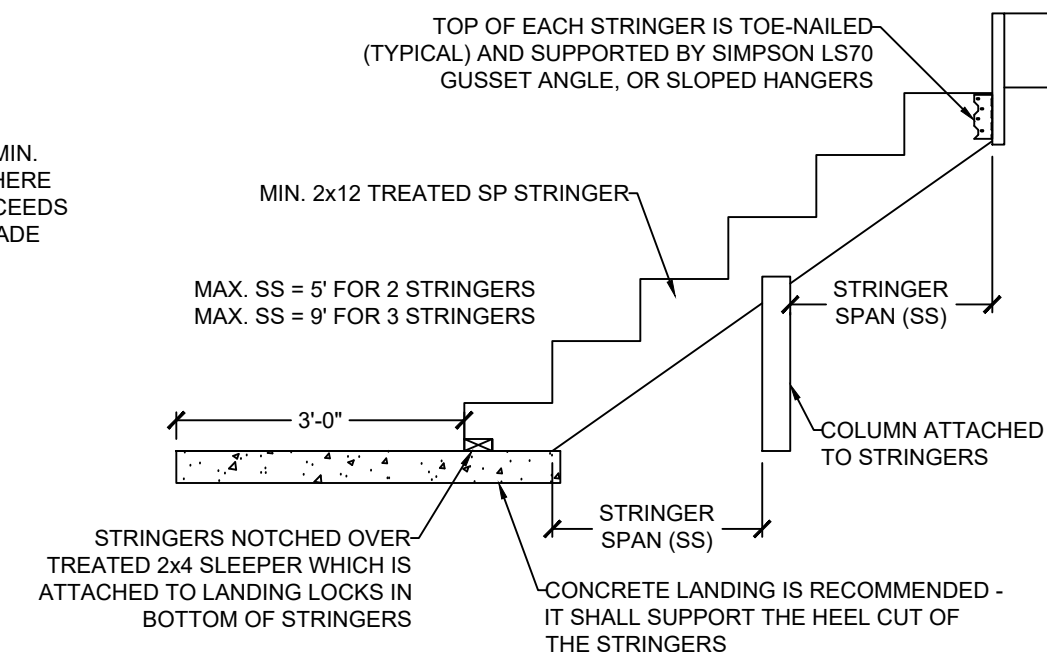
4 REINF. POST CONNECTIONS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



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: 971.255.6099 * MOBILE: 971.255.6099 *
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: RHF061 SPEC
LOT 61, THE RETREAT AT HOOK FARMS
1ST PLAT
LOCATION: L2110 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-201001772
PROFESSIONAL ENGINEER
10-21-2021

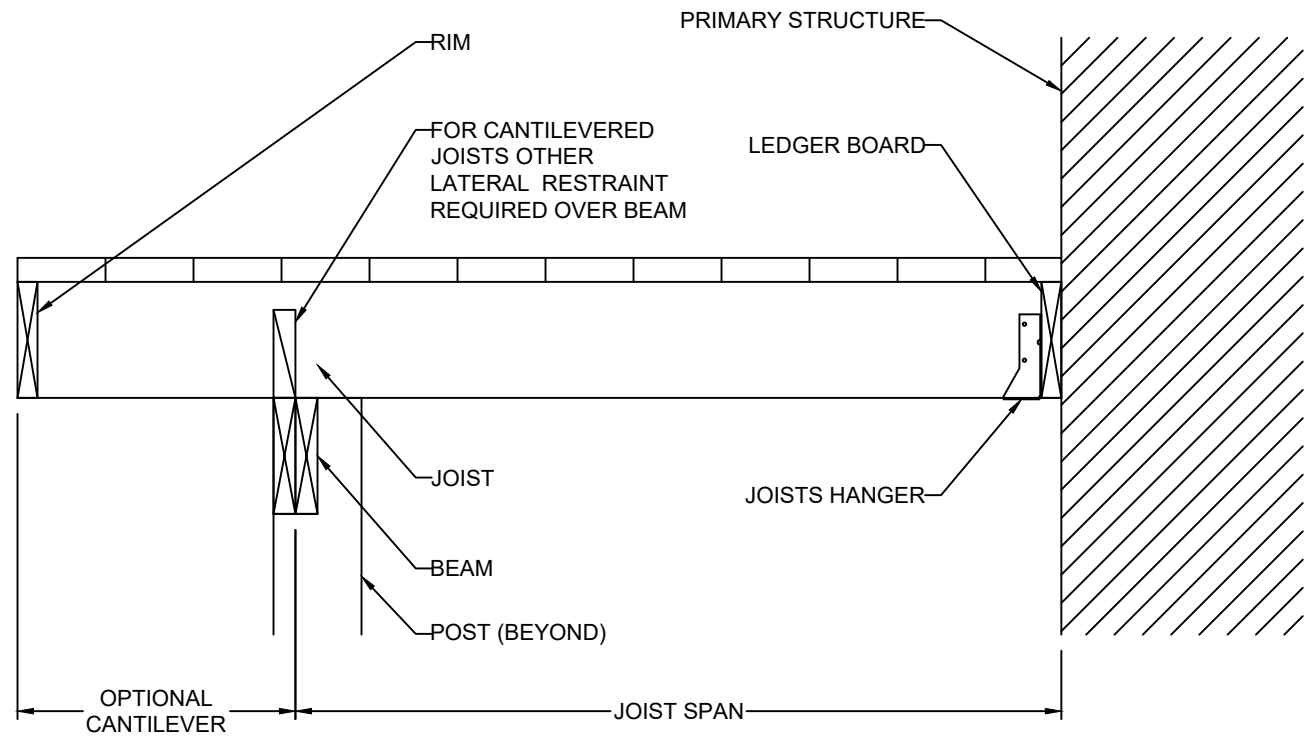
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DETAILS**

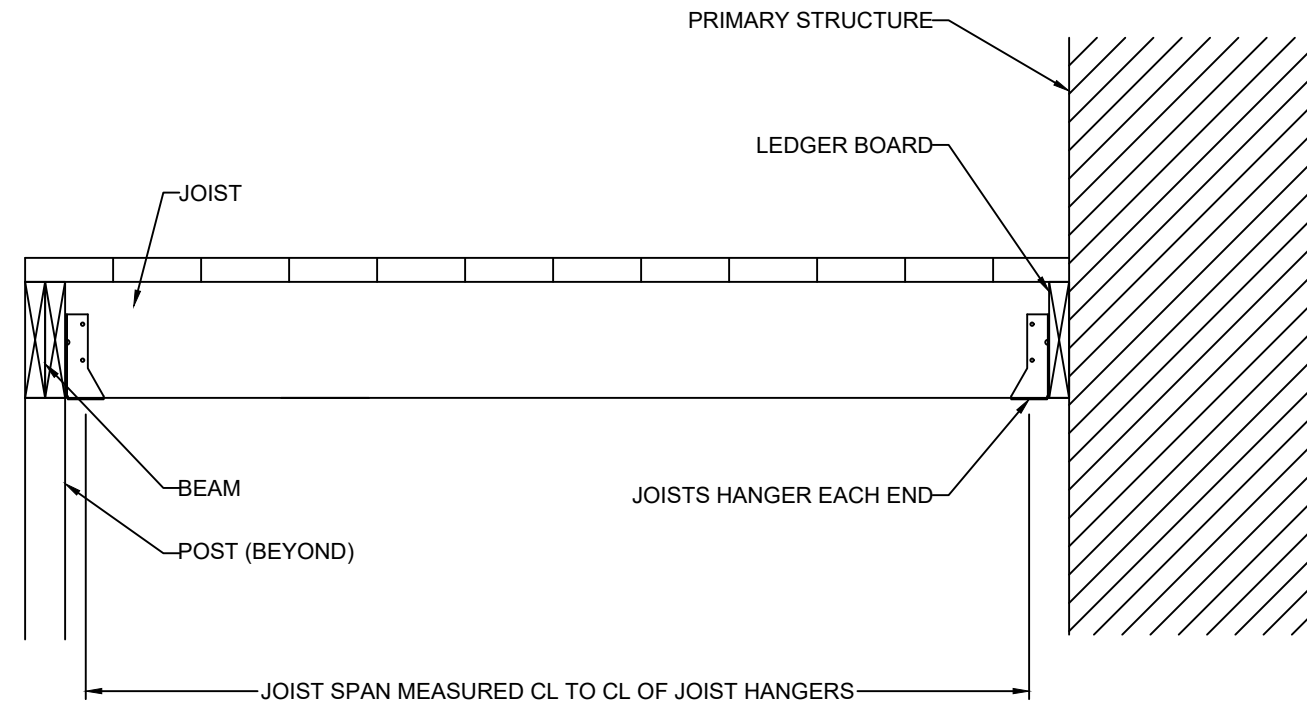
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S3.3

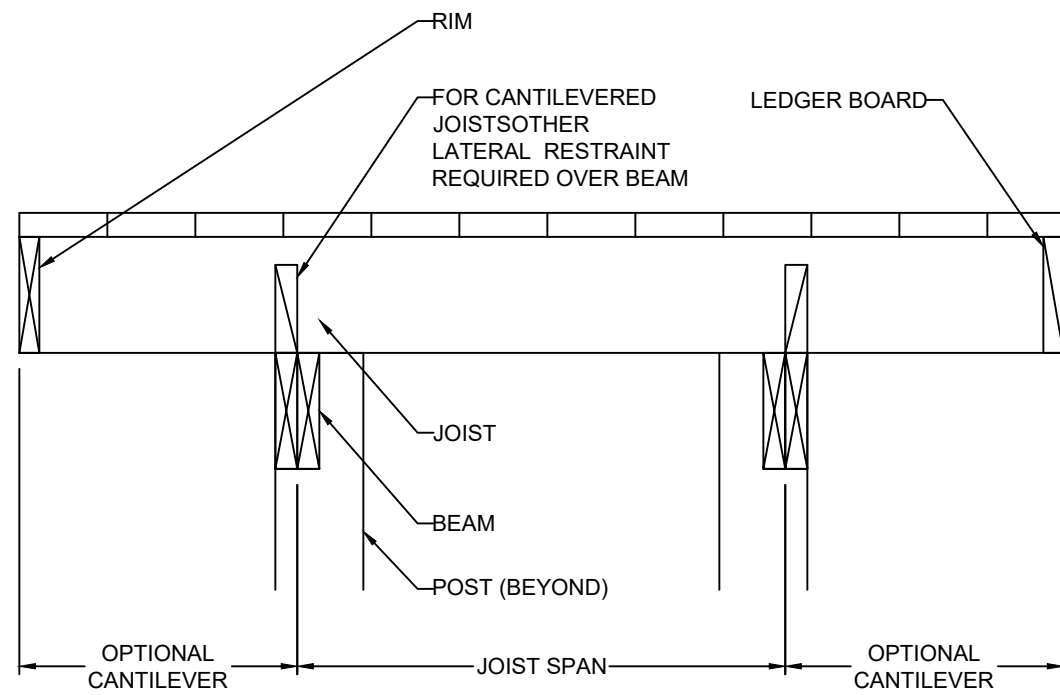
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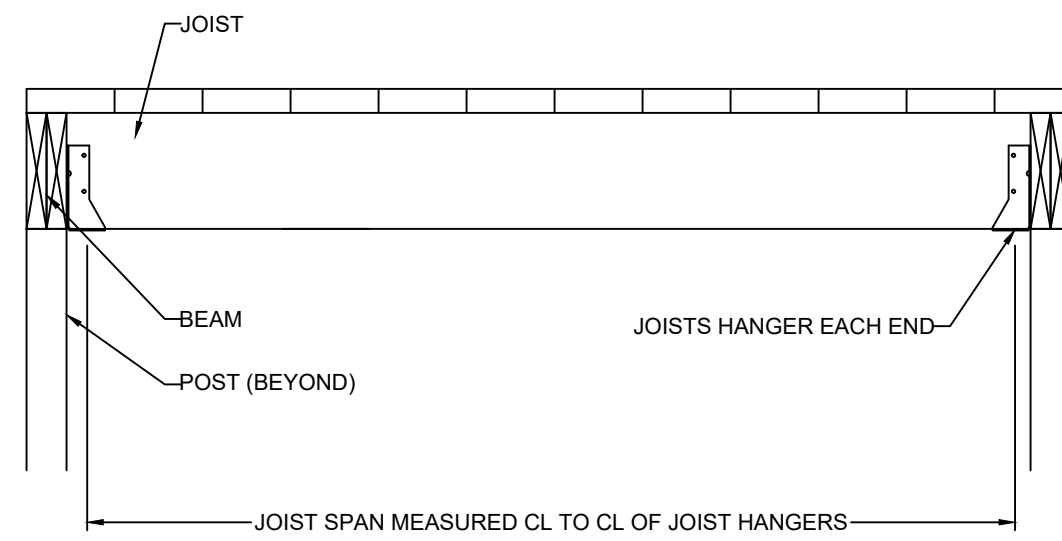
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

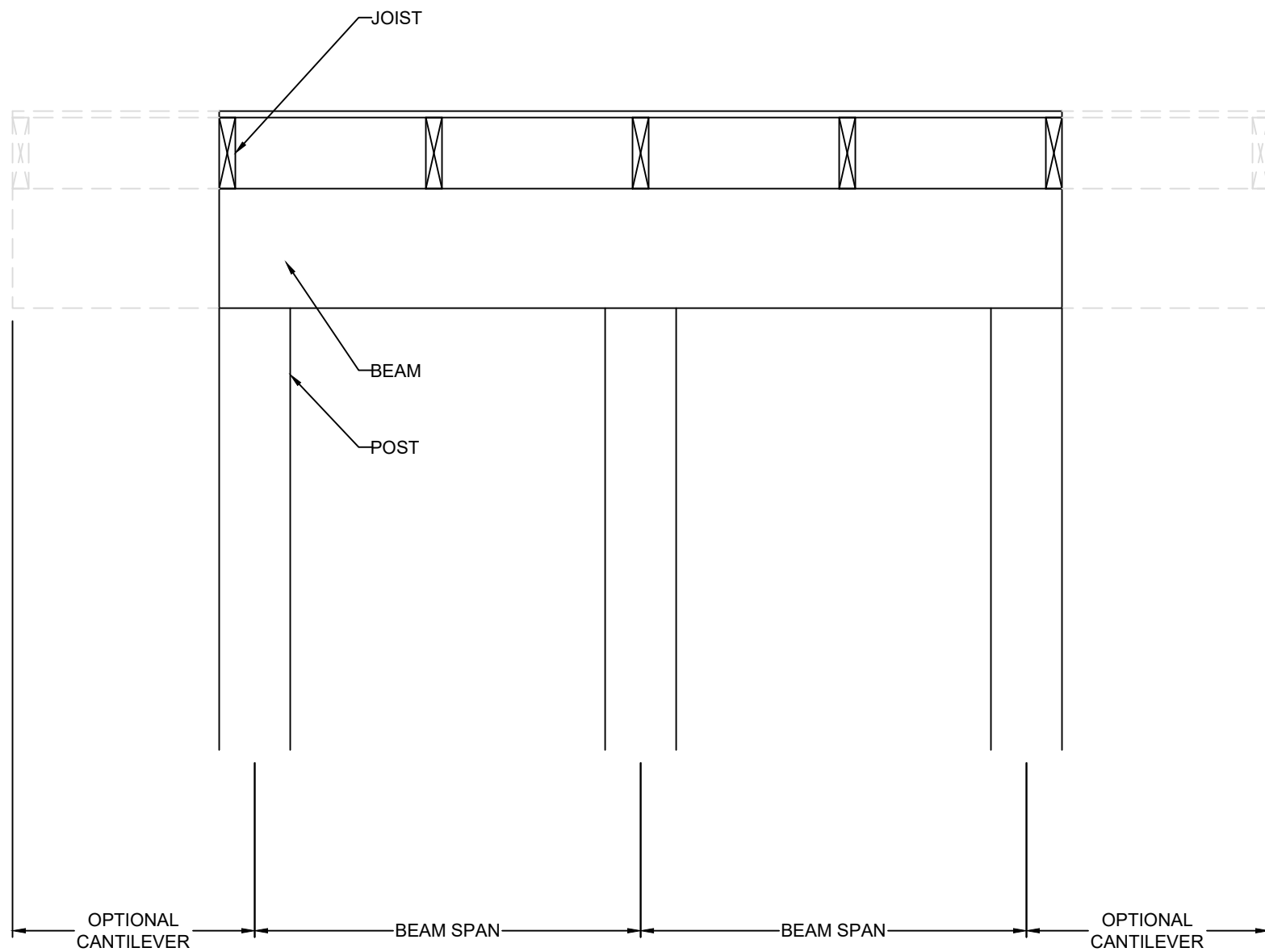


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

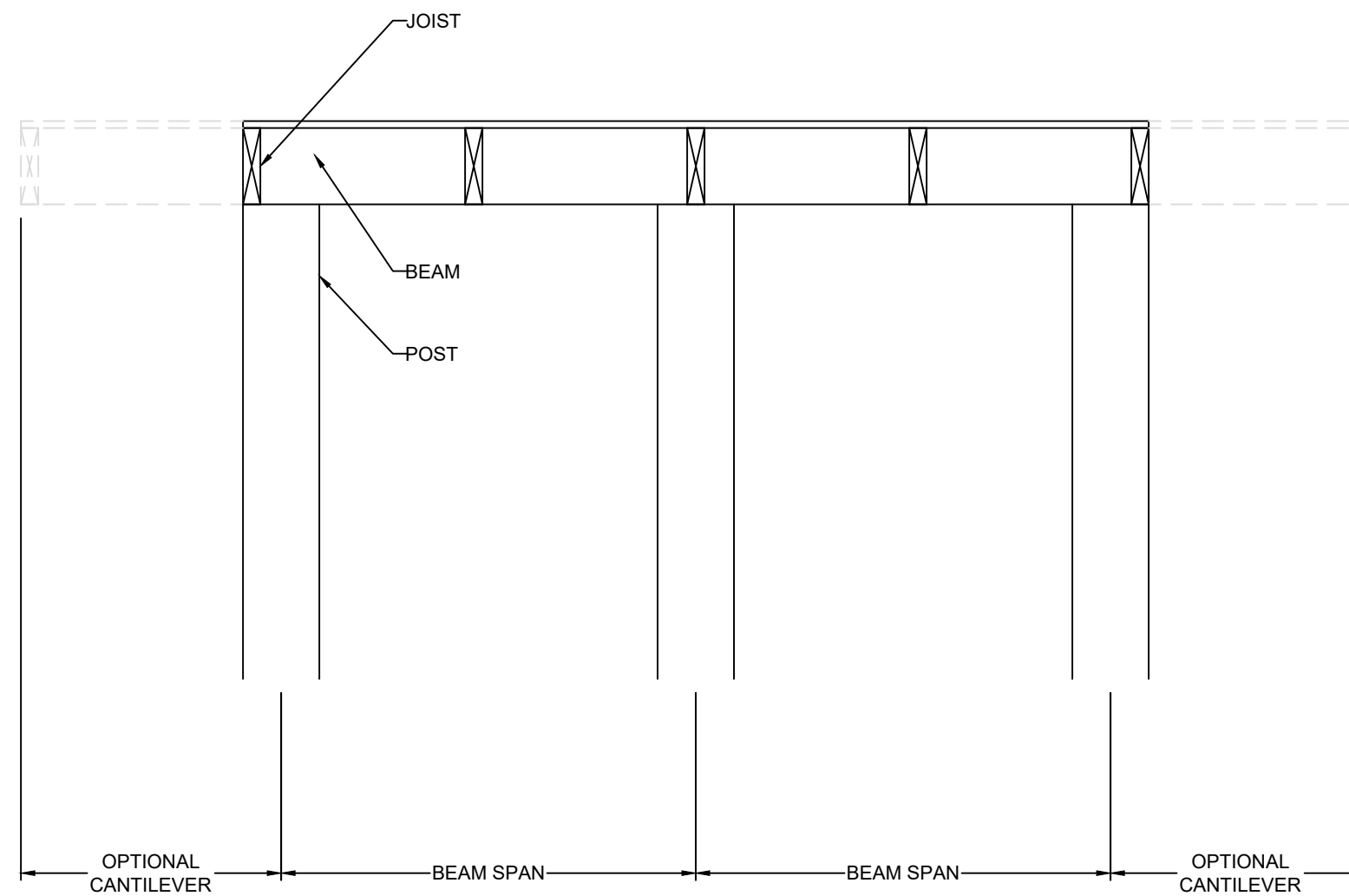


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM

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