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Drawing title:
The
CATALINA
Site Description:
Lot 67, The
Retreat at Hook
Farms
Street Address:

Ln., Lee's Summit,
Missouri
General Contractor:
IQ Construction

2030 SW Red Barn



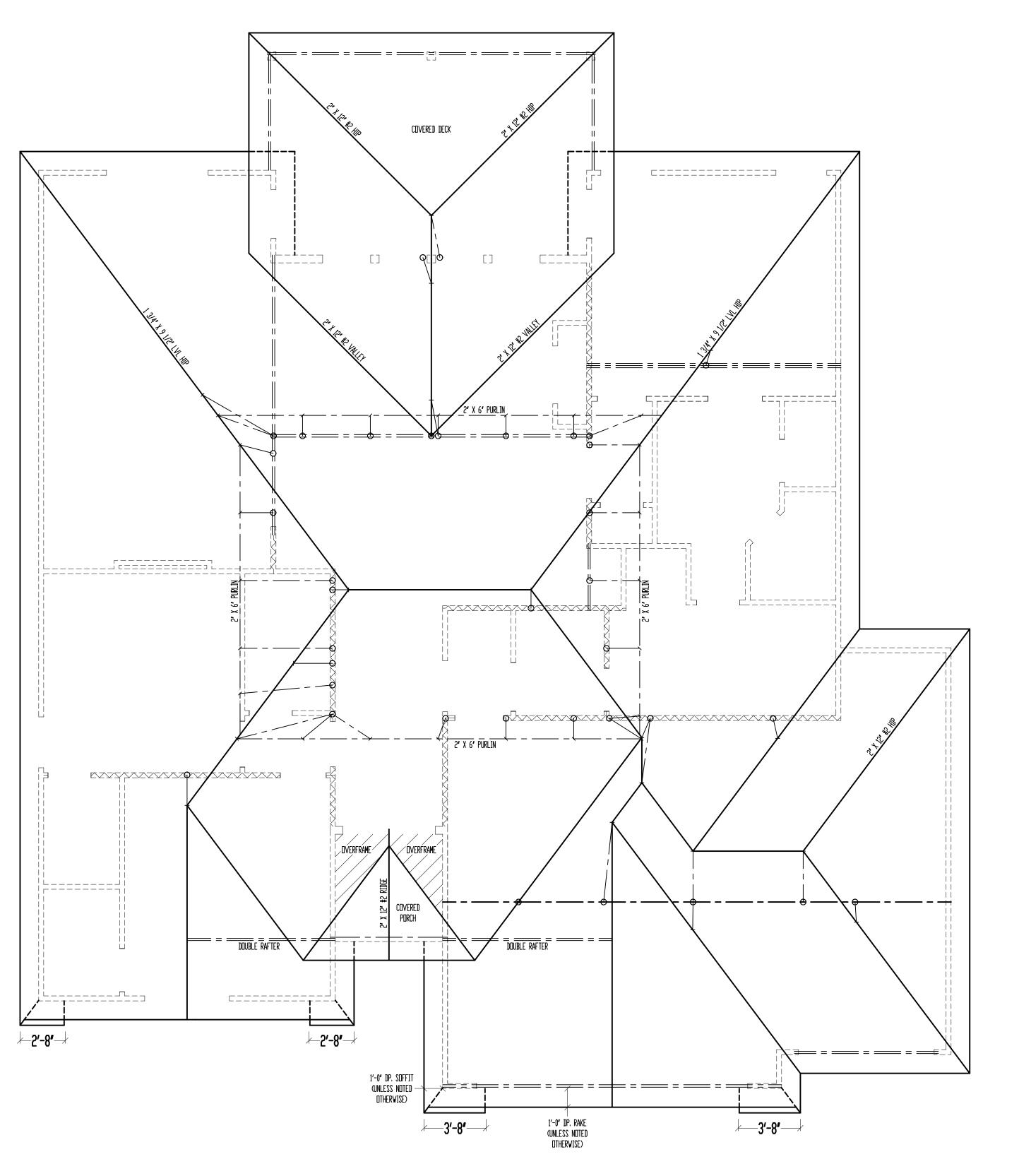
Date: 2 - 16 - AD 2022
Rev. 1: 2 - 24 - AD 2022
Rev. 2:
Rev. 3:

Sheet Title: **ELEVATIONS** 

Sheet No.:

A 1

of 4



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

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

SEE DETAIL 7/S3.2 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 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 MINI	MUM		_
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN	
	#2-2x6	@24″ □.C.	11'-7 <b>"</b>	
$\rangle\rangle\rangle$	#2-2x6	<b>0</b> 16″ □.C.	14'-2 <b>'</b>	<b>/</b> ((
	#2-2x8	@24″ □.C.	14'-8 <b>"</b>	
	#2-2x8	<b>016″</b> □.C.	17'-11 <b>'</b>	
	#2-2x10	<b>0</b> 24 <b>′</b> □.C.	17'-10 <b>"</b>	
	#2-2x10	<b>0</b> 16 <b>′</b> □.C.	21′-11 <b>′</b>	

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

_	HIGHER PE	RFORMANCE (R	ECOMMENDED)			
	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN			
	#2-2x6	@24" D.C.	8'-6 <b>'</b>			
	#2-2x6	016 <b>″</b> □.C.	9'-9 <b>'</b>			
	#2-2x8	@24" D.C.	11'-3 <b>"</b>			
	#2-2x8	<b>0</b> 16 <b>″</b> □.C.	12'-9 <b>'</b>			
	#2-2x10	@24" D.C.	14′-3 <b>″</b>			
	#2-2x10	<b>016</b> ″ □.C.	16′-3 <b>′</b>			
	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.

(1) 2x6 & (1) 2x8 (2) 2x6 & (1) 2x8

CONSULT ARCH./ENGR. >

- PURLIN STRUTS ARE AT 4'-0" D.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" CONFIGURA	TION AND PER THE FOLLOWIN	NG CHART:
PURLIN STRUT	MAX PURLIN STRUT LENGTH	
(2) 2x4	8′-0 <b>′</b>	
(1) 2x4 & (1) 2x6	12′-0 <b>′</b>	

20'-0**'** 

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)

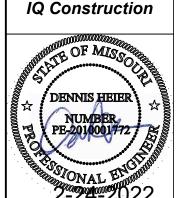
\* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY \* SLASH IS TOP END OF BRACE ( / ), DOT IS BOTTOM OF BRACE ( o ). \* DENOTES BEARING WALL \*---- DENOTES ROOF BRACE \*---- DENOTES PURLIN

\*---- DENOTES BEARING STRUCTURE

Drawing title: The

CATALINA Site Description: **Lot 67, The** Retreat at Hook Farms Street Address:

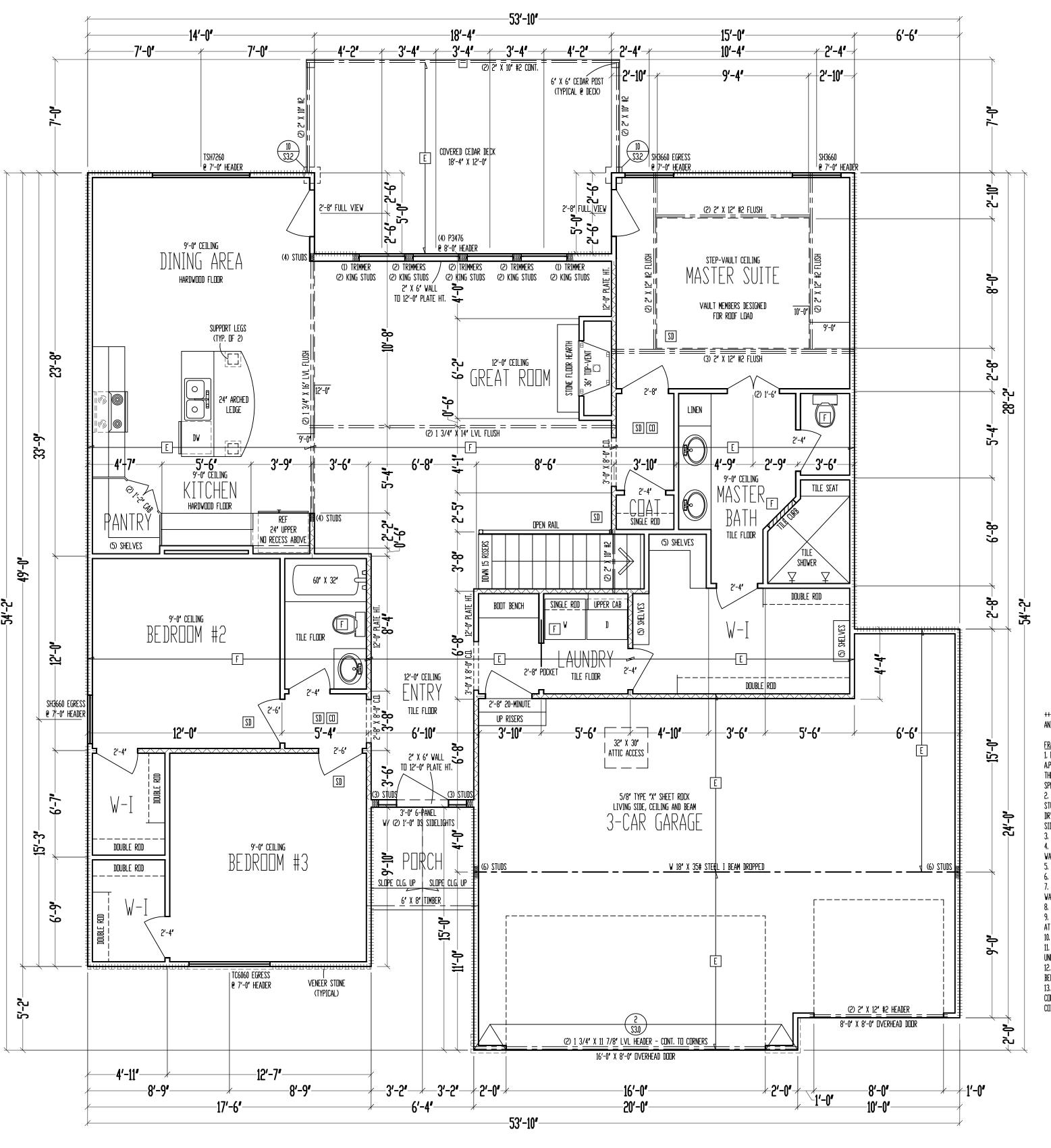
2030 SW Red Barn Ln., Lee's Summit, Missouri General Contractor:



Date: 2 - 16 - AD 2022 Rev. 1: 2 - 24 - AD 2022 Rev. 2: Rev. 3:

Sheet Title: **ROOF PLAN** 

Sheet No.:



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

MAIN LEVEL: 1800 SQ. FT. LOWER LEVEL: 1170 SQ. FT. TOTAL: 2970 SQ. FT.

> GARAGE: 658 SQ. FT. UNFIN. BASEMENT: 499 SQ. FT. COV. OUT/LIV: 227 SQ. FT.

JOIST SCHEDULE 2" X 6" #2 CEILING JOIST @ 16° □.C. 2" X 8" #2 CEILING JOIST

AND PER CALCULATIONS ON SHEET S1.1.

1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.C. IN THE FIELD. SMART PANEL, DR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

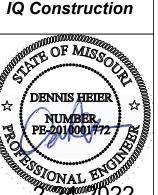
2. \ \ \ \ \ \ \ \ \ = G.B.; 1/2" MIN. GYPSUM BDARD DVER STUDS SPACED 24" MAX FASTENED W/ ND. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS DNE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES) 3. /\/\/\/\/\\/\\ = LOAD BEARING INTERIOR WALL. 4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE. 5. LOW TIES @ 4'-0' D.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' D.C., UNLESS NOTED OTHERWISE.

12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8' D.C. MAX. (WHERE APPLICABLE.) 13. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

Drawing title: The CATALINA Site Description:

Lot 67, The Retreat at Hook **Farms** Street Address: 2030 SW Red Barn Ln.. Lee's Summit. Missouri General Contractor:

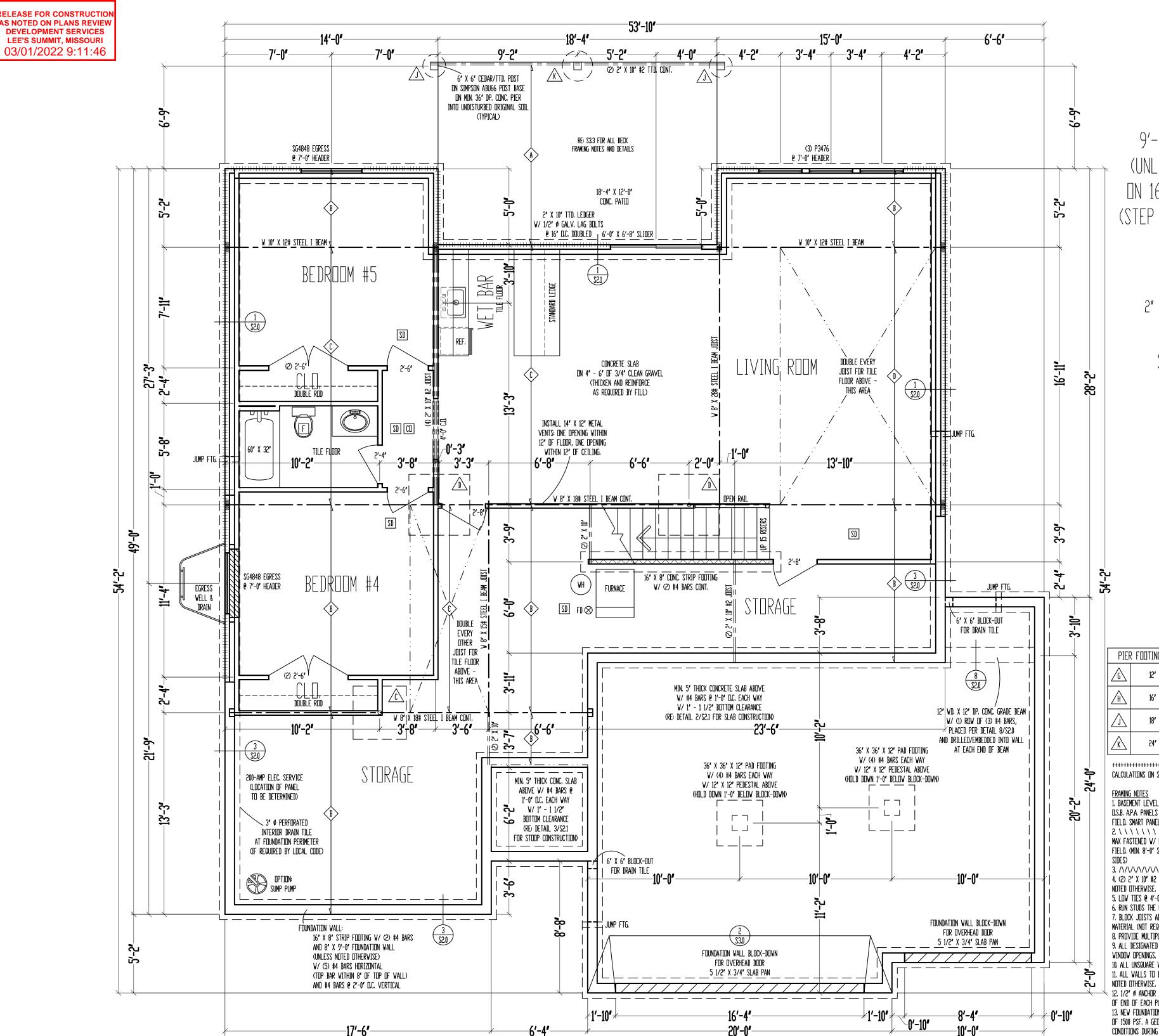


Date: <u>2 - 16 - AD 2022</u> Rev. 1: 2 - 24 - AD 2022 Rev. 2:

Sheet Title: MAIN LEVEL **PLAN** 

Rev. 3:

Sheet No.:



-53'-10**"** 

9'-0" FOUNDATION WALLS (UNLESS NOTED OTHERWISE) ON 16" X 8" STRIP FOOTINGS (STEP WHERE GRADE REQUIRES)

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

	OTECH OCHUMALA						
	STEEL COLUMN &						
	PAD FOOTING SCHEDULE						
Â	3' X 11 GA. STEEL COLUMN ON 30' X 30' X 10' PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5k)						
B	3 1/2" X 11 GA. STEEL COLUMN DN 36" X 36" X 12" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0k)						
<u>Ĉ</u>	3' SCH. 40 STEEL COLUMN ON 42' X 42' X 12' PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5k)						
	3 1/2' SCH. 40 STEEL COLUMN DN 48' X 48' X 12' PAD FOOTING W/ (6) #4 BARS EACH WAY (32.0k)						
<u>F</u>	3 1/2" SCH. 40 STEEL COLUMN DN 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5k)						
F	3 1/2' SCH. 40 STEEL COLUMN DN 60' X 60' X 14' PAD FOOTING W/ (8) #4 BARS EACH WAY (50.0k)						

PIER FOOTING SCHEDULE			JOIST SCHEDULE				
<u>(i)</u>	12" Ø PIER FTG.		(A)	2" X 10" #2 TREATED FLOOR JOIST @ 16" D.C.			
Ĥ\	16' Ø PIER FTG.		(B)	2' X 10' #2 FLOOR JOIST @ 16' O.C.			
$\triangle$	18' Ø PIER FTG.		⟨¢⟩	2' X 10' #2 FLOOR JOIST @ 16' O.C DOUBLE EVERY OTHER			
K	24' Ø PIER FTG.		(1)>	2' X 10' #2 FLOOR JOIST @ 16' D.C DOUBLE EVERY ONE			

CALCULATIONS ON SHEET S1.1.

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16' D.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6' D.C. AT EDGES & @ 12' D.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/ ND. 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" D.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH

3. /\/\/\/\/\/\/\ = LOAD BEARING INTERIOR WALL. 4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS

5. LOW TIES @ 4'-0" D.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' D.C., UNLESS

= 12. 1/2" Ø ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" D.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. 14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

Drawing title: The CATALINA Site Description: Lot 67, The Retreat at Hook Farms

Street Address: 2030 SW Red Barn Ln., Lee's Summit. Missouri

General Contractor: **IQ** Construction



Date: <u>2 - 16 -</u> AD 2022 Rev. 1: 2 - 24 - AD 2022 Rev. 2: Rev. 3:

Sheet Title: **FOUNDATION** 

PLAN

Sheet No.:

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW **DEVELOPMENT SERVICES** 03/01/2022 9. PESCRIPTION OF BUILDING ELEMENTS

ROOF BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP 4-8d (2½" x 0.113") **TOENAIL** PLATE, TOE NAIL CEILING JOISTS TO PLATE. TOE NAIL 4-8d (2½" x 0.113") PER JOIST, TOENAIL CEILING JOISTS NOT ATTACHED TO PARALLEL 4-10d (3" x 0.128") FACE NAIL RAFTER, LAPS OVER PARTITIONS, FACE NAIL CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT) TBLE R802.5.2 FACE NAIL COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. 4-10d (3" x 0.128") FACE NAIL, EACH RAFTER RIDGE STRAP TO RAFTER 3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON 2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON RAFTER OR ROOF TRUSS TO PLATE NAILS (3" x 0.148") OPPOSITE SIDE OF EACH RAFTER OR TRUSS ROOF RAFTERS TO RIDGE, VALLEY, OR HIP 4-16d (3  $\frac{1}{2}$ " x 0.135") - TOENAIL; 3-16d BOX (3  $\frac{1}{2}$ " x RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE TOENAIL, END NAIL 0.135") - END NAIL BEAM WALL STUD TO STUD (NOT AT BRACED WALL PANELS) 10d (3" x 0.128") 16" O.C. FACE NAII STUD TO STUD AND ABUTTING STUDS AT 12" O.C. FACE NAIL 16d (3½" x 0.135") INTERSECTING WALL CORNERS (AT BRACED WALL PANELS) 12" O.C. EACH EDGE FACE NAIL 16d (3½" x 0.135") BUILT-UP HEADER, TWO PIECES WITH ½" SPACER TOENAIL 4-8d (2½" x 0.131") CONTINUOUS HEADER TO STUD 10d (3" x 0.128") 12" O.C. FACE NAIL TOP PLATE TO TOP PLATE FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" 8-16d COMMON (3 ½" x 0.162") DOUBLE TOP PLATE SPLICE LAP SPLICE LENGTH EACH SIDE OF END JOINT) BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST 16" O.C. FACE NAIL 16d COMMON (3 $\frac{1}{2}$ " x 0.162") OR BLOCKING (NOT AT BRACED WALL PANELS) BOTTOM PLATE TO JOIST RIM JOIST BAND JOIST 3 EACH 16" O.C. FACE NAIL 3-16d BOX (3 ½" x 0.135") OR BLOCKING (AT BRACED WALL PANEL) TOENAIL, END NAIL (SEE LEFT) 4-8d BOX (2  $\frac{1}{2}$ " x 0.113") - TOENAIL; 3-16d BOX (3  $\frac{1}{2}$ " x TOP OR SOLE PLATE TO STUD, END NAIL 0.135") - END NAIL 3-10d BOX (3" x 0.128") TOP PLATES, LAPS AT CORNERS AND FACE NAIL INTERSECTIONS FACE NAII 3-8d BOX ( $2\frac{1}{2}$ " x 0.113") 1" BRACE TO EACH STUD AND PLATE FACE NAIL 3-8d BOX (2 ½" x 0.113") 1"x6" SHEATHING TO EACH BEARING FACE NAIL 3-8d BOX (2  $\frac{1}{2}$ " x 0.113") - FACE NAIL; WIDER THAN 1"x8" SHEATHING TO EACH BEARING 1"x8" - 4-8d BOX (2 ½" x 0.113") FLOOR TOE NAIL 4-8d BOX (2 $\frac{1}{2}$ " x 0.113") JOIST TO SILL, TOP PLATE, OR GIRDER RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OF 4" O.C. TOE NAIL 8d BOX (2 ½" x 0.113") TOP PLATE (ROOF APPLICATIONS ALSO) FACE NAIL 3-8d BOX (2 $\frac{1}{2}$ " x 0.113") 1" x 6" SUBFLOOR OR LESS TO EACH JOIST BLIND AND FACE NAIL 3-16d BOX (3  $\frac{1}{2}$ " x 0.135") 2" SUBFLOOR TO JOIST OR GIRDER AT EACH BEARING, FACE NAIL 3-16d BOX (3  $\frac{1}{2}$ " x 0.135") 2" PLANKS (PLAN & BEAM - FLOOR AND ROOF) END NAIL 3-16d COMMON (3 ½" x 0.162") BAND OR RIM JOIST TO JOIST 24" O.C. FACE NAIL AT TOP AND BOTTOM 10d BOX (3" x 0.128") BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS AT EACH JOIST OR RAFTER, FACE NAIL 4-16d BOX (3 ½" x 0.135") LEDGER STRIP SUPPORTING JOISTS OR RAFTERS EACH END, TOENAIL 2-10d BOX (3" x 0.128")

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

NUMBER AND TYPE OF FASTENER

SCRIPTION OF BUILDING MATERIAL	FASTNER SCHEDULE FOR S DESCRIPTION OF FASTENER	R STRUCTURAL MEMBERS EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHE
WOOD STRUCTURAL PANELS, SU	BFLOOR, ROOF AND INTERIOR WALL SHE	ATHING TO FRAMING AND PARTICLEBOA	RD WALL SHEATHING TO FRAMING
¾" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
<sup>19</sup> / <sub>32</sub> " - 1"	8d COMMON NAIL (2½" x 0.131")	6	12
11/8" - 11/4"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL	SHEATHING 1	
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{4}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
25" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{3}{4}$ " GALVANIZED ROOFING NAIL, $\frac{7}{16}$ " HEAD DIAMETER, OR $1\frac{1}{2}$ " LONG 16 GA. STAPLE WITH $\frac{7}{16}$ " OR 1" CROWN	3	6
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
%" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
W	OOD STRUCTURAL PANELS, COMBINATIO	N SUBFLOOR UNDERLAYMENT TO FRAM	ING
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
½" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
1½" - 1½"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

BRIDGING OR BLOCKING TO JOIST

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

### **FOUNDATION NOTES**

SPACING AND LOCATION

CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLABS

THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTION'S RESIDENTIAL FOUNDATION

STANDARDS PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A

MINIMUM 20 GALLON SUMP PIT FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY

SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES. FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLERANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE

FOR FROST PROTECTION. CONCRETE PADS SUP0PORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 1'-0" DEEP WITH A

MINIMUM OF (4) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HOIZONTAL GRADE 40 #4 BARS

AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0 REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)

INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND. GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES

IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ½" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6

13. FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET 14. THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT

DISCHARGES TO THE EXTERIOR, ABOVE GRADE

ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS 16. ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) #2 - 2x10's, UNLESS NOTED OTHERWISE

BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A MINIMUM OF 1/8

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

WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4's FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4's TO JOIST(S)/SILL PLATE WITH (4) 10d NAILS.

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

JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD. JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE **COLD-FORMED STEEL JOIST HANGERS** 

JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT EN DS BY FULL-DEPTH SOLID BLOCKING MIN. 1/4" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT

ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3

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

ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ⅓ OF VERTICAL DISTANCE BETWEEN CEILING AND

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

PER IRC SECTION 501.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)

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

ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.

WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.

34. ALL ROOF SHEATHING SHALL BE  $\frac{7}{16}$ " OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

35. GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR, ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE

BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0" 36. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

37. ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" TO 1/2" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/5 OF THE AREA OF SPACE VENTILATED. EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

# **EMERGENCY EGRESS**

38. PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.

39. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

# MASONRY VENEER

40. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN %" MORTAR OR GROUT COVER TO OUTSIDE FACE.

41. VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8"

42. EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.

VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

## GARAGE NOTES

44. DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1%" SOLID CORE OR HONEY-COMBED STEEL

DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE

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

### **GARAGE NOTES (CONTINUED)**

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM %" GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM %" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS

SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH 5/8" GYP. BOARD. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 21/2"" x 0.120" NAILS AT 7" O.C. STAGGERED WITH (7) 31/4" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

### **DESIGN LOADING (PER TABLE R301.5)**

DEGIGIN ECADINO (I EIN TABLE 1001.0)						
MINIMUM UNIFORMLY DISTRIB						
USE	LIVE LOAD	DEAD LOAD				
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10				
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10				
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10				
BALCONIES (EXTERIOR) AND DECKS	40	10 <sup>d</sup>				
FIRE ESCAPES	40	10				
GUARDRAILS AND HANDRAILS <sup>a</sup>	200 <sup>c</sup>	-				
GUARDRAIL IN-FILL COMPONENTS <sup>b</sup>	50 <sup>c</sup>	-				
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION				
ROOMS OTHER THAN SLEEPING ROOM	40	10 <sup>d</sup>				
SLEEPING ROOM	30	10 <sup>d</sup>				
STAIRS	40	10 <sup>d</sup>				

a. A single concentrated load applied in any direction at any point along the top

b. Guard in-fill components (all those except the handrail), ballusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.

c. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.

d. An additional dead loading of 10 psf shall be applied where thinset tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed

### INSULATION/EFFICIENCY

BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THE 2012 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)

CATHEDRAL -VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON

INSULATION AND FENESTRATION REQUIRE CLIMATE ZONE	MENTS BY COMPONENT (TABLE N1102.1.1)  4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENSTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

N1103.2.2 (R403.2.2) SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC **EXCEPTIONS:** 

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

WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT

CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM. INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

**EXCEPTION:** THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

ME	MECHANICAL VENTILATION SYSTEM FAN EFFICACY							
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)					
RANGE HOODS	ANY	2.8	ANY					
IN-LINE FAN	ANY	2.8	ANY					
BATHROOM, UTILITY ROOM	10	1.4	90					
BATHROOM, UTILITY ROOM	90	2.8	ANY					



'SPEC THE RETREAT SW RED BARN L S SUMMIT, MISSC RHF067 LOT 67, 2030 S LEE'S

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RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW **DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI 03/01/2022 9:11:46

## **RESIDENTIAL SEISMIC & WIND ANALYSIS**

				INPUT
DETERMINE WEIGHT OF HOUSE:				CALCULATED VALUE
LOCATION		DEAD LOAD (psf)	AREA (ft <sup>2</sup> )	WEIGHT (lbs.)
ROOF		10	2724	27240
CEILING		10	2724	27240
FIRST FLOOR		10	2724	27240
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
FIRST FLOOR EXT. WALL DL	228	10	10	22800
		DEAD LOAD (psf)	AREA (ft2)	WEIGHT (lbs)
FIRST FLOOR INT. PARTITION WALL DL		6	2724	16344

THE PERSON NAMED IN THE PE				· ·		10011	
	PRO	JECTED AREAS (WIND	DESIGN PER 115 MPH	3-SECOND GUST, EXPOSI	JRE C AND MEAN ROOF HEIGHT <= 30	) FT ASSUMED)	
	FRONT	-TO-BACK			SIDE-TO-S	IDE	
	AREA	LOAD			AREA	LOAD	
SLOPED ROOF	243	2067		SLOPED ROOF	508.5	4273	
VERT. ROOF	176	2188	CUMULATIVE	VERT. ROOF	0	0	CUMULATIVE
1ST	581.13	7225	11552	1ST	672.87	8259	12605
BSMT <sup>a</sup>	0	0	0	BSMT <sup>a</sup>	100	1416	7718
			PRESSURE (PSI	F) - 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	10.566
MEAN ROOF HT., h 20							
a) If there is a walkout	wall to be sheathed, det	ermine tributary wind area	a and enter here. If no wa	alkout, enter 0 for area.			

 $q_{z10}$ =0.00256 $K_zK_{zt}K_dV^2$  (ASCE7-10 Velocity Pressure)

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

1ST FLOOR TRIBUTARY WEIGHT BASEMENT TRIBUTARY WEIGHT  $\ensuremath{\mathsf{S}}_{\ensuremath{\mathsf{S}}}(\ensuremath{\mathsf{SITE}}\xspace$  GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP) F<sub>a</sub> (from ASCE7 Table 11.4-1)  $S_{DS}$  (= 2/3 \*  $S_S$  \*  $F_a$ ) R (from ASCE7 Table 12.2-1)

12.0% 0.128

		SEISMIC SHEAR		
LOCATION			From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S <sub>DS</sub> * W / R) (lbs.)
1ST FLOOR				1557
BASEMENT				1557

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/15" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penatration@ 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)	7/15" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penatration@ 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)	7/15" APA Rated Plywnod/OSB	1-1/2" 16gs. Staples w/ 1" penatration@ 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 SDPW 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 SDPW 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.	410	AF&PA SDPW Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 <sup>1</sup> / <sub>4</sub> " Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacture specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	4
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	4
	_

		_
WIDTH OF 1ST STORY (FT.)	52.83	WID.
DEPTH OF 1ST STORY (FT.)	61.17	DEF
BACK WALL OF GARAGE (FT.)	0	
GAR WALL: 1=F-B 2=S-S	2	

TH OF 2ND STORY (FT.)

			EXTER	RIOR STRUCTURAL WALL I	ENGTHS (ft.) & RESISTANCES			
		SE	ISMIC		WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
1ST FLOOR	77	21560	35	9800	77	30184	35	13720
BASEMENT	0	0	21	5880	0	0	21	8232
				_				
		ADDITIONAL RESIS	TANCE REQUIRED		Anchor Bolt Spacing	(in.)	16d Nail Spacing req'd at	bottom plate (in
		SEISMIC	WIND		diameter (in.)	0.5	1st Floor F-B	29
1ST FLOOR FRONT-T	O-BACK	0	0		Shear value (per NDS)	944	1st Floor S-S	23
1ST FLOOR SIDE-TO-	1ST FLOOR SIDE-TO-SIDE		0		Spacing F-B (inches)	191.9		
BASEMENT FRONT-T	BASEMENT FRONT-TO-BACK		0		spacing S-S (inches)	151.9		
BASEMENT SIDE-TO-	SIDE	0	0	1				

r											
	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 CALCUL ATION	C EOD DODTAL EDAME	OR REDEORATED SUE	AD WALL DECISTANCE CA	DACITIES (IE ADDI ICADI E)							

\*\*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

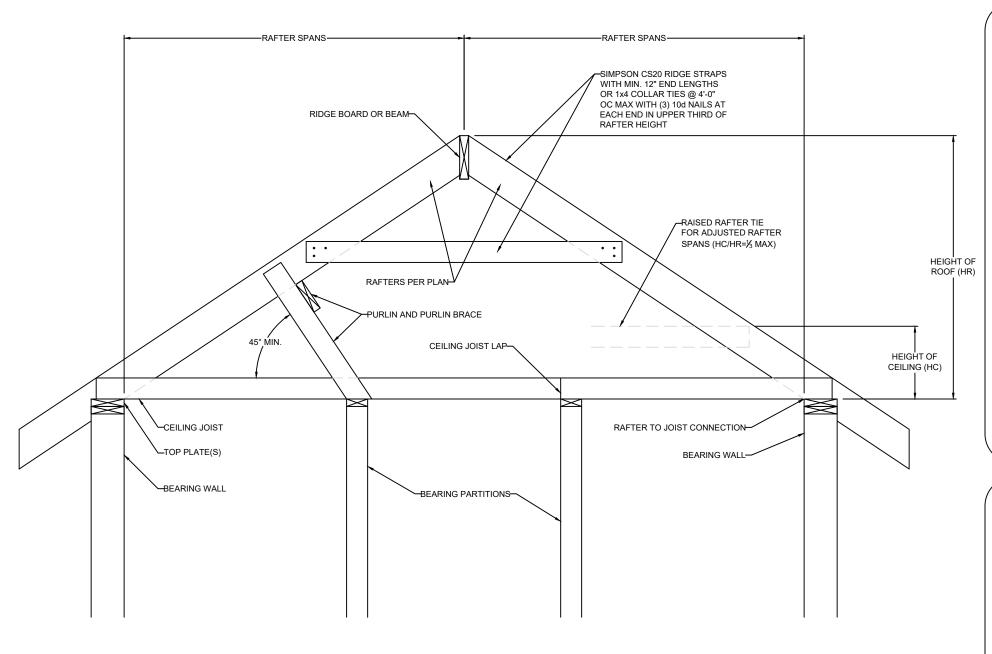
PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 IS REQUIRED

ALL LATERAL BRACE	LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS, THEREFORE, NO INTERIOR BRACING PER 2012 IRC SECTION R502.2.1 15 REQUIRED								
	WIND UPLIFT ANALYSIS								
	X/12 DEGREES								
ROOF PITCH (MAX)	8	33.7	PITCH OF 6 OR LESS:	FCH 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	230	-1.08					
	TOTAL AREA (FT <sup>2</sup> )	ZONE E AREA (FT <sup>2</sup> )	ZONE G AREA (FT <sup>2</sup> )	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)		
MAIN ROOF**	3231.6111	-404.297424	3635.908524	-1.08	-0.36	-872	-3.8		
*ALONG PERIMETER		TOTAL UPLIFT PER LINEAL F	FOOT ALONG EXTERIOR (PO	UNDS)	-4.9	UPLIFT OK			
**INSIDE EXTERIOR V	VALLS	RESISTANCE DUE TO DEAD	WEIGHT & (3) 10d TOENAILS		251.6				

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

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

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



1 BRACED RAFTER CONSTRUCTION

Combustion Air Calculation 51.1 Per 2012 IRC Section G2407.5

100000 BTU/h Appliance #1 Furnace Appliance #2 Appliance #3 50000 BTU/h Water Heater

Total BTU/hr

Area of Combined Space (floor where appliances are located) Ceiling Height in Usable Space

1192 ft<sup>2</sup> 8.5 ft

150000 BTU/h

BTU/h

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

Is floor where appliances are located open to adjacent level? If Yes, what is the area of open space adjacent to appliance area?

Per 2012 IRC Section G2407.5.1 (Standard Method), the minimum required volume shall be 50 cubic feet per 1,000 BTU/hr (Total BTU/hr / 1,000 BTU/hr x 50 ft<sup>3</sup>)

Required air space in combined areas:

7500 ft<sup>3</sup>

Required combined area:

882 ft<sup>2</sup>

Area of Combined Space > Required combined area?

OK

Per Section G2407.5.3.1, each opening shall have a minimum free area of 1 square inch per 1,000 BTU/hr of the total input rating of all appliances in the space, but not less than 100 square inches. One opening shall commence within 12 inches of the top and one opening shall commence within 12 inches of the bottom of the enclosure. The minimum dimension of air openings shall be not less than 3 inches.

150 in<sup>2</sup> Minmum required opening area: Minimum grill size: 14 x 11 (inches)

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

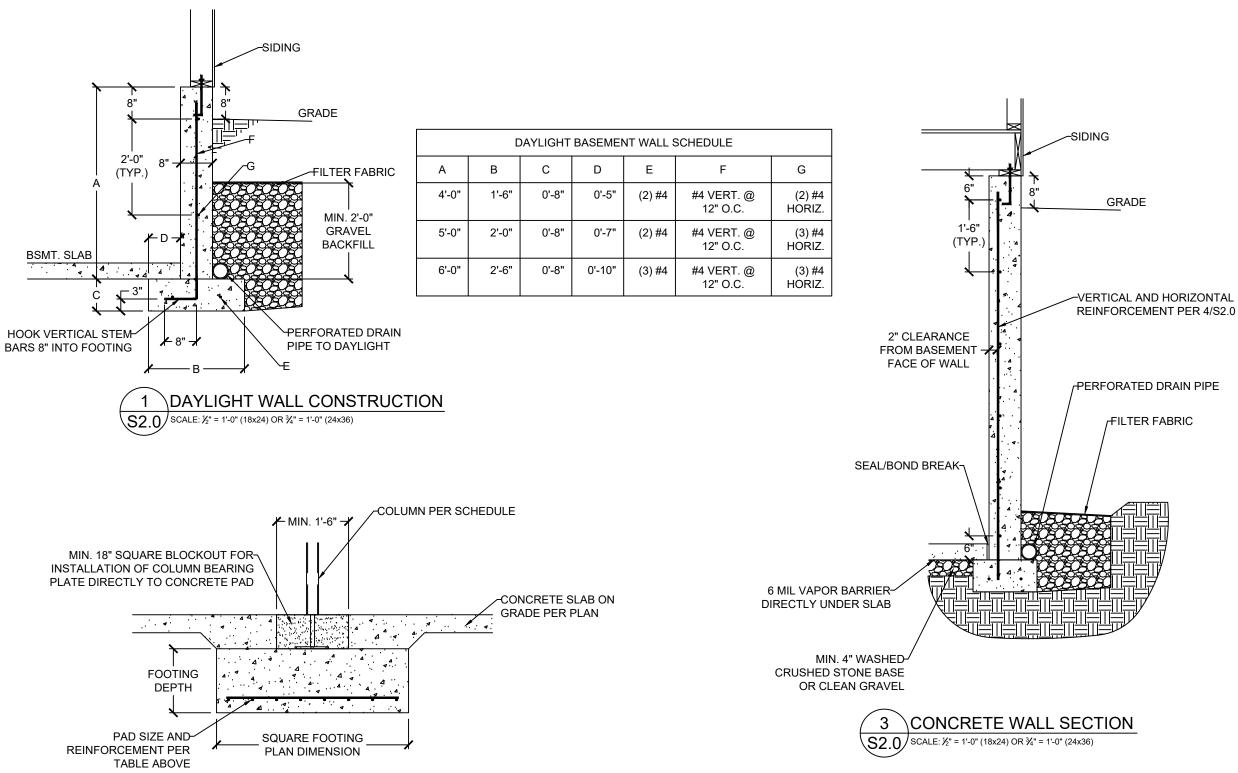


SPEC THE RETREAT AT HOOK FARMS 2030 SW RED BARN LN. LEE'S SUMMIT, MISSOU RHF067 8 LOT 67, <sup>-</sup>

CLIENT: IQ CONSTRUCTION



DRAWING TITLE  STRUCTURAL  CALCULATIONS  ENGINEER: DMH CHECKED BYDMH  JOB NO. 4278 DRAWN BY: DMH  DATE: 02-16-22  SHEET NUMBER  S111		DATE	111	NOION			
STRUCTURAL CALCULATIONS  ENGINEER: DMH CHECKED BYDMH JOB NO. 4278 DRAWN BY: DMH DATE: 02-16-22							
STRUCTURAL CALCULATIONS  ENGINEER: DMH CHECKED BYDMH JOB NO. 4278 DRAWN BY: DMH DATE: 02-16-22							
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VERTICAL REINFORCEMENT SPACING 10" THICK WALL CONCRETE STRENGTH/GRADE 8" THICK WALL REINFORCEMENT (#4 BARS) 9' 9' 10' 8' 10' 8' 3.000 PSI/ GRADE 40 24 24 16 24 24 18 3,500 PSI/ GRADE 40 24 24 18 16 24 24 3,000 PSI/ GRADE 60 24 24 24 18 16 24 3,500 PSI/ GRADE 60 24 24 24 18 24 16 HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL ONE BAR 12" FROM TOP OF WALL; 6-#4 7-#4 7-#4 6-#4 7-#4 7-#4 MAX. SPACING 24" OC

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 63/4" 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 11/2"

B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) -3/4"

C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 11/2"

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

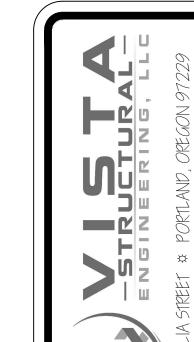
D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.

5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS

6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 31/8". 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

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

\FOUNDATION WALL REINFORCEMENT TABLE



AT SPEC THE RETREAT BARN I F, MISS RED B SW S SU RHF067 LOT 67, 2030 S LEE'S TITLE: JOB



-SLAB PER PLAN, IF APPLICABLE

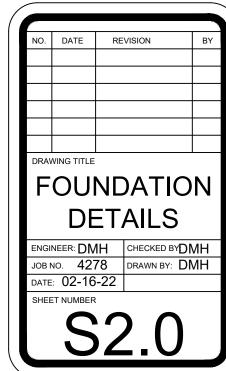
PER PLAN

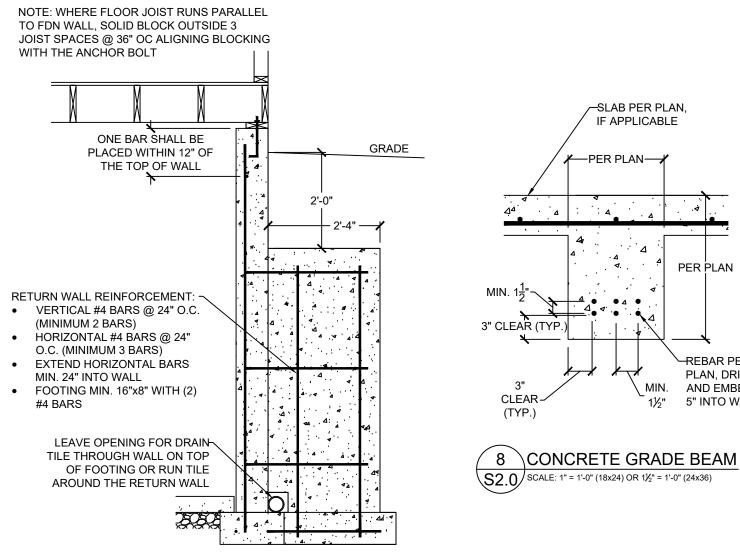
-REBAR PER

MIN. AND EMBEDDED

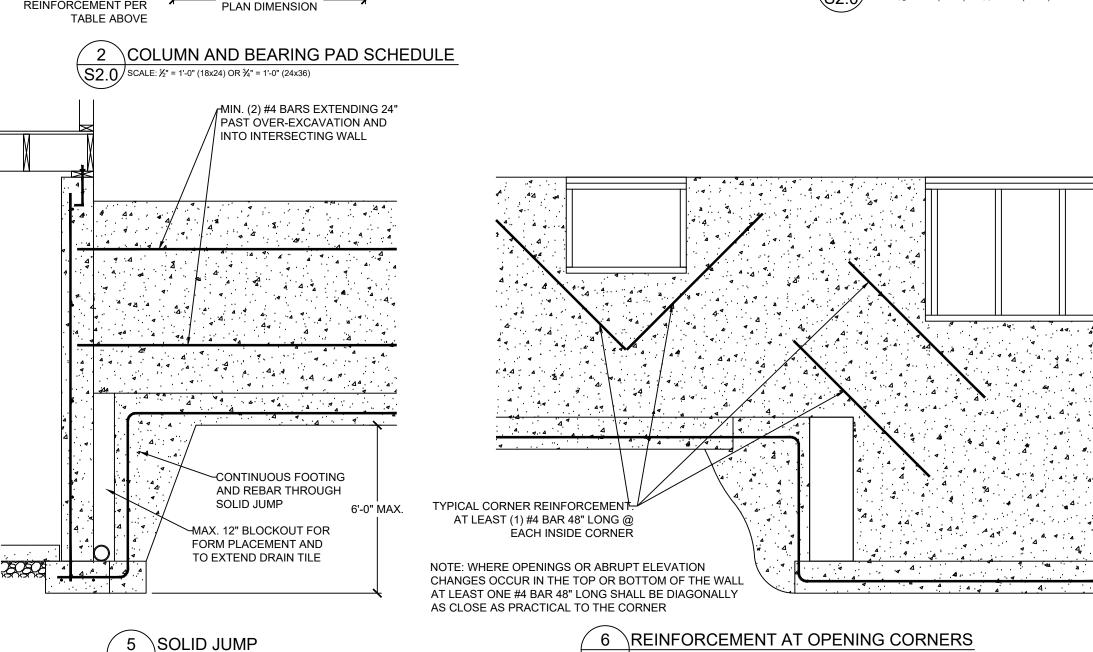
PLAN, DRILLED

5" INTO WALL





\RETURN WALL DETAIL

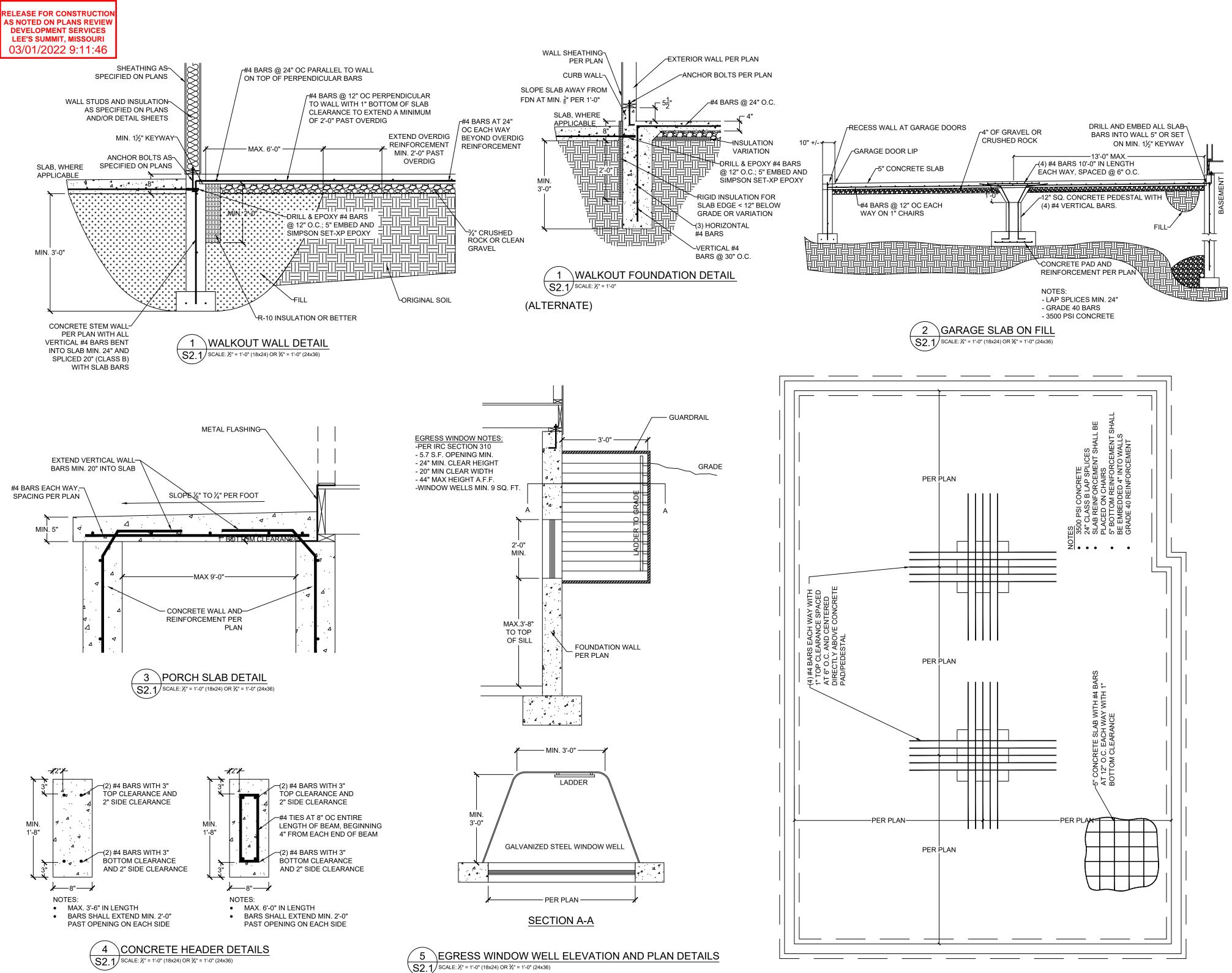


S2.0/SCALE:  $\frac{1}{2}$ " = 1'-0" (18x24) OR  $\frac{3}{4}$ " = 1'-0" (24x36)

\S2.0/AND STEP CORNERS @ INSIDE CORNERS

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





ENGINEERING, LLC

14718 NW DELIA STREET & PORTLAND, OREGON 97229

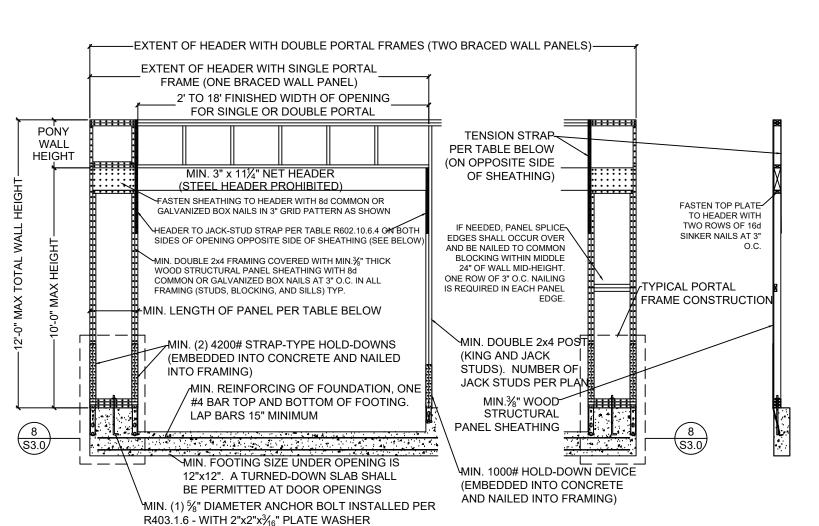
OFFICE, 971,255,6099 & MOBILE; 971,255,6099 & EMAIL; DENNIS@VISTASTRUCTURAL.COM

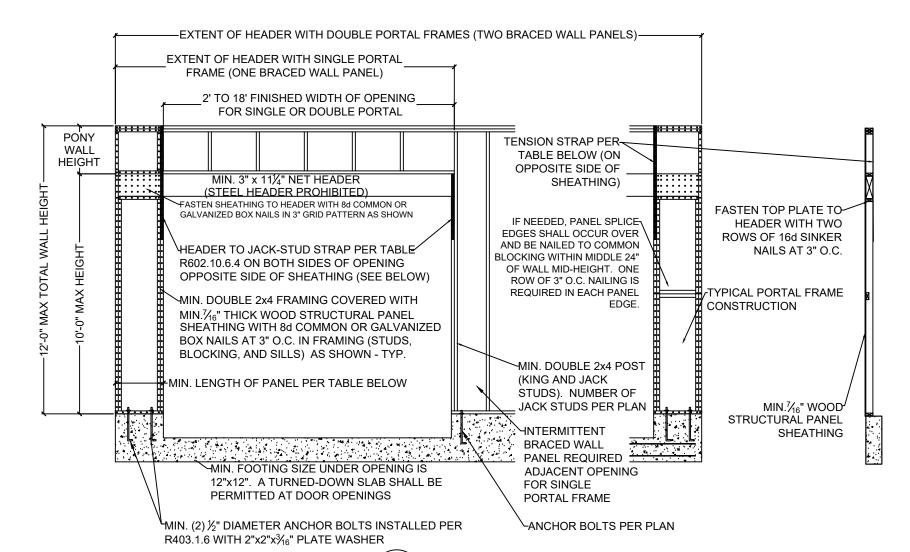
CLIENT: IQ CONSTRUCTION
JOB TITLE: RHF067 SPEC
LOT 67, THE RETREAT AT HOOK FARMS
LOCATION: 2030 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI



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RELEASE FOR CONSTRUCTION **AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES** LEE'S SUMMIT, MISSOURI 03/01/2022 9:11:46





METHOD PFH (PORTAL FRAME WITH

\S3.0/HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: ½" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

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

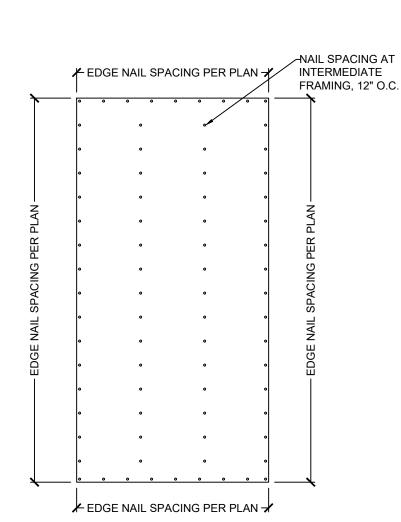
	REQUIRED FOR HEADER TO	) JACK STUD FOR DETAILS	S 1/S3.0 AND 2/S3.0 (FROM 1	TABLE R602.10.6.4)
MAX GARAGE OPENING	PONY WALL WALL HT.	REQUIRED SIMPSON	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH
(FT.)	(FT.)	STRAP	MIN. STRAP END LENGTH	STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(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



SCALE: 1/4" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)							
	V	/ALL HEIGH	<u> </u>				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET			
24	27	30	33 <sup>a</sup>	36 <sup>a</sup>			

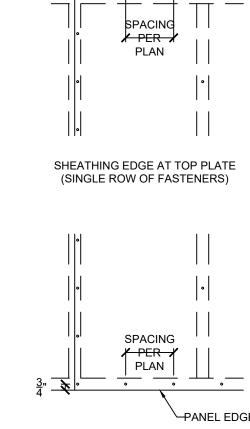
a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall

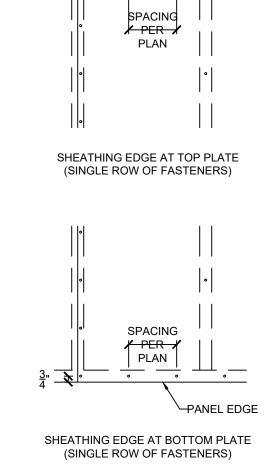


\EXTERIOR WALL SHEATHING

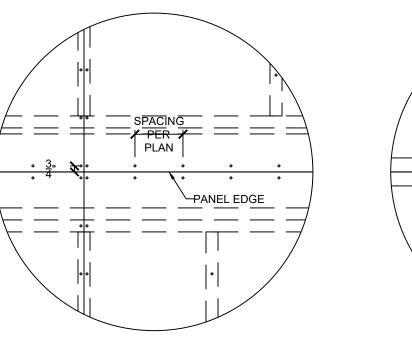
SCALE: ½" = 1'-0" (18x24) OR ¾" = 1'-0" (24x36)

\S3.0/PANEL ATTACHMENT

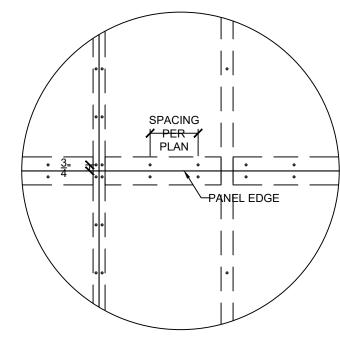




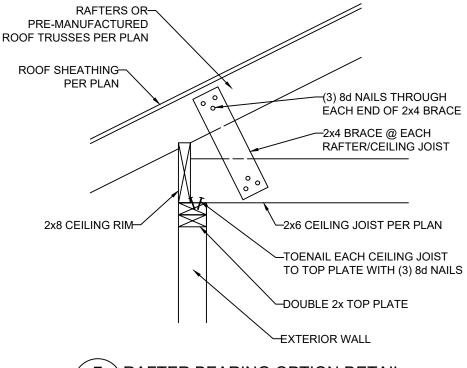




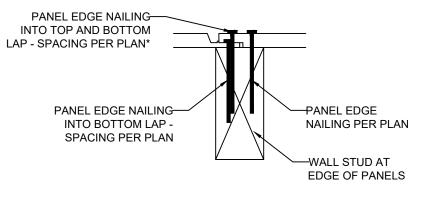






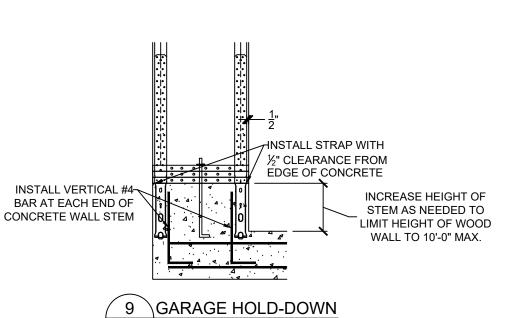






\*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING





S3.0/STRAP INSTALLATION SCALE:  $\frac{1}{2}$ " = 1'-0" (18x24) OR  $\frac{3}{4}$ " = 1'-0" (24x36)



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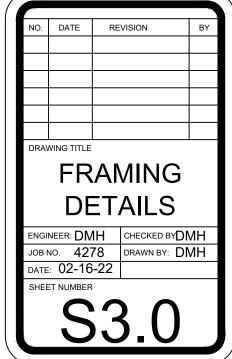
RHF067 LOT 67,

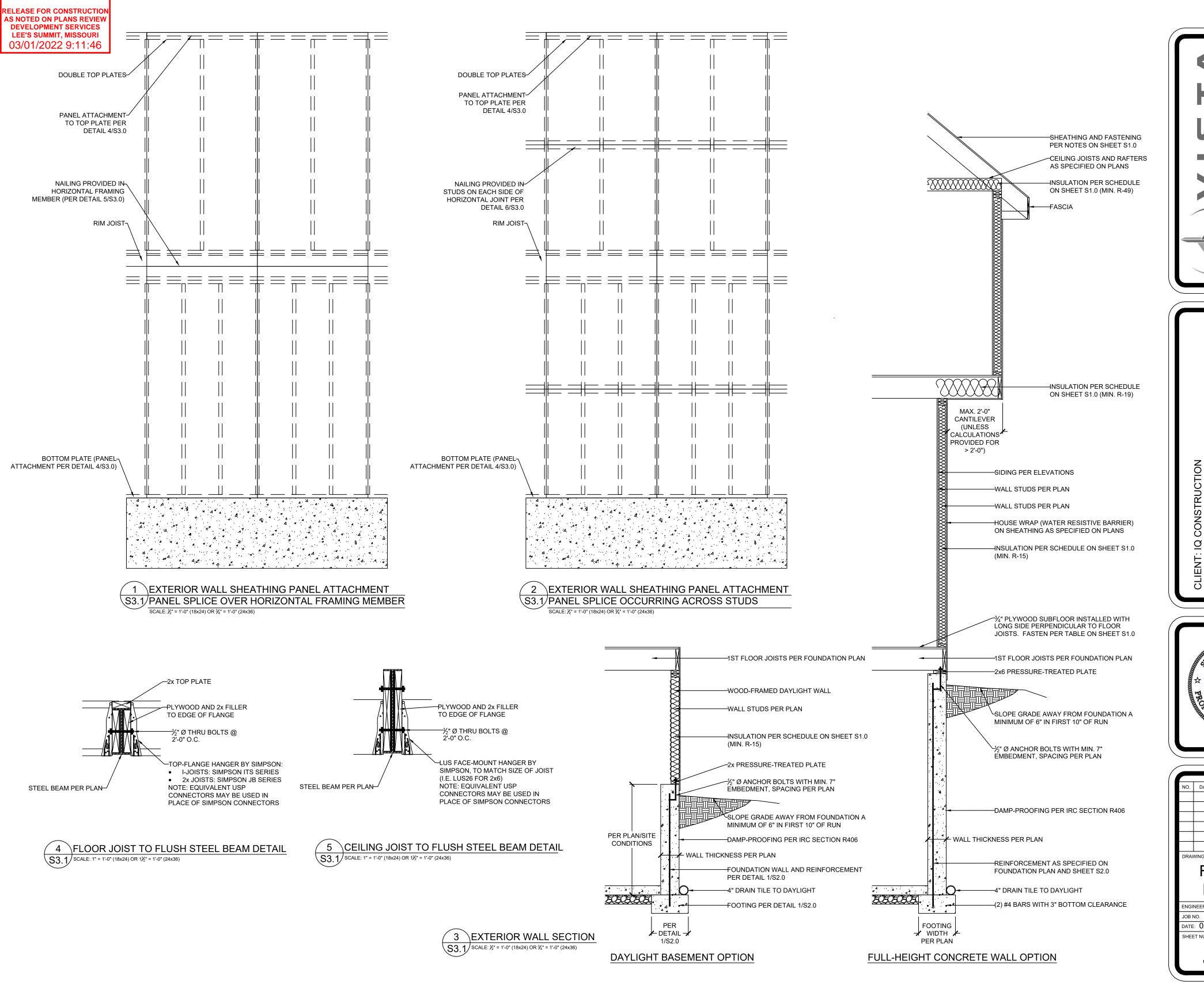
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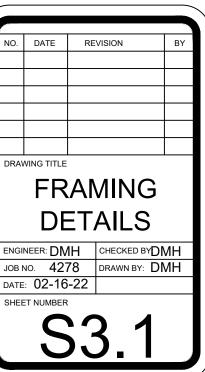


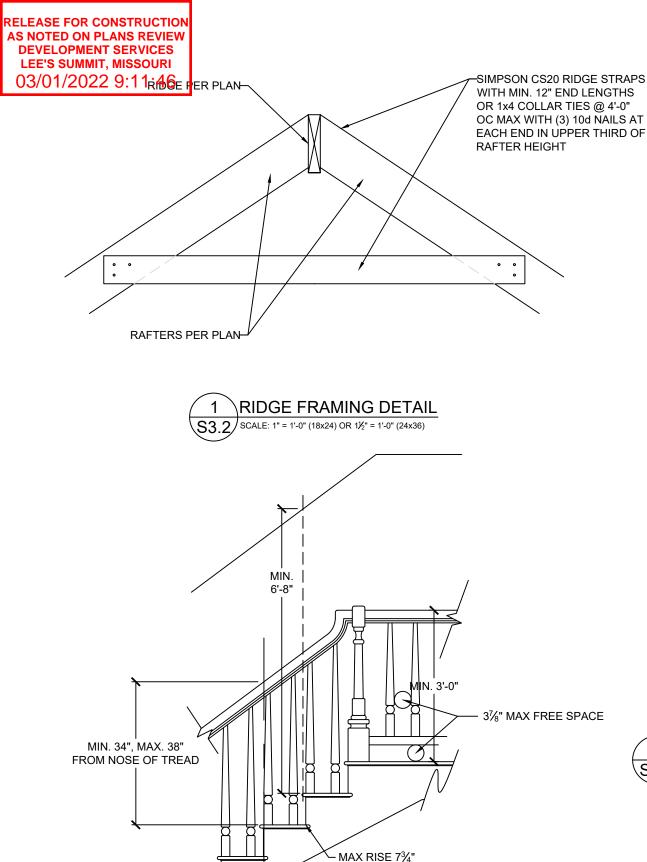




JOB TITLE: RHF067 SPEC
LOT 67, THE RETREAT AT HOOK FARMS
LOCATION: 2030 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI







MIN. RUN 10"

STAIRS WITH THREE OR MORE RISERS

4 \STAIR AND HANDRAIL/GUARDRAIL DETAIL

PLYWOOD FILLER, GLUED AND

NAILED TO EACH SIDE OF WEB, MIN.

2'-0" IN LENGTH FROM END OF JOIST

S3.2/SCALE:  $\frac{1}{2}$ " = 1'-0" (18x24) OR  $\frac{3}{4}$ " = 1'-0" (24x36)

RAFTER PER PLAN, AT PITCH NOTED ON PLANS

COPED I-JOIST REINFORCEMENT

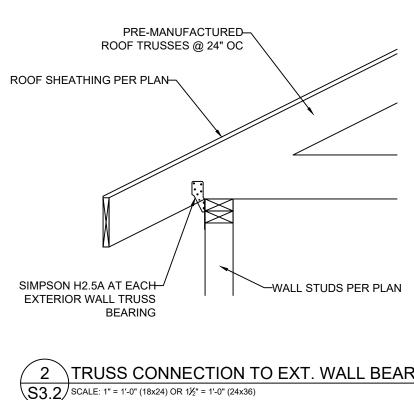
S3.2 SCALE: 1" = 1'-0" (18x24) OR  $1\frac{1}{2}$ " = 1'-0" (24x36)

I-JOIST PER PLAN

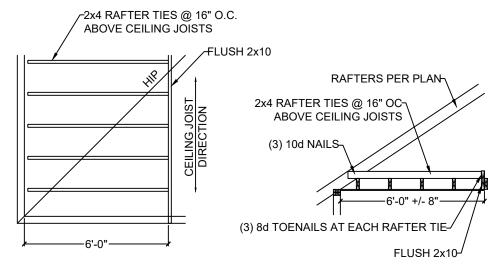
USE AT ALL FLOOR OPENINGS GREATER THAN 30"

SIMPSON CS16 STRAP

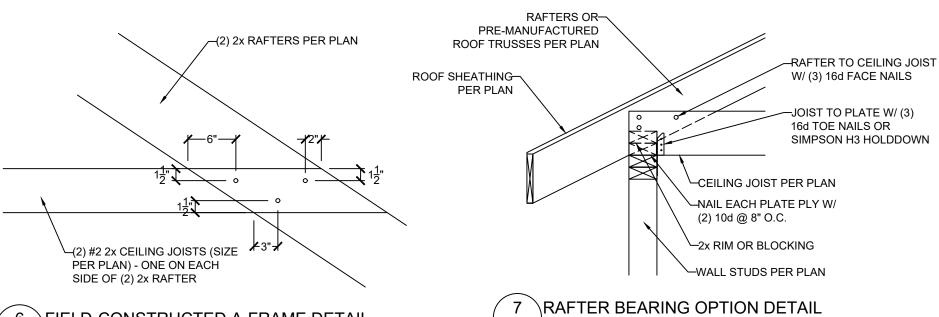
ABOVE GRADE OR THE FLOOR BELOW AND/OR



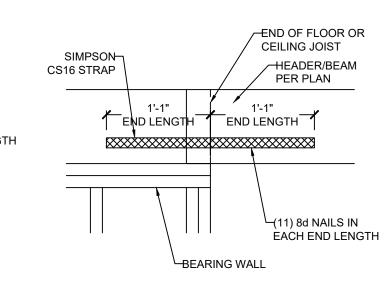
# TRUSS CONNECTION TO EXT. WALL BEARING



## 5 \RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS \$3.2/SCALE: $\frac{1}{4}$ " = 1'-0" (18x24) OR $\frac{3}{8}$ " = 1'-0" (24x36)

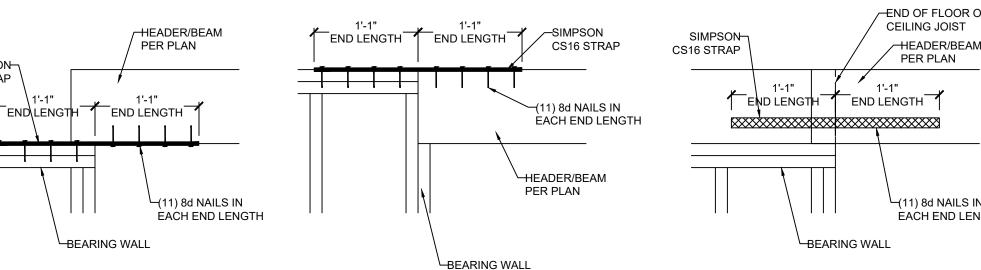




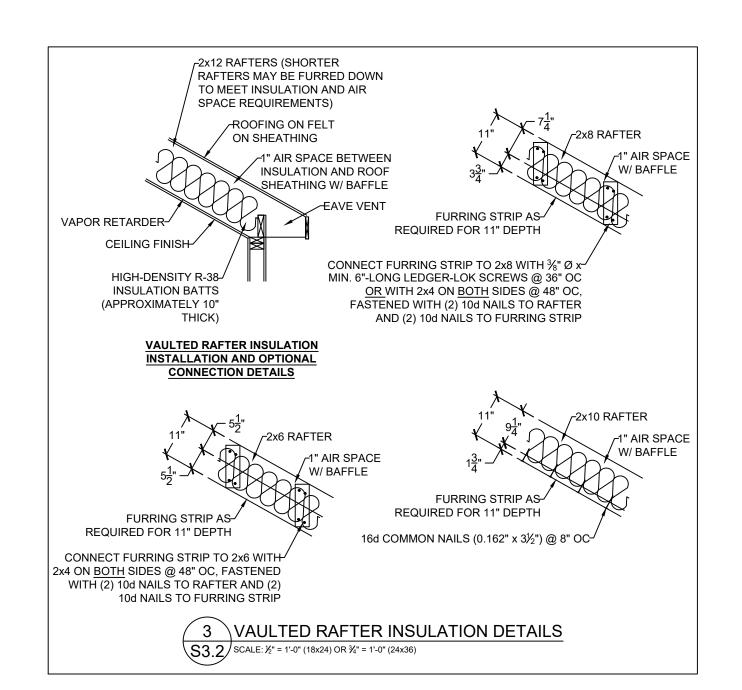


\$3.2\rightarrow\scale: 1" = 1'-0" (18x24) OR 1\frac{1}{2}" = 1'-0" (24x36)

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



10 \HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE \$3.2 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



LIEIOLIT (ET.)	SPACING (INCHES O.C.)			
HEIGHT (FT.)	24	16	12	8
	SUPPORT	ING 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
SUPI	PORTING O	NE FLOOR	AND A ROO	F
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 MAXIMUM ALLOWABLE LENGTH OF S3.2/WOOD WALL STUDS (IRC TABLE 602.3.1)



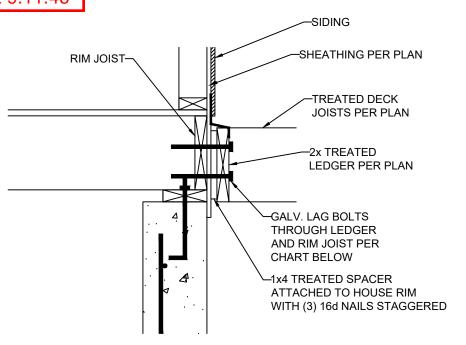
SPEC THE RETREAT AT HOOK FARMS 2030 SW RED BARN LN. LEE'S SUMMIT, MISSOURI RHF067 LOT 67, JOB

CONSTRUCTION

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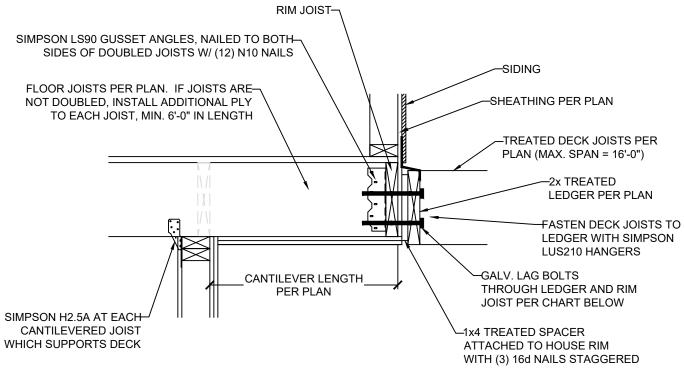


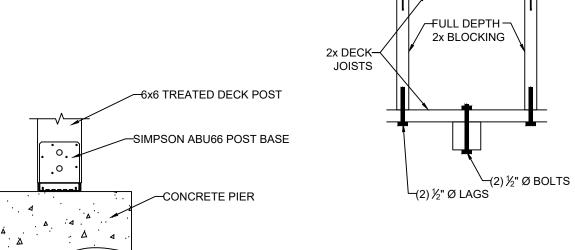
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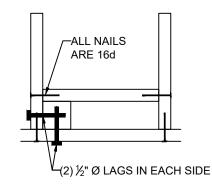


# DECK LEDGER ATTACHMENT GUIDE

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

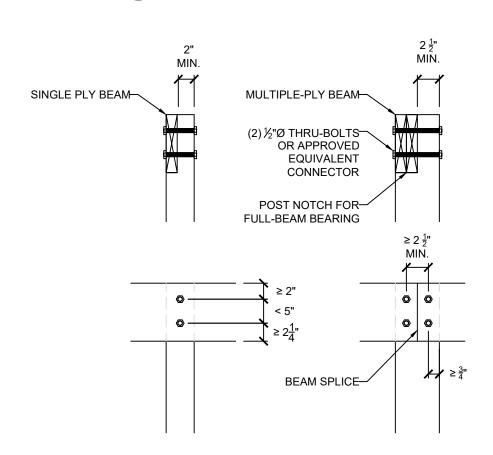




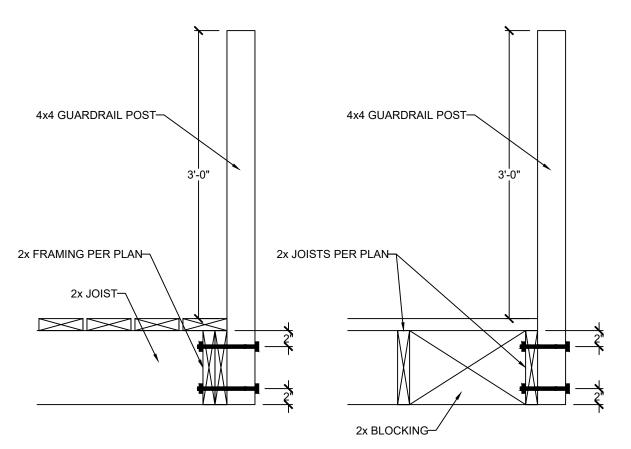


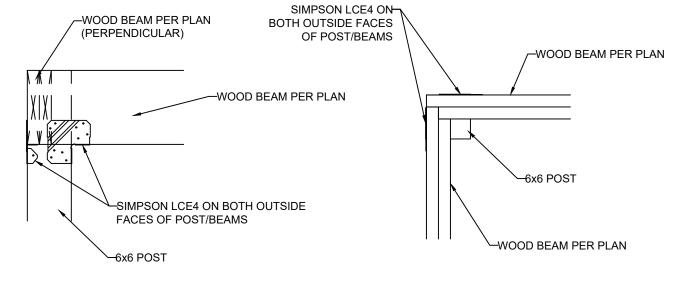
4 REINF. POST CONNECTIONS S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

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



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

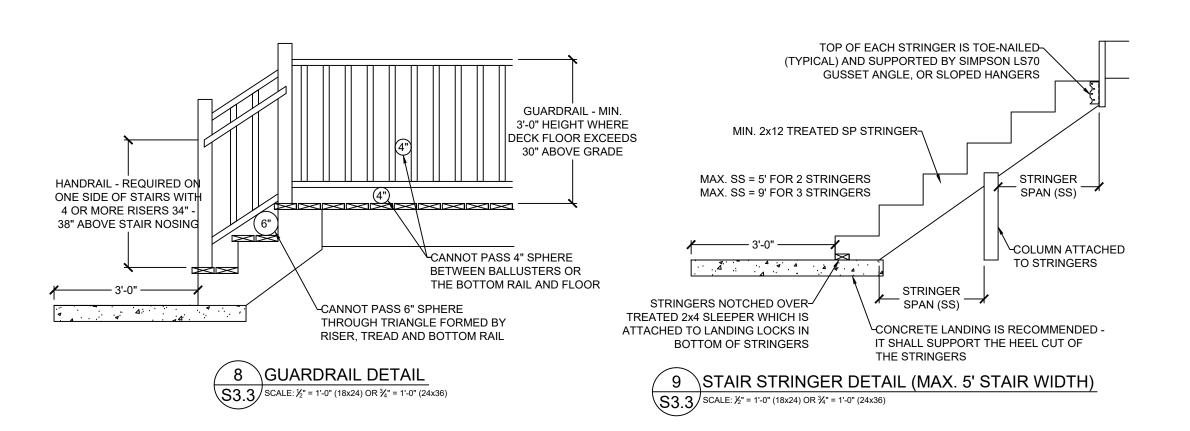




5 LET-IN (COVERED) DECK BEAM CONNECTION S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)



7 ALTERNATE COVERED DECK/PORCH INTERSECTION
S3.3 CORNER BEAM CONNECTION
SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

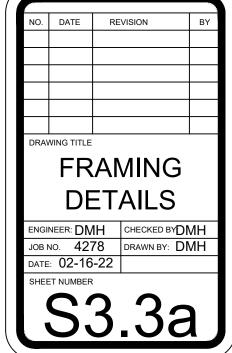


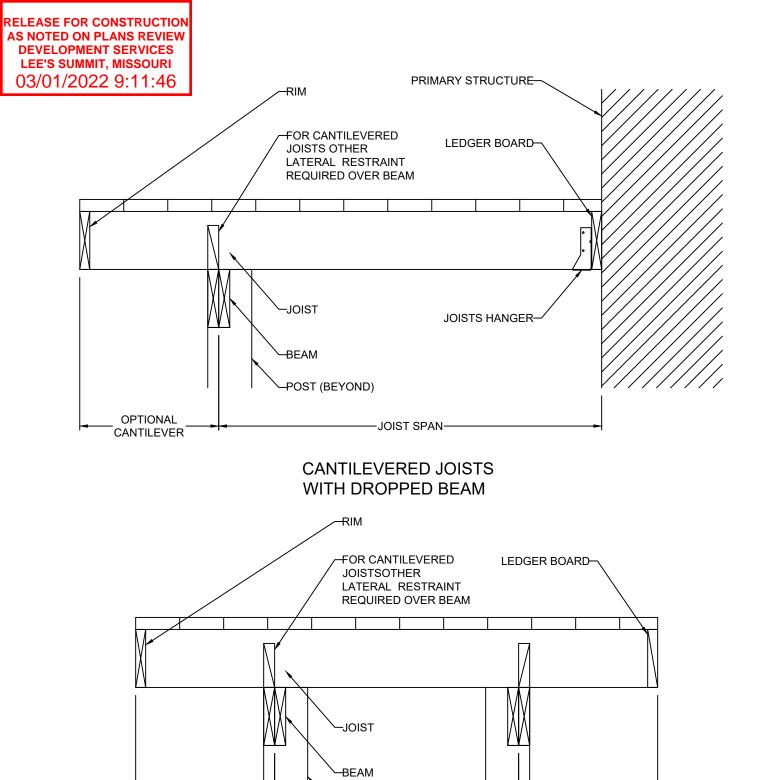
3 DECK POST BASE \$3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

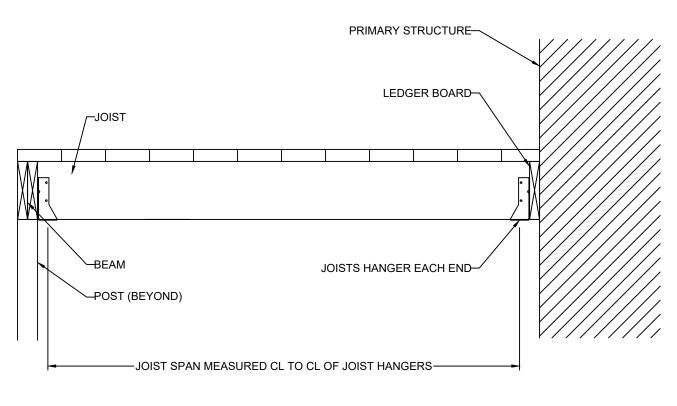


CLIENT: IQ CONSTRUCTION
JOB TITLE: RHF067 SPEC
LOT 67, THE RETREAT AT HOOK FARM
LOCATION: 2030 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI

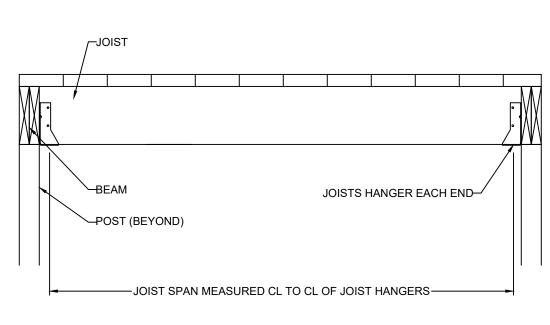








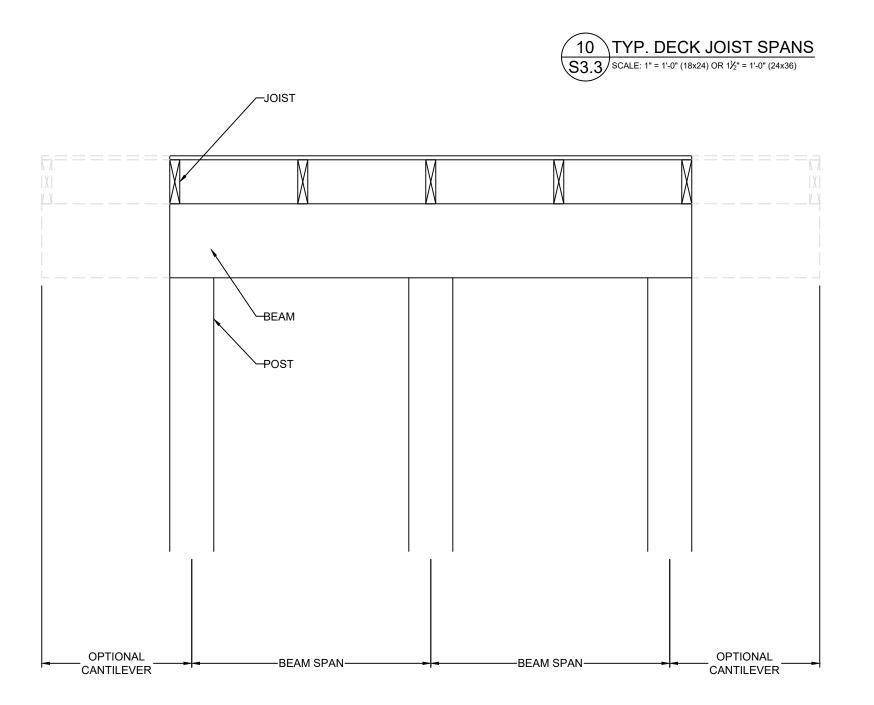
JOISTS WITH FLUSH BEAM



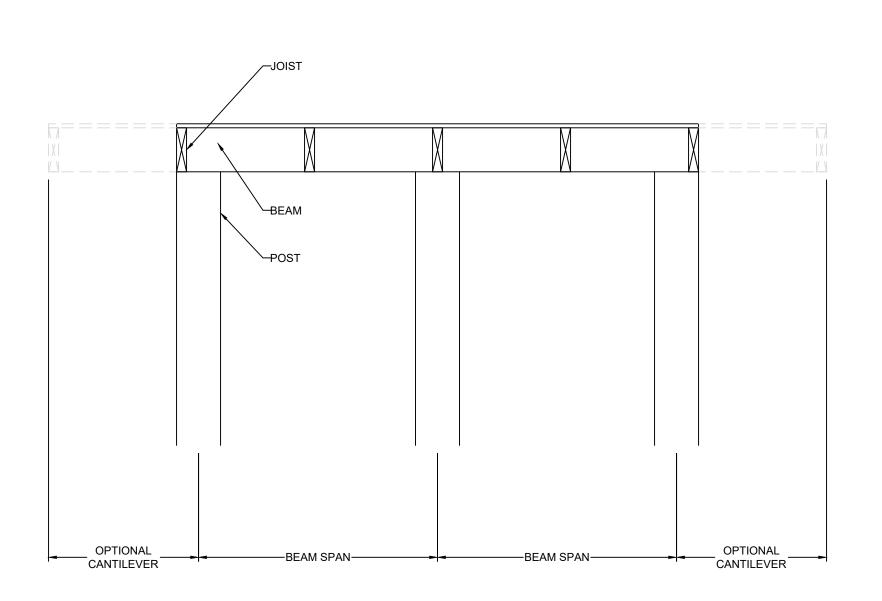
JOISTS WITH FLUSH BEAM



\_ OPTIONAL \_ CANTILEVER



OPTIONAL CANTILEVER



FNGINEERING, LLC
EMAIL; DENNIS@VISTASTRUCTURAL

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JOB TITLE: RHF067 SPEC
LOT 67, THE RETREAT AT HOOK FARMS
LOCATION: 2030 SW RED BARN LN.
LEE'S SUMMIT, MISSOURI



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S3.3b	SHEET NUMBER					
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DROPPED BEAM FLUSH BEAM