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

VIEWPOINT
RESIDENTIAL DESIGN LLC

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

Drawing Title:
SVF079 Spec

Site Description:
Lot 79, Summit View Farms

Property Address:
2323 SW Serena Pl., Lee's Summit, Missouri

General Contractor:
Walker Custom Homes, LLC

2-26-2022

Date: 2 - 11 - AD 2022
Rev. 1: 2 - 22 - AD 2022
Rev. 2:
Rev. 3:

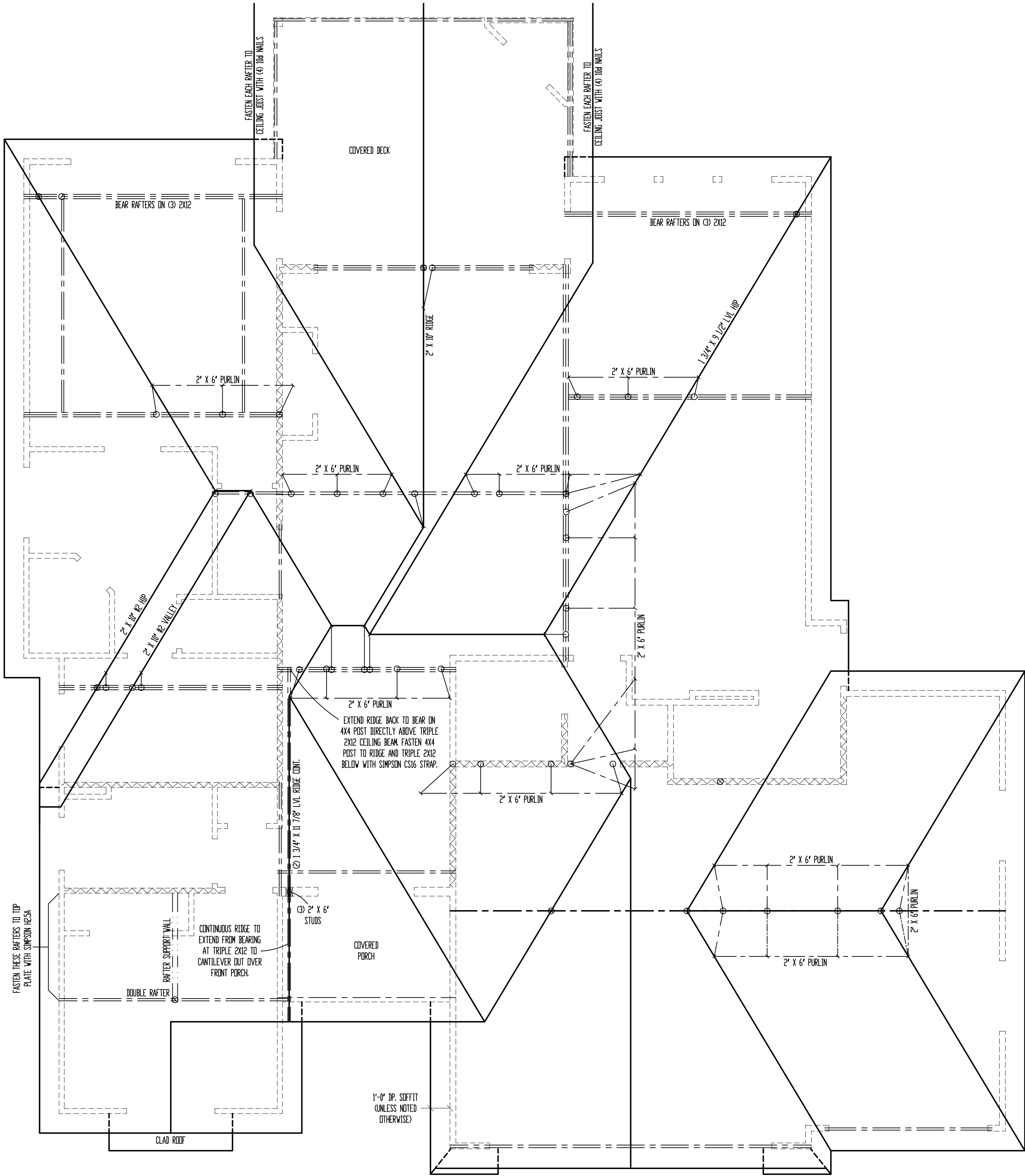
Sheet Title:
ELEVATIONS

Sheet No.:
A-1 of 4

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/01/2022

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



ROOF

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

*WALL RAFTERS SHALL BE 2" X 6" #2 @ 16" O.C., 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

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

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

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

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

- * VAULTS TO BE 2x10 DEPTH
- * RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)
 - #2- 2X8 UP TO 10/12 PITCH
 - #2- 2X10 OVER 10/12 PITCH
- * ALL HIPS & VALLEYS ARE: (UNLESS OTHERWISE NOTED)
 - #2- 2X8 UP TO 10/12 PITCH
 - #2- 2X10 OVER 10/12 PITCH
- * PURLINS ARE 2X6 MIN.
 - PURLIN STRUTS ARE AT 4'-0" O.C.
 - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
 - ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
 - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "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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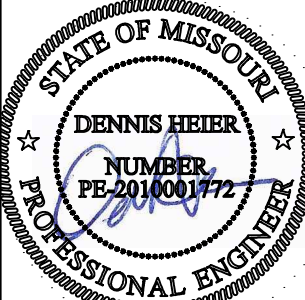
VIEWPOINT

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Walker Custom Homes, LLC



2-26-2022

Date: 2 - 11 - AD 2022
Rev. 1: 2 - 22 - AD 2022
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:
AS
PLEASE FOR CONSTRUCTION
NOT FOR PLAN REVIEW
DEVELOPMENT SERIES
LEE'S SUMMIT, MISSOURI
03/01/2022

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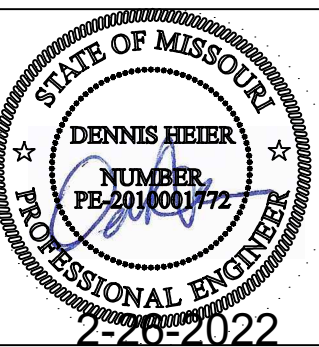
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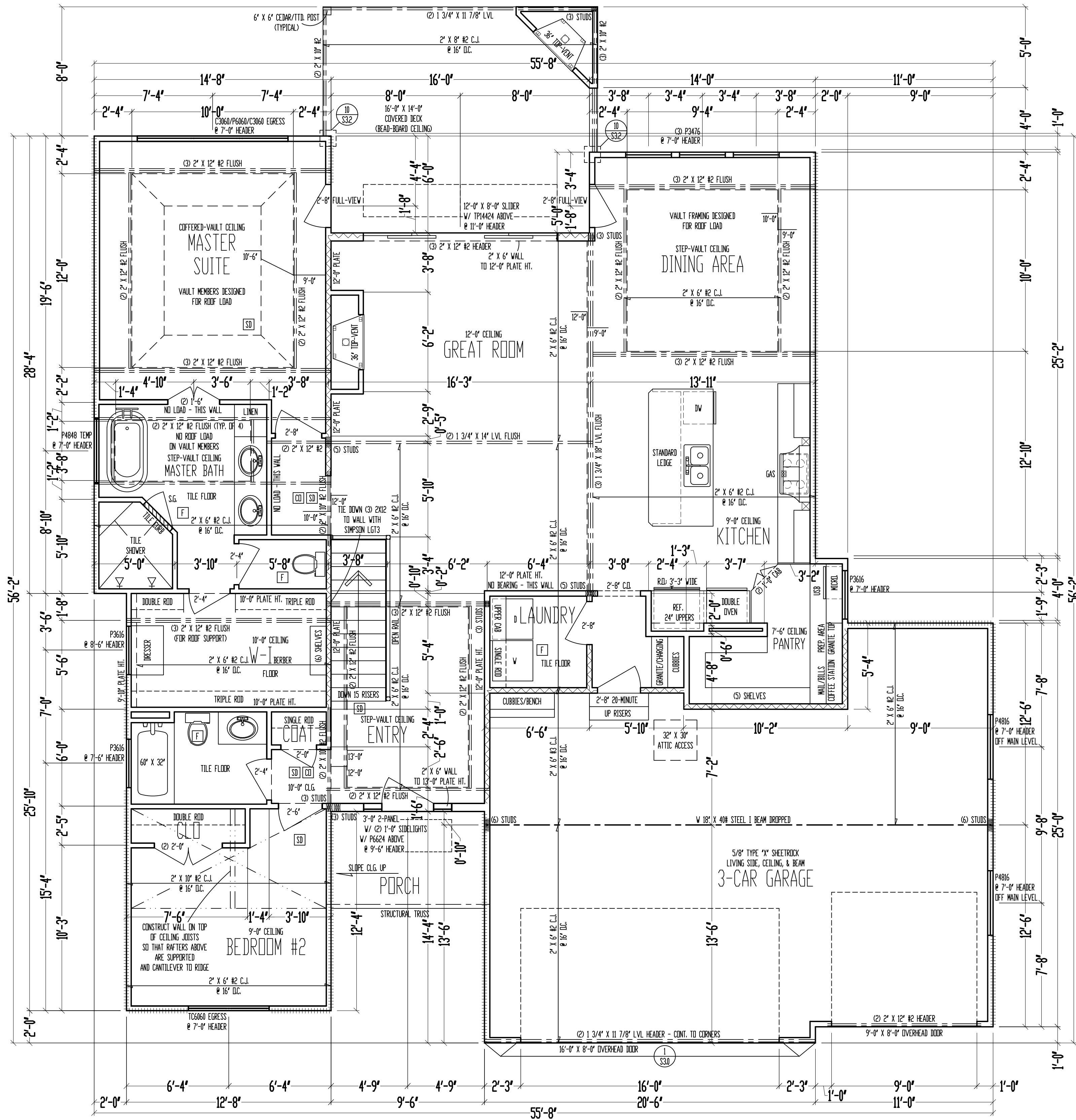


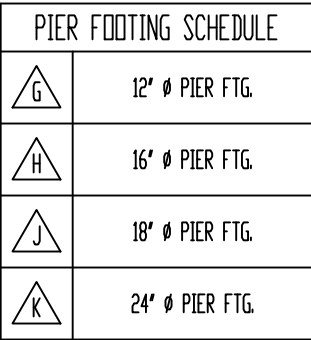
Date: 2-11-AD 2022
Rev. 1: 2-22-AD 2022
Rev. 2:
Rev. 3:

Sheet Title:
MAIN LEVEL PLAN

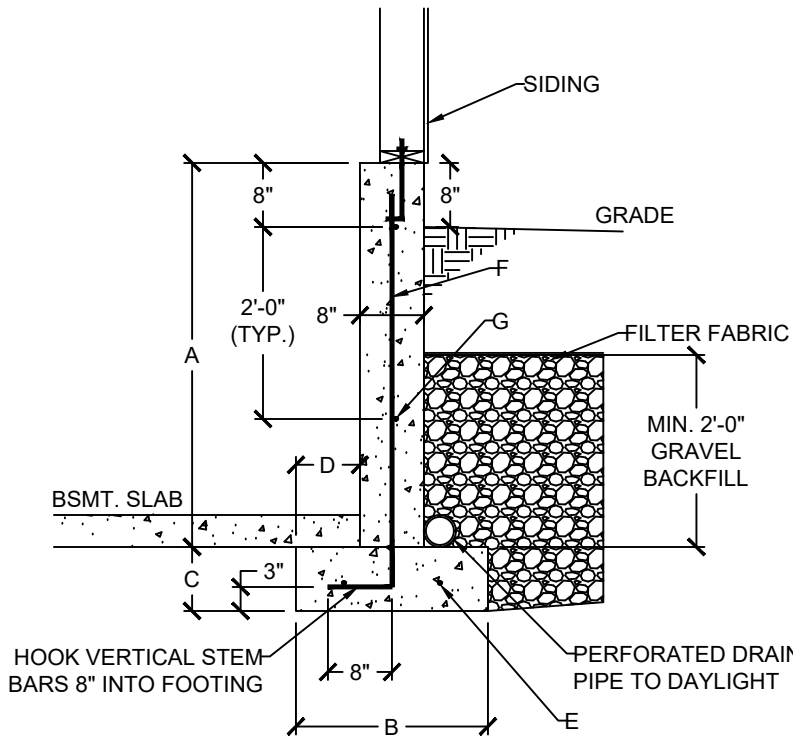
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PLEASE FOR CONSTRUCTION
ARCHITECT/ENGINEER REVIEW
DEVELOPMENT
LEE'S SUMMIT, MISSOURI
03/01/2022



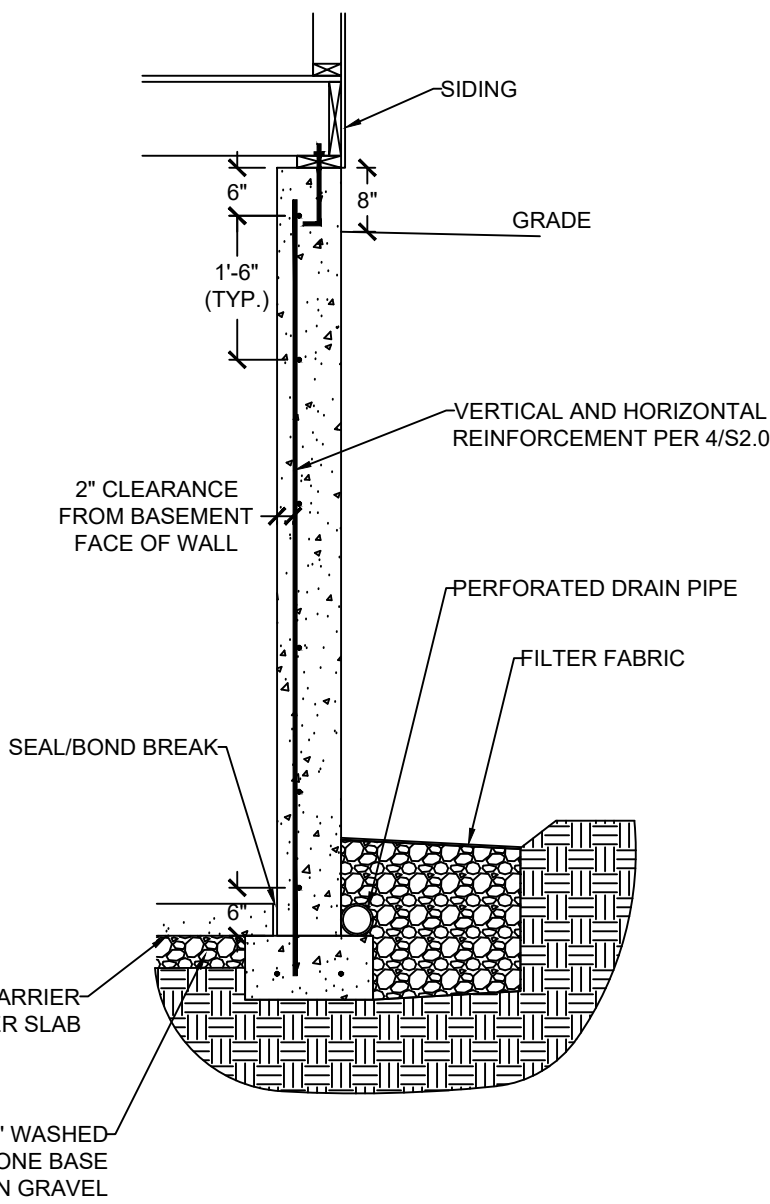


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/01/2022

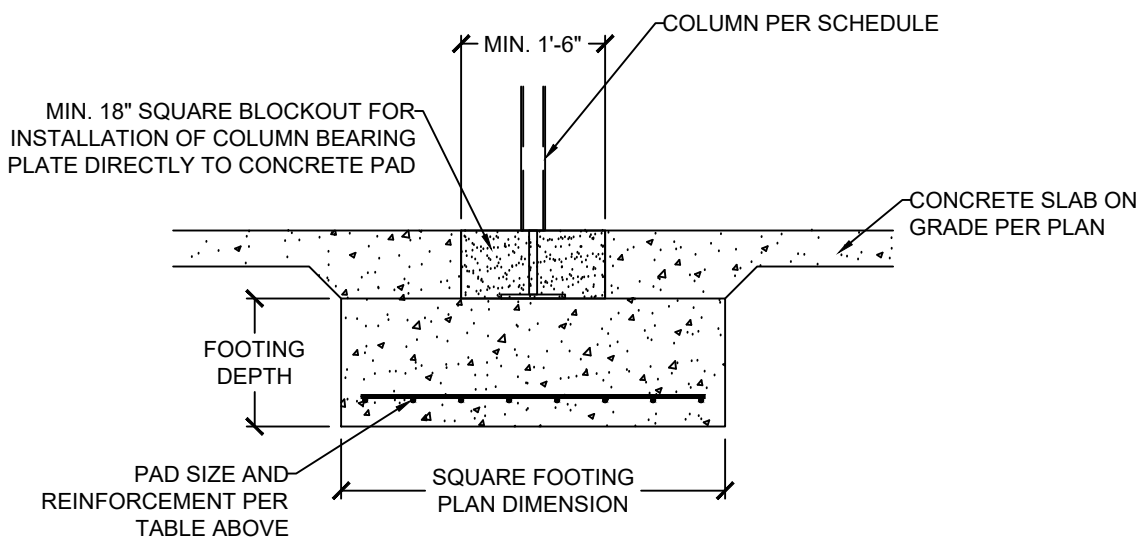


1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

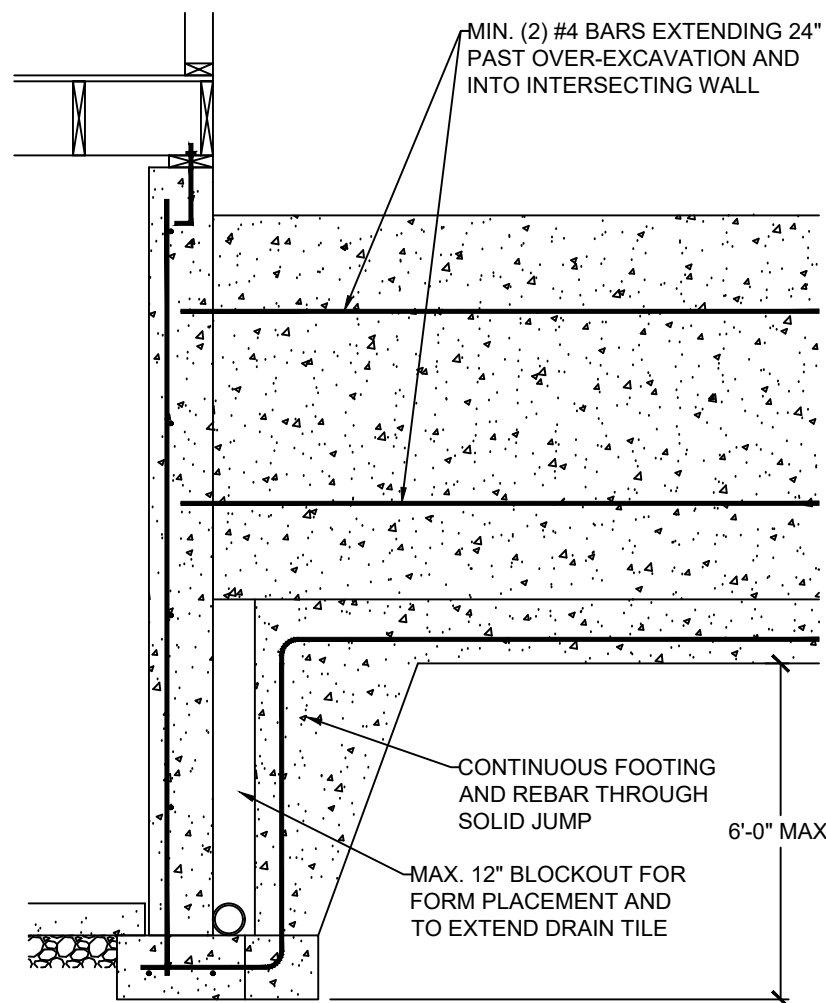
DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



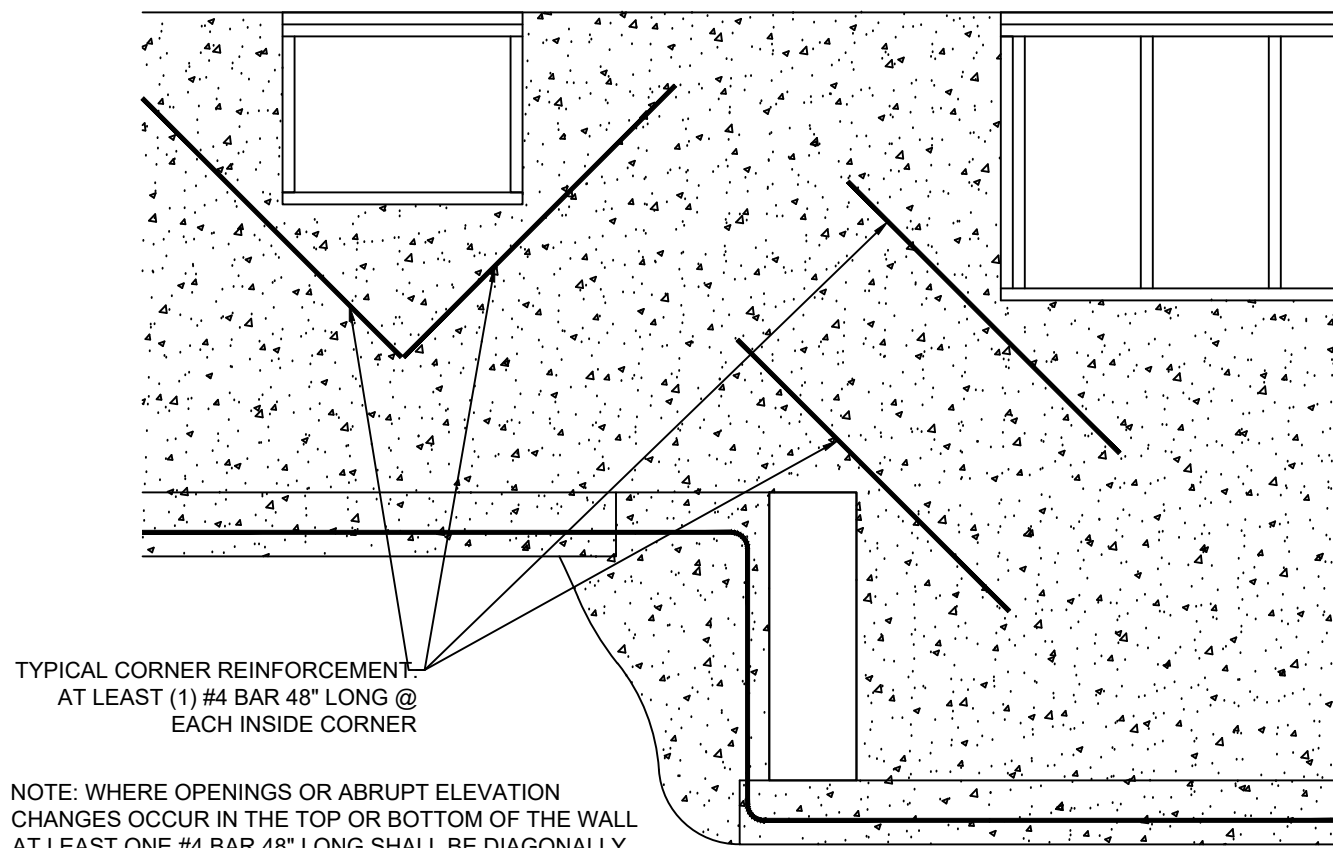
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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

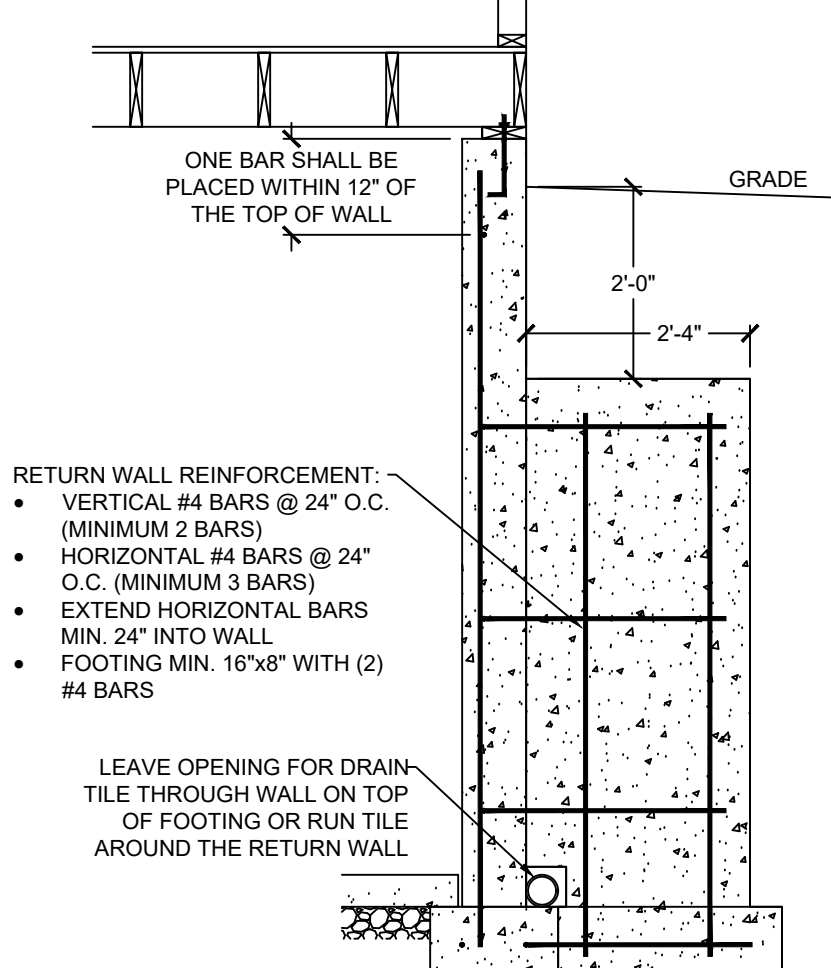


5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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

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

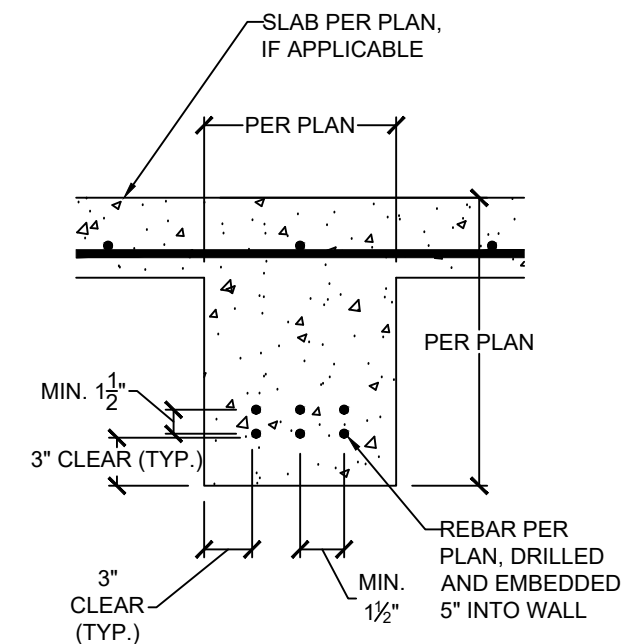


7 RETURN WALL DETAIL
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

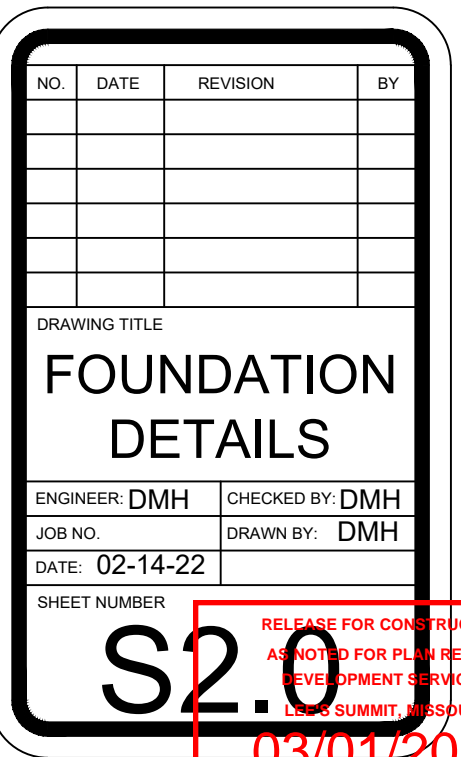
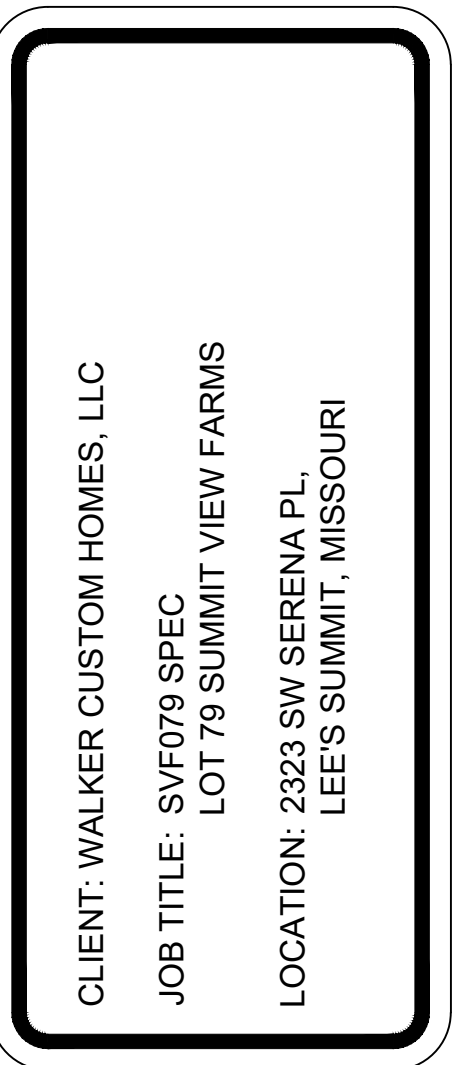
VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

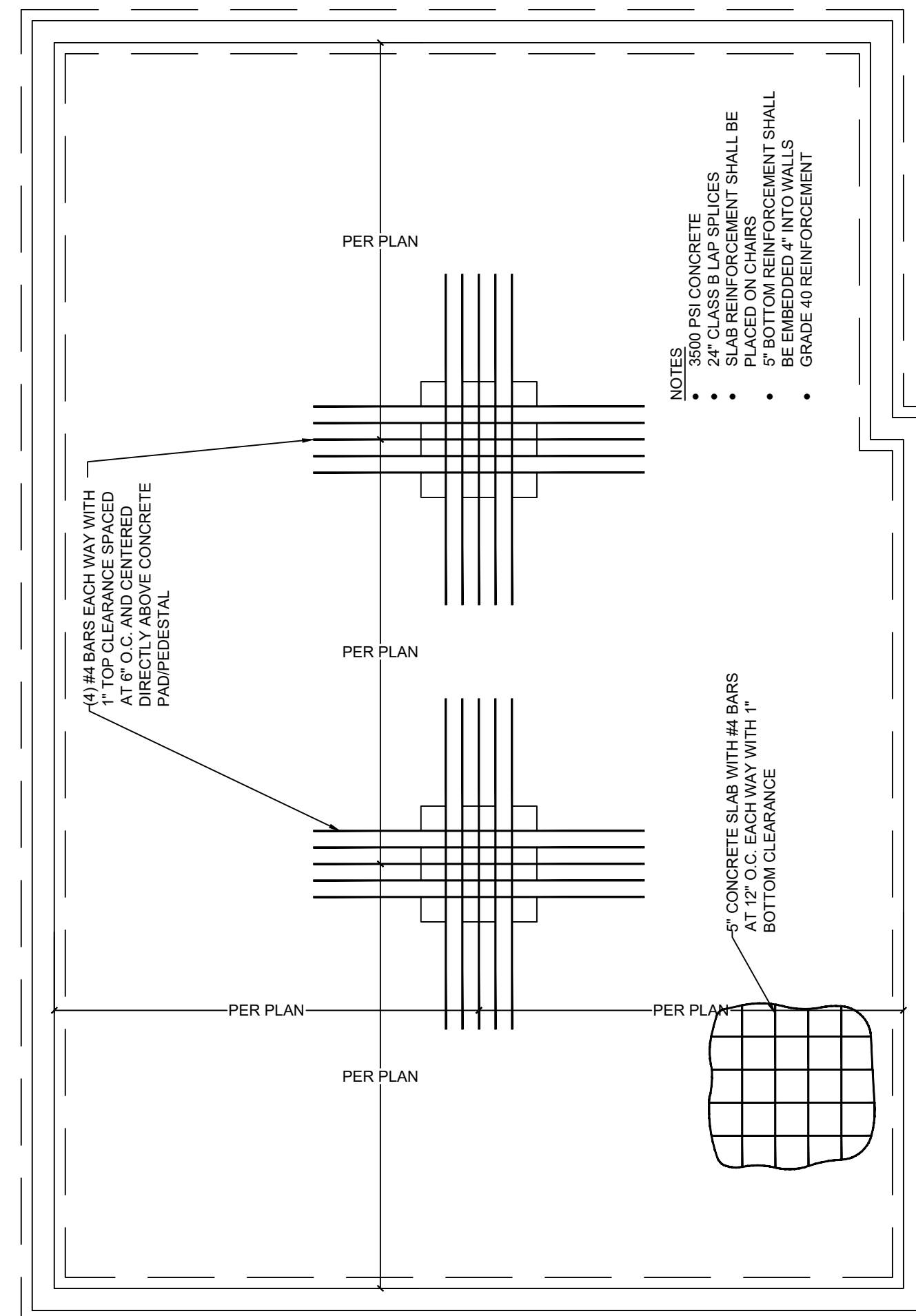
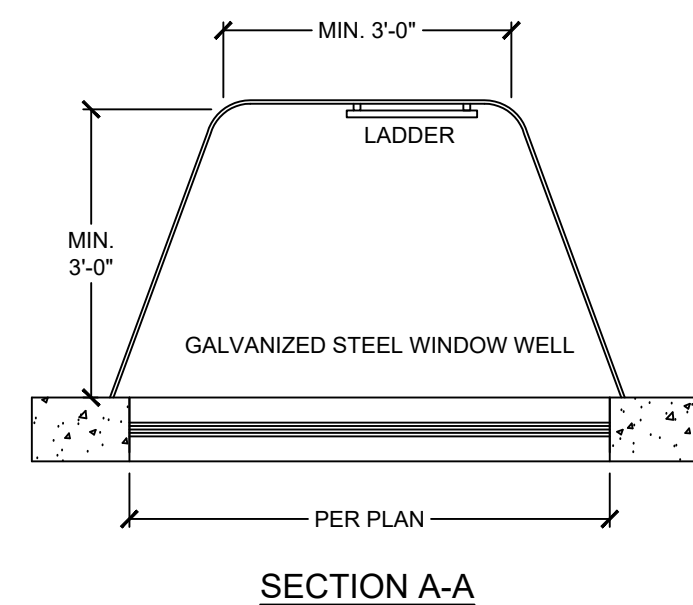
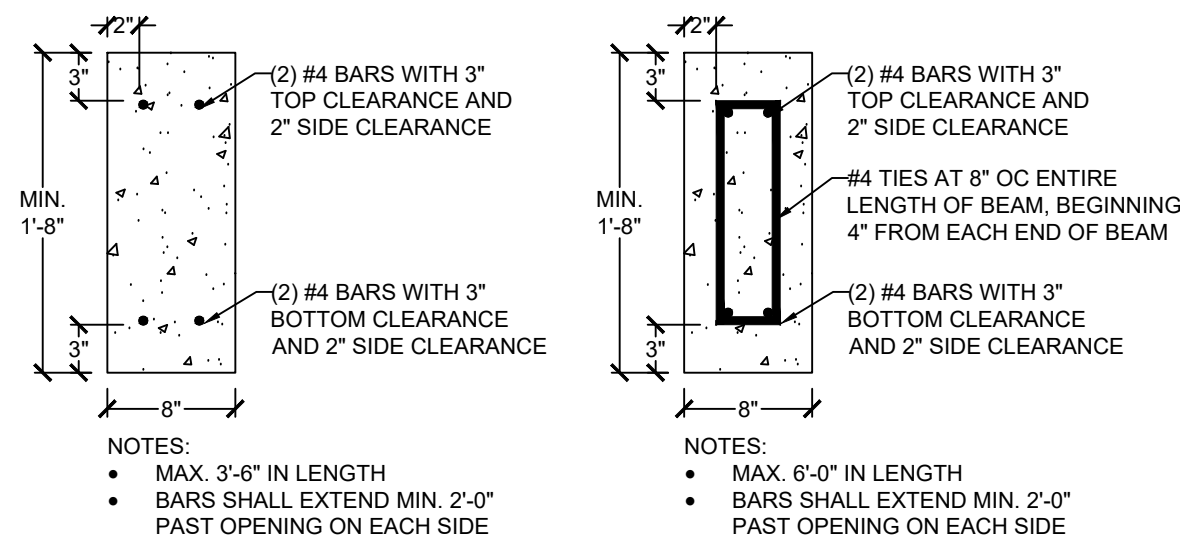
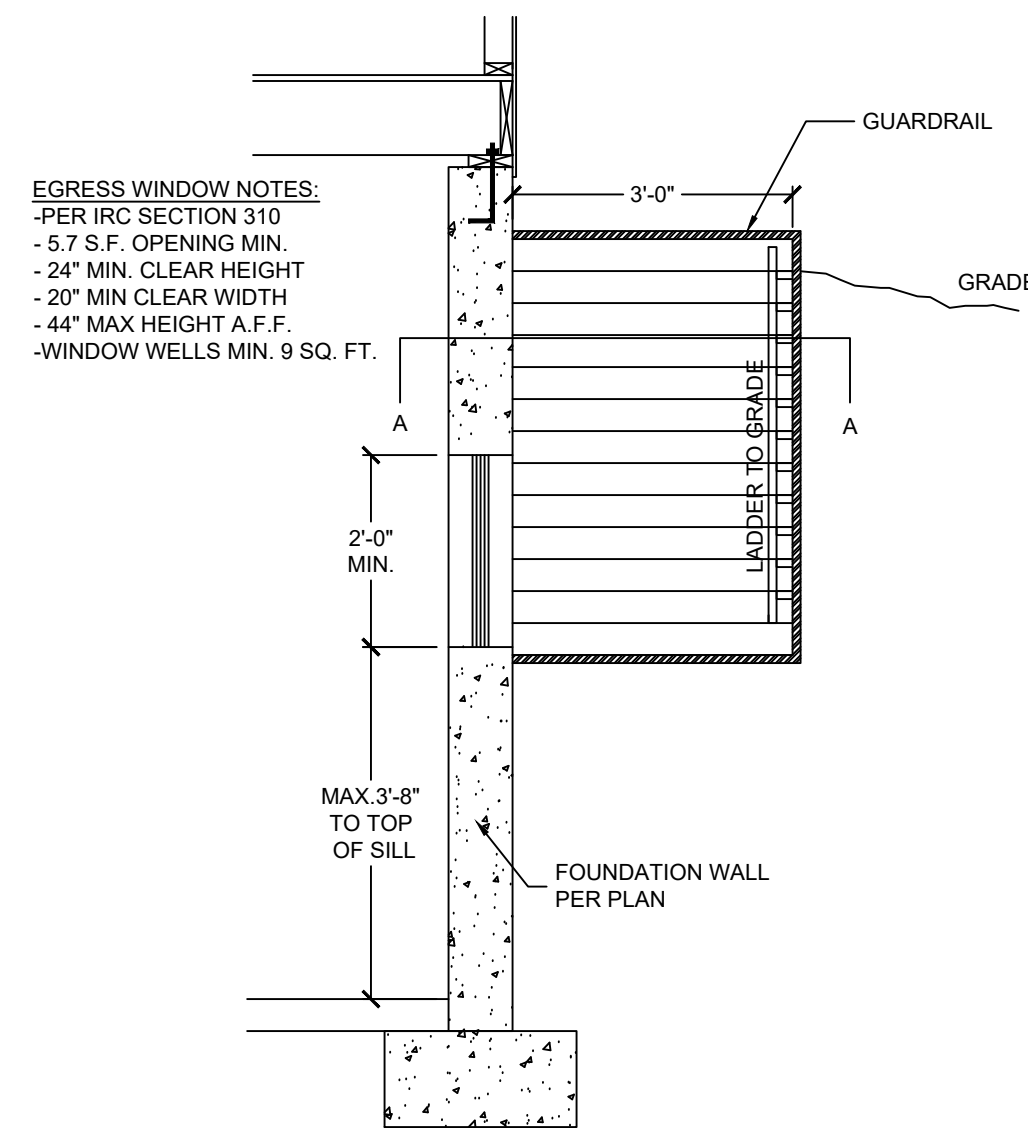
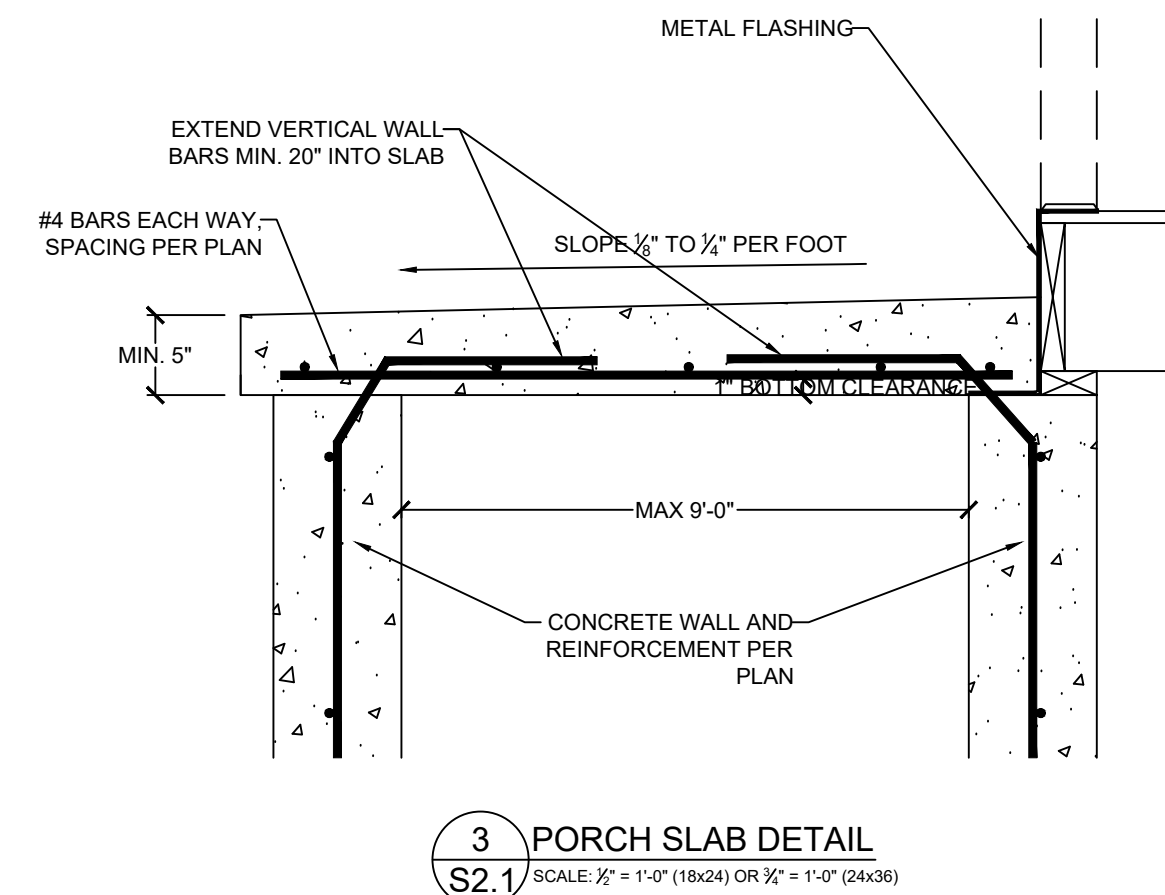
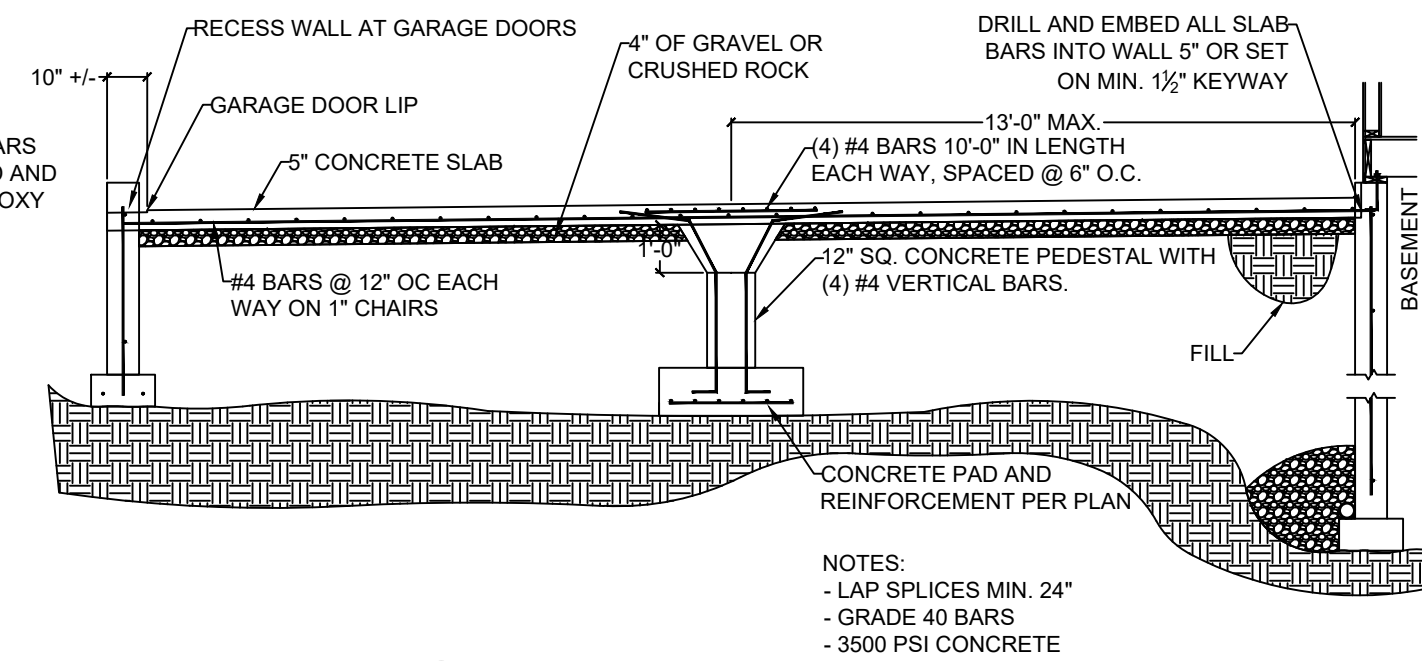
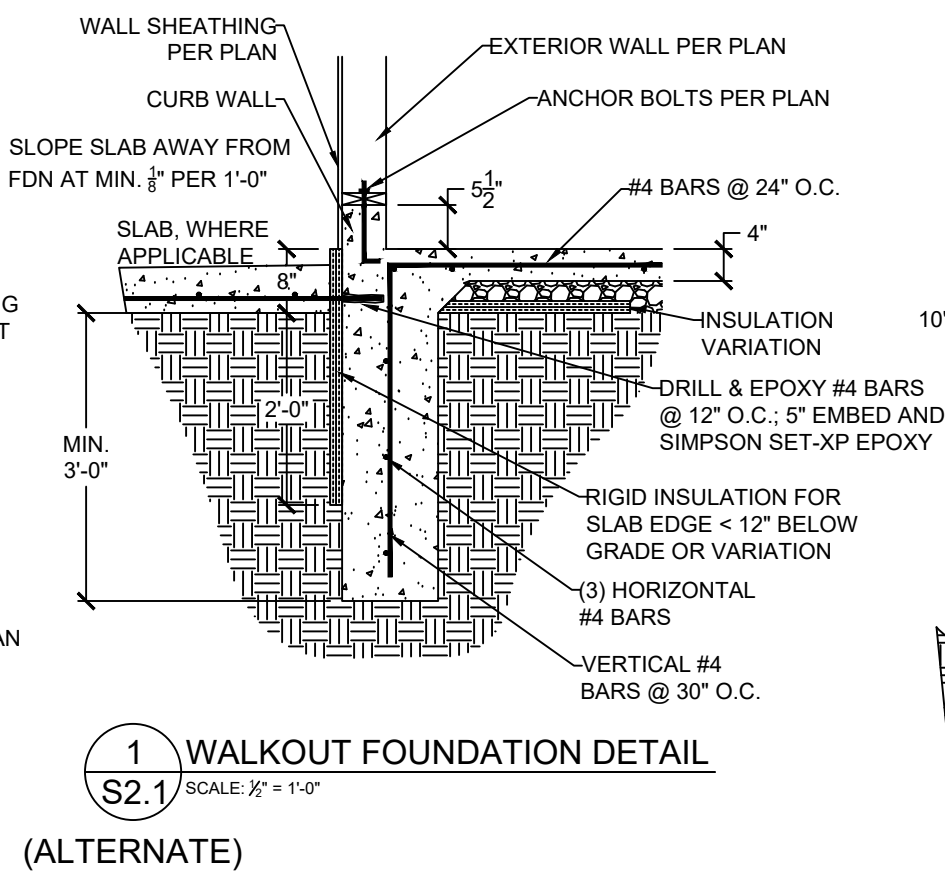
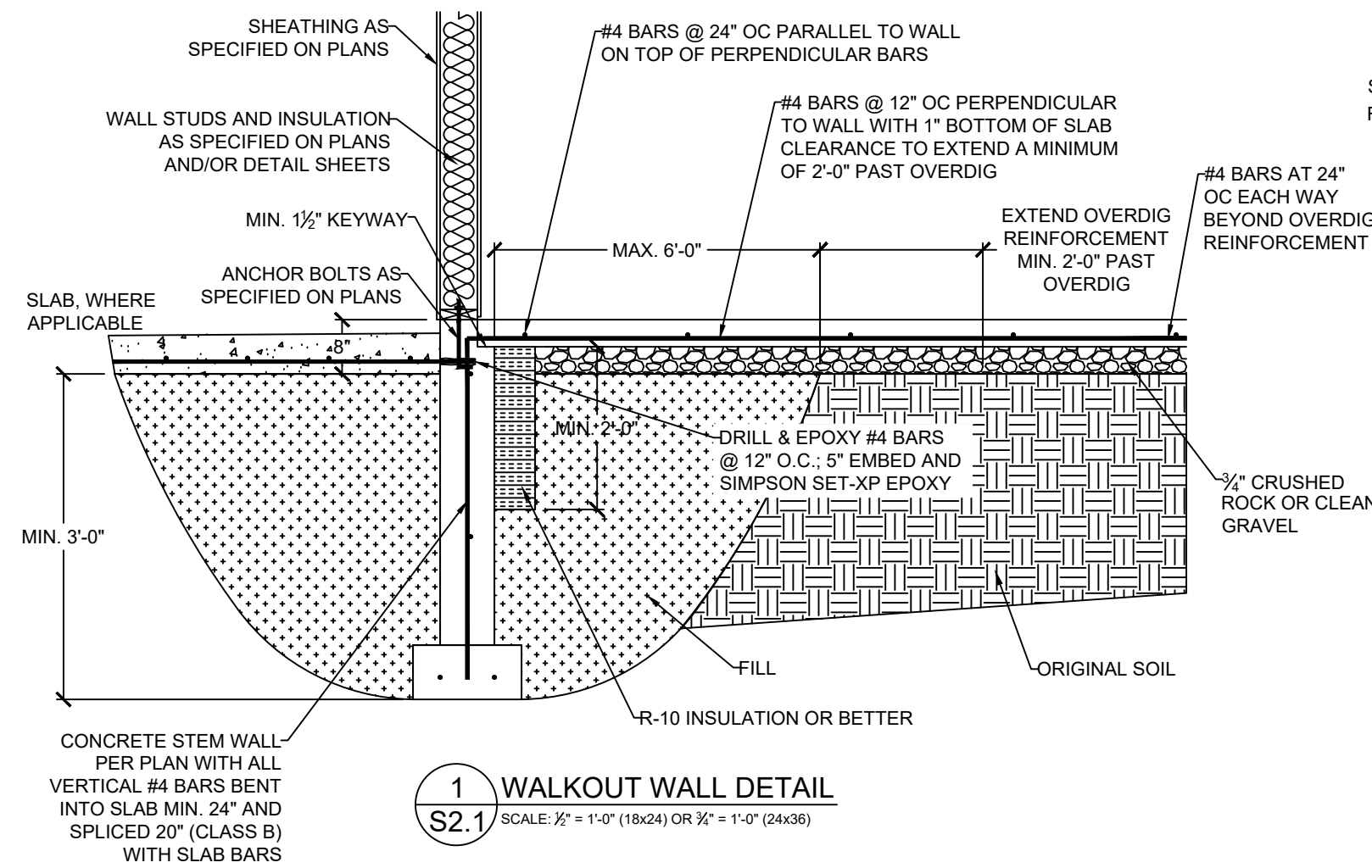
- FOOTNOTES:
- 1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - 2) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:
 - A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - B) 10" WALL - MINIMUM 6 3/4" 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 1 1/2"
 - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
 - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
 - 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 INSIDE)
 - D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
 - 5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - 6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 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.
 - 7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS
 - 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE



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





VISTA
—**STRUCTURAL**—
ENGINEERING, LLC



14718 NW PELIA STREET * PORTLAND, OREGON 971229
OFFICE: 971.233.6099 * MOBILE: 971.233.6099 *
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, LLC

JOB TITLE: SVF079 SPEC
LOT 79 SUMMIT VIEW FARMS

LOCATION: 2323 SW SERENA PL,
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
2-20-2022

NO.	DATE	REVISION	BY

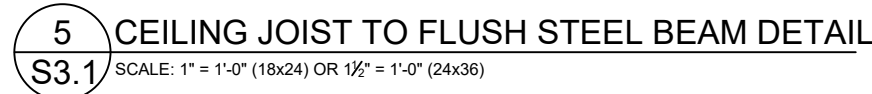
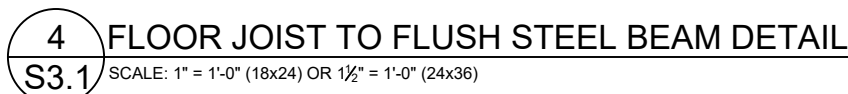
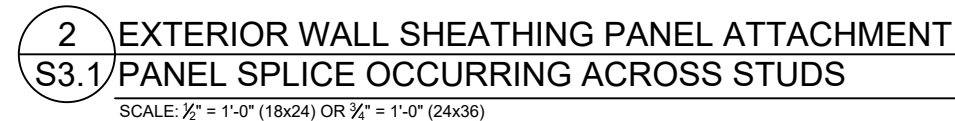
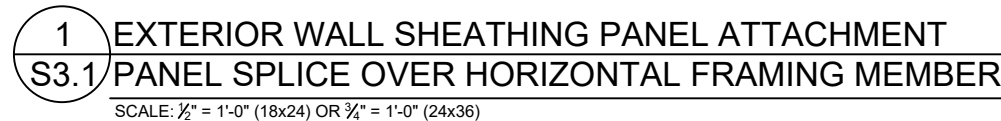
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FOUNDATION DETAILS

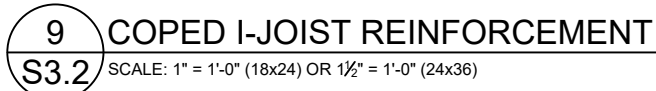
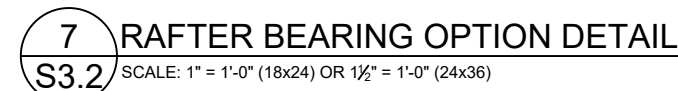
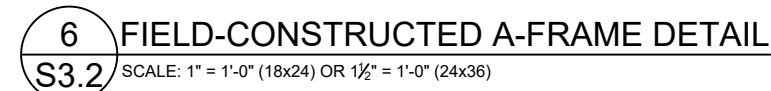
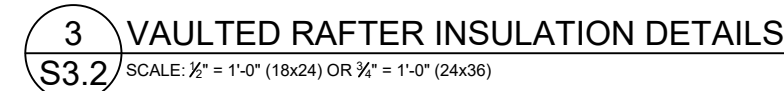
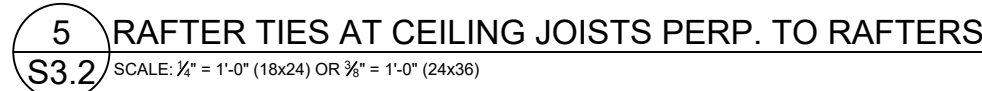
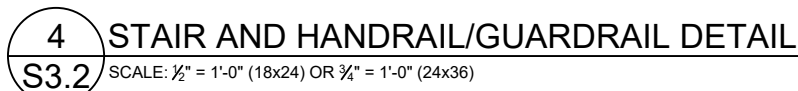
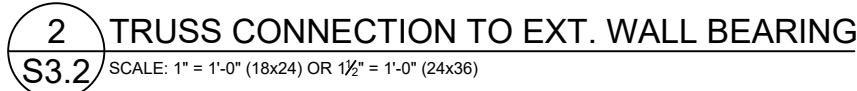
ENGINEER: DMH	CHECKED BY: DMH
JOB NO.	DRAWN BY: DMH
DATE: 02-14-22	
SHEET NUMBER	

S2.1

RELEASED FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICE
 LICENSE NUMBER: 1806904



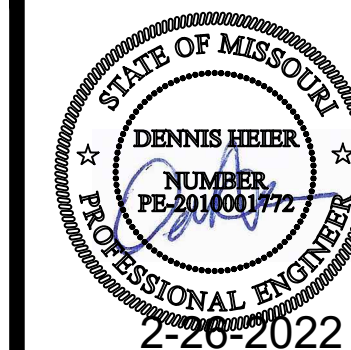
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/01/2022



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"

CLIENT: WALKER CUSTOM HOMES, LLC
JOB TITLE: SVF079 SPEC
LOT 79 SUMMIT VIEW FARMS
LOCATION: 2323 SW SERENA PL,
LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION
DRAWING TITLE		
<div>DRAWING DETAILS</div>		
ENGINEER: DMH		CHECKED BY: D
JOB NO.		DRAWN BY: D
DATE: 02-14-22		
SHEET NUMBER		

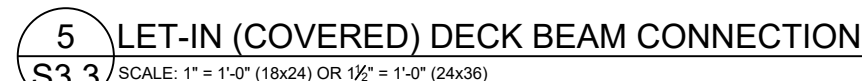
3.2
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/01/2022



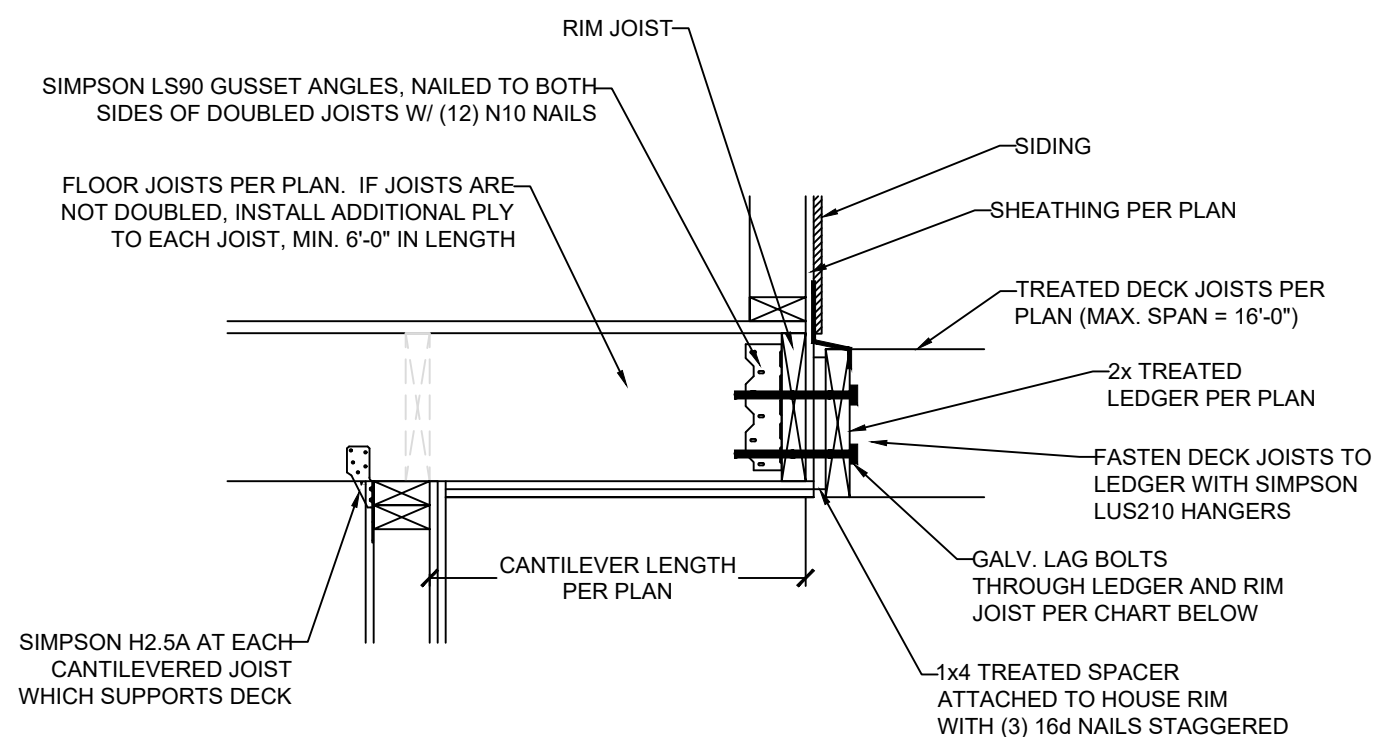
DECK JOIST SPAN	½" Ø GALV. LAG OR ⅝" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

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

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



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

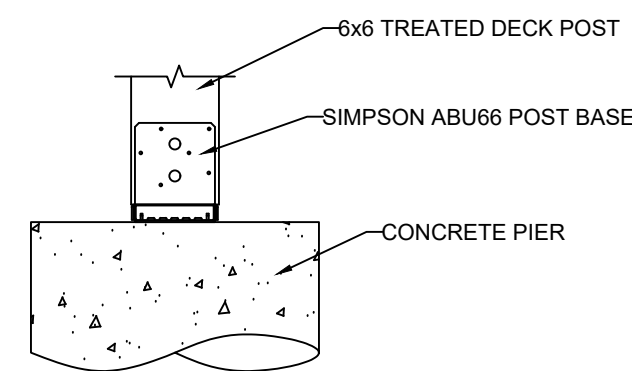


2 CANTILEVER WITH DECK ATTACHMENT

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

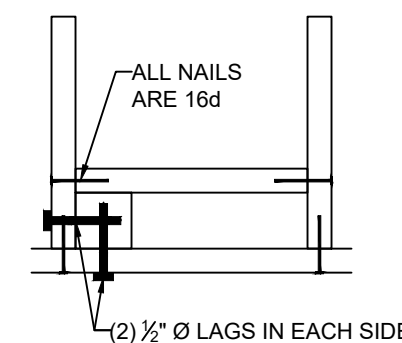


SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



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

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

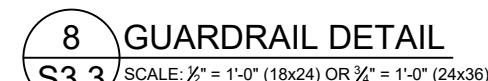


4 REINF. POST CONNECTIONS

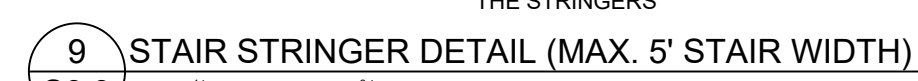
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



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



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



STAIR STRINGER DET.



CLIENT: WALKER CUSTOM HOMES, LLC

JOB TITLE: SVF079 SPEC
LOT 79 SUMMIT VIEW FARMS

LOCATION: 2323 SW SERENA PL,
LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY

DRAWING TITLE

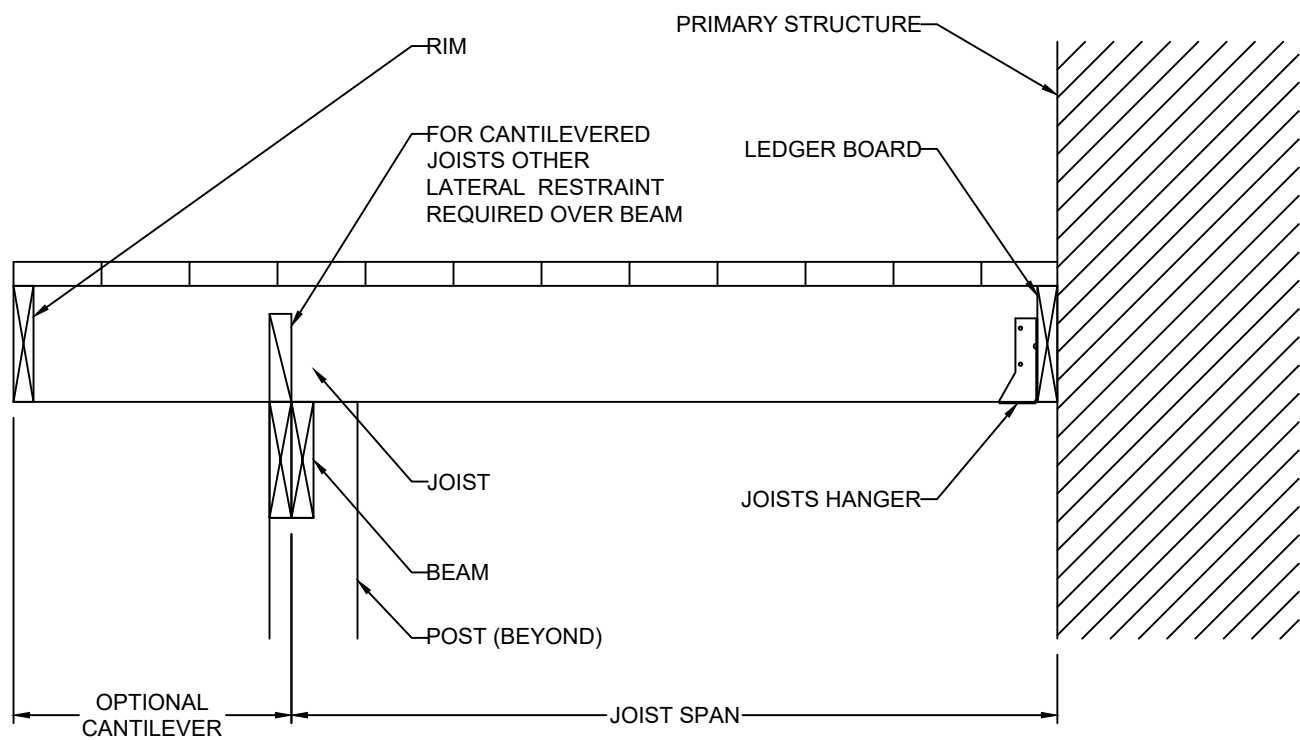
FRAMING DETAILS

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.	DRAWN BY: DMH
DATE: 02-14-22	

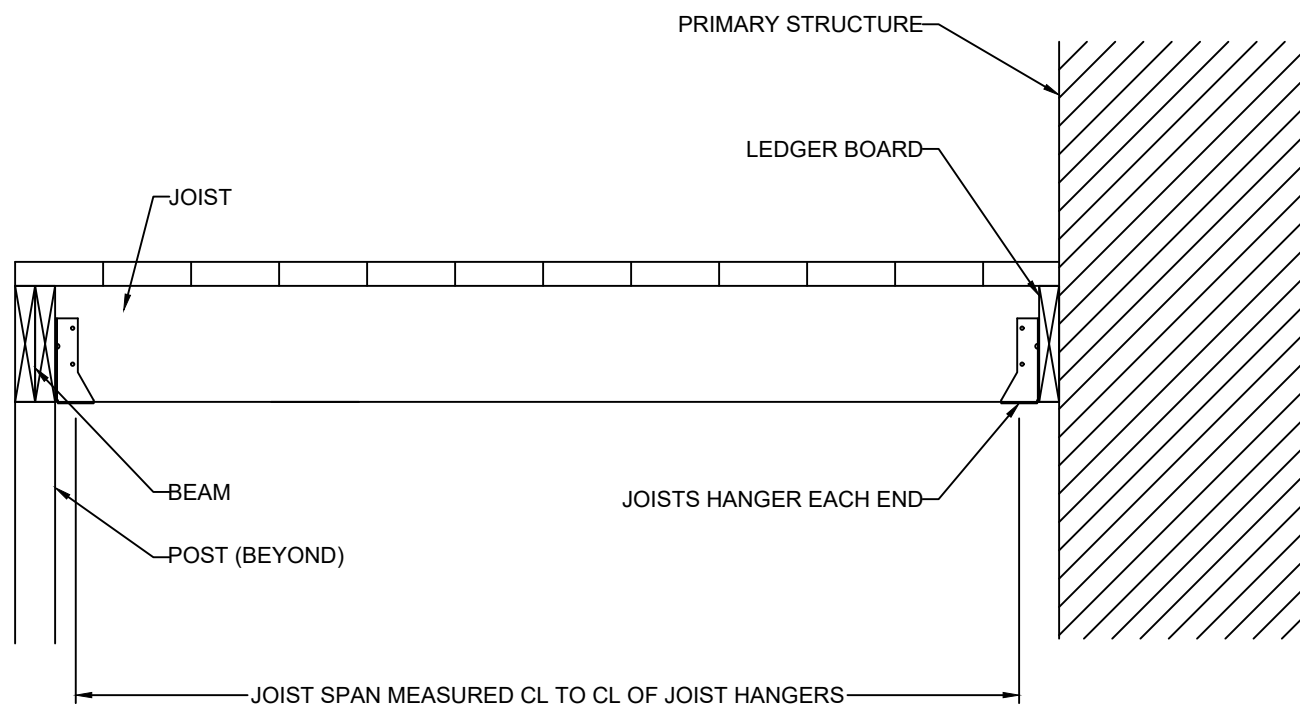
SHEET NUMBER

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

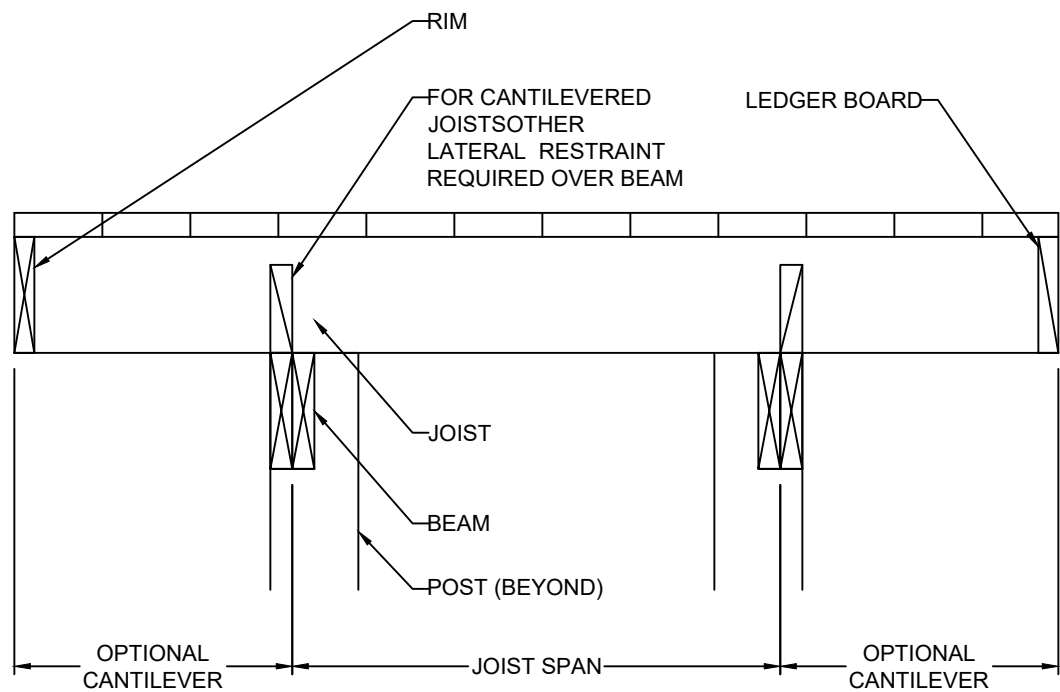
03/01/2022



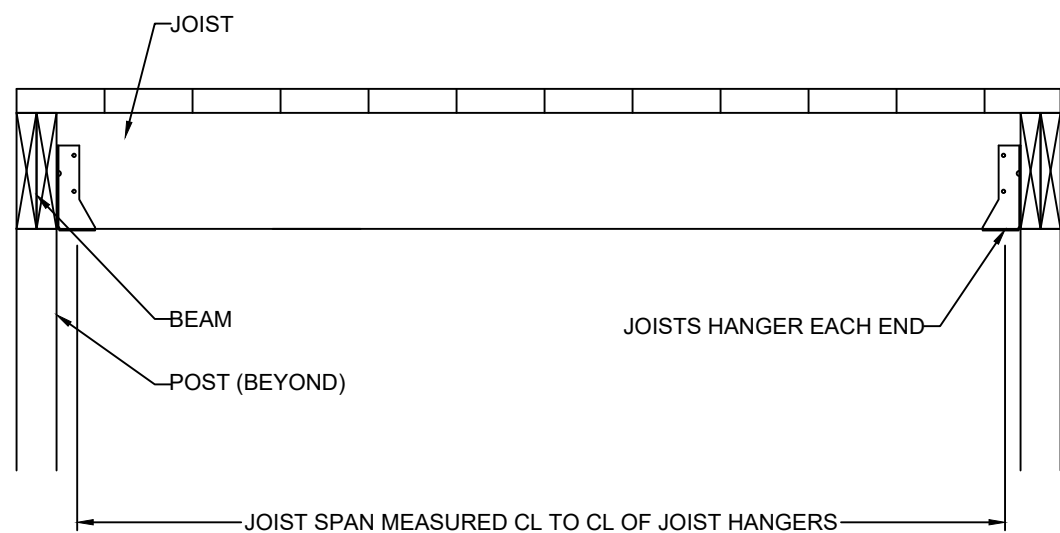
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

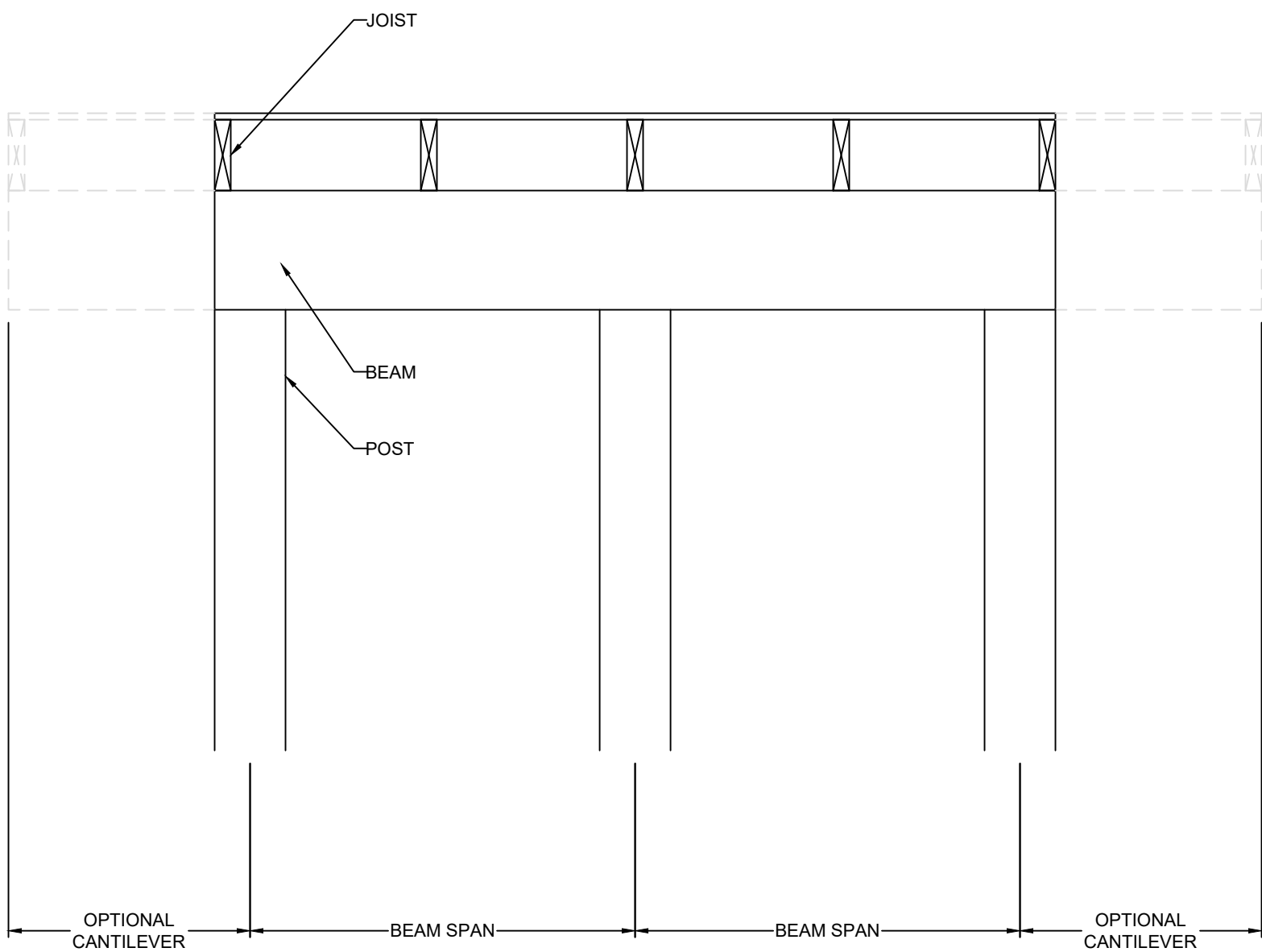


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

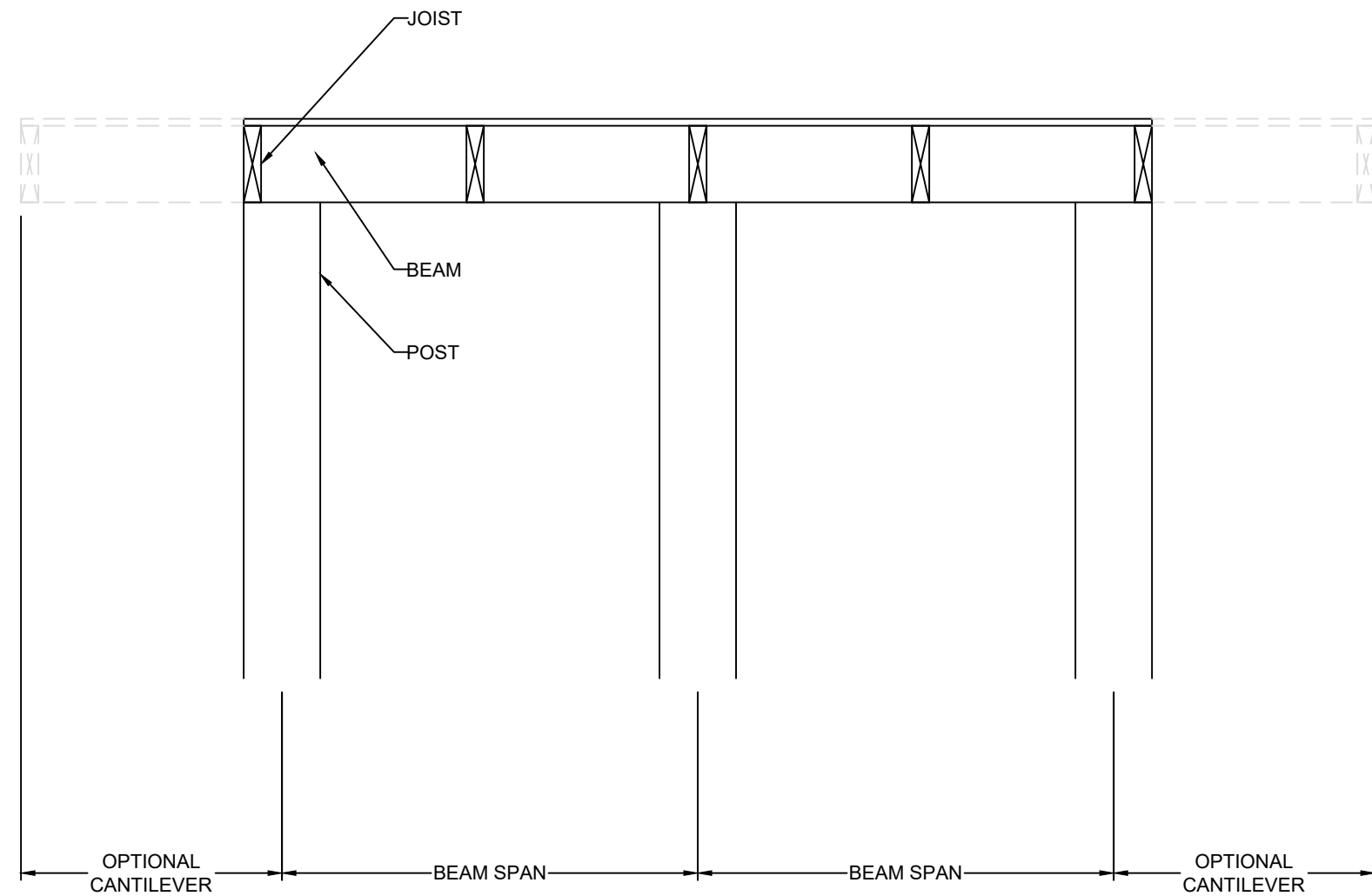


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM



VISTA
— STRUCTURAL —
ENGINEERING, LLC

14718 NW DELLA STREET * PORTLAND, OREGON 97229
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
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CLIENT: WALKER CUSTOM HOMES, LLC

JOB TITLE: SVF079 SPEC
LOT 79 SUMMIT VIEW FARMS

LOCATION: 2323 SW SERENA PL,
LEE'S SUMMIT, MISSOURI



STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
2-20-2022

NO.	DATE	REVISION	BY

DRAWING TITLE

**FRAMING
DETAILS**

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.	DRAWN BY: DMH
DATE: 02-14-22	
SHEET NUMBER	

S3.30

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