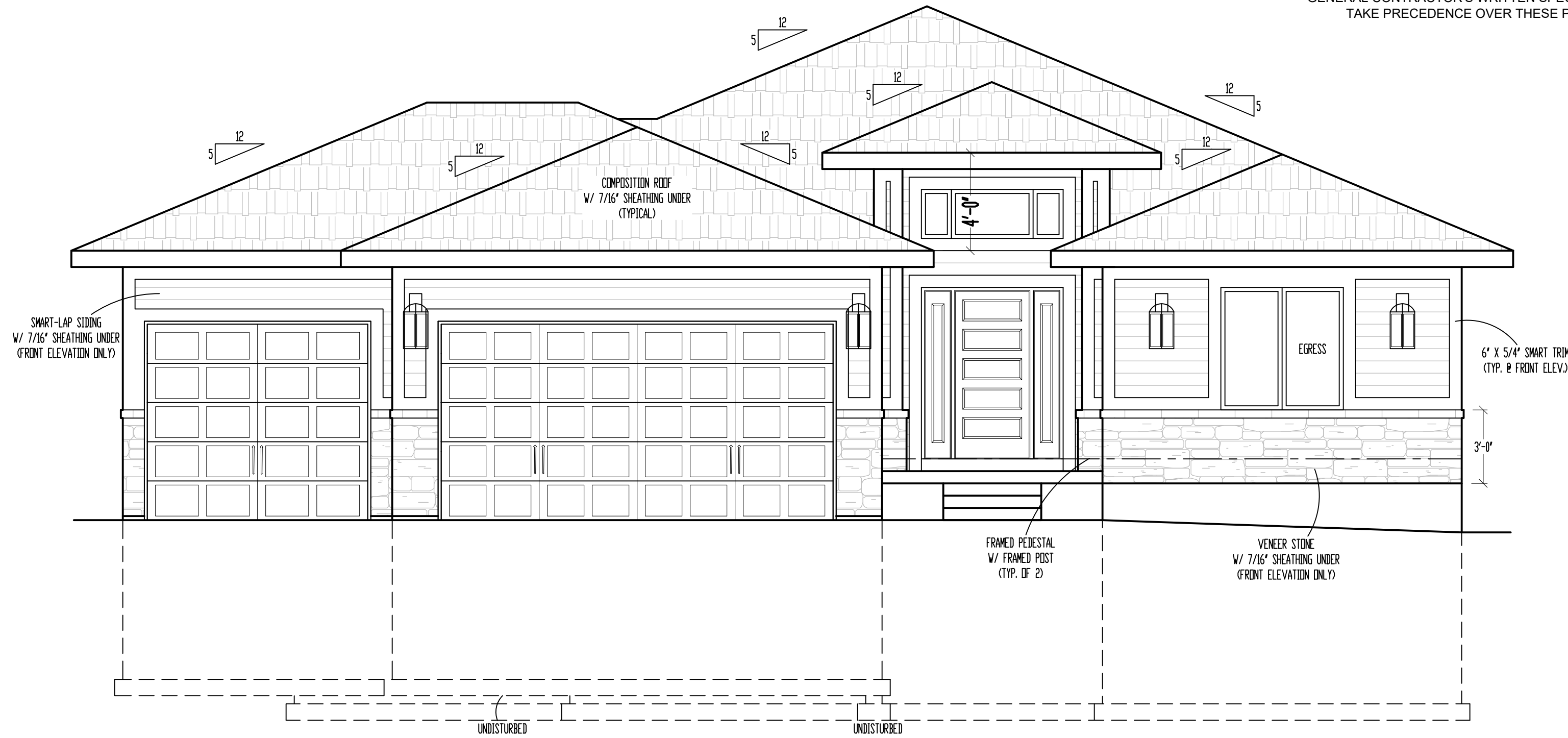
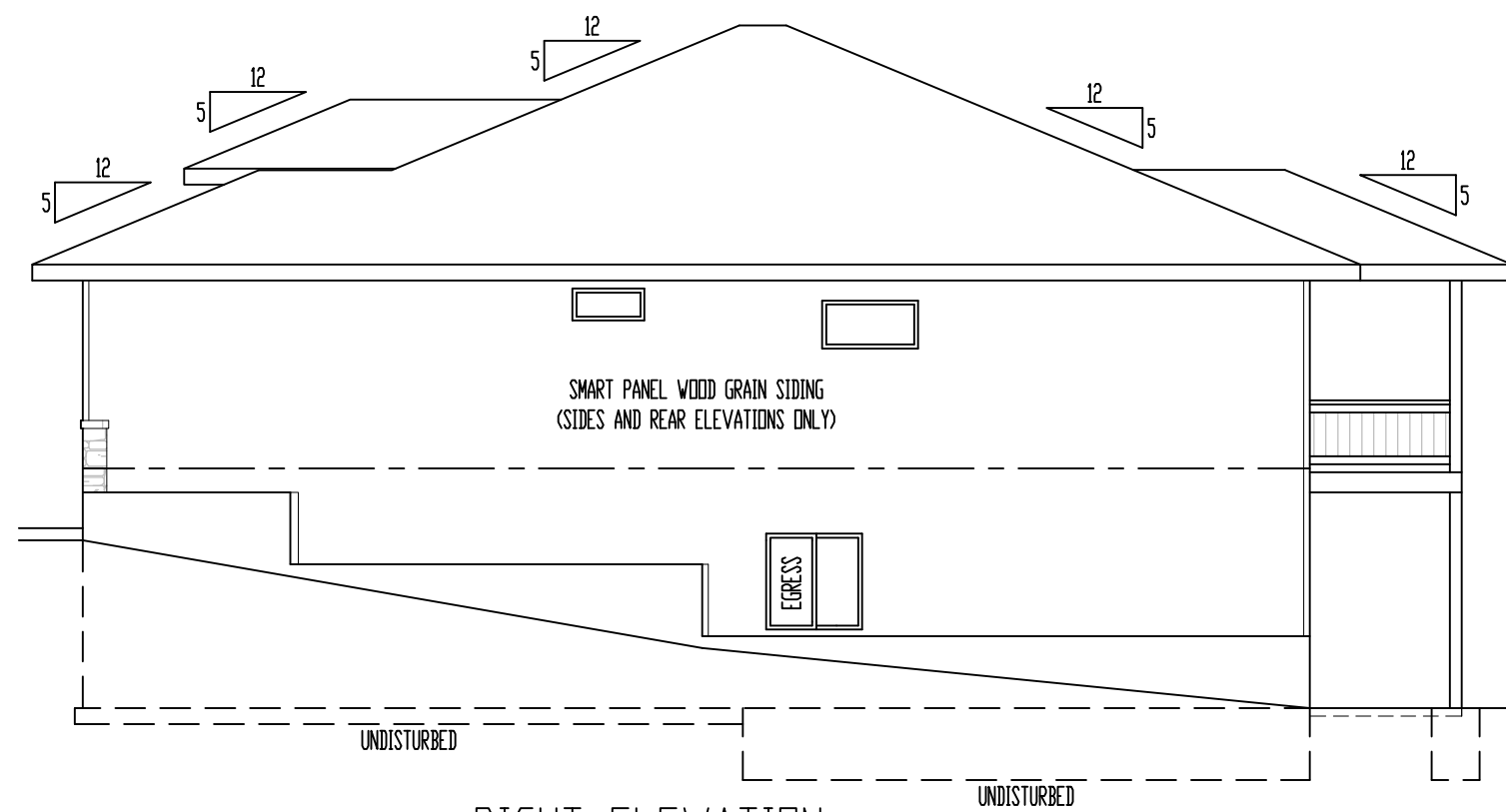


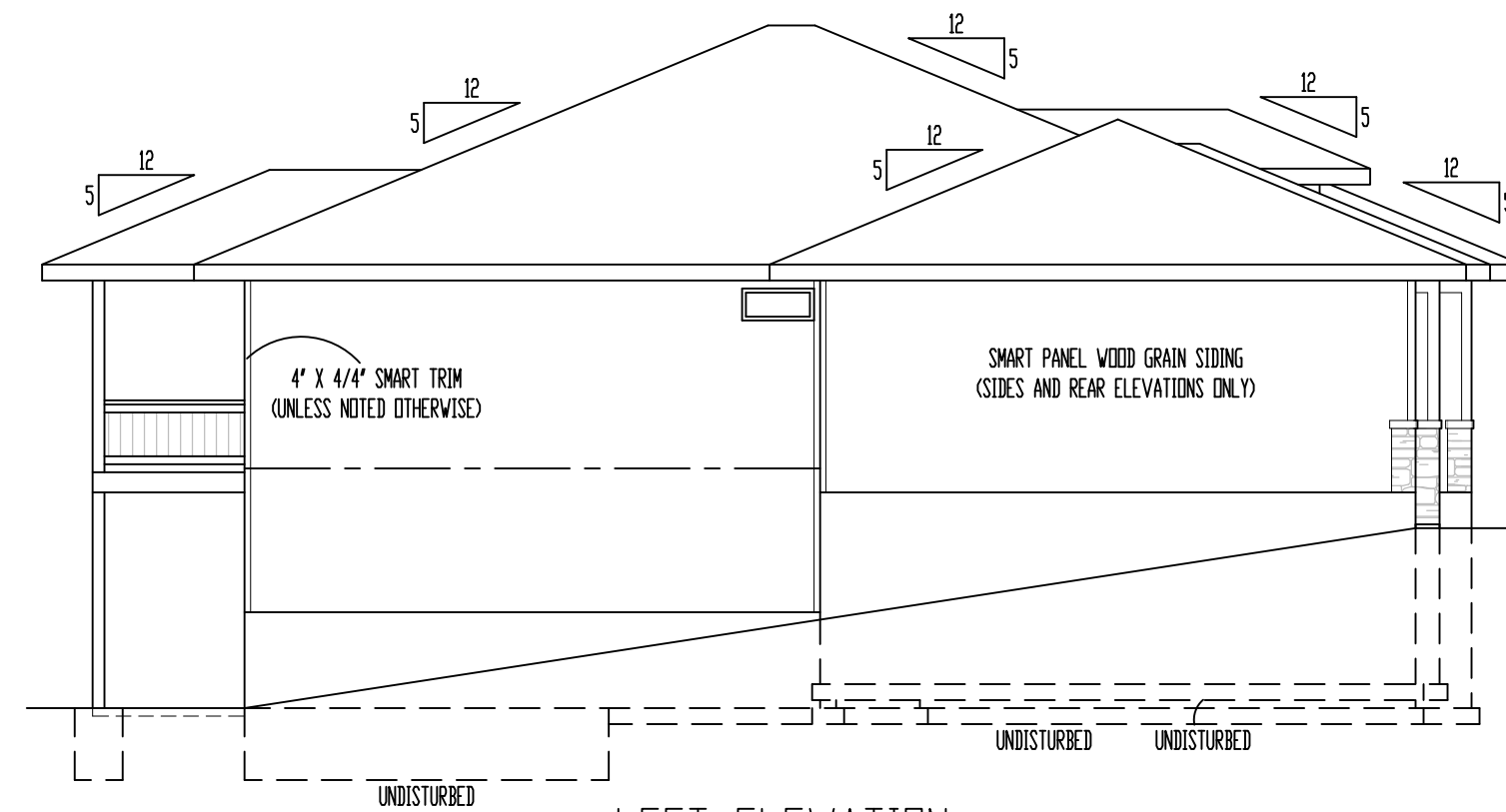
NOTE: GOVERNING CODES &  
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS  
TAKE PRECEDENCE OVER THESE PLANS.



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



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



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



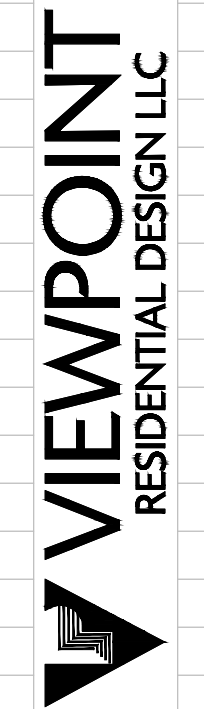
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS:  
SMART PANEL WOOD GRAIN SIDING ON 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

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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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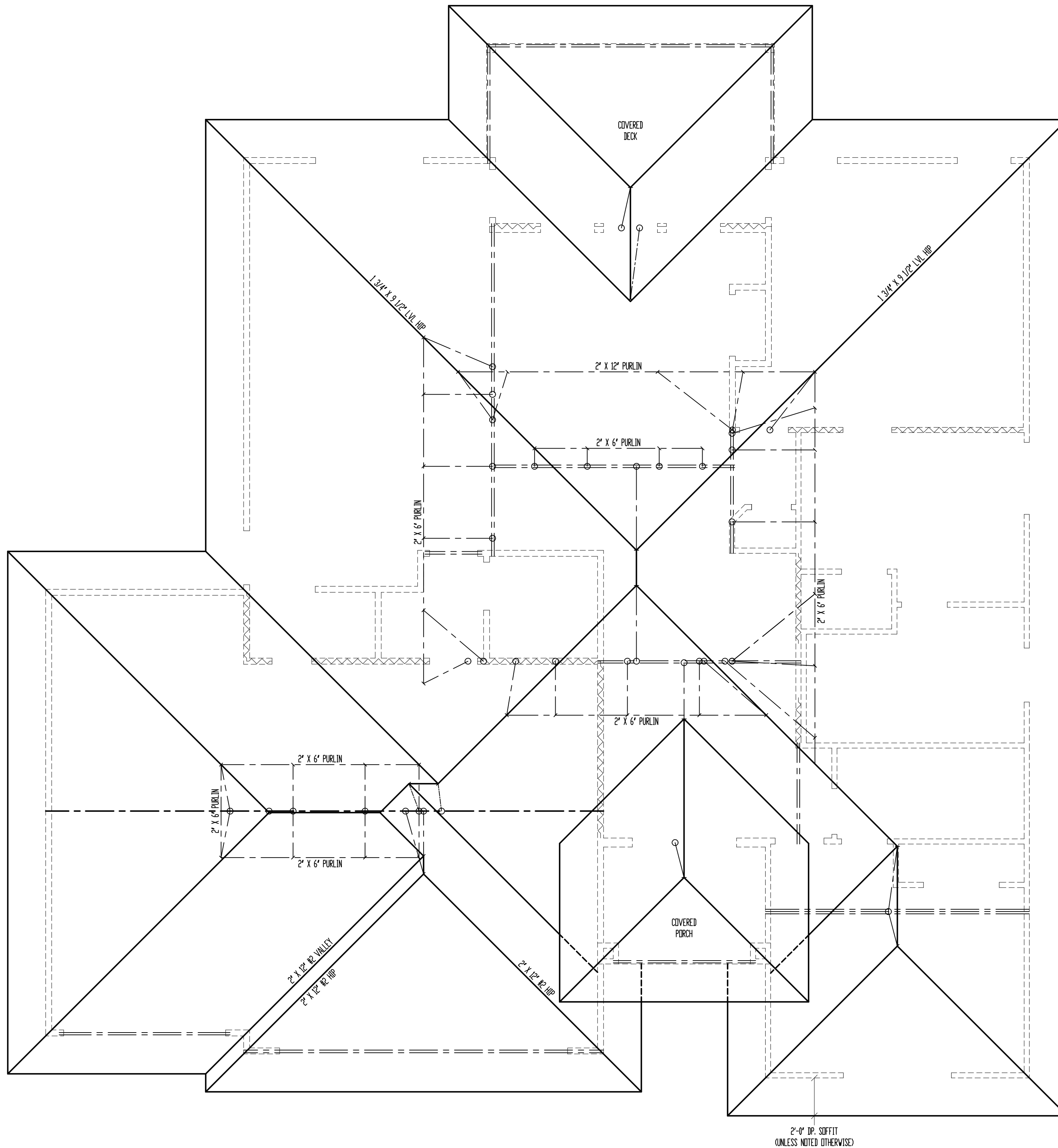
Drawing Name:  
**The  
WOODVIEW 2**  
Site Description:  
**Lot 109, Hook  
Farms 2nd Plat**  
Property Address:  
**2143 SW Hook  
Farm Dr., Lee's  
Summit, Missouri**  
General Contractor:  
**Walker Custom  
Homes, LLC**



9-21-2023  
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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" 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

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

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 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" O.C.
  - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL
  - ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
  - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR. >	30'-0"

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

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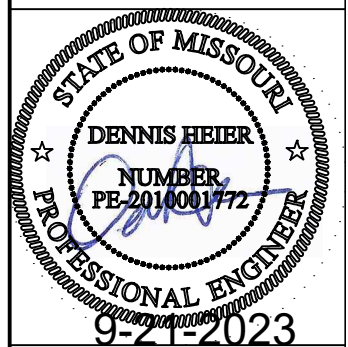
Office: (816) 554-0400 Email: admin@viewpointdesign.net

Drawing Name:  
**The WOODVIEW 2**

Site Description:  
**Lot 109, Hook Farms 2nd Plat**

Property Address:  
**2143 SW Hook Farm Dr., Lee's Summit, Missouri**

General Contractor:  
**Walker Custom Homes, LLC**

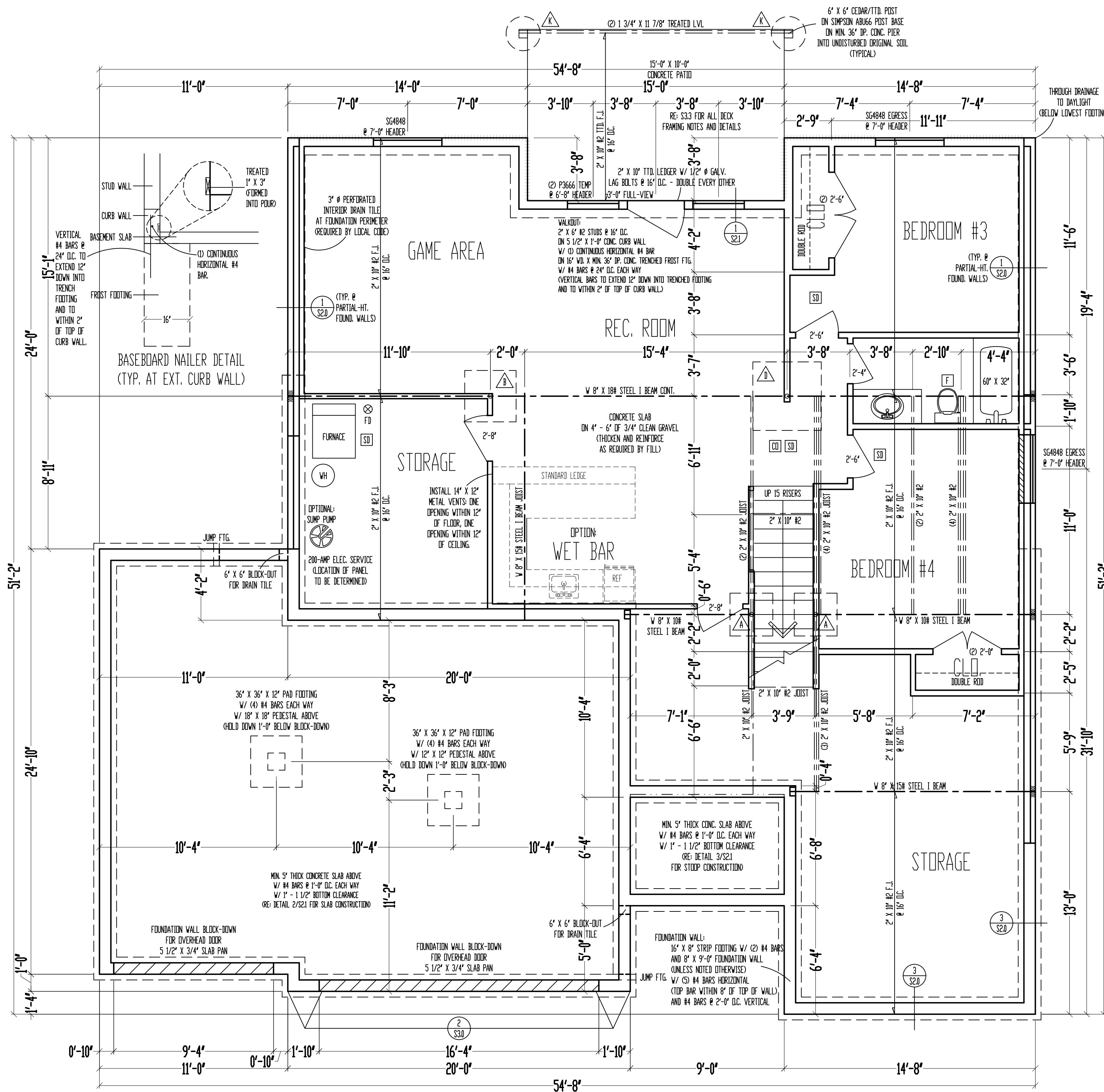


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Sheet Title:  
**ROOF PLAN**

Sheet No.:  
**A-2** of 4





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

- FRAMING NOTES**
- BASEMENT LEVEL EXTERIOR WOOD-FRAMED 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.
  - SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8"-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4"-0" SECTION FOR BOTH SIDES)
  - LOAD BEARING INTERIOR WALL.
  - (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
  - LOW TIES @ 4'-0" O.C. (TYPICAL)
  - RIM STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
  - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
  - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
  - ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
  - ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
  - 1/2" # ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
  - 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
  - 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.
  - CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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

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

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (25.5K)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (38.0K)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5K)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (32.0K)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5K)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (50.0K)

PIER FOOTING SCHEDULE	
G	12" # PIER FTG.
H	16" # PIER FTG.
J	18" # PIER FTG.
K	24" # PIER FTG.

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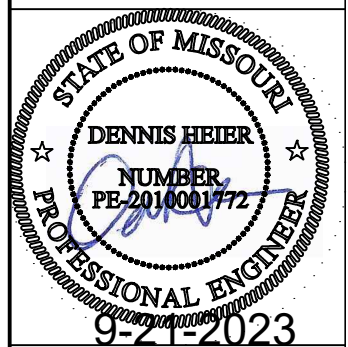
Office: (816) 554-0400 Email: admin@viewpointdesign.net

Drawing Name: **The WOODVIEW 2**

Site Description: **Lot 109, Hook Farms 2nd Plat**

Property Address: **2143 SW Hook Farm Dr., Lee's Summit, Missouri**

General Contractor: **Walker Custom Homes, LLC**



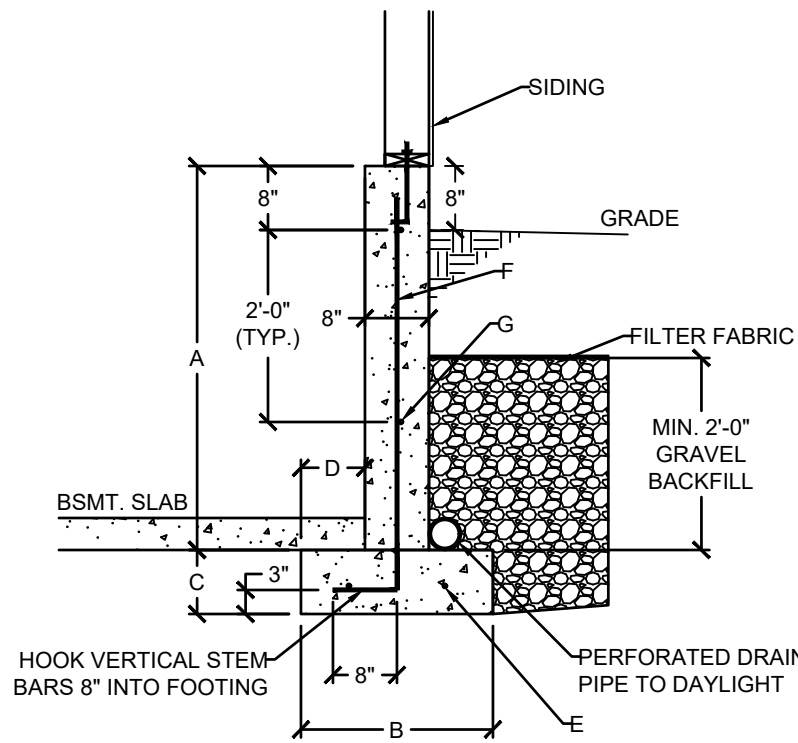
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Rev. 1:  
Rev. 2:  
Rev. 3:

Sheet Title: **FOUNDATION PLAN**

Sheet No.: **A-4** of 4

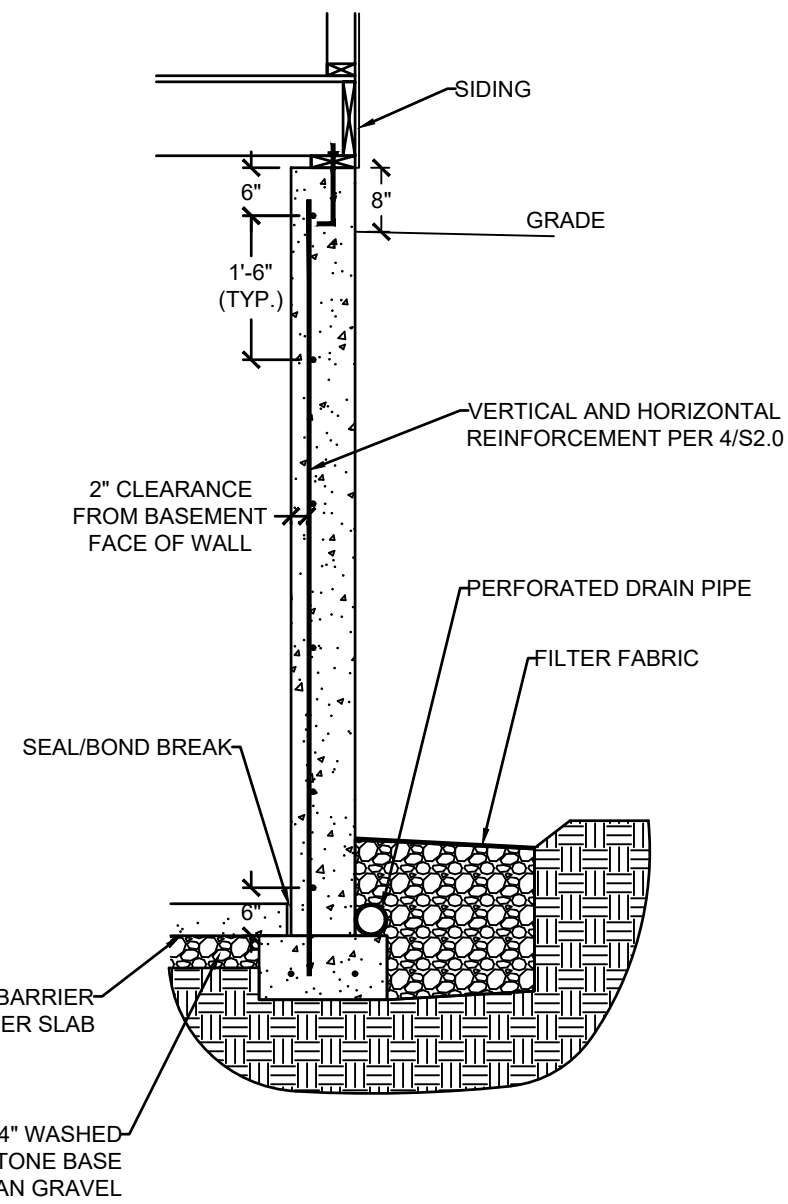




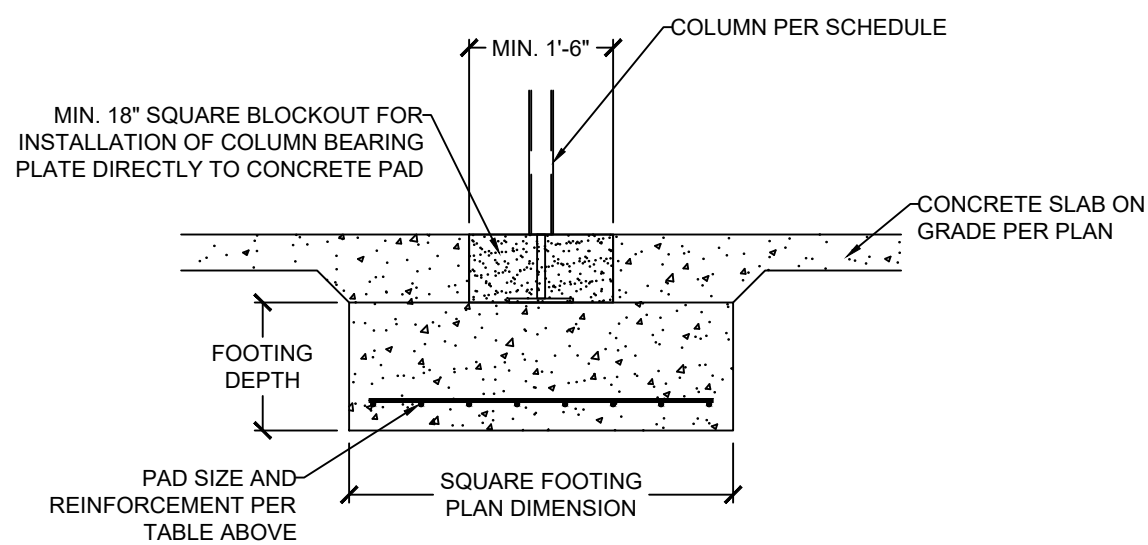


**1 DAYLIGHT WALL CONSTRUCTION**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

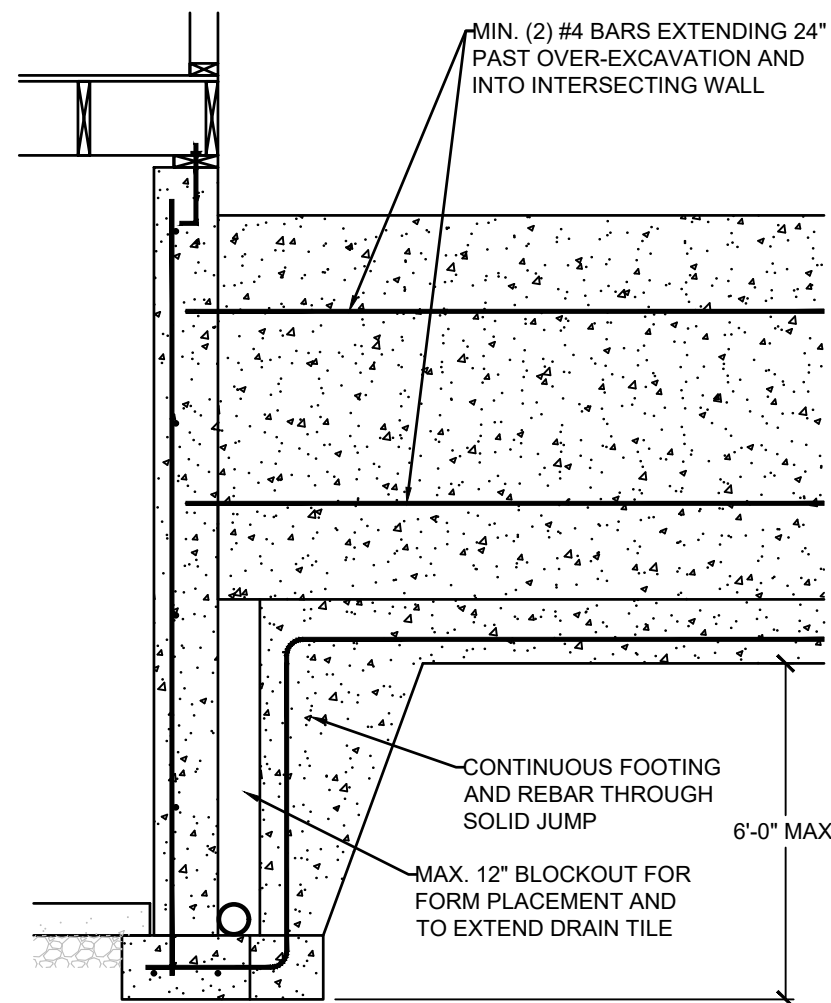
DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



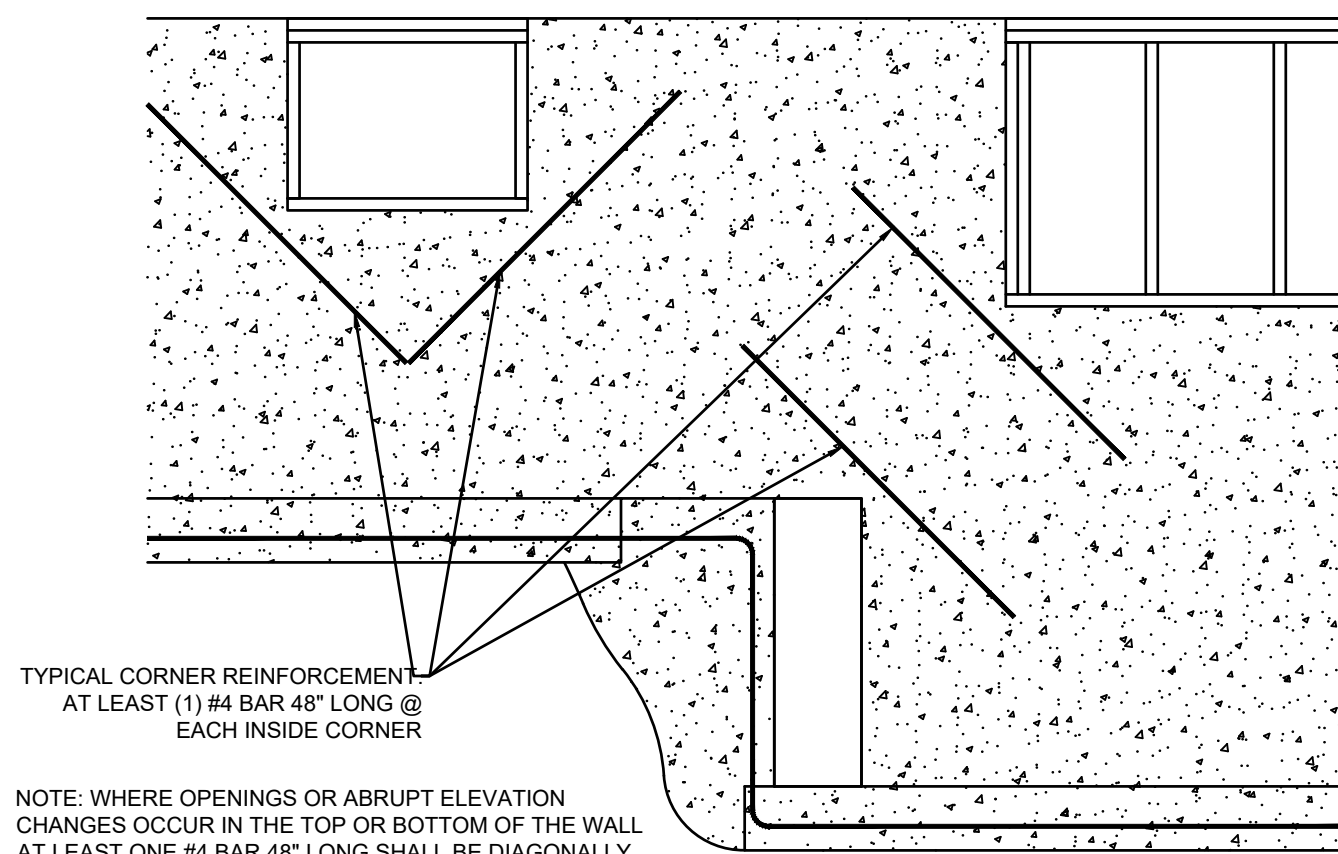
**3 CONCRETE WALL SECTION**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



**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)

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

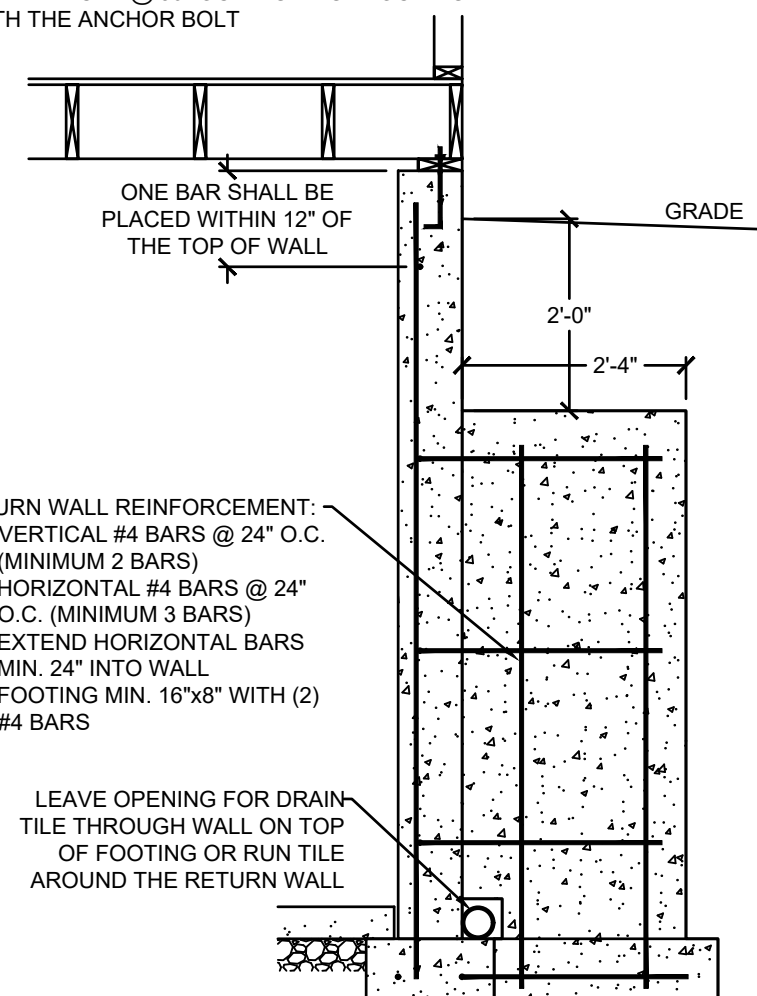
  

HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

- FOOTNOTES:**
- 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

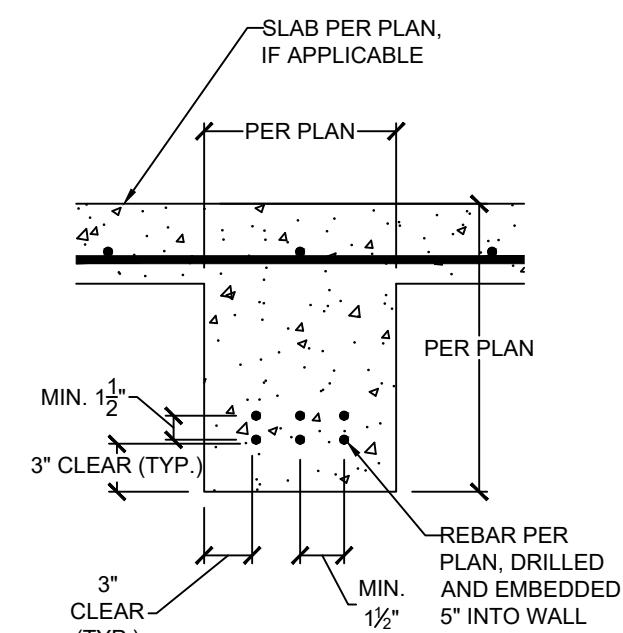
NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



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

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

**7 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)

**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: HKF109 SPEC  
LOT 109, HOOK FARMS  
LOCATION: 2143 SW HOOK FARM DR.  
LEE'S SUMMIT, MISSOURI

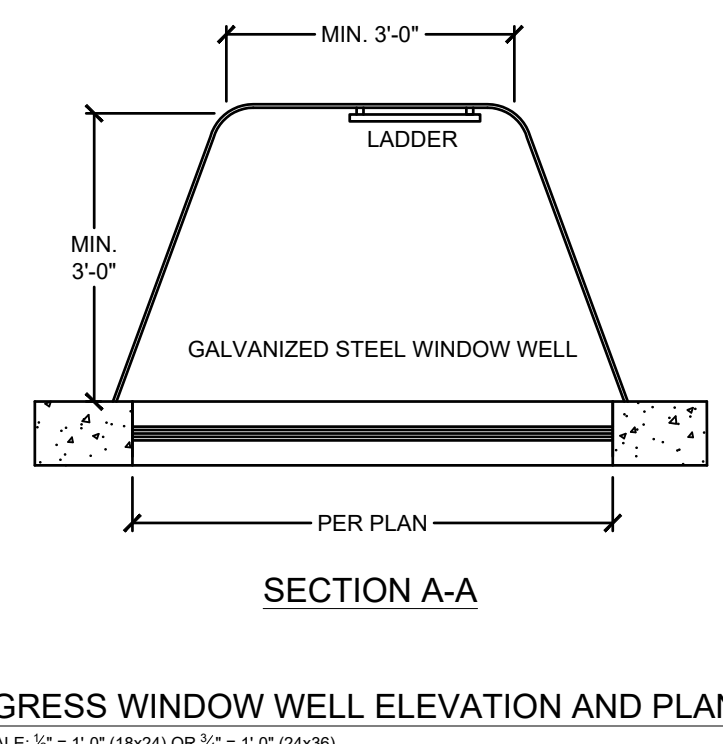
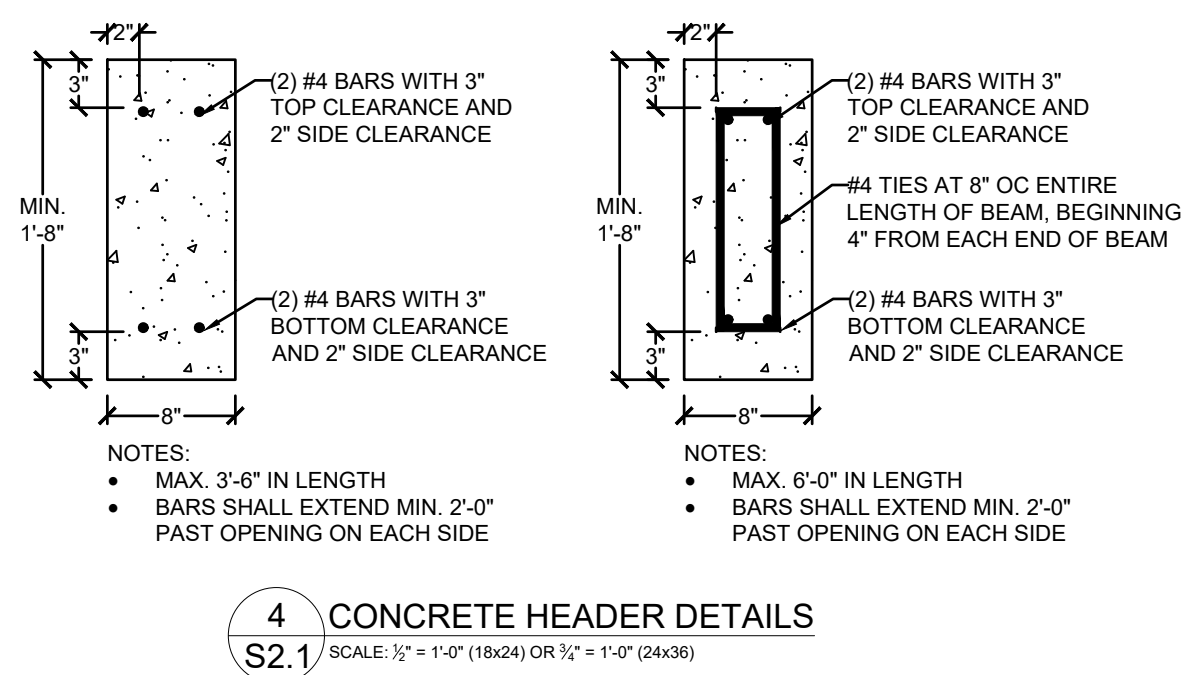
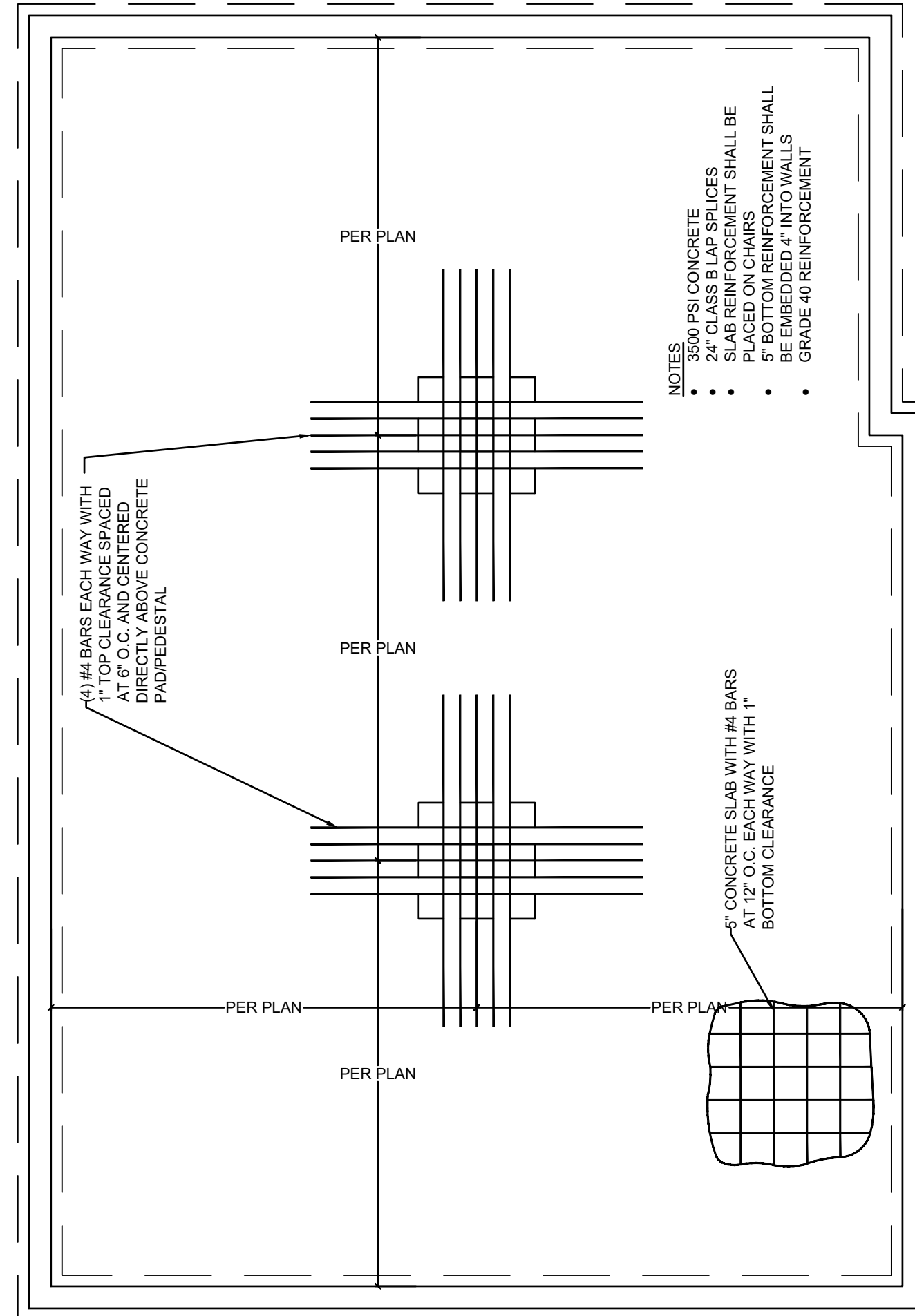
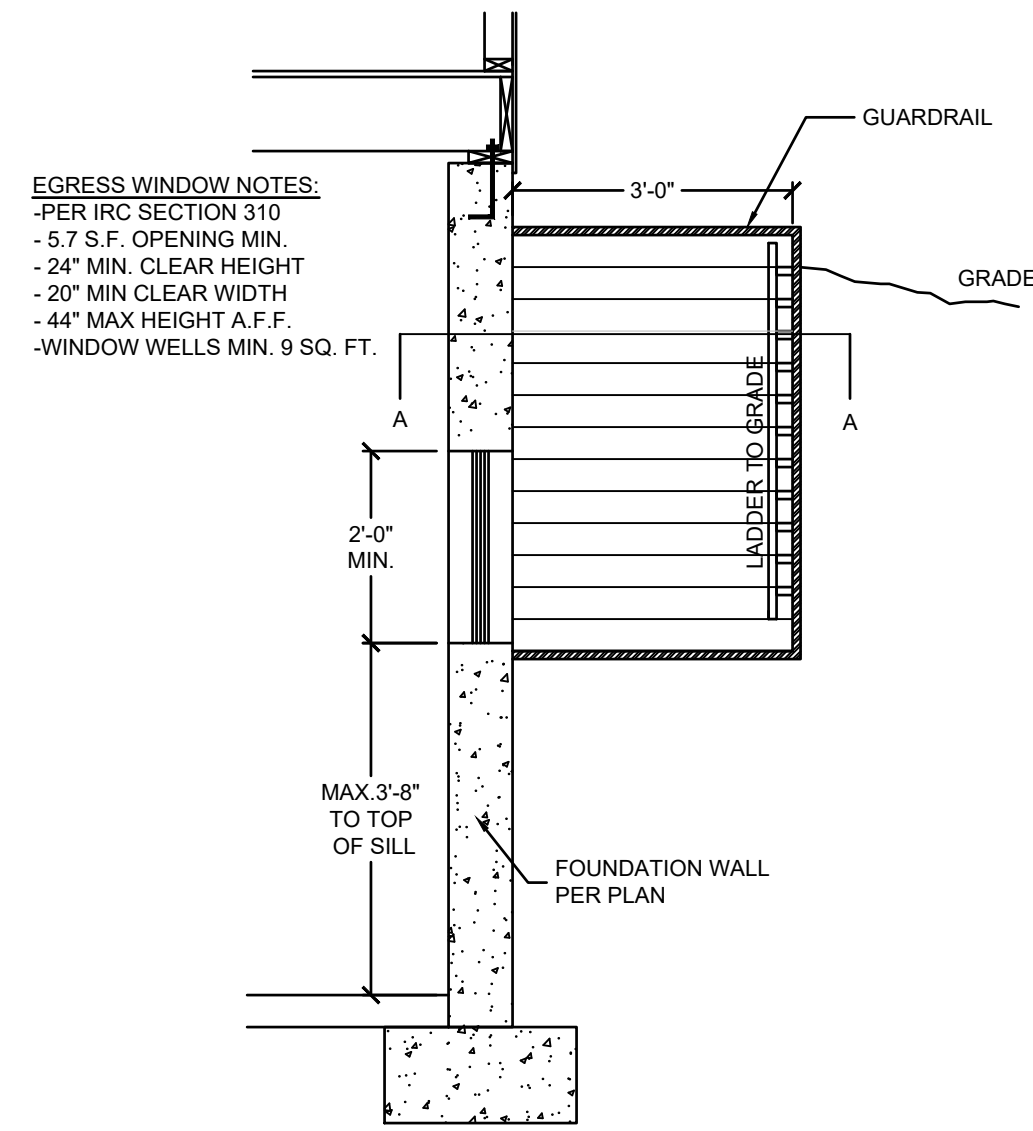
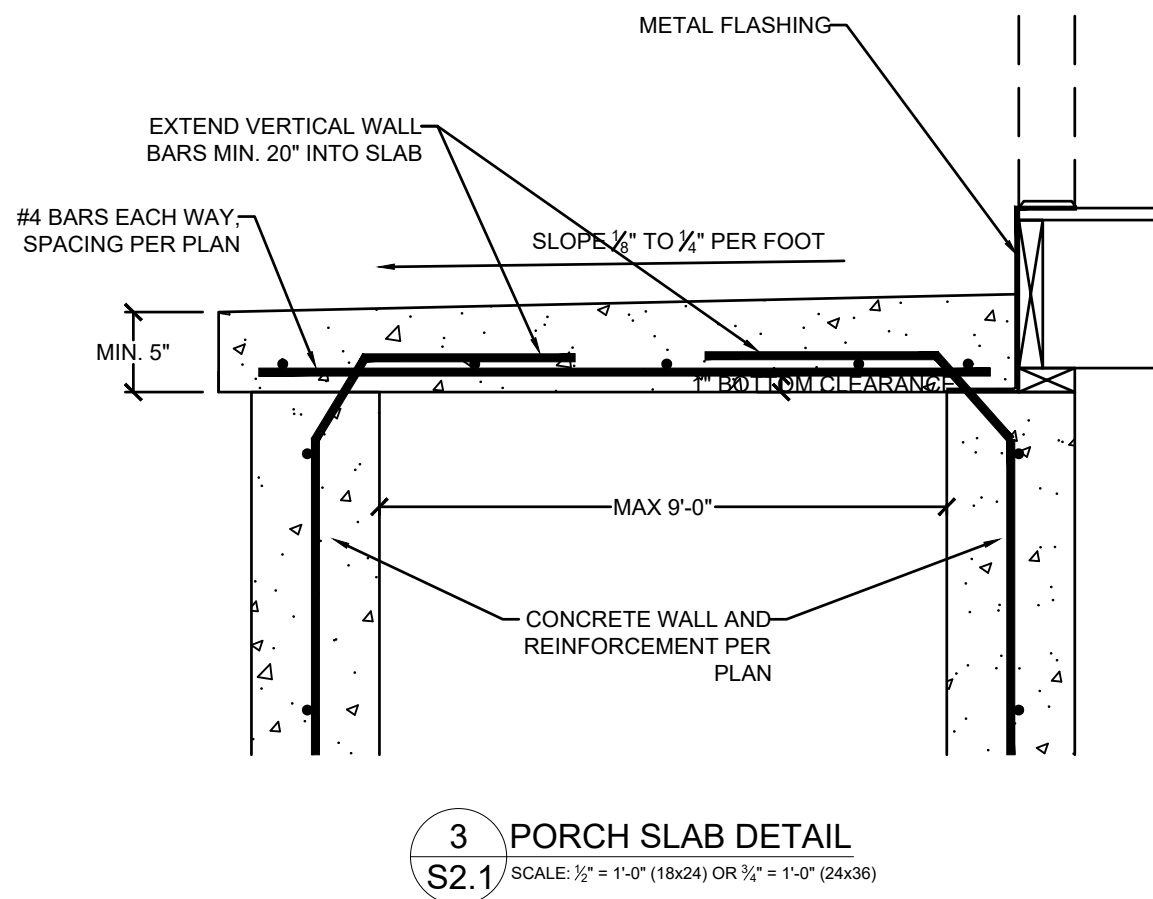
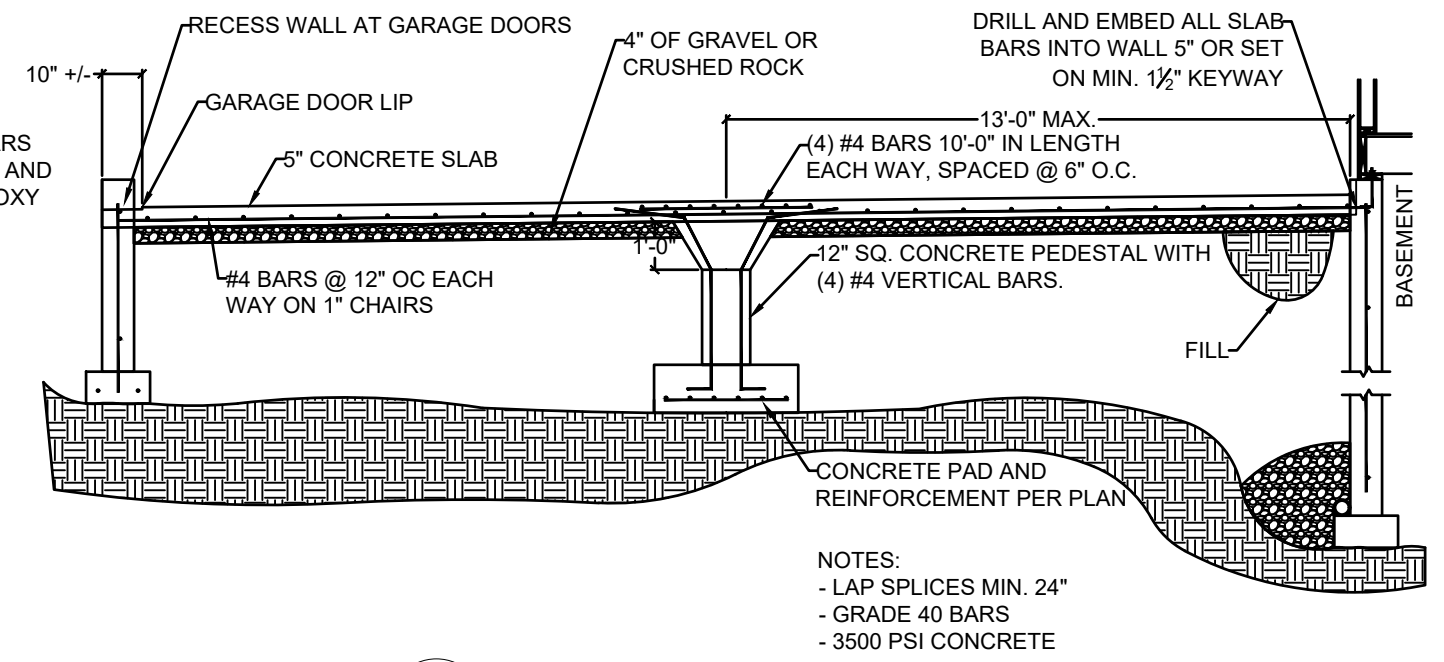
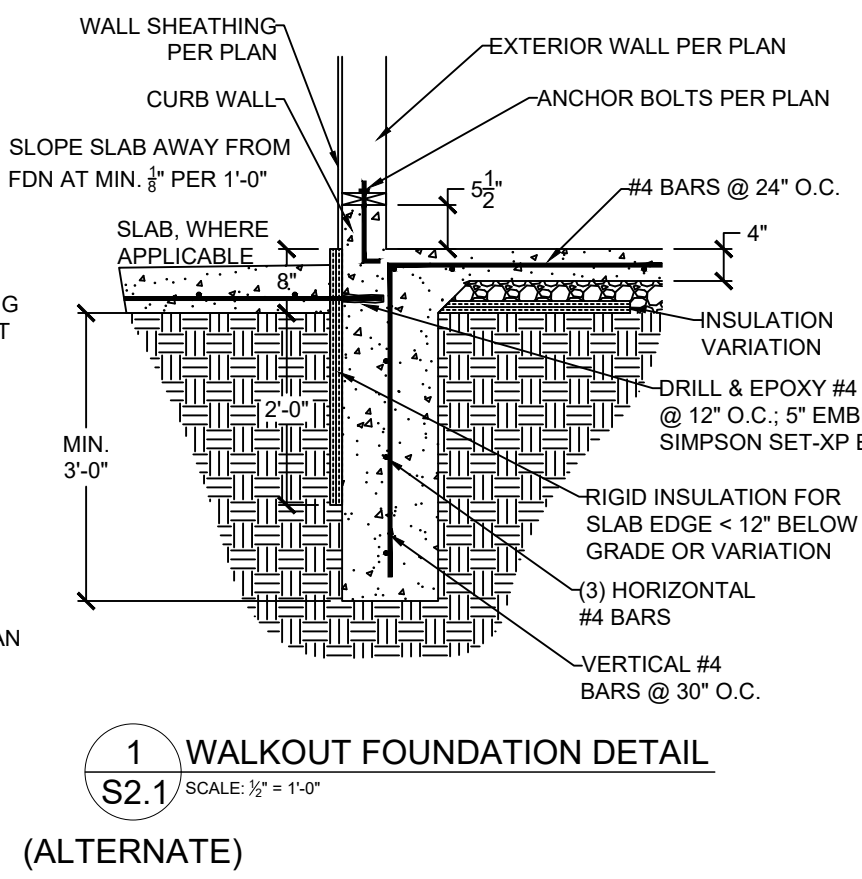
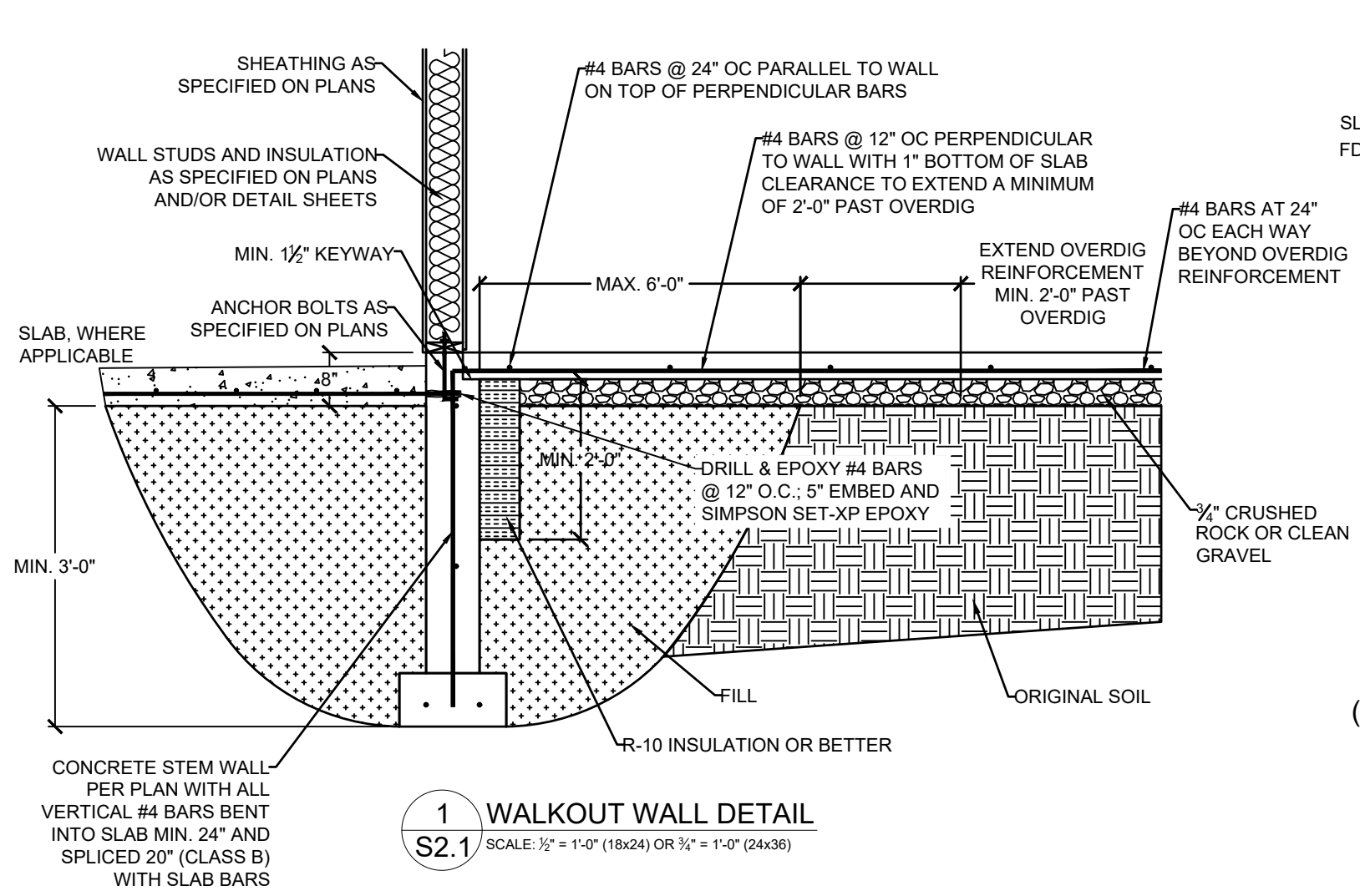
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DENNIS HEIER  
NUMBER: PE-2014001772  
PROFESSIONAL ENGINEER  
9-21-2023

NO.	DATE	REVISION	BY

DRAWING TITLE  
**FOUNDATION DETAILS**

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.:	DRAWN BY: DMH
DATE: 09-21-23	
SHEET NUMBER	

**S2.0**



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-STRUCTURAL-  
ENGINEERING, LLC

14718 NW DELIA STREET \* PORTLAND, OREGON 97229  
 OFFICE: 971.253.6099 \* MOBILE: 971.253.6099 \*  
 EMAIL: DENNIS@VISTASTRUCTURAL.COM

---

CLIENT: WALKER CUSTOM HOMES, LLC  
 JOB TITLE: HKF109 SPEC  
 LOT 109, HOOK FARMS  
 LOCATION: 2143 SW HOOK FARM DR.  
 LEE'S SUMMIT, MISSOURI

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STATE OF MISSOURI  
**DENNIS HEIER**  
 NUMBER  
 PE-2010001772  
 PROFESSIONAL ENGINEER  
 9-21-2023

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NO.	DATE	REVISION	BY

DRAWING TITLE

**FOUNDATION  
DETAILS**

ENGINEER: DMH      CHECKED BY: DMH  
 JOB NO.              DRAWN BY: DMH  
 DATE: 09-21-23  
 SHEET NUMBER

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ENGINEERING, LLC

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

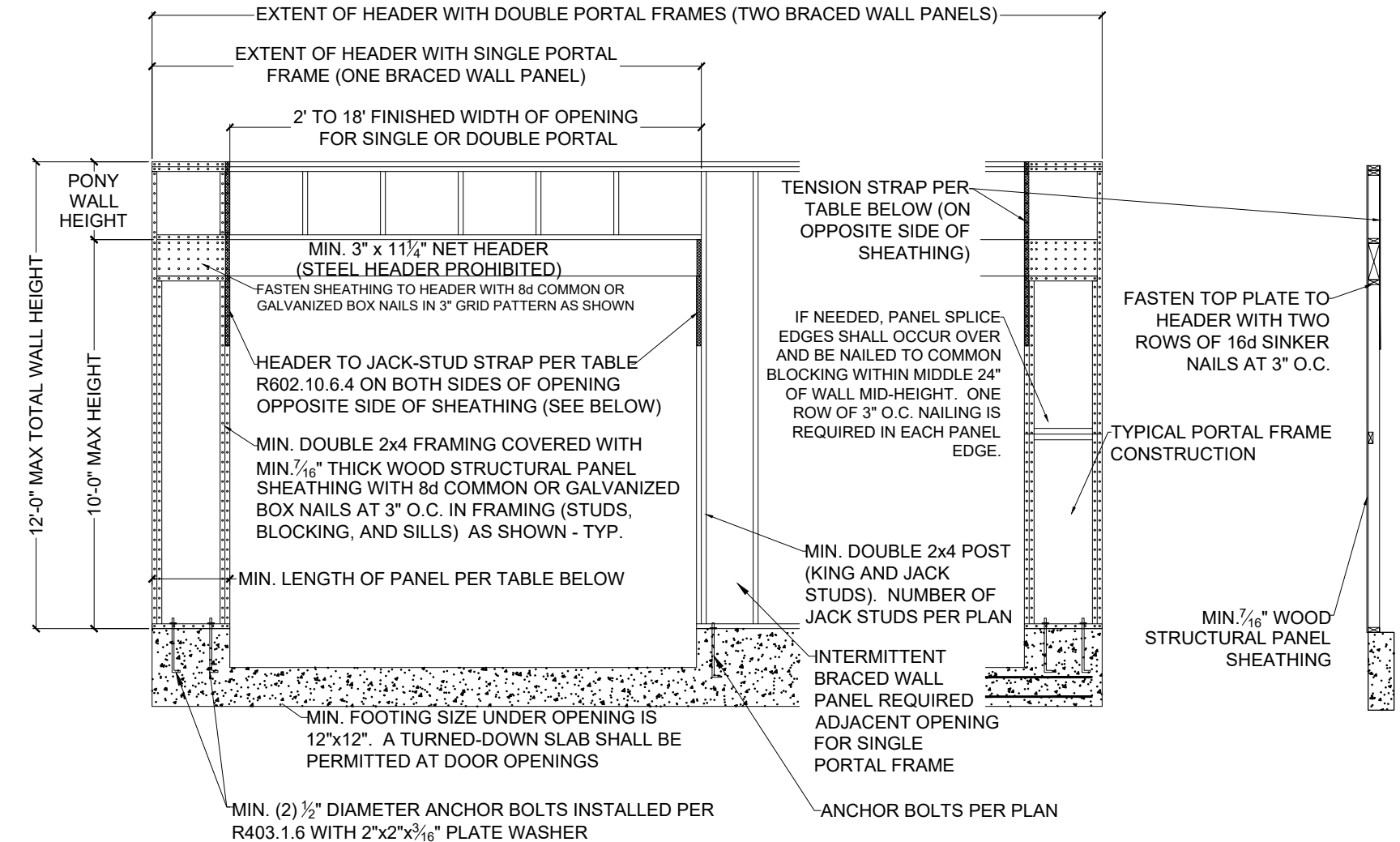
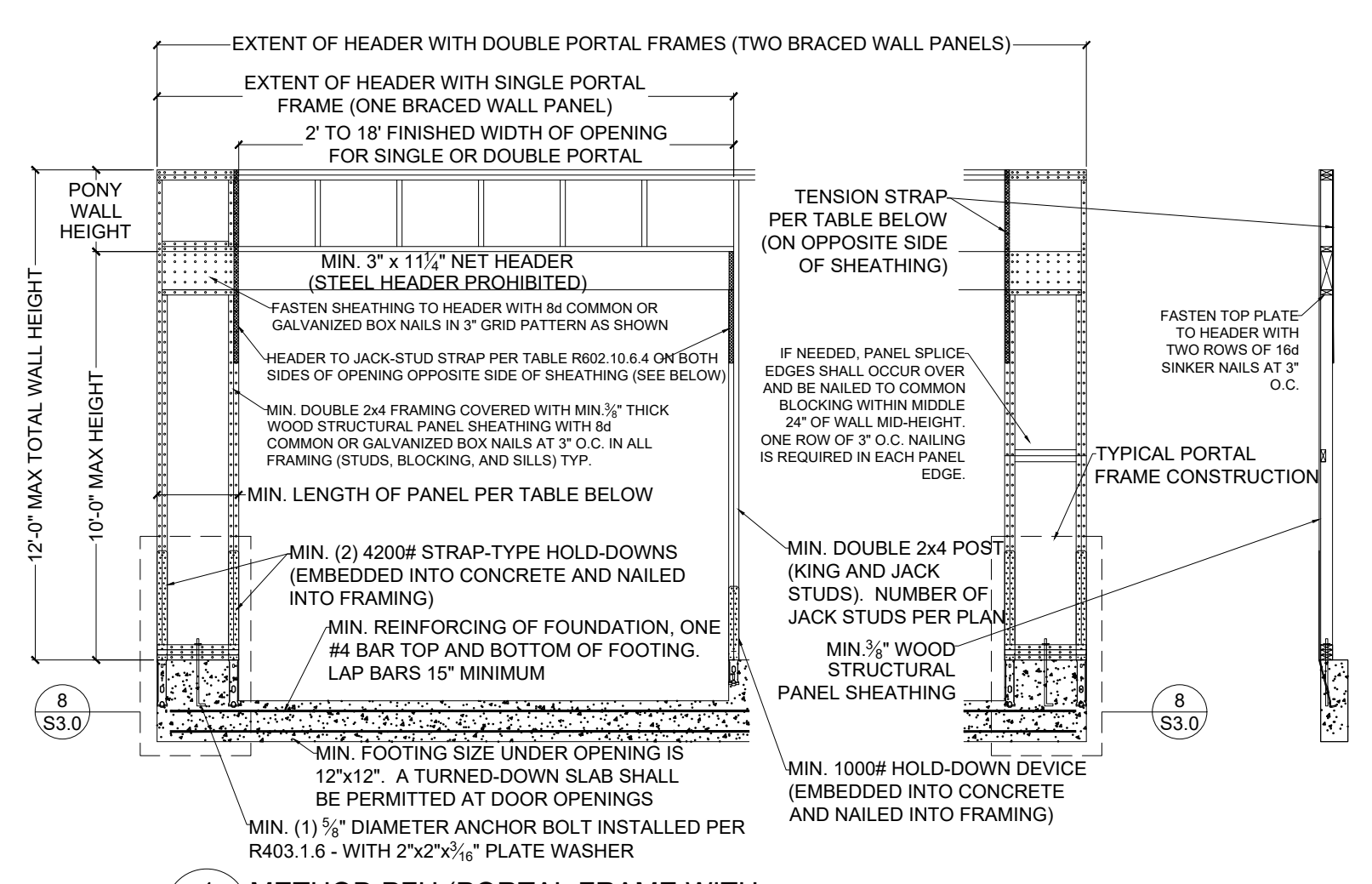
CLIENT: WALKER CUSTOM HOMES, LLC  
JOB TITLE: HKF109 SPEC  
LOT 109, HOOK FARMS  
LOCATION: 2143 SW HOOK FARM DR.  
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI  
DENNIS HEIER  
NUMBER PE-2010001772  
PROFESSIONAL ENGINEER  
9-21-2023

NO.	DATE	REVISION	BY

DRAWING TITLE  
**FRAMING DETAILS**

ENGINEER: DMH      CHECKED BY: DMH  
JOB NO.              DRAWN BY: DMH  
DATE: 09-21-23  
SHEET NUMBER  
**S3.0**



MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)

WALL HEIGHT	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

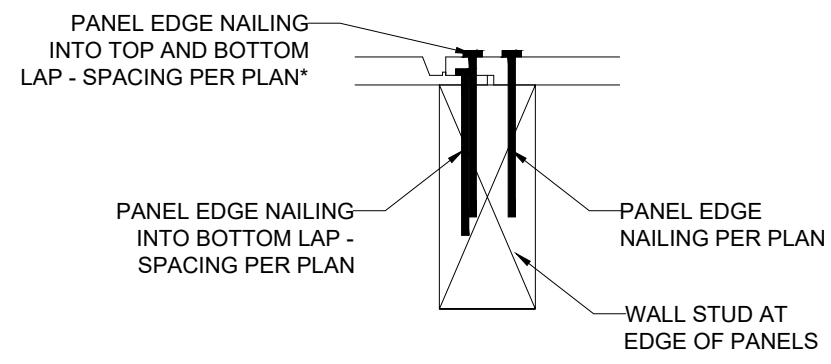
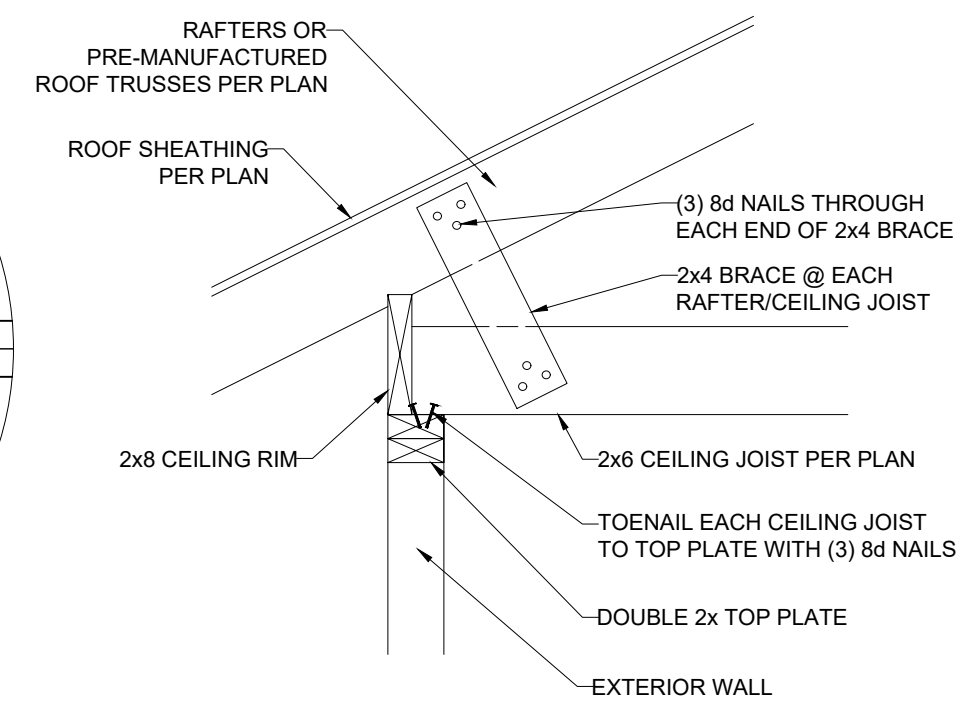
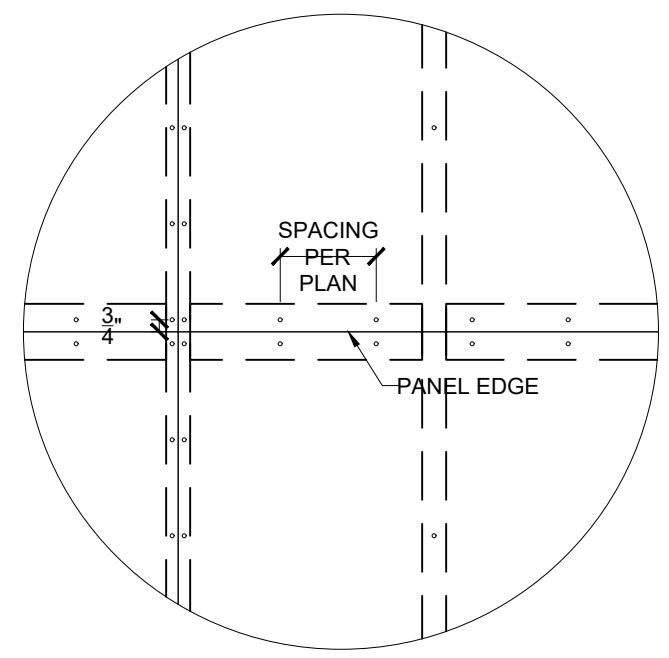
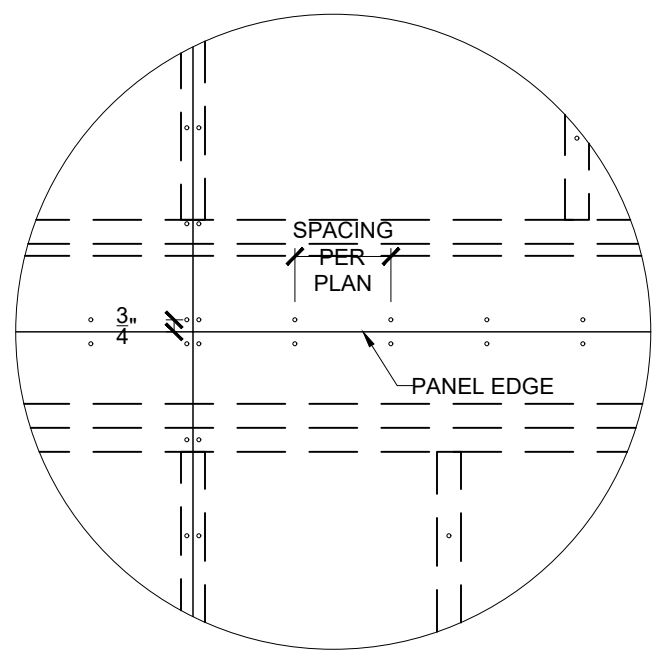
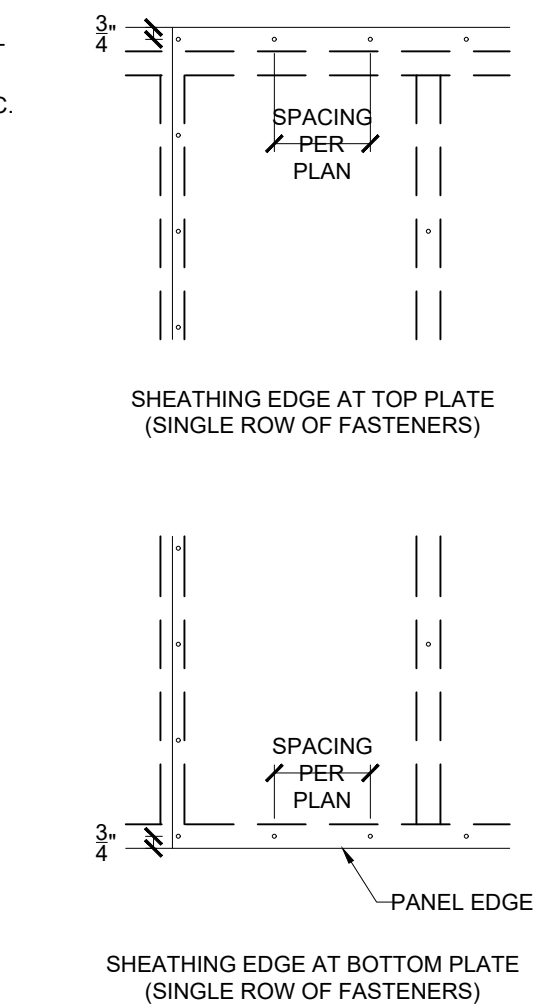
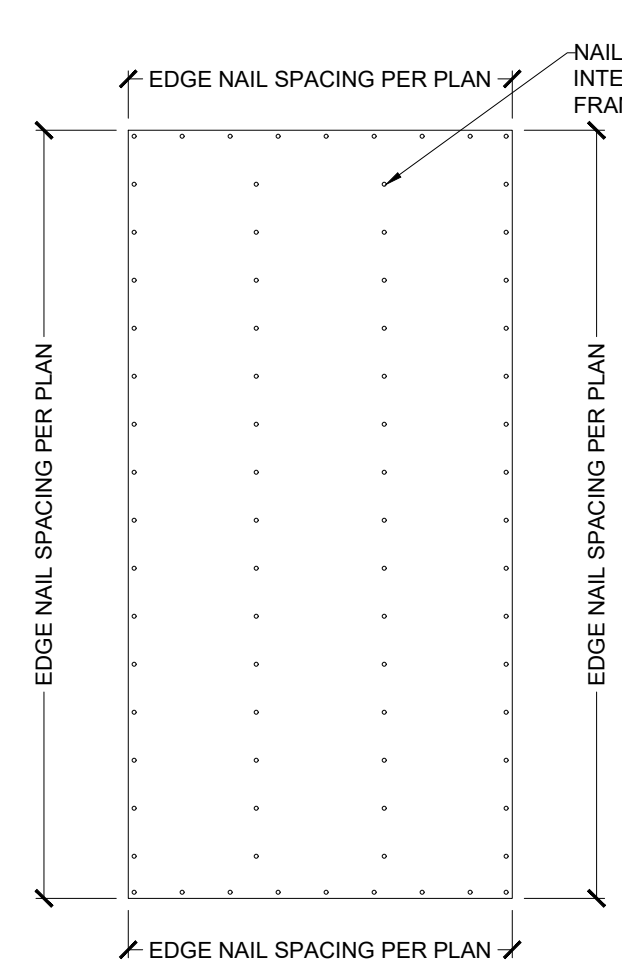
TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)

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

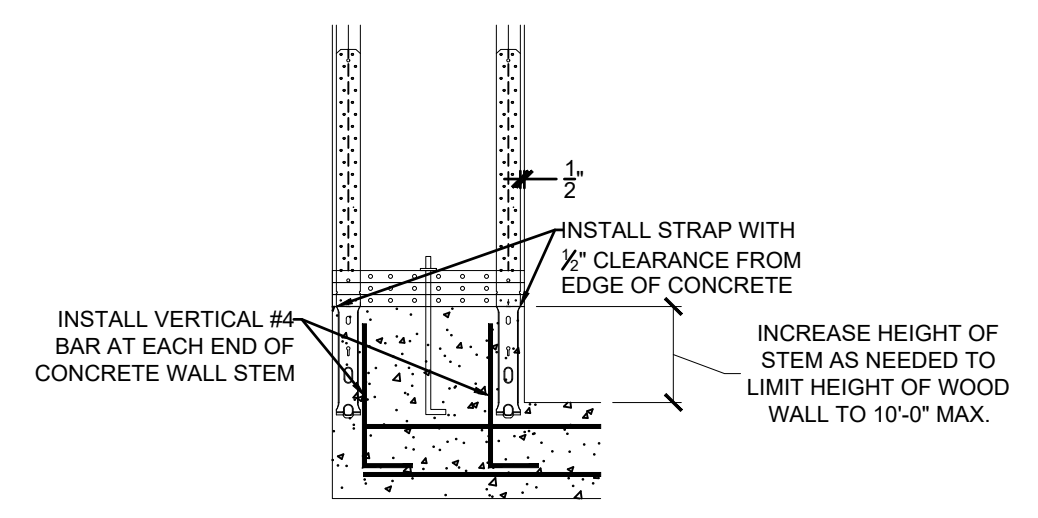
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)

WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 <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



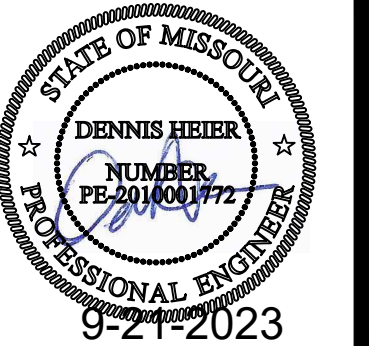
\*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C. AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM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



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JOB TITLE: HKF109 SPEC LOT 109, HOOK FARMS

LOCATION: 2143 SW HOOK FARM DR. LEE'S SUMMIT, MISSOURI



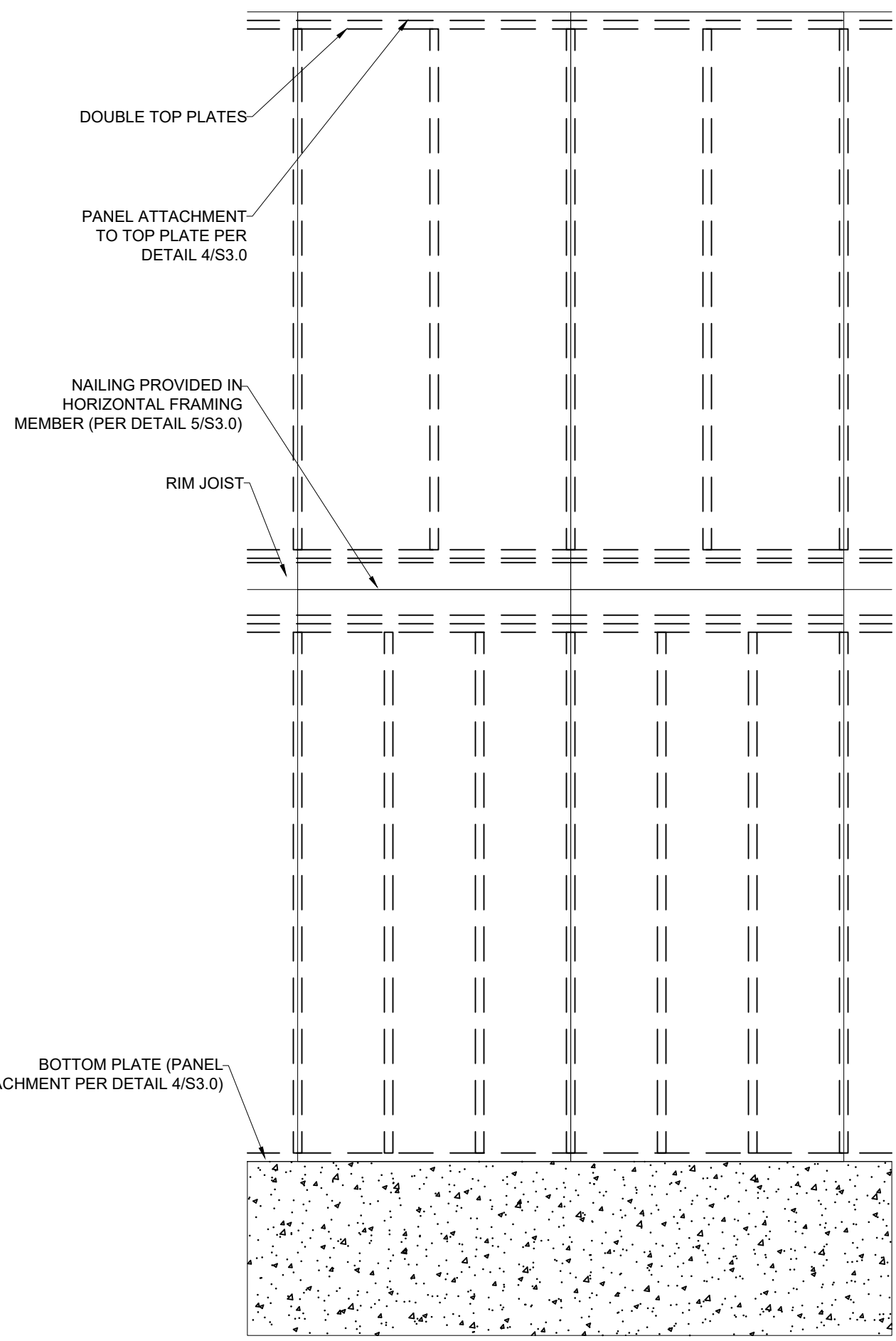
NO.	DATE	REVISION	BY

DRAWING TITLE

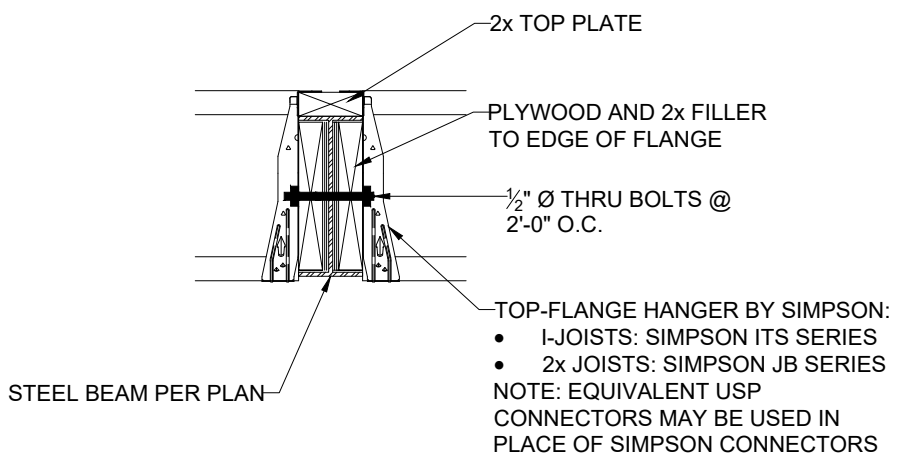
# FRAMING DETAILS

ENGINEER: DMH      CHECKED BY: DMH  
JOB NO.                      DRAWN BY: DMH  
DATE: 09-21-23  
SHEET NUMBER

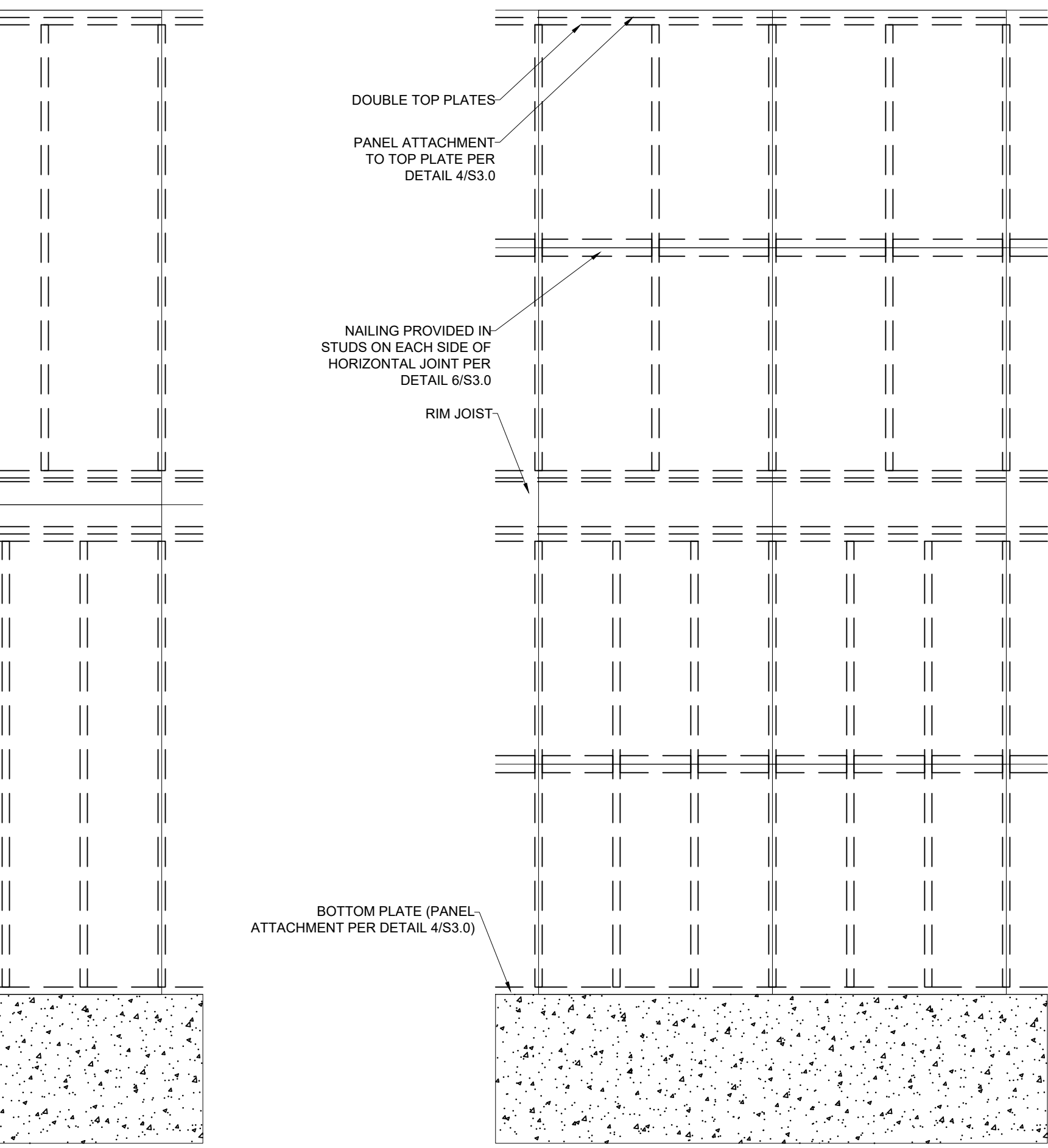
**S3.1**



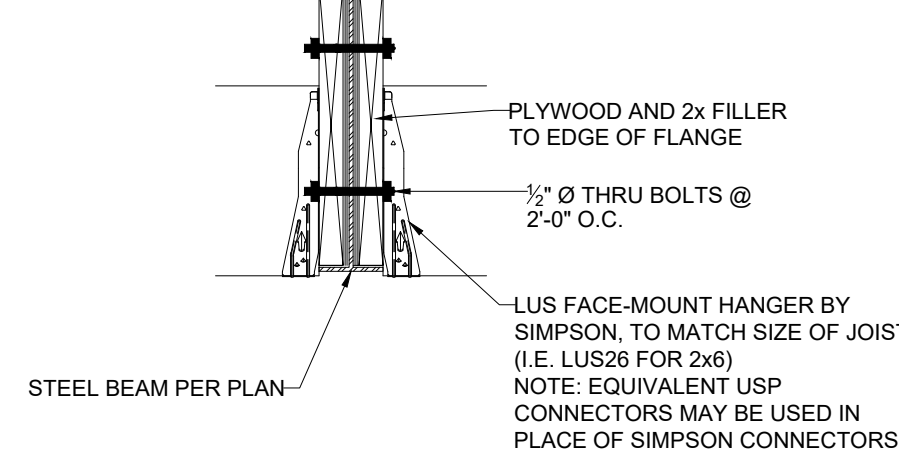
**1** EXTERIOR WALL SHEATHING PANEL ATTACHMENT  
**S3.1** PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER  
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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

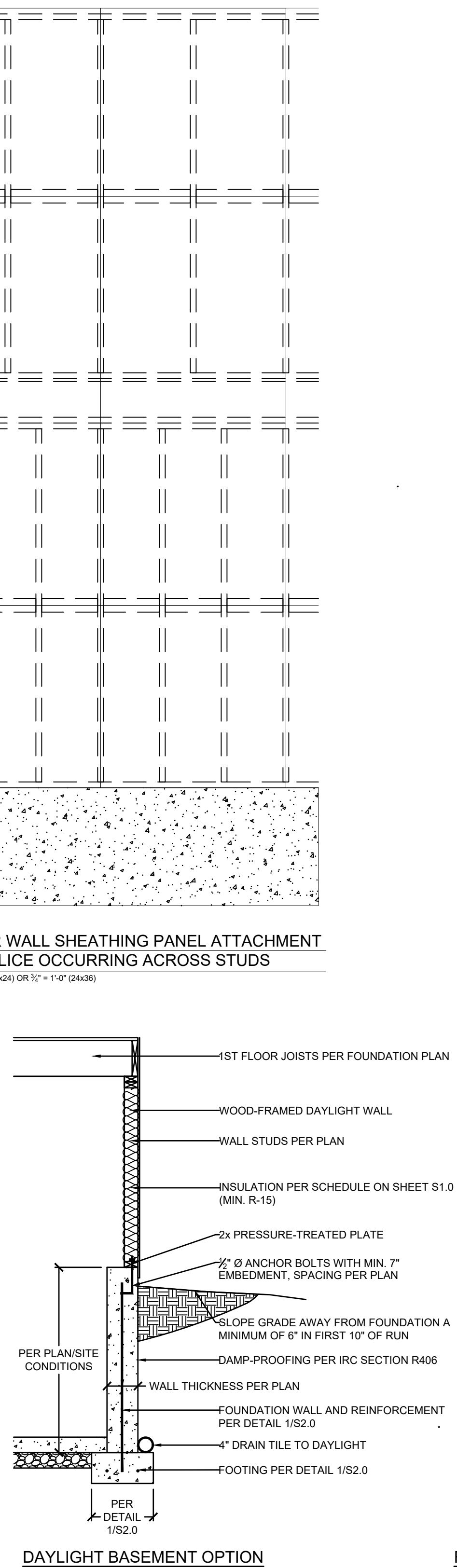


**2** EXTERIOR WALL SHEATHING PANEL ATTACHMENT  
**S3.1** PANEL SPLICE OCCURRING ACROSS STUDS  
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

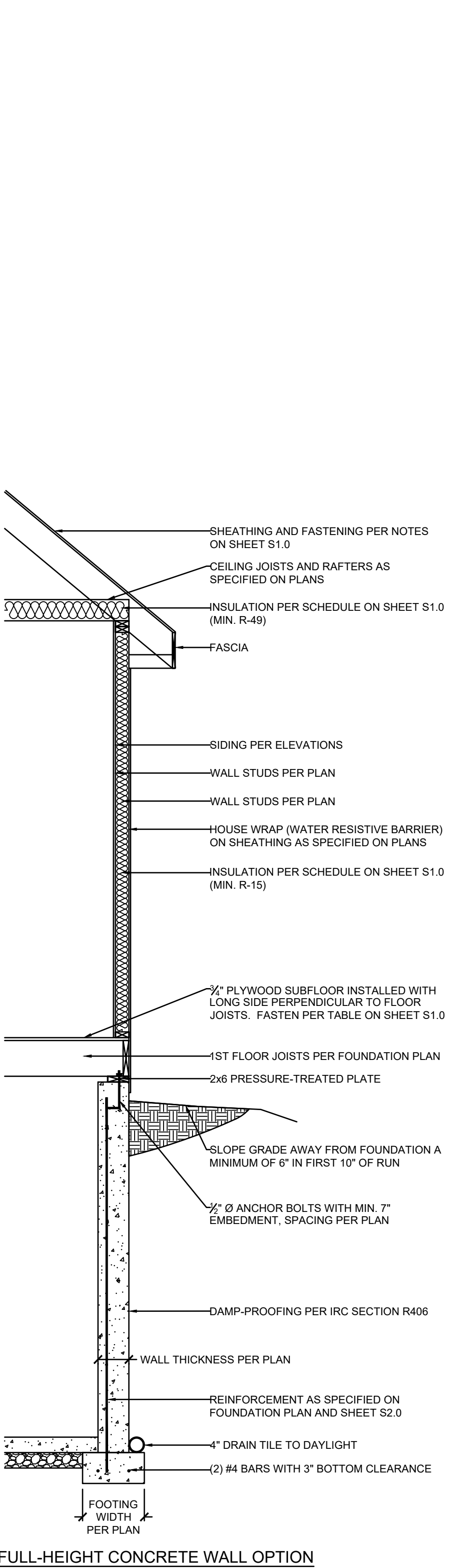


**5** CEILING JOIST TO FLUSH STEEL BEAM DETAIL  
**S3.1** SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

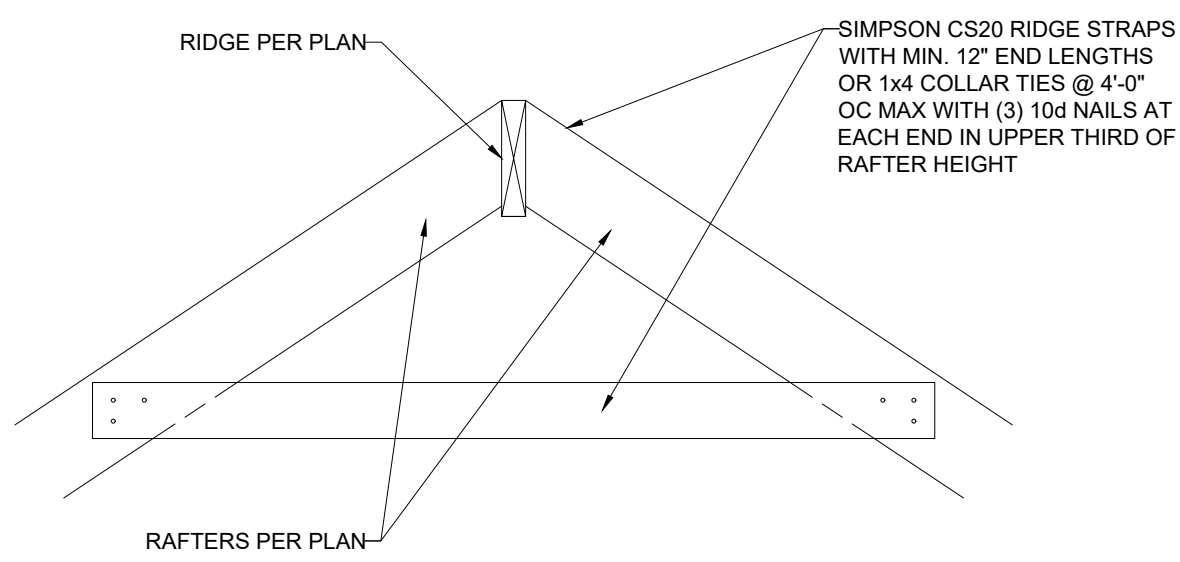
**3** EXTERIOR WALL SECTION  
**S3.1** SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



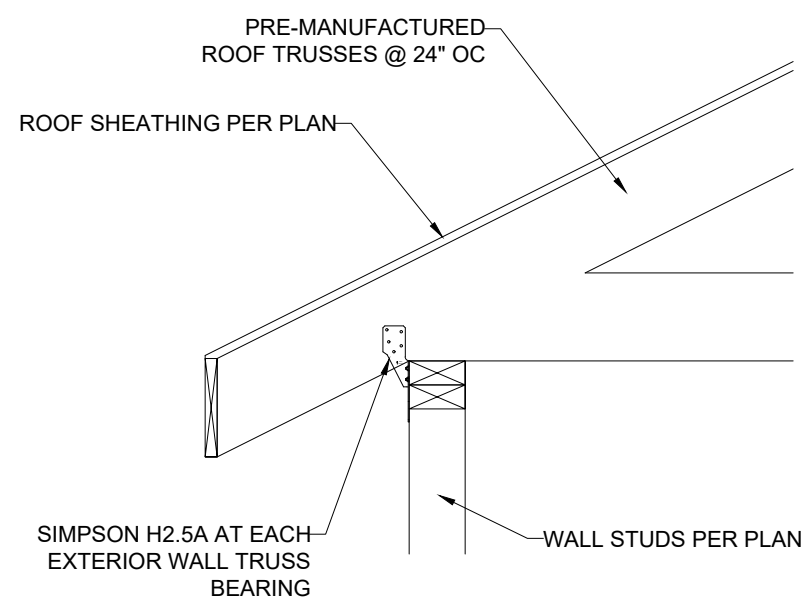
**DAYLIGHT BASEMENT OPTION**



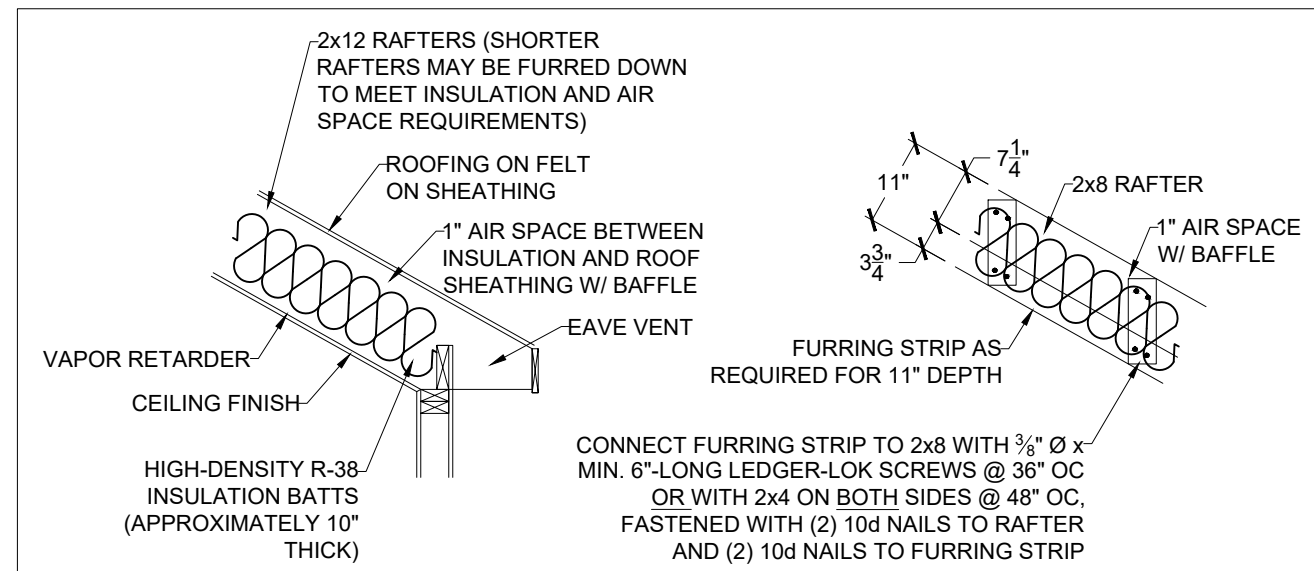
**FULL-HEIGHT CONCRETE WALL OPTION**



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

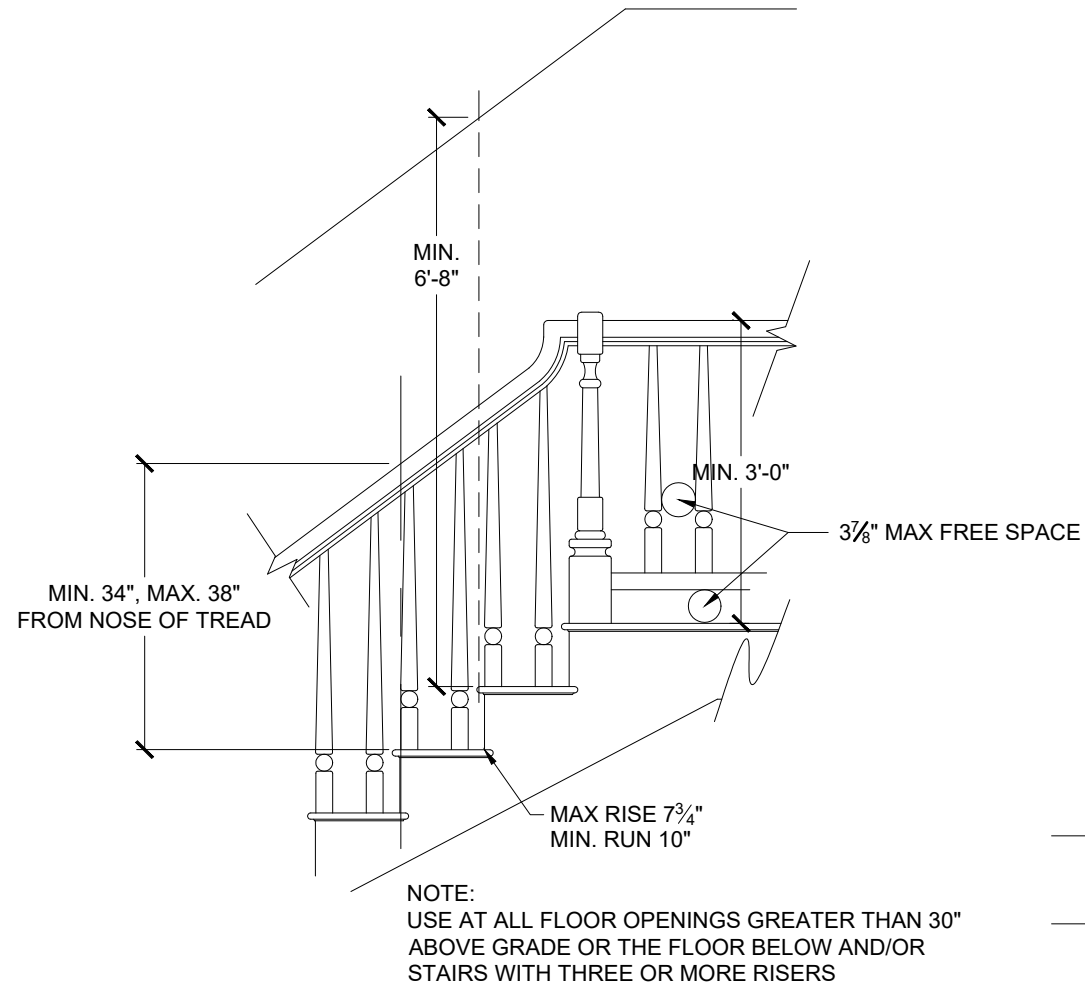


**2 TRUSS CONNECTION TO EXT. WALL BEARING**  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

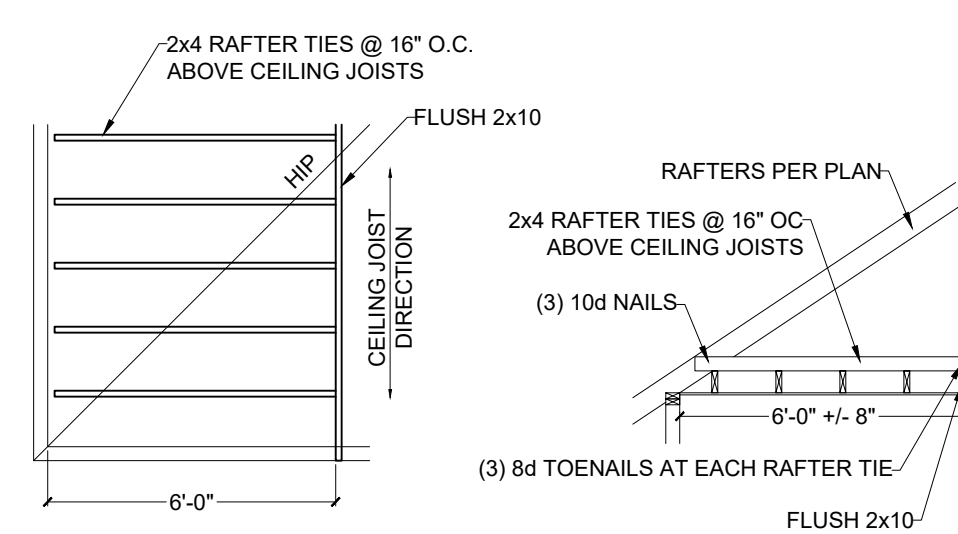


**VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS**

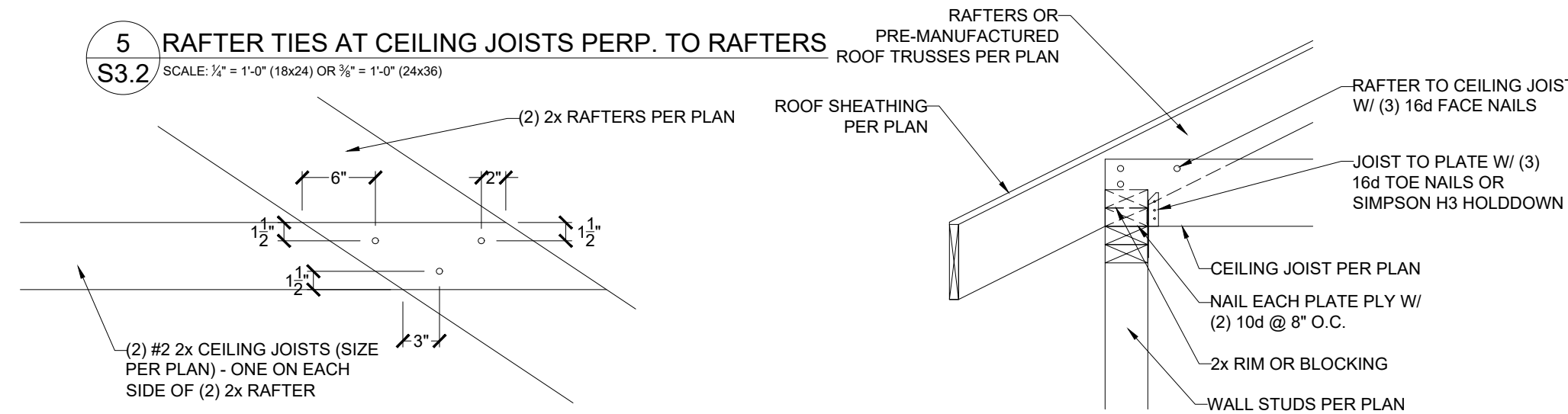
**3 VAULTED RAFTER INSULATION DETAILS**  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



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



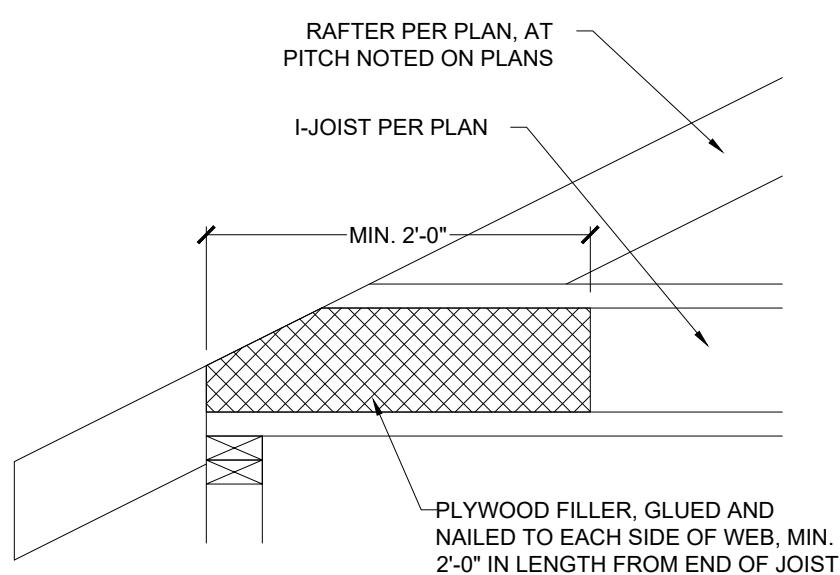
**6 FIELD-CONSTRUCTED A-FRAME DETAIL**  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

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

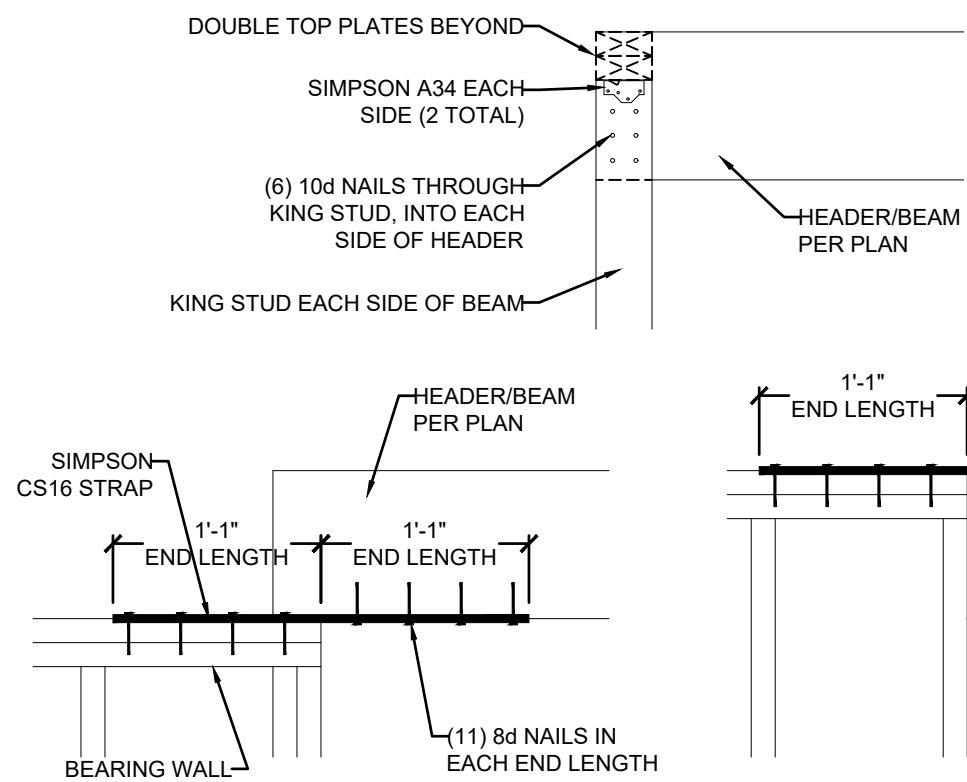
HEIGHT (FT.)	SPACING (INCHES O.C.)			
	24	16	12	8
SUPPORTING A ROOF ONLY				
10 OR LESS	2x4	2x4	2x4	2x4
12	2x6	2x4	2x4	2x4
14	2x6	2x6	2x6	2x4
16	2x6	2x6	2x6	2x4
18	DR	2x6	2x6	2x6
20	DR	DR	2x6	2x6
SUPPORTING ONE FLOOR AND A ROOF				
10 OR LESS	2x6	2x4	2x4	2x4
12	2x6	2x6	2x6	2x4
14	2x6	2x6	2x6	2x6
16	DR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

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

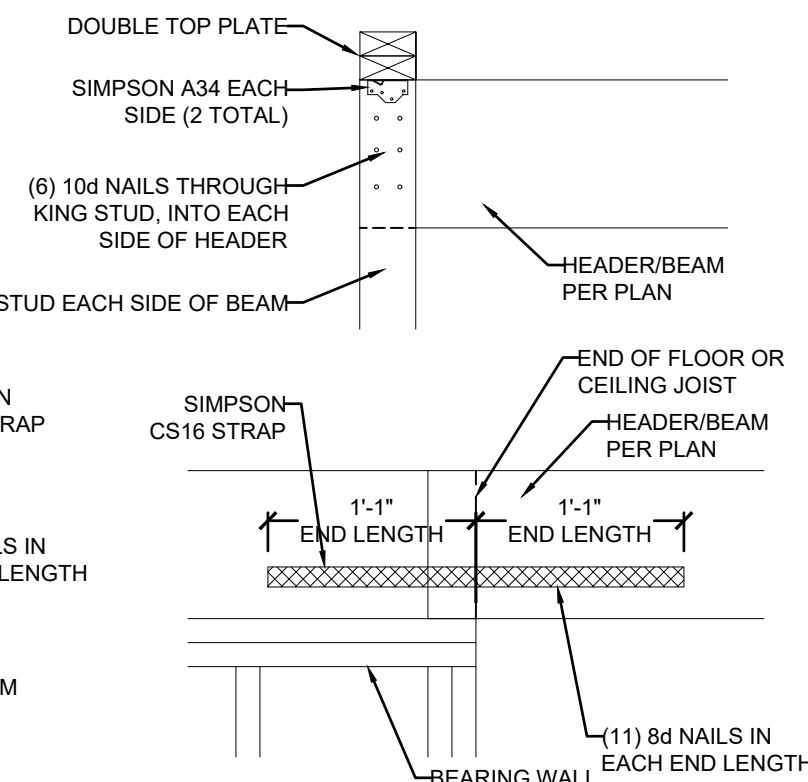
**8 MAXIMUM ALLOWABLE LENGTH OF WOOD WALL STUDS (IRC TABLE 602.3.1)**  
S3.2



**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)



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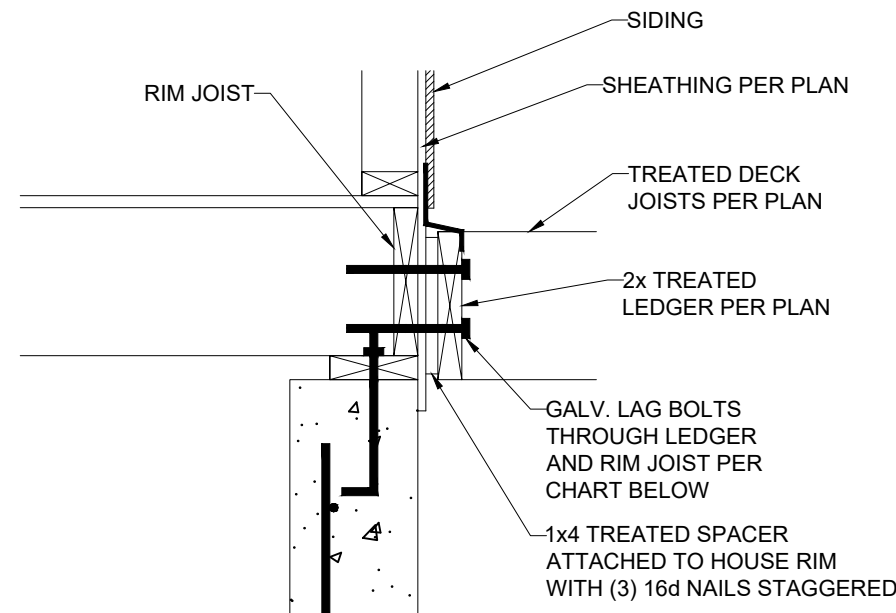
CLIENT: WALKER CUSTOM HOMES, LLC  
JOB TITLE: HKF109 SPEC  
LOT 109, HOOK FARMS  
LOCATION: 2143 SW HOOK FARM DR.  
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI  
DENNIS HEIER  
NUMBER: PE-201001772  
PROFESSIONAL ENGINEER  
9-21-2023

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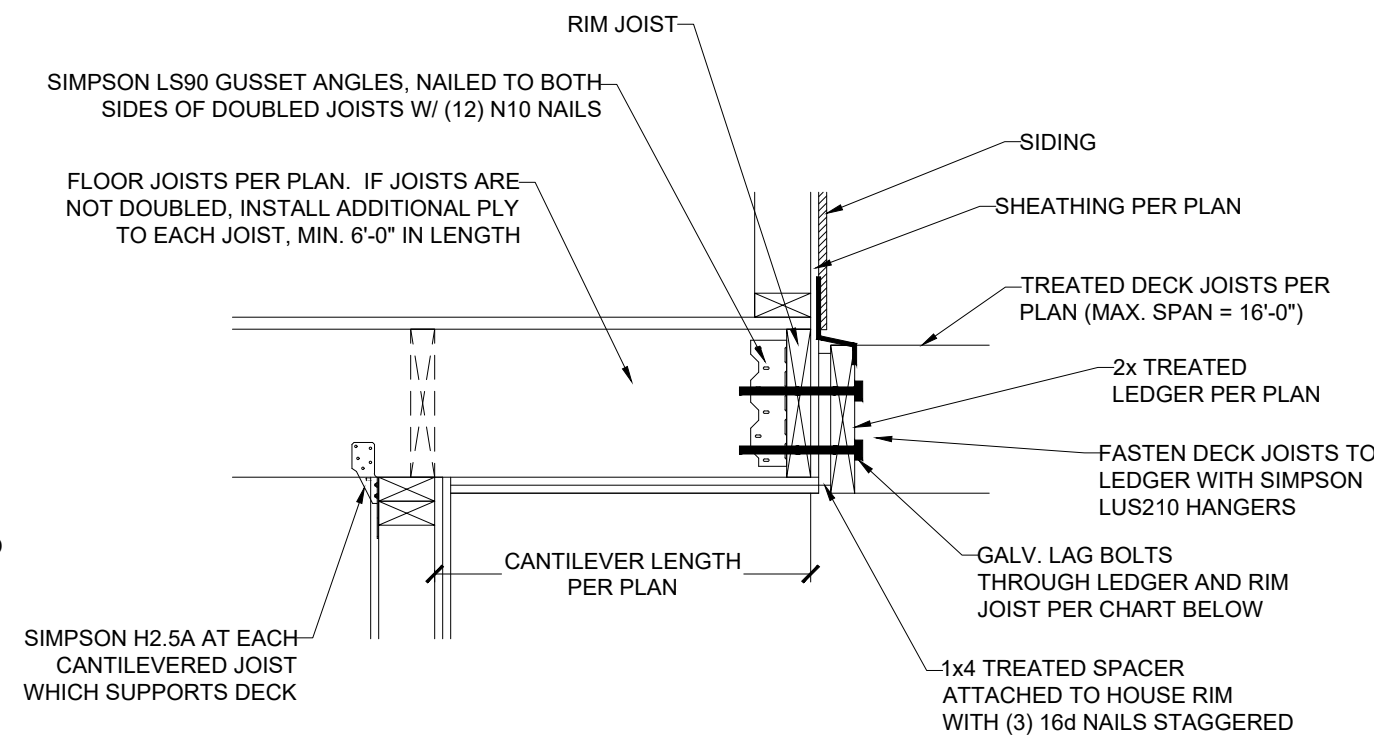
DRAWING TITLE  
**FRAMING DETAILS**

ENGINEER: DMH CHECKED BY: DMH  
JOB NO. DRAWN BY: DMH  
DATE: 09-21-23  
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**S3.2**



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



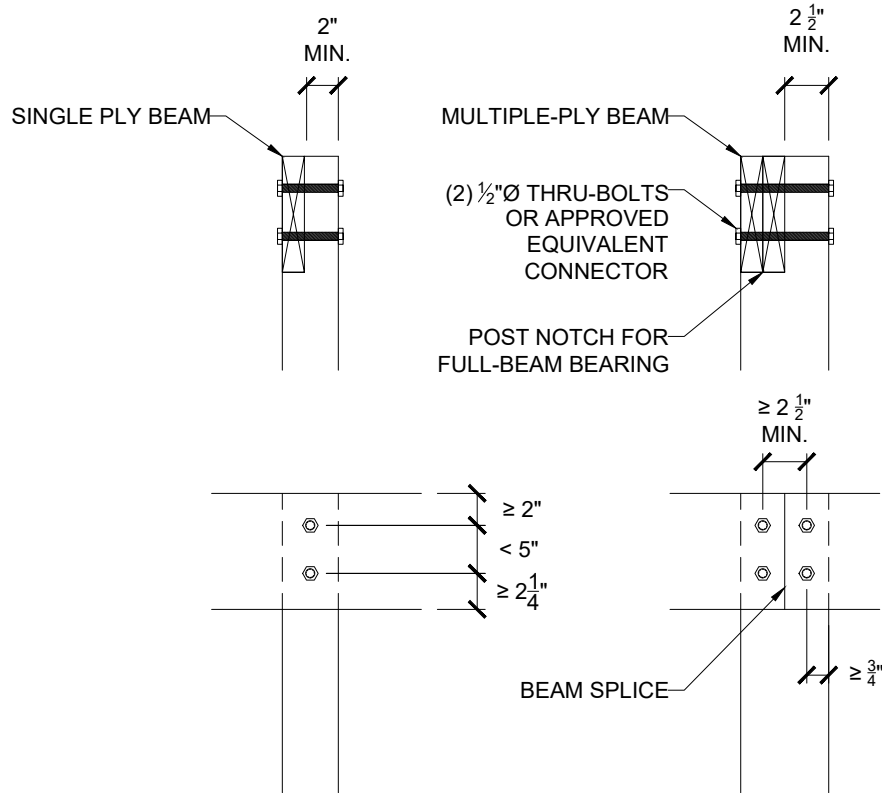
SIMPSON H2.5A AT EACH CANTILEVERED JOIST WHICH SUPPORTS DECK

**1 LEDGER ATTACHMENT**

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

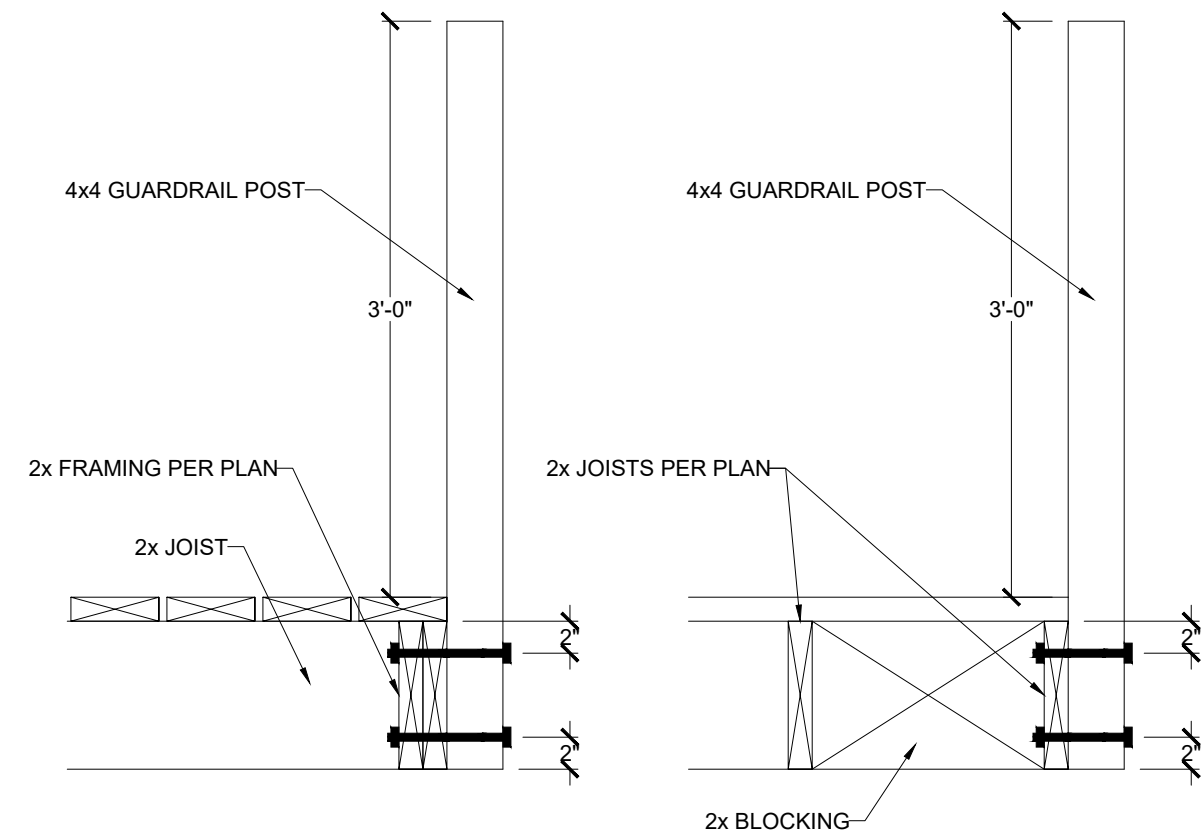
**2 CANTILEVER WITH DECK ATTACHMENT**

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



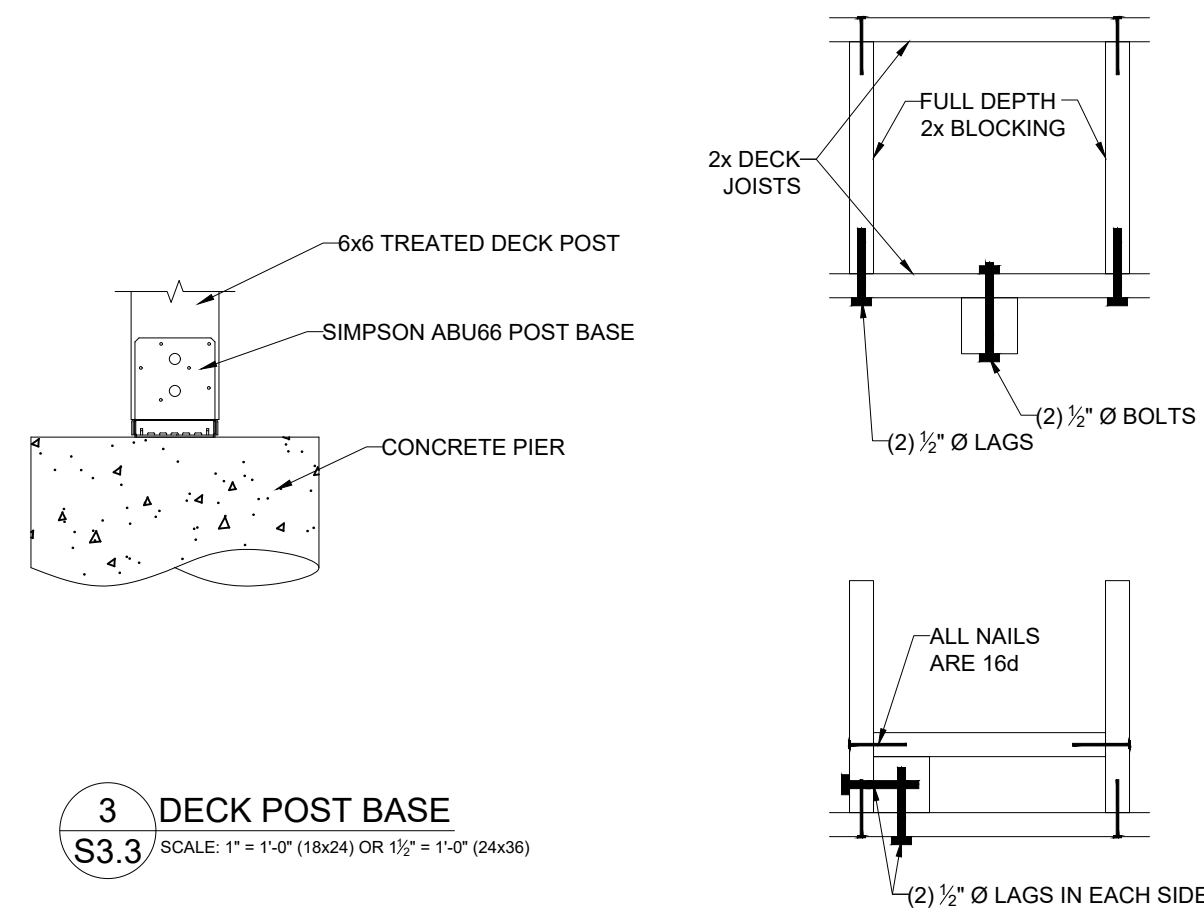
**5 LET-IN (COVERED) DECK BEAM CONNECTION**

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)

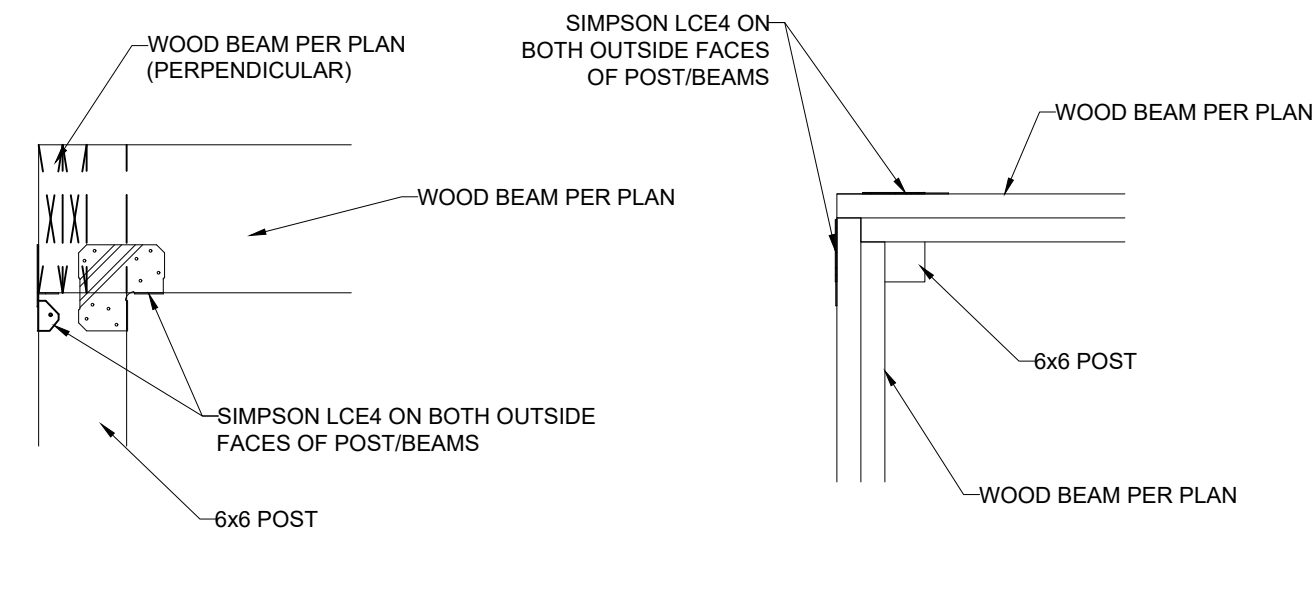


**3 DECK POST BASE**

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

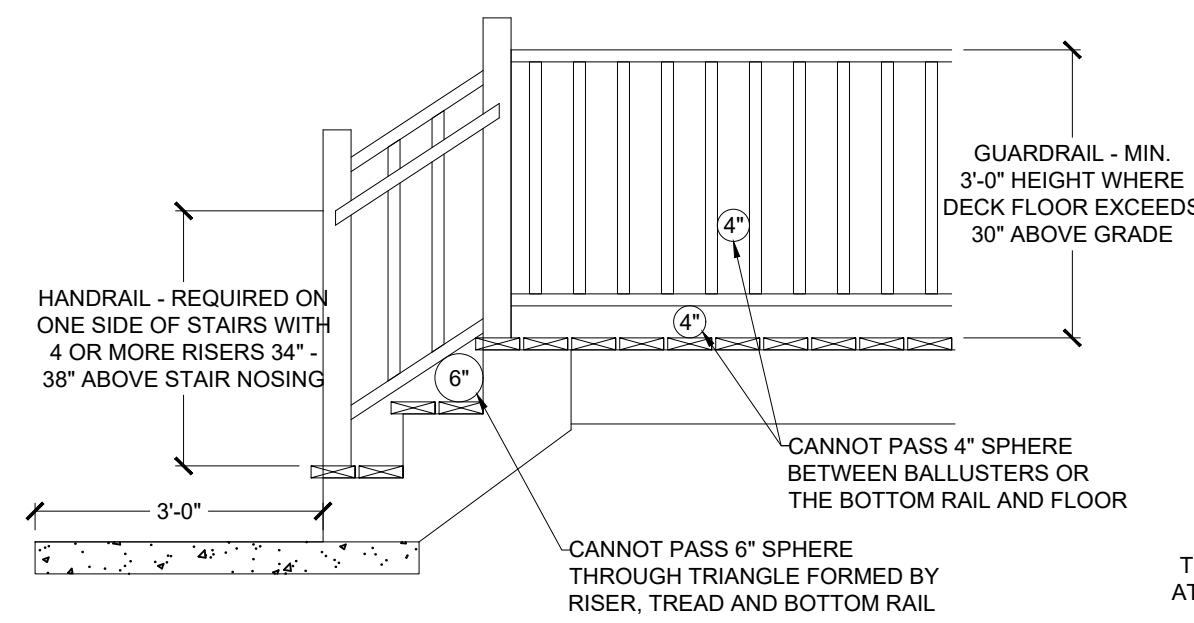
**4 REINF. POST CONNECTIONS**

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



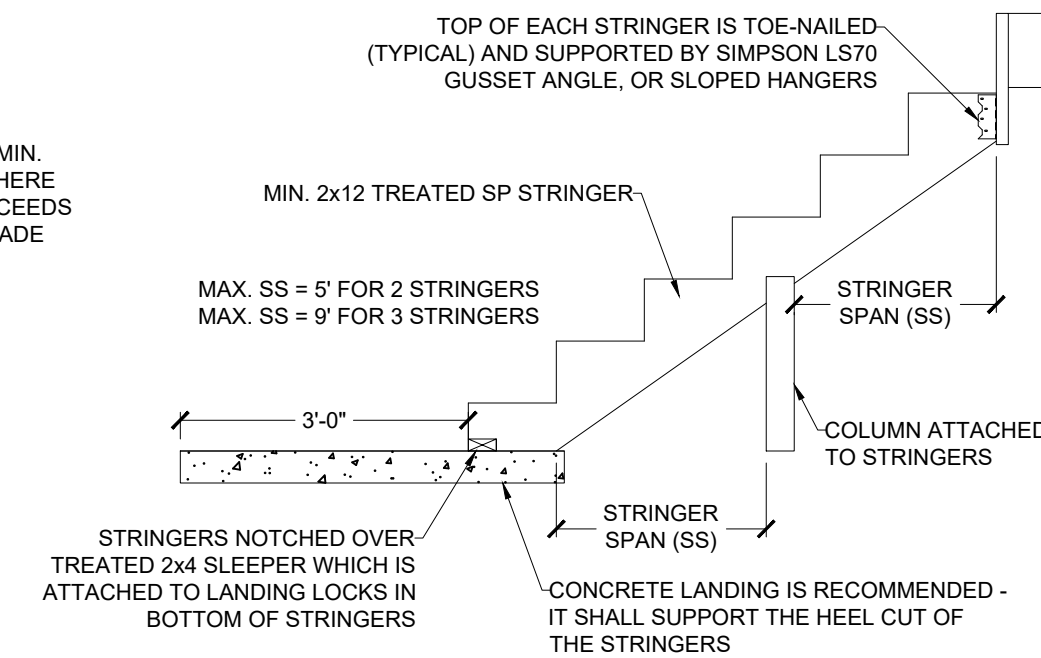
**7 ALTERNATE COVERED DECK/PORCH INTERSECTION CORNER BEAM CONNECTION**

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



**8 GUARDRAIL DETAIL**

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



**9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)**

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

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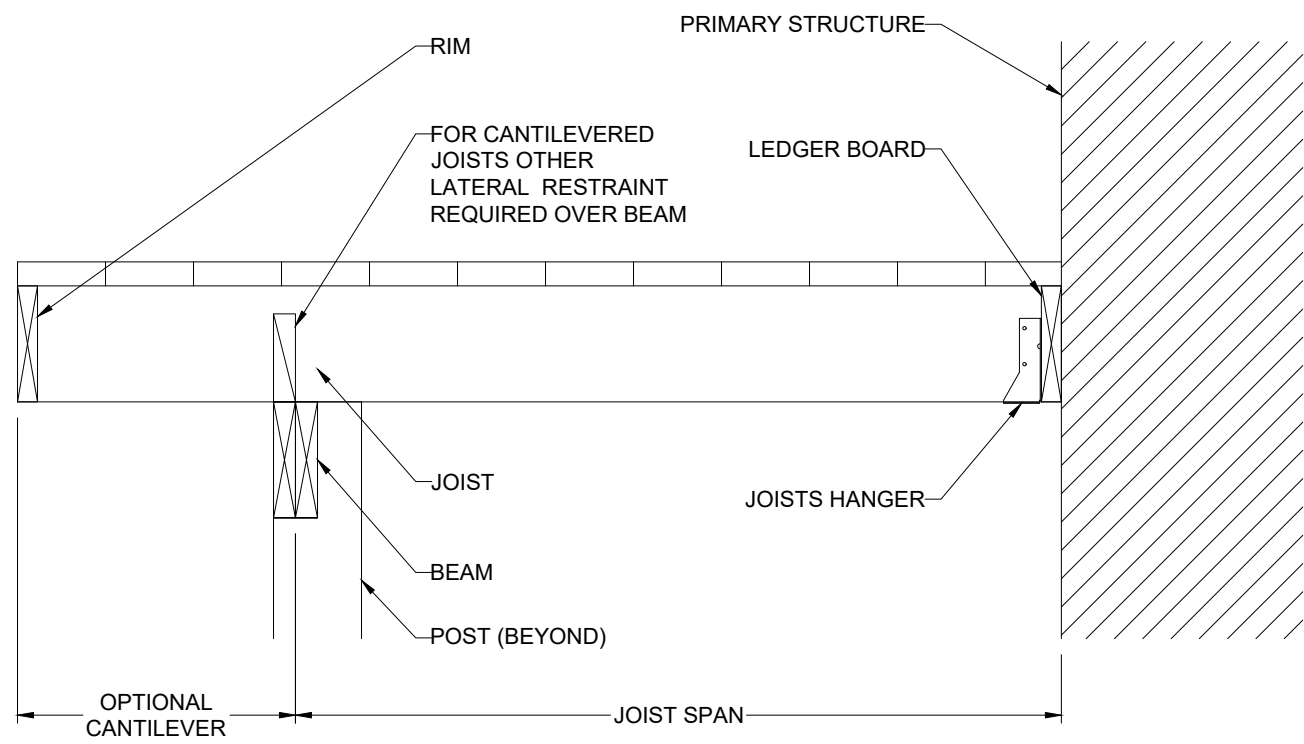
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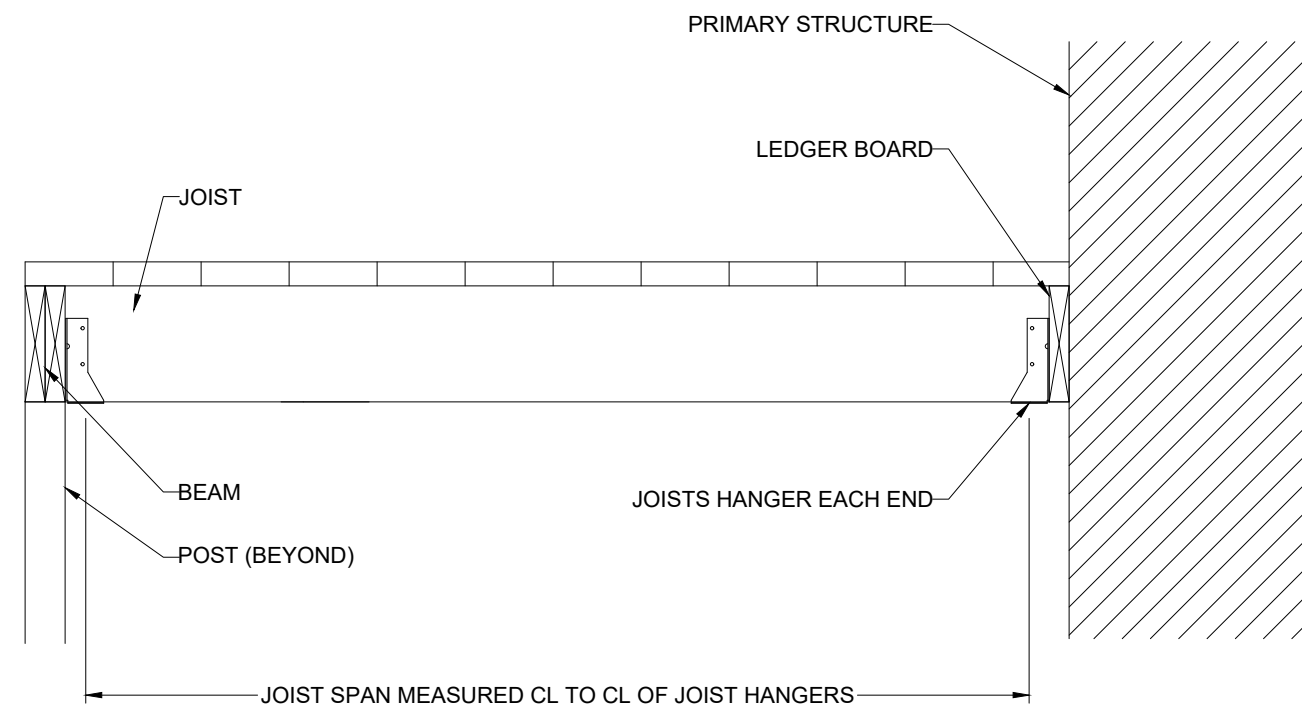
NO.	DATE	REVISION	BY

DRAWING TITLE  
**FRAMING  
DETAILS**

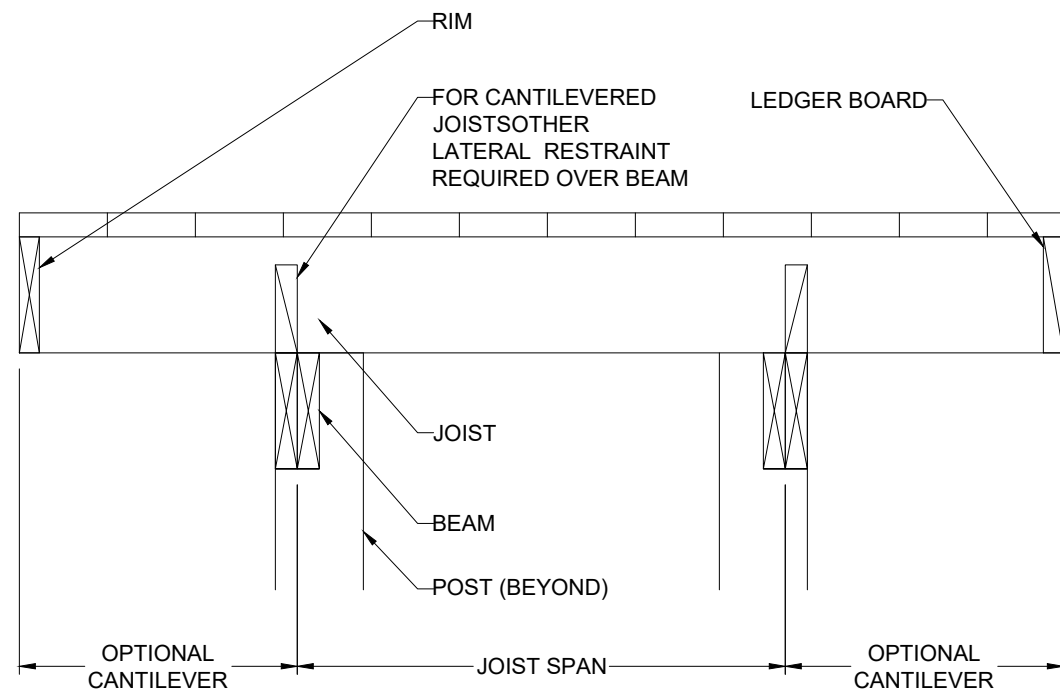
ENGINEER: DMH CHECKED BY: DMH  
JOB NO. DRAWN BY: DMH  
DATE: 09-21-23  
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**S3.3a**



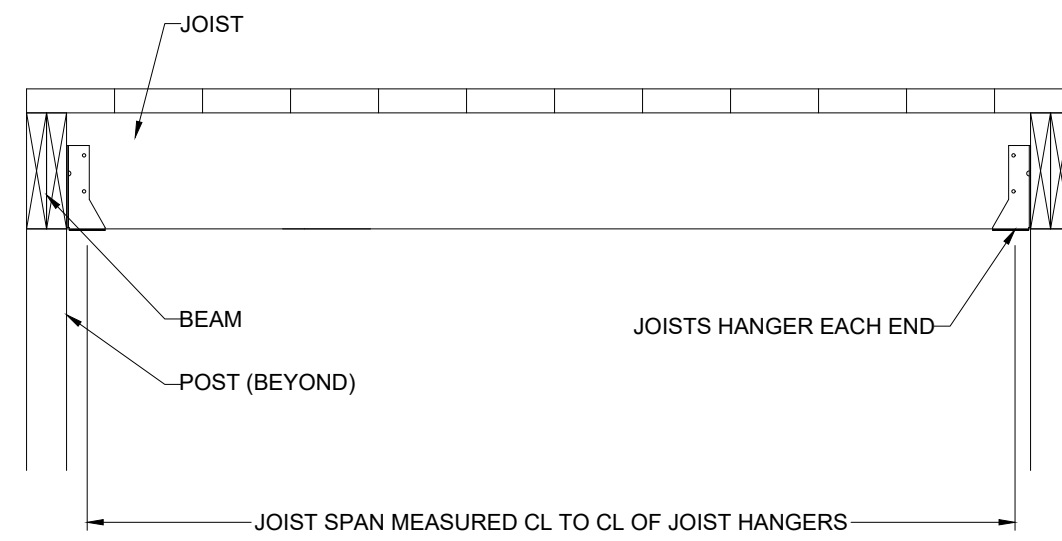
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

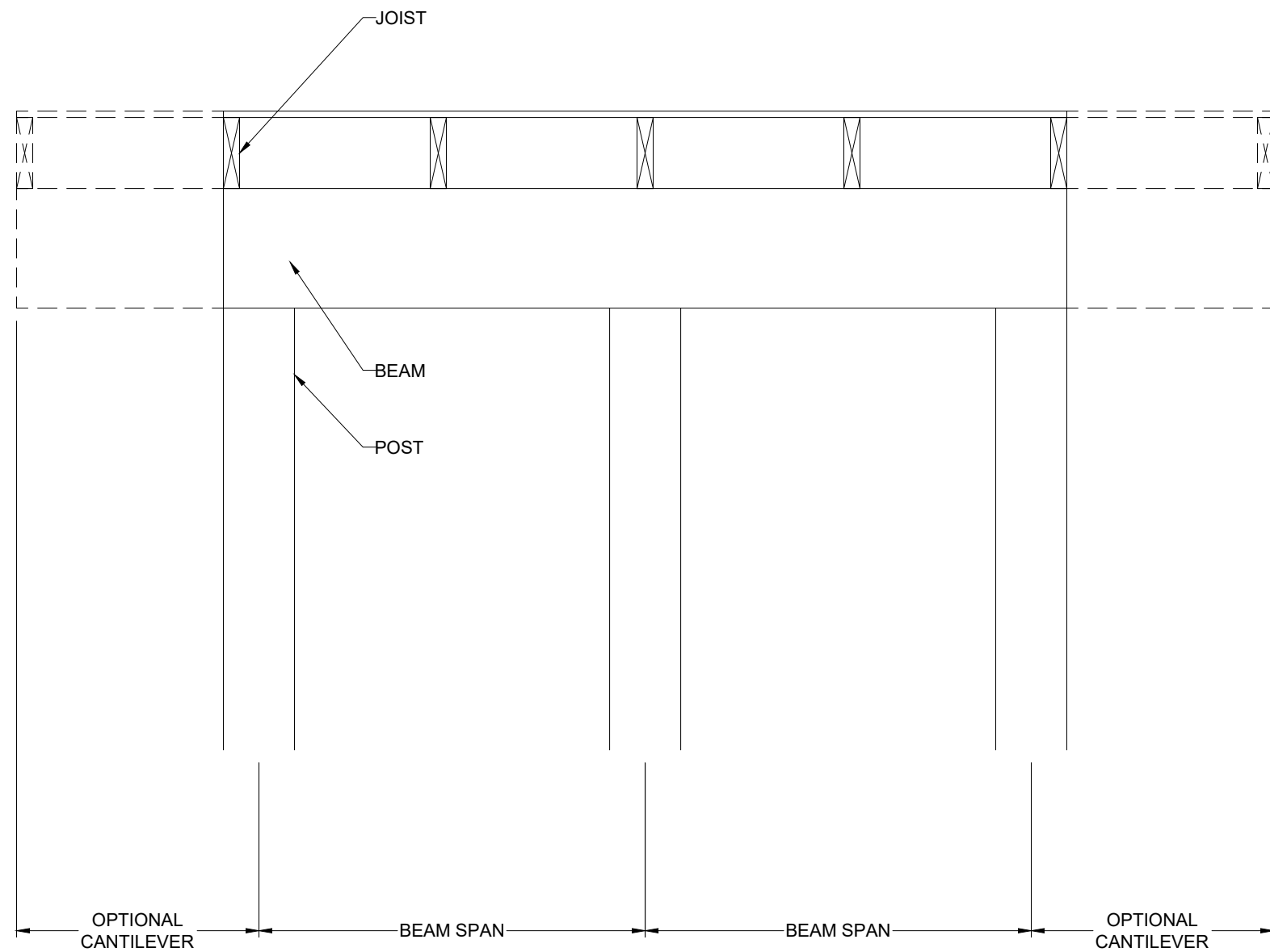


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

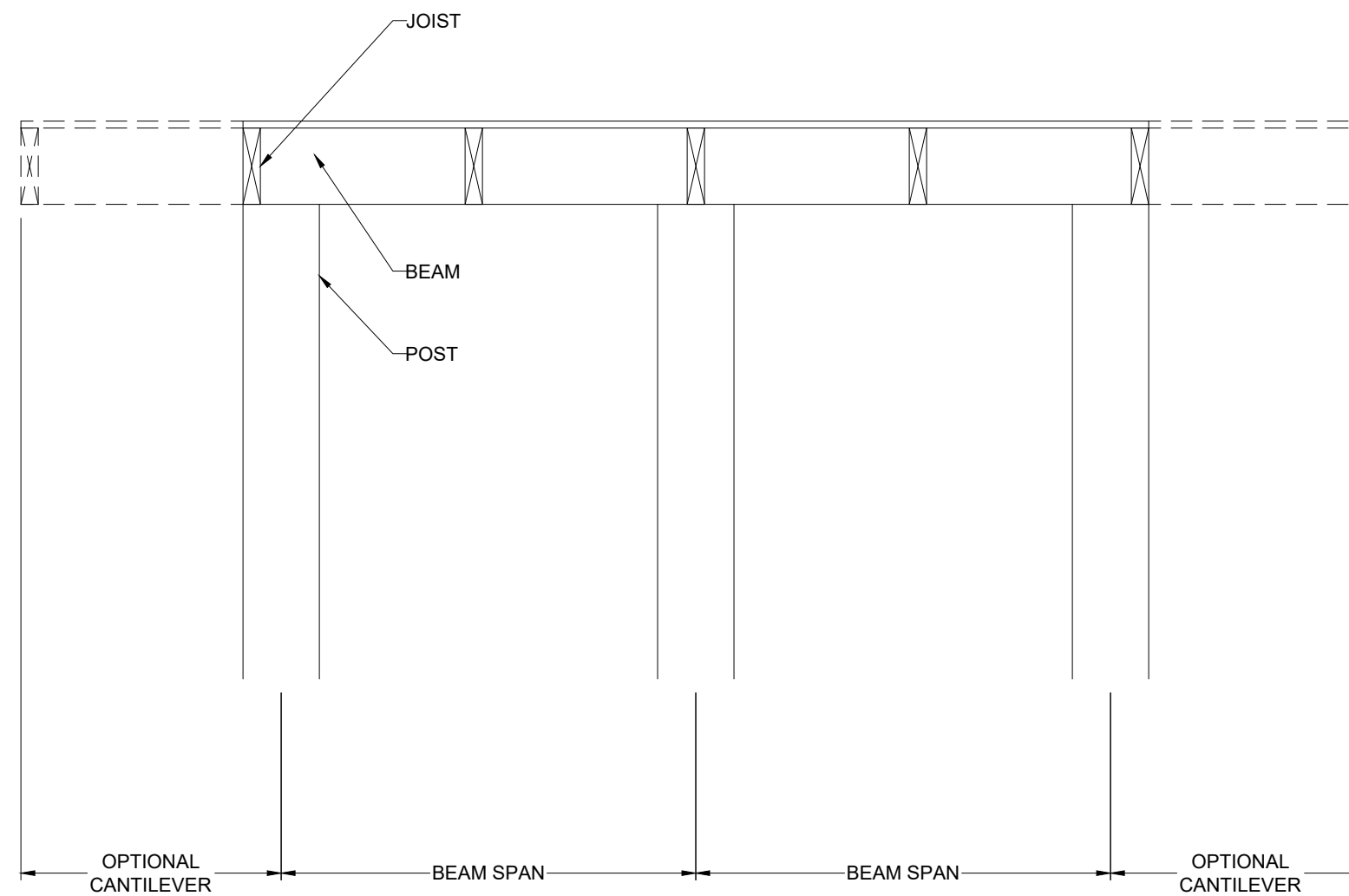


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM

**VISTA**  
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**S3.3b**