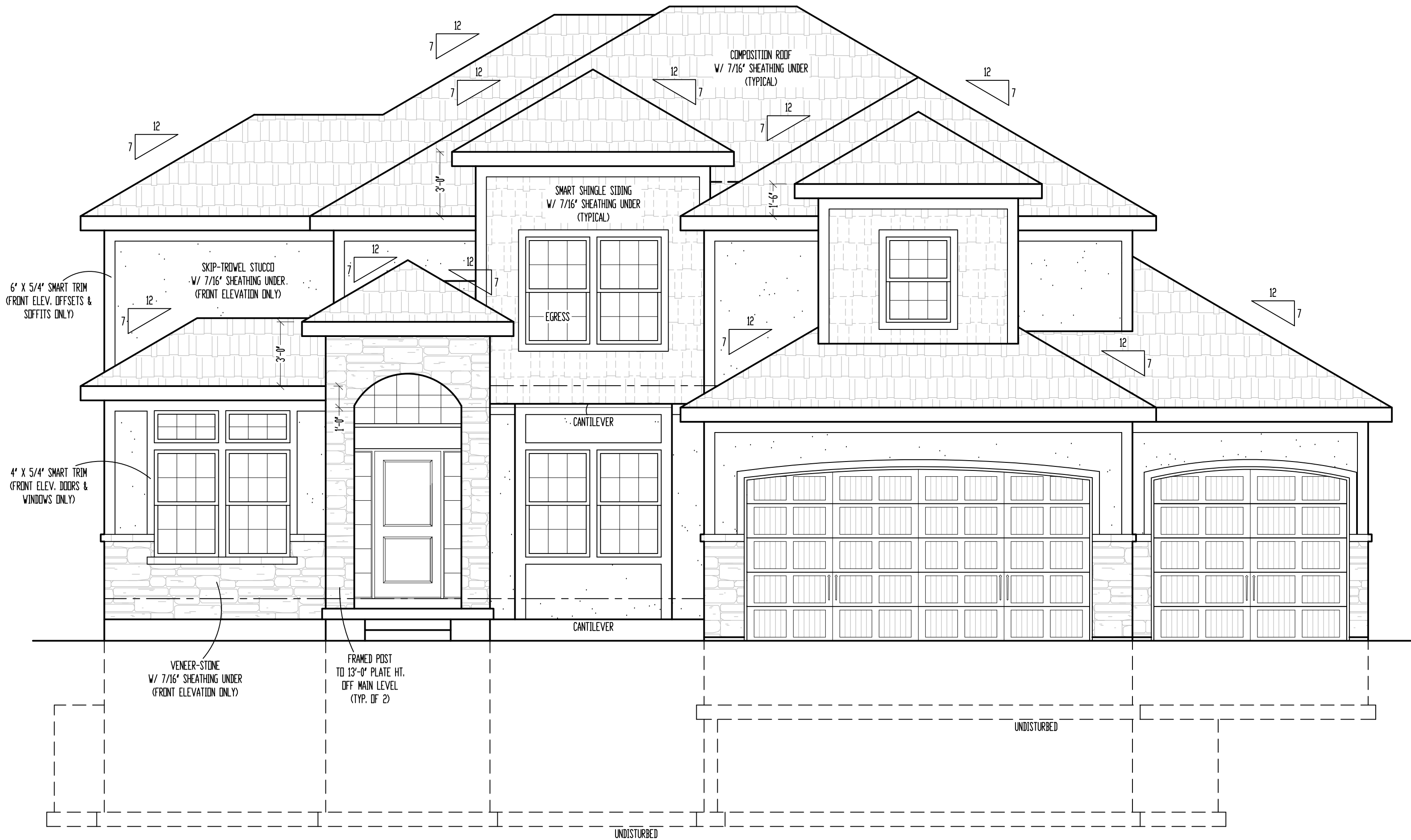
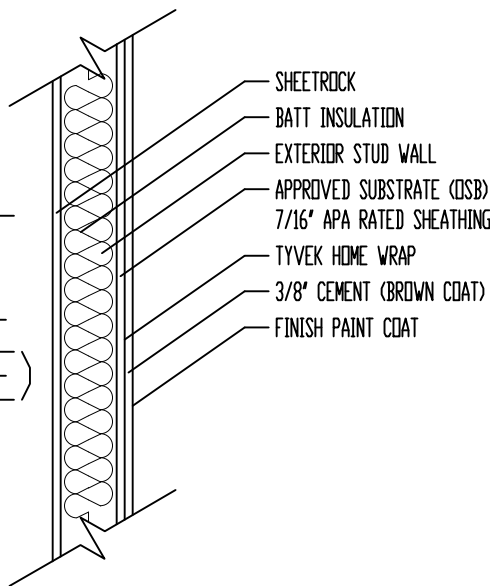


NOTE: GOVERNING CODES &
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS
TAKE PRECEDENCE OVER THESE PLANS.



STUCCO APPLI-
CATION DETAIL
(NOT TO SCALE)



FRONT ELEVATION

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

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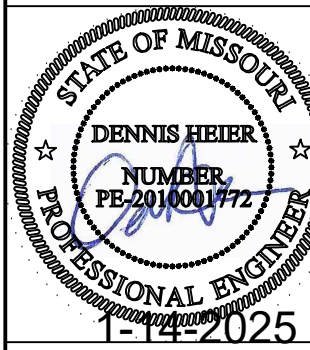
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"For God so loved
the world, that he
gave his only
begotten Son,
that whosoever
believeeth in him
should not perish,
but have
everlasting life"
(John 3:16)



Office: (816) 547-4437 Email: jpfifer@viewpointdesign.net

Plan Title:
The ARYBELLA
Site Description:
**Lot 87, Summit
View Farms -
4th Plat**
Street Address:
**3133 SW Summit
View Tr., Lee's
Summit, Missouri**
General Contractor:
**Wood Brothers
Construction, Inc.**

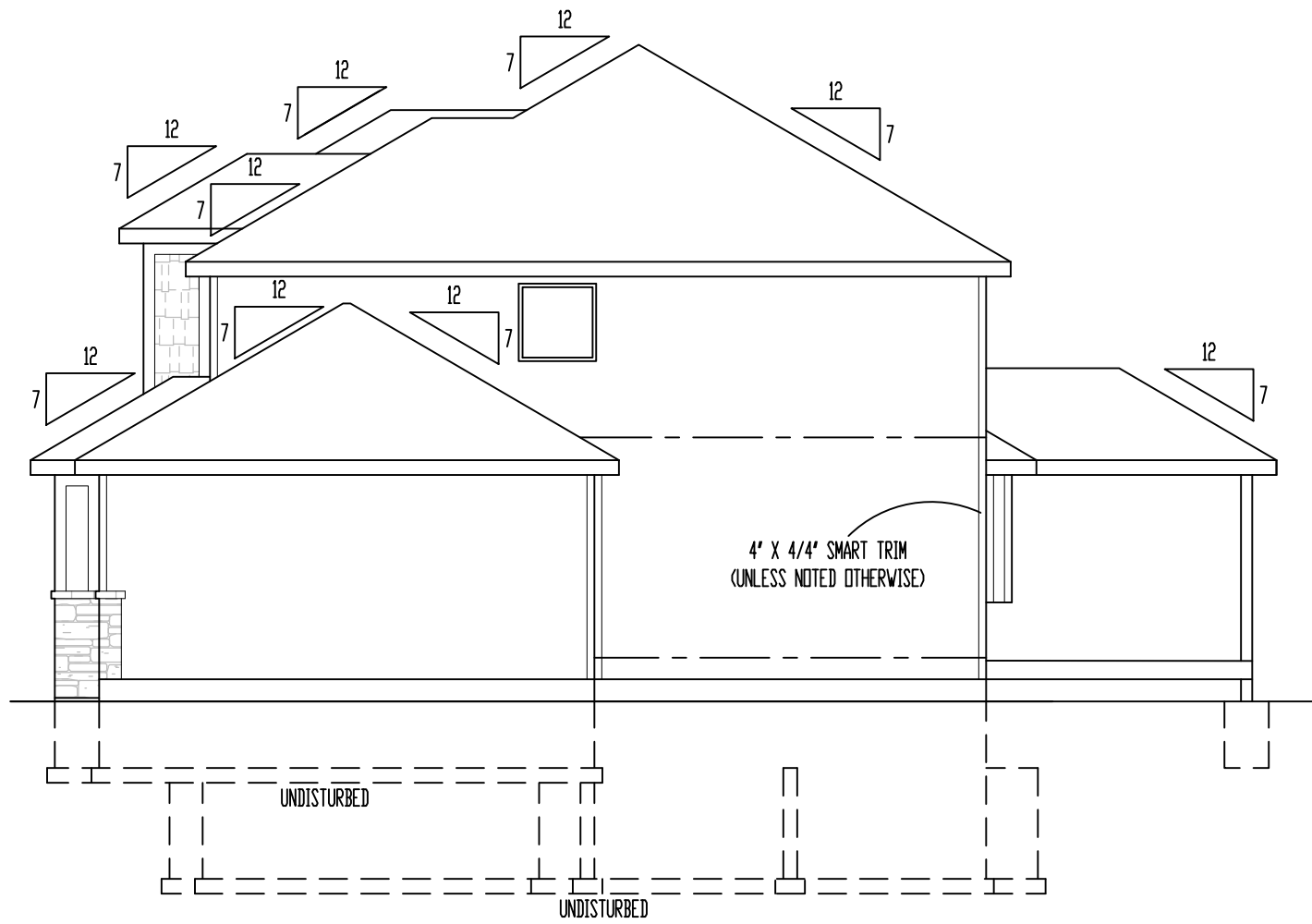


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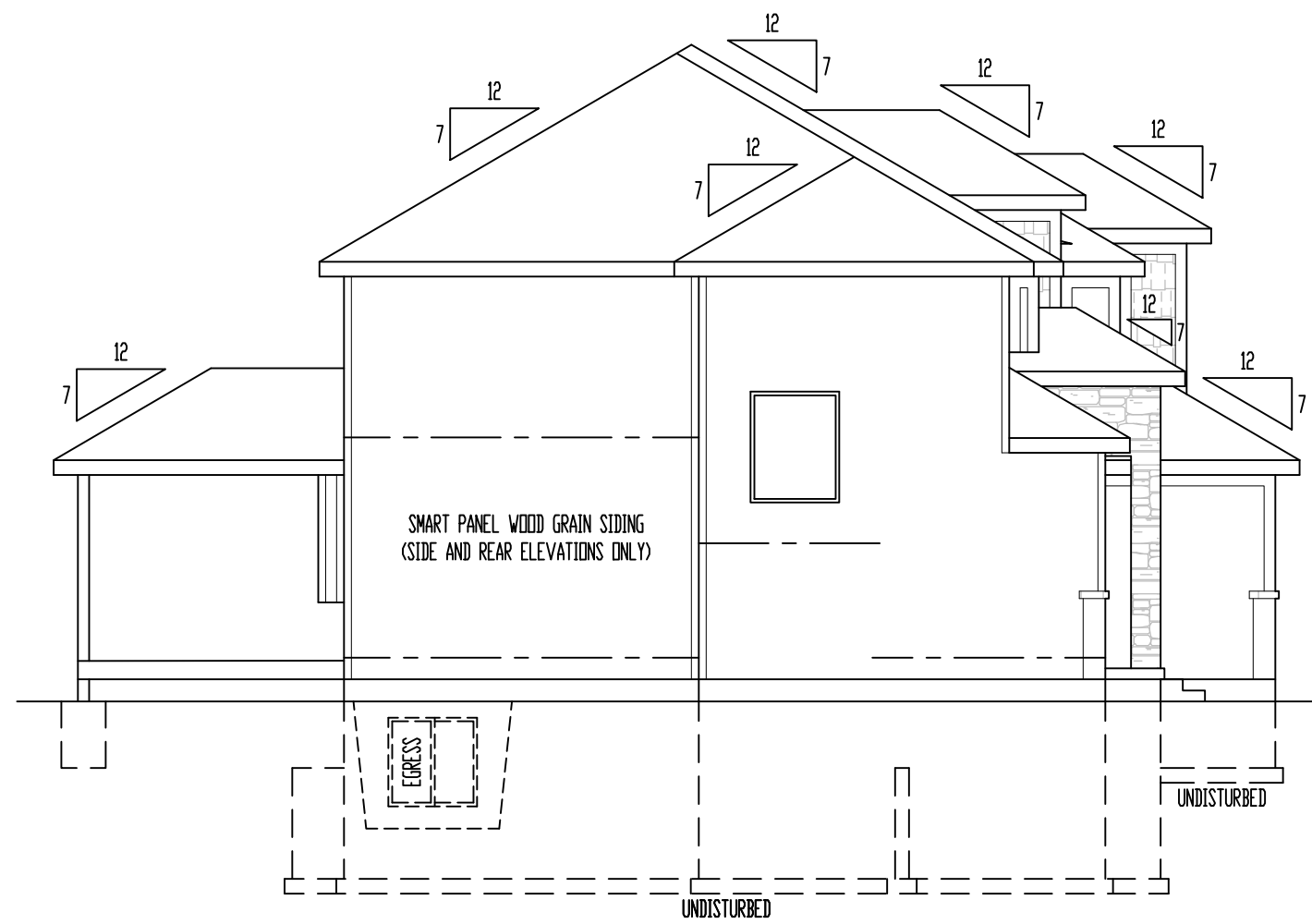
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**FRONT
ELEVATION**

Sheet No.:

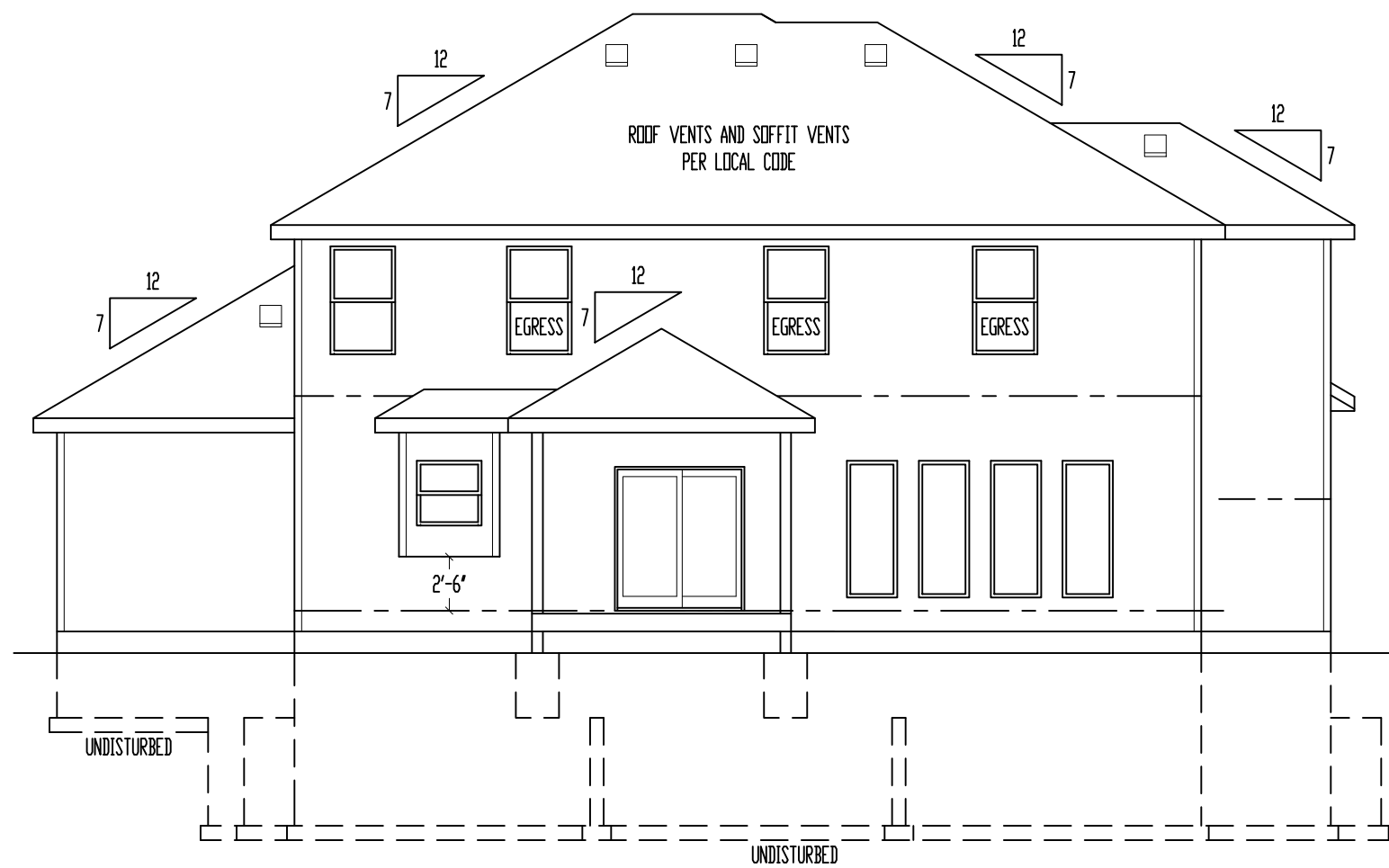
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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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

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" CEDAR DECKING
6" X 6" CEDAR/TTD. POSTS
2" X 2" CEDAR SPINDLES
2" X 6" CEDAR TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE

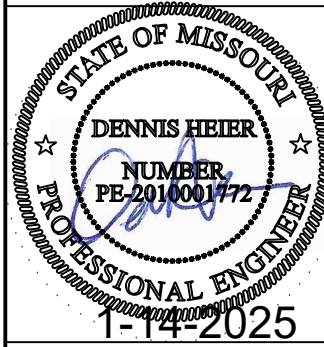
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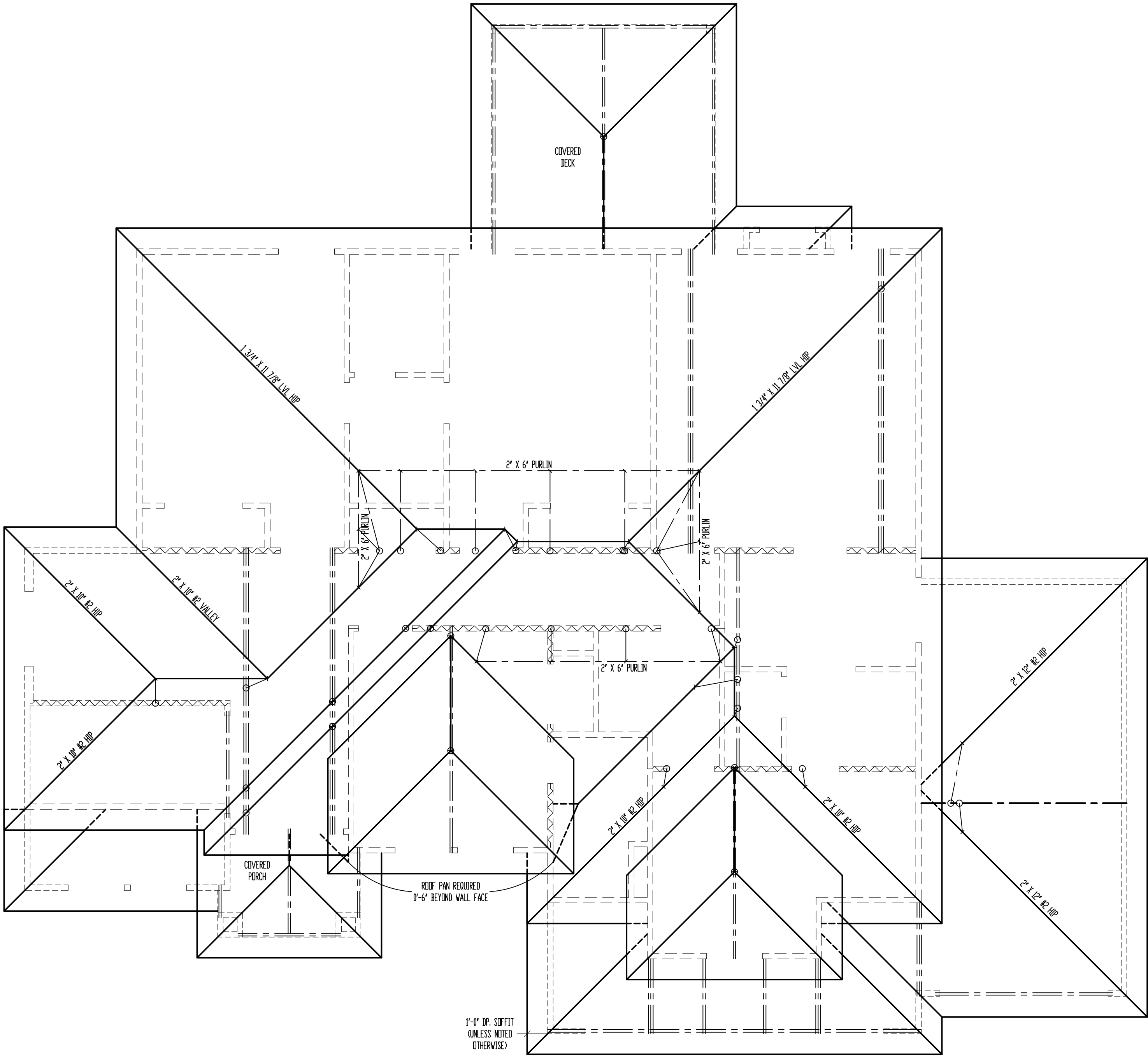


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Sheet Title:
**SIDES & REAR
ELEVATIONS**

Sheet No.:
A-2 of 6

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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

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 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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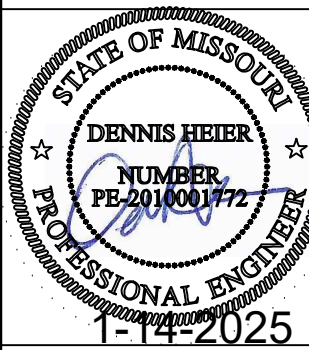
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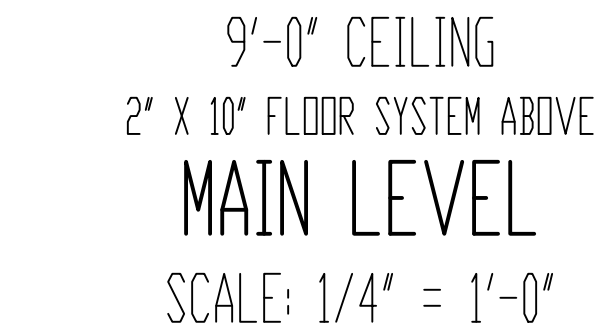


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Sheet Title:
ROOF PLAN

Sheet No.:

ALL 3
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AS NOTED ON PLANS AND REVIEW
DEVELOPMENT SERVICES
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MAIN LEVEL: 1328 SQ. FT.
SECOND LEVEL: 1284 SQ. FT.

TOTAL: 2612 SQ. FT.

GARAGE: 677 SQ. FT.
COVERED OUT/LIV: 144 SQ. FT.
UNFIN. BASEMENT: 1057 SQ. FT.

JOIST SCHEDULE	
	2" X 10" #2 TTD. FLOOR JOIST @ 16' O.C.
	2" X 10" #2 FLOOR JOIST @ 16' O.C.
	2" X 10" #2 FLOOR JOIST @ 16' O.C. - DOUBLE EVERY OTH
	2" X 10" #2 FLOOR JOIST @ 16' O.C. - DOUBLED
	2" X 6" #2 CEILING JOIST @ 16' O.C.

+++++ = WALL BRACING PER FRAMING NOTE #1 AND PER
CALCULATIONS ON SHEET S1.1.

FRAMING NOTES

1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. A.P.A. PANELS W/ 8'0" COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. \\\\\\\\\\\\\\\\\\\生 = G-8; 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
3. /-/-/-/-/-/-/-/ = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-0" O.C. (TYPICAL).
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED "2' X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSURED WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE).
13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GIULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
(1) 3 1/4" LVL PLIES = 3 1/2" GIULAM
(3) 1 3/4" LVL PLIES = 5 1/2" GIULAM
14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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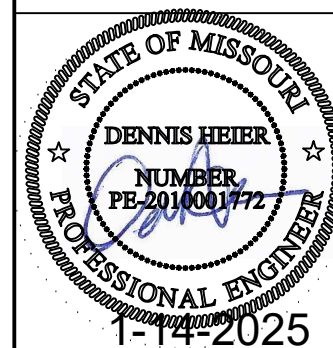
"Porque de tal manera amó Dios al mundo, que dio a su Hijo unigénito; para que todo aquel que en él cree, no perezca, mas tenga vida eterna" (Juan 3:16).



VIEWPOINT
RESIDENTIAL DESIGN LLC

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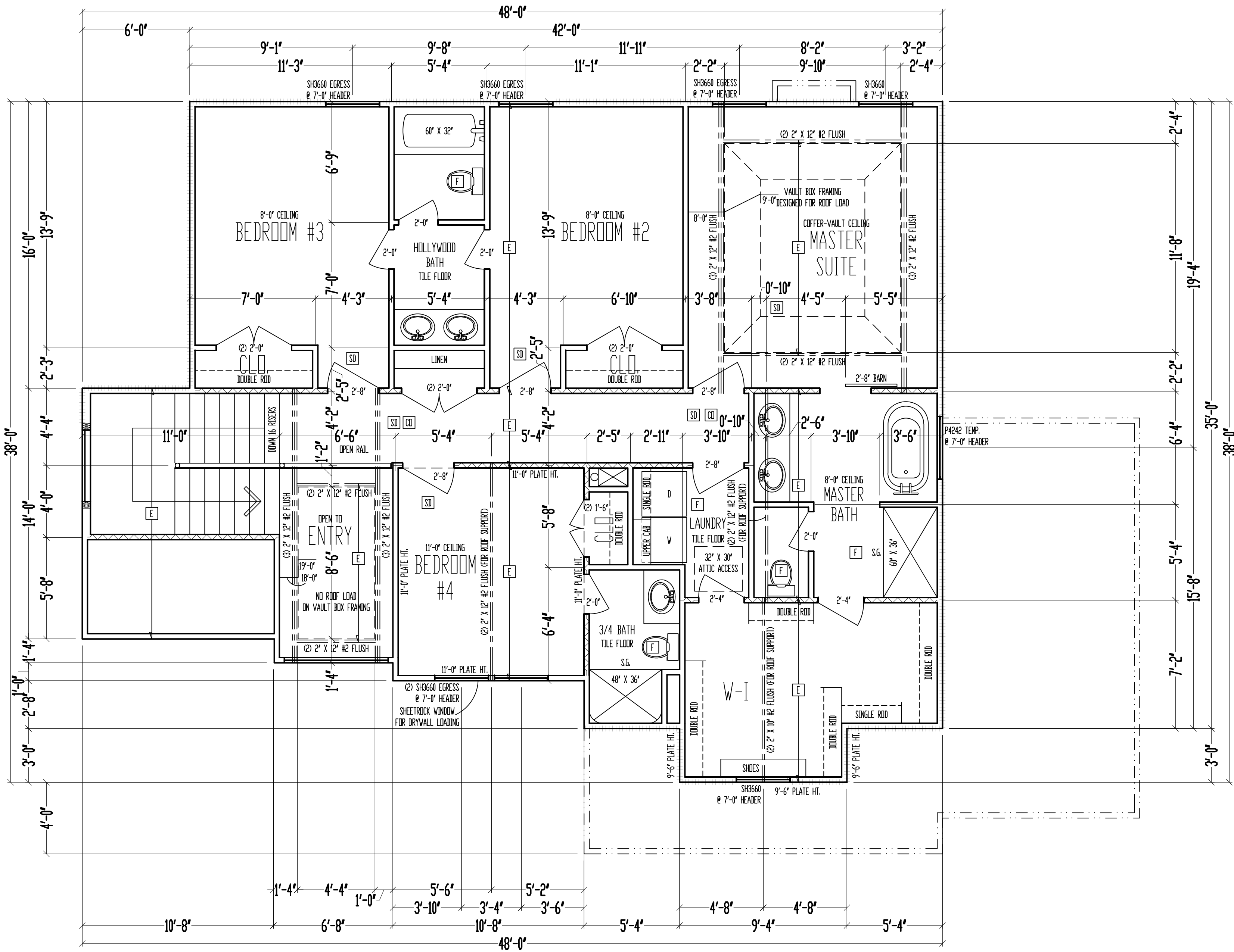


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Sheet Title:
**MAIN LEVEL
PLAN**

Sheet No.:

A-4
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DEVELOPMENT SERVICES
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8'-0" CEILING
SECOND LEVEL
SCALE: 1/4" = 1'-0"

JOIST SCHEDULE	
E	2" X 6" #2 CEILING JOIST @ 16" O.C.

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

FRAMING NOTES:

- SECOND LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ===== = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ 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)
- RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
- BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
- PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
- ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
- ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
- ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" O.C., UNLESS NOTED OTHERWISE.
- EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 16" O.C. MAX. (WHERE APPLICABLE.)
- 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
- CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

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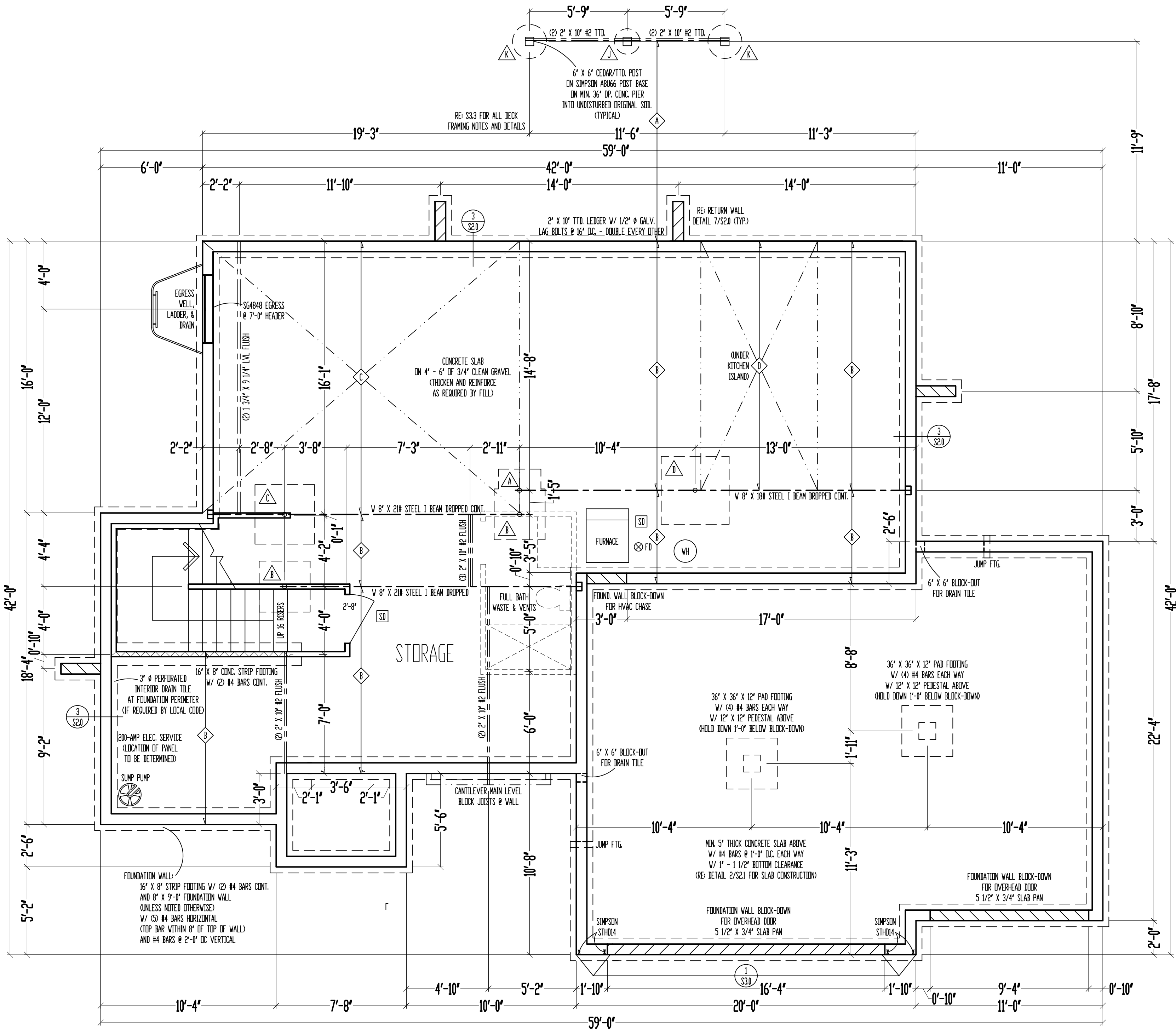


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Sheet Title:
SECOND LEVEL PLAN

Sheet No.:

5
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
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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"

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

- FRAMING NOTES
1. 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.
 2. ////////// = G.B. 1/2" MIN. GYPSUM BOARD OVER STUDS 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)
 3. /\\/\\/\\/\\/\\/\\/\\/ = LOAD BEARING INTERIOR WALL.
 4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 5. LOW TIES @ 4'-0" O.C. (TYPICAL)
 6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
 8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
 10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4'S @ 16" O.C., UNLESS NOTED OTHERWISE.
 12. 1/2" Ø ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6' - 12" OF END OF EACH PLATE LENGTH.
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM
 14. 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.
 15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

JOIST SCHEDULE	
A	2" X 10" #2 TTD. FLOOR JOIST @ 16" O.C.
B	2" X 10" #2 FLOOR JOIST @ 16" O.C.
C	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLE EVERY OTHER
D	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLED

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

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 (125k)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (180k)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (245k)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (320k)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (405k)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (500k)

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FOUNDATION PLAN

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RELEASE FOR CONSTRUCTION
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DETERMINE WEIGHT OF HOUSE:				INPUT
LOCATION		DEAD LOAD (psf)	AREA (ft²)	CALCULATED VALUE
ROOF		10	2105	21050 (lbs.)
CEILING		10	2105	21050
SECOND FLOOR		10	1283	12830
FIRST FLOOR		10	2105	21050
	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)
SECOND FLOOR EXT. WALL DL	172	9	9	13932
FIRST FLOOR EXT. WALL DL	202	10	10	20200
		DEAD LOAD (psf)	AREA (ft²)	WEIGHT (lbs)
SECOND FLOOR INT. PARTITION WALL DL		6	1283	7698
FIRST FLOOR INT. PARTITION WALL DL		6	2105	12630

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)									
FRONT-TO-BACK					SIDE-TO-SIDE				
	AREA	LOAD			AREA	LOAD			
SLOPED ROOF	289	2395			SLOPED ROOF	269	2289		
VERT. ROOF	48	581	CUMULATIVE		VERT. ROOF	174	174	CUMULATIVE	
2ND	480	5688		8874	2ND	380	4770		7233
1ST	840	7853		18727	1ST	462	5744		12977
PRESSURE (PSF) - 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		8.4
MEAN ROOF HT., h			25						

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.

2ND FLOOR TRIBUTARY WEIGHT
1ST FLOOR TRIBUTARY WEIGHT
 S_S (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)
 F_a (from ASCE7 Table 11.4-1)
 S_{DS} ($= 2/3 * S_S * F_a$)
 R (from ASCE7 Table 12.2-1)

49066
86660
12.0%
1.6
0.128
6.5

SEISMIC SHEAR		
LOCATION	From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{D8} * W / R) (lbs.)
2ND FLOOR		1159
1ST FLOOR		2048

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/F)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 6" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	155	per IBC, Table 2306.3.(1)
Exterior (Option #2)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 4" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. Field For 16" stud spacing	230	per IBC, Table 2306.3.(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16ga. Staples w/ 1" penetration @ 3" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. 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	AWC SDPWs Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AWC SDPWs Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AWC SDPWs Table 4.3A
Interior	1/2" Gypsum Board	No. 6- 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

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

WIDTH OF 1ST STORY (FT.)	59	WIDTH OF 2ND STORY (FT.)	48
DEPTH OF 1ST STORY (FT.)	42	DEPTH OF 2ND STORY (FT.)	38
BACK WALL OF GARAGE (FT.)	0		
GAR. WALL: 1=F-B, 2=S-S	2		

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES								
	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
2ND FLOOR	53	14840	54	15120	53	20776	54	21168
1ST FLOOR	49	13720	40	11200	49	19208	40	15680

ADDITIONAL RESISTANCE REQUIRED			Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)	0.5	2nd Floor F-B	26
2ND FLOOR FRONT-TO-BACK	0	0	Shear value (per NDS)	944	2nd Floor S-S	44
2ND FLOOR SIDE-TO-SIDE	0	0	Spacing F-B (inches)	91.0	1st Floor F-B	44
1ST FLOOR FRONT-TO-BACK	0	0	spacing S-S (inches)	164.8	1st Floor S-S	25
1ST FLOOR SIDE-TO-SIDE	0	0				

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

NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).
2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION. 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER

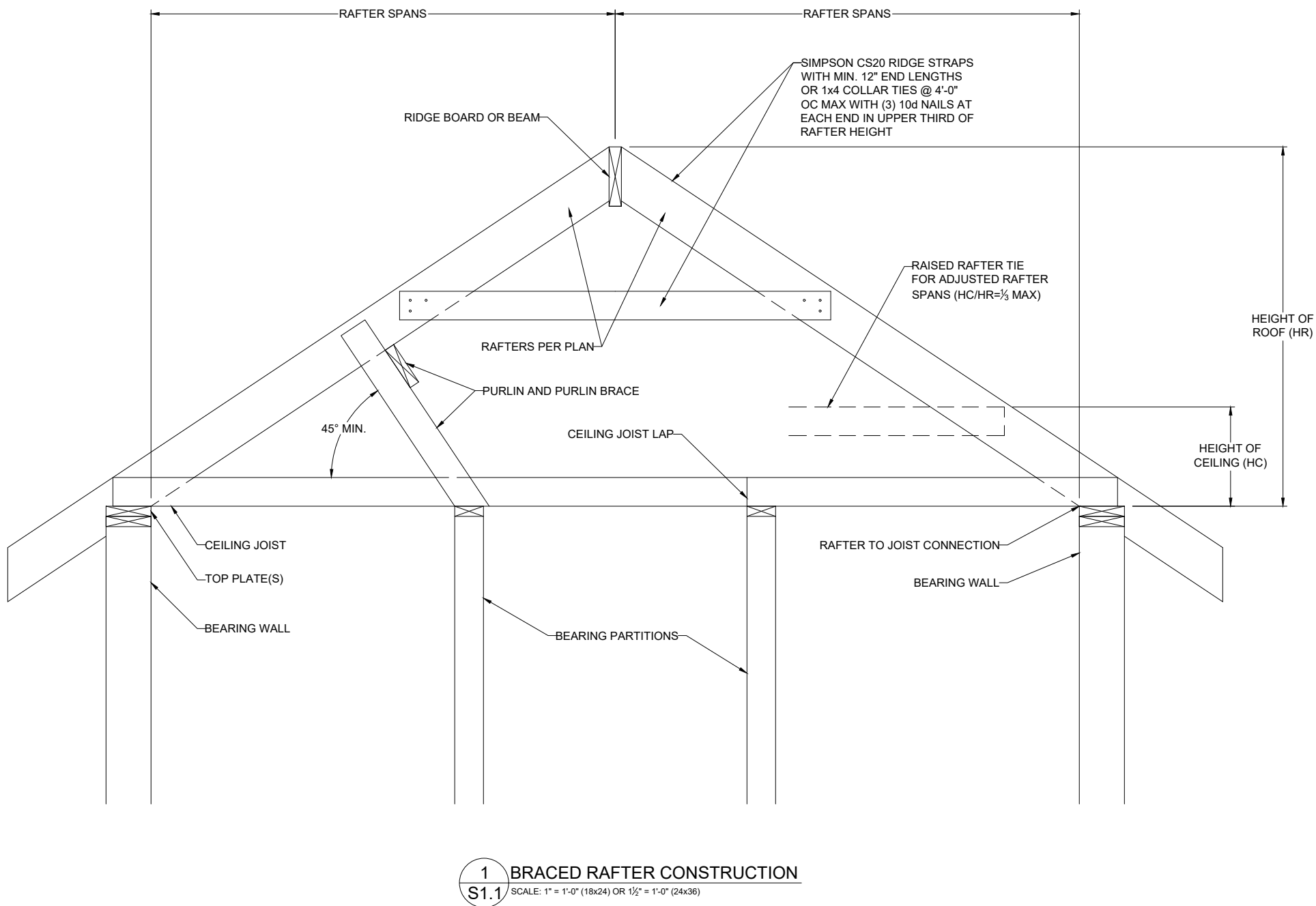
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2018 IRC SECTION R502.2.1 IS REQUIRE

WIND UPLIFT ANALYSIS									
ROOF PITCH (MAX)	X/12 7	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E-7.2, G-5.2						
	LENGTH (FT.)	ASCE 7	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT** (LBS)				
OVERHANG	1	1.08	204	1.08					
	TOTAL AREA (FT ²)	ZONE A AREA (FT ²)	ZONE G AREA (FT ²)	PRESSURE ZN. E (PSF)		PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)	
MAIN ROOF**	2478	1162.56	1315.44	-1.08		-0.36	-1729	-8.6	
*ALONG PERIMETER		TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)				-9.6		UPLIFT OK	
**INSIDE EXTERIOR WALLS		RESISTANCE DUE TO DEAD WEIGHT & (3) 10d TOENAILS				251.6			

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

NOTE FOR DESIGN:
ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WALL LOADS, PER VALUES IN 2018 IBC SECTION 2308 AND AISC SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 240 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC)

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



1 BRACED RAFTER CONSTRUCTION
S1.1 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

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—**STRUCTURAL**—
ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97223
OFFICE: 971.233.6099 * MOBILE: 971.233.6099 *
EMAIL: PENNIS@VISTASTRUCTURAL.COM

CLIENT: WOOD BROTHERS CONSTRUCTION, INC

JOB TITLE: SVF087 SPEC
LOT 87, SUMMIT VIEW FARMS - 4TH PLAT

LOCATION: 3133 SW SUMMIT VIEW TR.
LEE'S SUMMIT, MISSOURI

[illegible]

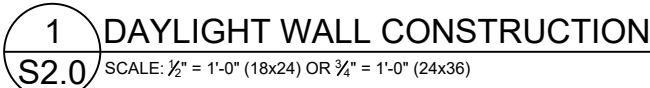
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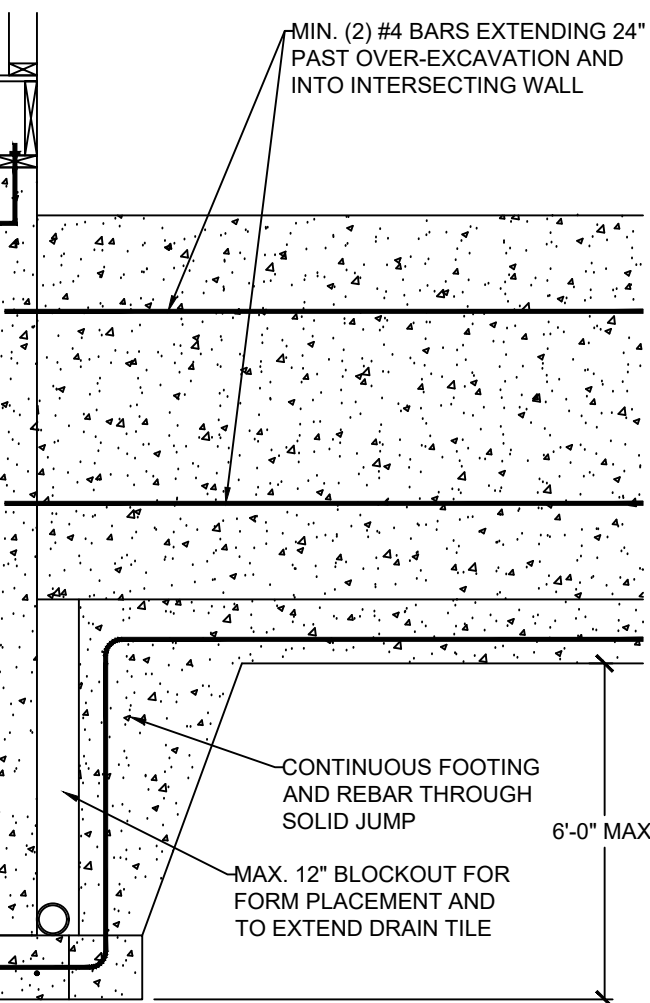
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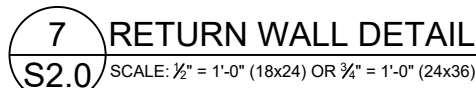
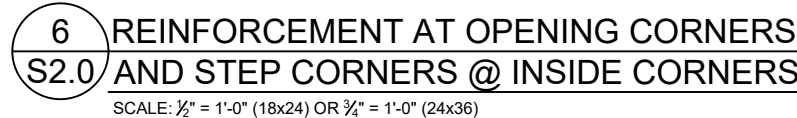


2 COLUMN AND BEARING PAD SCHEDULE

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



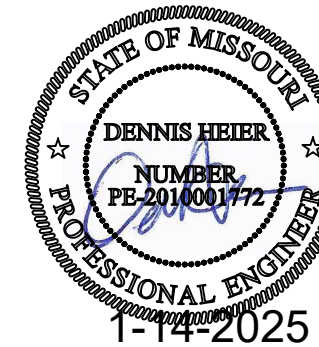
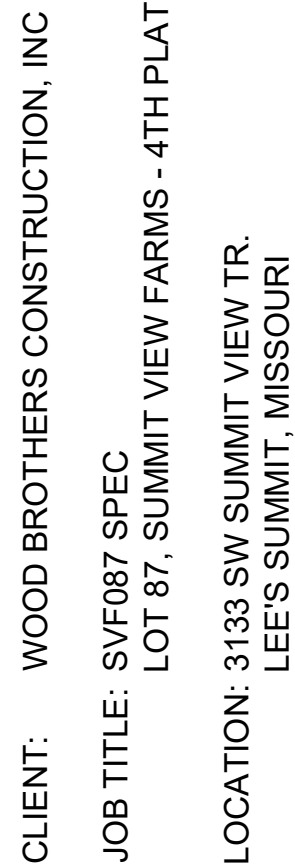
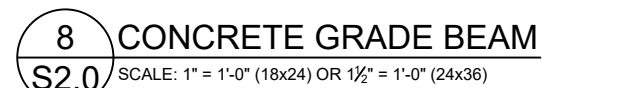
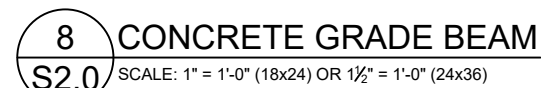
5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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 6¾" 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 1½"
 - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - ¾"
 - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1½"
- 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 3½". 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 S2.0 FOUNDATION WALL REINFORCEMENT TABLE NO SCALE



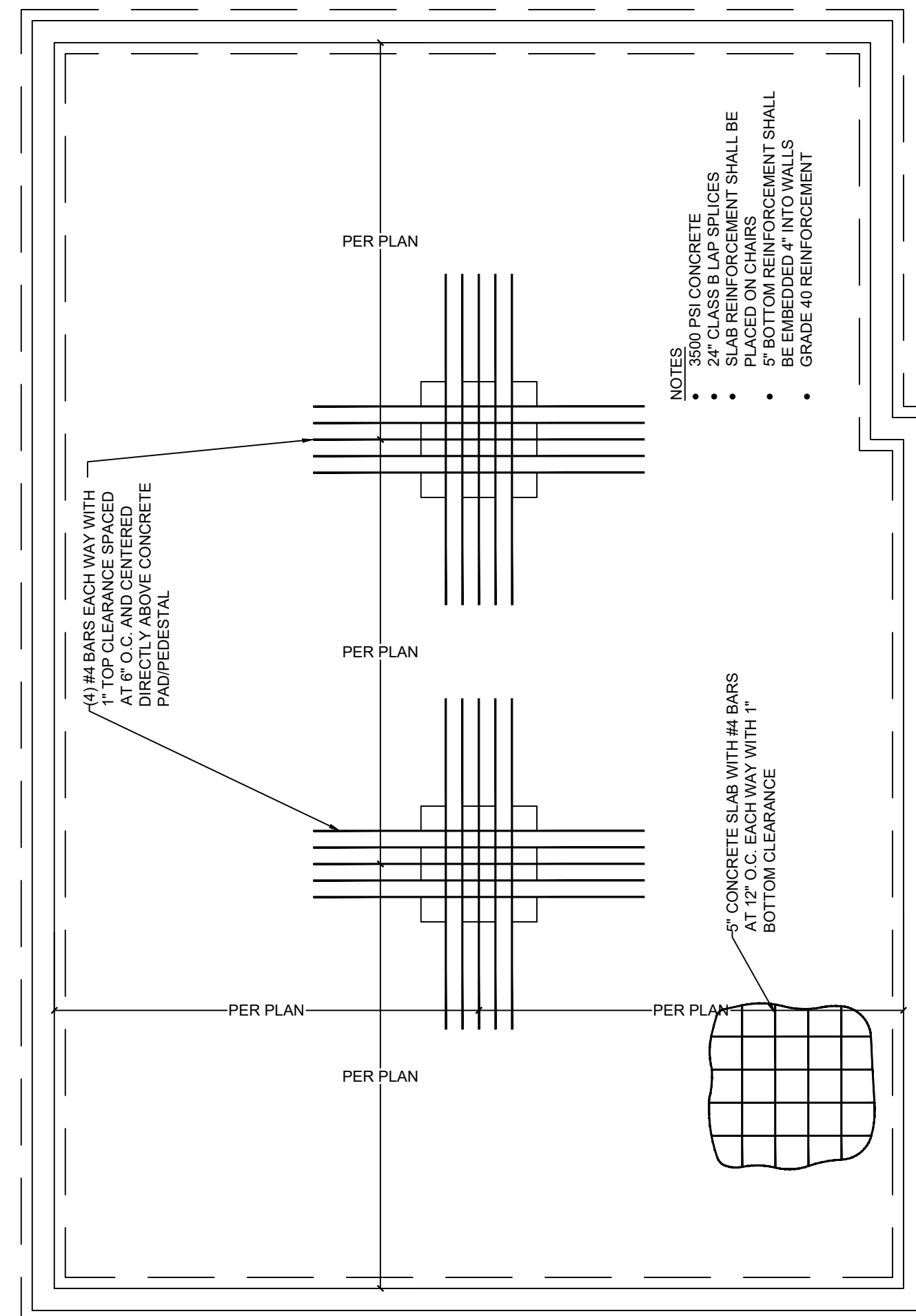
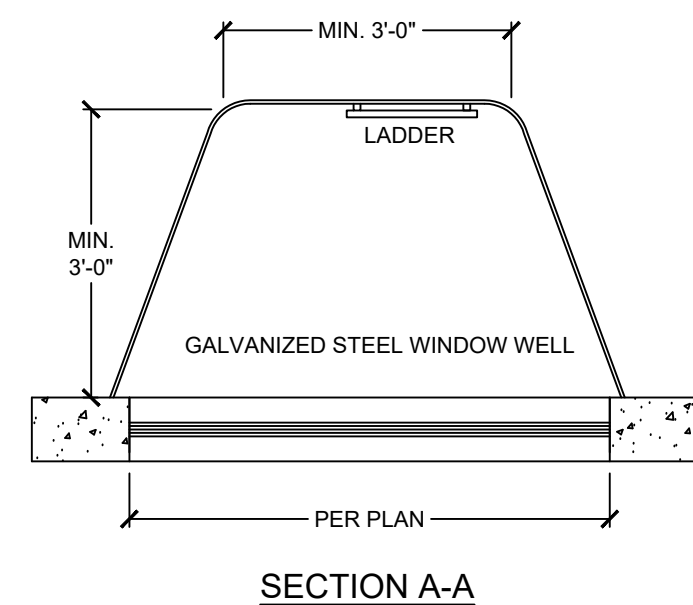
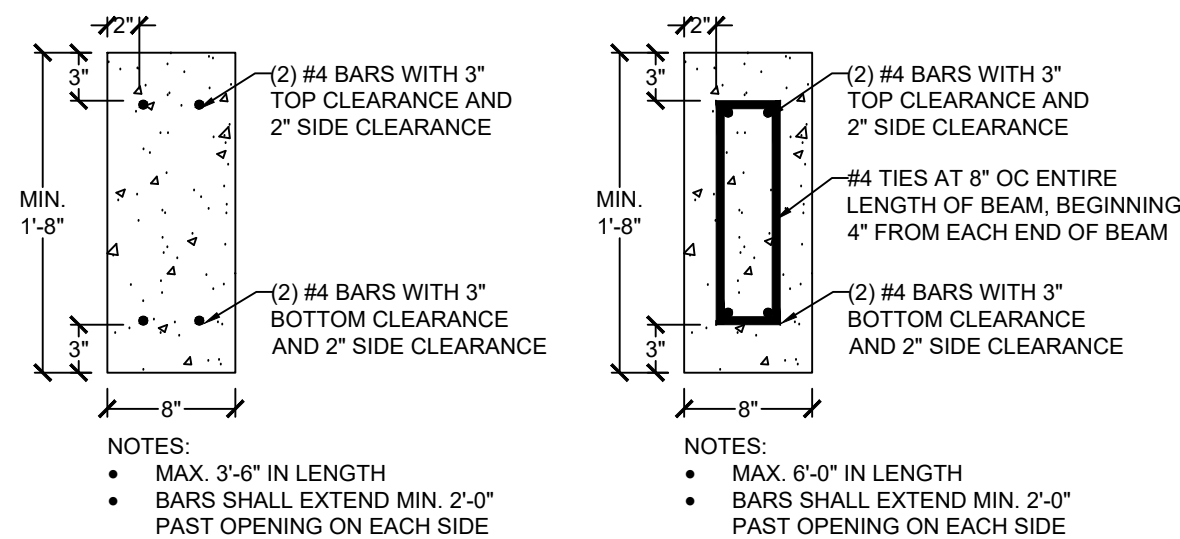
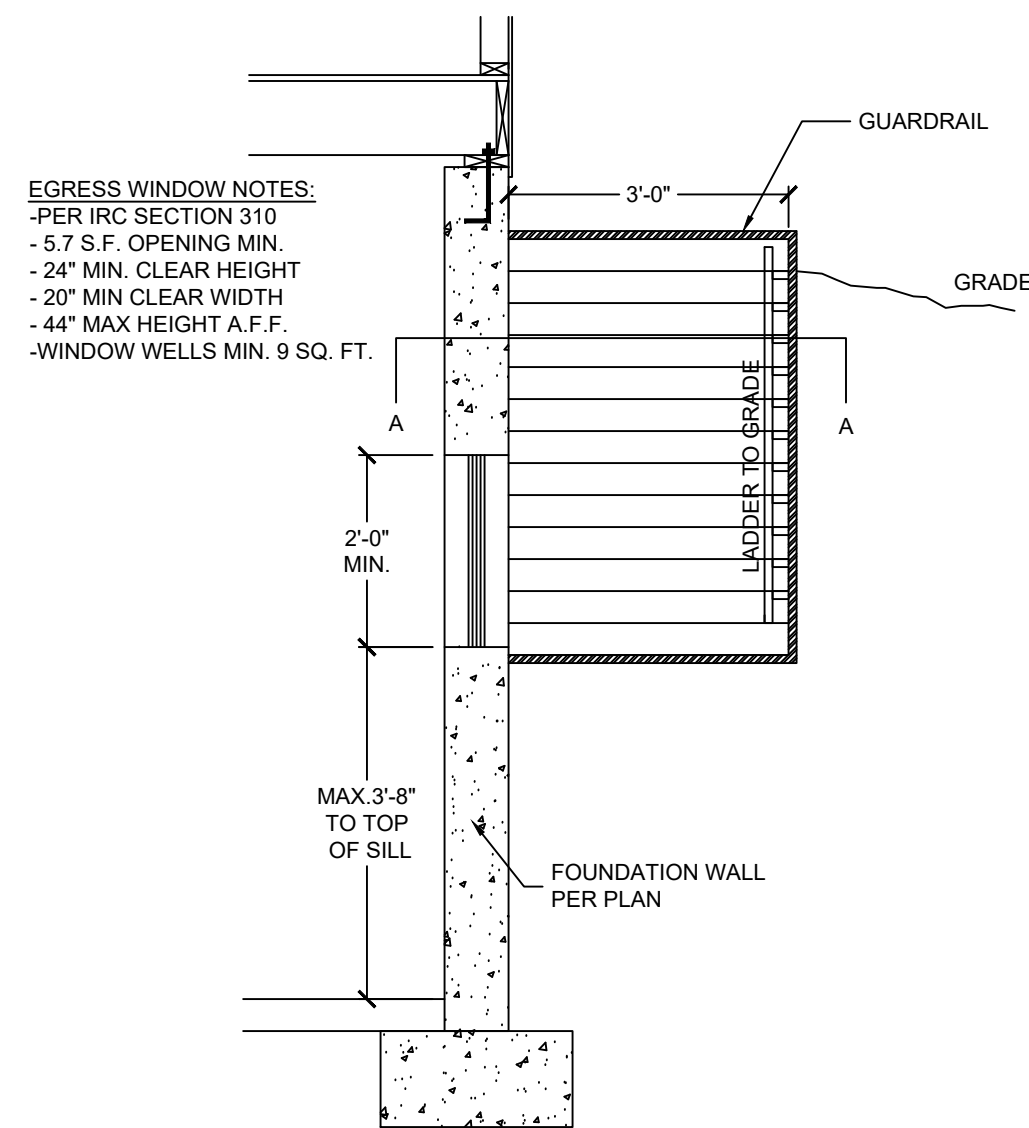
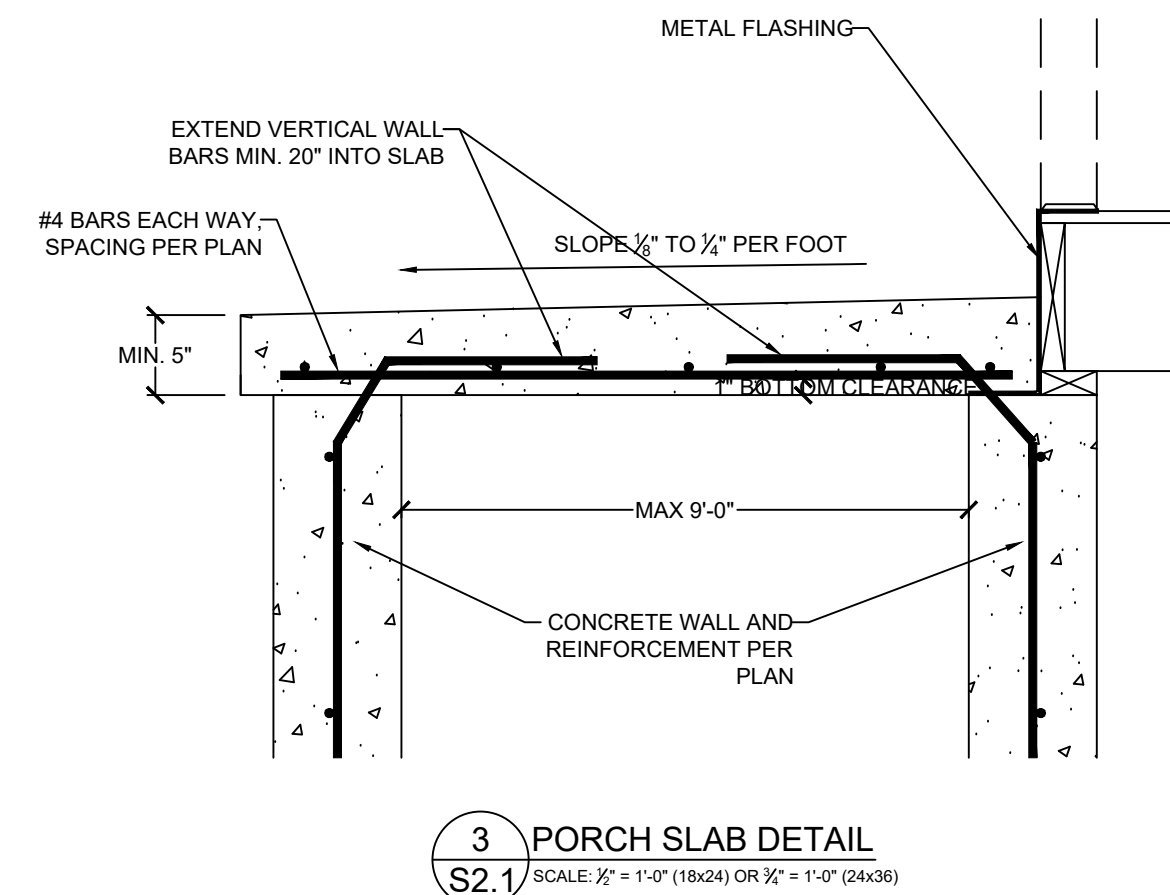
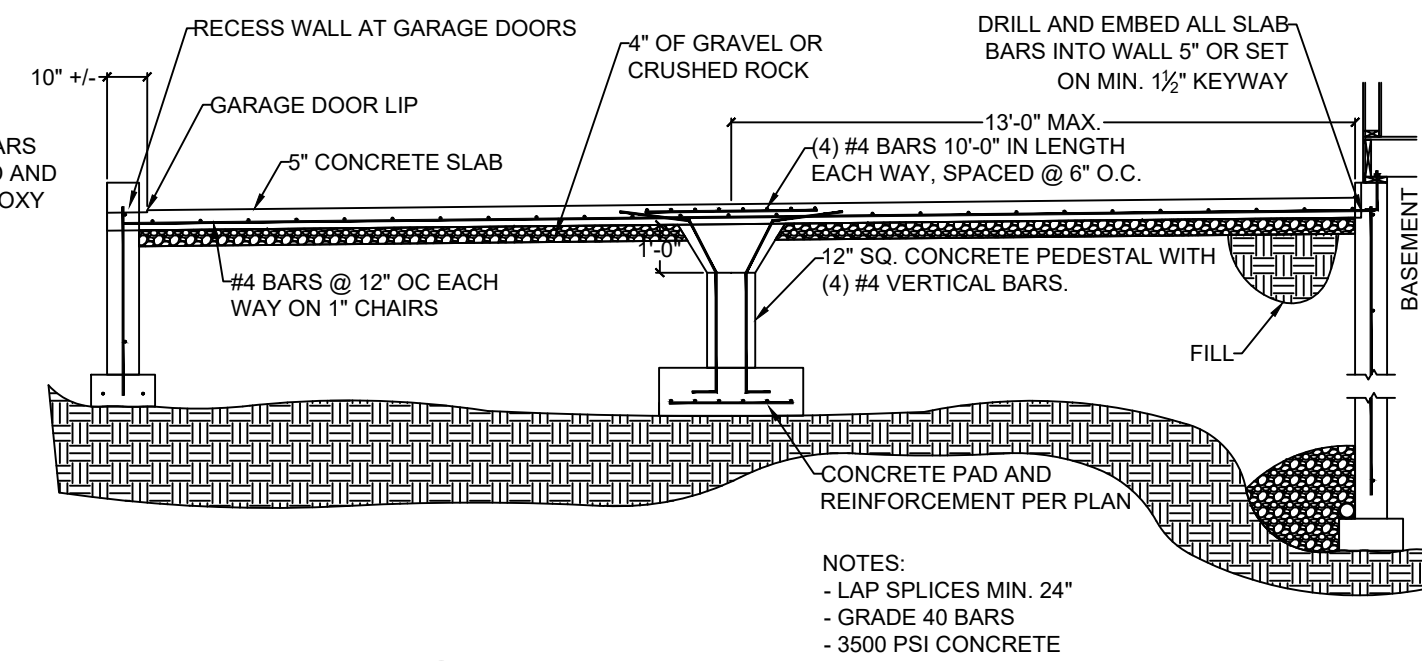
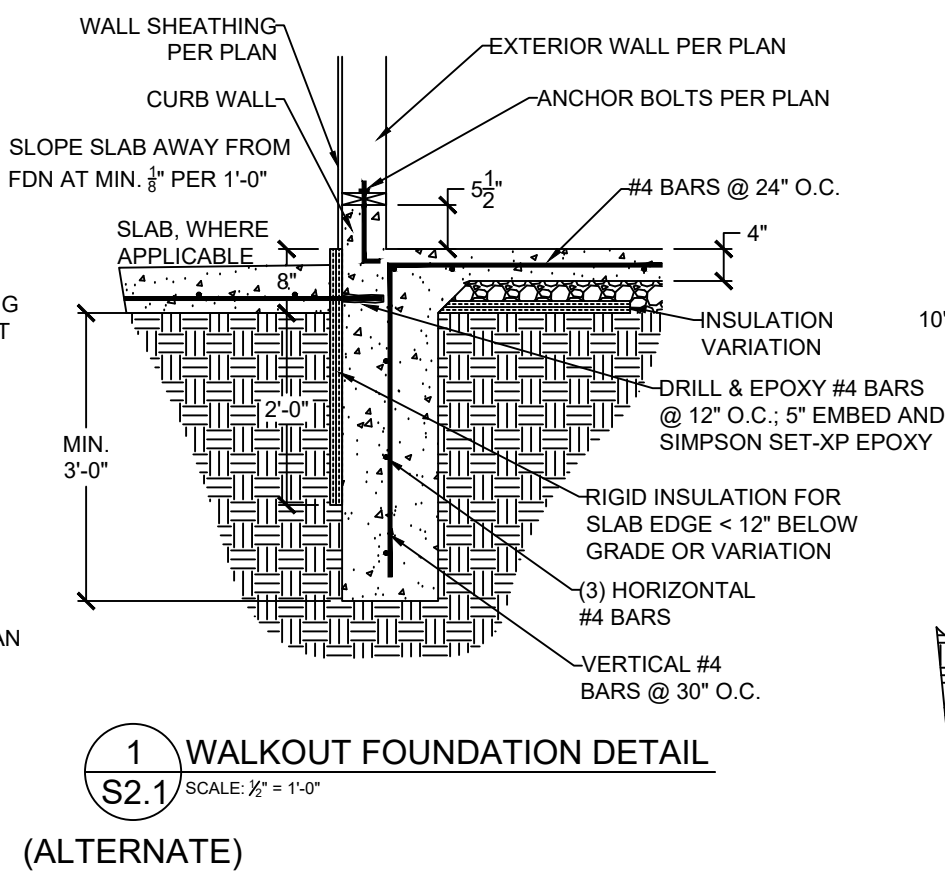
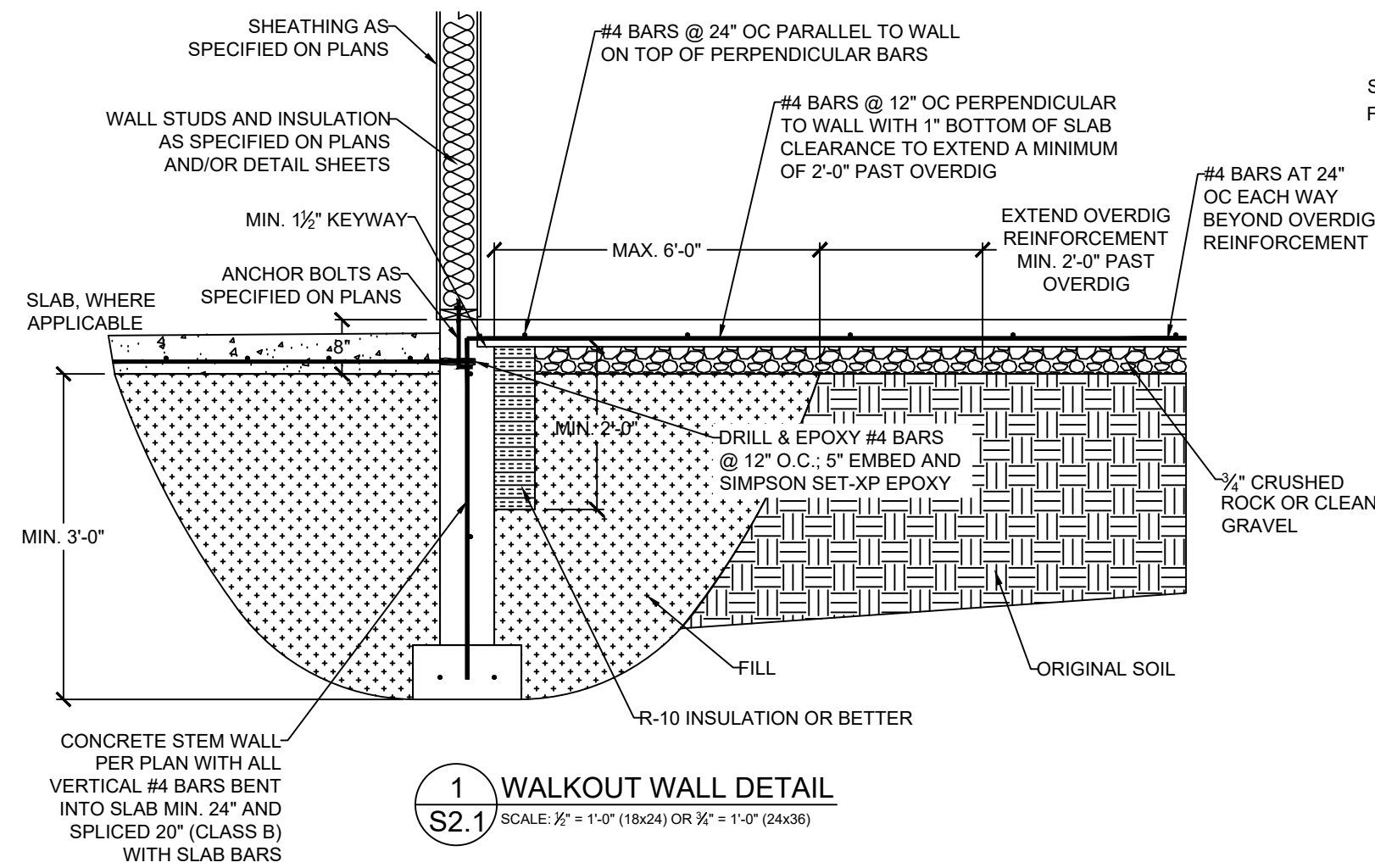
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ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97223
OFFICE: 971.233.6099 * MOBILE: 971.233.6099 *
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: WOOD BROTHERS CONSTRUCTION, INC

JOB TITLE: SVF087 SPEC
LOT 87, SUMMIT VIEW FARMS - 4TH PLAT

LOCATION: 3133 SW SUMMIT VIEW TR.
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
1-14-2025

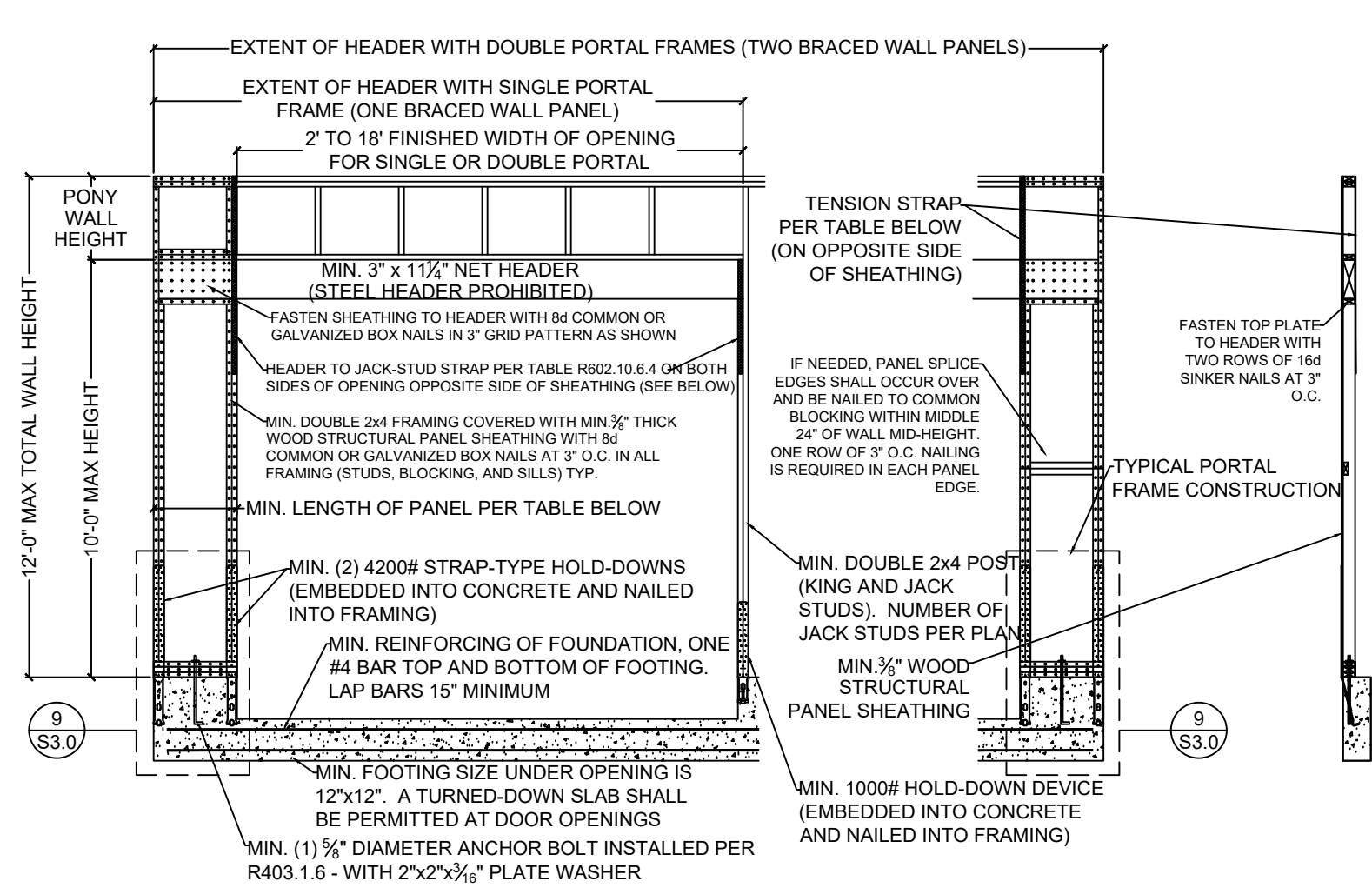
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1 METHOD PFH (PORTAL FRAME WITH HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

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

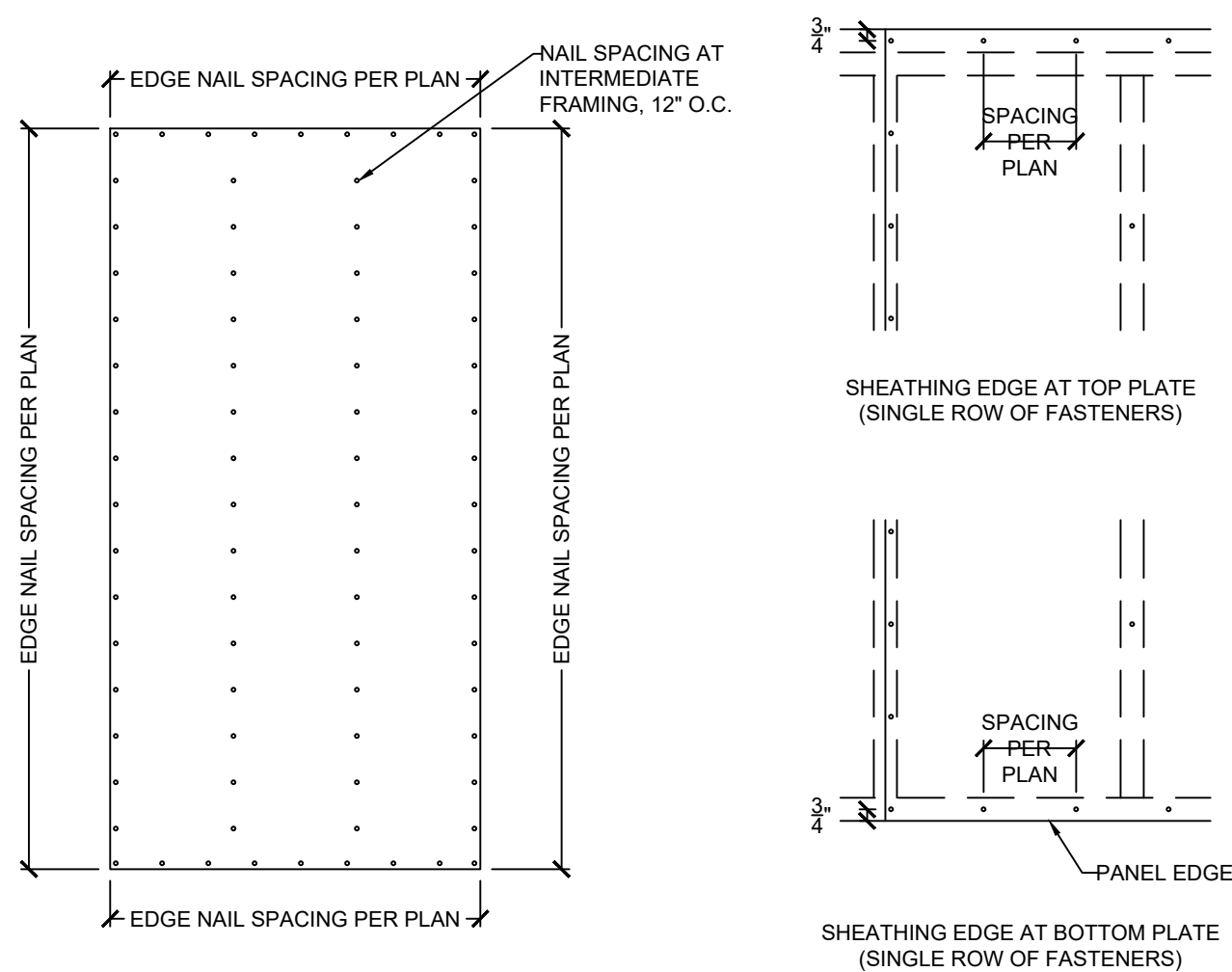
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH
18'-0"	0'-0"	CS20	0'-9"	(7) 8d
9'-0"	1'-0"	CS20	0'-9"	(7) 8d
18'-0"	1'-0"	CS14	1'-4"	(15) 8d
9'-0"	2'-0"	CS18	0'-11"	(9) 8d
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER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

2 METHOD PFG (PORTAL FRAME AT GARAGE DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

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

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

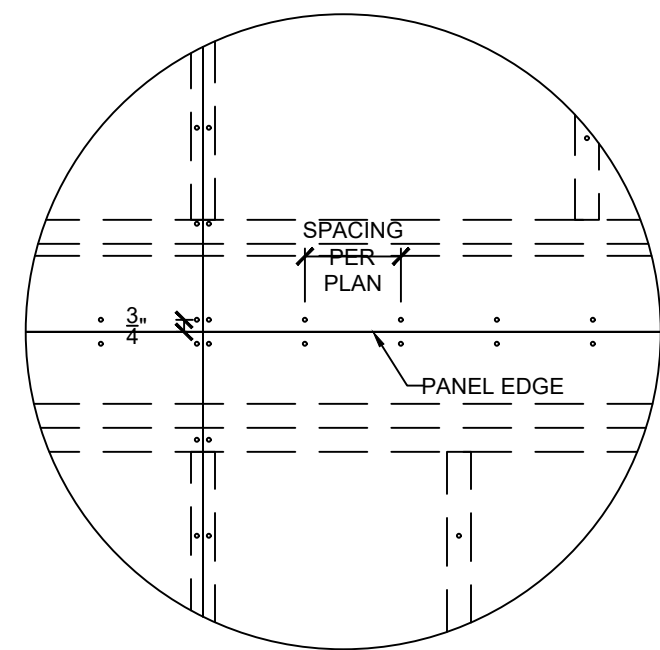


3 EXTERIOR WALL SHEATHING PANEL ATTACHMENT

SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)

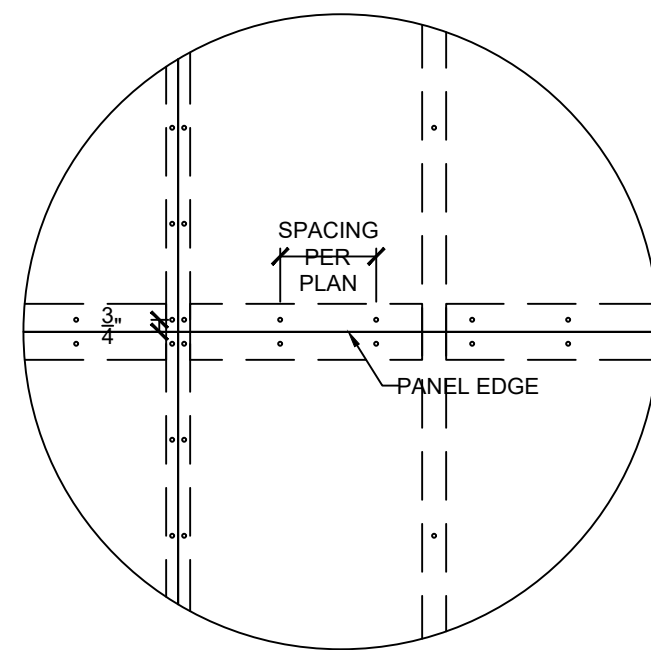
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES

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



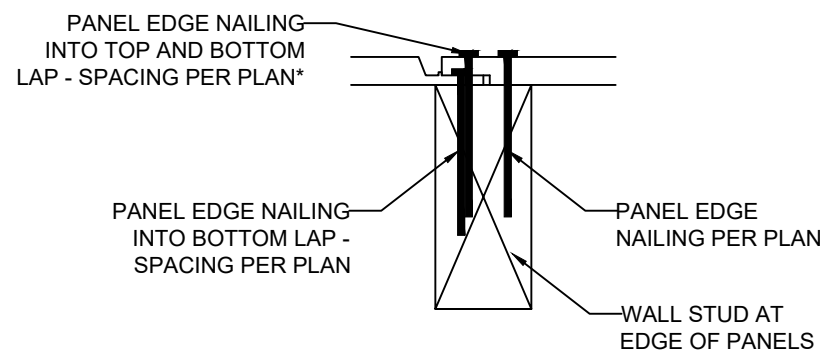
5 SHEATHING EDGE AT HORIZONTAL FRAMING MEMBER

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



6 SHEATHING EDGE AT PANEL SPLICE ACROSS STUDS

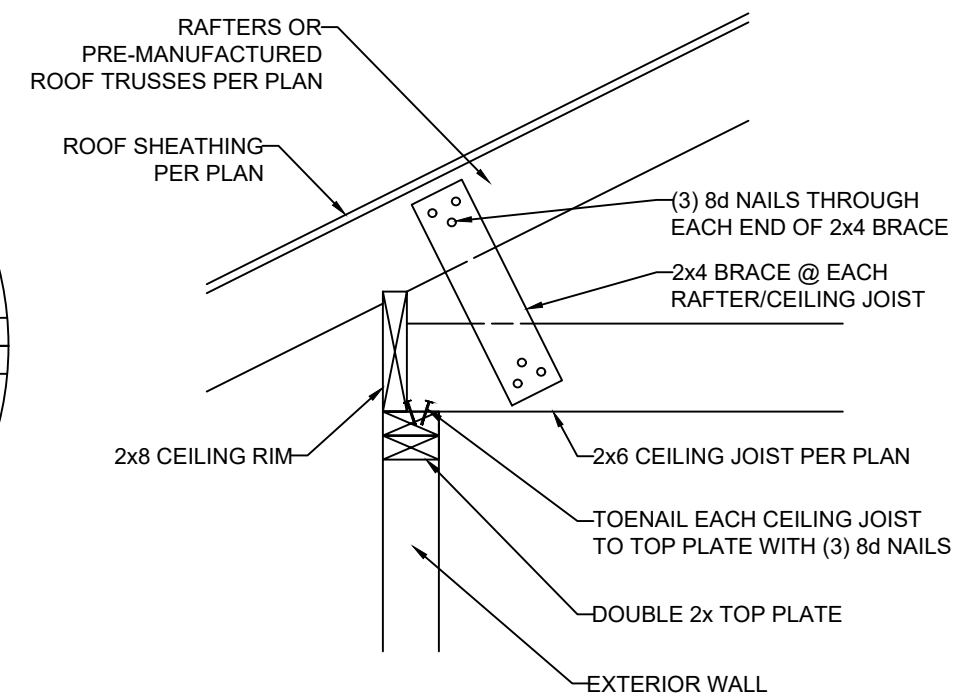
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



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

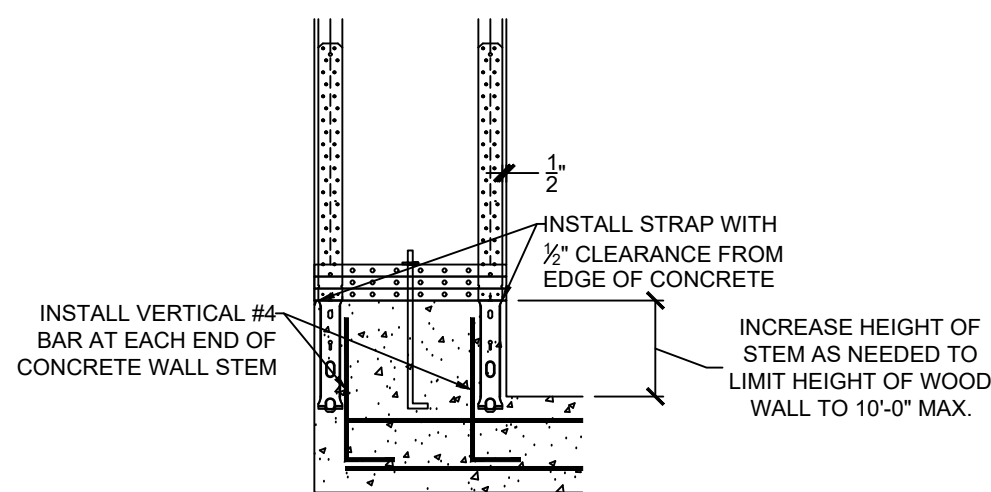
8 FASTENING INSTRUCTIONS FOR SHIPLAP PANEL SHEATHING

SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)



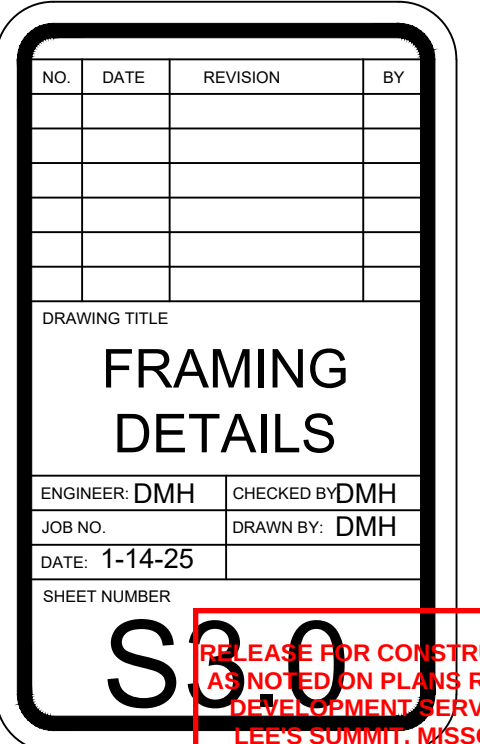
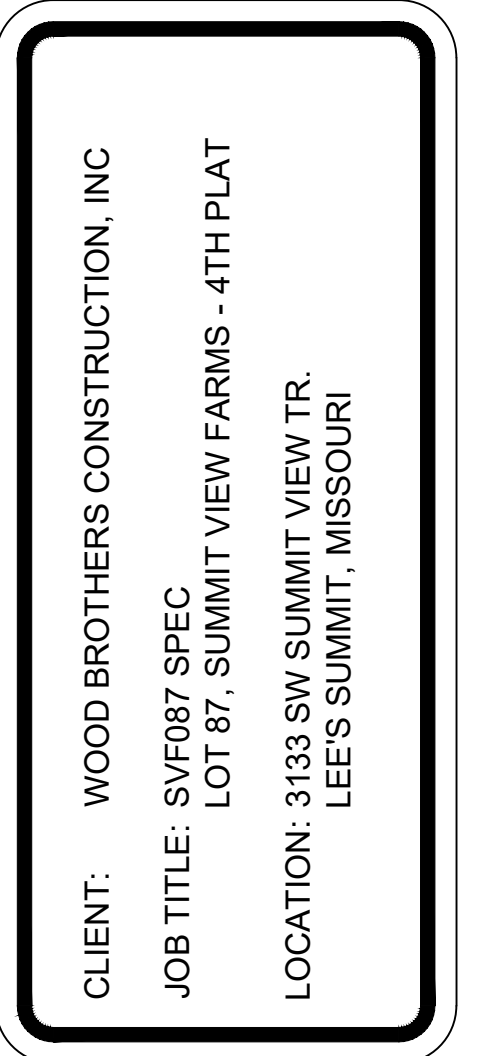
7 RAFTER BEARING OPTION DETAIL

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

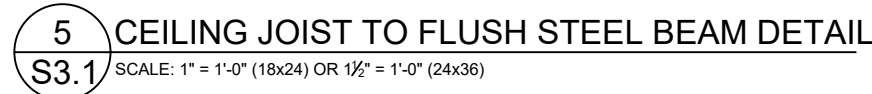
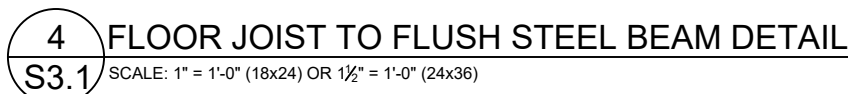
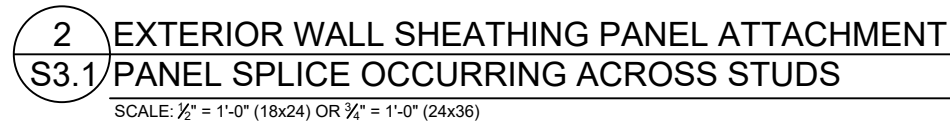
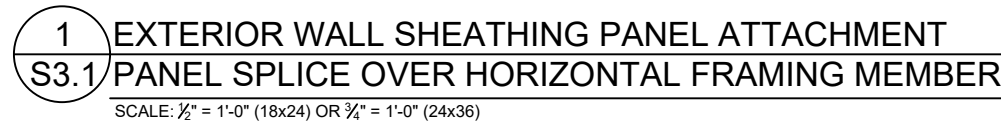


9 GARAGE HOLD-DOWN STRAP INSTALLATION

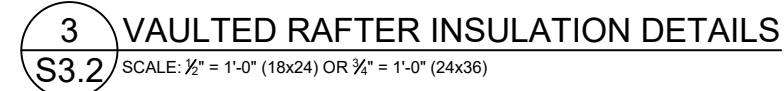
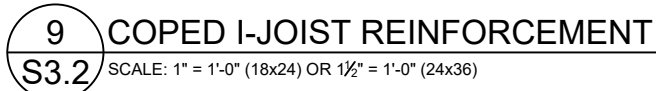
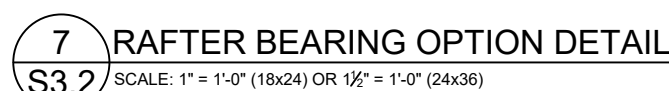
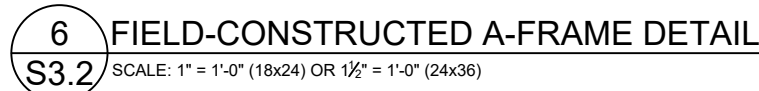
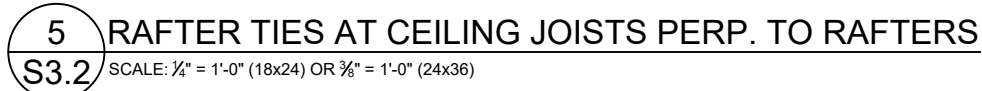
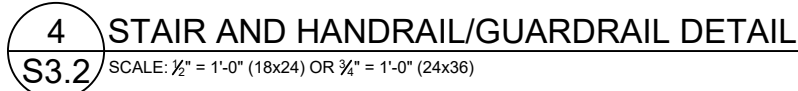
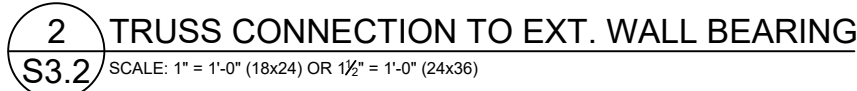
SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/04/2025 8:24:45

[illegible]

031
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/04/2025 8:24:45



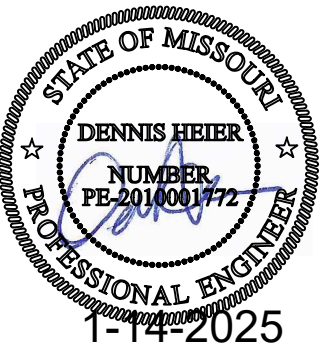
NOTES:
1) DR = DESIGN REQUIRED
2) UTILITY, STANDARD, STUD AND #3 GRADE LUMBER OF ANY SPECIES ARE NOT PERMITTED
3) THIS TABLE DOES NOT APPLY FOR STUDS SUPPORTING MEMBERS WITH A TRIB. LENGTH GREATER THAN 6'-0"



VISTA
—**STRUCTURAL**—
ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TACARD, OREGON 97225
OFFICE: 971.233.6099 * MOBILE: 971.233.6099 *
EMAIL: DENNIS@VISTASTRUCTURAL.COM

CLIENT: WOOD BROTHERS CONSTRUCTION, INC
JOB TITLE: SVF087 SPEC
LOT 87, SUMMIT VIEW FARMS - 4TH PLAT
LOCATION: 3133 SW SUMMIT VIEW TR.
LEE'S SUMMIT, MISSOURI

[illegible]

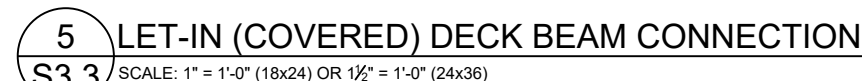
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
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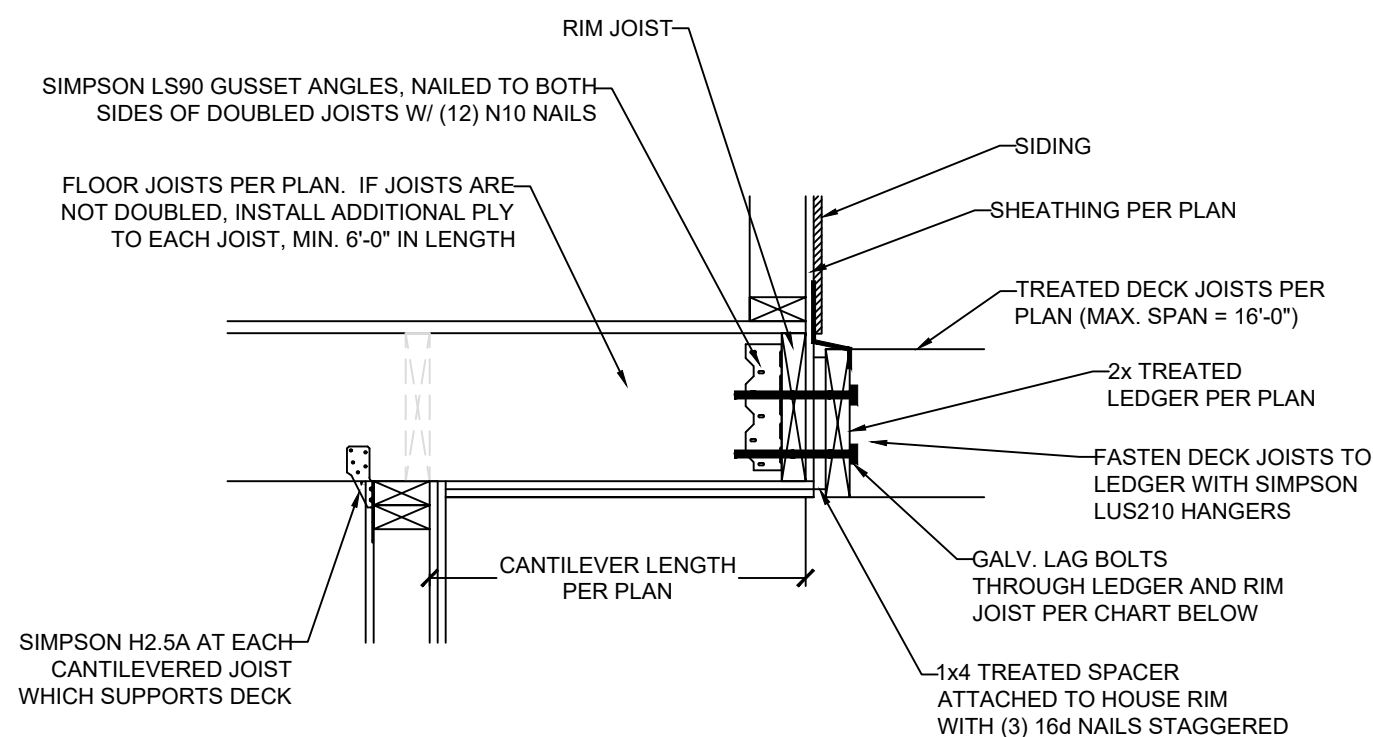
DECK JOIST SPAN	½" Ø GALV. LAG OR ⅝" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

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

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

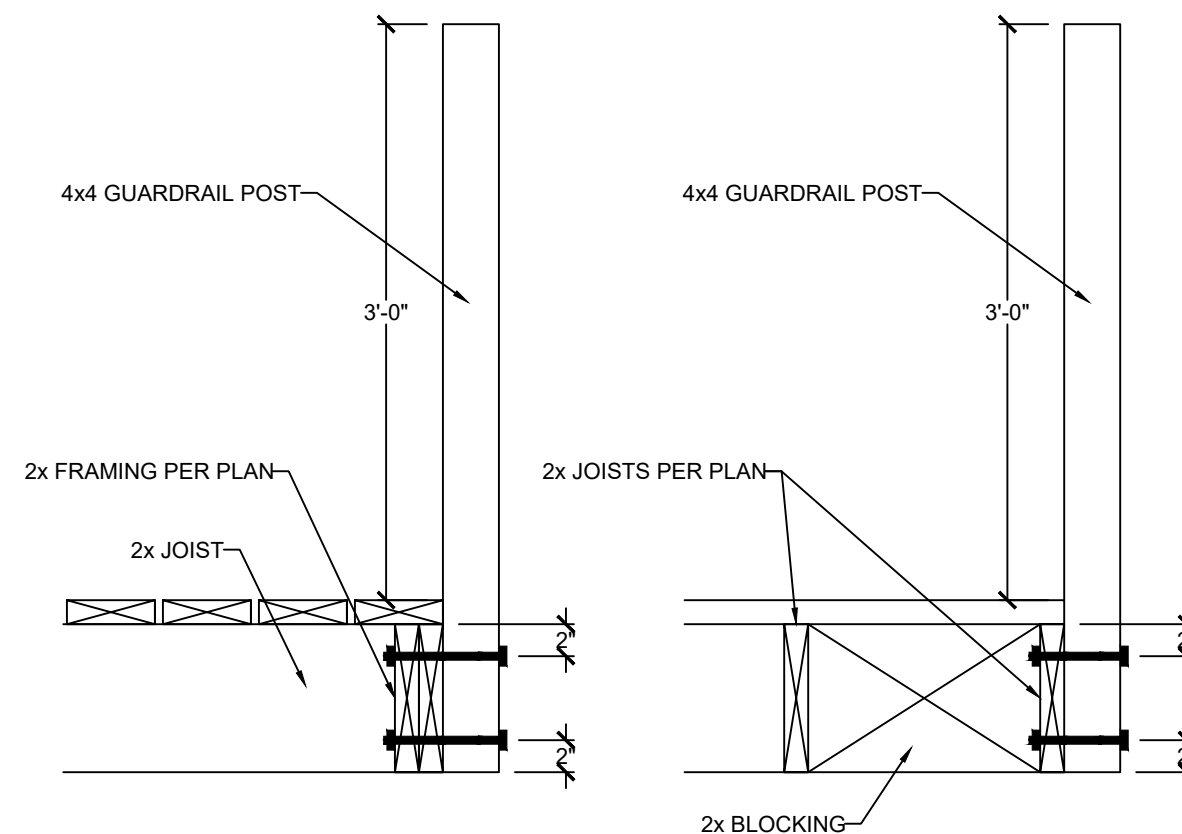


SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



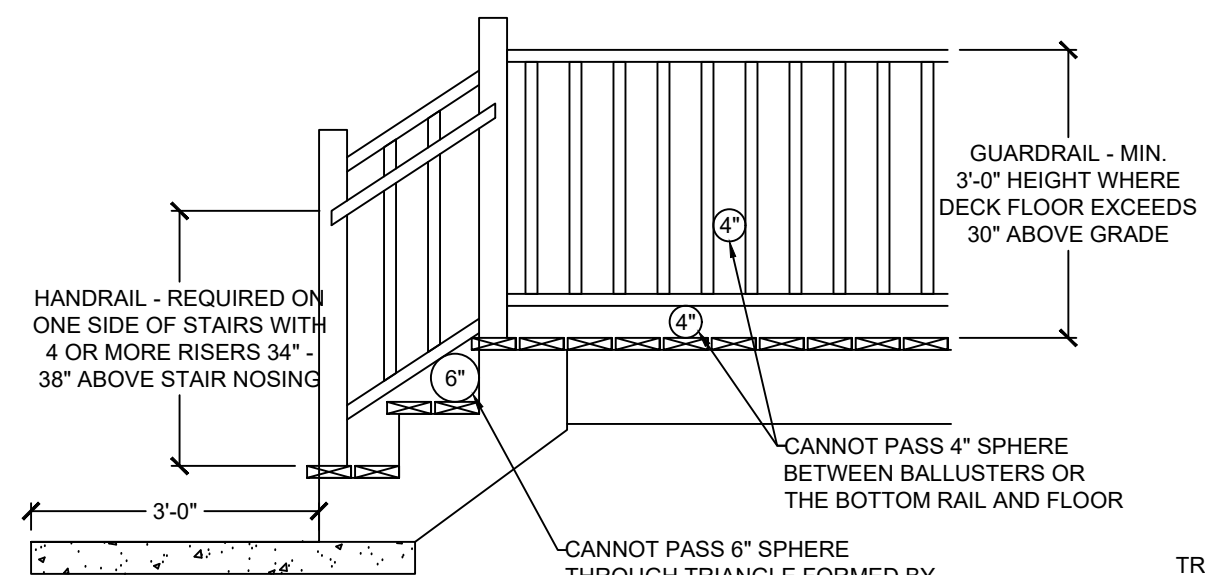
2 CANTILEVER WITH DECK ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-0" (24x36)

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



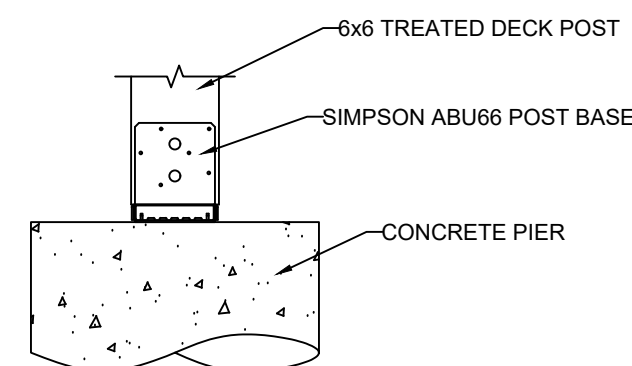
6 **GUARDRAIL CONNECTION**
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

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



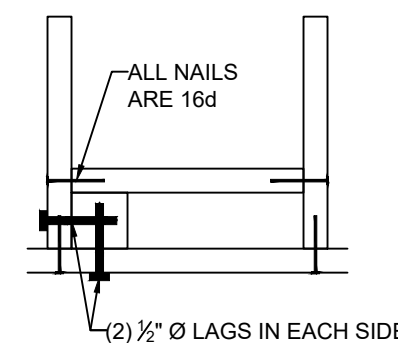
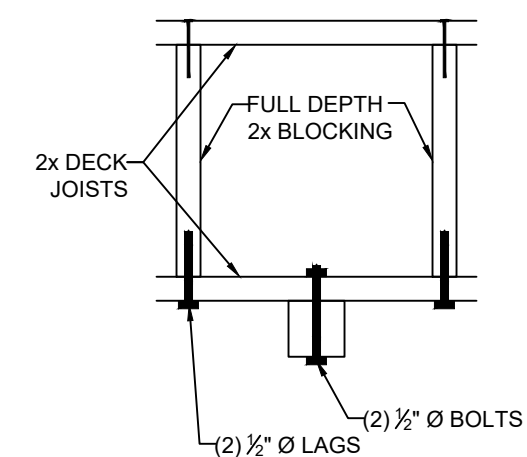
8 GUARDRAIL DETAIL
S3.3 SCALE: $\frac{1}{2}" = 1'-0"$ (18x24) OR $\frac{3}{4}" = 1'-0"$ (24x36)

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



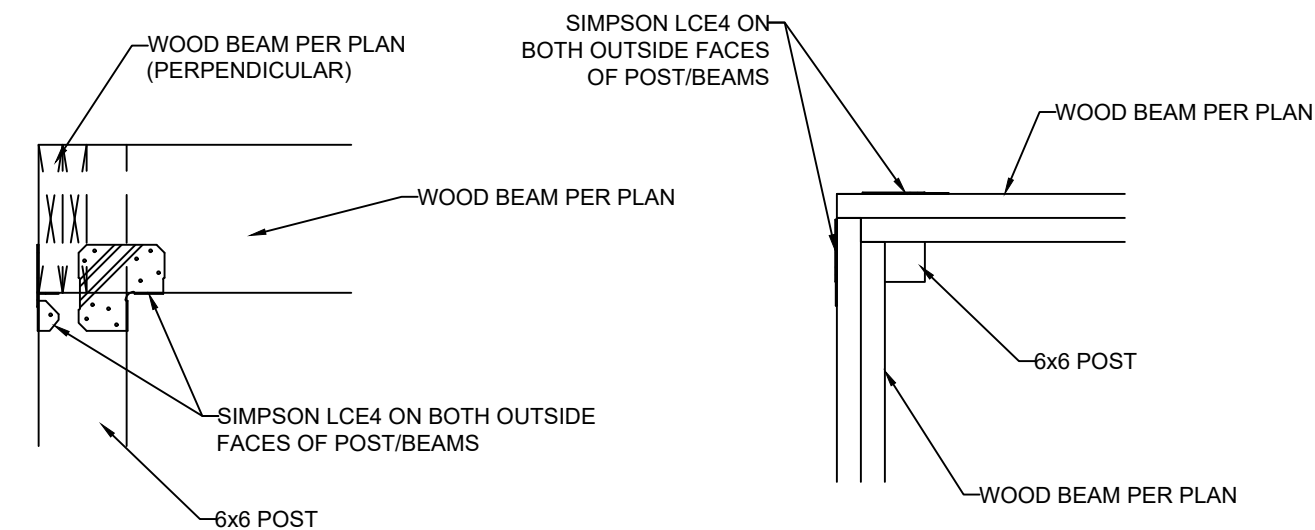
3 DECK POST BASE
S3 3 SCALE: 1" = 1'-0" (18x24) OR 1½" = 1'-

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



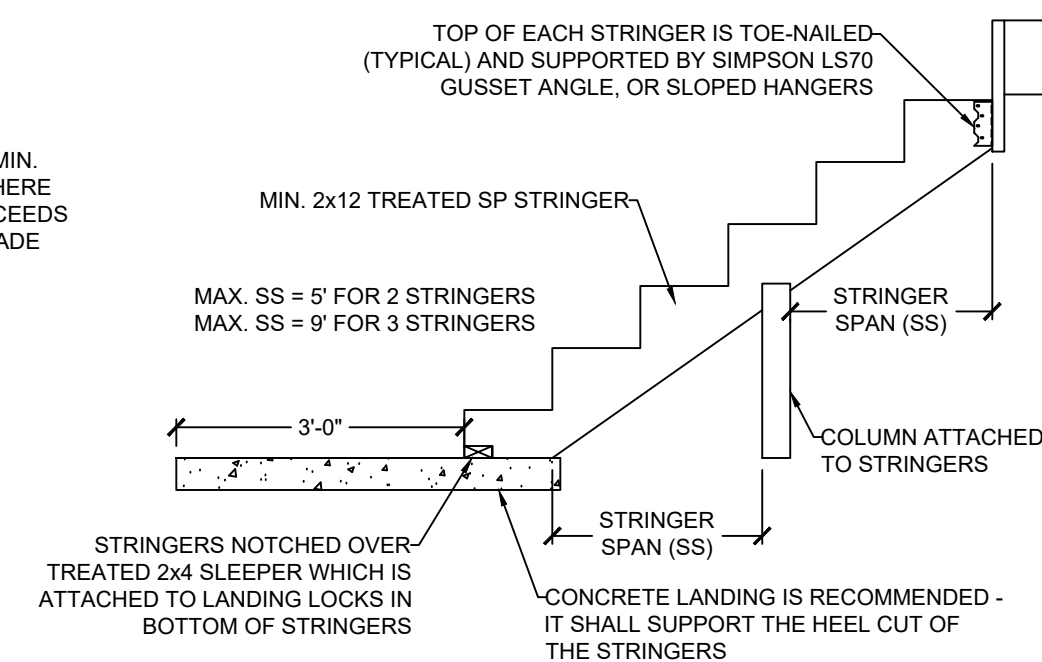
4 REINF. POST CONNECTIONS

(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)



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

9 STAIR STRINGER DETAIL



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LOCATION: 3133 SW SUMMIT VIEW TR.
LEE'S SUMMIT, MISSOURI

[illegible]

DRAWING TITLE

FRAMING DETAILS

ENGINEER: DMH	CHECKED BY DMH
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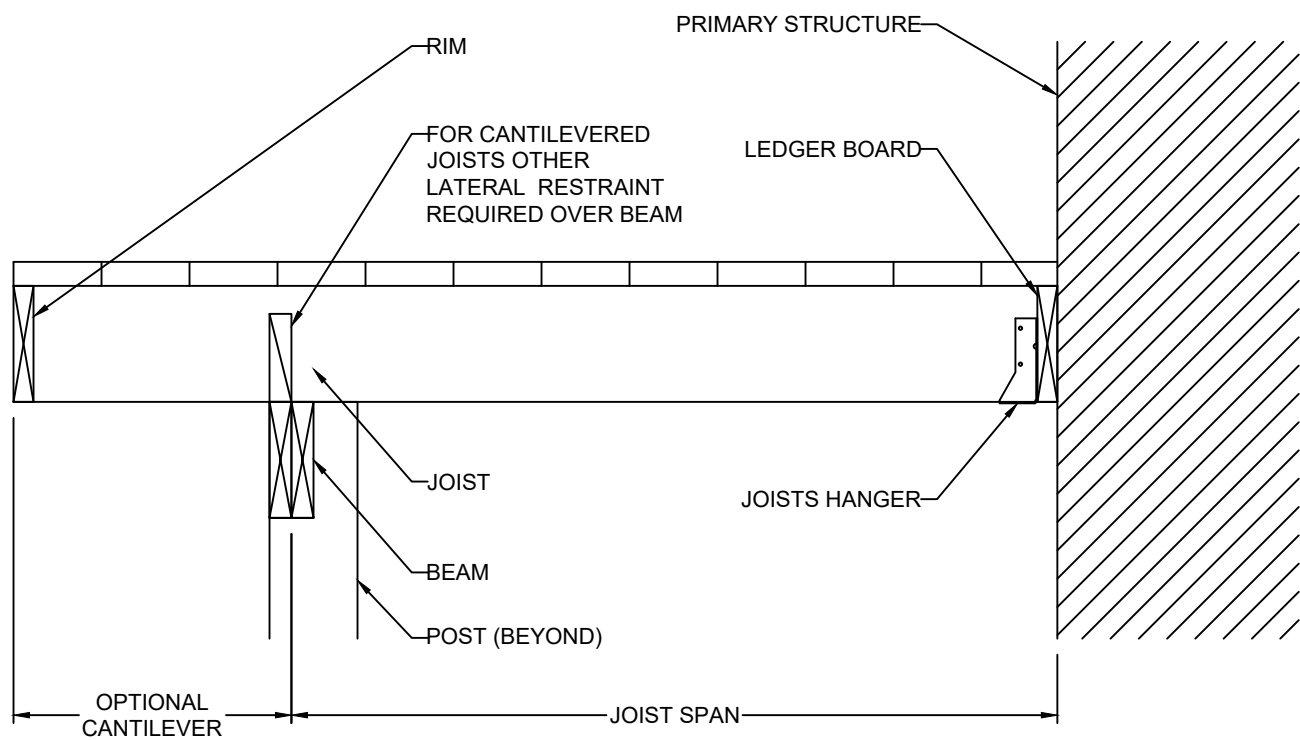
JOB NO.	DRAWN BY: DMH
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DATE: 1-14-25	
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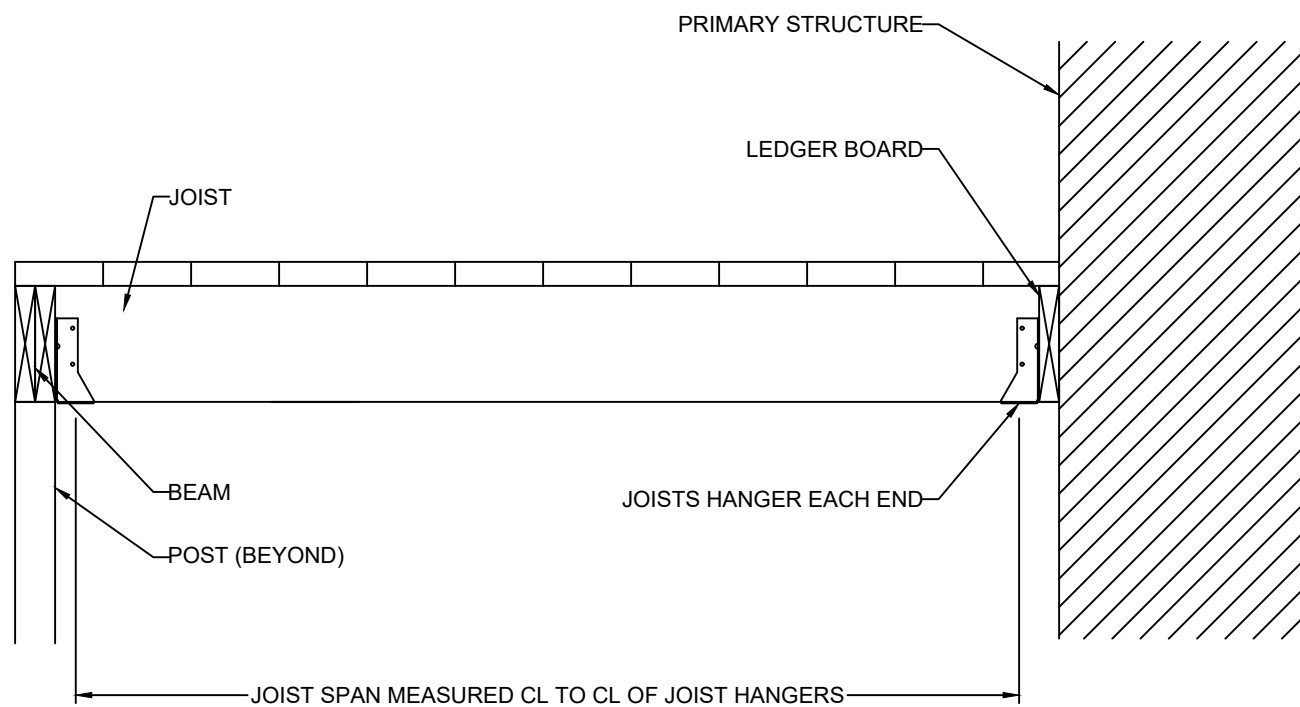
SHEET NUMBER 1

RELEASE FOR COM

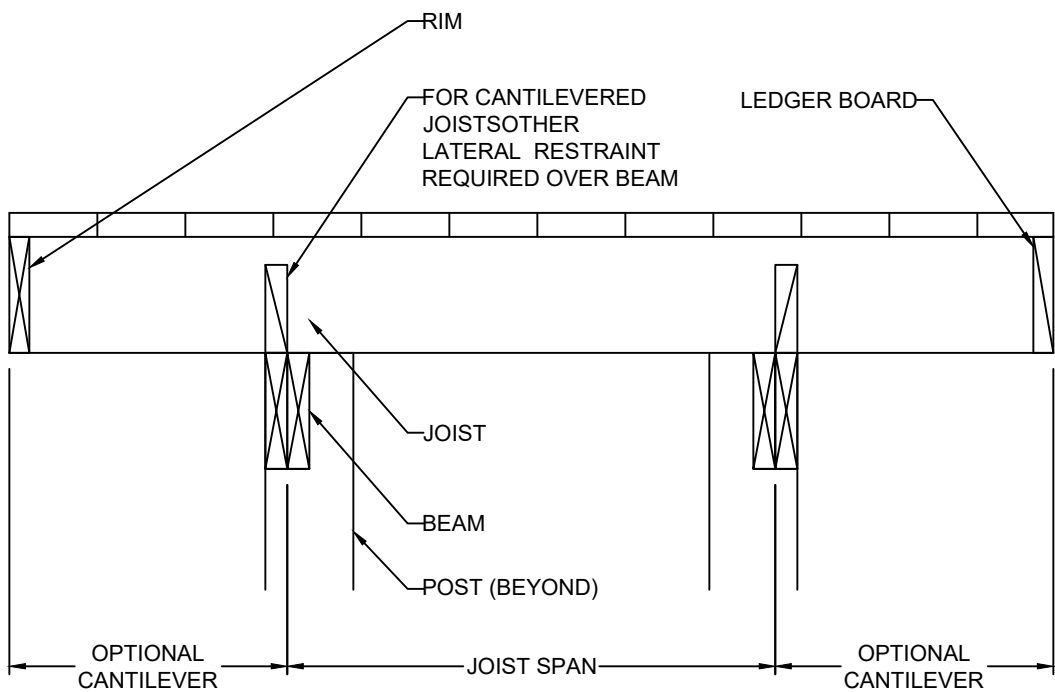
33a
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/04/2025 8:24:45



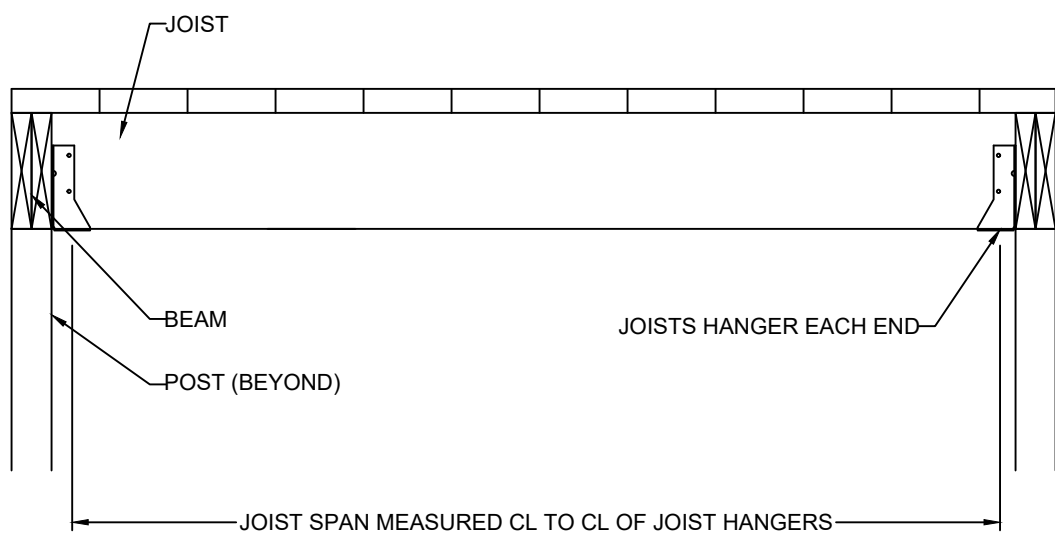
CANTILEVERED JOISTS
WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

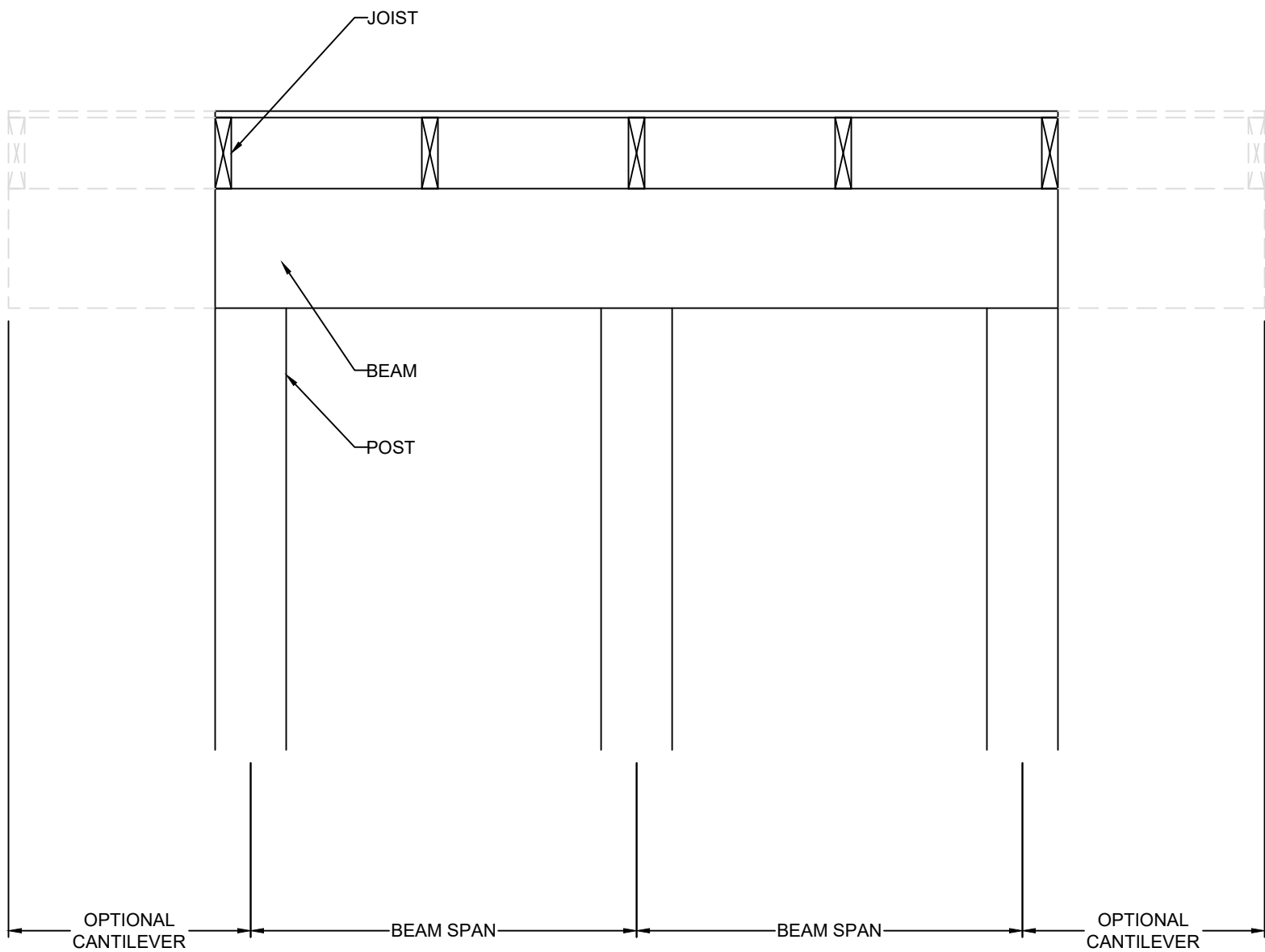


JOISTS ON FREE-STANDING
DECK WITH DROPPED BEAM

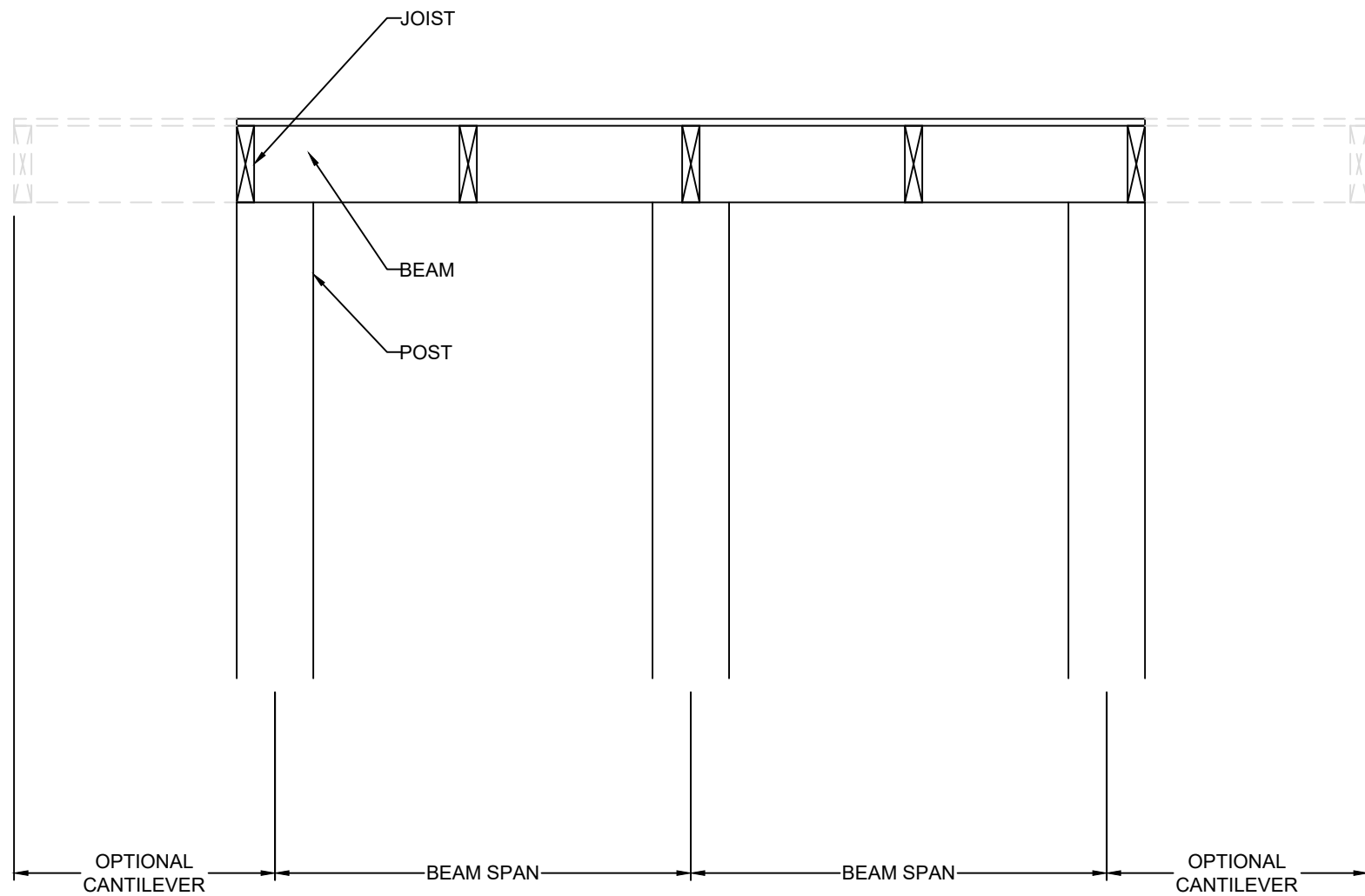


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM



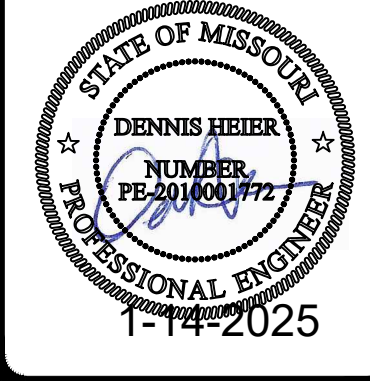
VISTA
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STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-201001772
PROFESSIONAL ENGINEER
1-14-2025

NO.	DATE	REVISION	BY

DRAWING TITLE

**FRAMING
DETAILS**

ENGINEER: DMH	CHECKED BY: DMH
JOB NO.	DRAWN BY: DMH
DATE: 1-14-25	
SHEET NUMBER	

S3.3

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LEE'S SUMMIT, MISSOURI
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