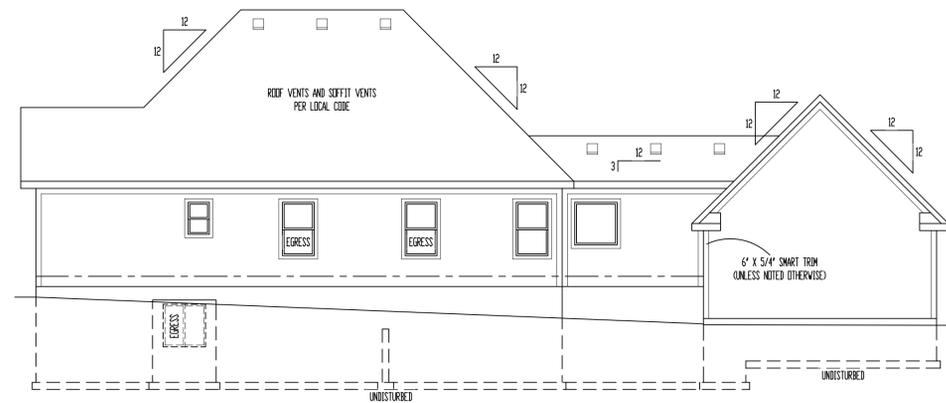
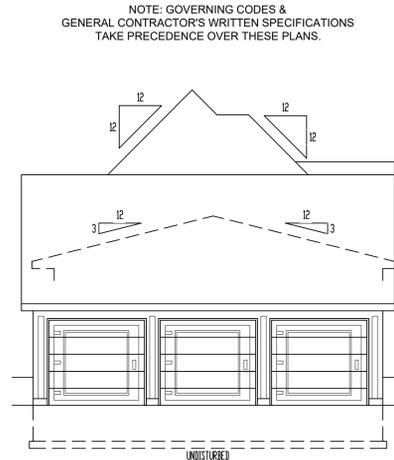


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



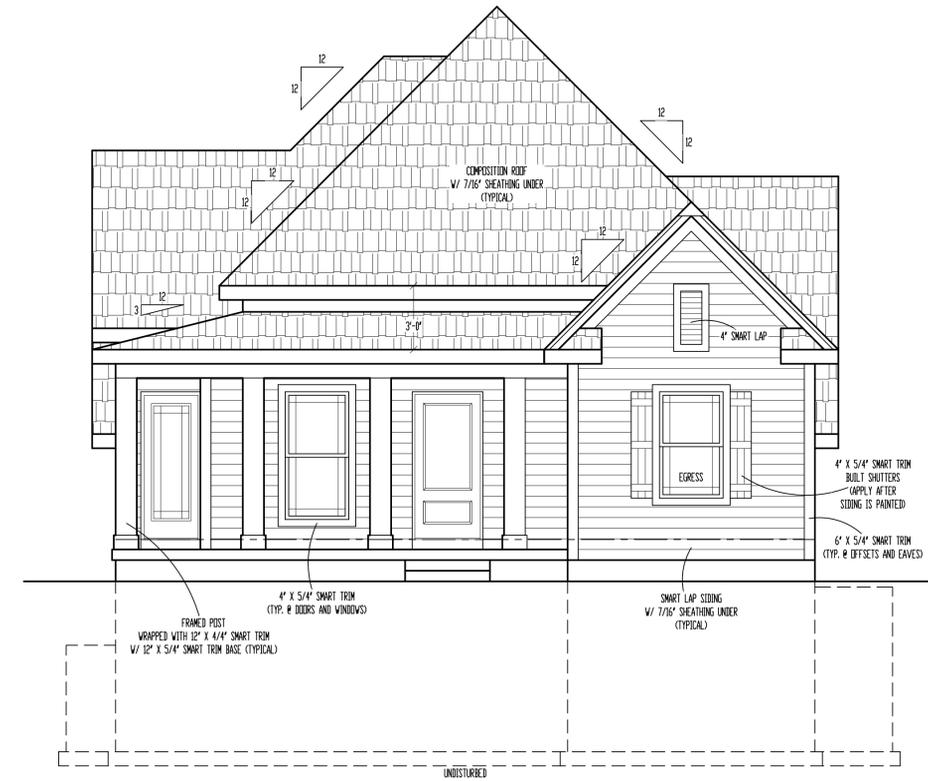
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

ELEVATIONS:
SMART LAP SIDING ON ALL ELEVATIONS
COMPOSITION ROOF SHINGLES
LOCATE ROOF AND SOFFIT VENTS PER CODE
ADJUST FOUNDATION TO GRADE

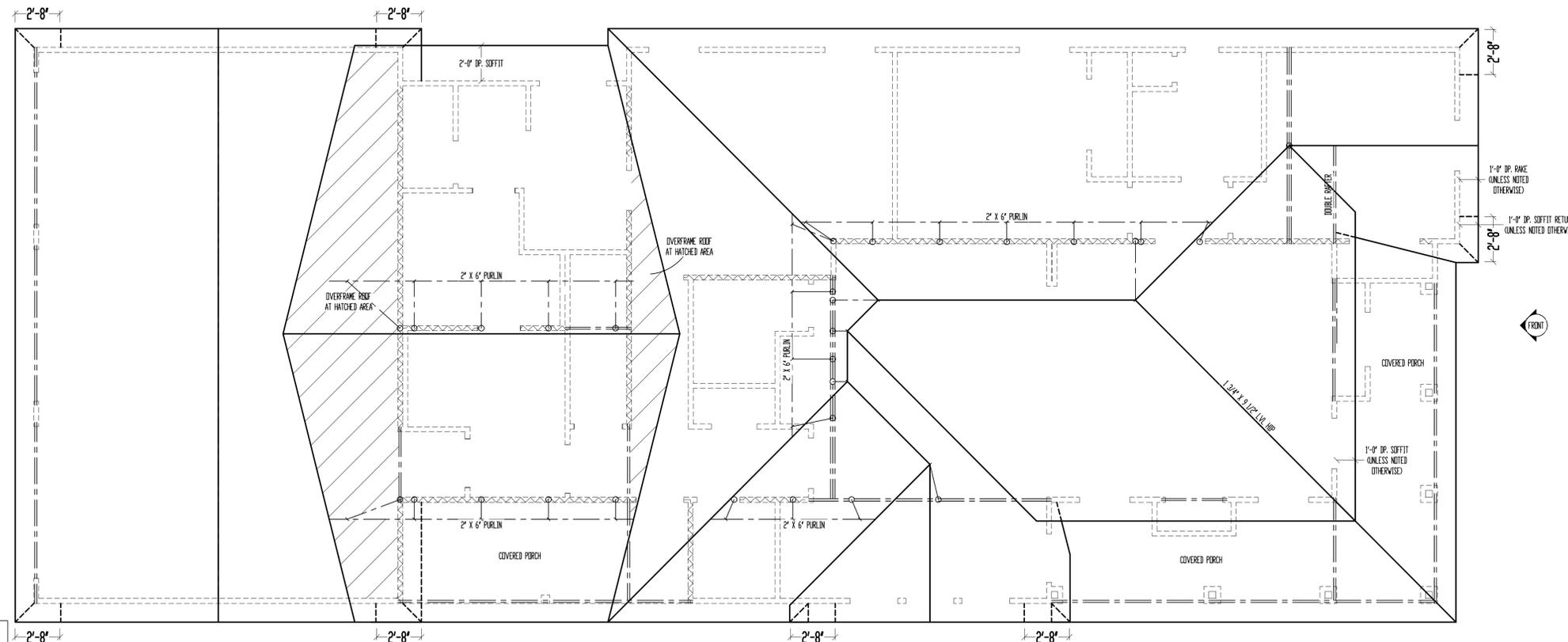
OPTIONAL DECK:
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S
RESIDENTIAL DECK STANDARDS
2" X 10" R2 TTD @ 16" O.C. FLOOR JOISTS (MAX. SPAN 14'-0")
2" X 6" CEDAR DECKING
6" X 6" CEDAR/TYP. POSTS
ALUMINUM SPODES
2" X 6" CEDAR TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE



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

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

03/25/2020



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

ROOF AREA	
PITCH	Sq.
12/12	3128
3/12	938

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 (SLL))

* RAFTERS (GEM-FIR, DOUG-FIR, OR EQUIV.)
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	R24" O.C.	17'-7"
R2-2x6	R12" O.C.	14'-2"
R2-2x8	R24" O.C.	14'-8"
R2-2x8	R12" O.C.	17'-11"
R2-2x10	R24" O.C.	17'-10"
R2-2x10	R12" O.C.	17'-2"
R2-2x10	R15" O.C.	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER REFLECTION OF L/100 TOTAL LOAD

HIGHER PERFORMANCE (RECOMMENDED)

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	R24" O.C.	8'-6"
R2-2x6	R12" O.C.	9'-9"
R2-2x8	R24" O.C.	11'-2"
R2-2x8	R12" O.C.	12'-2"
R2-2x10	R24" O.C.	14'-2"
R2-2x10	R15" O.C.	16'-2"

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

* RAFTERS SHALL BE 2" X 6" @ 12" O.C. UNLESS NOTED OTHERWISE.

* VALTS TO BE 2x10 DEPTH

* RIDGE BRACES ARE SAME AS PURLIN BRACES - SPACING, SIZE, CONFIGURATION, & INSTALLATION (SEE PURLIN BRACE NOTES ABOVE)

* HIP & VALLEY BRACES ARE SAME AS PURLIN BRACE - SPACING, 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 END OF BRACE (•)

* DENOTES BEARING WALL

* DENOTES ROOF BRACE

* DENOTES PURLIN

* DENOTES BEARING STRUCTURE

DATE: 2-3-AD 2020
REV. 1:
REV. 2:
REV. 3:

Sheet Title:
**ELEVATIONS
ROOF PLAN**

Sheet No.:
A-1 of 2

**RELEASE FOR
CONSTRUCTION**
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Victoria Nelson
03/27/2020

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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)



Site Description:
**Lot 108, Pergola Park,
New Longview**
Property Address:
**3201 SW Mary St.,
Lee's Summit, Missouri**

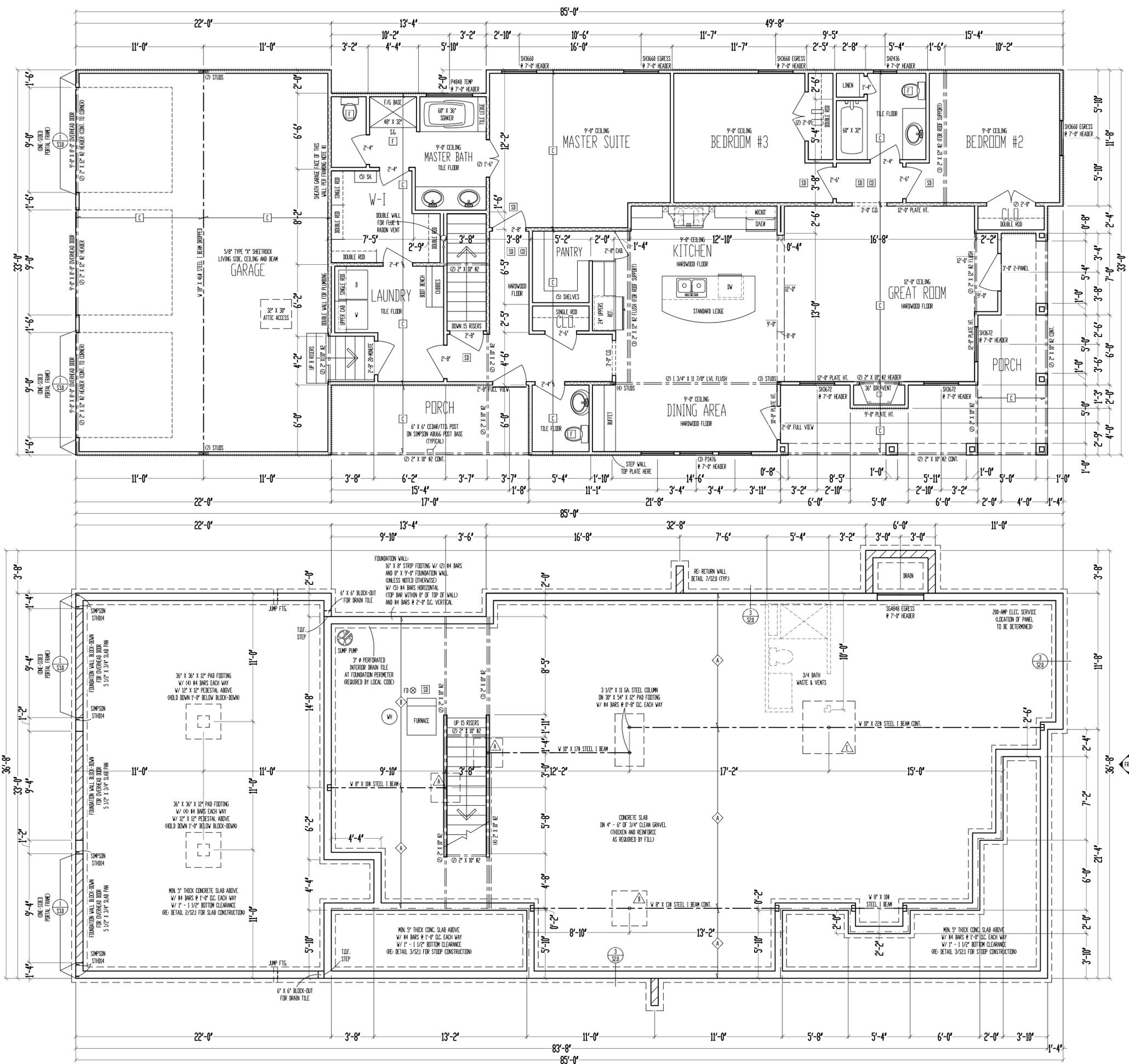
Plan Title:
**The
NEWPORT**
Drawing Name:
NL V108 Spec



Date: 2-3-AD 2020
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
**ELEVATIONS
ROOF PLAN**

Sheet No.:
A-1 of 2



TILE FLOOR AREA		WOOD FLOOR AREA	
LOCATION	SQ. FT.	LOCATION	SQ. FT.
MASTER BATH	64	HARDWOOD	742
LAUNDRY	74		
GUEST BATH	35		
POWDER ROOM	28		

9'-0" CEILING
MAIN LEVEL
 SCALE: 1/4" = 1'-0"
 MAIN LEVEL: 1677 SQ. FT.

GARAGE: 736 SQ. FT.
 COV. SIDE PORCH: 102 SQ. FT.
 UNFIN. BASEMENT: 1617 SQ. FT.

JOIST SCHEDULE	
C	2" X 10" #2 CEILING JOIST @ 16" O.C.

- ***** = WALL BRACING PER FRAMING NOTE H1 AND PER CALCULATIONS ON SHEET S11.
- FRAMING NOTES**
- MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ 8# COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE V OR S BRIVALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8'-0" SECTIONS ONE SIDE OF WALL. (DO NOT MIN. 4'-0" SECTION FOR BOTH SIDES)
 - LOAD BEARING INTERIOR WALL.
 - 2" X 10" #2 CEILING JOIST AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" (TYPICAL)
 - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONT 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 NAIL TO FRAMING BELOW WITH 16# COMMON NAILS @ 2" O.C. MAX. (WHERE APPLICABLE)

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	
▲	3" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2530)
▲	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2530)
▲	2" SCH. 40 STEEL COLUMN ON 42" X 42" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (2450)
▲	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY (2620)
▲	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 18" PAD FOOTING W/ (9) #4 BARS EACH WAY (2650)
▲	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 18" PAD FOOTING W/ (9) #4 BARS EACH WAY (2650)

PIER FOOTING SCHEDULE	
▲	12" # PIER FTG.
▲	16" # PIER FTG.
▲	18" # PIER FTG.
▲	24" # PIER FTG.

JOIST SCHEDULE	
◆	2" X 10" #2 FLOOR JOIST @ 16" O.C.
◆	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLE EVERY OTHER

- ***** = WALL BRACING PER FRAMING NOTE H1 AND PER CALCULATIONS ON SHEET S11.
- FRAMING NOTES**
- BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ 8# COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE V OR S BRIVALL SCREWS @ 7" O.C. EDGES & FIELD. MIN. 8'-0" SECTIONS ONE SIDE OF WALL. (DO NOT MIN. 4'-0" SECTION FOR BOTH SIDES)
 - LOAD BEARING INTERIOR WALL.
 - 2" X 10" #2 CEILING JOIST AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" (TYPICAL)
 - RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONT REQUIRED WITH I-JOISTS.
 - PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
 - 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.
 - 2" X 6" ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
 - 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 WORK UNLESS WORK IS FRAMED ON ANYTHING SHORT OF THE RECOMMENDED REQUIREMENTS.

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI Victoria Nelson 03/27/2020

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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
 M.F.T. (816) 547-4437
 www.ViewpointDesign.net

Bellah HOMES

Site Description:
 Lot 108, Pergola Park, New Longview
 Property Address:
 3201 SW Mary St., Lee's Summit, Missouri

Plan Title:
The NEWPORT
 Drawing Name:
 NL V108 Spec

Date: 2-3-A-AD 2020
 Rev. 1:
 Rev. 2:
 Rev. 3:

Sheet Title:
FOUNDATION PLAN MAIN LEVEL PLAN

Sheet No.:
A-2 of 2

CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/25/2020

RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:		INPUT		CALCULATED VALUE	
LOCATION		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs.)	
ROOF		10	2719	27190	
CEILING		10	2719	27190	
FIRST FLOOR		10	2719	27190	
FIRST FLOOR EXT. WALL DL	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WGT. (psf)	WEIGHT (lbs)	
	236	9	9	19116	
FIRST FLOOR INT. PARTITION WALL DL		DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs)	
		6	2719	16314	

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	329	1449	SLOPED ROOF	578	2198	
VERT. ROOF	48	669	CUMULATIVE VERT. ROOF	217	2720	CUMULATIVE
1ST	330	4602	1ST	850	10654	15660
PRESSURE (PSF) - PER ASCE CH. 6						
SLOPED ROOF	ZONE B	5.9	ZONE C	11.6	2a (FIG. 28.6-1, ASCE7)	
WALL/VERT. ROOF	ZONE A	17.4	ZONE D	3.4	6.8	
MEAN ROOF HT., h		20				

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

1ST FLOOR TRIBUTARY WEIGHT	63938
S _s (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)	12.0%
F _a (from ASCE7 Table 11.4-1)	1.6
S _{0.5} (= 2/3 * S _s * F _a)	0.128
R (from ASCE7 Table 12.2-1)	6.5

SEISMIC SHEAR		From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{0.5} * W / R) (lbs.)
LOCATION			1511
1ST FLOOR			

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" x 16ga. Staples w/ 1" penetration @ 6" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. Field For 18" stud spacing	150	2306.3(1)
Exterior (Option #2)	7/16" APA Rated Plywood/OSB	1-1/2" x 16ga. Staples w/ 1" penetration @ 4" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. Field For 18" stud spacing	250	per IRC, Table 2306.3(1)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" x 16ga. Staples w/ 1" penetration @ 3" O.C. Edges, 8" O.C. Field For 24" stud spacing, 12" O.C. Field For 18" stud spacing	310	per IRC, Table 2306.3(1)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 6" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AF&PA SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AF&PA SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AF&PA SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6 - 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per 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 FIRST FLOOR	4	WIDTH OF 1ST STORY (FT.)	33	WIDTH OF 2ND STORY (FT.)	1
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	4	DEPTH OF 1ST STORY (FT.)	85	DEPTH OF 2ND STORY (FT.)	1
		BACK WALL OF GARAGE (FT.)	33		
		GAR. WALL: 1=F-B, 2=S-S	2		

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES								
	SEISMIC				WIND			
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)
1ST FLOOR	77	21560	46	12880	77	30184	46	18032

	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)		16d Nail Spacing req'd at bottom plate (in.)	
	SEISMIC	WIND	diameter (in.)	1st Floor F-B	1st Floor F-B	1st Floor S-S
1ST FLOOR FRONT-TO-BACK	0	0	0.5	68	68	13
1ST FLOOR SIDE-TO-SIDE	0	0	0.5	944	944	13
BASEMENT FRONT-TO-BACK	0	0	0.5	452.6	452.6	
BASEMENT SIDE-TO-SIDE	0	0	0.5	76.4	76.4	

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

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

WIND UPLIFT ANALYSIS							
ROOF PITCH (MAX)	X/12	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E -7.2, G -5.2				
ASCE 7							
OVERHANG	LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT* (LBS)			
	1	16.56	239	16.56			
	TOTAL AREA (FT ²)	ZONE E AREA (FT ²)	ZONE G AREA (FT ²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT @ PERIMETER (LBS)
MAIN ROOF**	2805	-147.84	2952.84	15.12	10.5	28769	121.9
*ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)			138.5		UPLIFT OK	
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 16d TOENAILS			251.6			

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

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

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

VISTA
 STRUCTURAL-ENGINEERING, LLC
 14718 NW DELIA STREET * PORTLAND, OREGON 97229
 OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
 * DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: BELLA HOMES
 JOB TITLE: NLV108 SPEC - The NEWPORT
 LOCATION: LOT 108, PERGOLA PARK
 LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
 DENNIS HEIER
 NUMBER: PE-2018001772
 PROFESSIONAL ENGINEER
 1-18-2020

NO.	DATE	REVISION	BY

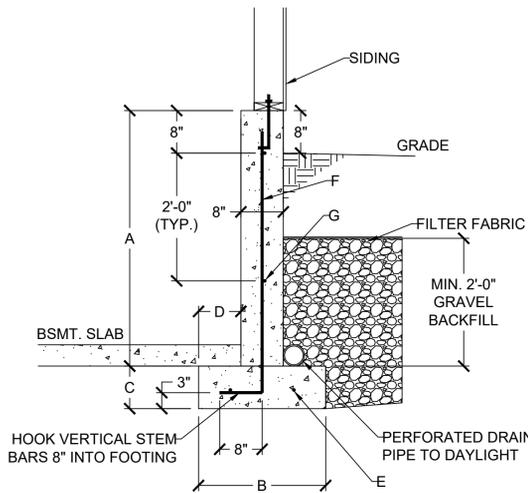
DRAWING TITLE
STRUCTURAL CALCULATIONS

ENGINEER: DMH CHECKED BY: DMH
 JOB NO.: 2416 DRAWN BY: DMH
 DATE: 1-18-2020
 SHEET NUMBER

S1.1

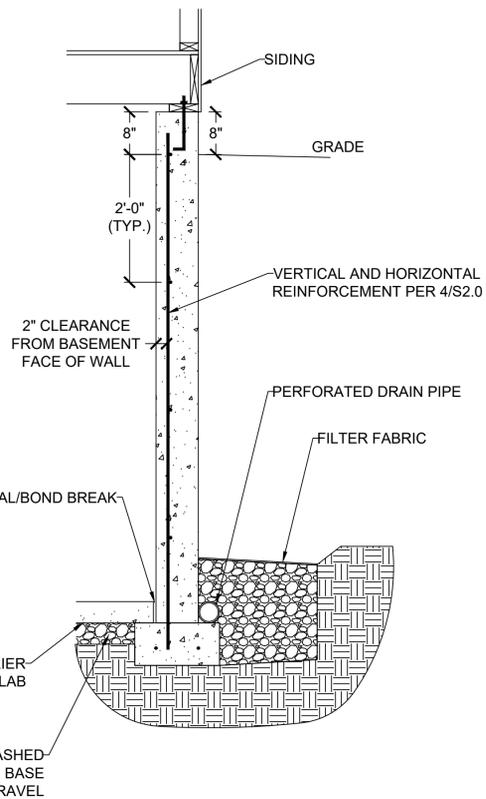
RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
 03/25/2020

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
 Victoria Nelson
 03/27/2020

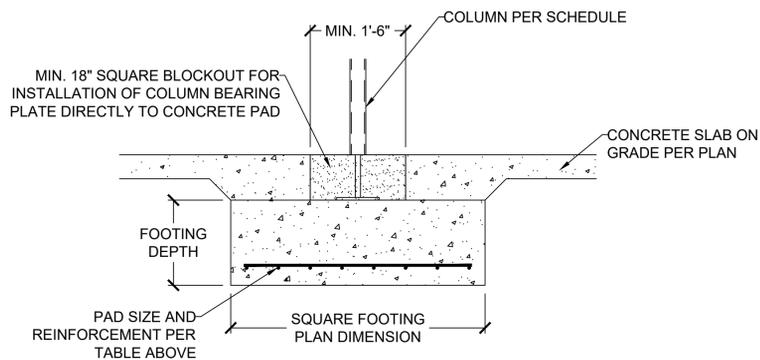


DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.

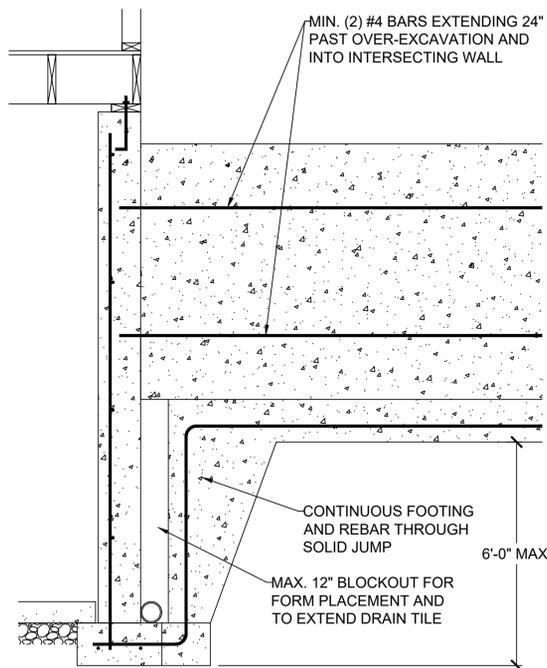
1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



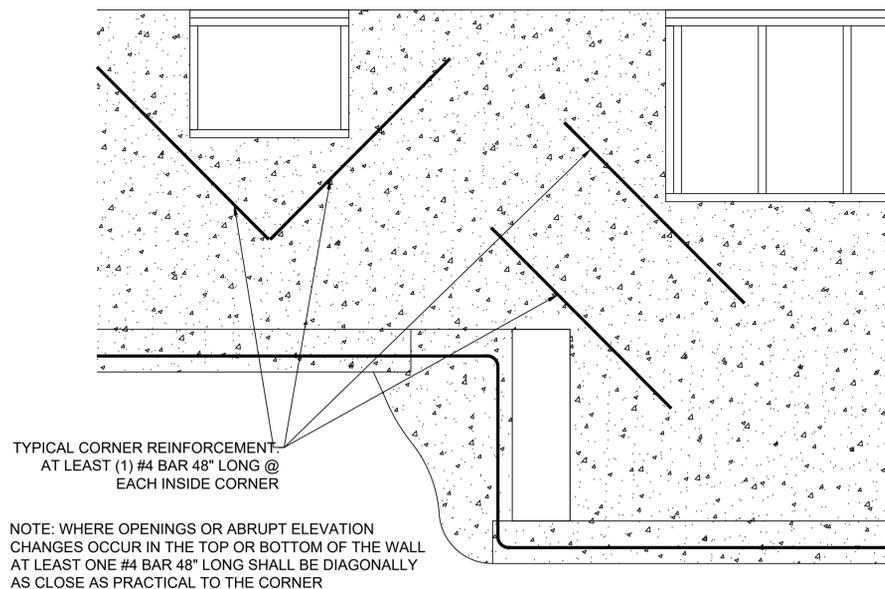
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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
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

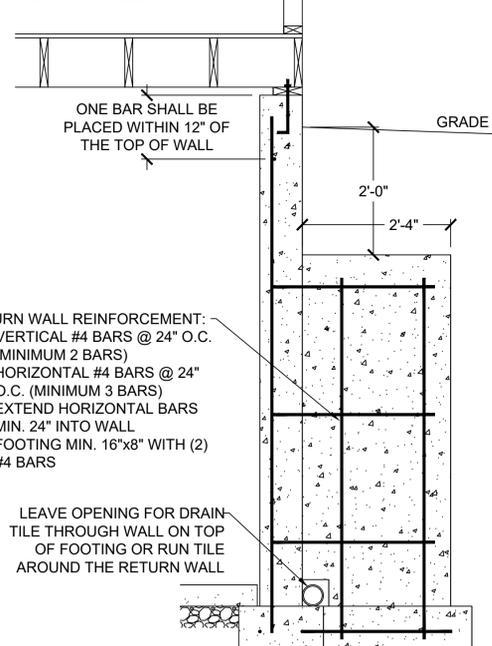
HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL

ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	4-#4	5-#4	6-#4	4-#4	5-#4	6-#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 1/2" 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

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE

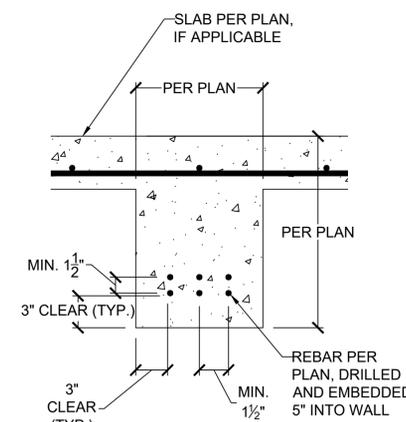
NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



- 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)

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JOB TITLE: NLV108 SPEC - The NEWPORT
LOCATION: LOT 108, PERGOLA PARK
LEE'S SUMMIT, MISSOURI

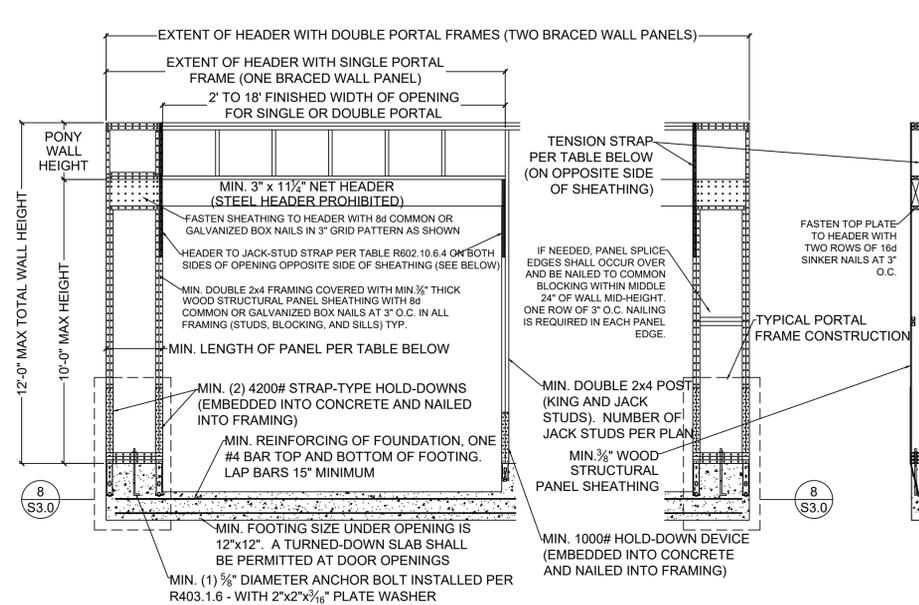
STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
PROFESSIONAL ENGINEER
1-18-2020

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JOB NO: 2416 DRAWN BY: DMH
DATE: 1-18-2020
SHEET NUMBER
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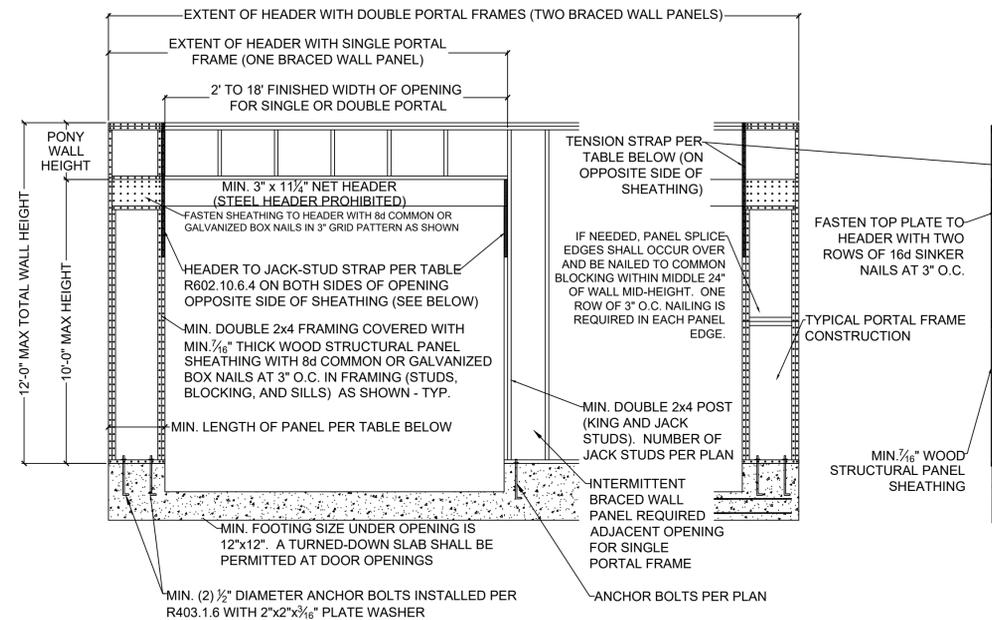


1 METHOD PFH (PORTAL FRAME WITH S3.0 HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

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

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

	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29



2 METHOD PFG (PORTAL FRAME AT GARAGE S3.0 DOOR) - PER FIGURE IRC R602.10.6.3

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

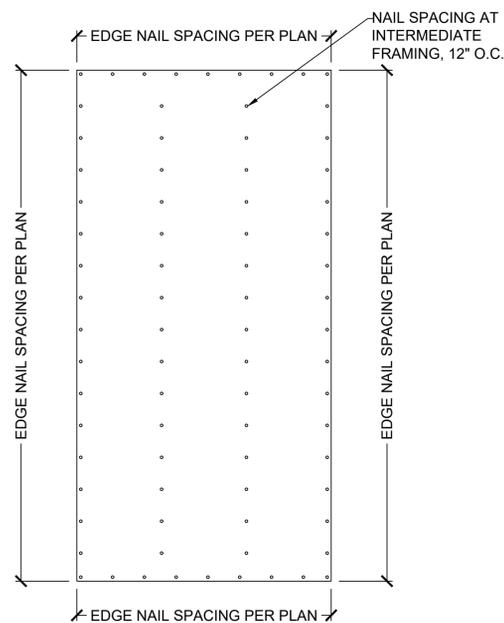
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)

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

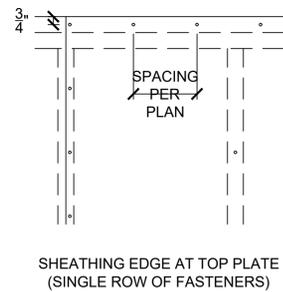
TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)

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

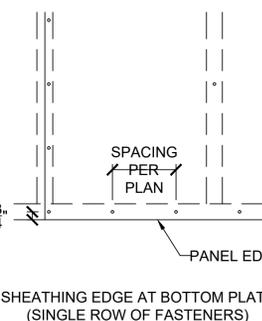


3 EXTERIOR WALL SHEATHING S3.0 PANEL ATTACHMENT

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

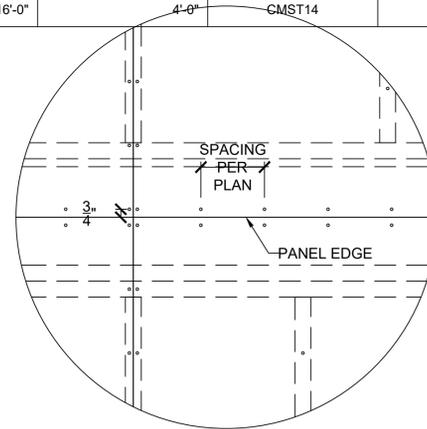


4 SHEATHING EDGE AT TOP AND BOTTOM PLATES S3.0



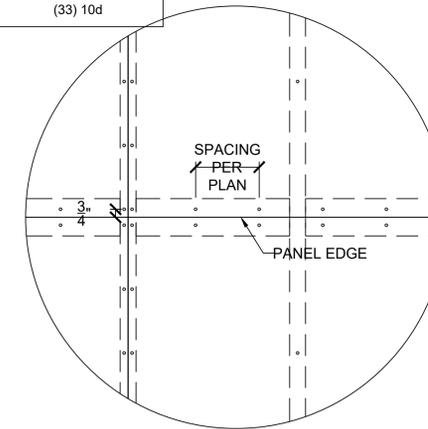
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES S3.0

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



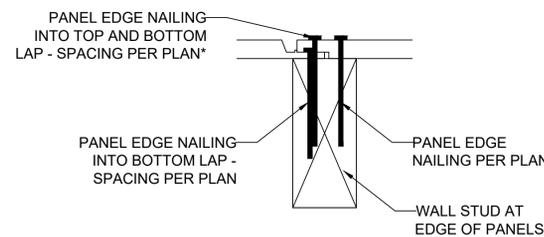
5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER

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



6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS

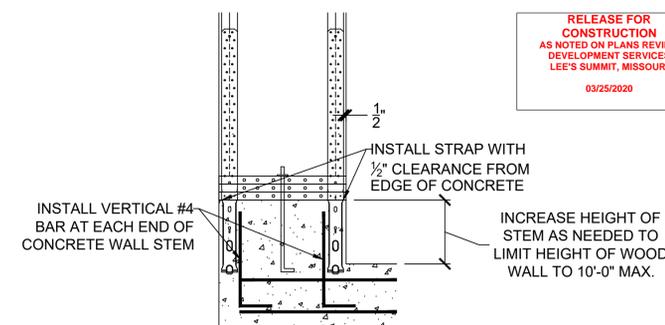
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



*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

7 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING

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



8 GARAGE HOLD-DOWN S3.0 STRAP INSTALLATION

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

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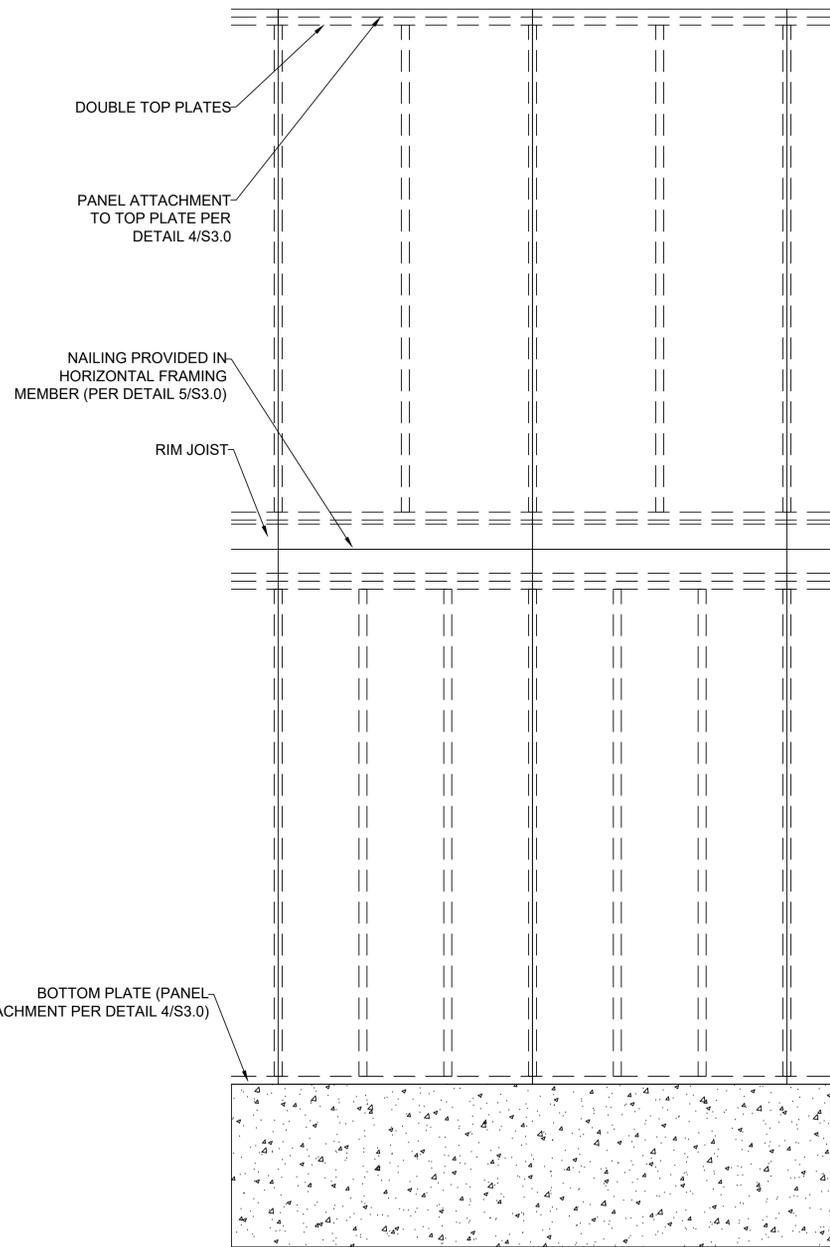
NO.	DATE	REVISION	BY

DRAWING TITLE
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ENGINEER: DMH CHECKED BY: DMH
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S3.0

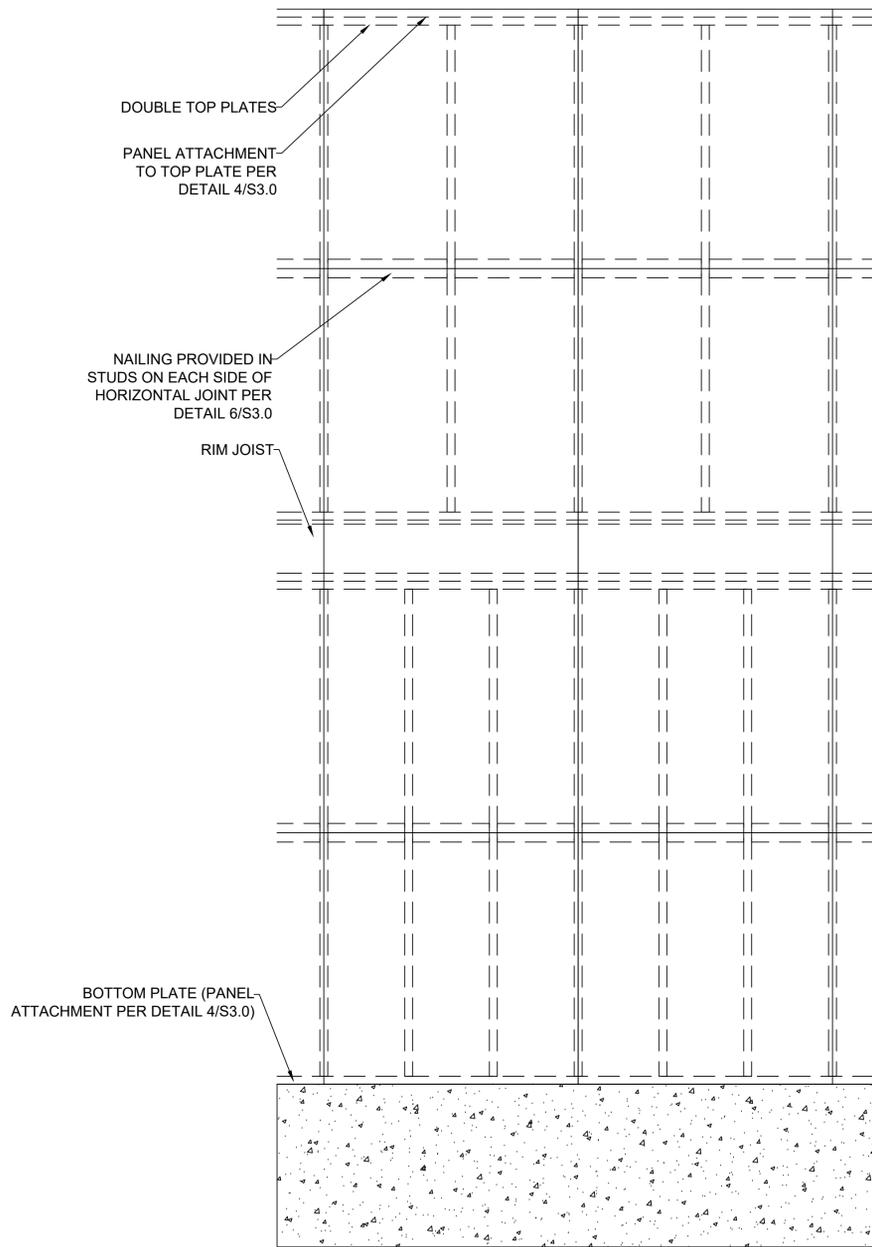
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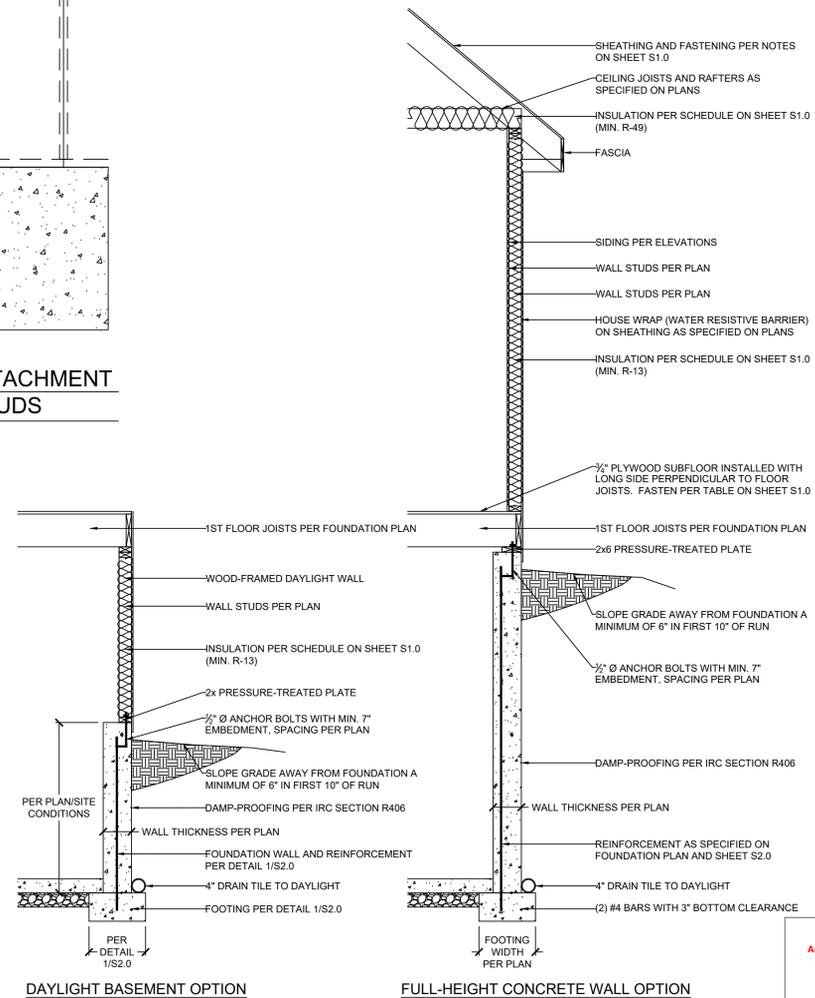
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER

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



2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS

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



3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0"

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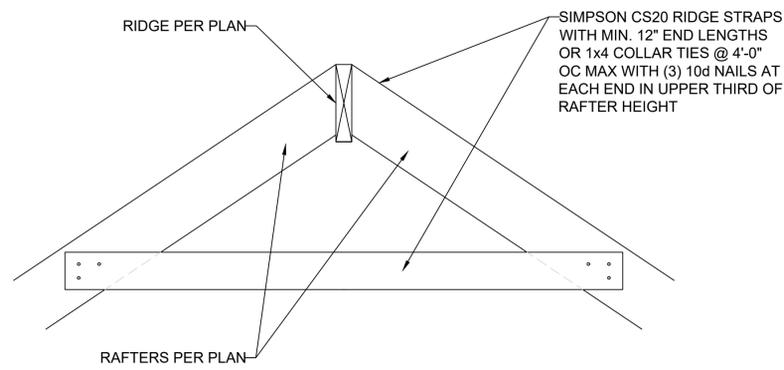
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DRAWING TITLE
**FRAMING
 DETAILS**

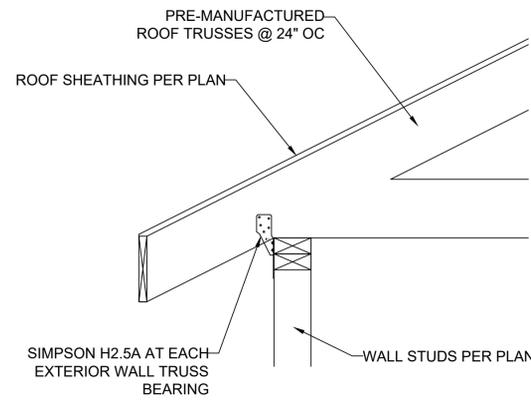
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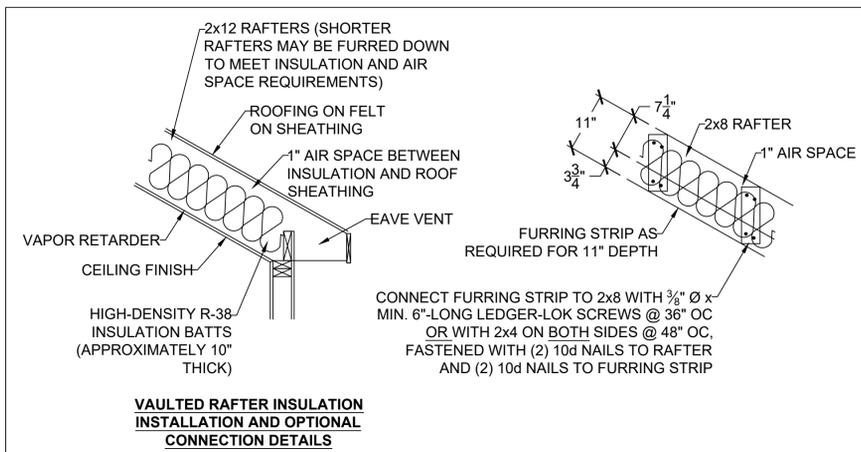
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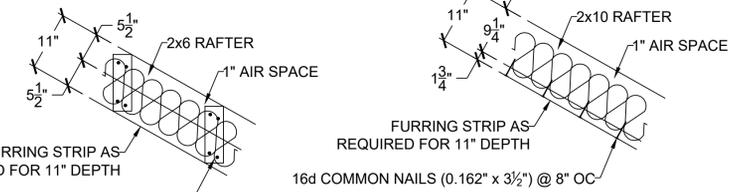
1 RIDGE FRAMING DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



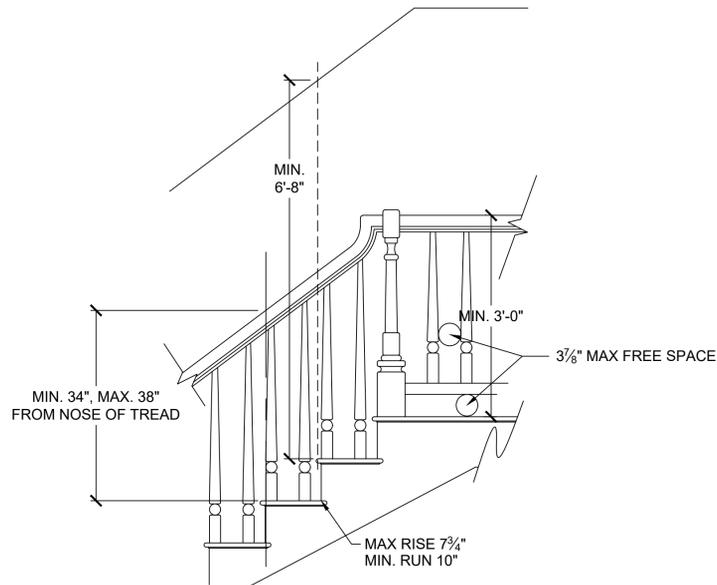
2 TRUSS CONNECTION TO EXT. WALL BEARING
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



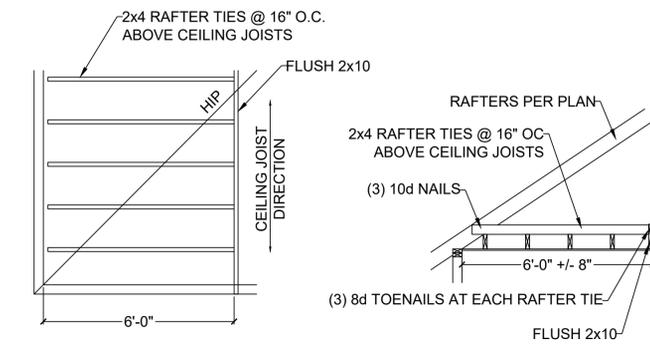
VAULTED RAFTER INSULATION INSTALLATION AND OPTIONAL CONNECTION DETAILS



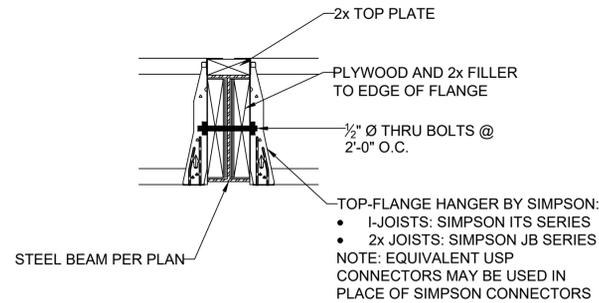
3 VAULTED RAFTER INSULATION DETAILS
S3.2 SCALE: 3/4" = 1'-0"



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

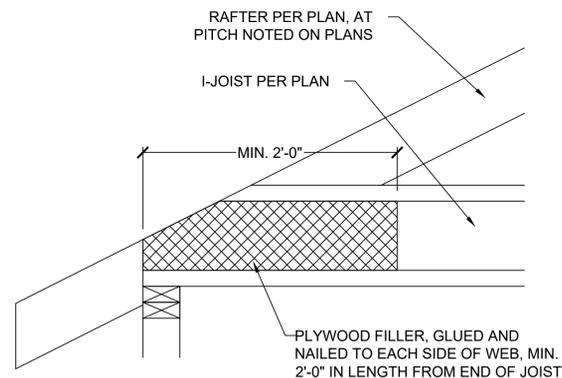


5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

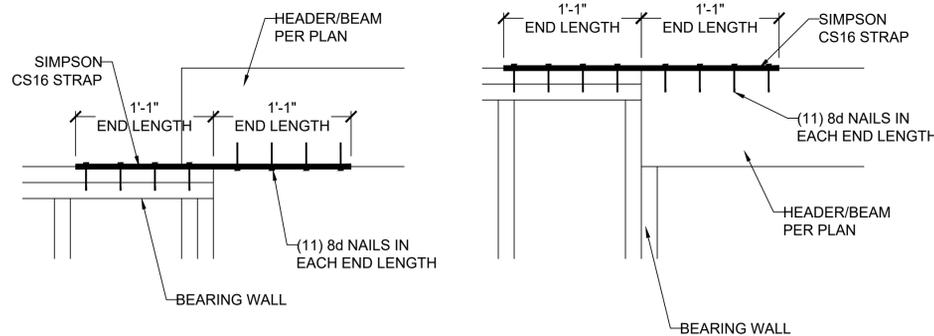


6 FIELD-CONSTRUCTED A-FRAME DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

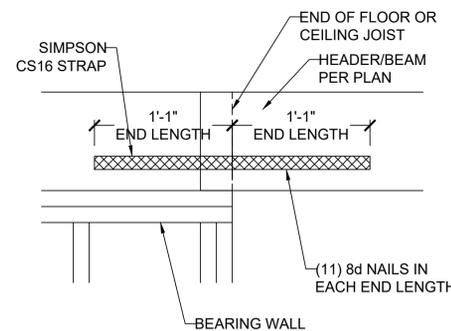
7 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



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



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

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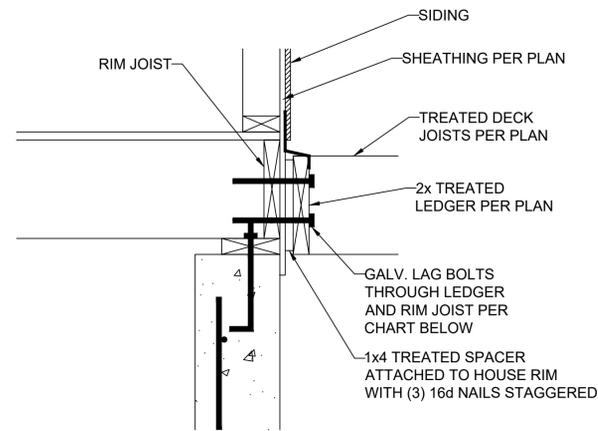
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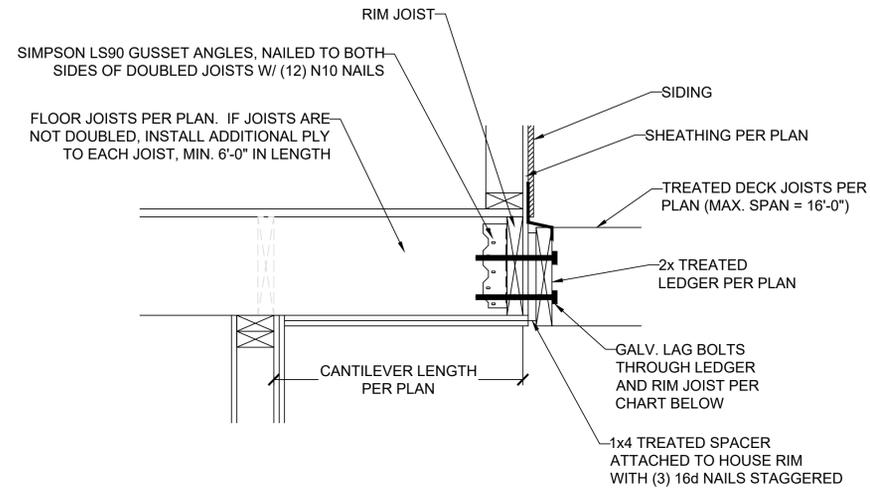
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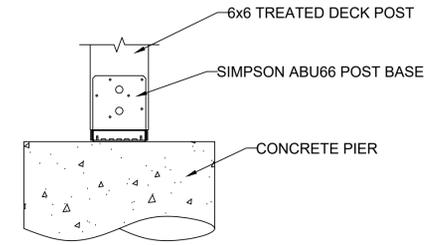
DECK LEDGER ATTACHMENT GUIDE

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



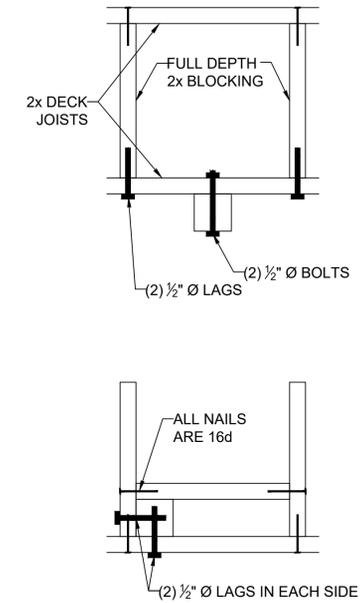
2 CANTILEVER WITH DECK ATTACHMENT

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)

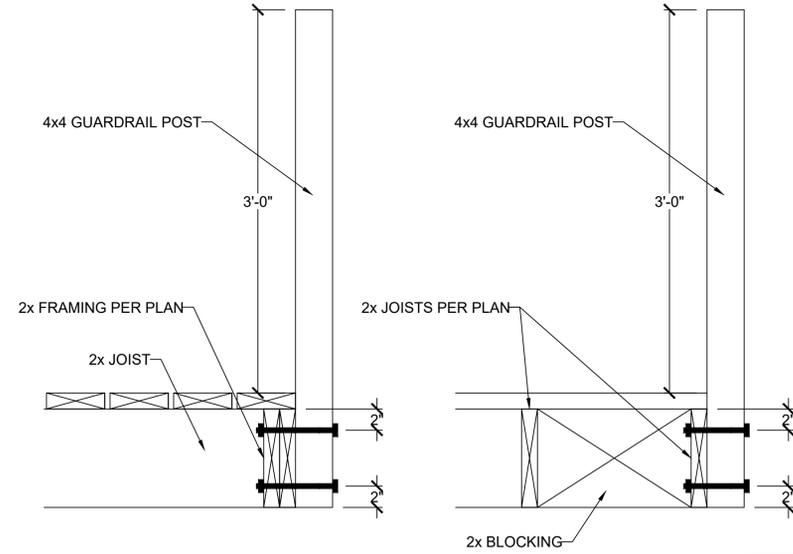
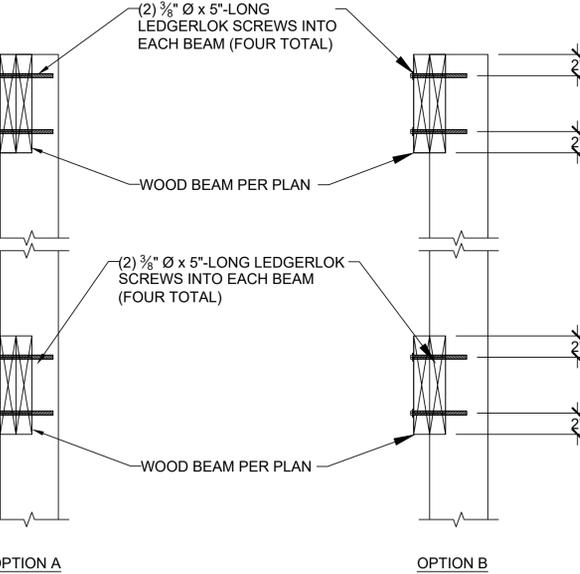
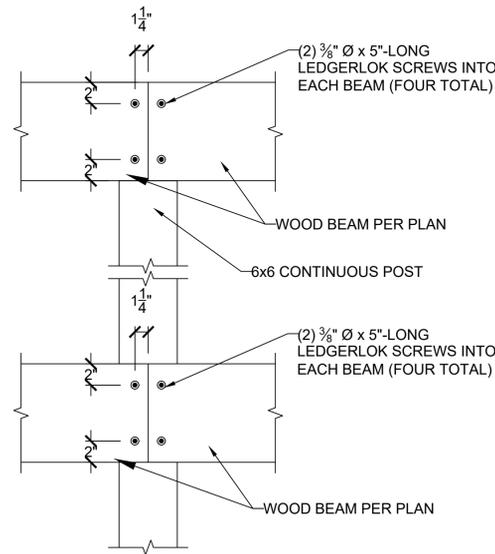


4 REINF. POST CONNECTIONS

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

1 LEDGER ATTACHMENT

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

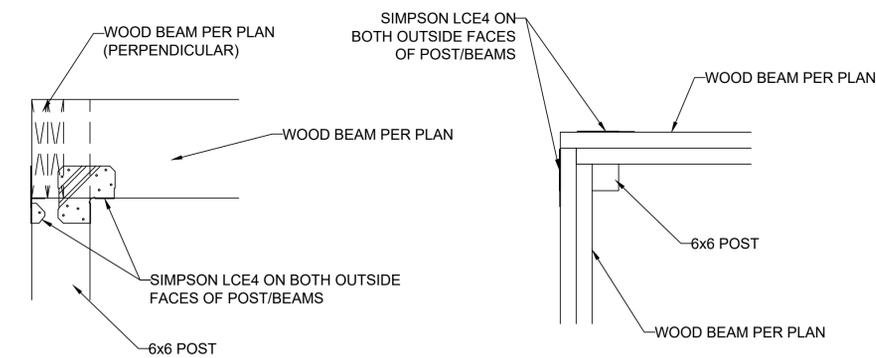


6 GUARDRAIL CONNECTION

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

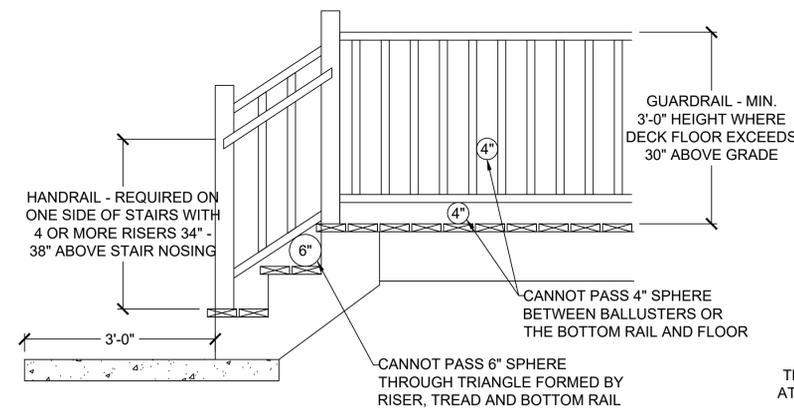
5 LET-IN (COVERED) DECK BEAM CONNECTION

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



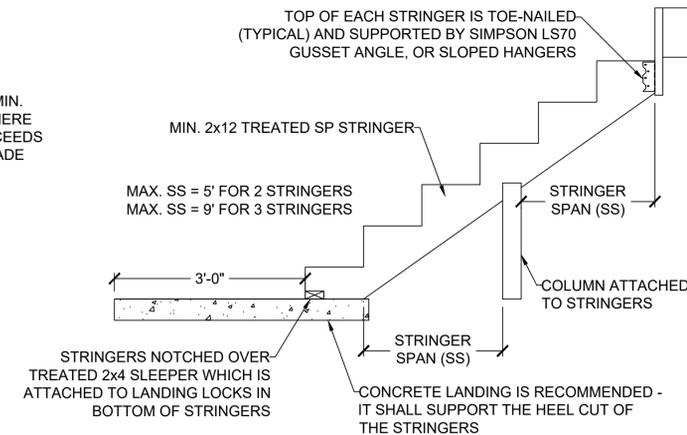
7 ALTERNATE COVERED DECK/PORCH INTERSECTION CORNER BEAM CONNECTION

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)

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/25/2020

VISTA
ENGINEERING, LLC

14718 NW DELIA STREET * PORTLAND, OREGON 97229
OFFICE: 971.645.0901 * MOBILE: 971.645.0901 *
DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: BELLA HOMES
JOB TITLE: NLV108 SPEC - The NEWPORT
LOCATION: LOT 108, PERGOLA PARK
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
PROFESSIONAL ENGINEER
1-18-2020

NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO.: 2416 DRAWN BY: DMH
DATE: 1-18-2020
SHEET NUMBER
S3.3

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI Victoria Nelson 03/27/2020