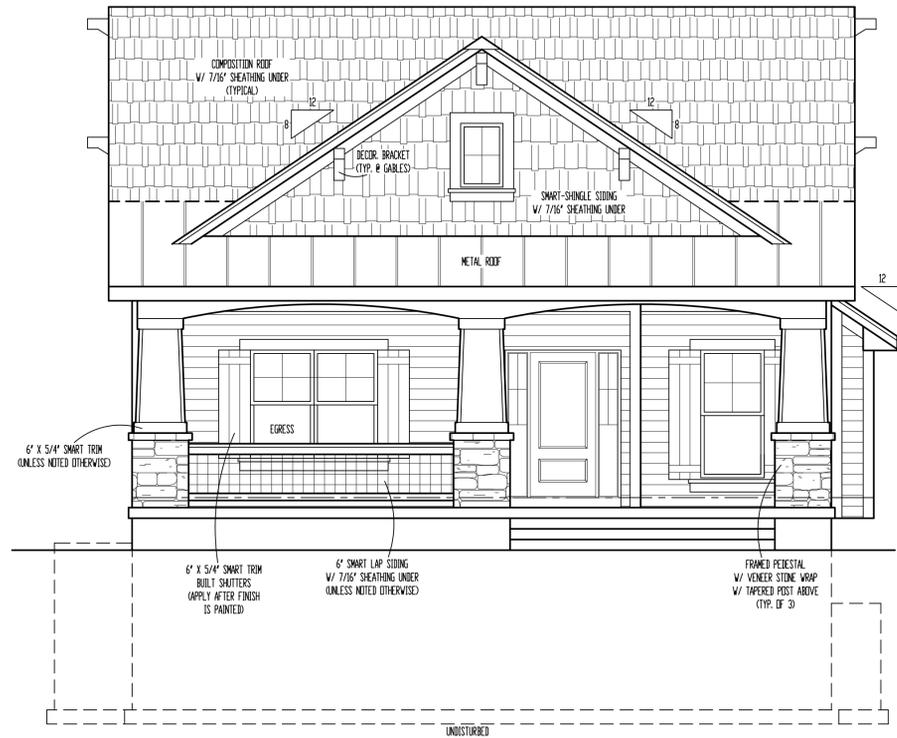
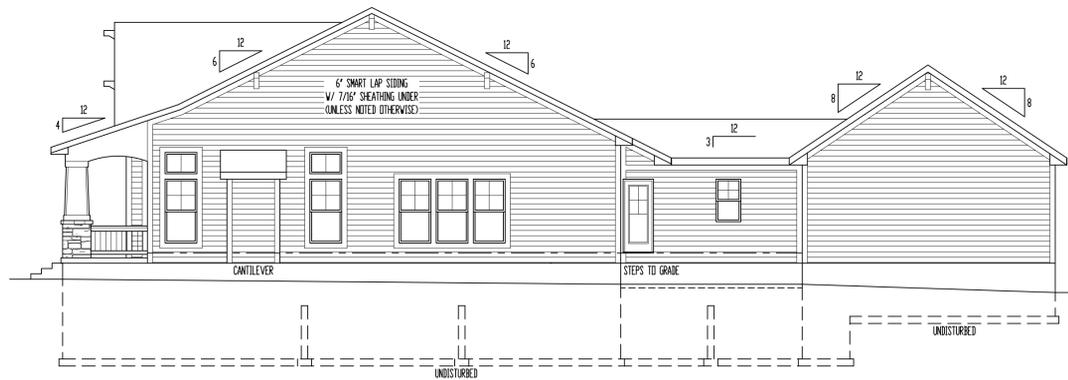


NOTE: GOVERNING CODES &
GENERAL CONTRACTOR'S WRITTEN SPECIFICATIONS
TAKE PRECEDENCE OVER THESE PLANS.

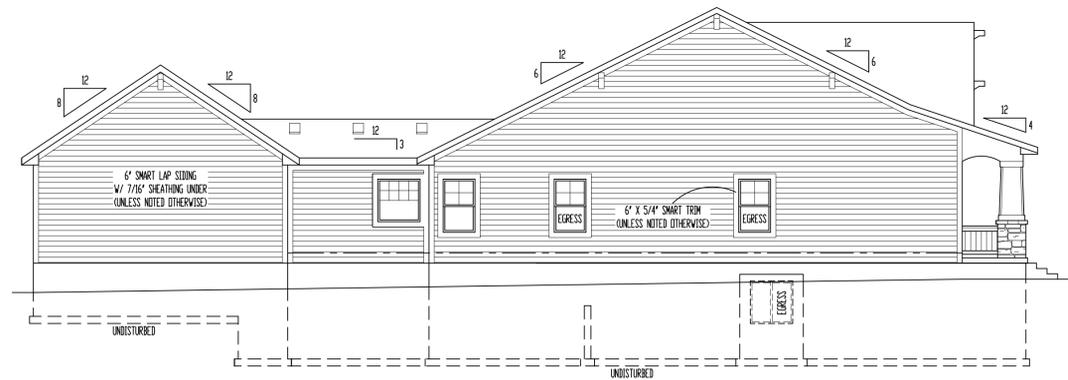


FRONT ELEVATION

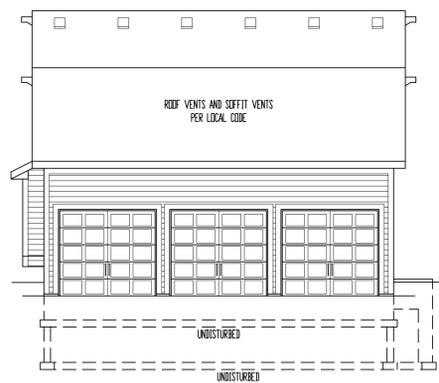
SCALE: 1/4" = 1'-0"



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



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



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

- ELEVATIONS:
SMART-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" @ 16" TYP. & 16" OC FLOOR JOISTS MAX. SPAN 14'-0"
2" X 6" CEDAR/TID. DECKING
6" X 6" CEDAR/TID. POSTS
ALUMINUM SPINDLES
2" X 6" CEDAR TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE

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MKT: (616) 567-4437
www.viewpointdesign.net



Site Description:
**Lot 90, Pergola Park,
New Longview**
Sheet Address:
**1020 SW Armie St.,
Lee's Summit, Missouri**

Drawing Title:
NL V090 Spec
Plan Name:
The NEWPORT

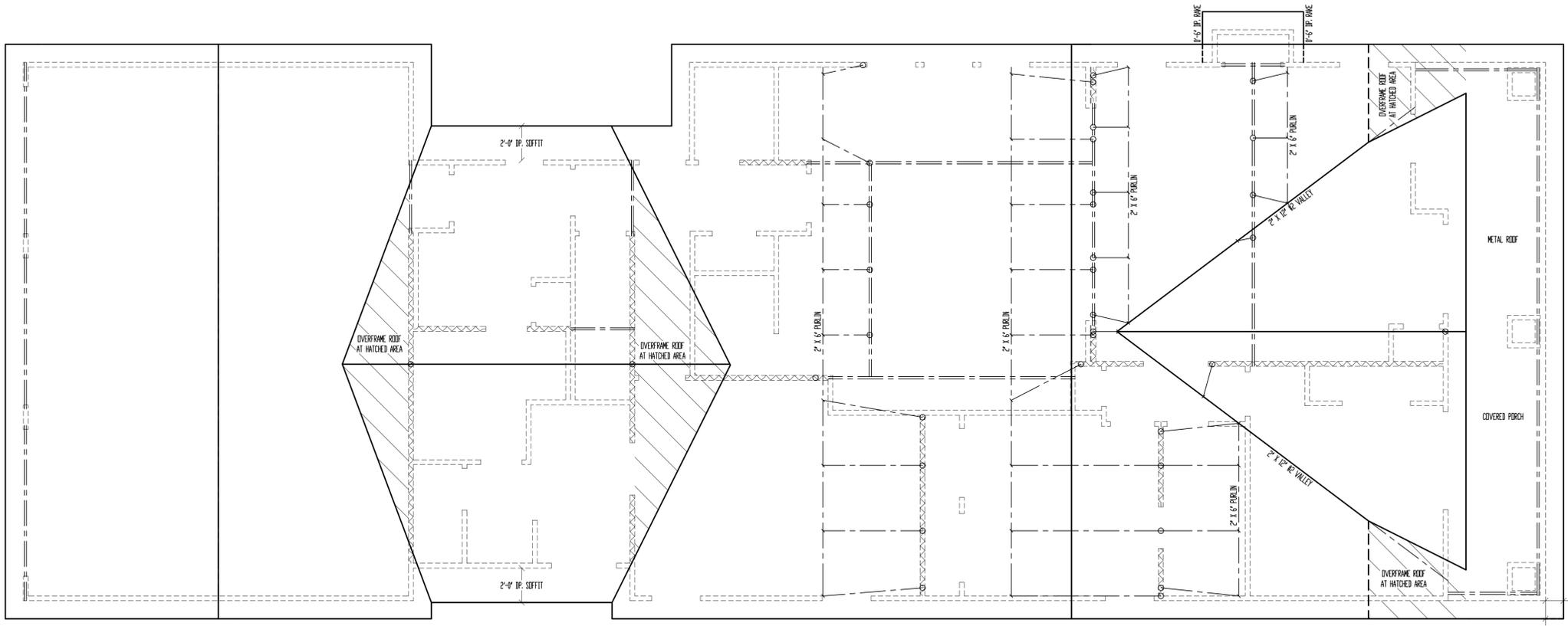


Date: 6-30-AD 2021
Rev. 1: 8-4-AD 2021
Rev. 2:
Rev. 3:

Sheet Title:
ELEVATIONS

Sheet No.:
A-1 of 4

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/11/2021



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

ROOF AREA	
PITCH	Sq
3/12	527
4/12	313
6/12	1493
8/12	1441

RAFTERS SHALL BE 2" X 6" R2 @ 16" O.C., UNLESS NOTED OTHERWISE.
SEE DETAIL 7/332 FOR ALTERNATE RAFTER BEARING DETAIL WHEN RAFTERS ARE REQUIRED TO BEAR HIGHER THAN THE WALL DOUBLE TOP PLATE.
FLASHING NOTE:
DROP EDGE, VALLEYS AND FLASHINGS TO BE METAL CLAD.
ROOF NOTES:
ROOF DESIGNED FOR LIGHT ROOF COVERING
30psf TOTAL LOAD (10psf DL, 20psf LL (S.C.))
▪ RAFTERS OEN-FIR, DOUG-FIR, OR EQUAL
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2x6	R24" O.C.	11'-7"
R2-2x6	R16" O.C.	14'-2"
R2-2x8	R24" O.C.	14'-8"
R2-2x8	R16" O.C.	17'-11"
R2-2x10	R24" O.C.	17'-10"
R2-2x10	R16" 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
R2-2x6	R24" O.C.	8'-6"
R2-2x6	R16" O.C.	9'-9"
R2-2x8	R24" O.C.	11'-3"
R2-2x8	R16" O.C.	12'-9"
R2-2x10	R24" O.C.	14'-3"
R2-2x10	R16" O.C.	16'-3"

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

▪ VALUITS TO BE 2x10 DEPTH
▪ RIDGE BRACES ARE UNLESS OTHERWISE NOTED
- R2-2x8 UP TO 10/12 PITCH
- R2-2x10 OVER 10/12 PITCH
▪ ALL HIPS & VALLEYS ARE UNLESS OTHERWISE NOTED
- R2-2x8 UP TO 10/12 PITCH
- R2-2x10 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 PURLIN STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
- PURLIN STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(1) 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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**Lot 90, Pergola Park,
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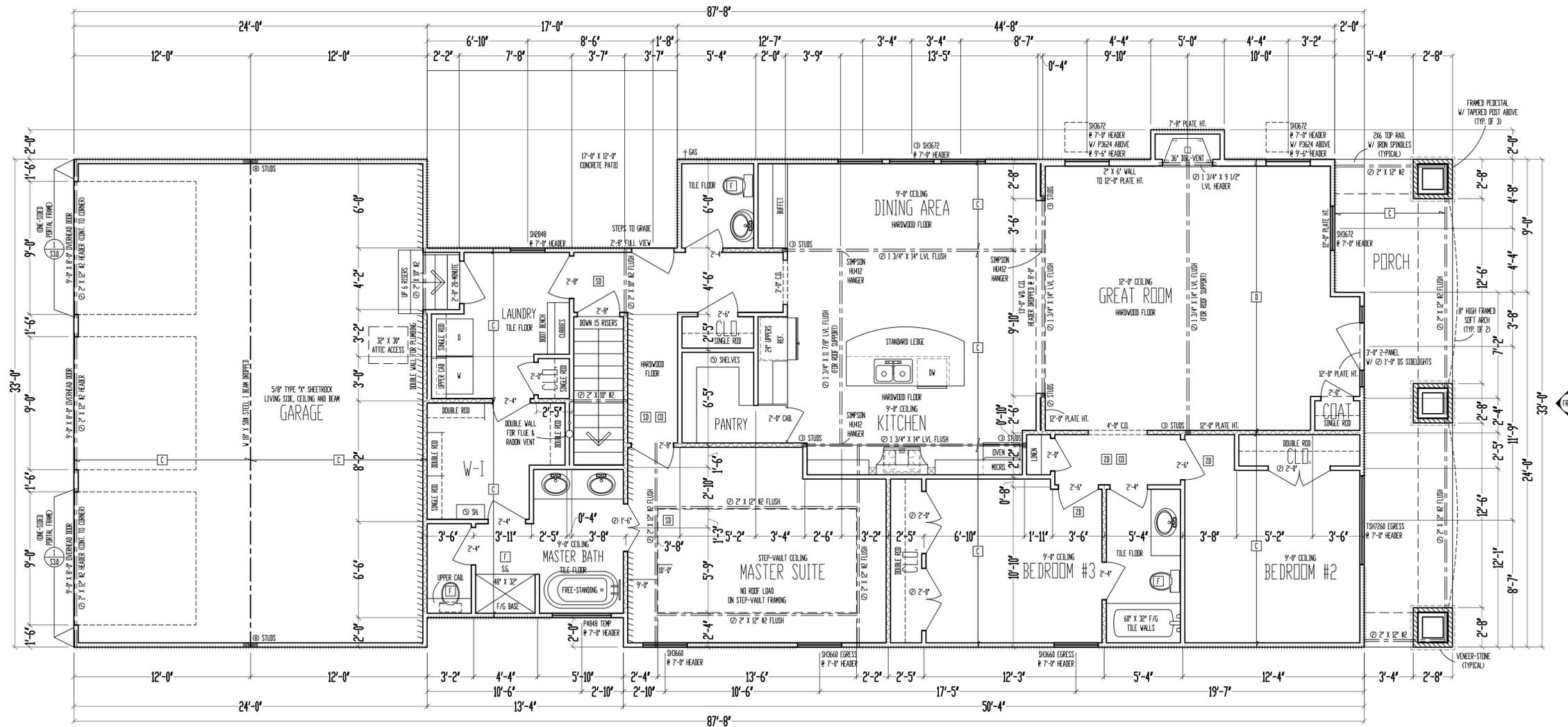
Drawing Title:
NL V090 Spec
Plan Name:
The NEWPORT



Date: 6-30-AD 2021
Rev. 1: 8-4-AD 2021
Rev. 2:
Rev. 3:

Sheet Title:
ROOF PLAN

Sheet No.:
RELEASE FOR CONSTRUCTION AS DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
08/11/2021



JOIST SCHEDULE	
C	2" X 6" R2 CEILING JOIST @ 16" O.C.
E	2" X 8" R2 CEILING JOIST @ 16" O.C.

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

MAIN LEVEL: 1918 SQ. FT.
 GARAGE: 796 SQ. FT.
 UNFIN. BASEMENT: 1806 SQ. FT.

- ***** = WALL BRACING PER FRAMING NOTE H1 AND PER CALCULATIONS IN SHEET S31.
- FRAMING NOTES**
1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" D.S.B. APA PANELS W/ 8d COMMON NAILS @ 4" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. [Symbol] = G&B 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ #10 6 - 1 1/4" TYPE W DR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. MIN 8" SECTION ONE SIDE OF WALL. (3RD MIN. 4" SECTION FOR BOTH SIDES)
 3. [Symbol] = LOAD BEARING INTERIOR WALL.
 4. @ 2" X 10" R2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 5. LOW TIES @ 4'-0" O.C. (TYPICAL)
 6. ROW 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 INSURANCE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" @ 16" O.C., UNLESS NOTED OTHERWISE.
 12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAIL TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE)
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH 8" IF GRADE 2#4-V4 GULLUM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
 (1) 1.3/4" LVL PILES = 3 1/2" GULLUM
 (2) 1.3/4" LVL PILES = 5 1/2" GULLUM

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VIEWPOINT RESIDENTIAL DESIGN, LLC
 M.F.T. (616) 547-4437
 www.viewpointdesign.net

Bellah HOMES

Site Description:
Lot 90, Pergola Park, New Longview
 Street Address:
1020 SW Armie St., Lee's Summit, Missouri

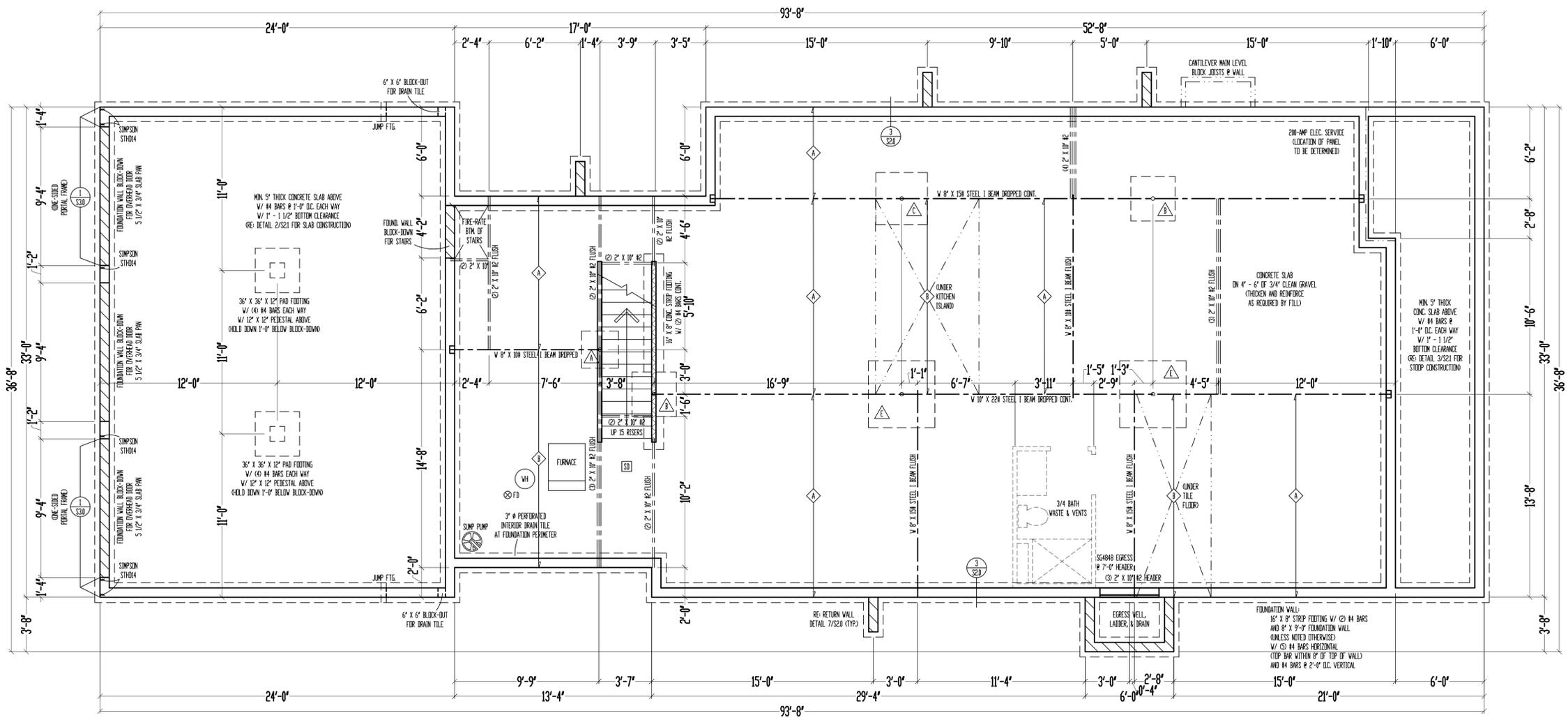
Drawing Title:
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 Plan Name:
The NEWPORT

STATE OF MISSOURI
 DENNIS HEBER
 NUMBER 0000000000
 PROFESSIONAL ENGINEER
 8-4-2021

Date: 6-30-AD 2021
 Rev. 1: 8-4-AD 2021
 Rev. 2:
 Rev. 3:

Sheet Title:
MAIN LEVEL PLAN

Sheet No.:
AS-BUILT CONSTRUCTION DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 08/11/2021



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"

STEEL COLUMN & PAD FOOTING SCHEDULE	
△	2' X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (4) #4 BARS EACH WAY (C250)
△	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 12" PAD FOOTING W/ (4) #4 BARS EACH WAY (C250)
△	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (C250)
△	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (C250)
△	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (C250)
△	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (C250)

PIER FOOTING SCHEDULE	
△	12" Ø PIER FTG.
△	16" Ø PIER FTG.
△	18" Ø PIER FTG.
△	24" Ø PIER FTG.

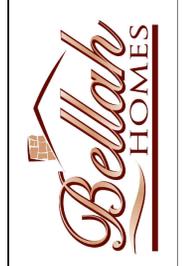
JOIST SCHEDULE	
◇	2' X 10" #2 FLOOR JOIST @ 16" O.C.
◇	2' X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLED

- ***** = 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" OSB APA PANELS W/ #8 COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, DR. EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - ===== = 60-1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRILLWALL SCREWS @ 7" O.C. EDGES & FIELD. ONE 8'-0" SECTIONS ONE SIDE OF WALL. (SEE MIN. 4'-0" SECTION FOR BOTH SIDES)
 - ▽▽▽▽▽▽▽▽▽▽▽▽ = LEAD BEARING INTERIOR WALL.
 - ② 2" X 10" #2 HEADERS AT ALL EXTERIOR AND LEAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 - LOW TIES @ 4'-0" O.C. (TYPICAL)
 - RAN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
 - BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LEAD BEARING WALLS WITH JOIST MATERIAL. (NOT REINFORCED 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 UNGRADE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2' X 4S @ 16" O.C., UNLESS NOTED OTHERWISE.
 - 1/2" X 2" ANCHOR BELTS 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 8F/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
 - ②) 1 3/4" LVL PILES = 3 1/2" GLULAM
 - ③) 1 3/4" LVL PILES = 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.

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Rev. 3:

Sheet Title:
FOUNDATION PLAN

Sheet No.:
AS-01

RELEASE FOR
CONSTRUCTION
ON
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

08/11/2021