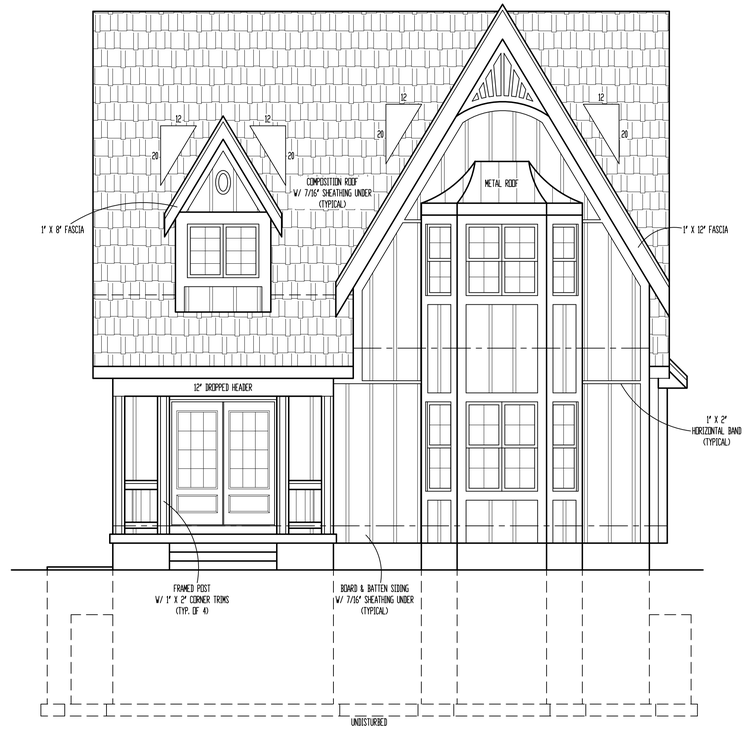
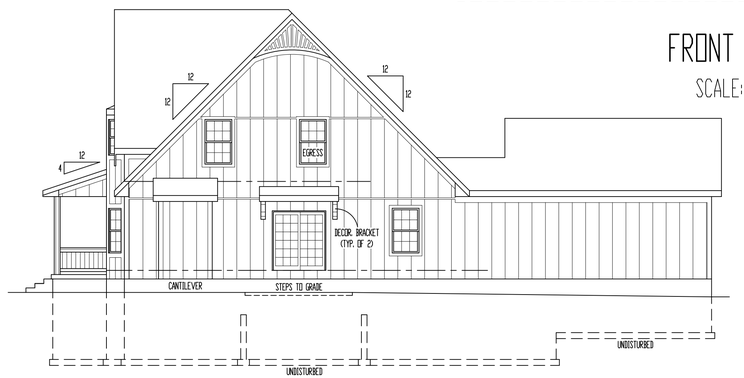
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/11/2021 1:28:08

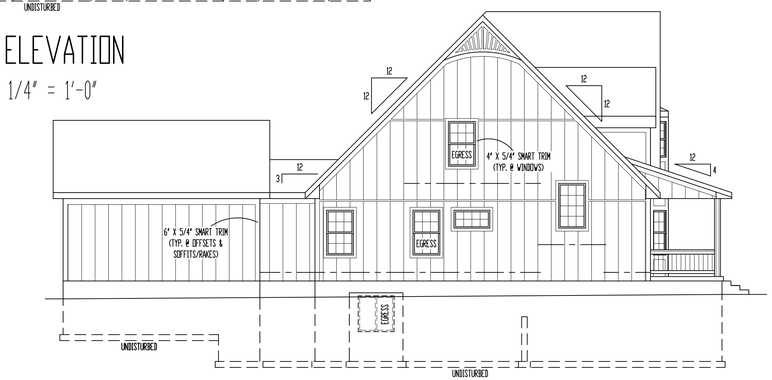
Digitally signed by Andrea Sessler DN: CN=Andrea Sessler OU=Development, OU=LS Users, O=LSSS, C=US DCS-LOC Date: 2021.08.11 13:28:42-05'00'



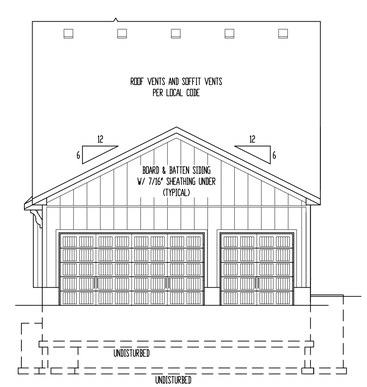
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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" #2 TTU @ 16" O.C. FLOOR JOISTS (MAX. SPAN 14'-0")
2" X 6" CEDAR DECKING
6" X 6" CEDAR/TTU POSTS
ALUMINUM SPINDLES
2" X 6" CEDAR TOP RAIL
DETERMINE OPTIONAL STAIRS ON SITE

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

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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

Site Description:
Lot 84, Pergola Park, New Longview

Street Address:
3212 SW Mary St., Lee's Summit, Missouri

Drawing Title:
NLV084 Spec

Plan Name:
The NORTHAMPTON (Tudor-style Front)

STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-2010001972
PROFESSIONAL ENGINEER
8-3-2021

Date: 6 - 24 - AD 2021
Rev. 1: 7 - 30 - AD 2021
Rev. 2: 8 - 3 - AD 2021
Rev. 3:

Sheet Title:
ELEVATIONS

Sheet No.:
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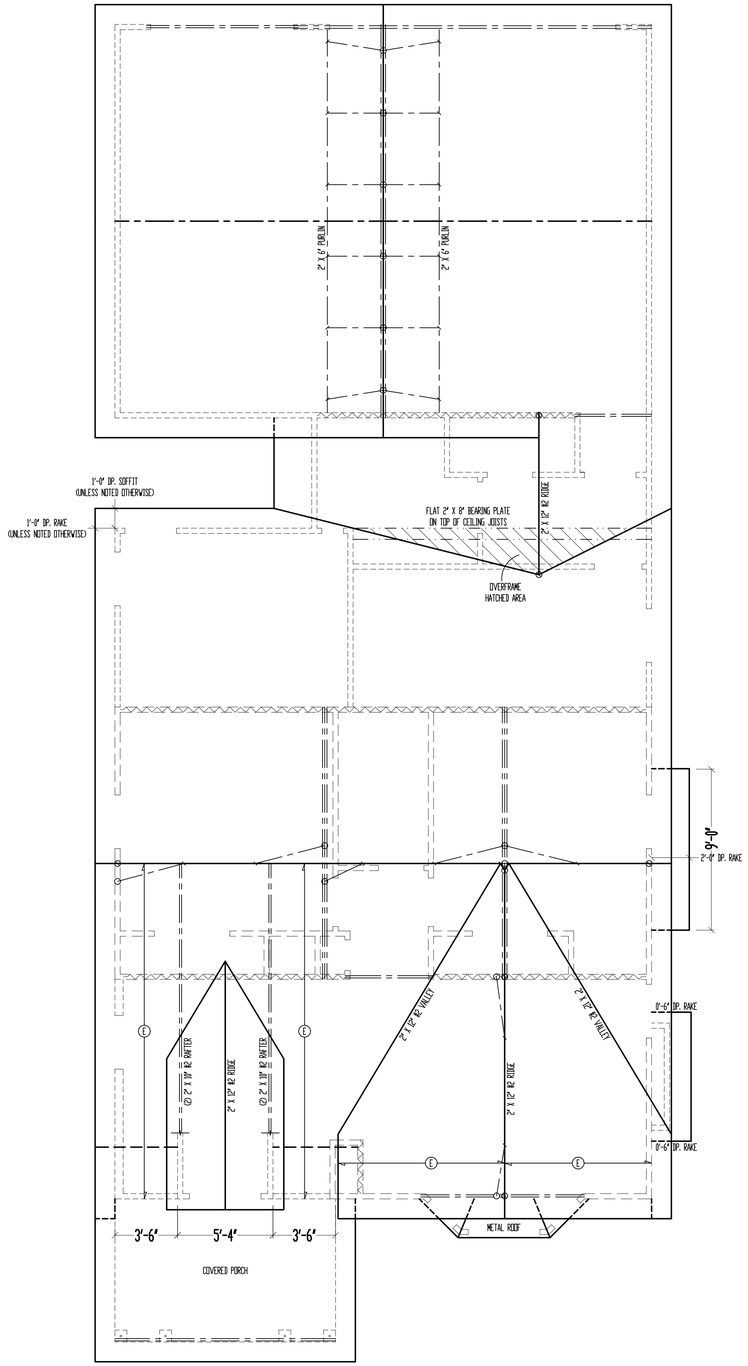

ROOF

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

ROOF AREA	
PITCH	SQ
3/12	1.06
4/12	1.68
6/12	9.41
12/12	13.22
20/12	5.94

* WALL RAFTERS SHALL BE 2" X 6" R2 @ 16" O.C., UNLESS NOTED OTHERWISE.

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
R2-2x6	@24" O.C.	11'-7"
R2-2x6	@16" O.C.	14'-2"
R2-2x8	@24" O.C.	14'-8"
R2-2x8	@16" O.C.	17'-11"
R2-2x10	@24" O.C.	17'-10"
R2-2x10	@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
R2-2x6	@24" O.C.	8'-6"
R2-2x6	@16" O.C.	9'-9"
R2-2x8	@24" O.C.	11'-3"
R2-2x8	@16" O.C.	12'-9"
R2-2x10	@24" O.C.	14'-3"
R2-2x10	@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)
  - 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 PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
  - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "I" 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).
* BENOTES BEARING WALL
* BENOTES ROOF BRACE
* BENOTES PURLIN
* BENOTES BEARING STRUCTURE

RAFTER SCHEDULE	
E	2" X 10" R2 RAFTER @ 16" O.C.

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DENNIS HEIER
NUMBER PE-2010001972
PROFESSIONAL ENGINEER
8-3-2021

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Sheet Title:
ROOF PLAN

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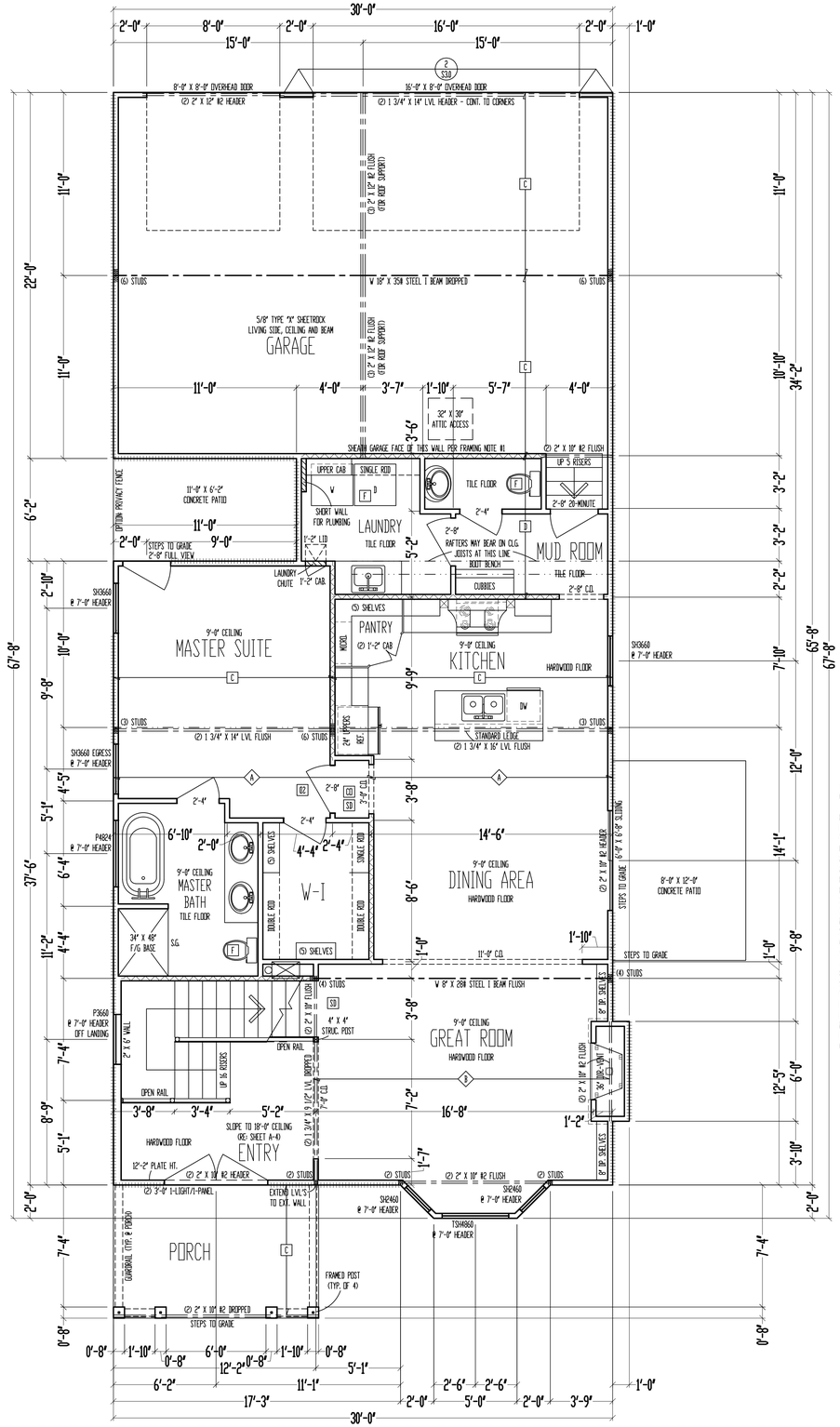

9'-0" CEILING
2" X 10" FLOOR SYSTEM ABOVE

MAIN LEVEL

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

MAIN LEVEL: 1327 SQ. FT.
SECOND LEVEL: 692 SQ. FT.
TOTAL: 2019 SQ. FT.

GARAGE: 668 SQ. FT.
UNFIN. BASEMENT: 1083 SQ. FT.

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

FRAMING NOTES
1. MAIN LEVEL EXTERIER WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. A.P.A. 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. \ \ \ \ \ \ \ \ \ \ \ \ = GB: 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. 6"-9" SECTIONS ONE SIDE OF WALL (8") MIN. 4"-9" SECTION FOR BOTH SIDES)
3. /\/\/\/\/\/\/\/\/\/\/\ = LOAD BEARING INTERIER WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIER AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-9" 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. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)

JOIST SCHEDULE	
A	2" X 10" #2 FLOOR JOIST @ 16" O.C.
B	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLED
C	2" X 6" #2 CEILING JOIST @ 16" O.C.
D	2" X 8" #2 CEILING JOIST @ 16" O.C.

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NLV084 Spec

Plan Name:
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STATE OF MISSOURI
DENNIS HEIER
NUMBER PE-2010001722
PROFESSIONAL ENGINEER
8-3-2021

Date: 6 - 24 - AD 2021
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Sheet Title:
MAIN LEVEL PLAN

Sheet No.:
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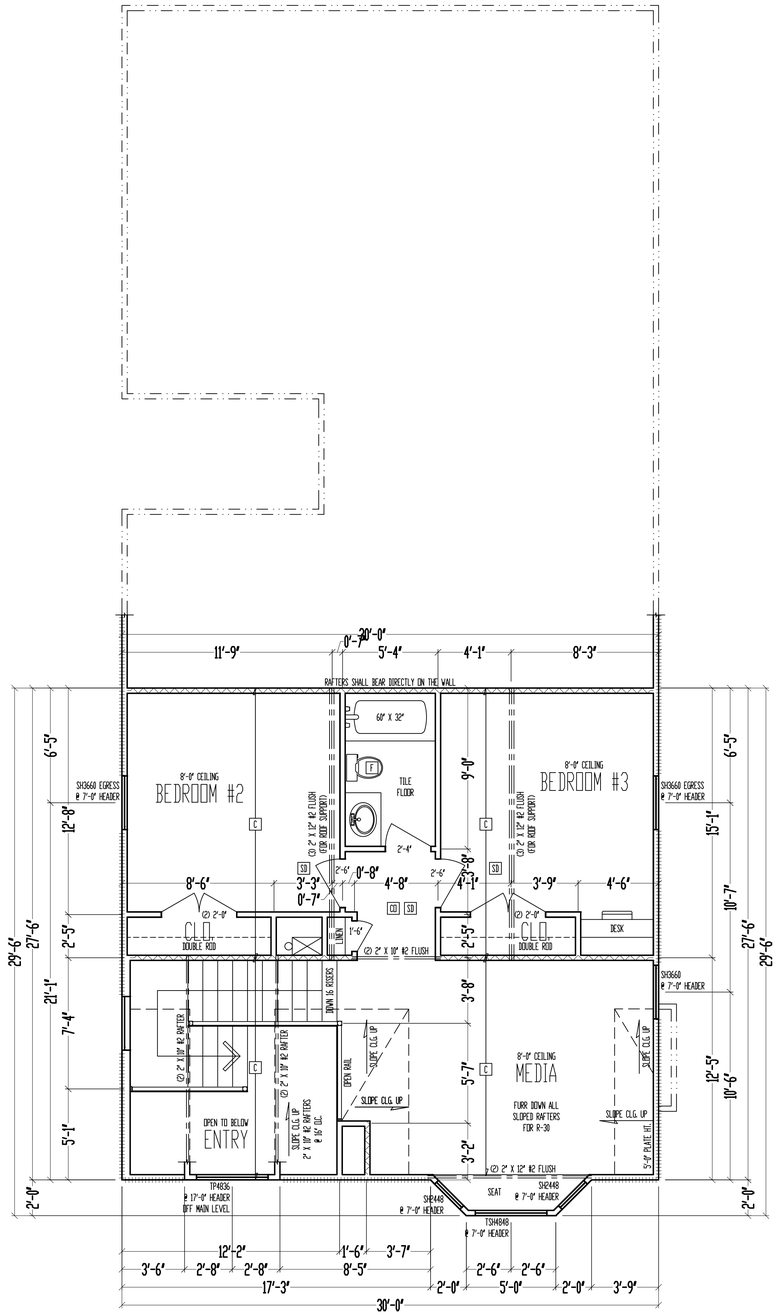

8'-0" CEILING

SECOND LEVEL

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

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

FRAMING NOTES:
1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, EB 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. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)

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

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Sheet Title:
SECOND LEVEL PLAN

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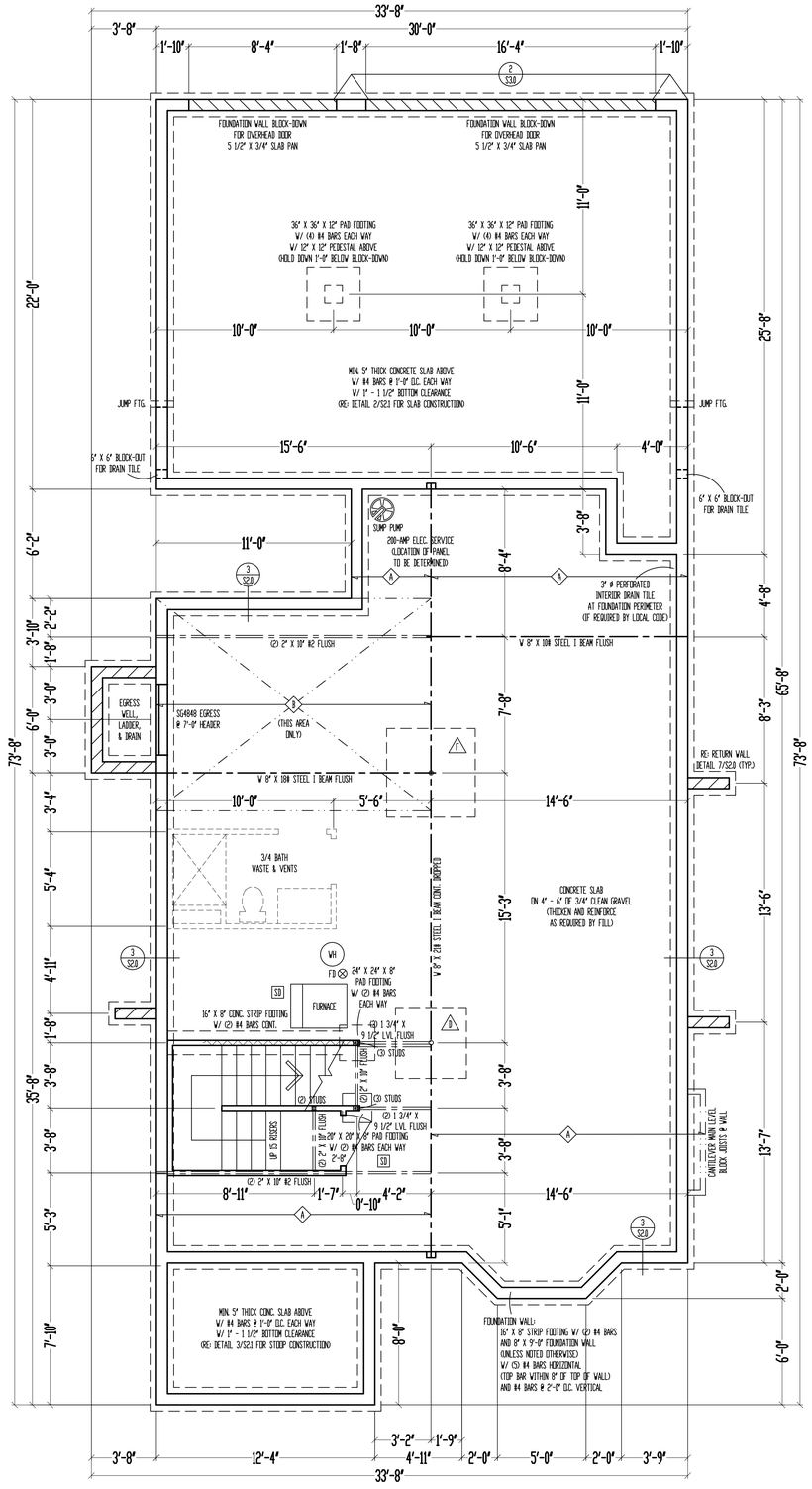

9'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR JOIST 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" OSB 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. \ \ \ \ \ \ \ \ \ \ \ \ = GB: 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. LOV 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. 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.

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 (225#)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (310#)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (245#)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (320#)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (405#)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (580#)

JOIST SCHEDULE	
4	2" X 10" #2 FLOOR JOIST @ 16" O.C.
3	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLED

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FOUNDATION PLAN

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