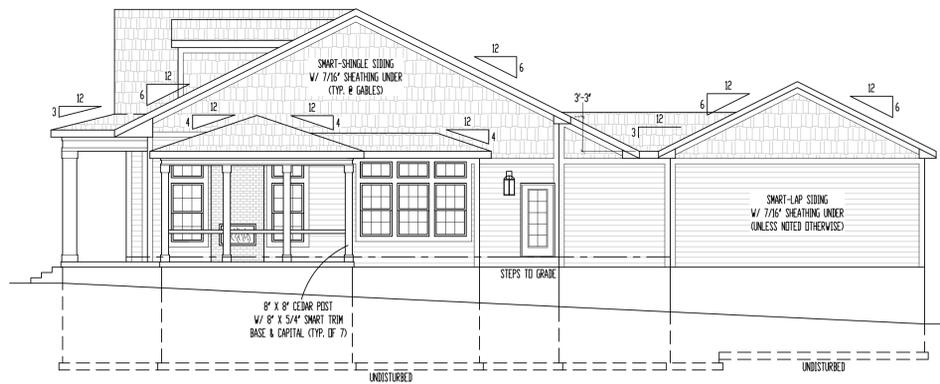
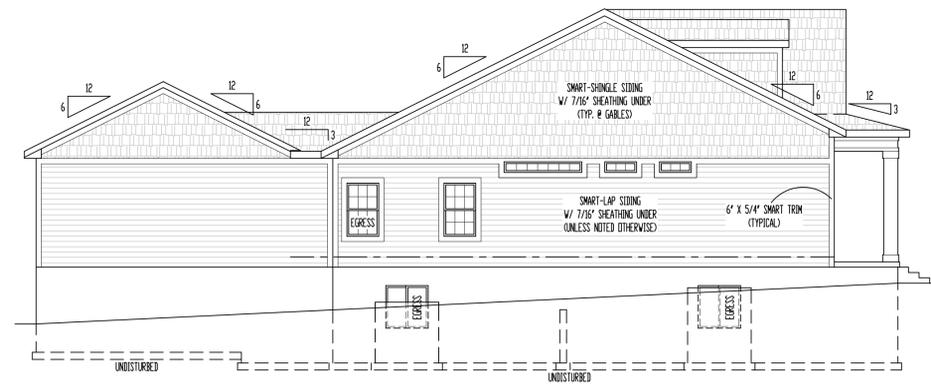


FRONT ELEVATION

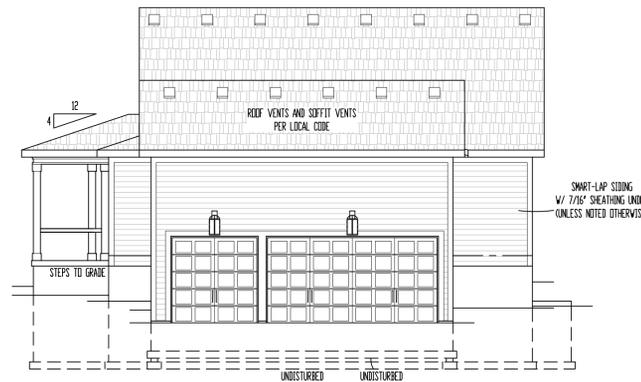
SCALE: 1/4" = 1'-0"



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



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



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

- ELEVATIONS:  
 SMART-LAP & SMART-SINGLE 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" @ 12" TYP. & 16" OC FLOOR JOISTS MAX. SPAN 14'-0"  
 2" X 6" CEDAR/TYP. DECKING  
 6" X 6" CEDAR/TYP. POSTS  
 ALUMINUM SPINDLES  
 2" X 6" CEDAR TYP. RAIL  
 DETERMINE OPTIONAL STAIRS ON SITE

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



Site Description:  
 Lot 100, Pergola Park -  
 4th Plat, New Longview  
 Street Address:  
 3233 SW Mary St.,  
 Lee's Summit, Missouri

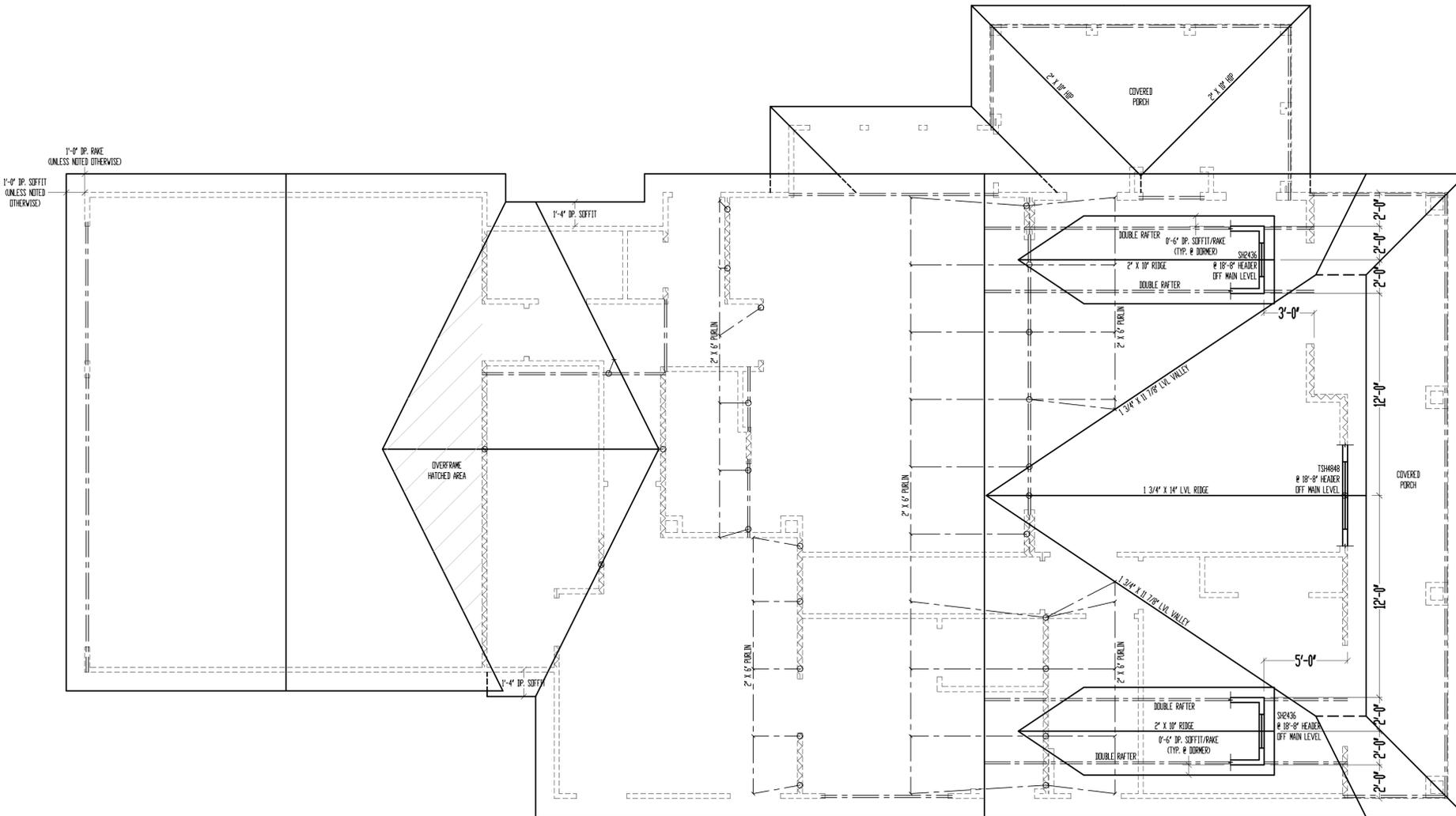
Designed for:  
 Jim & Billie  
**PERRIN**  
 11111 11th  
 NLV700



Date: 8-12-AD 2023  
 Rev. 1:  
 Rev. 2:  
 Rev. 3:

Sheet Title:  
**ELEVATIONS**

Sheet No.:  
**A-1** of 4



# ROOF

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

WALL RAFTERS SHALL BE 2" X 6" @ 16" O.C., UNLESS NOTED OTHERWISE.  
 SEE DETAIL 7/322 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 CHEM-FIR, DOUG-FIR, OR EQUAL.  
 SEE SPAN CHARTS BELOW

CODE MINIMUM	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2/6	824" D.C.	11'-3"	11'-3"
	816" D.C.	14'-2"	14'-2"
R2-2/8	824" D.C.	14'-8"	14'-8"
	816" D.C.	17'-11"	17'-11"
R2-2/10	824" D.C.	17'-10"	17'-10"
	816" D.C.	21'-11"	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE RECOMMENDED	RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
R2-2/6	824" D.C.	8'-6"	8'-6"
	816" D.C.	9'-9"	9'-9"
R2-2/8	824" D.C.	11'-3"	11'-3"
	816" D.C.	12'-9"	12'-9"
R2-2/10	824" D.C.	14'-2"	14'-2"
	816" D.C.	16'-3"	16'-3"

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

- \* WALLS TO BE 2x8 DEPTH
- \* RIDGE BOARDS ARE UNLESS OTHERWISE NOTED:
  - R2-2x8 UP TO 10/12 PITCH
  - R2-2x10 OVER 10/12 PITCH
- \* ALL HIP & 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 UNBRAZED LENGTH OF 8'-0"
  - PURLIN STRUTS SHALL BE CONSTRUCTED IN A "Y" 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 BRACES - 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 OF BRACE ( . )
- \* --- DENOTES BEARING WALL
- \* --- DENOTES ROOF BRACE
- \* --- DENOTES PURLIN
- \* --- DENOTES BEARING STRUCTURE

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Site Description:  
**Lot 100, Pergola Park - 4th Plat, New Longview**  
 Street Address:  
**3233 SW Mary St., Lee's Summit, Missouri**

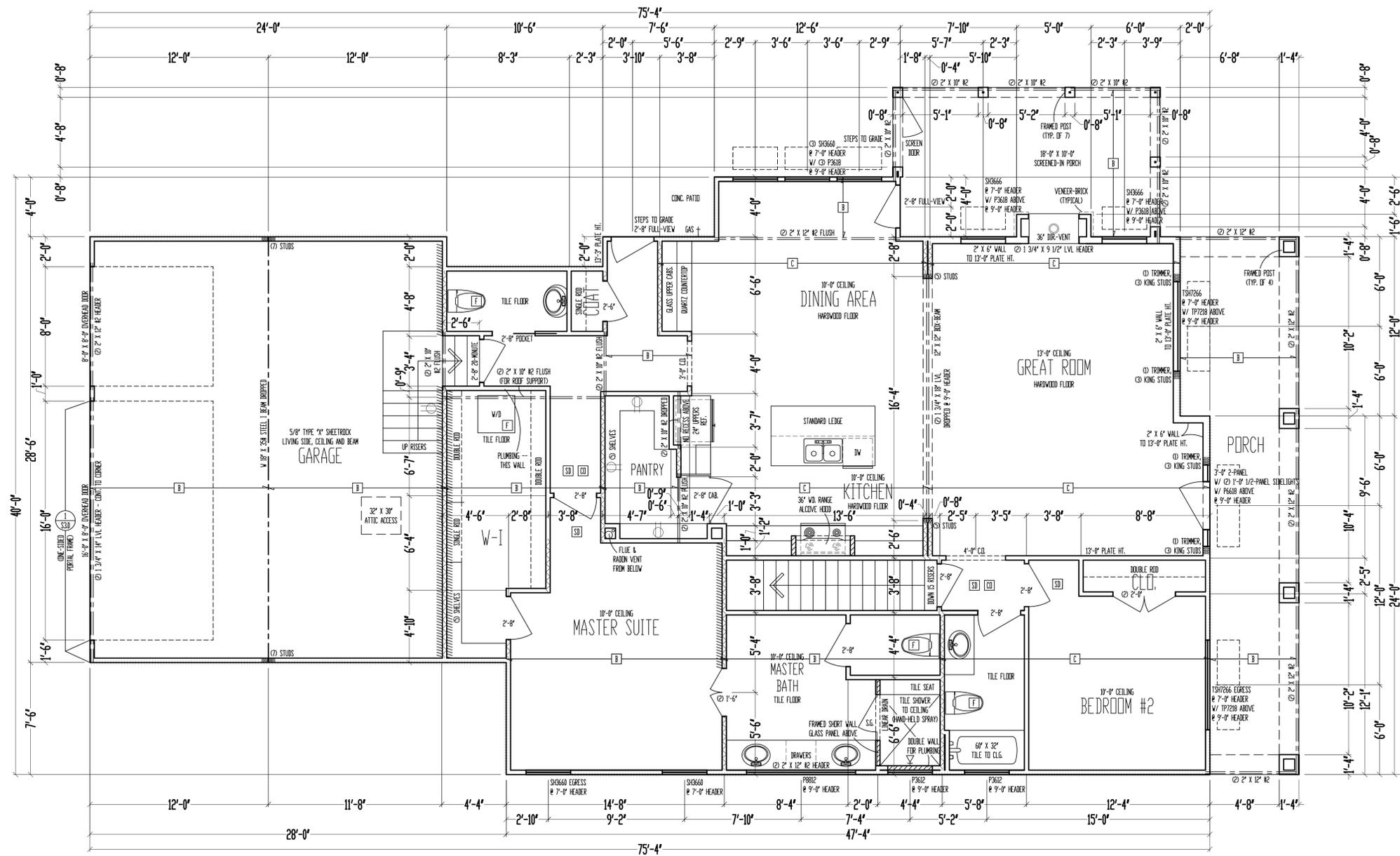
Designed for:  
**Jim & Billie PERRIN**  
 11111th PL NW100



Date: 8-12-AD 2023  
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 Rev. 2:  
 Rev. 3:

Sheet Title:  
**ROOF PLAN**

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



10'-0" CEILING  
 MAIN LEVEL  
 SCALE: 1/4" = 1'-0"

MAIN LEVEL: 1775 SQ. FT.  
 LOWER LEVEL: 232 SQ. FT.  
 TOTAL: 2007 SQ. FT.

GARAGE: 677 SQ. FT.  
 CDV. SIDE PORCH: 171 SQ. FT.  
 UNFIN. BASEMENT: 1462 SQ. FT.

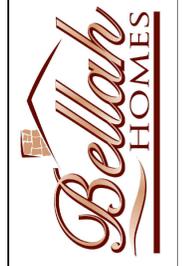
- \*\*\*\*\* = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET SLL
- FRAMING NOTES**
- MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" OSB APA PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANELS, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - XXXXXXXXXX = G-3 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S BRYN WALL SCREWS @ 7" O.C. EDGES & FIELD. MIN 8'-0" SECTIONS ONE SIDE OF WALL. CDV MIN 4'-0" SECTION FOR BOTH SIDES.
  - XXXXXXXXXX = 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)
  - RAN 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 @ 9" O.C. MAX. (WHERE APPLICABLE)
  - LVL'S SHOWN ON PLANS MAY BE REPLACED WITH 3R/10" GRADE 24F-V14 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
  - CONTRACTOR SHALL NOTIFY ENGINEER IF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

JOIST SCHEDULE	
B	2" X 6" #2 CEILING JOIST @ 16" O.C.
C	2" X 8" #2 CEILING JOIST @ 16" O.C.

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Site Description:  
**Lot 100, Pergola Park - 4th Plat, New Longview**  
 Street Address:  
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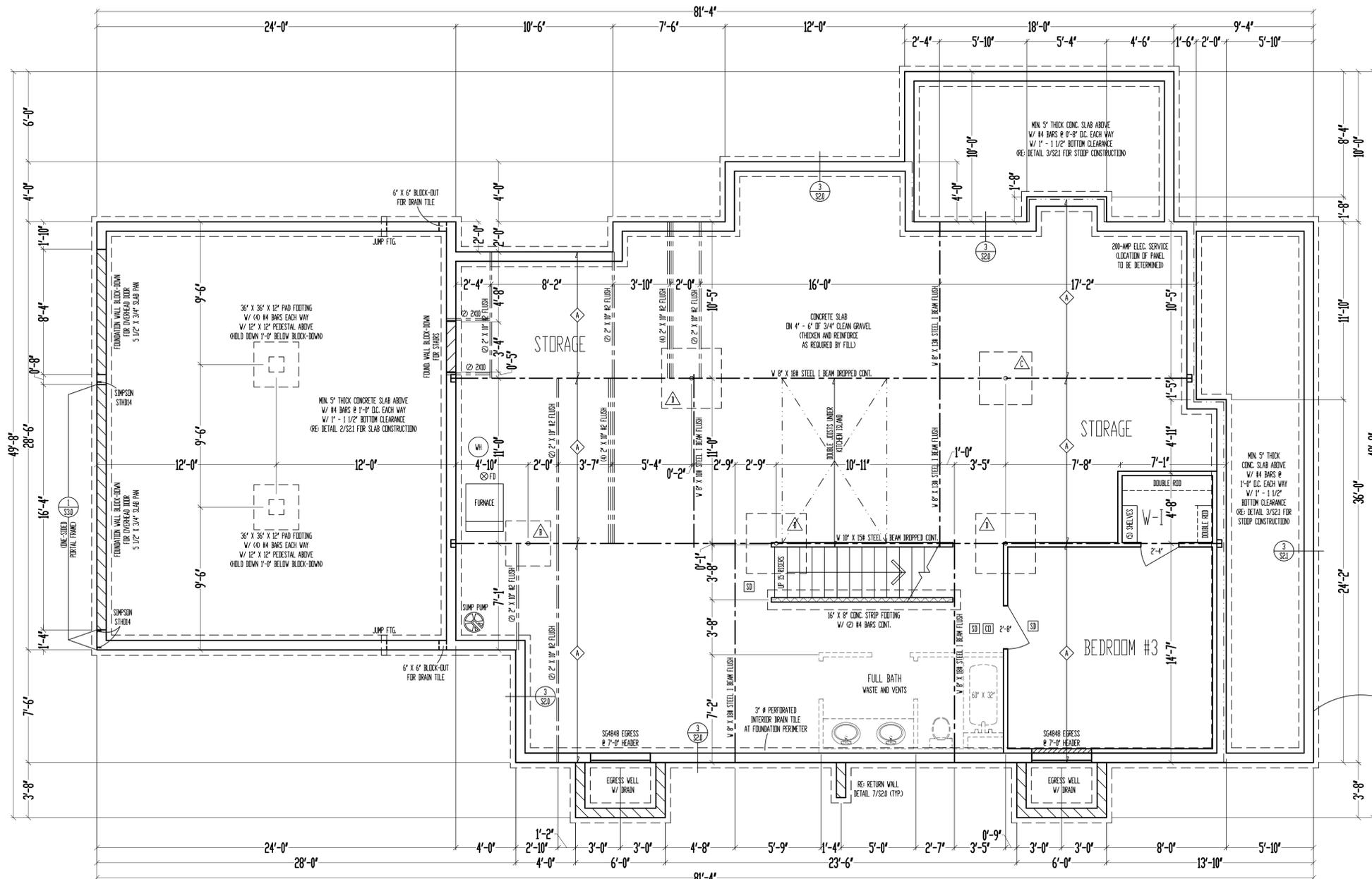
Designed by:  
**Jim & Billie PERRIN**  
 PLANNING  
 NLV100



Date: 8-12-AD 2023  
 Rev. 1:  
 Rev. 2:  
 Rev. 3:

Sheet Title:  
**MAIN LEVEL PLAN**

Sheet No.:  
**A-3** of 4



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:
- BASMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 1/2" OSB OR APA PANELS W/ 5/8" COMMON NAILS @ 4" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - 1/2" OSB OR APA PANELS = 60# 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ #6 1 1/4" TYPE W OR S BRW WALL 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" X 10" R2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
  - LOW TIES @ 4'-0" O.C. (TYPICAL)
  - ROW STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
  - 3/8" JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NET REQUIRED WITH I-CISTS).
  - 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 UNDESIRE WALLS SHALL BE 45', UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4" @ 16" O.C. UNLESS NOTED OTHERWISE.
  - 1/2" 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 10" W/ 9" GRADE 24F-V4 GLULAM BEAMS OF THE SAME BEAM, 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 SHOWN BY THE ARCHITECT'S REQUIREMENTS.
  - CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY REFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

STEEL COLUMN & PAD FOOTING SCHEDULE	
3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (235)	12" # PIER FTG.
3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (235)	16" # PIER FTG.
3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (245)	18" # PIER FTG.
3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (250)	24" # PIER FTG.
3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (425)	
3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (500)	

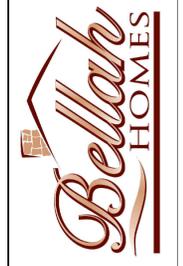
PIER FOOTING SCHEDULE	
12" # PIER FTG.	
16" # PIER FTG.	
18" # PIER FTG.	
24" # PIER FTG.	

JOIST SCHEDULE	
2" X 10" R2 FLOOR JOIST @ 16" O.C.	

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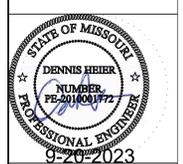
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Street Address:  
**3233 SW Mary St., Lee's Summit, Missouri**

Designed for:  
**Jim & Billie PERRIN**  
Plan Title:  
**NLV700**



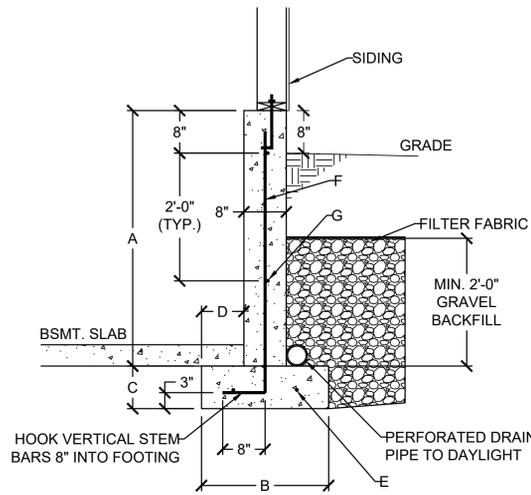
Date: 8-12-AD 2023  
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Sheet Title:  
**FOUNDATION PLAN**

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

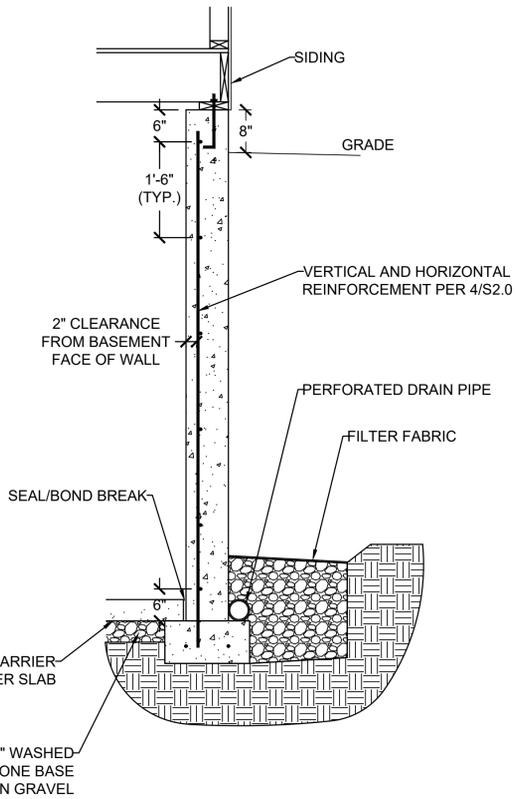




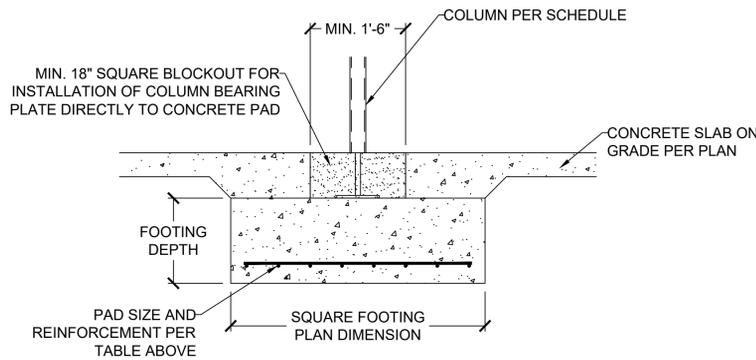


**1 DAYLIGHT WALL CONSTRUCTION**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

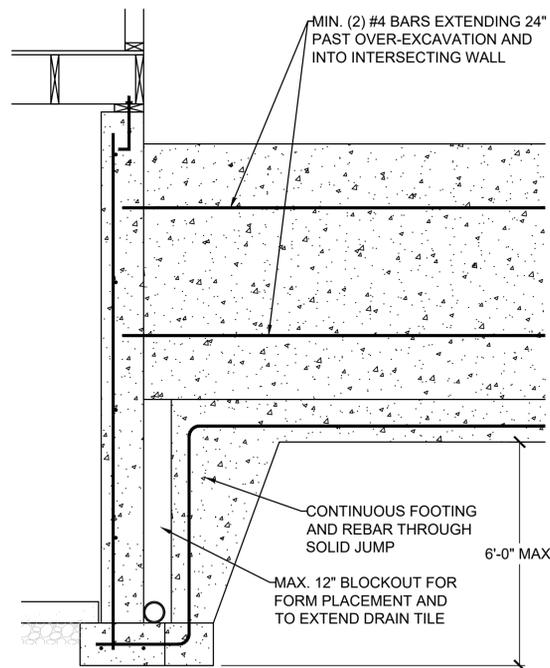
DAYLIGHT BASEMENT WALL SCHEDULE						
A	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.



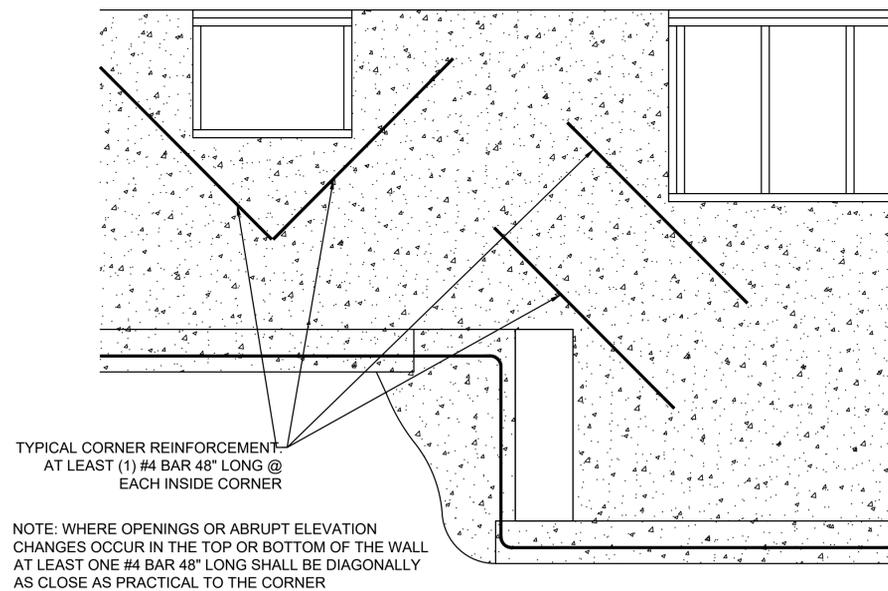
**3 CONCRETE WALL SECTION**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



**2 COLUMN AND BEARING PAD SCHEDULE**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

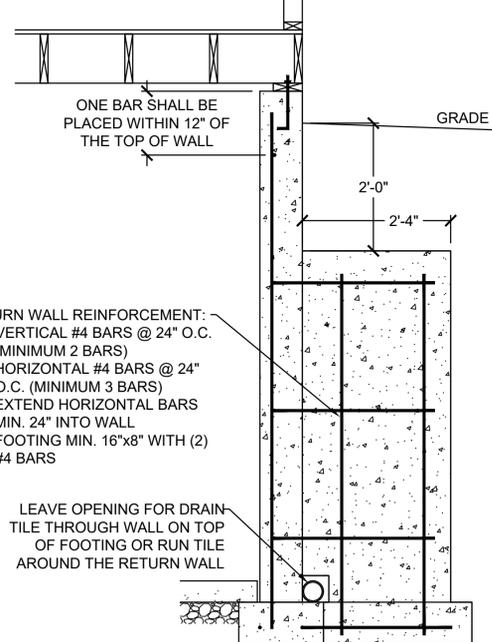


**5 SOLID JUMP**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



**6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS**  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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)

CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18

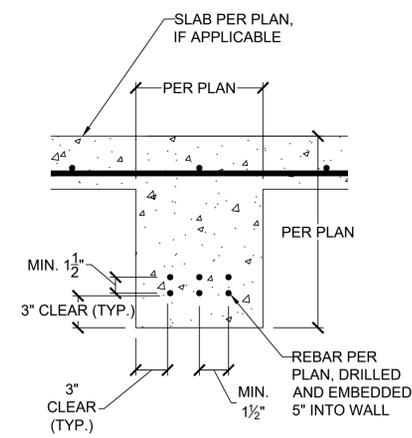
  

HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

FOOTNOTES:

- 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) - 1/2"
- 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
- 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

**4 FOUNDATION WALL REINFORCEMENT TABLE**  
S2.0 NO SCALE



**8 CONCRETE GRADE BEAM**  
S2.0 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

**VISTA**  
STRUCTURAL ENGINEERING, LLC

14718 NW DELIA STREET \* PORTLAND, OREGON 97229  
OFFICE: 971.255.6099 \* MOBILE: 971.255.6099 \*  
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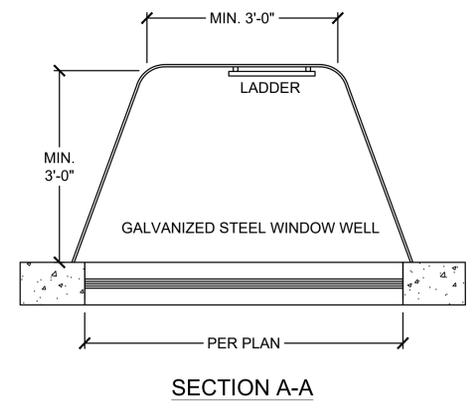
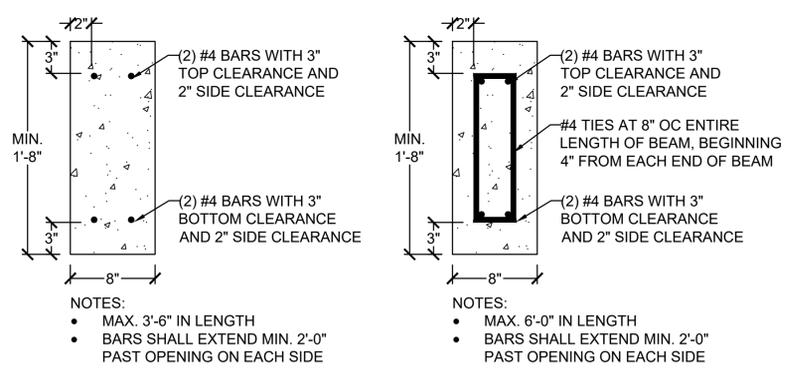
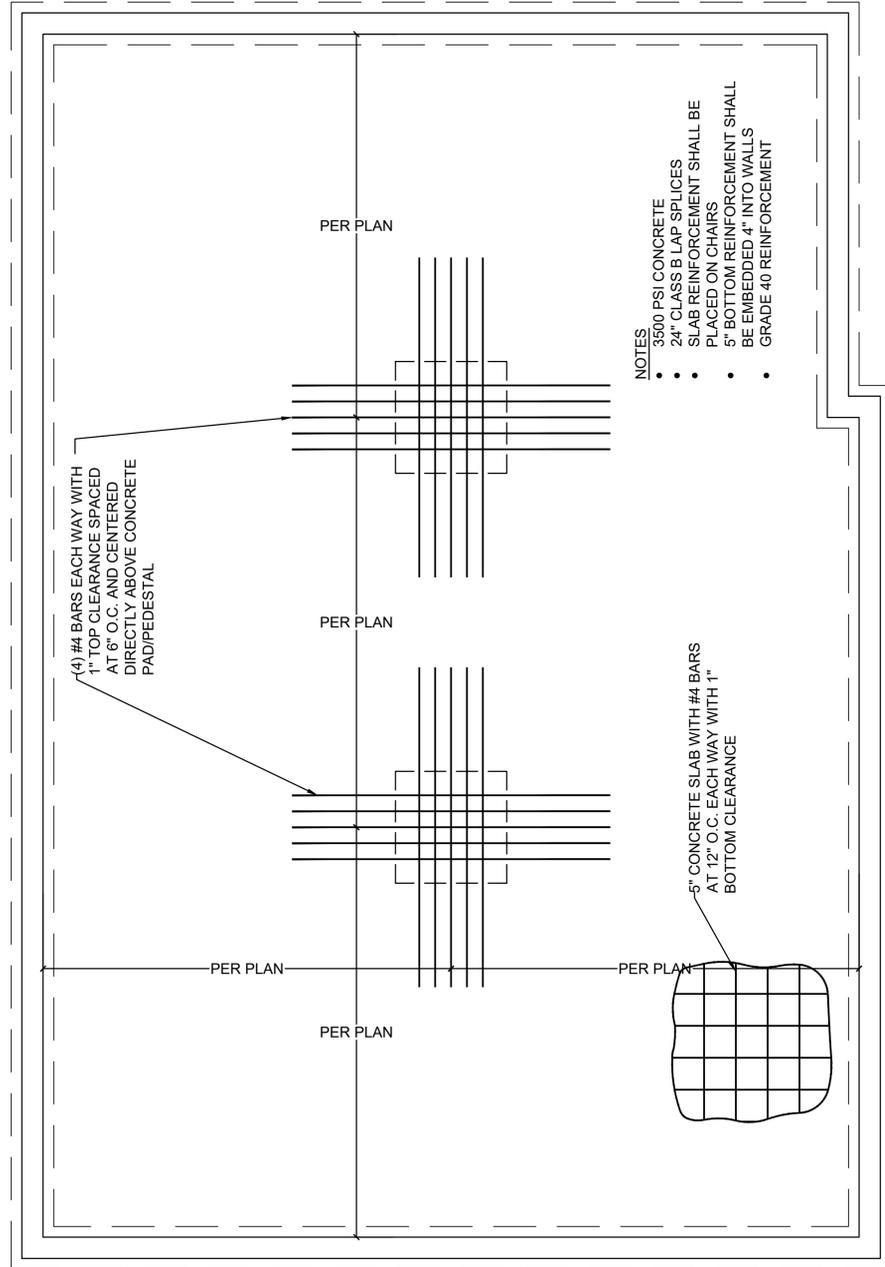
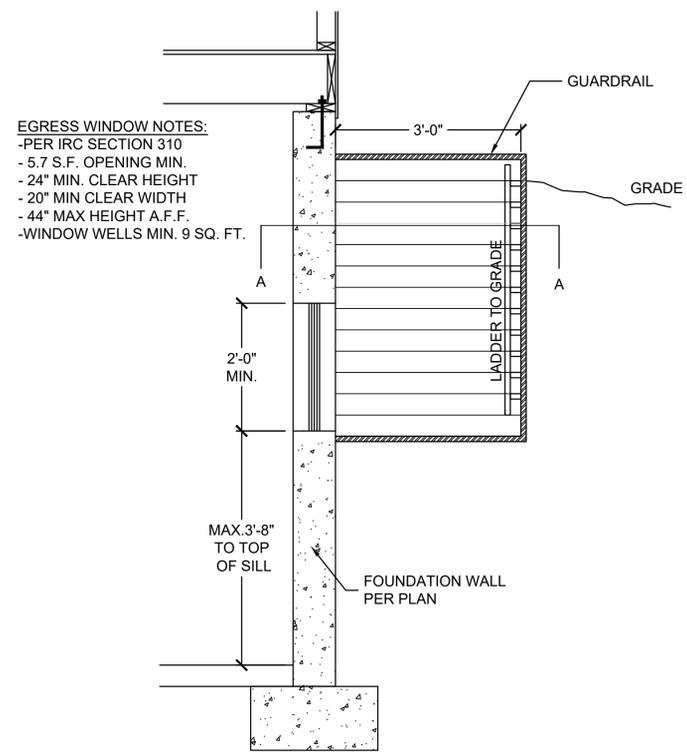
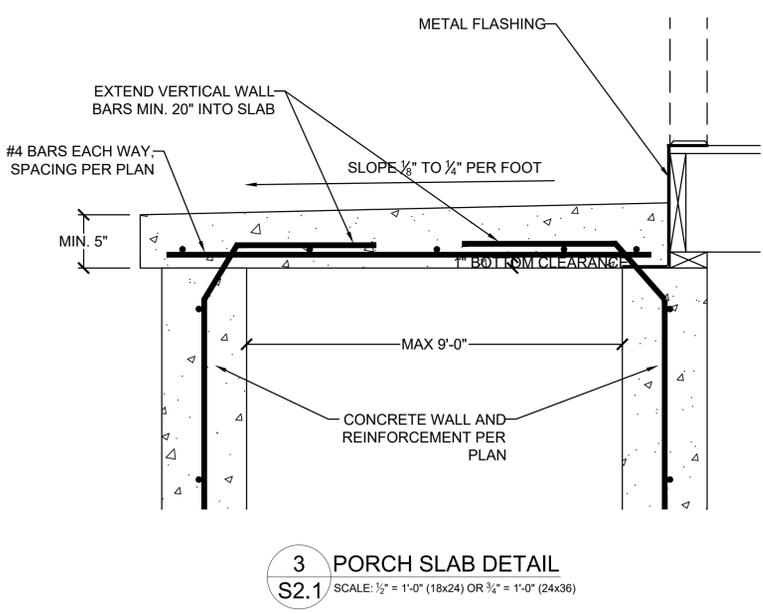
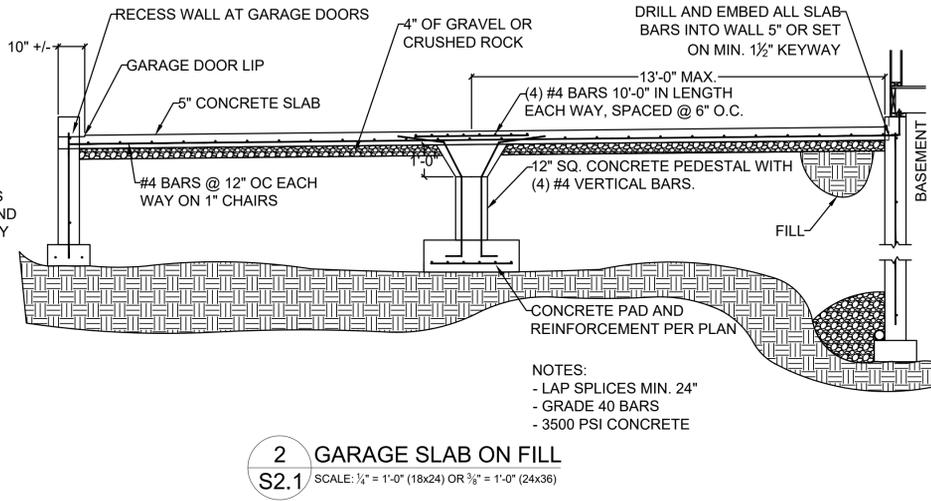
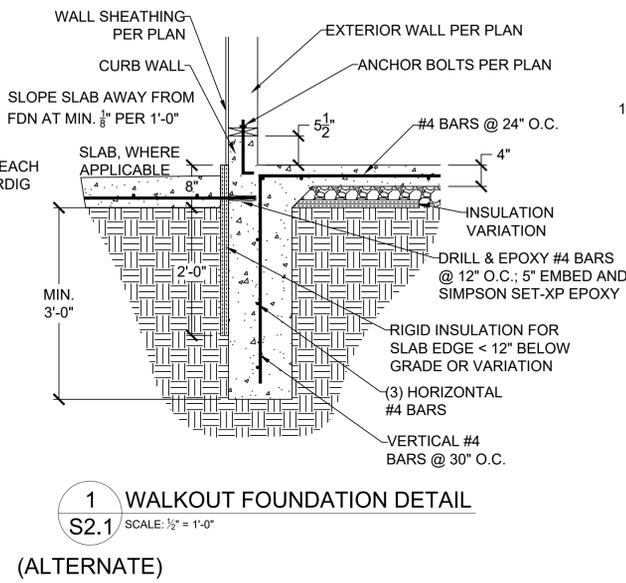
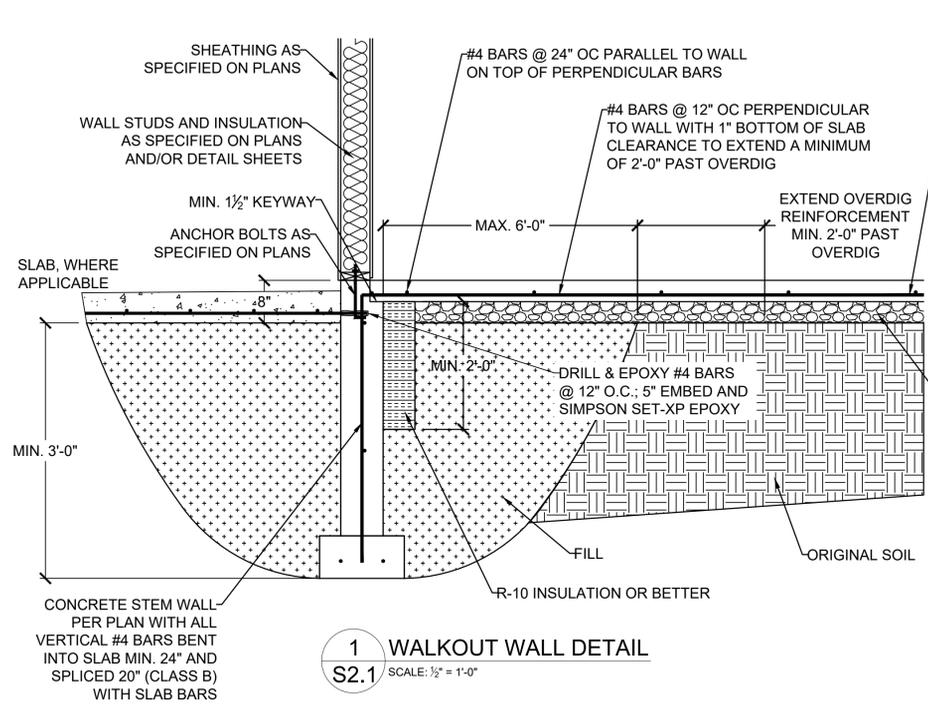
CLIENT: BELLAH HOMES  
JOB TITLE: NLY100 PERRIN  
LOT 100, PERGOLA PARK, NEW LONGVIEW  
LOCATION: 3233 SE MARY ST.  
LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI  
DENNIS HEIER  
NUMBER: PE-201801772  
PROFESSIONAL ENGINEER  
9-20-2023

NO.	DATE	REVISION	BY

DRAWING TITLE  
**FOUNDATION DETAILS**

ENGINEER: DMH CHECKED BY: DMH  
JOB NO. DRAWN BY: DMH  
DATE: 09-20-23  
SHEET NUMBER  
**S2.0**



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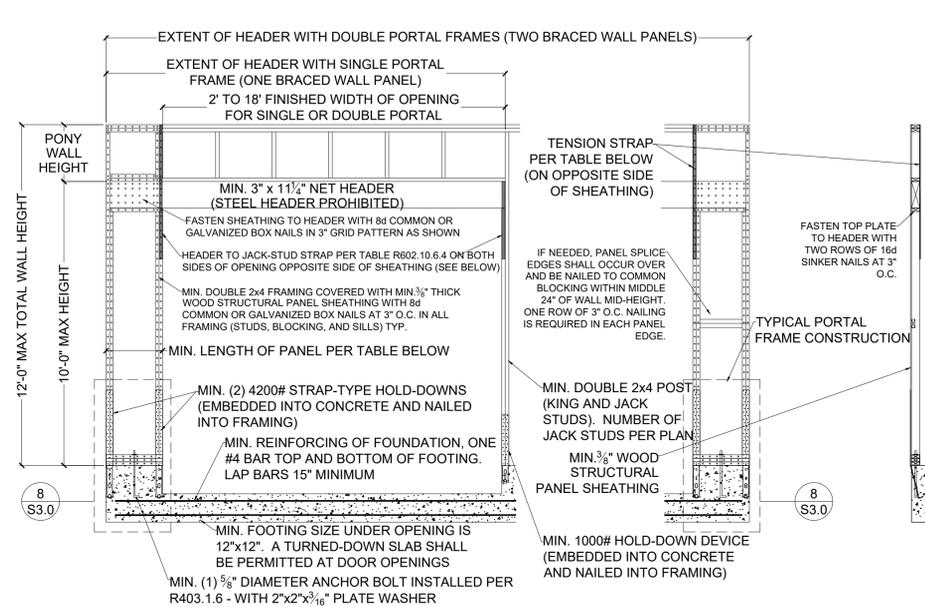
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**S2.1**

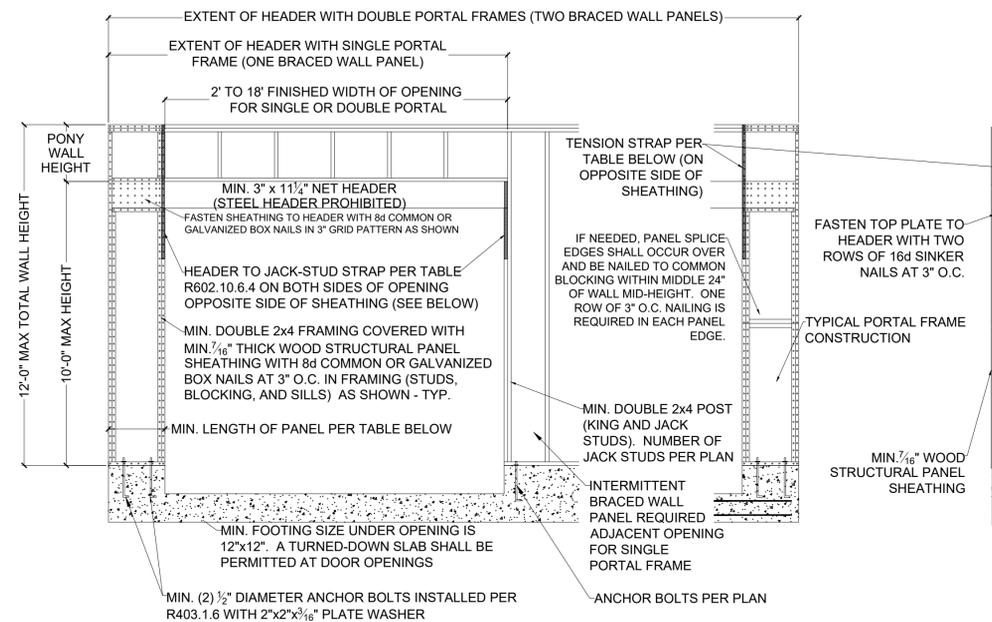


**1 METHOD PFH (PORTAL FRAME WITH S3.0 HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2**

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

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	

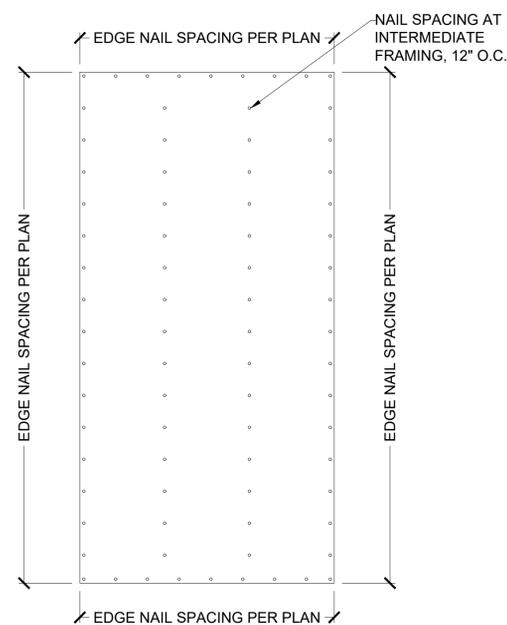


**2 METHOD PFG (PORTAL FRAME AT GARAGE S3.0 DOOR) - PER FIGURE IRC R602.10.6.3**

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

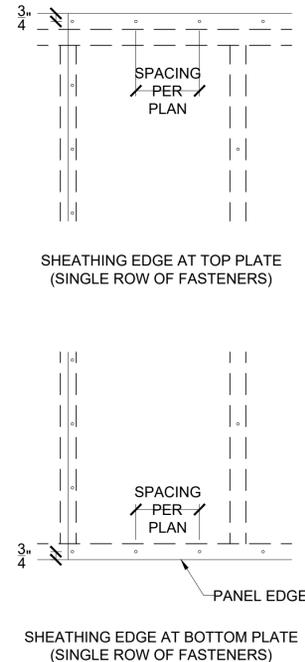
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 <sup>a</sup>	36 <sup>a</sup>

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



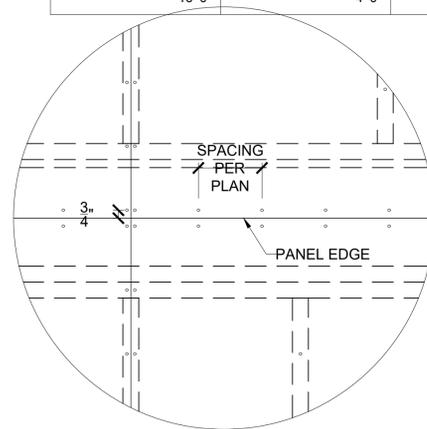
**3 EXTERIOR WALL SHEATHING S3.0 PANEL ATTACHMENT**

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



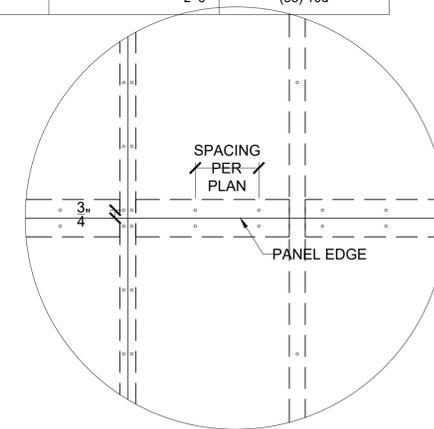
**4 SHEATHING EDGE AT TOP AND BOTTOM PLATES S3.0**

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



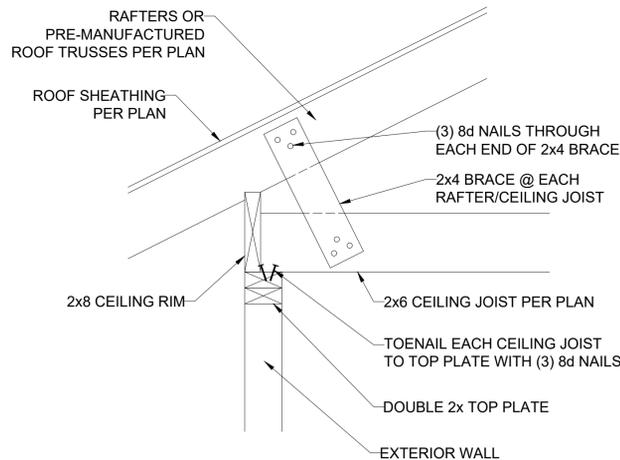
**5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER**

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



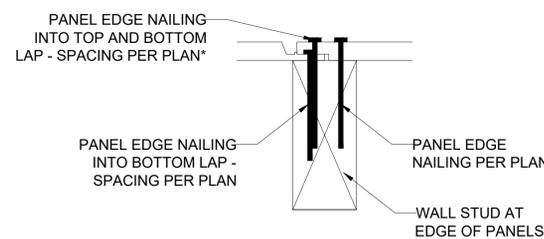
**6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS**

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



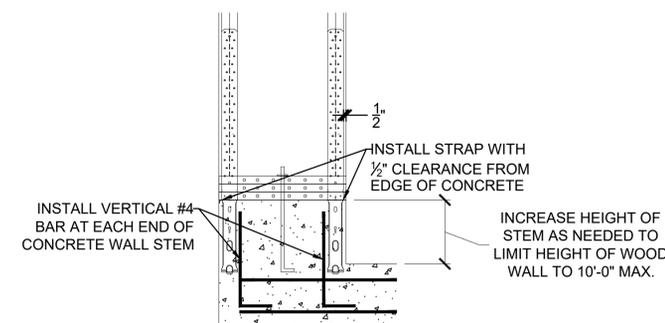
**7 RAFTER BEARING OPTION DETAIL S3.0**

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



**8 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING**

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



**9 GARAGE HOLD-DOWN S3.0 STRAP INSTALLATION**

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



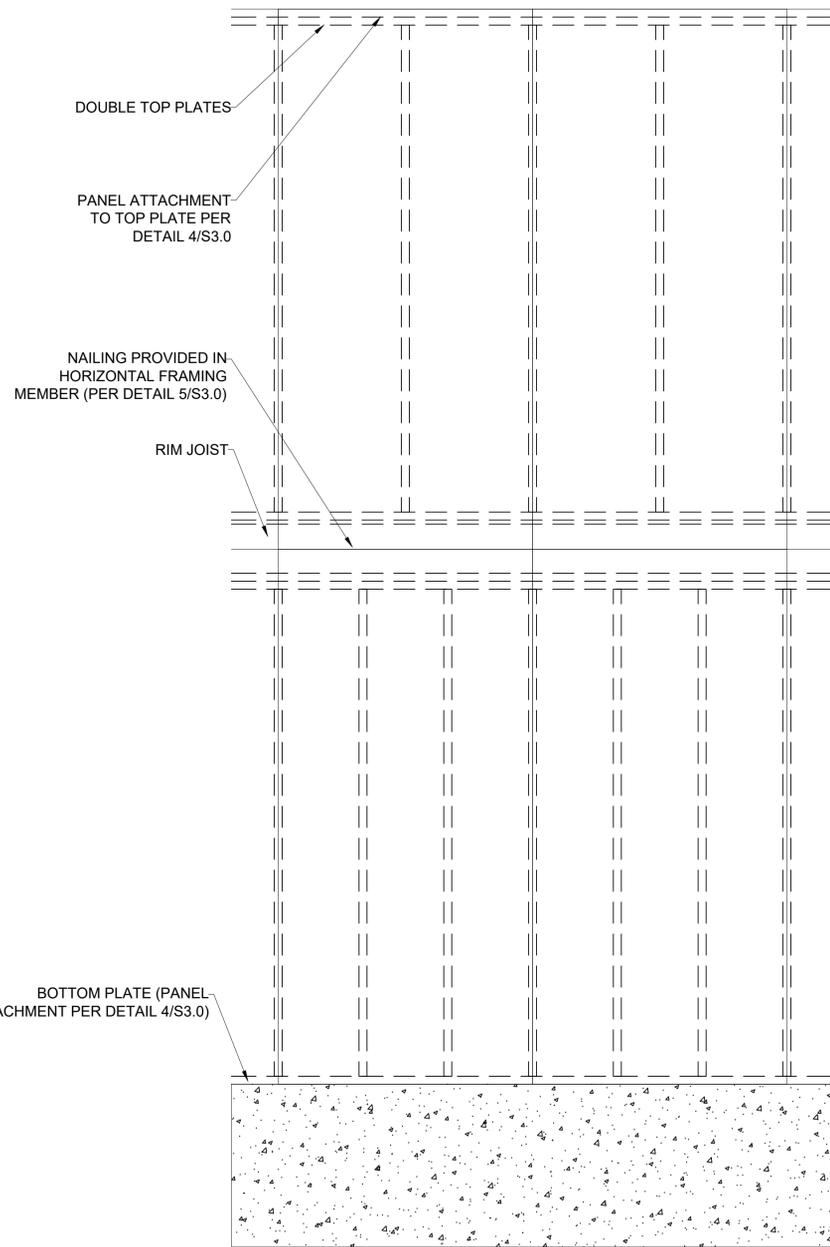
CLIENT: BELLAH HOMES  
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 LOT 100, PERGOLA PARK, NEW LONGVIEW  
 LOCATION: 3233 SE MARY ST.  
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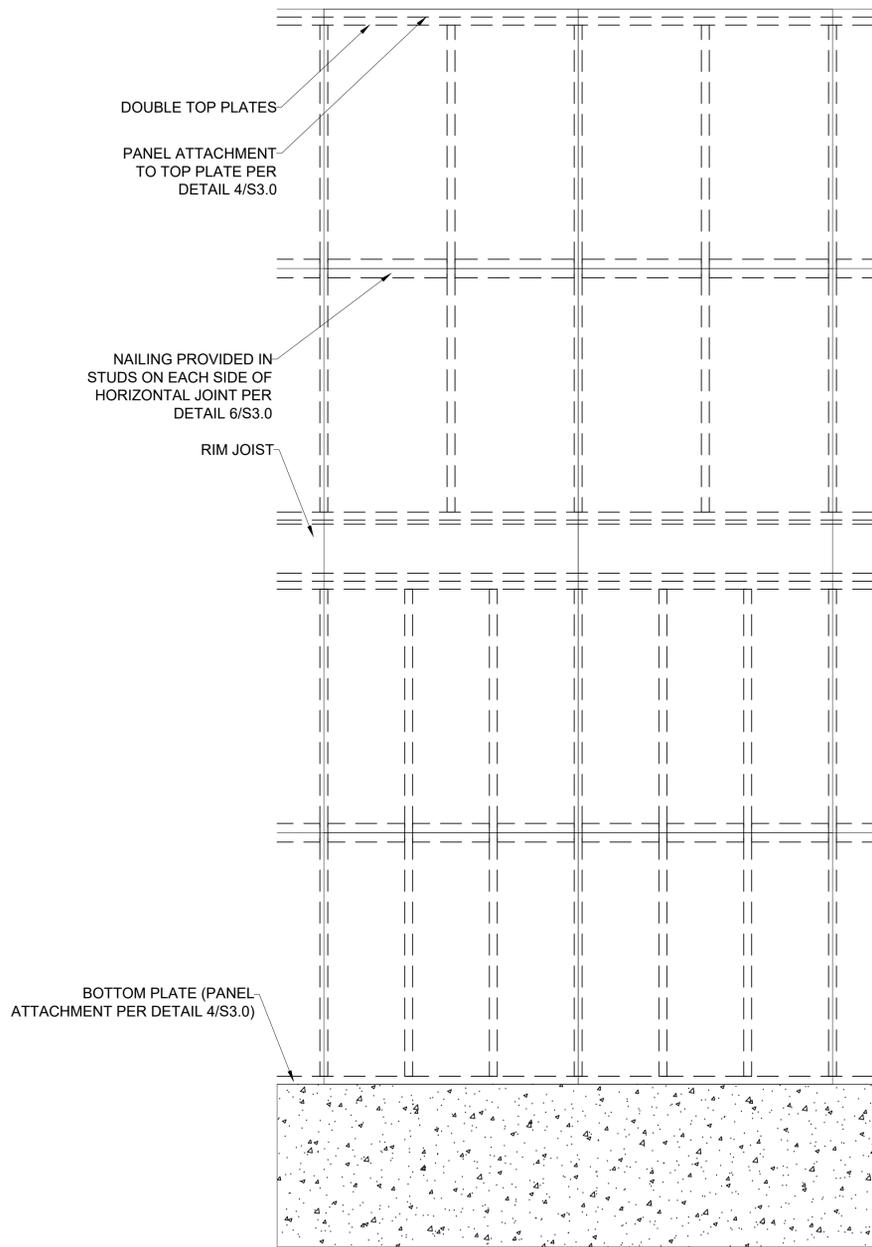
DRAWING TITLE  
**FRAMING DETAILS**

ENGINEER: DMH CHECKED BY: DMH  
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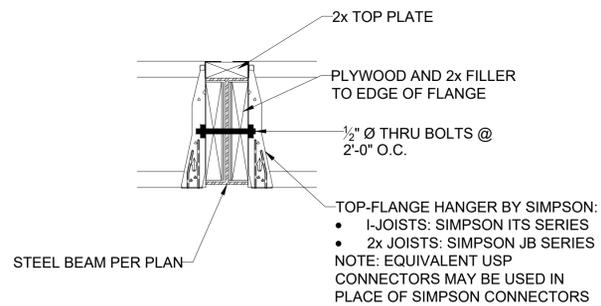
**1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT S3.1**  
**PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER**

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

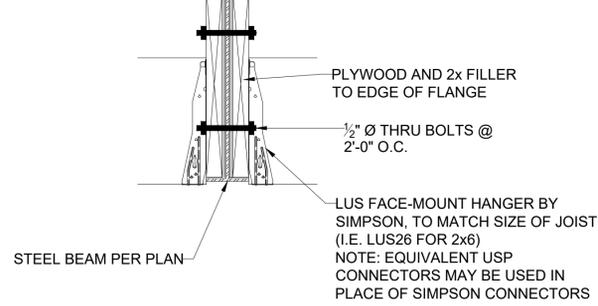


**2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT S3.1**  
**PANEL SPLICE OCCURRING ACROSS STUDS**

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

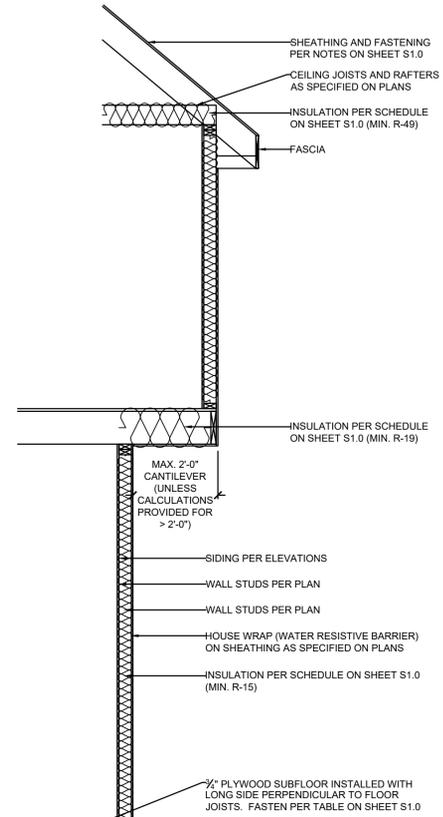
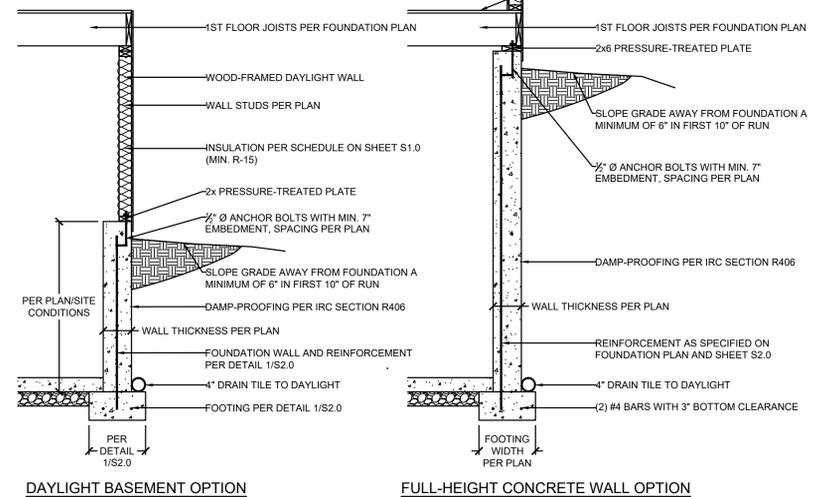


**4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL S3.1**  
 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



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

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



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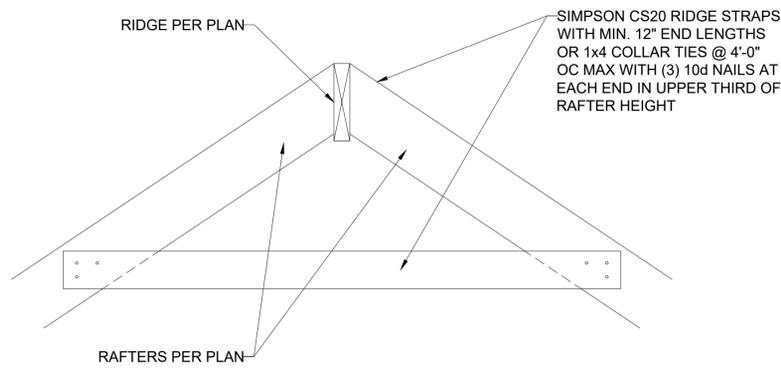
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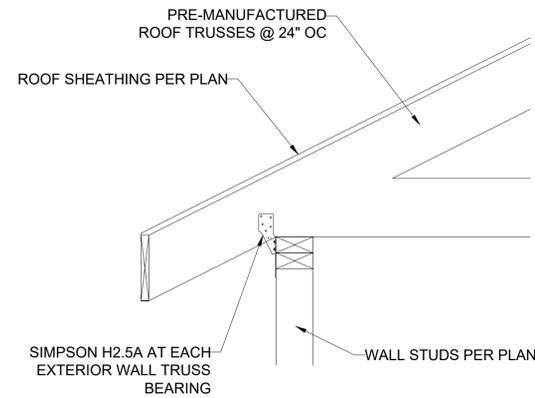
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DRAWING TITLE  
**FRAMING DETAILS**

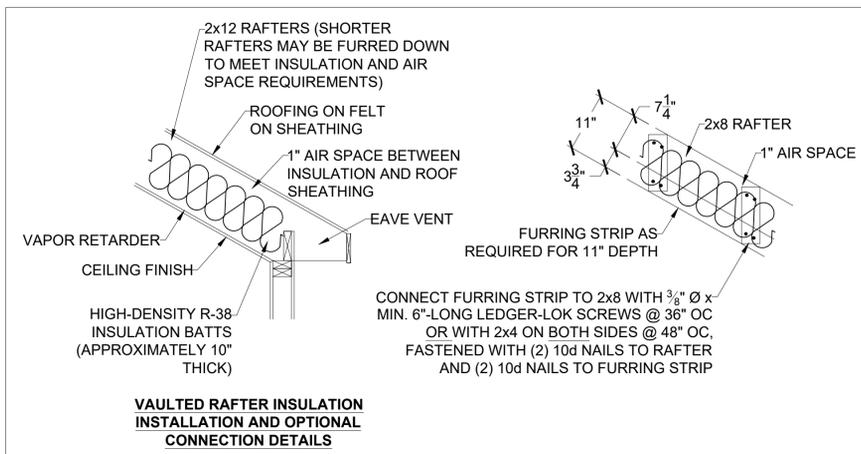
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**S3.1**



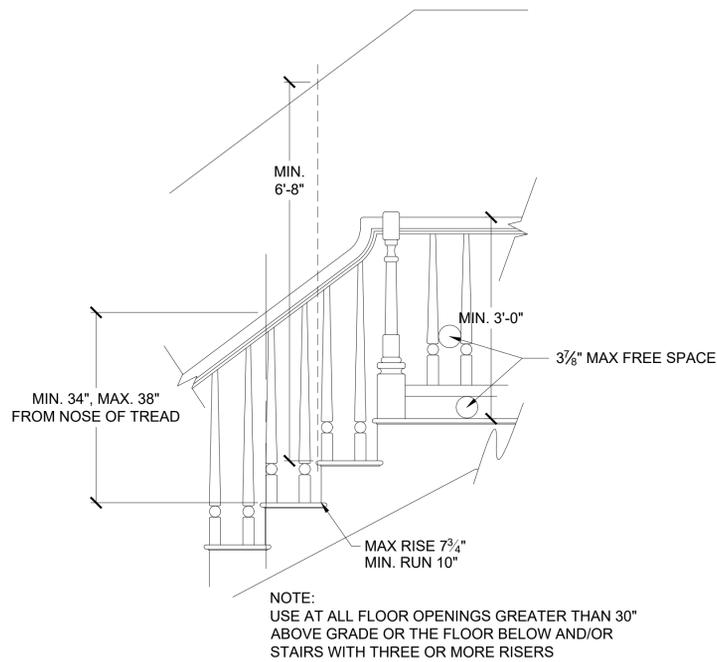
**1 RIDGE FRAMING DETAIL**  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



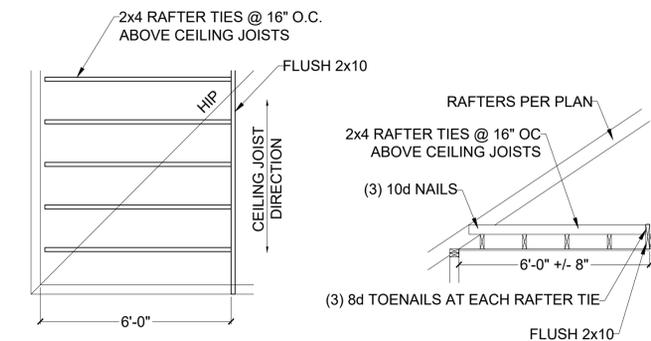
**2 TRUSS CONNECTION TO EXT. WALL BEARING**  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



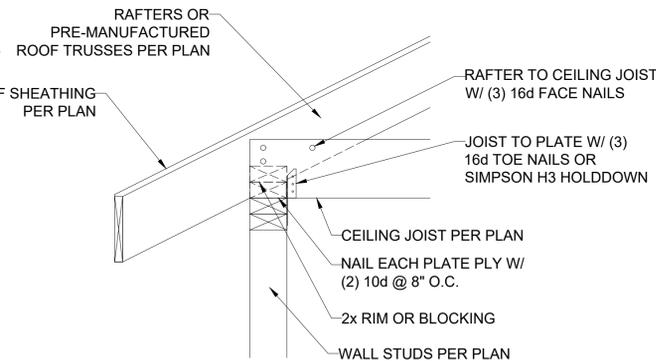
**3 VAULTED RAFTER INSULATION DETAILS**  
S3.2 SCALE: 3/4" = 1'-0"



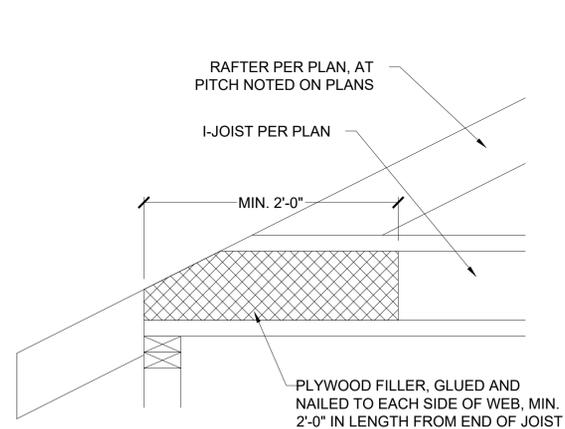
**4 STAIR AND HANDRAIL/GUARDRAIL DETAIL**  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



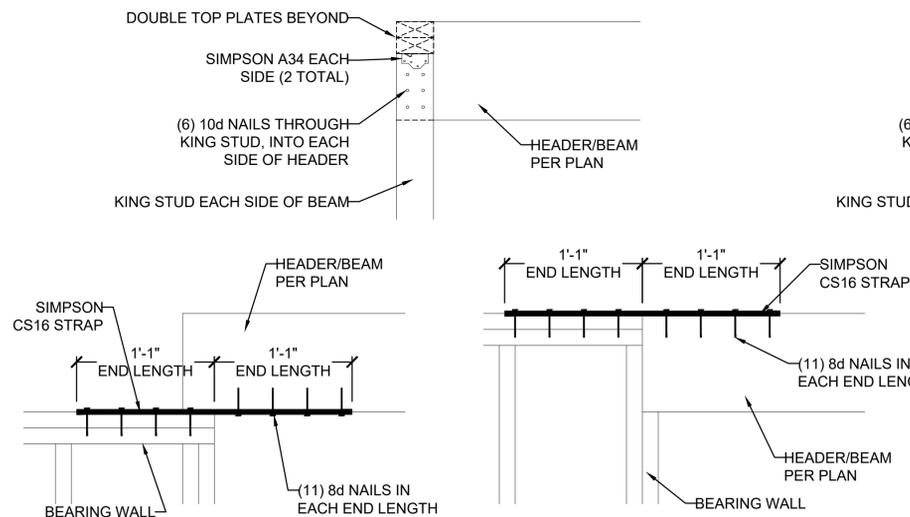
**5 RAFTER TIES AT CEILING JOISTS PERP. TO RAFTERS**  
S3.2 SCALE: 1/2" = 1'-0" (18x24) OR 3/8" = 1'-0" (24x36)



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



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



**10 HEADER/BEAM CONNECTION OPTIONS AT OUTDOOR/OPEN SPACE**  
S3.2 SCALE: 1" = 1'-0" (18x24) OR 1 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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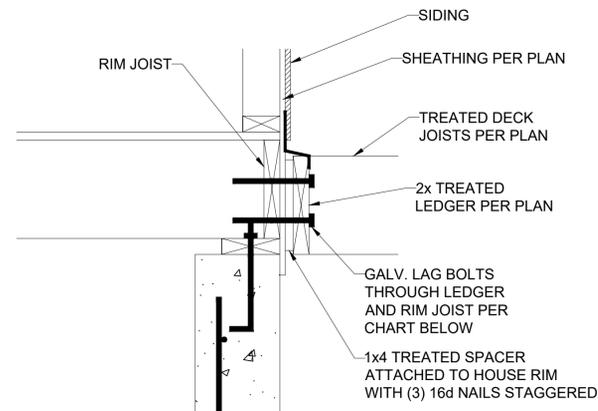
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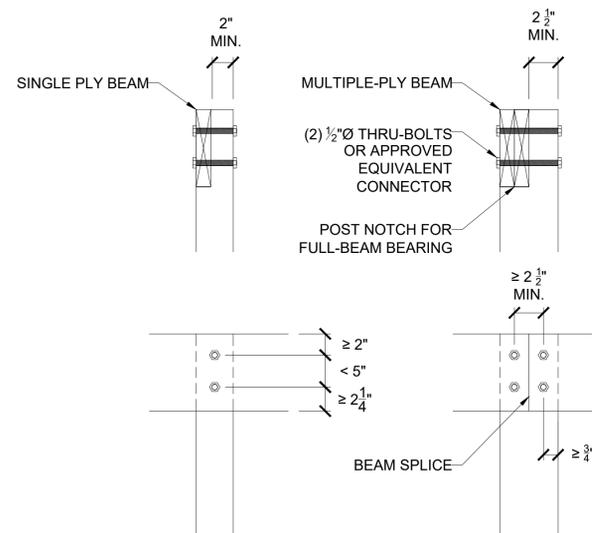
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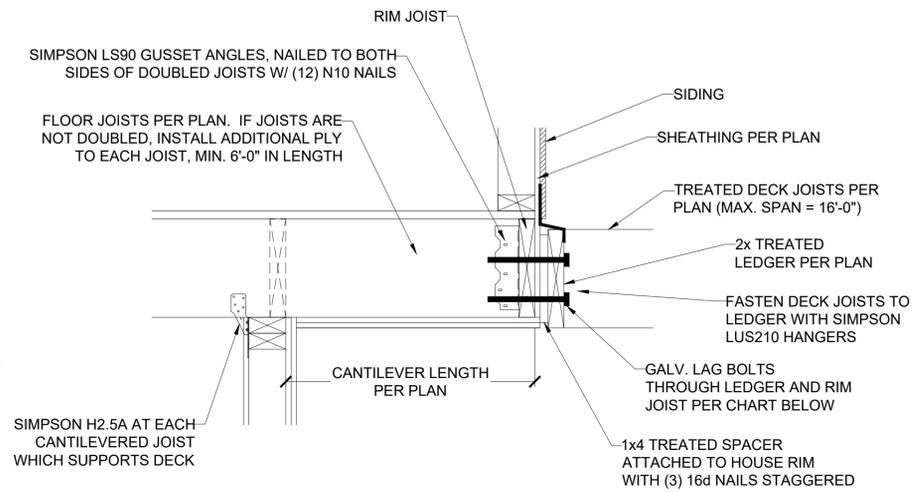
DECK LEDGER ATTACHMENT GUIDE

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

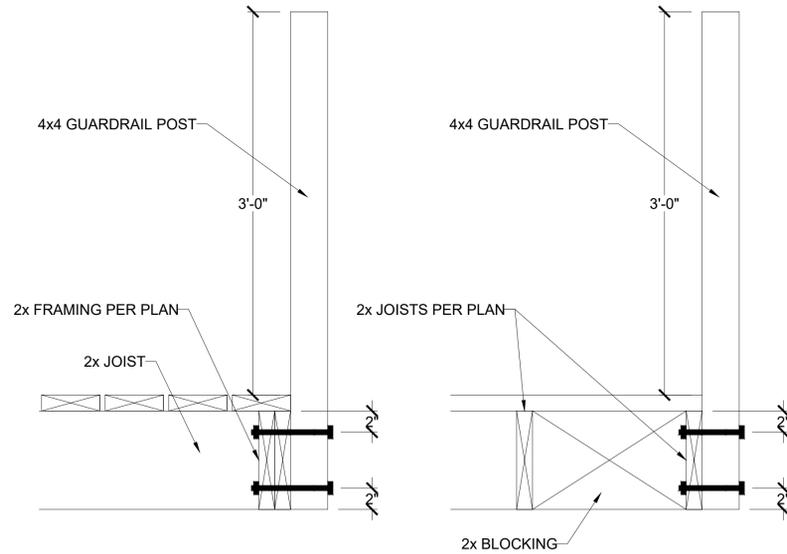
**1** LEDGER ATTACHMENT  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



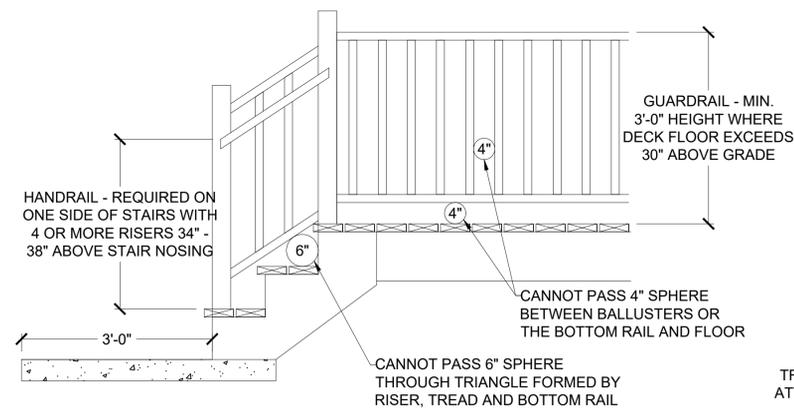
**5** LET-IN (COVERED) DECK BEAM CONNECTION  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



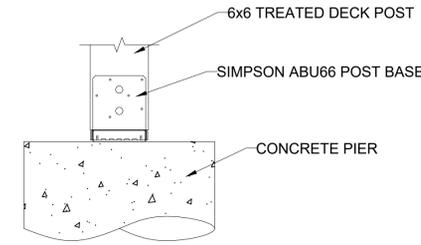
**2** CANTILEVER WITH DECK ATTACHMENT  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



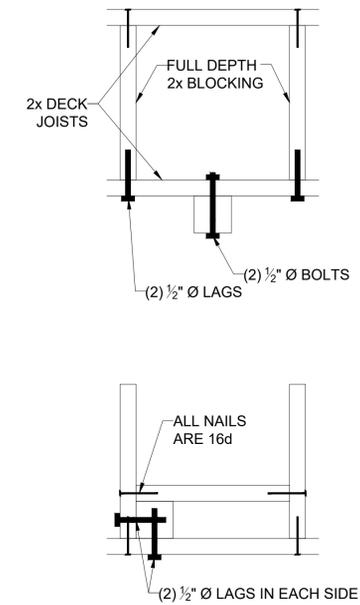
**6** GUARDRAIL CONNECTION  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



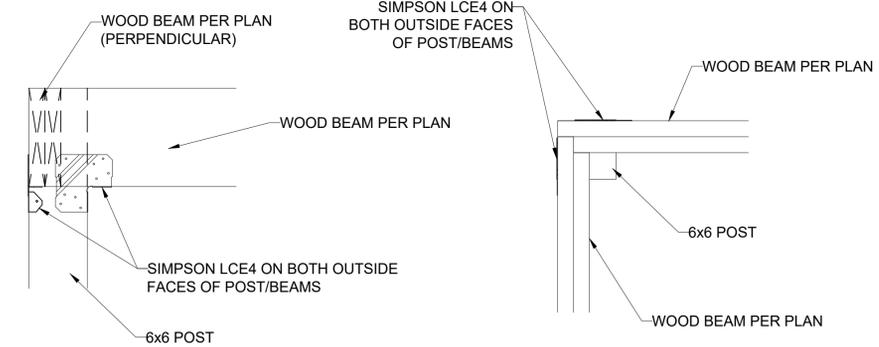
**8** GUARDRAIL DETAIL  
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



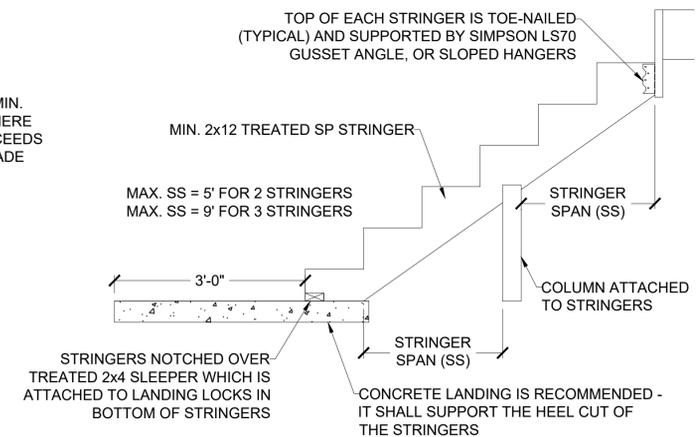
**3** DECK POST BASE  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



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



**7** ALTERNATE COVERED DECK/PORCH INTERSECTION  
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



**9** STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)  
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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**S3.3a**

