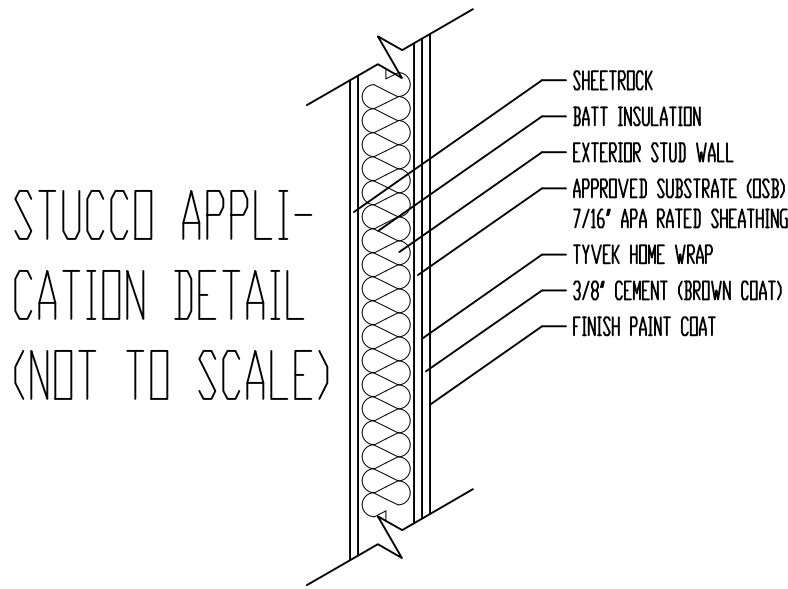



FRONT ELEVATION

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



RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
01/08/2021

"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/T: (816)547-4437

E: Plans@ViewpointDesign.net

Designed for:  
**Thanh TRAN &  
Thuyet "Julie" VO**  
Site Description:  
**Lot 81, Woodside  
Ridge 1st Plat**  
Street Address:  
**338 NW  
Ambersham Dr.,  
Lee's Summit,  
Missouri**  
General Contractor:  
**Pfeifer Homes, Inc.**

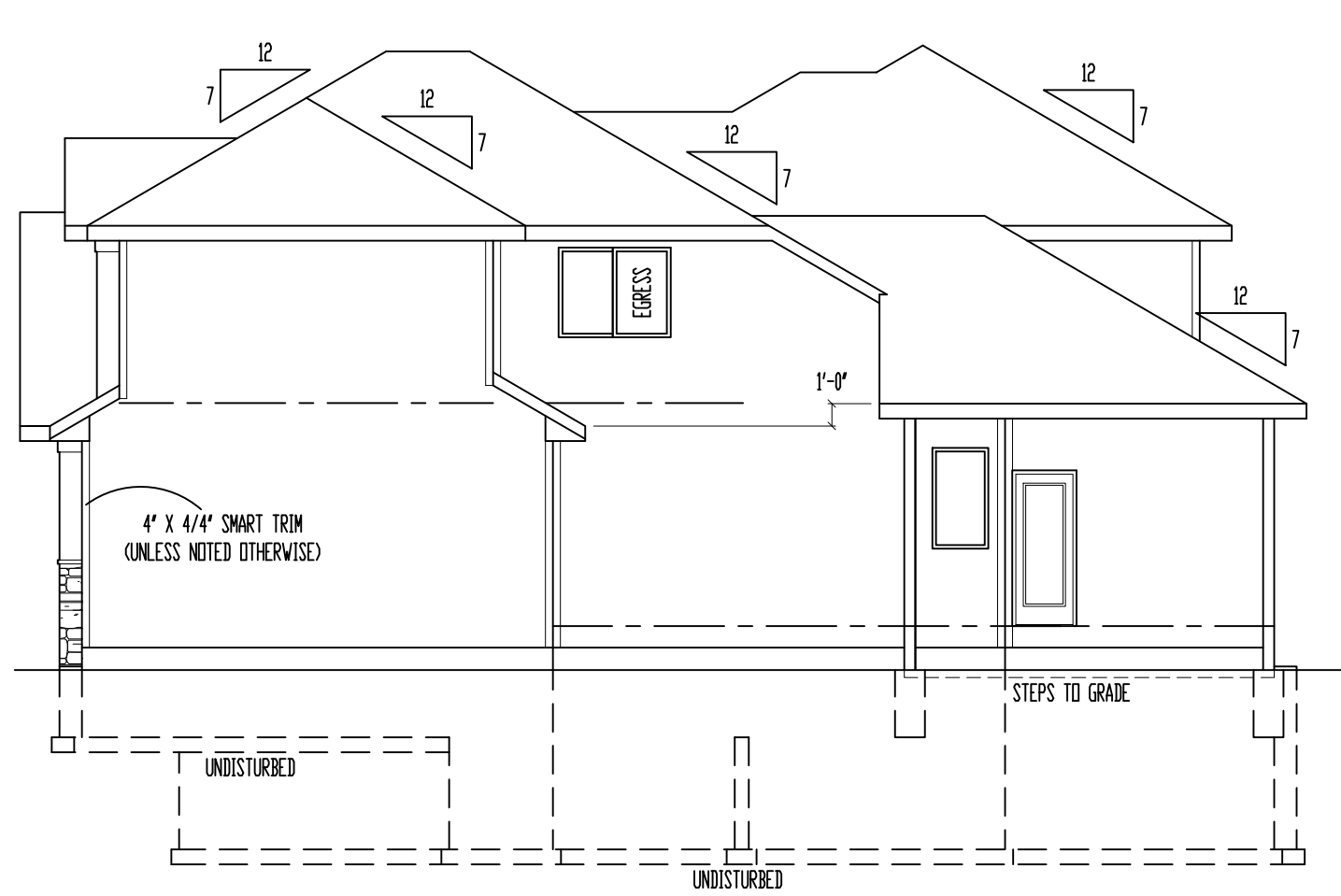


Date: 12 - 28 - AD 2020  
Rev. 1: 1 - 7 - AD 2021  
Rev. 2:  
Rev. 3:

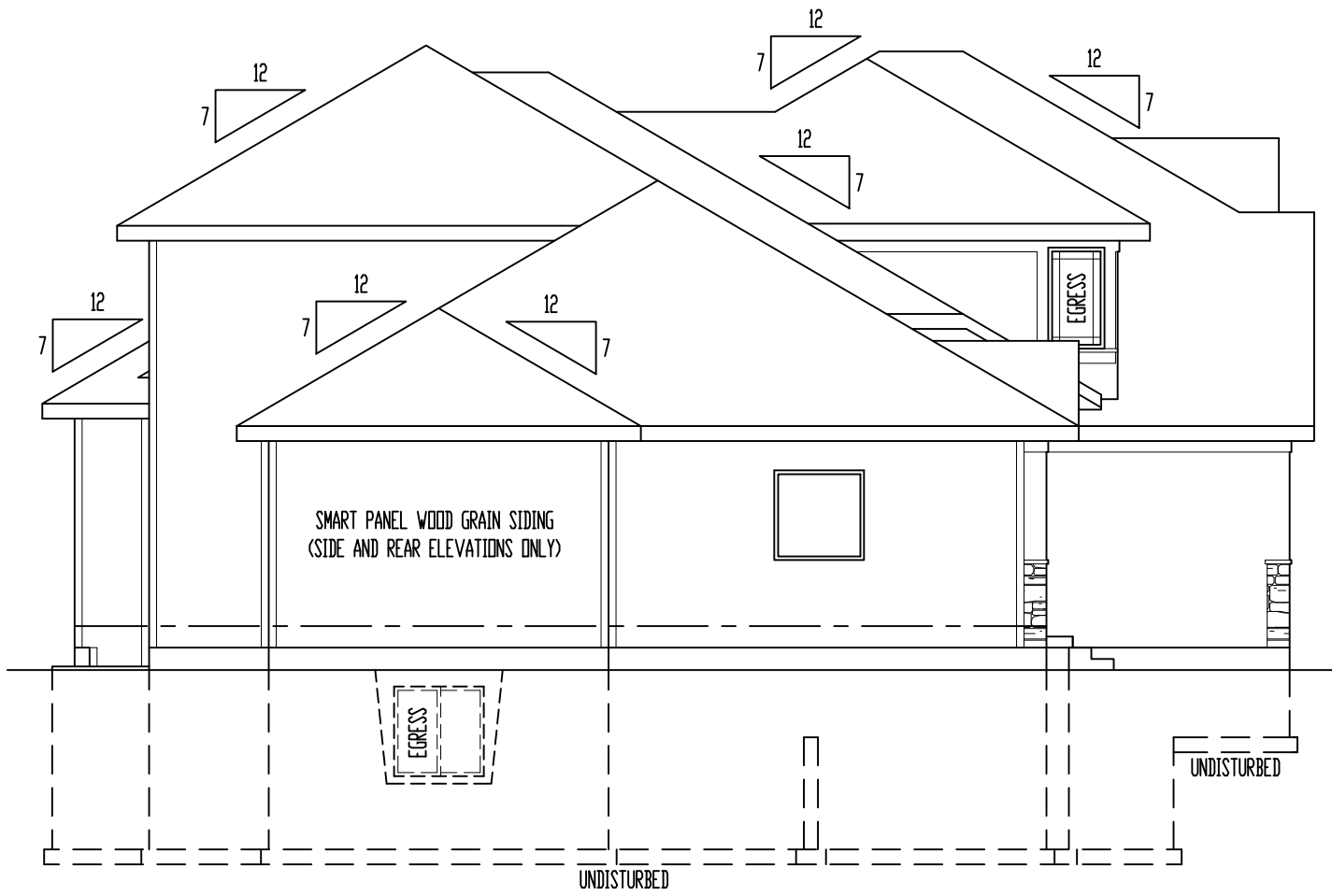
Sheet Title:  
**FRONT  
ELEVATION**

Sheet No.:  
**A-1** of 6

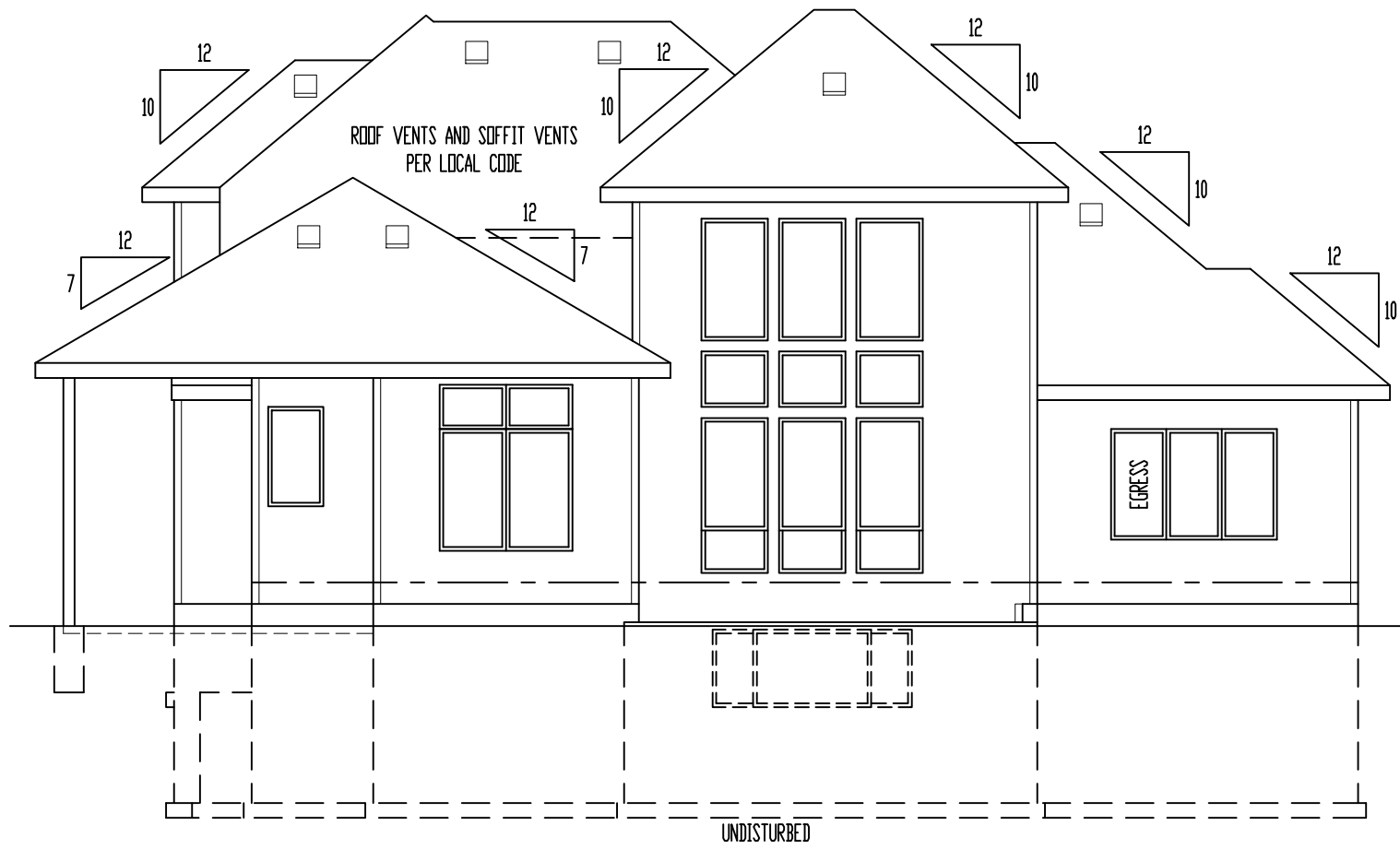
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RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



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




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

- ELEVATIONS:  
SMART PANEL WOOD GRAIN SIDING ON SIDE AND REAR ELEVATIONS  
COMPOSITION ROOF SHINGLES  
LOCATE ROOF AND SOFFIT VENTS PER CODE  
ADJUST FOUNDATION TO GRADE
- OPTIONAL DECK:  
DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S  
RESIDENTIAL DECK STANDARDS  
2" X 10" #2 TTD. @ 16" O.C. FLOOR JOISTS (MAX. SPAN: 14'-0")  
2" X 6" CEDAR DECKING  
6" X 6" CEDAR/TTD. POSTS  
2" X 2" CEDAR SPINDLES  
2" X 6" CEDAR TOP RAIL  
DETERMINE OPTIONAL STAIRS ON SITE

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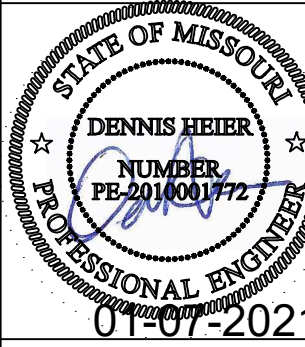
VIEWPOINT

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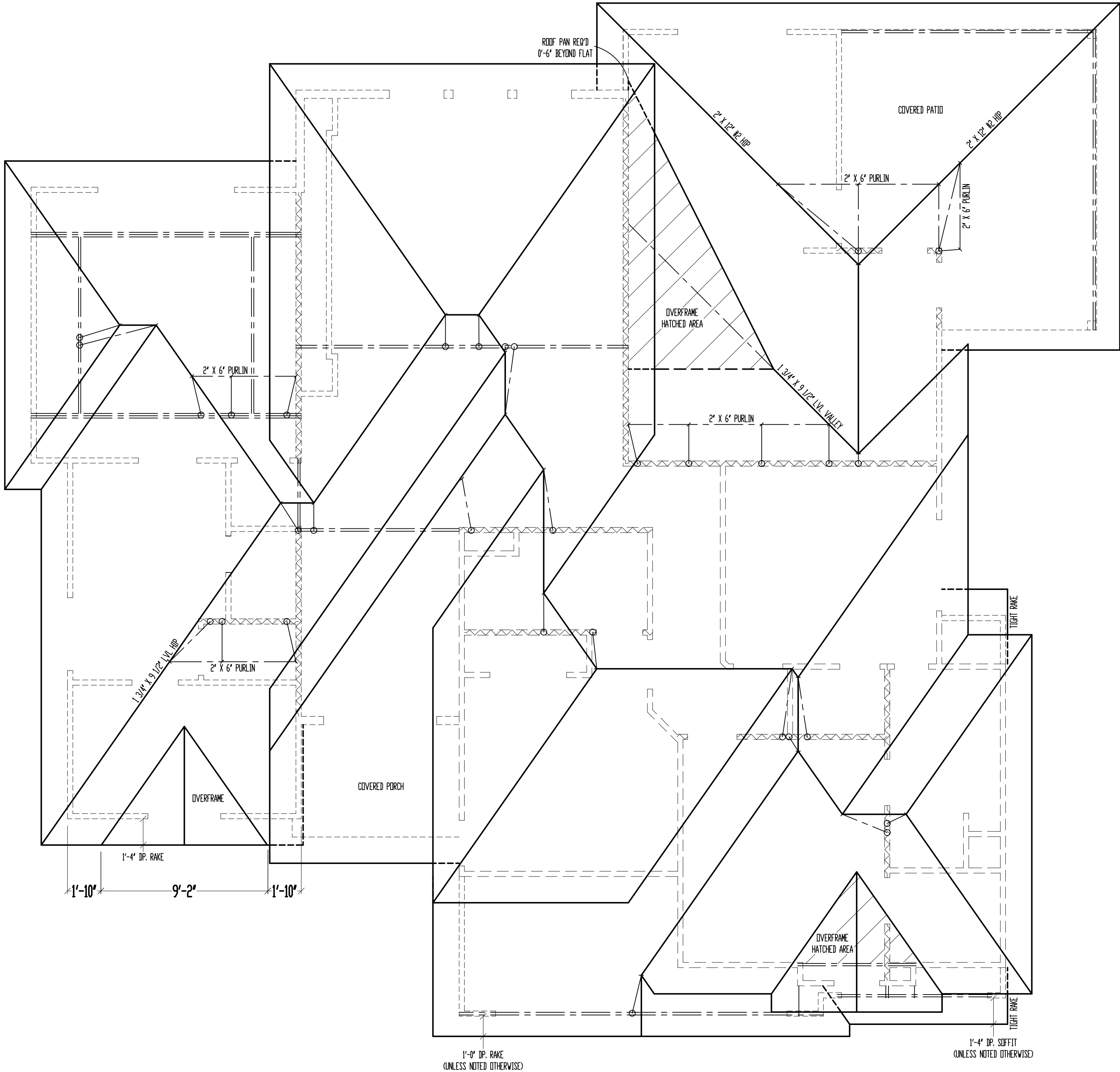
Designed for:  
**Thanh TRAN & Thuyet "Julie" VO**  
Site Description:  
**Lot 81, Woodside Ridge 1st Plat**  
Street Address:  
**338 NW Ambersham Dr., Lee's Summit, Missouri**  
General Contractor:  
**Pfeifer Homes, Inc.**



Date: 12 - 28 - AD 2020  
Rev. 1: 1 - 7 - AD 2021  
Rev. 2:  
Rev. 3:

Sheet Title:  
**SIDES & REAR ELEVATIONS**

Sheet No.:  
**4**  
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
01/08/2021



# ROOF

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

ROOF AREA  
4/12 PITCH: 067 SQ.  
7/12 PITCH: 2046 SQ.  
10/12 PITCH: 1413 SQ.

\*ALL RAFTERS SHALL BE 2" X 6" #2 @ 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
#2-2x6	@24" O.C.	11'-7"
#2-2x6	@16" O.C.	14'-2"
#2-2x8	@24" O.C.	14'-8"
#2-2x8	@16" O.C.	17'-11"
#2-2x10	@24" O.C.	17'-10"
#2-2x10	@16" O.C.	21'-11"

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

HIGHER PERFORMANCE (RECOMMENDED)		
RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
#2-2x6	@24" O.C.	8'-6"
#2-2x6	@16" O.C.	9'-9"
#2-2x8	@24" O.C.	11'-3"
#2-2x8	@16" O.C.	12'-9"
#2-2x10	@24" O.C.	14'-3"
#2-2x10	@16" O.C.	16'-3"

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

- \* VAULTS TO BE 2x10 DEPTH
- \* RIDGE BOARDS ARE: (UNLESS OTHERWISE NOTED)
  - #2- 2X8 UP TO 10/12 PITCH
  - #2- 2X10 OVER 10/12 PITCH
- \* ALL HIP & VALLEYS ARE: (UNLESS OTHERWISE NOTED)
  - #2- 2X8 UP TO 10/12 PITCH
  - #2- 2X10 OVER 10/12 PITCH
- \* PURLINS ARE 2X6 MIN.
  - PURLIN STRUTS ARE AT 4'-0" O.C.
  - PURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL.
  - ALL PURLINS STRUTS SHALL HAVE A MAXIMUM UNBRACED LENGTH OF 8'-0"
  - PURLINS STRUTS SHALL BE CONSTRUCTED IN A "T" CONFIGURATION AND PER THE FOLLOWING CHART:

PURLIN STRUT	MAX PURLIN STRUT LENGTH
(2) 2x4	8'-0"
(1) 2x4 & (1) 2x6	12'-0"
(1) 2x6 & (1) 2x8	20'-0"
(2) 2x6 & (1) 2x8	30'-0"
CONSULT ARCH/ENGR. >	30'-0"

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

- \* VERTICAL BRACE IF DOT IS UNDER HIP OR VALLEY
- \* SLASH IS TOP END OF BRACE ( / ), DOT IS BOTTOM OF BRACE ( o ).
- \* ~~~~~ DENOTES BEARING WALL
- \* --- DENOTES ROOF BRACE
- \* --- DENOTES PURLIN
- \* --- DENOTES BEARING STRUCTURE

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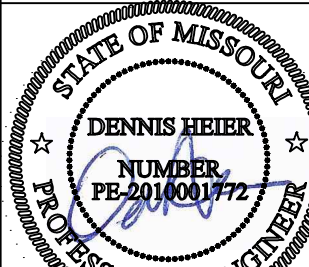
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M/T: (816)47-4437 E: Plans@ViewpointDesign.net

Designed for:  
**Thanh TRAN & Thuyet "Julie" VO**  
Site Description:  
**Lot 81, Woodside Ridge 1st Plat**  
Street Address:  
**338 NW Ambersham Dr., Lee's Summit, Missouri**  
General Contractor:  
**Pfeifer Homes, Inc.**



01-07-2021

Date: 12 - 28 - AD 2020  
Rev. 1: 1 - 7 - AD 2021  
Rev. 2:  
Rev. 3:

Sheet Title:  
**ROOF PLAN**

Sheet No.:  
**3**  
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MO 64086  
01/08/2021





GARAGE: 637 SQ. FT.  
COV. OUT/LIV: 207 SQ. FT.  
UNFIN. BASEMENT: 750 SQ. FT.

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

**FRAMING NOTES**

1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" 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. \\\\\\\ = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W DR 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" C.D. (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.)
13. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

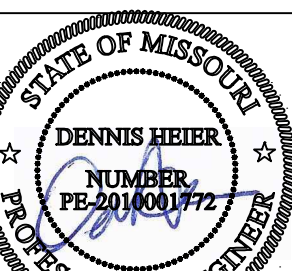
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(John 3:16).*

**VIEWPOINT**  
RESIDENTIAL DESIGN LLC

[illegible]

Designed for:  
**Thanh TRAN &  
Thuyet "Julie" VO**  
Site Description:  
**Lot 81, Woodside  
Ridge 1st Plat**  
Street Address:  
**338 NW  
Ambersham Dr.,  
Lee's Summit,  
Missouri**  
General Contractor:  
**Peifer Homes, Inc.**



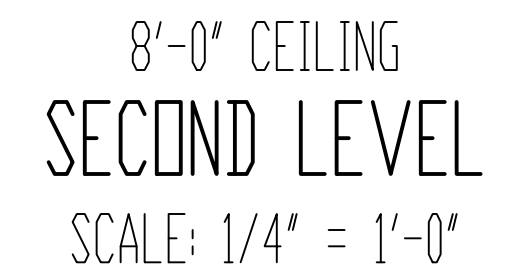
01-07-2021

Date: 12 - 28 - AD 2020  
Rev. 1: 1 - 7 - AD 2021  
Rev. 2:  
Rev. 3:

Sheet Title:  
**MAIN LEVEL  
PLAN**

Sheet No.:  
RELEASE FOR  
CONSTRUCTION  
NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI of 6

1/08/2021

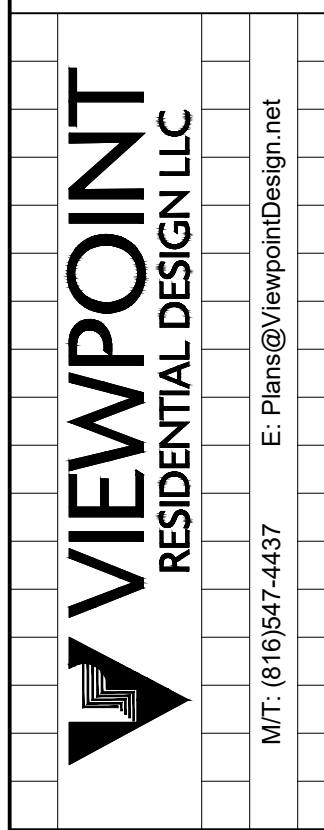


+++++ = WALL BRACING PER FRAMING NOTE #1 AND  
PER CALCULATIONS ON SHEET S.I.1.

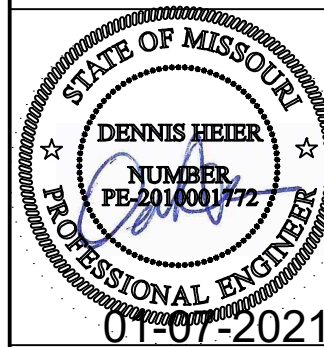
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(John 3:16)*



Designed for:  
**Thanh TRAN &  
Thuyet "Julie" VO**  
Site Description:  
**Lot 81, Woodside  
Ridge 1st Plat**  
Street Address:  
**338 NW  
Ambersham Dr.,  
Lee's Summit,  
Missouri**  
General Contractor:  
**Pfeifer Homes, Inc.**



Date: 12 - 28 - AD 2020  
Rev. 1: 1 - 7 - AD 2021  
Rev. 2:  
Rev. 3:

Sheet Title:  
**SECOND LEVEL  
PLAN**

Sheet No.:  
**RELEASE FOR CONSTRUCTION**  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI of 6  
 01/08/2021





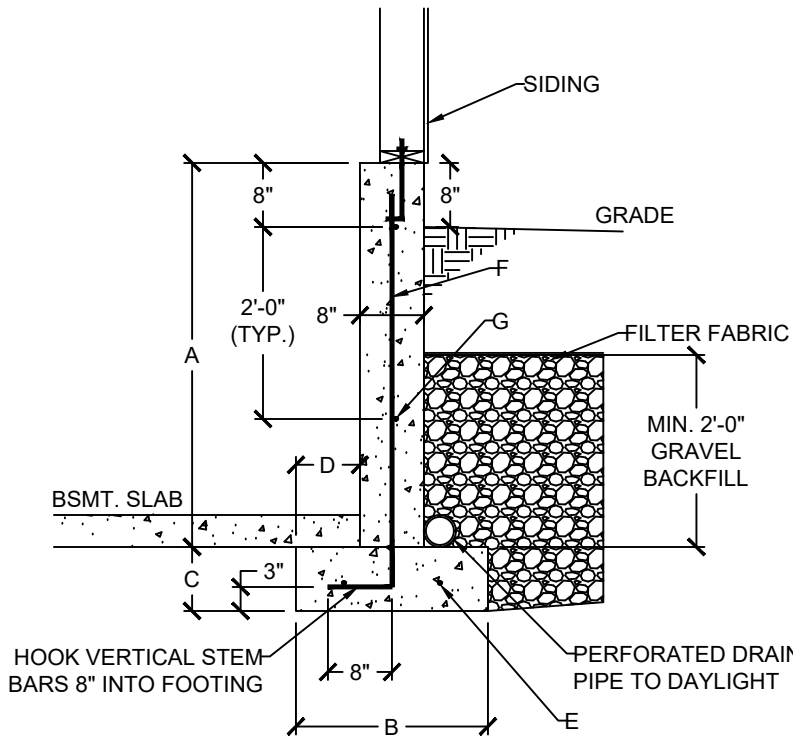




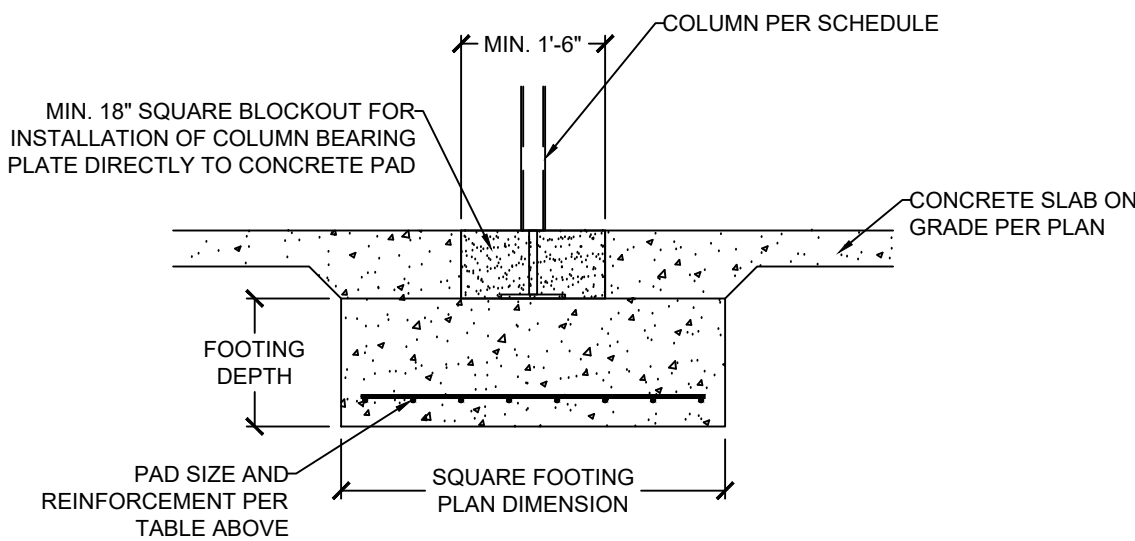




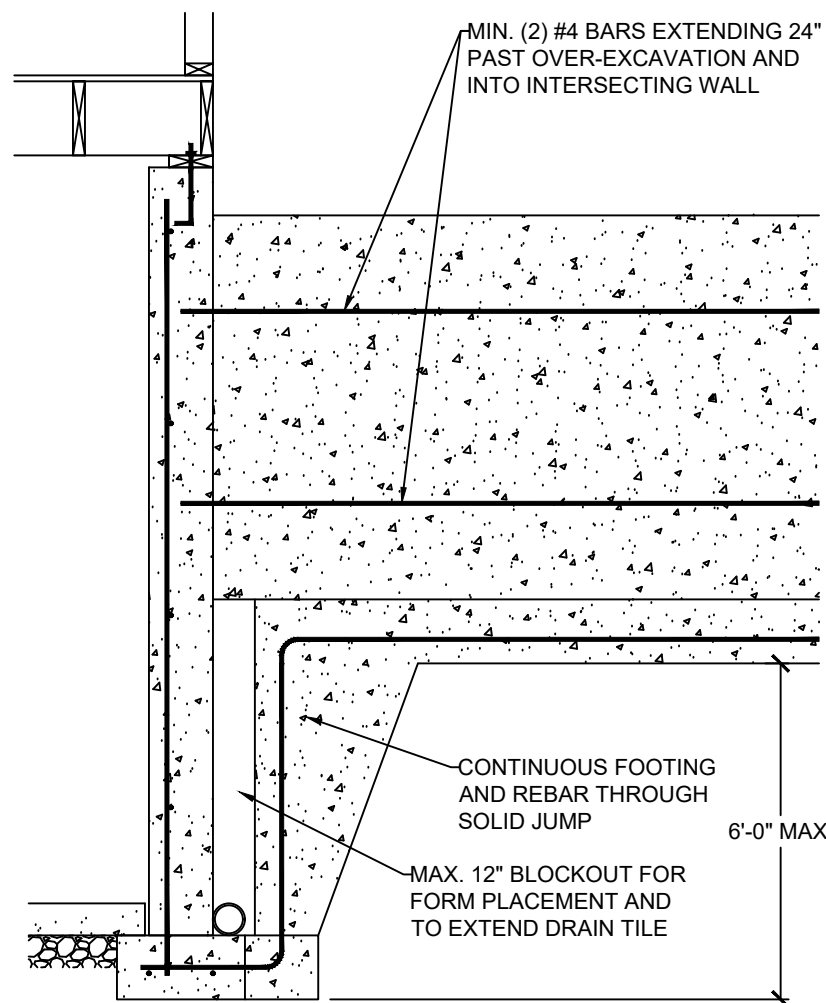




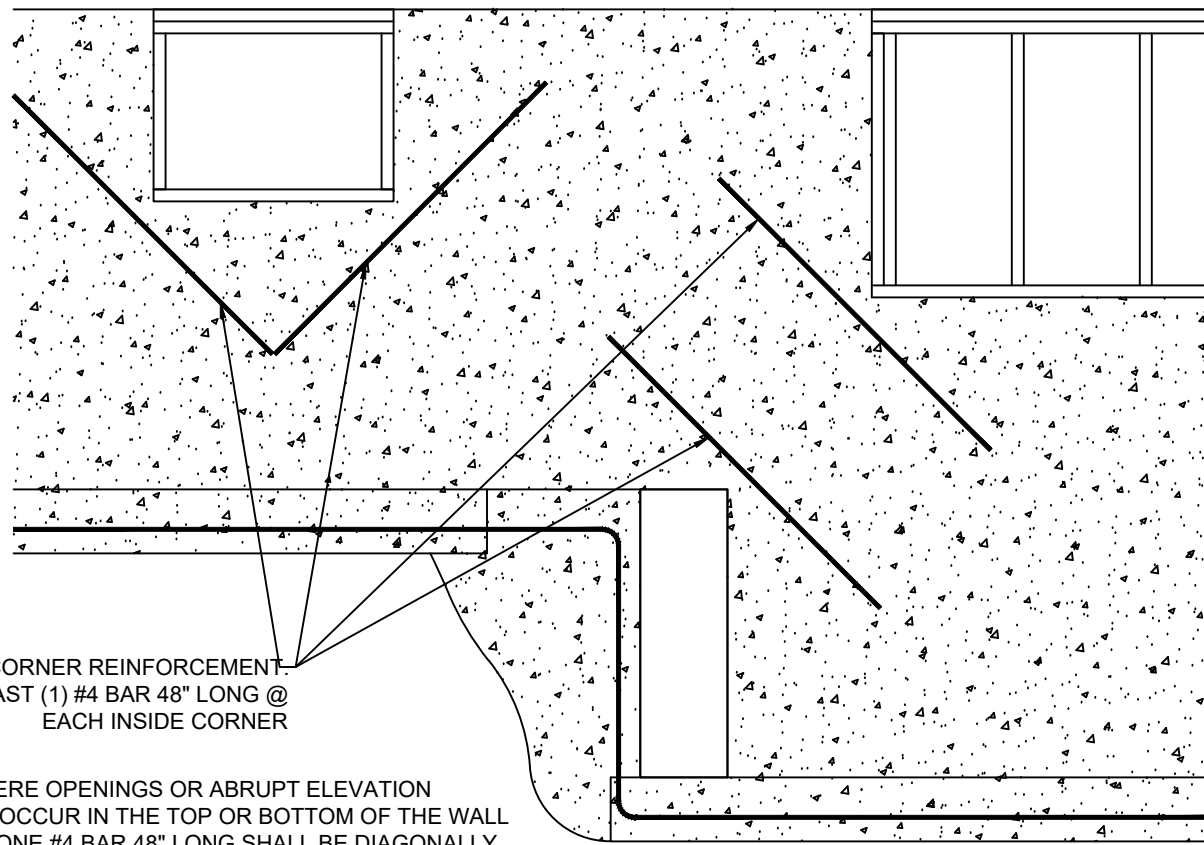
1 DAYLIGHT WALL CONSTRUCTION  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



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

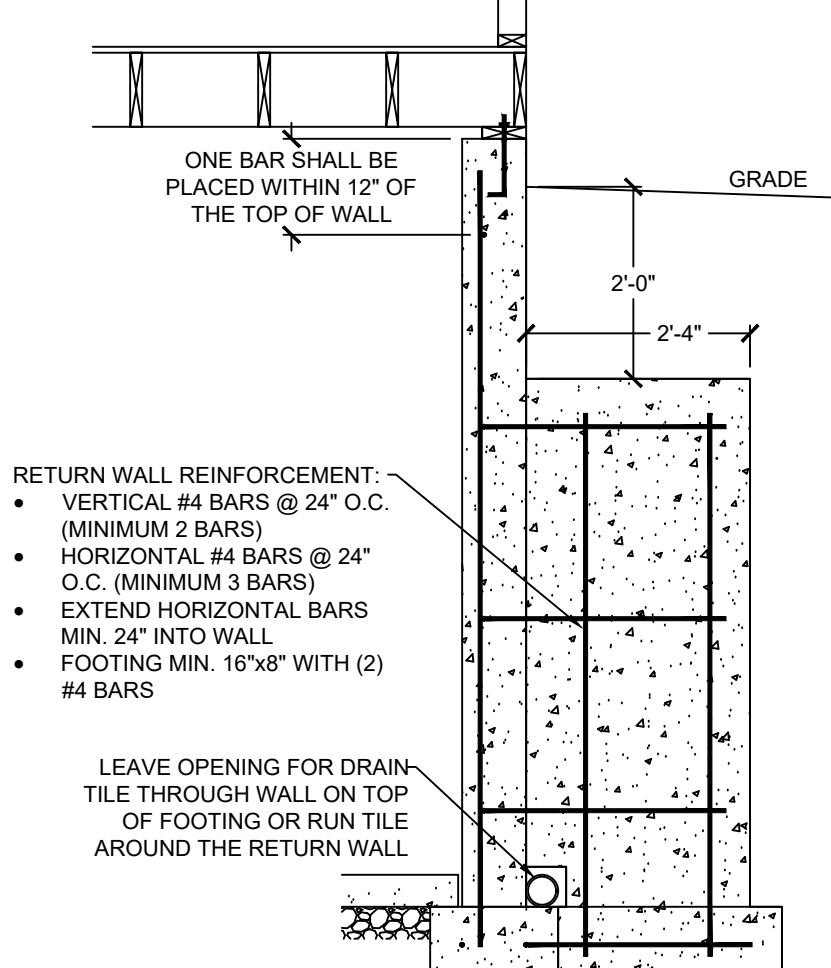


3 CONCRETE WALL SECTION  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

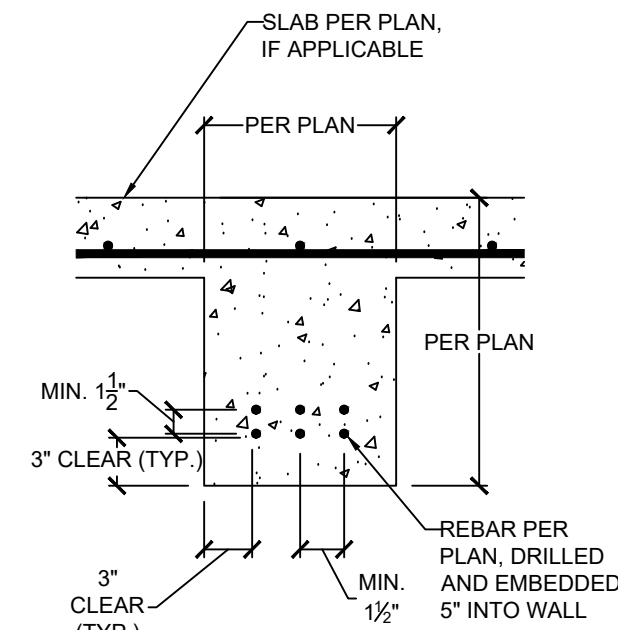


4 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS  
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

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



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



6 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 1/2" = 1'-0" (24x36)

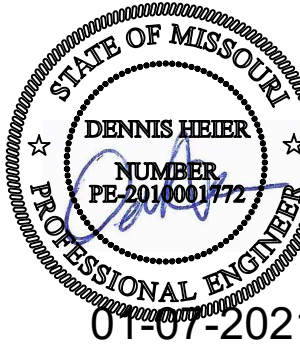
VERTICAL REINFORCEMENT SPACING						
CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18
HORIZONTAL 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:
- WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
  - 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:
    - 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
    - 10" WALL - MINIMUM 6 3/4" FROM THE OUTSIDE FACE
    - EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
  - REINFORCEMENT CLEARANCES:
    - CONCRETE EXPOSED TO EARTH - MINIMUM 1 1/2"
    - NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
    - CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
  - HORIZONTAL REINFORCEMENT:
    - ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
    - OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
    - HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
    - 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.
  - REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
  - 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.
  - 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
  - WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

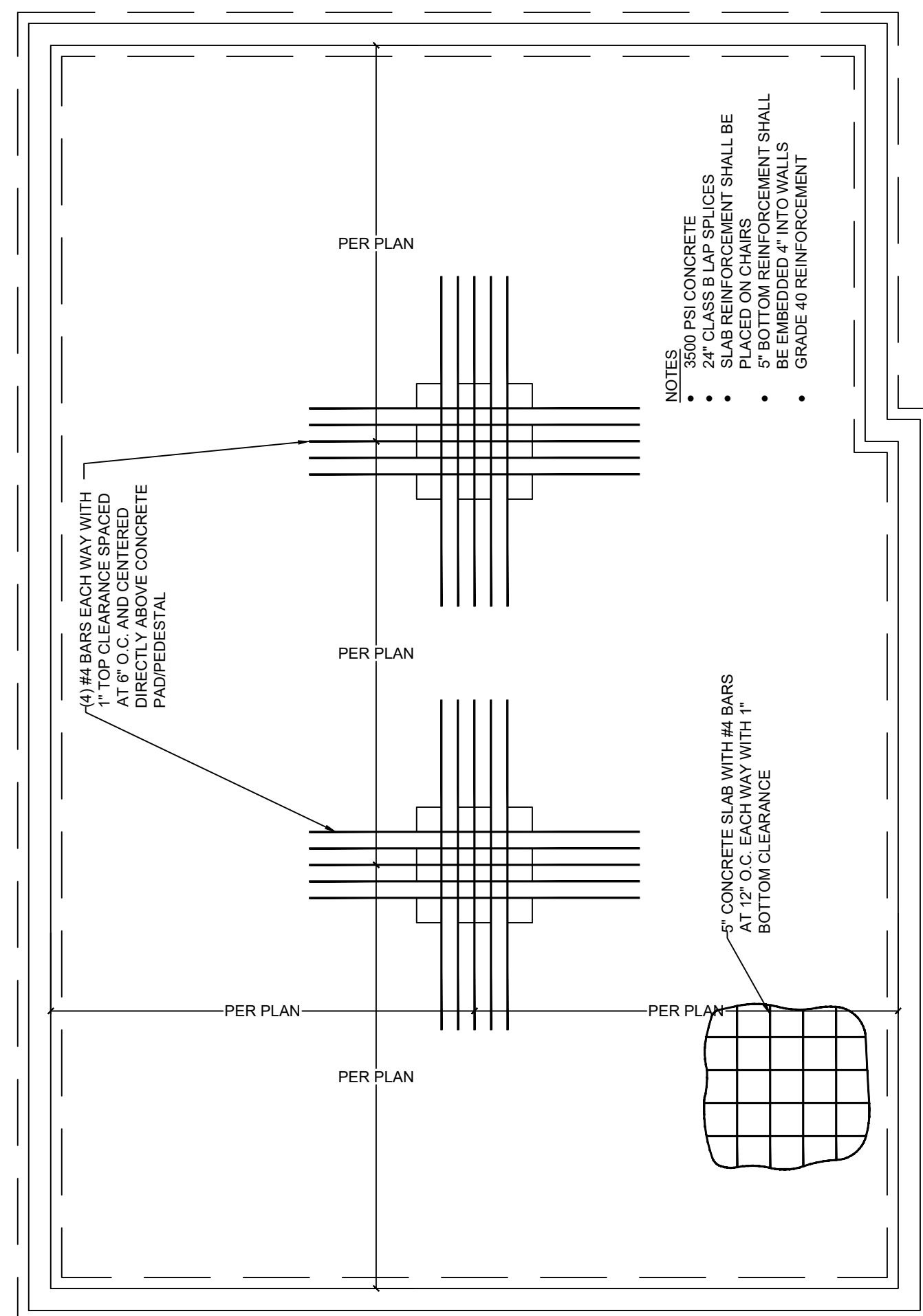
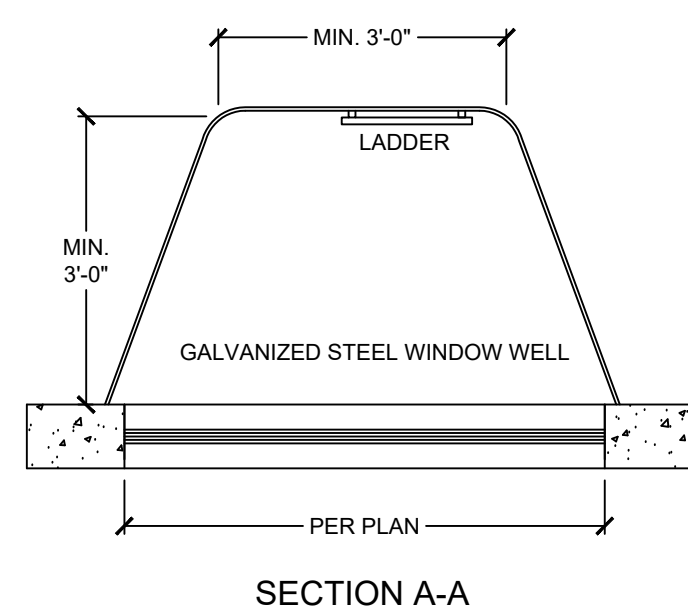
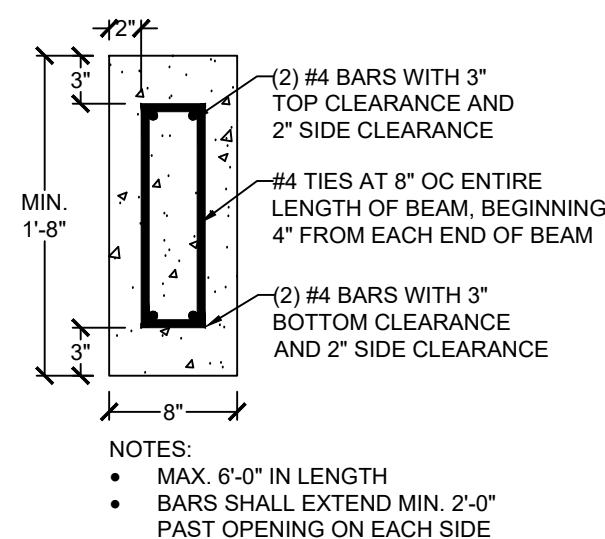
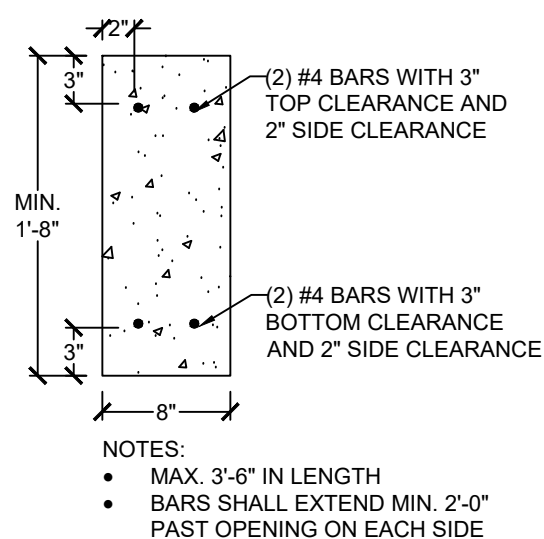
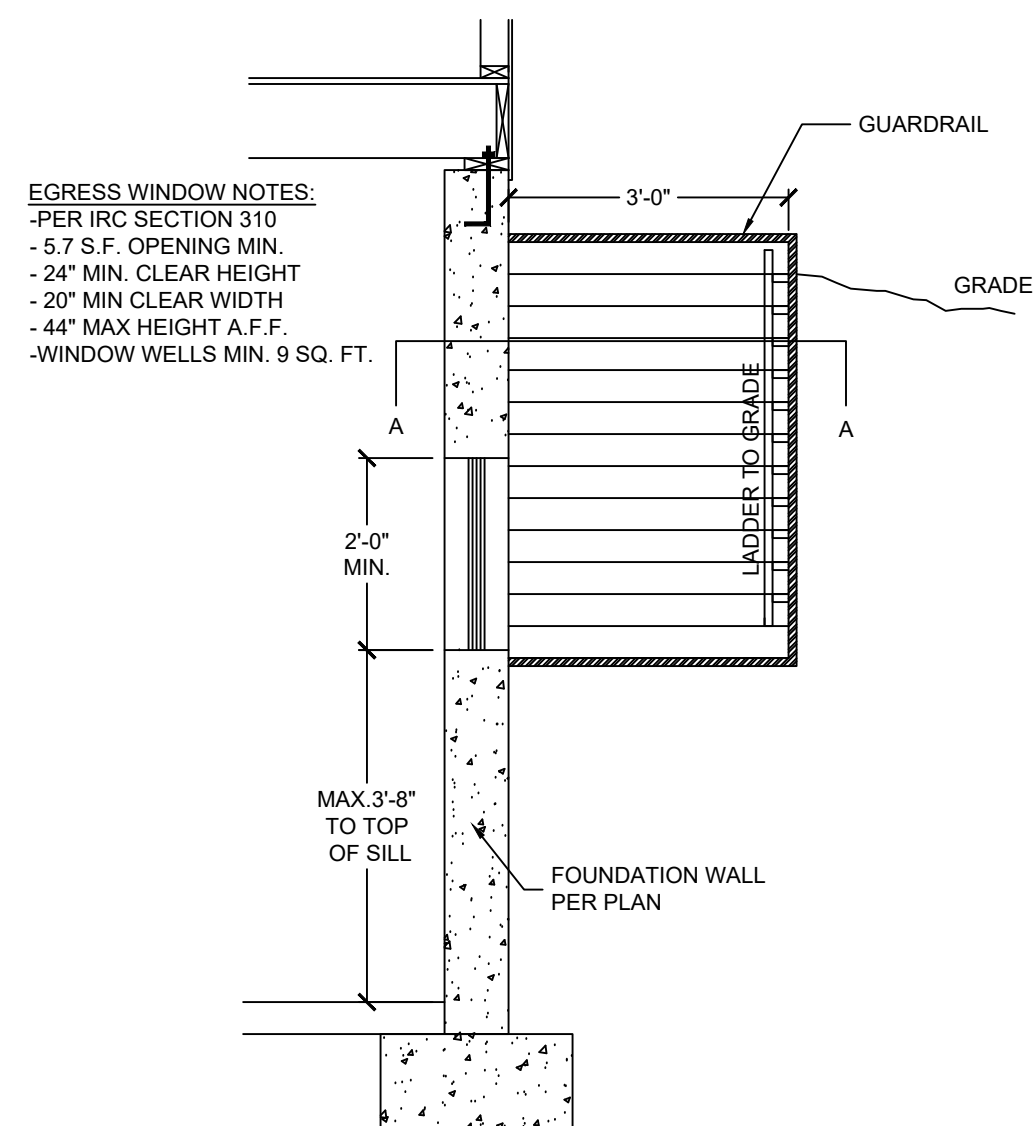
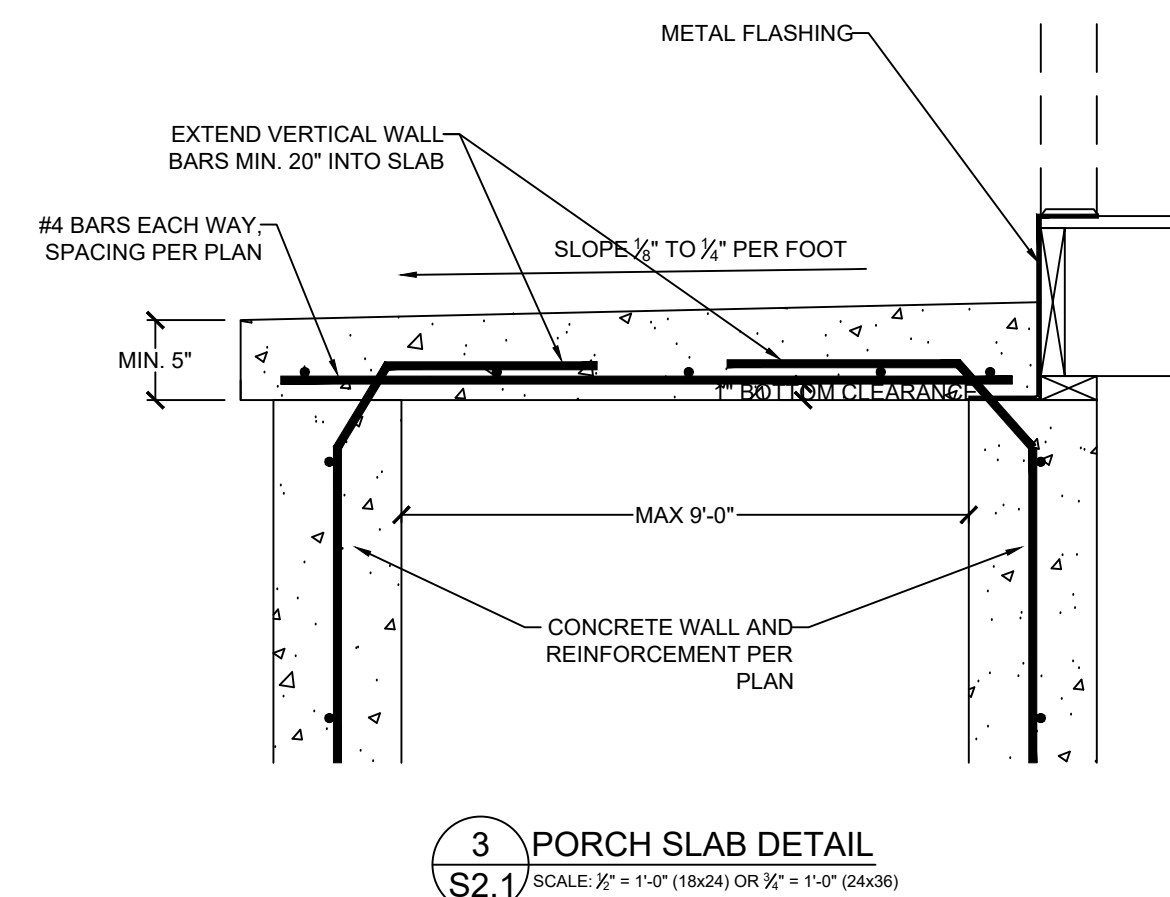
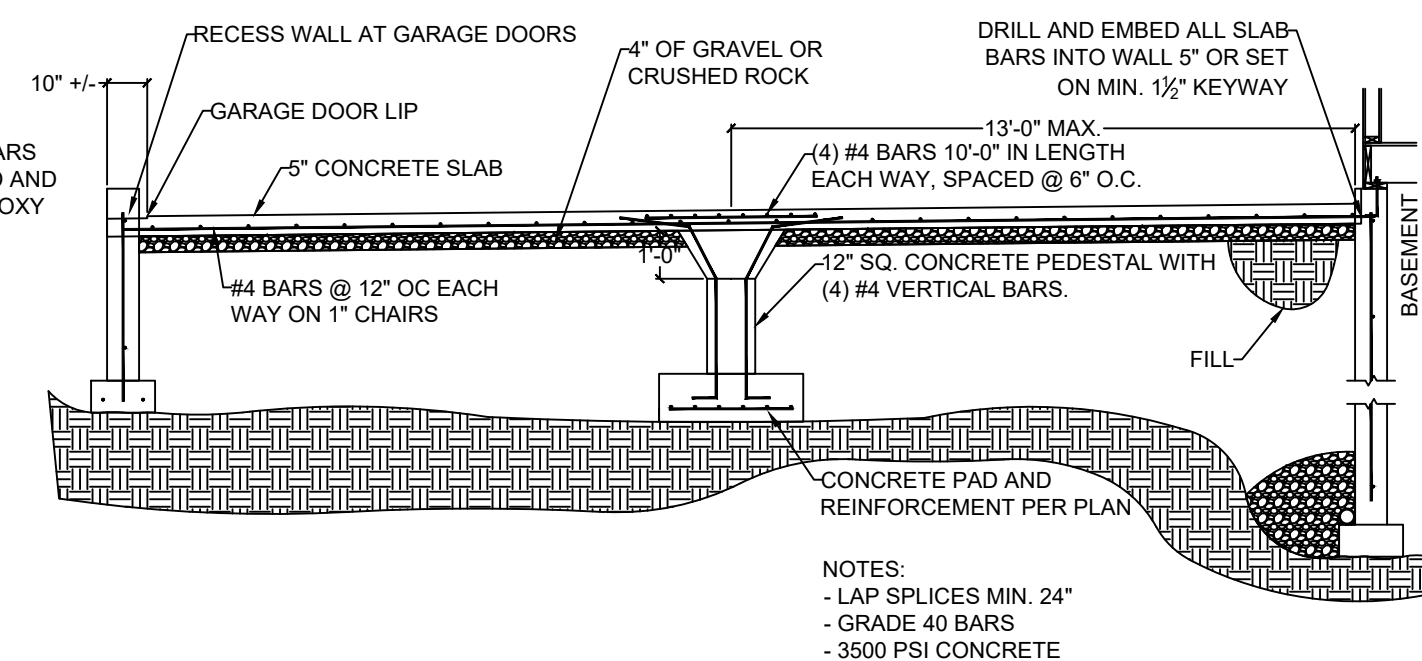
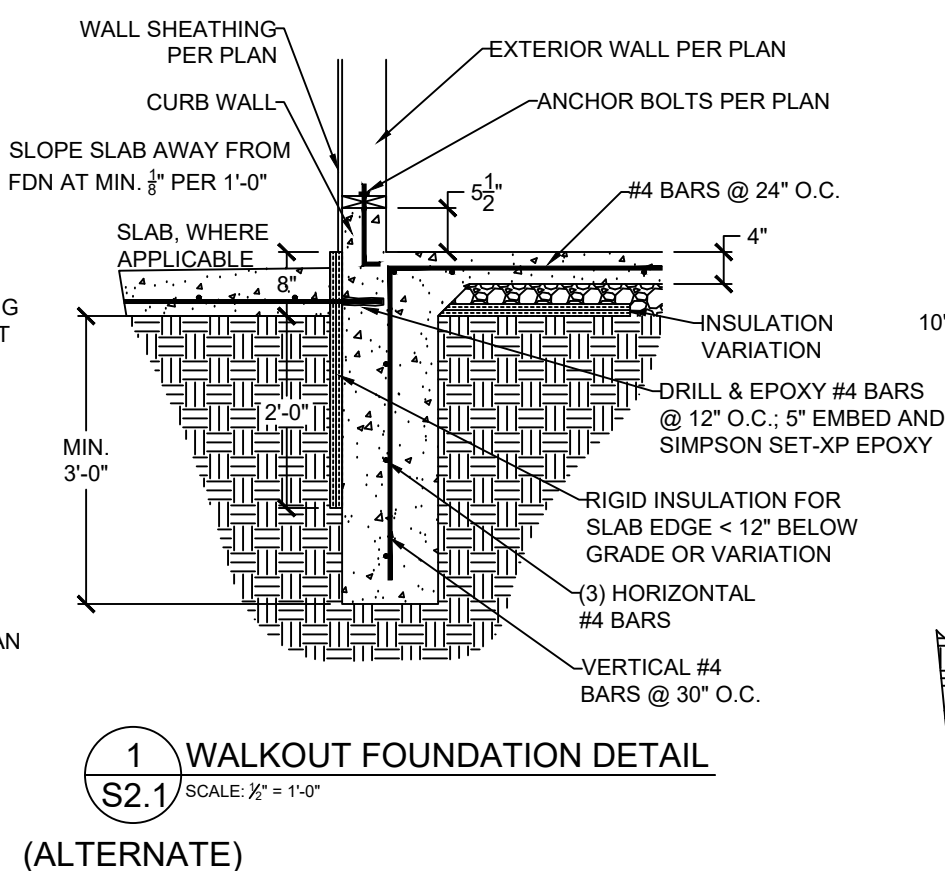
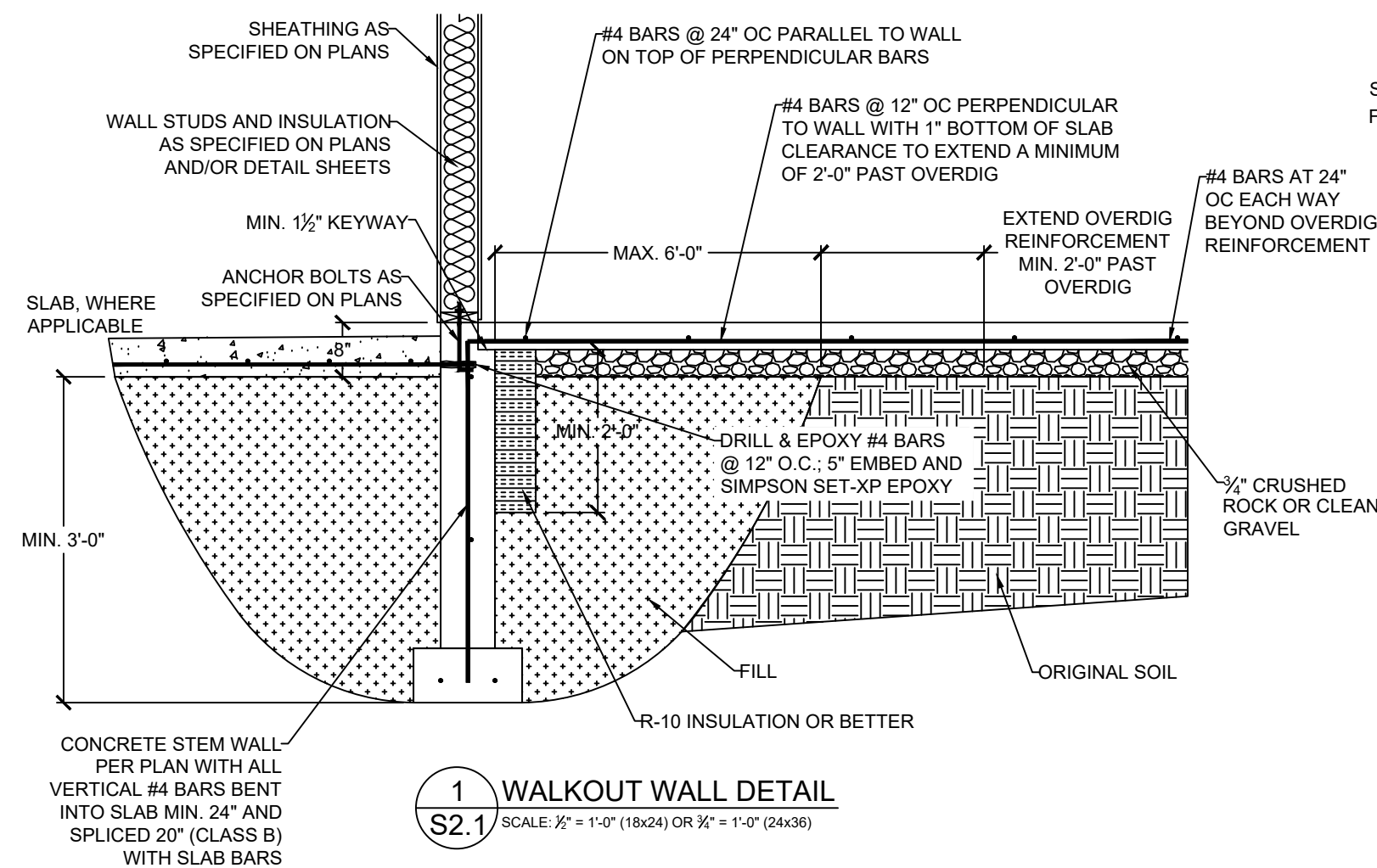
4 FOUNDATION WALL REINFORCEMENT TABLE  
S2.0 NO SCALE



CLIENT: PFEIFER HOMES, INC  
JOB TITLE: RWR081 TRAN-VO  
LOT 81, WOODSIDE RIDGE 1ST PLAT  
LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY
DRAWING TITLE			
FOUNDATION DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2928		DRAWN BY: DMH	
DATE: 01-07-21		RELEASE FOR CONSTRUCTION	
SHEET NUMBER		AS NOTED, ALL PLANS DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI	
S2.0		01/08/2021	



**VISTA**  
—**STRUCTURAL**—  
ENGINEERING, LLC

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

CLIENT: PFEIFER HOMES, INC

JOB TITLE: RWR081 TRAN-VO  
LOT 81, WOODSIDE RIDGE 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI

DENNIS HEIER

NUMBER

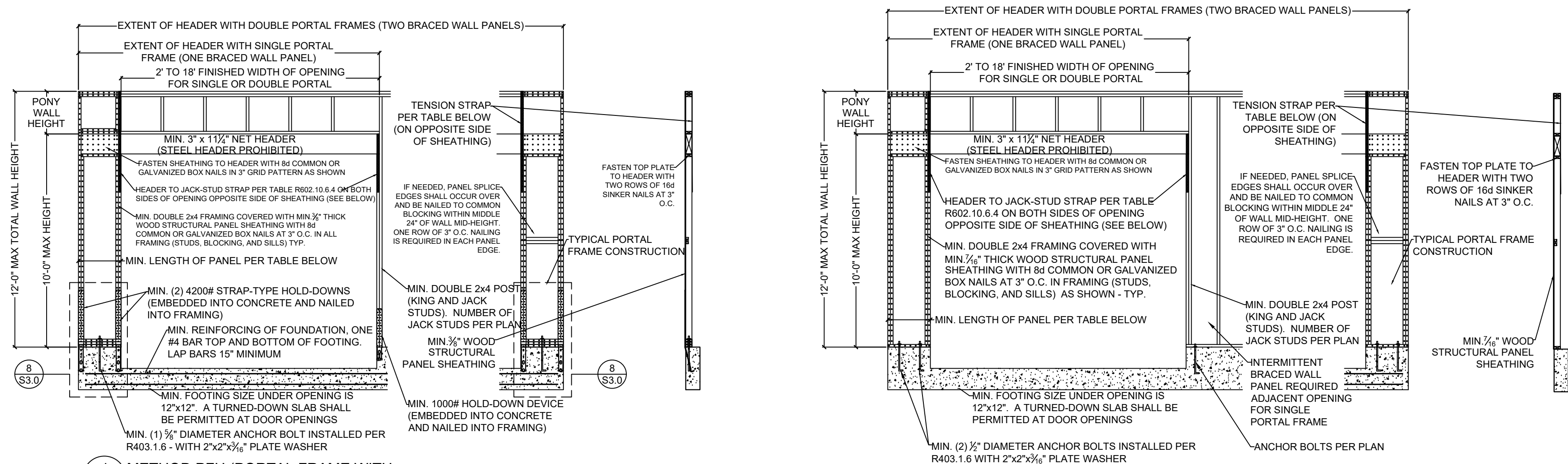
PE-2010001772

PROFESSIONAL ENGINEER

01-07-2021

NO.	DATE	REVISION	BY
DRAWING TITLE			
FOUNDATION DETAILS			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO. 2928		DRAWN BY: DMH	
DATE: 01-07-21			
SHEET NUMBER			
RELEASE FOR CONSTRUCTION AS NOTED ONLY. TRANSFERRED TO DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI			
01/08/2021			



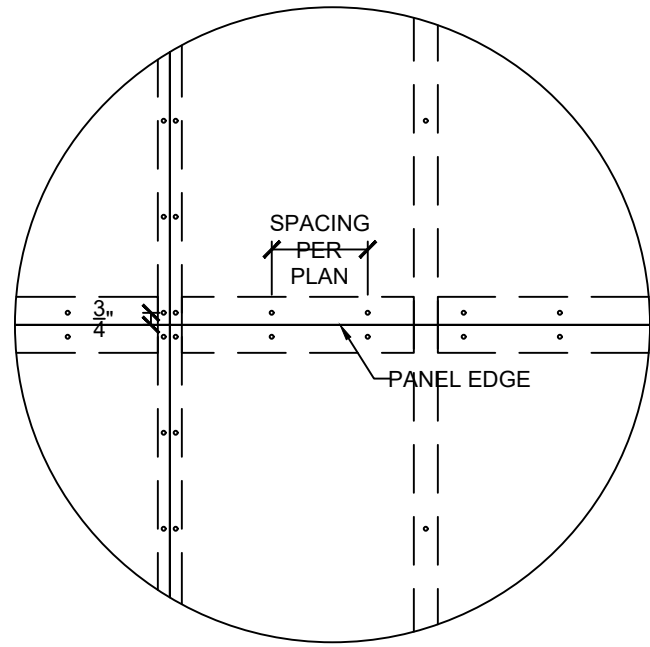
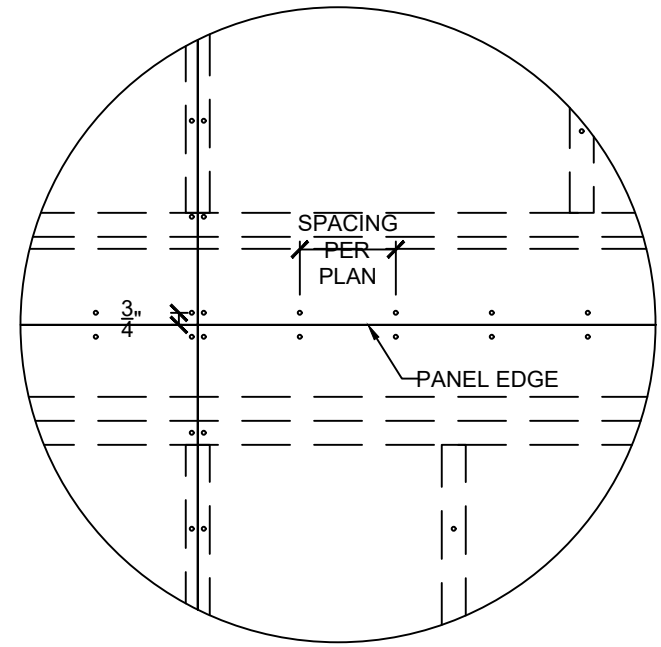
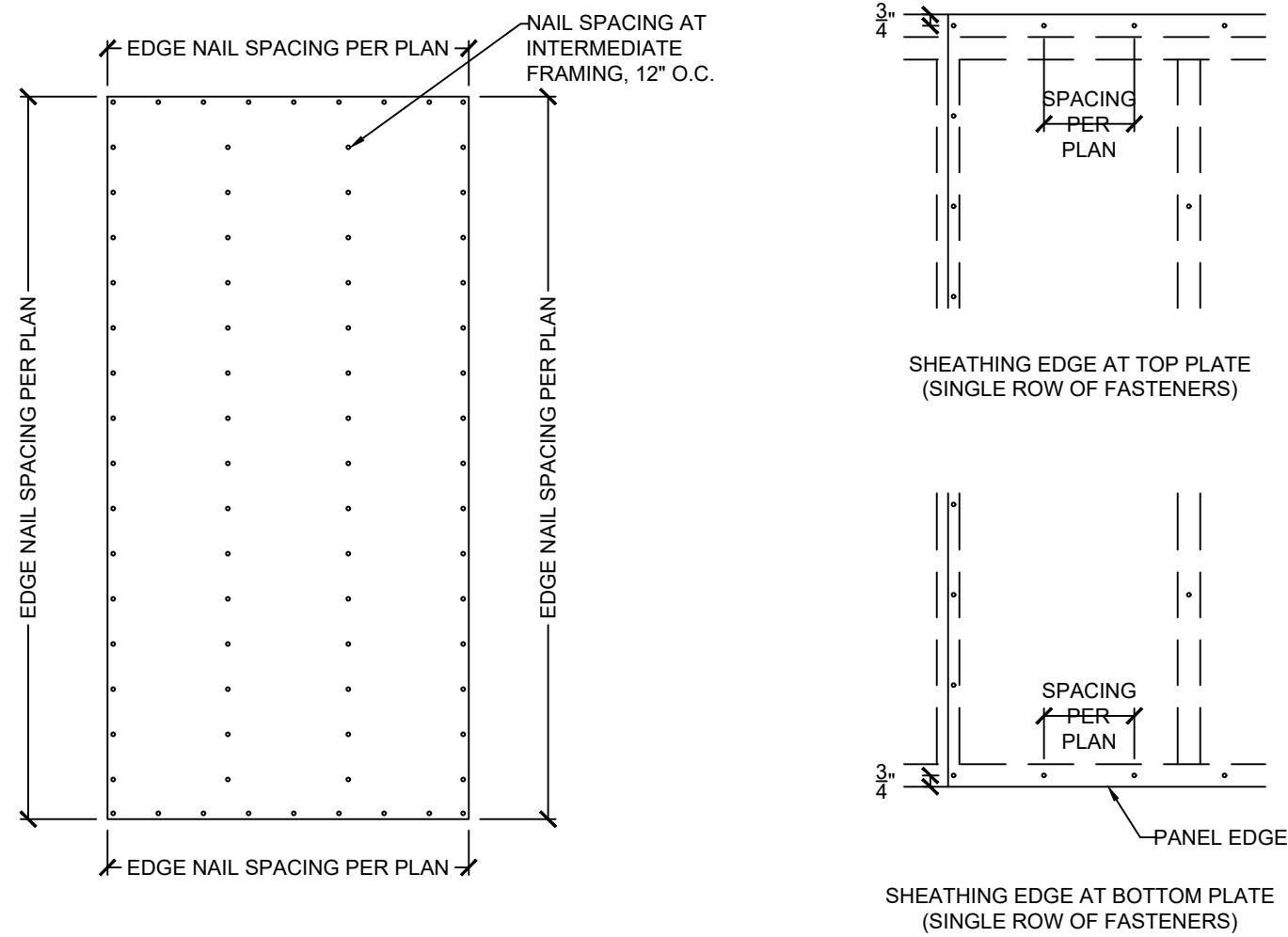


	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

MAX GARAGE OPENING (FT.)	PONY WALL 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

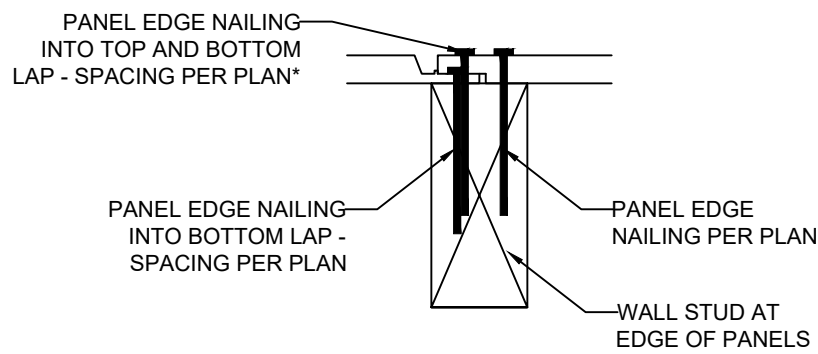
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 <sup>a</sup>	36 <sup>a</sup>

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

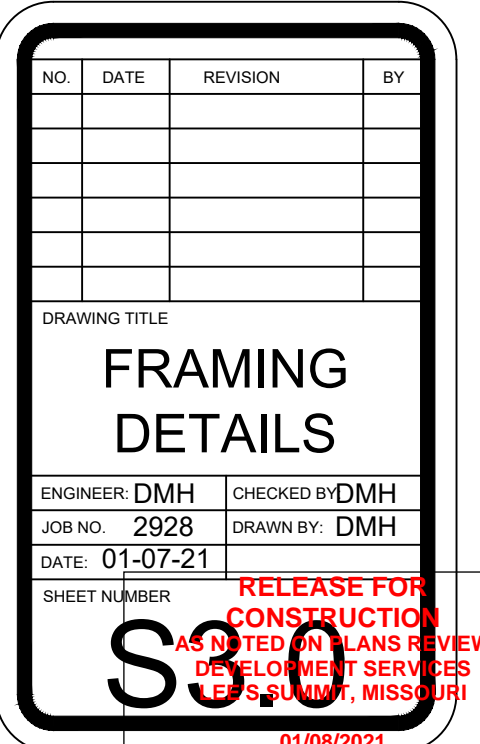
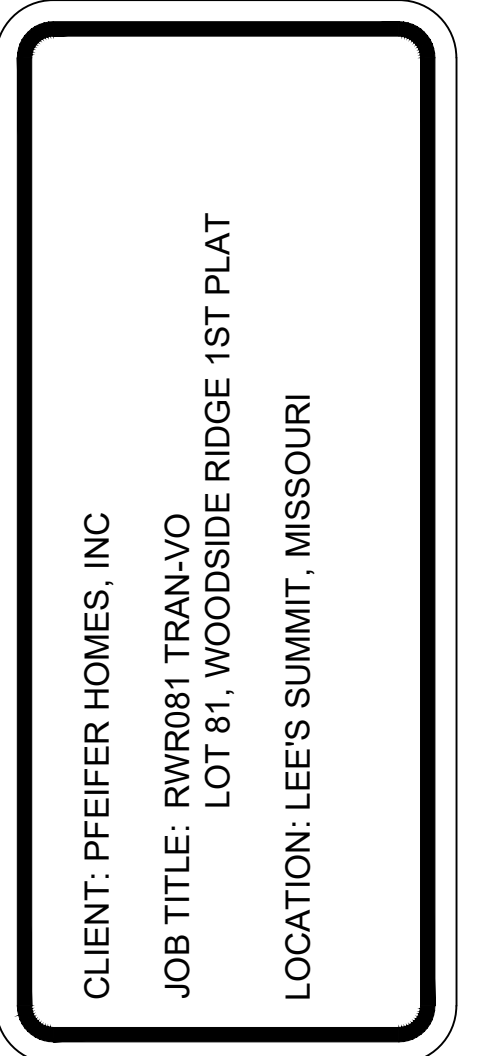
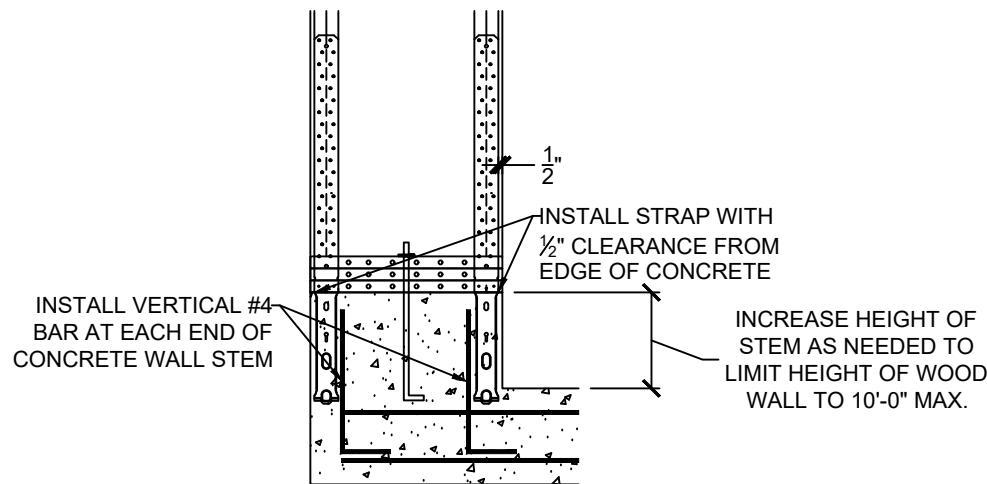


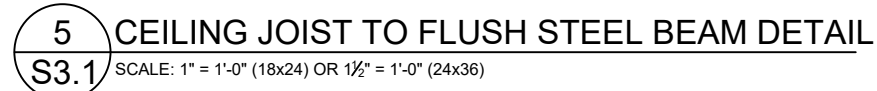
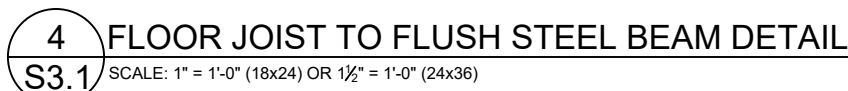
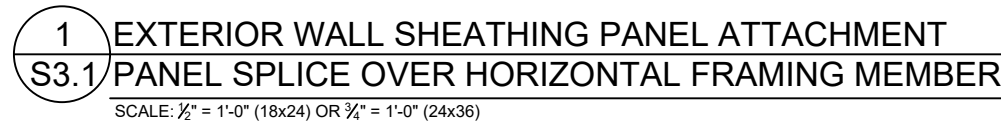
**5 SHEATHING EDGE AT HORIZONTAL FRAMING MEMBER**  
SCALE:  $1" = 1'-0"$  (18x24) OR  $1\frac{1}{2}" = 1'-0"$  (24x36)

**6 SHEATHING EDGE AT PANEL SPLICE ACROSS STUDS**  
SCALE:  $1" = 1'-0"$  (18x24) OR  $1\frac{1}{2}" = 1'-0"$  (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





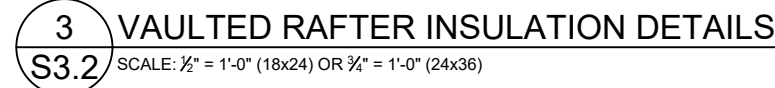
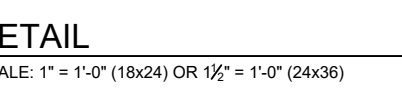
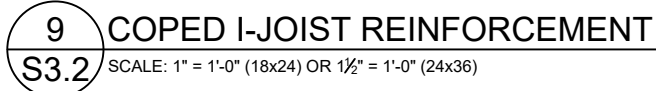
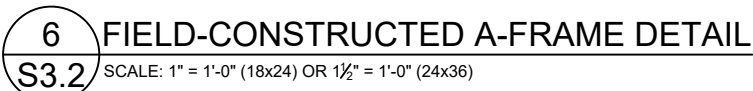
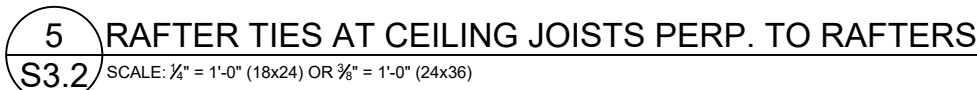
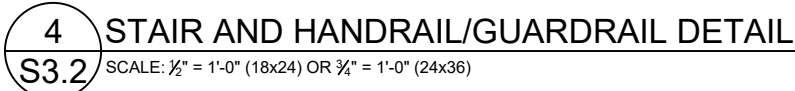
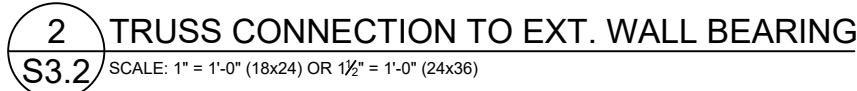
CLIENT: PFEIFER HOMES, INC  
JOB TITLE: RWR081 TRAN-VO  
LOT 81, WOODSIDE RIDGE 1ST PLAT  
LOCATION: LEE'S SUMMIT, MISSOURI



NO.	DATE	REVISION	BY
DRAWING TITLE			
<div>FRAMING DETAILS</div>			
ENGINEER: DMH		CHECKED BY: DMH	
JOB NO: 2928		DRAWN BY: DMH	
DATE: 01-07-21			
SHEET NUMBER		RELEASE FOR	

01-07-21  
NUMBER  
RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
01/08/2021





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"

CLIENT: PFEIFER HOMES, INC

JOB TITLE: RWR081 TRAN-VO  
LOT 81, WOODSIDE RIDGE 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI

[illegible]

DRAWING TITLE	

## FRAMING DETAILS

ENGINEER: DMH      CHECKED BY DMH

JOB NO. 2928	DRAWN BY: DMH
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DATE: 01-07-21

SHEET NUMBER	RELEASE FOR CONSTRUCTION
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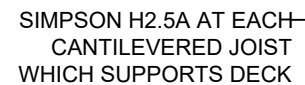
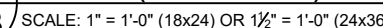
RELEASE FOR  
CONSTRUCTION  
NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
EE'S SUMMIT, MISSOURI

01/08/2021

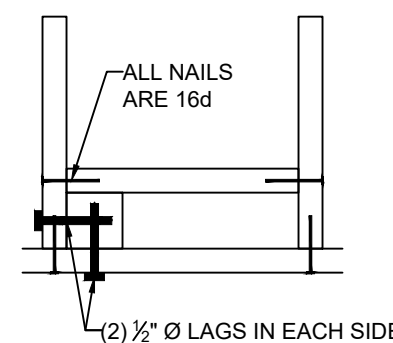
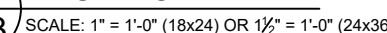
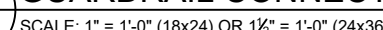


DECK JOIST SPAN	½" Ø GALV. LAG OR ¾" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

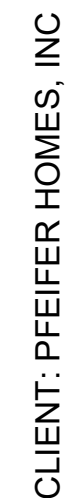
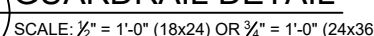
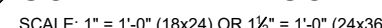
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



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



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



JOB TITLE: RWR081 TRAN-VO

LOT 81, WOODSIDE RIDGE 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI

[illegible]

DRAWING TITLE

## FRAMING DETAILS

ENGINEER: DMH

CHECKED BY	DMH
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ENGINEER: DMH
ISSUED: 2028

CHECKED BY	DMH
PREPARED BY	DMH

JOB NO. 2928  
DATE 04 07 2

DRAWN BY: DMH

DATE:	01-07-2
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RELEASE FOR

SHEET NUMBER

## CONSTRUCTION

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NOTED ON PLANS R

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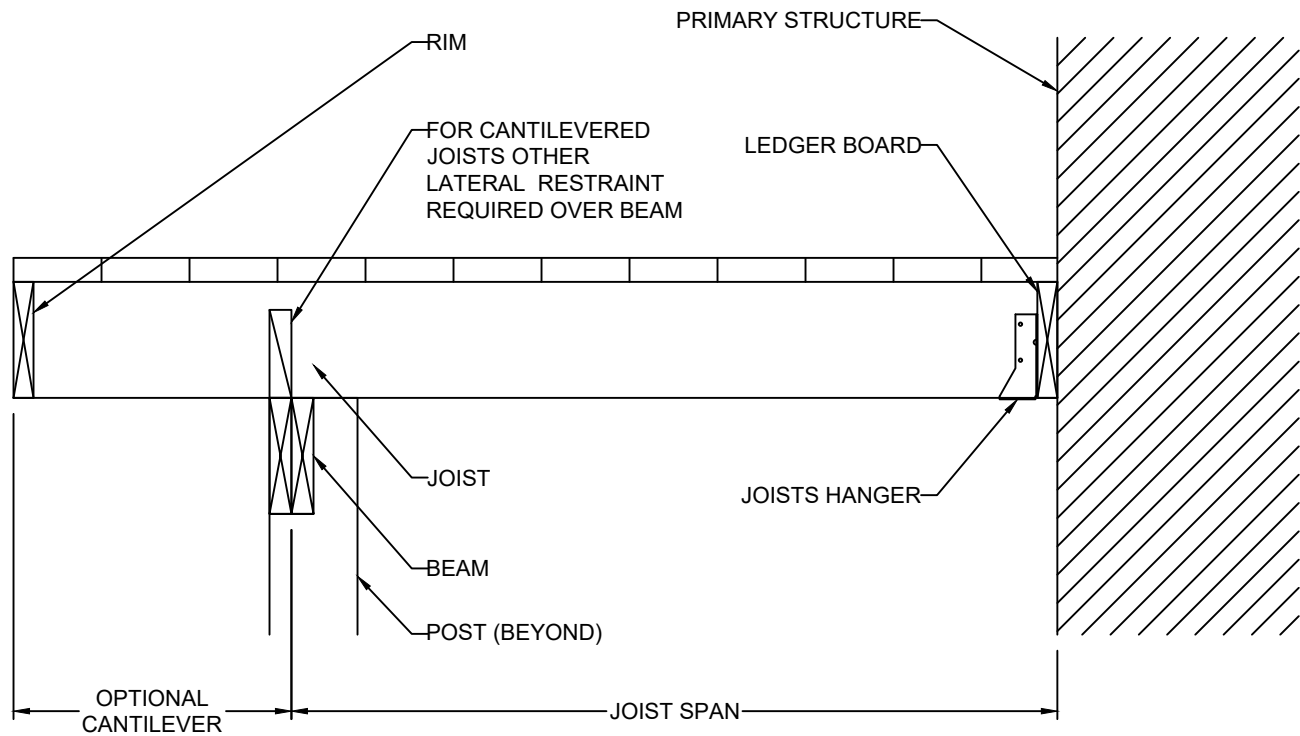
DEVELOPMENT SERVICES  
FIC SUMMIT 2000

CCC

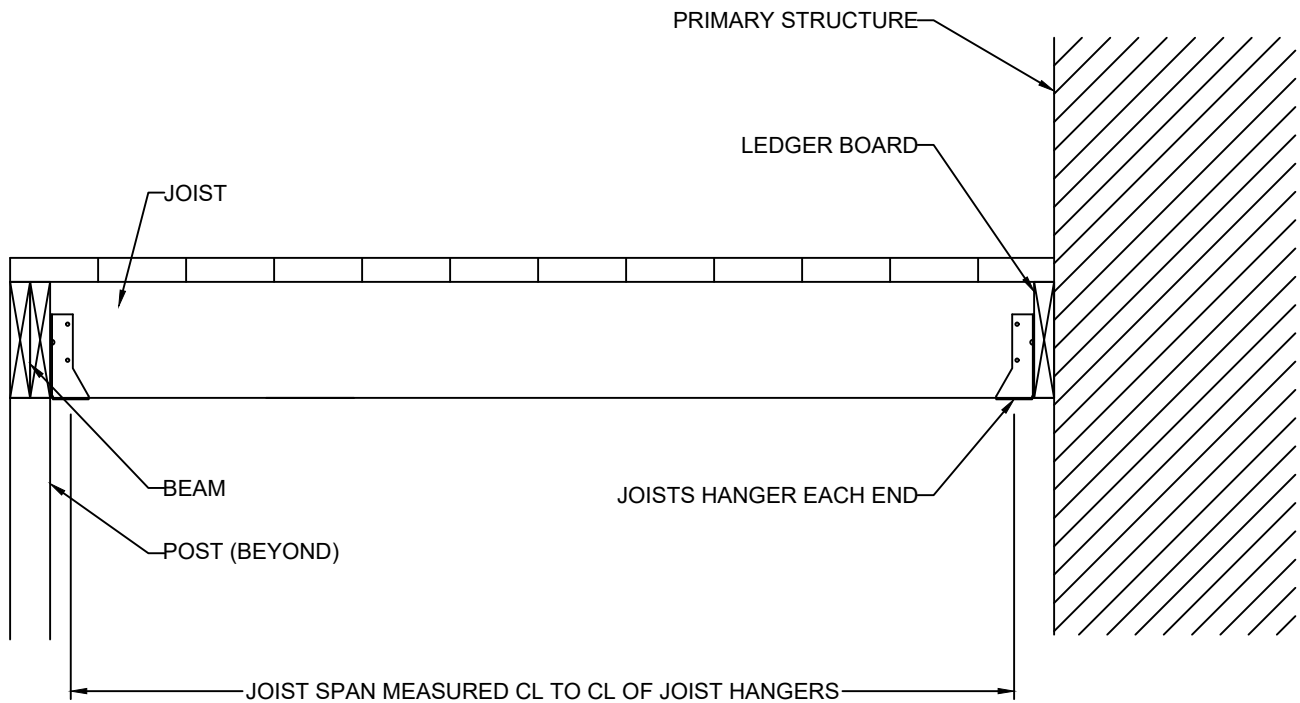
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01/08/2021

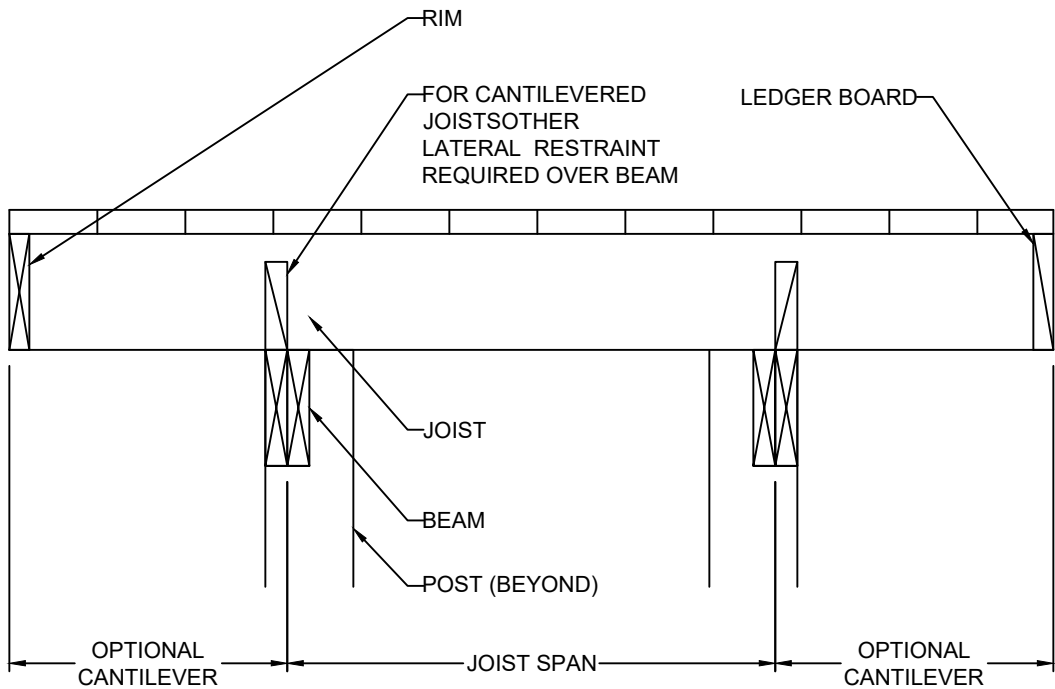




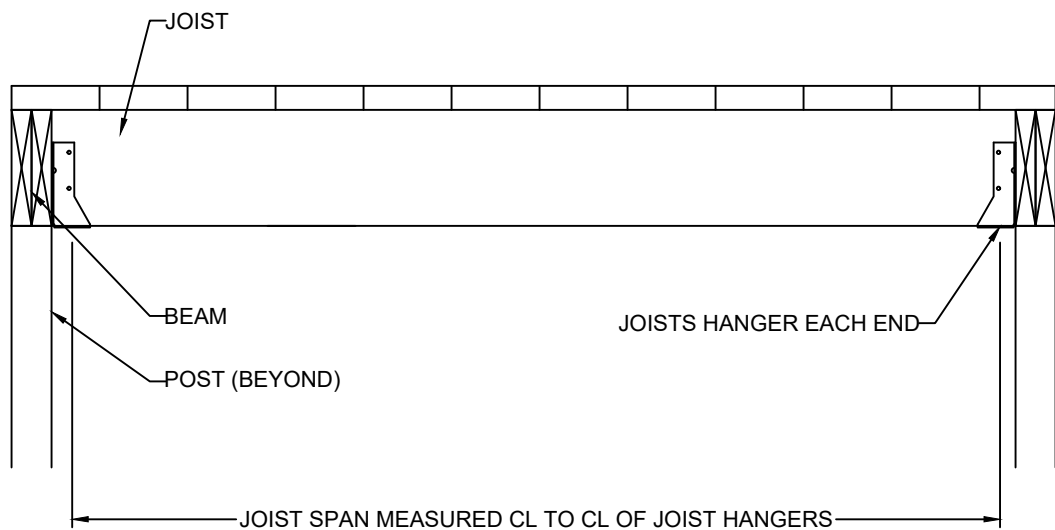
CANTILEVERED JOISTS WITH DROPPED BEAM



JOISTS WITH FLUSH BEAM

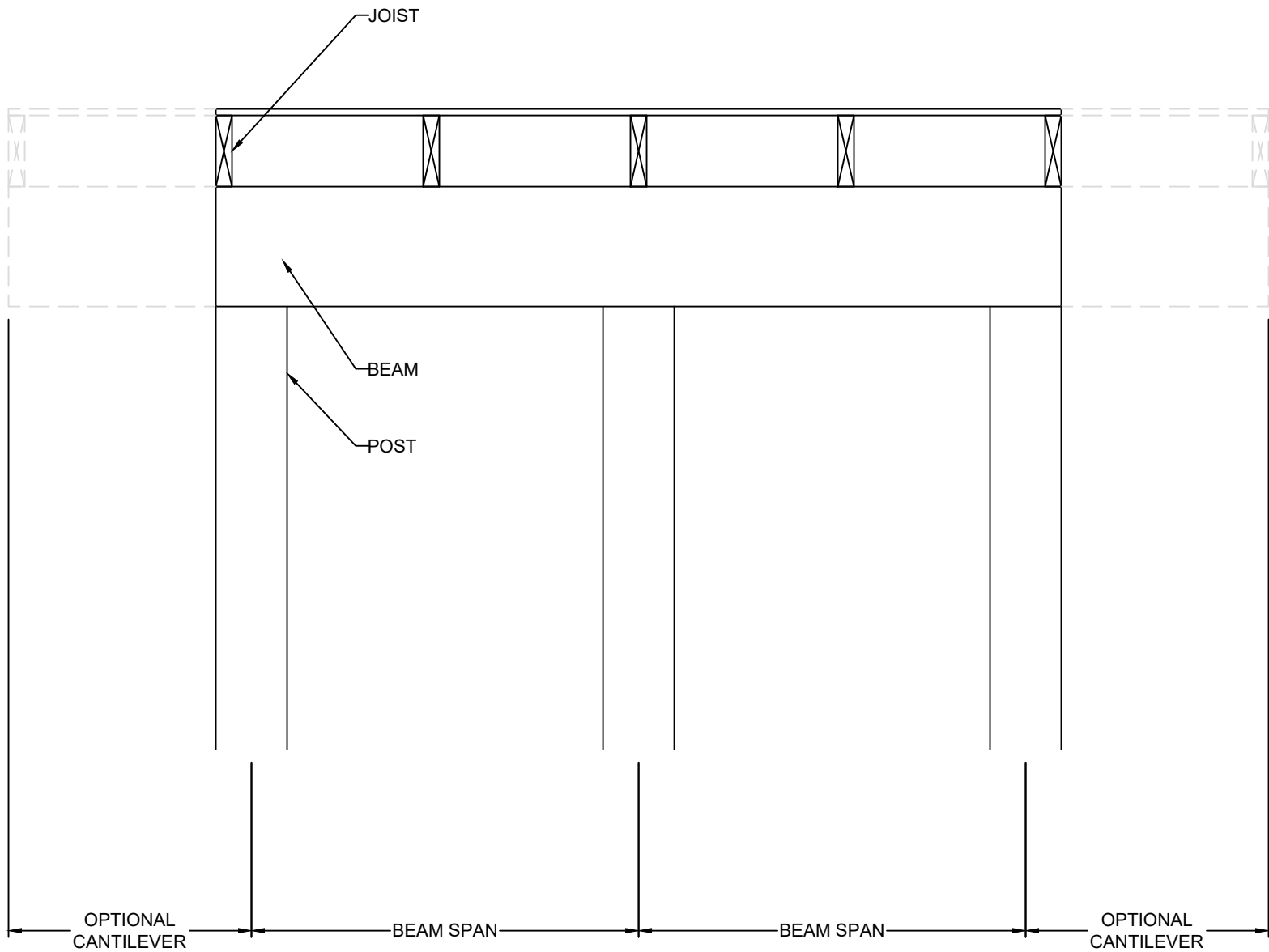


JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

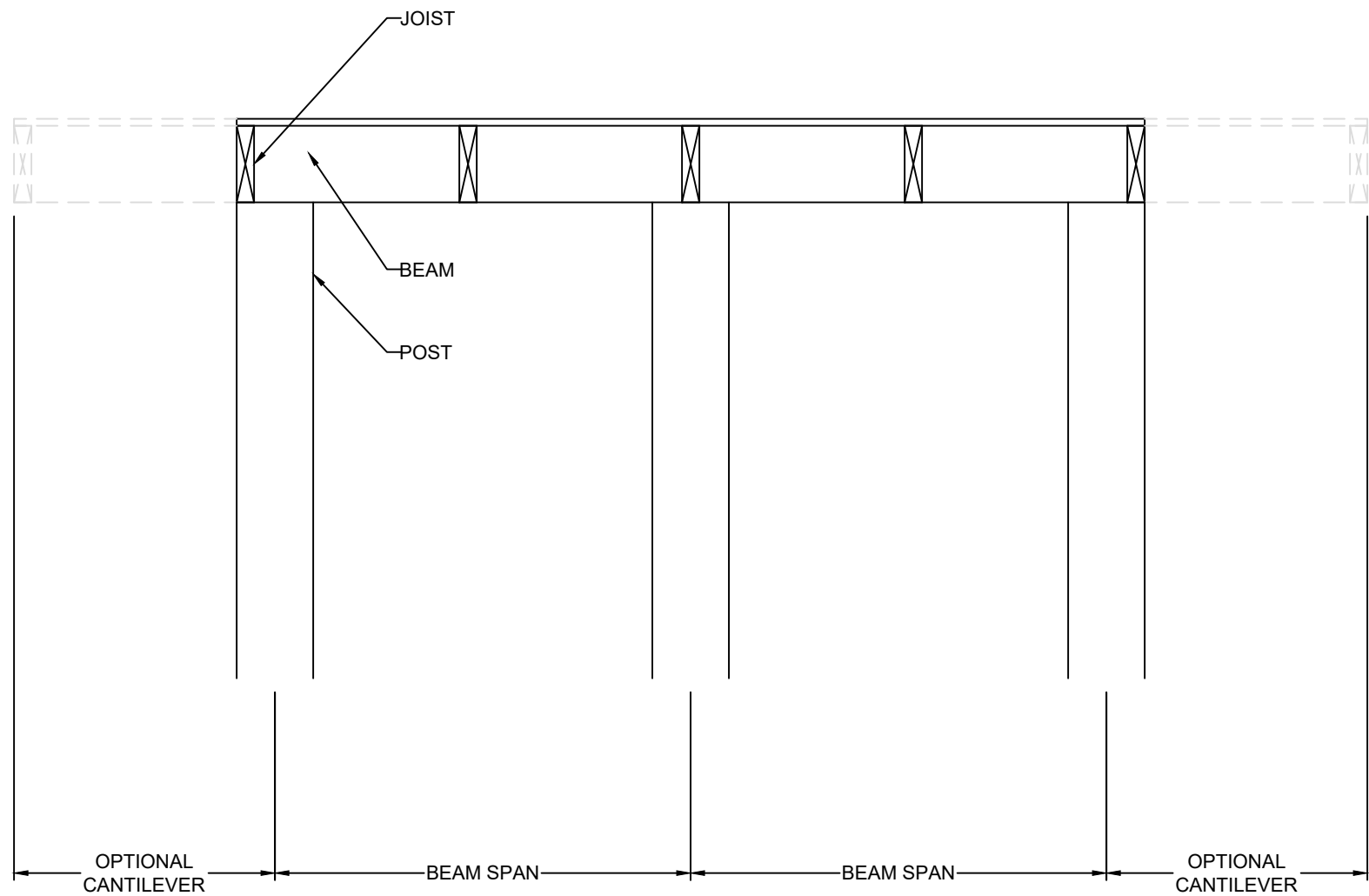


JOISTS WITH FLUSH BEAM

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



DROPPED BEAM



FLUSH BEAM

VISTA

— STRUCTURAL —

ENGINEERING, LLC

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

CLIENT: PFEIFER HOMES, INC

JOB TITLE: RWR081 TRAN-VO  
LOT 81, WOODSIDE RIDGE 1ST PLAT

LOCATION: LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI

DENNIS HEIER

NUMBER  
PE-2010001772

PROFESSIONAL ENGINEER

01-07-2021

NO.	DATE	REVISION	BY

DRAWING TITLE

FRAMING  
DETAILS

ENGINEER: DMH  
JOB NO. 2928  
DATE: 01-07-21  
SHEET NUMBER

CHECKED BY: DMH  
DRAWN BY: DMH

RELEASE FOR CONSTRUCTION

AS NOTED ON PLANS REVIEW

DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

01/08/2021

S3.3b