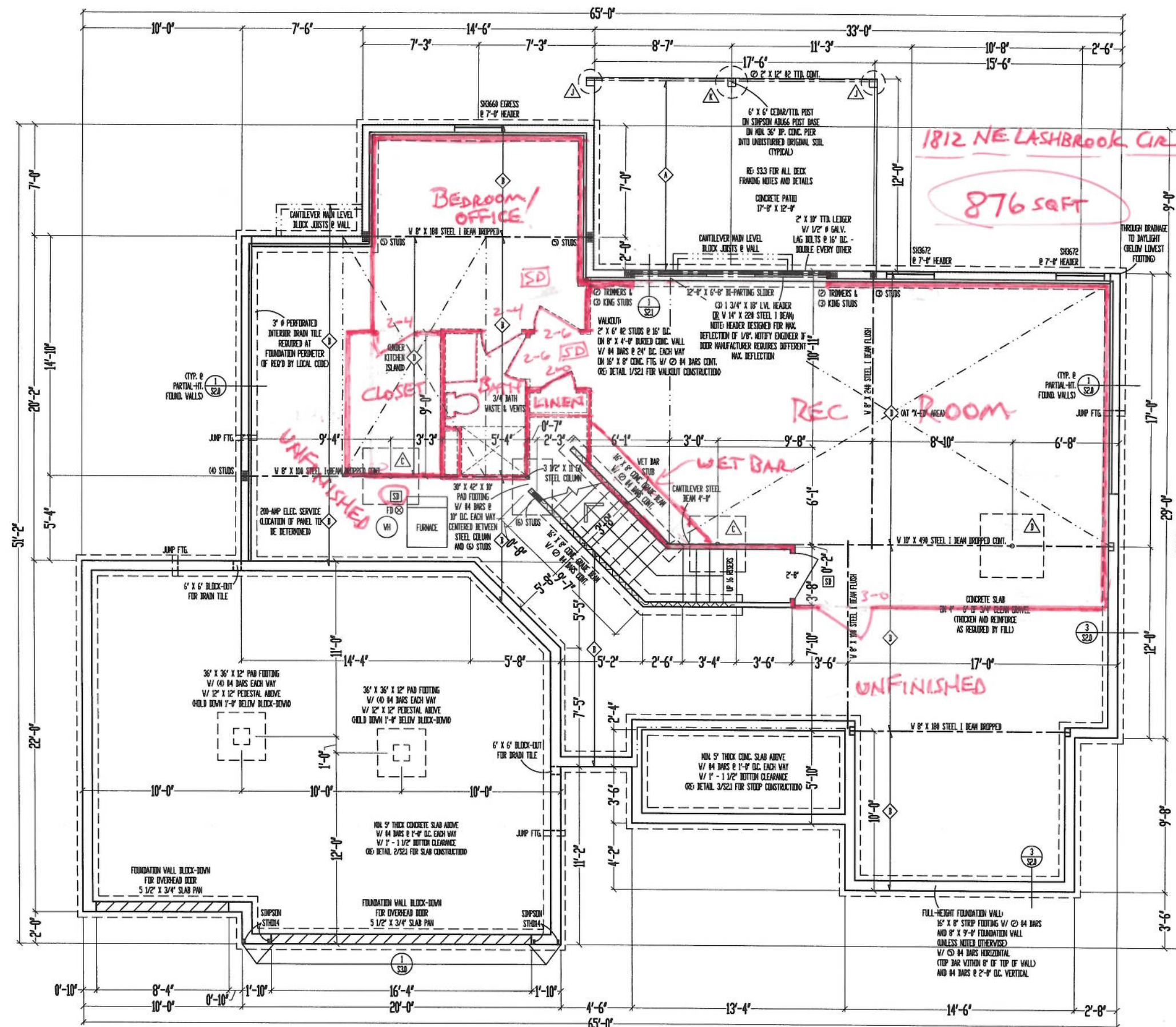


RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/21/2025



JOIST SCHEDULE	
1	2" X 10" #2 TYP. FLOOR JOIST @ 16" O.C.
2	2" X 10" #2 FLOOR JOIST @ 16" O.C.
3	2" X 10" #2 FLOOR JOIST @ 16" O.C. - DOUBLED

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2530)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2830)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (2430)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (2630)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (4830)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (5030)

PIER FOOTING SCHEDULE	
G	12" # PIER FTG.
H	16" # PIER FTG.
I	18" # PIER FTG.
J	24" # PIER FTG.

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:
1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ #4 CORNER WALLS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SHIRT PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. 1/2" X 10" GYP. BOARD OVER STUDS SPACED 24" MAX. FASTENED W/ #10 6" - 1 1/4" TYPE V OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. OOB 8'-0" SECTIONS ONE SIDE OF WALL. OOB 4'-0" SECTION FOR BOTH SIDES.
 3. 1/2" X 10" GYP. BOARD OVER STUDS SPACED 24" MAX. FASTENED W/ #10 6" - 1 1/4" TYPE V OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. OOB 8'-0" SECTIONS ONE SIDE OF WALL. OOB 4'-0" SECTION FOR BOTH SIDES.
 4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
 5. LAY 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 OUT REQUIRED WITH J-TUSTS.
 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 UNSURE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
 11. ALL WALLS TO BE FRAMED W/ NON STUD GRADE 2" X 4" @ 16" O.C., UNLESS NOTED OTHERWISE.
 12. 1/2" # ANCHOR BOLTS W/ NON 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
 13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH D/F OF GRADE 24"-V4 ELLUM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING VOTHS:
(2) 1 3/4" LVL. PILES - 3 1/2" GULLAH
(2) 1 3/4" LVL. PILES - 5 1/2" GULLAH
 14. 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 AFORESAID REQUIREMENTS.
 15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY REFLECTION LIMITATIONS MORE STRINGENT THAN CODE REQUIREMENTS ABOVE ANY OPENINGS.

These plans and specifications are protected under federal copyright laws.
Copyright A.D. 2024 Bellah Homes.

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)

Bellah HOMES

Drawing Title:
The GLENBROOK
Site Description:
Lot 25, Woodland Oaks
Street Address:
1812 NE Lashbrook Cir., Lee's Summit, Missouri
General Contractor:
Bellah Homes, LLC

STATE OF MISSOURI
DENNIS HEIER
PROFESSIONAL ENGINEER
NUMBER: PE-00000772
04-15-2024
Date: 4-15-AD 2024
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
FOUNDATION PLAN

Sheet No.:
A-6 of 6