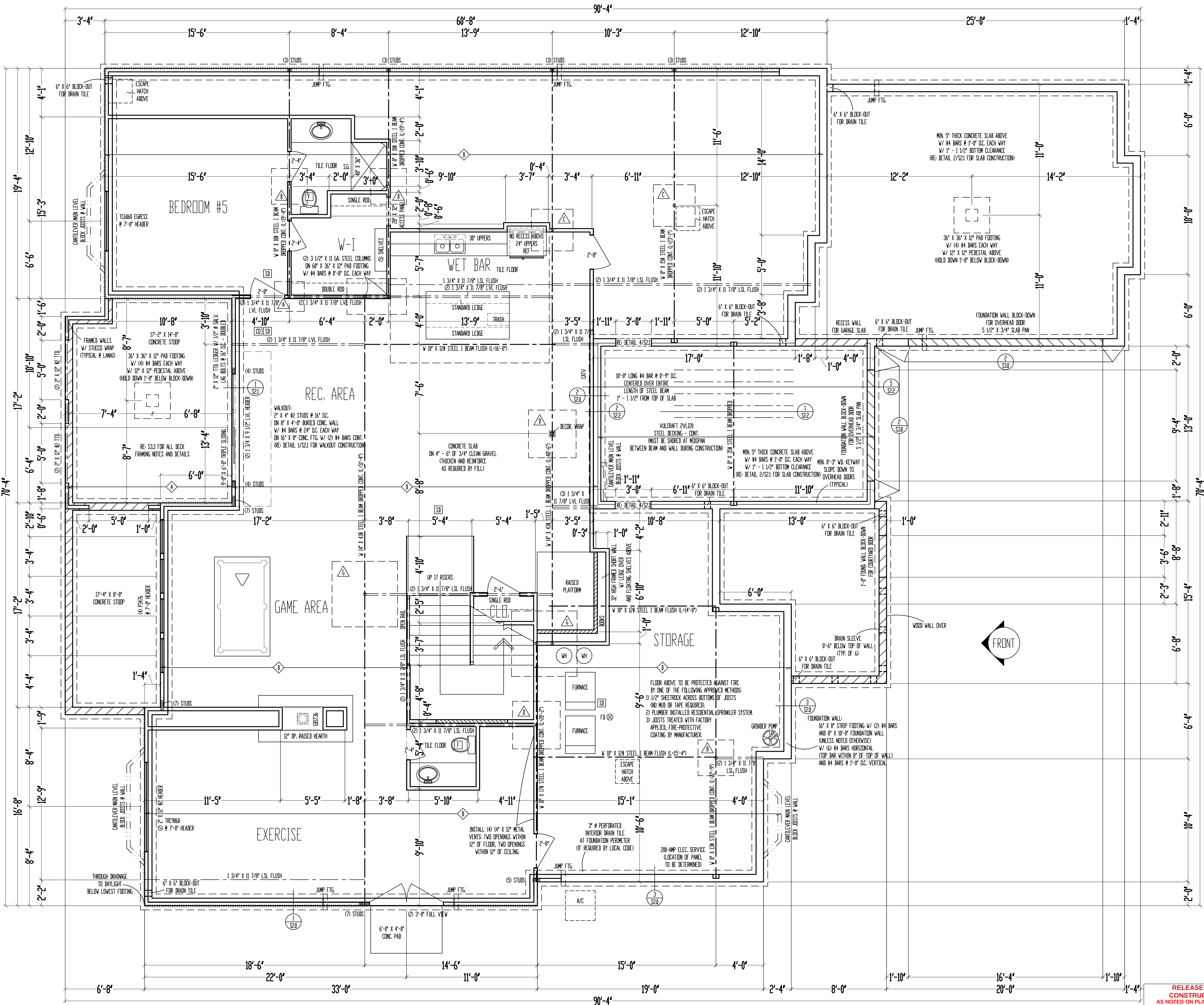




10'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

11 7/8" I-JOIST FLOOR SYSTEM ABOVE
FOUNDATION
SCALE: 1/4" = 1'-0"

STEEL COLUMN & PAD FOOTING SCHEDULE	
1	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2450)
2	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (2500)
3	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (2450)
4	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (2500)
5	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (4050)
6	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (5000)
7	4" SCH. 40 STEEL COLUMN ON 66" X 66" X 16" PAD FOOTING W/ (9) #4 BARS EACH WAY

PIER FOOTING SCHEDULE	
1	16" # PIER FTG.
2	18" # PIER FTG.
3	24" # PIER FTG.
4	28" # PIER FTG.

JOIST SCHEDULE	
1	2" X 12" #2 T11 FLOOR JOIST @ 12" O.C.
2	11 7/8" LPS-20 FLOOR JOIST @ 16" O.C.
3	11 7/8" LPS-20 FLOOR JOIST @ 12" O.C.

FLATWORK AREA	
LOCATION	SQ. FT.
BASEMENT	3303
GARAGE	843
PORCH STUOP	N/A
PATIO	241

***** = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET SLL

FRAMING NOTES

1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" OSB. APA PANELS W/ 80 COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. 1" X 4" STUDS @ 16" O.C. TO BE USED FOR ALL EXTERIOR WALLS.
3. 1" X 4" STUDS @ 16" O.C. TO BE USED FOR ALL EXTERIOR WALLS.
4. 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 TIES @ 4'-0" O.C. (TYPICAL)
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL ONIT REQUIRED WITH 1-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" @ 16" O.C., UNLESS NOTED OTHERWISE.
12. 1/2" # 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 FOUND ON ANYTHING SHOWN BY THE ARCHITECT/ENGINEER REQUIREMENTS.
14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/26/2021

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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 132, Reserve at Woodside Ridge

Street Address:
**2143 NW Kilarney Ln.,
Lee's Summit, Missouri**

Designed for:
**Anthony & Brandi
Totta**

General Contractor:
Pfeifer Homes, Inc.

STATE OF MISSOURI
DENNIS REIER
Professional Engineer
No. 2010001772
6-20-2021

Date: 5-18-AD 2021
Rev. 1:
Rev. 2:
Rev. 3:

Sheet Title:
**FOUNDATION
PLAN**

Sheet No.:
A-4 of 4