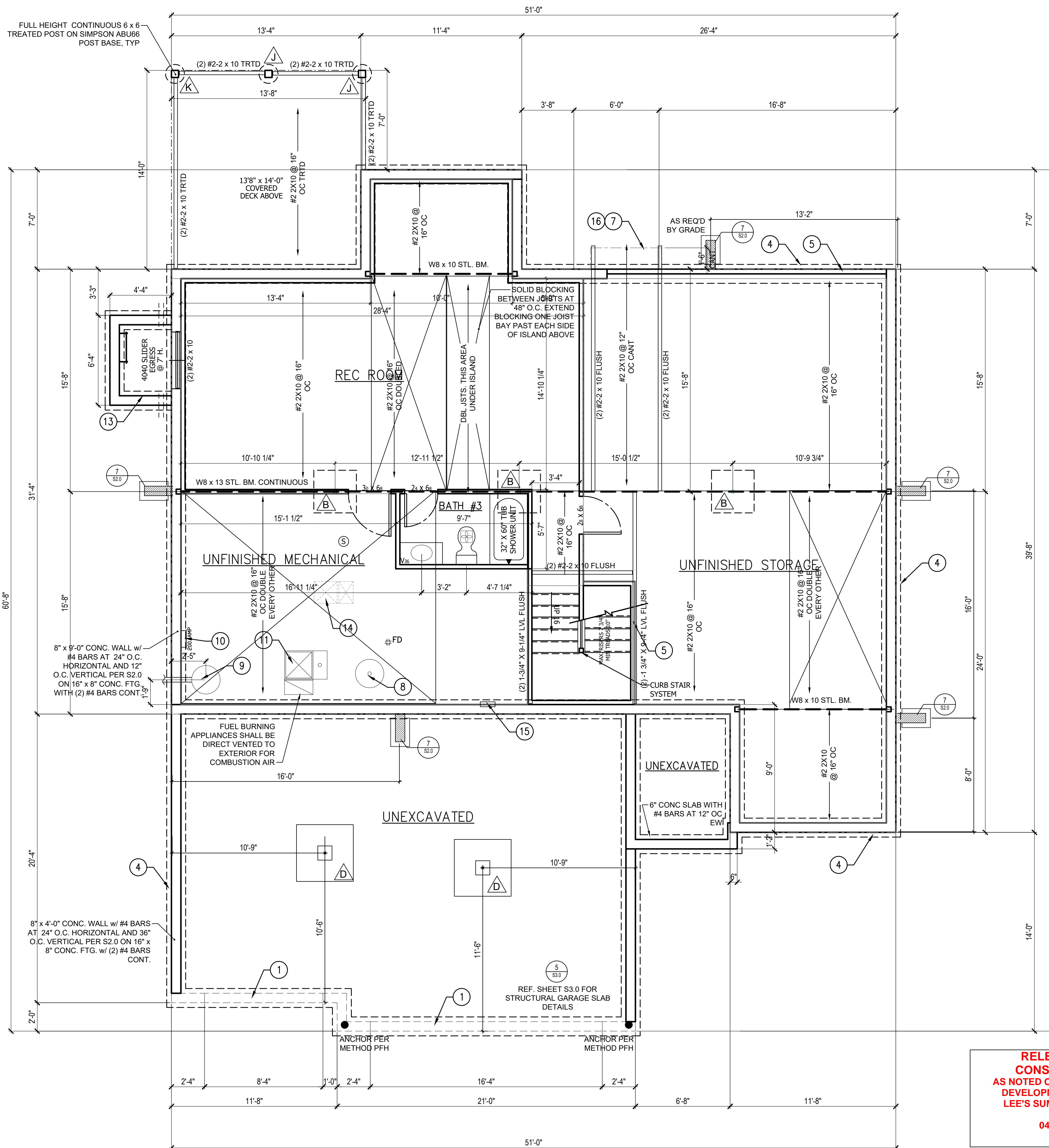


**\*\*ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" OC.**

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2012 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

FOUNDATION NOTES:  
 ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".  
 SOIL BEARING CAPACITY SHALL BE 2000 PSF.  
 COMPRESSIVE STRENGTH OF CONCRETE F<sub>c</sub> COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2.  
 REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.  
 ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".  
 FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.  
 FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.  
 BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.  
 ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.  
 ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".  
 ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10" ON LOAD BEARING WALLS.



**BASEMENT FINISH 566 SQ FT**

**FOUNDATION PLAN ①**  
 SCALE: 1/4" = 1'-0"

**RELEASE FOR CONSTRUCTION**  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 04/14/2020

**FOUNDATION PLAN NOTES**

- RECESS TOP OF FOUNDATION WALL
- NOT USED
- NOT USED
- CONTINUOUS CONCRETE FOOTING
- 2X4 STUD WALL WITH TREATED SILL PLATE
- NOT USED
- LINE OF FLOOR ABOVE
- THERMAL EXPANSION CONTROL DEVICE FOR WATER HEATER
- SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- HIGH EFFICIENCY FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- CONCRETE WINDOW WELL WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WELL TO BE 3" BELOW TOP OF FOUNDATION WALL.
- HVAC CHASE ABOVE
- 'UFER' GROUND. VERIFY LOCATION WITH PROJECT MANAGER.
- INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING.
- HOLD TOP OF FOUNDATION WALL DOWN TO ALLOW EXTERIOR FINISH TO MEET DRIVEWAY.

**GENERAL NOTES:**

BACK WATER VALVES REQUIRED ON ALL BASMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.  
 SUMP PIT SHALL BE EQUIPPED WITH A PUMP AND RECEPTACLE. IN UNFINISHED PORTIONS OF BASEMENT, RECEPTACLES SHALL HAVE GFI PROTECTION.  
 ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.  
 DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.  
 NON-BEARING WALLS TO BE BUILT WITH 1" GAP BETWEEN TOP PLATE AND FLOOR JOISTS TO PREVENT HEAVING.  
 SMOKE AND CARBON MONOXIDE DETECTORS SHOWN ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

**ISOLATED FOOTINGS AND COLUMN PADS**

SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 36KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3' DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3' DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3' DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3' DIAMETER
E	54"x54"	1'-4"	(9) #4 BAR E.W.	3.5' DIAMETER
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5' DIAMETER

**ISOLATED FOOTINGS AND COLUMN PADS**

SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
J	18"	3'-0"	(4) VERTICAL #4
K	24"	3'-0"	(4) VERTICAL #4
L	28"	3'-0"	(4) VERTICAL #4

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10' COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.

CPG DBA



120 SE 30TH ST.  
 LEE'S SUMMIT, MO 64082  
 816-246-6700

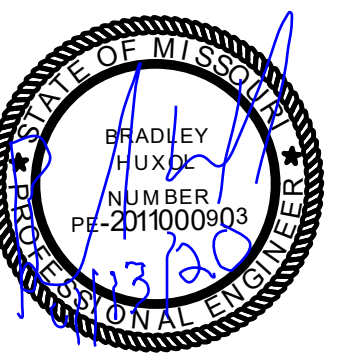
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**SHEFFIELD CRAFTSMAN**  
 CREEKSIDE AT RAIN TREE #31  
 108 SW MEADOWBROOK DR.

ALL ASPECTS OF THIS DWELLING TO COMPLY WITH IRC 2012 UNLESS SPECIFICALLY STATED OTHERWISE IN LOCAL ORDINANCES.

PROFESSIONAL SEAL:



RESIDENTIAL ENGINEERING SERVICES, LLC IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.  
 RESIDENTIAL ENGINEERING SERVICES, LLC  
 600 SW JEFFERSON SUITE 302  
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 816-399-4901

ISSUE DATE:  
 10.30.18

SHEET NUMBER:

**A3**