NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36". SOIL BEARING CAPACITY SHALL BE 2000 PSF.

COMPRESSIVE STRENGTH OF CONCRETE F'C 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. DAMPPRROFING 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

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 6' 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.

55'-0" **RELEASE FOR** 9'-0" 12'-0" CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES 4'-4" 18'-4" 4'-8" (2) #2-2 x 10 TRTD LEE'S SUMMIT, MISSOURI 16'-4" 6"X6" CEDAR POST -FULL HEIGHT **CONTINUOUS ON** SIMPSON ABU66 POST BASE BWL 1 COVERED DECK ABOVE AS REQ'D BY GRADE 14'-11 3/4" —(3) 2X6 OR BEAM
— POCKET 4030 SLIDER 4030 \$LIDER 1111 - 111 -W8X10 STEEL BEAM (3) #2-2 x 10 BEDROOM REC ROOM AS REΦ'D BY GRADE ® LOSET 13'-2 1/2" 6'-2 1/2" STUB FOR FUT THE WET BAR PLEASE VERIFY LOCATION WITH I W8X21 STEEL BEAM CONTINUOUS -SOLID BLOCKING BETWEEN JOISTS AT 48" O.C. EXTEND BLOCKING ONE JOIST W8X10 STEEL BEAM CONTINUOUS BAY PAST EACH SIDE OF ISLAND ABOVE 9'-0" 9'-1" W8X31 \$TEEL BEAM UNTINISHED **└**16"X8" FOOTING WITH (2) #4 <u>MEBHANICAL</u> CONTINUOUS 2 - 2 x 10 16" O.C. —8" x 9'-0" CON█ WALL w/ #4 BARS AT 24" O.C. HORIZONTAL AND 12" O.C. VERTICAL PER S2.0 ON 16" x 8" CONC. FTG. WITH (2) #4 BARS CONT. W8X10 STEEL BEAM · <del>|------</del> REF. SHEET S3.0 FOR STRUCTURAL GARAGE SLAB DETAILS <u>UNEXCAVATED</u> 10'-2" -6" CONC SLAB WITH #4 BARS AT 12" OC EW 10'-0" UNEXCAVATED 8" x 4'-0" CONC. WALL w/ #4 BARS AT 24" O.C. HORIZONTAL AND 36" O.C. VERTICAL PER S2.0 ON 16" x 8" CONC. FTG. w/ (2) #4 BARS METHOD PFH 8'-4" 16'-4" 10'-0" 20'-0" 8'-2" 30'-0" 11'-4" 13'-8"

BASEMENT FINISH 917 SQ FT

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.

ISOLATED FOOTINGS AND COLUMN PADS

PAD

SIZE

<u>/A</u>\|30"×30"| 1'-0" |

<u>/B</u>\|36"×36"| 1'-0" |

∕D\ |48″×48″| 1′−4″ |

∕D\*\ |48″×48″| 1′−4″ |

∕E∖|54″×54″| 1′−4″ |

12"

16"

18"

24"

28"

DEPTH REINFORCEMENT GRADE COLUMN, MIN

FY = 36KSI

3" DIAMETER

3" DIAMETER

3" DIAMETER

3" DIAMETER

N/A

3.5" DIAMETER

40 KSI STEEL

(5) #4 BAR E.W.

(6) #4 BAR E.W.

(7) #4 BAR E.W.

(8) #4 BAR E.W.

(8) #4 BAR E.W.

(9) #4 BAR E.W.

 $F \setminus |60" \times 60"| 1' - 6"|$  (10) #4 BAR E.W. |3.5" DIAMETER

ISOLATED FOOTINGS AND COLUMN PADS

SYM PIER DEPTH MINIMUM REINFORCEMENT GRADE 40 KSI STEEL

(4) VERTICAL #4

FOUNDATION PLAN

## FOUNDATION PLAN NOTES

- 1.01 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- 1.32 2X6 STUD WALL WITH TREATED SILL PLATE
- 1.61 HOLD TOP OF FOUNDATION WALL DOWN TO ALLOW EXTERIOR FINISH TO MEET DRIVEWAY.
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 5.51 STUB OUT ONLY FOR FUTURE FULL BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE

OF FOUNDATION.

- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

**CPG DBA** 

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## **GENERAL NOTES**

REQUIREMENTS.

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

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

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.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARD. EX: 3050SH = 3'-0" X 5'-0" SINGLE HUNG, 3066FIX = 3'-0" X 6'-6" FIXED.

DRAWN BY: S. SCARBO

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