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".

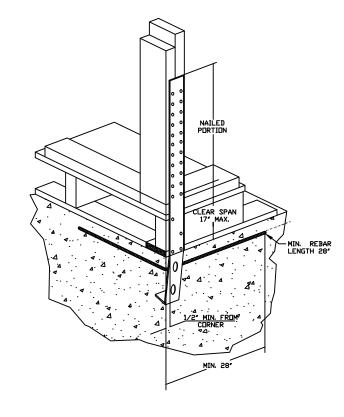
FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406. FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION

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.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

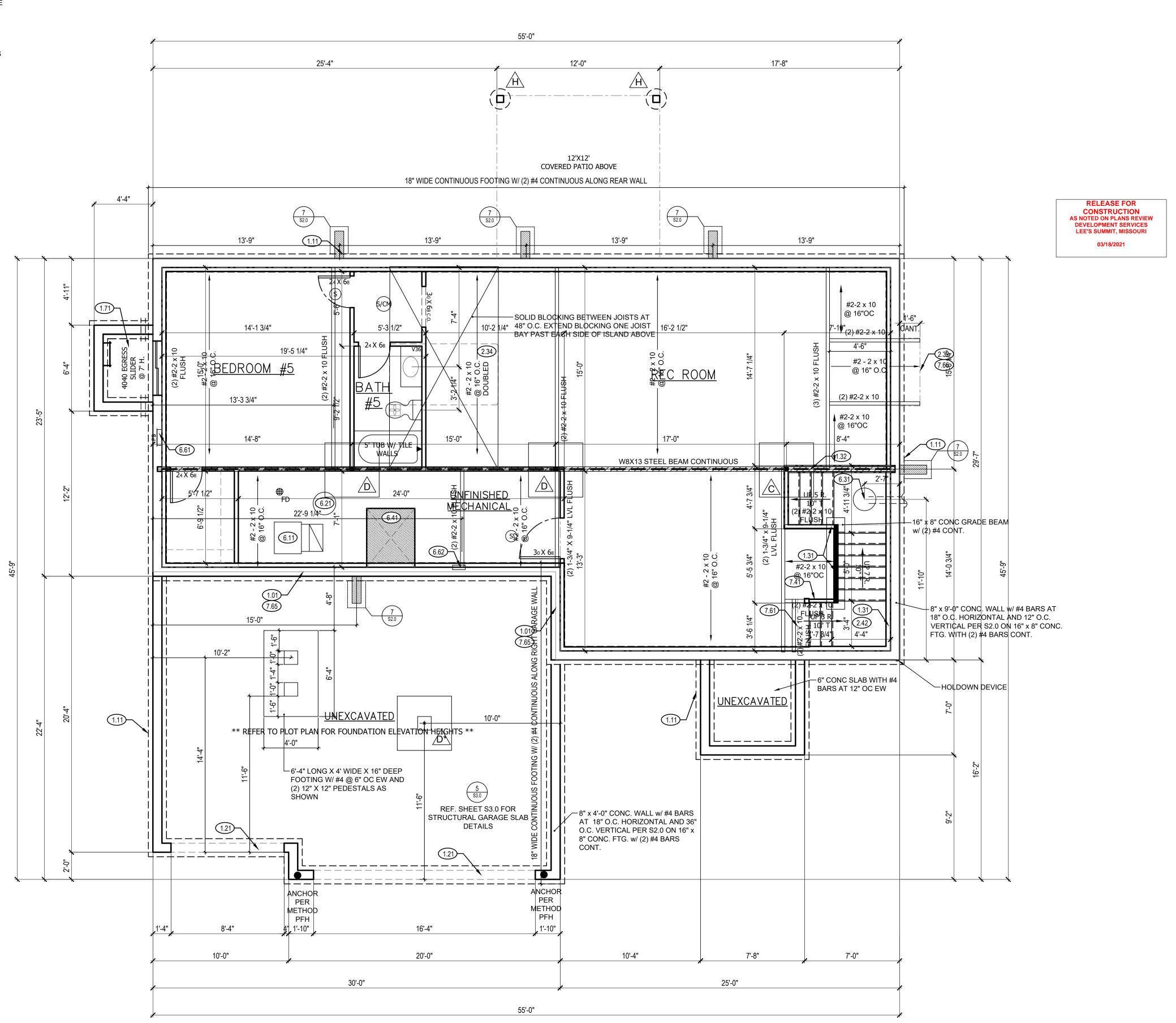


STEEL BEAM FLANGE WIDTH: W8 x 13 - 4"

IS	CLATE	D FO	ПΤ	ING	S	AND	CDLU	MN	PADS		
SYM	PIER PAD SIZE	DEPTH	RE		RCE	NIMUM MENT I STE	GRADE	 C□l	HEDULE STEEL _UMN, M = 35 k	1IN	
A	30″×30″	1'-0"		(5)	#4	BAR	E.W.	3″	DIAMET	ER	
B	36″×36″	1'-0"		(6)	#4	BAR	E.W.	3″	DIAMET	ER	
<u></u>	42″×42″	1′-2″		(7)	#4	BAR	E.W.	3″	DIAMET	ER	
<u></u>	48″×48″	1'-4"		(8)	#4	BAR	E.W.	3″	DIAMET	ER	
D*	48″×48″	1'-4"		(8)	#4	BAR	E.W.		N/A		
É	54″×54″	1'-4"		(9)	#4	BAR	E.W.	3.5″	DIAME	TER	
F	60″×60″	1′-6″		(10)	#4	BAR	E.W.	3.5″	DIAME	TER	
IS	SOLATE	D FO		ING	S	AND	COLL	IMN	PADS	· •	
SYM	PIER DIAMETE	ER DEP	DEPTH		MINIMUM REINFORCEMENT GRADE 4 KSI STEEL						
	12"	3′-	3'-0"		(4) VERTICAL #4						
	16"	3'-	0″	(4) VERTICAL #4							
\triangle	18"	3'-	0″	(4) VERTICAL #4							
k	24"	24" 3'-0				(4)	VERTIC	AL ‡	‡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.

(4) VERTICAL #4



BASEMENT FINISH 1138 SQ FT

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

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
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 5.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 3.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 6.41 HVAC CHASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT
- MANAGER. 7.41 OPEN HANDRAILS
- 7.61 DASHED LINE REPRESENTS STAIRS ABOVE
- 7.65 LINE OF FLOOR ABOVE

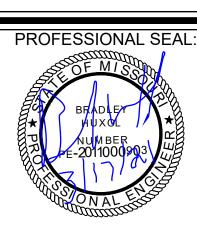


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RESIDENTIAL ENGINEERING

GENERAL NOTES

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

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 REQUIREMENTS.

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

DRAWN BY: J. ROSENBLUM

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