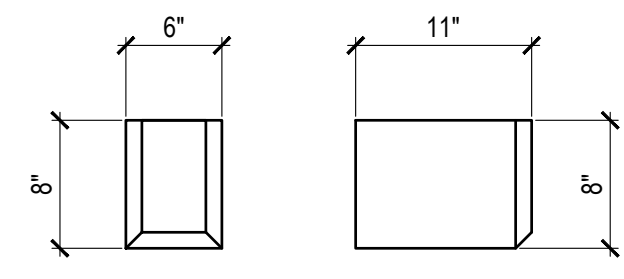


\*\* REFER TO PLOT PLAN FOR FOUNDATION ELEVATION HEIGHTS \*\*

- FRONT & REAR ELEVATION NOTES**
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
  - 1.41 6X6 CEDAR POST
  - 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.
  - 2.61 5/4"x8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
  - 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
  - 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
  - 3.17 MANUFACTURED STONE VENEER.
  - 3.18 CAST STONE CAP
  - 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STUCCO.
  - 3.55 6"x8"x11" CEDAR CORBEL WITH CHAMFERED EDGES, RE: 3/A1
  - 3.87 FAUX KEYSTONE: LP SOFFIT BOARD. TOP: 8" BOTTOM: 5" HEIGHT: 9 1/4"
  - 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
  - 4.11 MINIMUM ROOFING COMPOSITION - 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
  - 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.



FRONT ELEVATION ②  
SCALE: 1/4" = 1'-0"

BRACKET DETAIL ③  
SCALE: 1" = 1'-0"

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

**ELEVATIONS:**  
GARAGE DOORS SHALL MEET DASHA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.  
WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.  
WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.  
WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

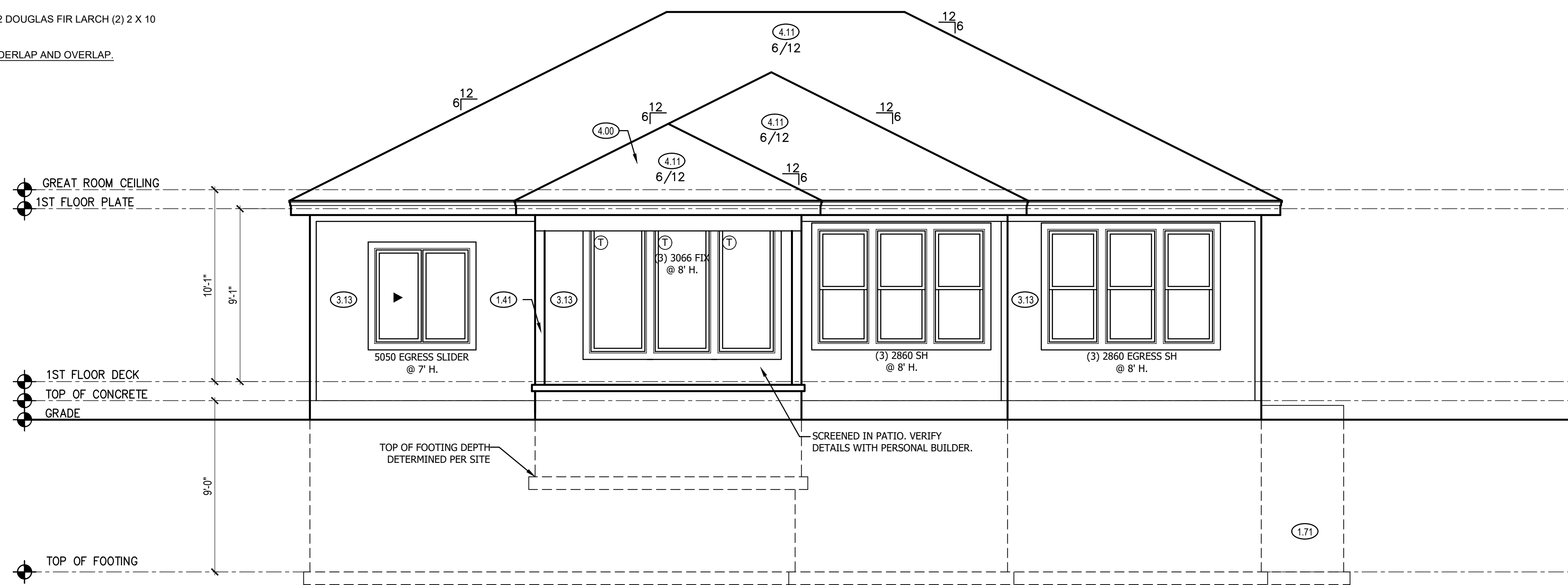
ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

**GENERAL NOTES**

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

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.



SCREENED IN PATIO. VERIFY DETAILS WITH PERSONAL BUILDER.

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/14/2021

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

**SHEET INDEX**

- A1. FRONT AND REAR ELEVATION
- A2. LEFT AND RIGHT ELEVATION
- A3. FOUNDATION LEVEL PLAN
- A4. MAIN LEVEL PLAN
- A5. ROOF PLAN

| FINISHED                       |      |
|--------------------------------|------|
| MAIN FLOOR                     | 1749 |
| FINISHED STAIRS TO LOWER LEVEL | 21   |
| TOTAL                          | 1770 |
| UNFINISHED                     |      |
| LOWER LEVEL - UNFINISHED       | 1542 |
| COVERED PATIO                  | 191  |
| GARAGE                         | 692  |

| ENGINEER | TRUSS   | I-JOIST |
|----------|---------|---------|
| RES      | WHEELER | NA      |

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
| 1         |      |             |
| 2         |      |             |
| 3         |      |             |
| 4         |      |             |

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120 SE 30TH ST.  
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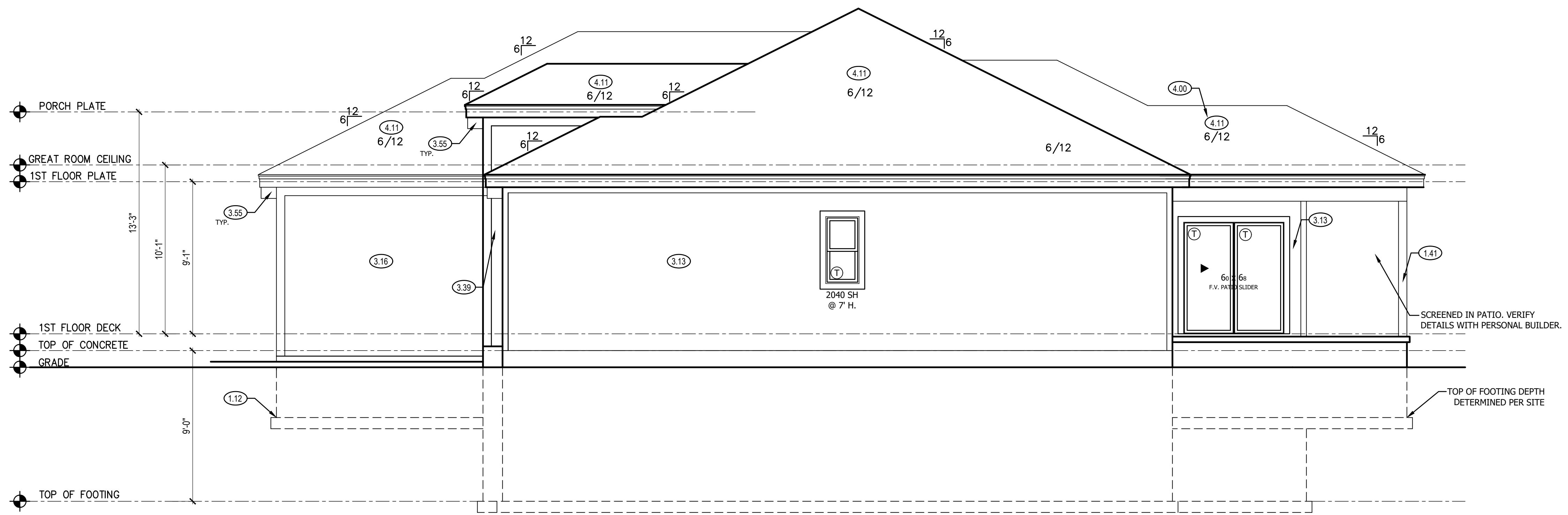
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**DRAWN BY:**  
S.SCARBO

**ISSUE DATE:**  
3.26.21

**SHEET NUMBER:**  
**A1.0**



LEFT ELEVATION ②  
SCALE: 1/4" = 1'-0"

NOTE:  
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ELEVATIONS:  
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ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

- LEFT & RIGHT SIDE ELEVATION NOTES**
- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
  - 1.41 6X6 CEDAR POST
  - 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.
  - 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
  - 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
  - 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
  - 3.55 6"X8"X11" CEDAR CORBEL WITH CHAMFERED EDGES, RE: 3/A1
  - 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
  - 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
  - 7.67 BACK WALL OF GARAGE.

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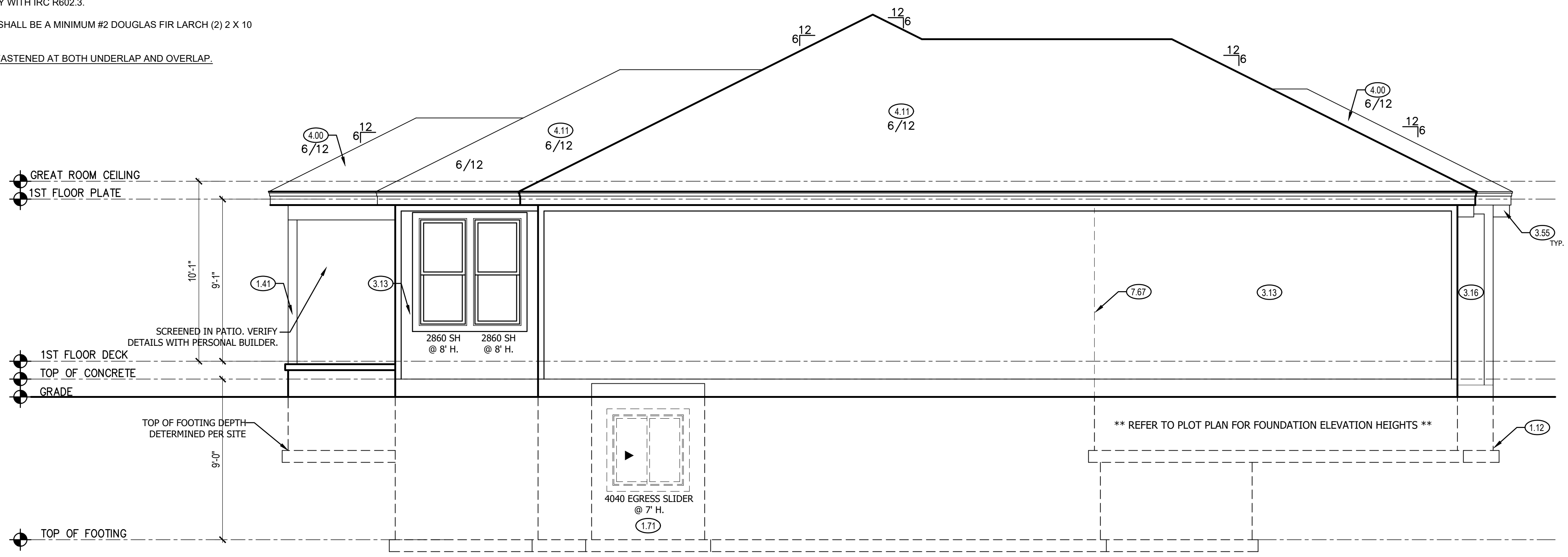
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600 SW JEFFERSON SUITE 300  
LEE'S SUMMIT, MO 64063  
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SHEET NUMBER:  
**A2.0**



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

**GENERAL NOTES**

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

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.

NOTE:  
ALL CONSTRUCTION SHALL CONFORM TO 2018 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 1500 PSF.  
COMPRESSIVE STRENGTH OF CONCRETE FC COMPRESSION 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 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.

GIRDER TRUSS BEARING:  
MIN. STUD PACK OF (4) 2 X 4 OR (4) 2 X 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

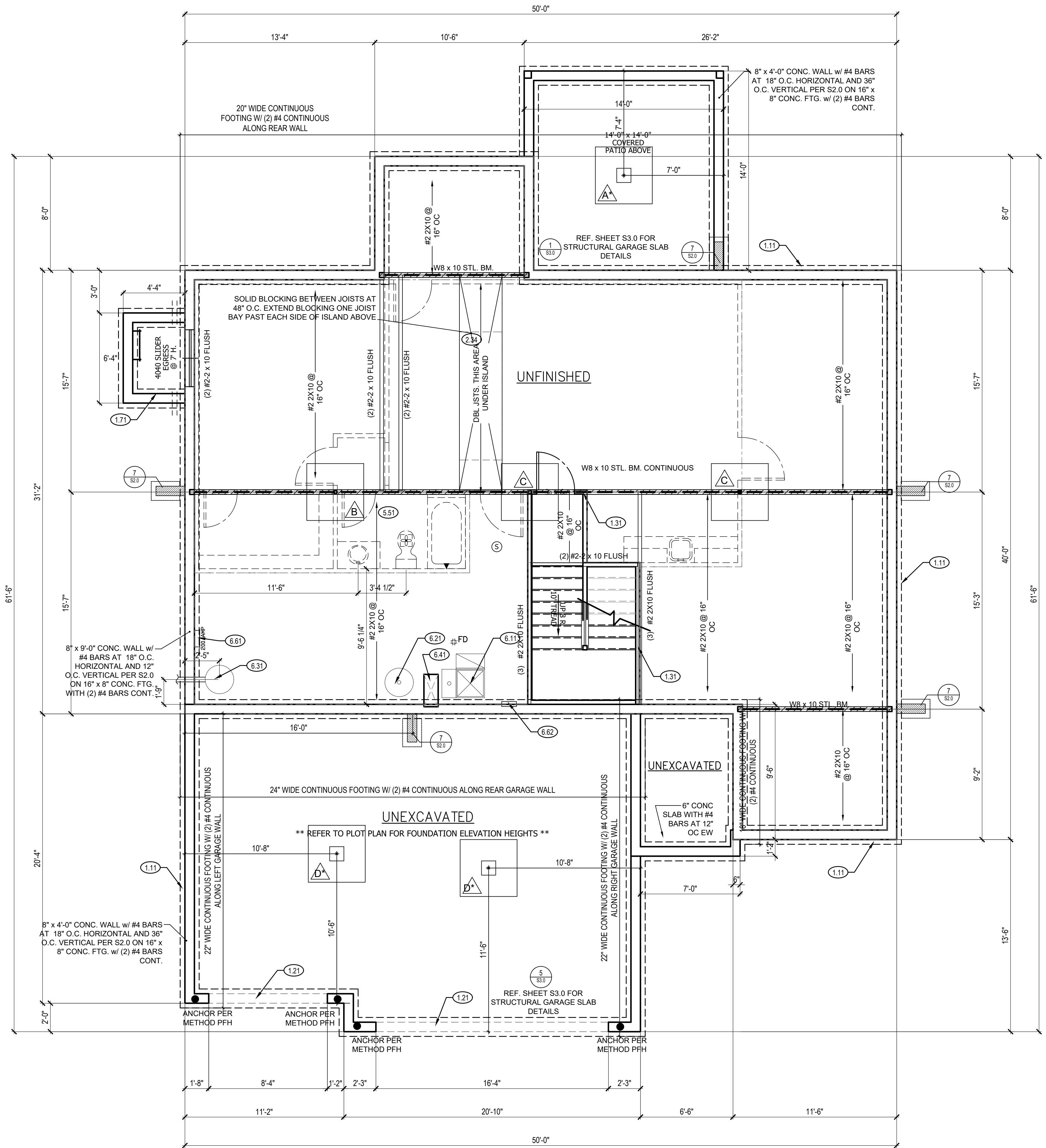
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

STEEL BEAM FLANGE WIDTH:  
W8 X 10 - 3.94"

| ISOLATED FOOTINGS AND COLUMN PADS |               |       |  |   |
|-----------------------------------|---------------|-------|--|---|
| SYM                               | PIER PAD SIZE | DEPTH | MINIMUM REINFORCEMENT GRADE 60 KSI STEEL | SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI |
| 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                             |
| ANY SIZE FOOTING WITH AN (X)      |               |       |  | NO COLUMN NEEDED                          |

| ISOLATED FOOTINGS AND COLUMN PADS |               |       |  |
|-----------------------------------|---------------|-------|--|
| SYM                               | PIER DIAMETER | DEPTH | MINIMUM REINFORCEMENT GRADE 40 KSI STEEL |
| A                                 | 12"           | 3'-0" | (4) VERTICAL #4                          |
| A                                 | 16"           | 3'-0" | (4) VERTICAL #4                          |
| A                                 | 18"           | 3'-0" | (4) VERTICAL #4                          |
| A                                 | 24"           | 3'-0" | (4) VERTICAL #4                          |
| A                                 | 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.



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

- FOUNDATION PLAN NOTES**
- HOLD SILL PLATE BACK 2"
  - HOLD SILL PLATE BACK 4"
  - CONTINUOUS CONCRETE FOOTING
  - 2X4 STUD WALL WITH TREATED SILL PLATE
  - 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.
  - INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
  - PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
  - DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
  - DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
  - HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
  - SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
  - HVAC CHASE ABOVE
  - 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
  - UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
  - LINE OF FLOOR ABOVE

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LEES SUMMIT, MO 64082  
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LEES SUMMIT, MO 64063  
816-399-4901

DRAWN BY:  
S.SCARBO

ISSUE DATE:  
3.26.21

SHEET NUMBER:  
**A30**  
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LEES SUMMIT, MISSOURI  
04/14/2021

**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 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 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.

NOTE:

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ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

DETAILS AND NOTES:  
 BASEMENT EGRESS WINDOWS ARE TO COMPLY WITH IRC R310.2.  
 WINDOW FALL PROTECTION REQUIREMENTS TO COMPLY WITH SECTION R612.2.  
 STAIRS SHALL COMPLY WITH IRC R311.7. THE MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED 7-3/4" AND THE TREADS SHALL PROVIDE A MINIMUM TREAD DEPTH OF 10" (IRC 2018 R311.7.5.1).  
 SELF CLOSING DEVICES ARE REQUIRED FOR GARAGE TO DWELLING SEPARATION DOORS.  
 STEEL COLUMNS WILL BE A MINIMUM OF SCHEDULE 40.

ENERGY REQUIREMENTS SHALL CONFORM TO THE IRC CHAPTER 11.  
 SECURITY SHALL CONFORM TO IRC R326/KCBRC. AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).  
 CARBON MONOXIDE DETECTORS WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R315.  
 THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (2018 IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1). DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (2018 IRC SECTION N1103.2.2).

FLOOR PLANS:  
 LEDGERS (FLOOR AND CEILING) SHALL BE IN ACCORDANCE WITH IRC 507.  
 ALL CANTILIEVERS SHALL HAVE AT LEAST A 3:1 BACK SPAN. A MINIMUM OF DOUBLE JOIST UNDER EACH BEARING WALL IS REQUIRED.

ALL WALLS UNDER 12' SHALL BE DOUGLAS FIR LARCH #2 2X4 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

ALL WALLS 12' AND OVER SHALL BE DOUGLAS FIR #2 (M-12) LUMBER 2x6 STUDS AT 16" O.C. FULL HEIGHT CONTINUOUS (UNLESS OTHERWISE NOTED).

**GIRDER TRUSS BEARING:**  
 MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

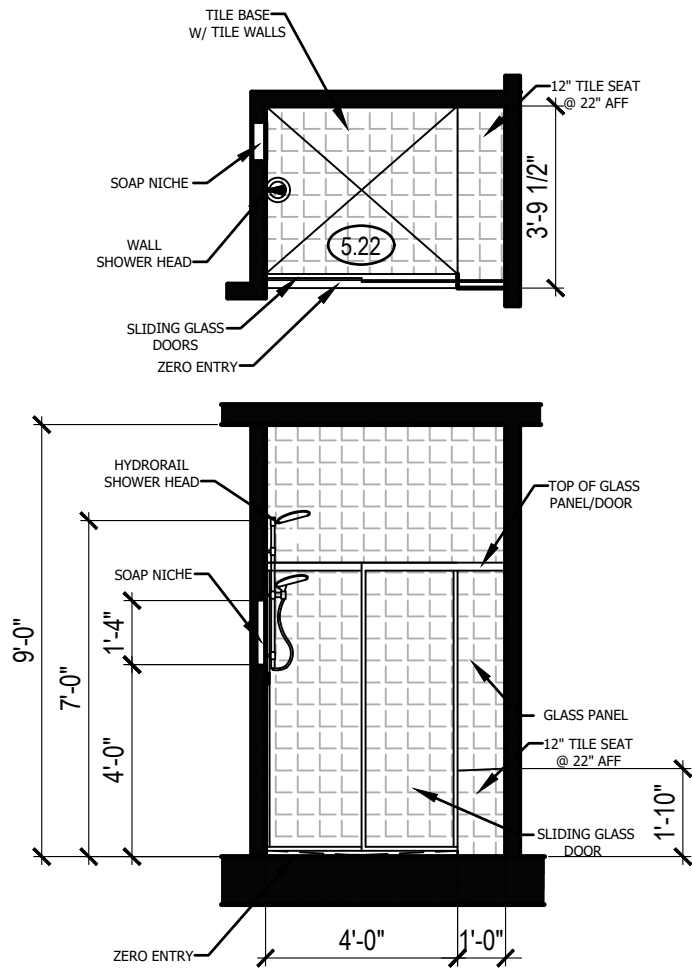
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

BRACING METHODS

- EXTERIOR BRACING CS-PF PER IRC R602.10
- FOR CS-PF ABOVE: WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9'-14". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.
- EXTERIOR BRACING CS-WSP PER IRC R602.10
- EXTERIOR BRACING WSP PER IRC R602.10 (INCLUDES PARTIAL PANELS PER IRC R602.10.5.2)
- INTERIOR BRACING LIP PER IRC R602.10
- MINIMUM LIP LENGTH PER 2018 IRC TABLE R602.10.5:

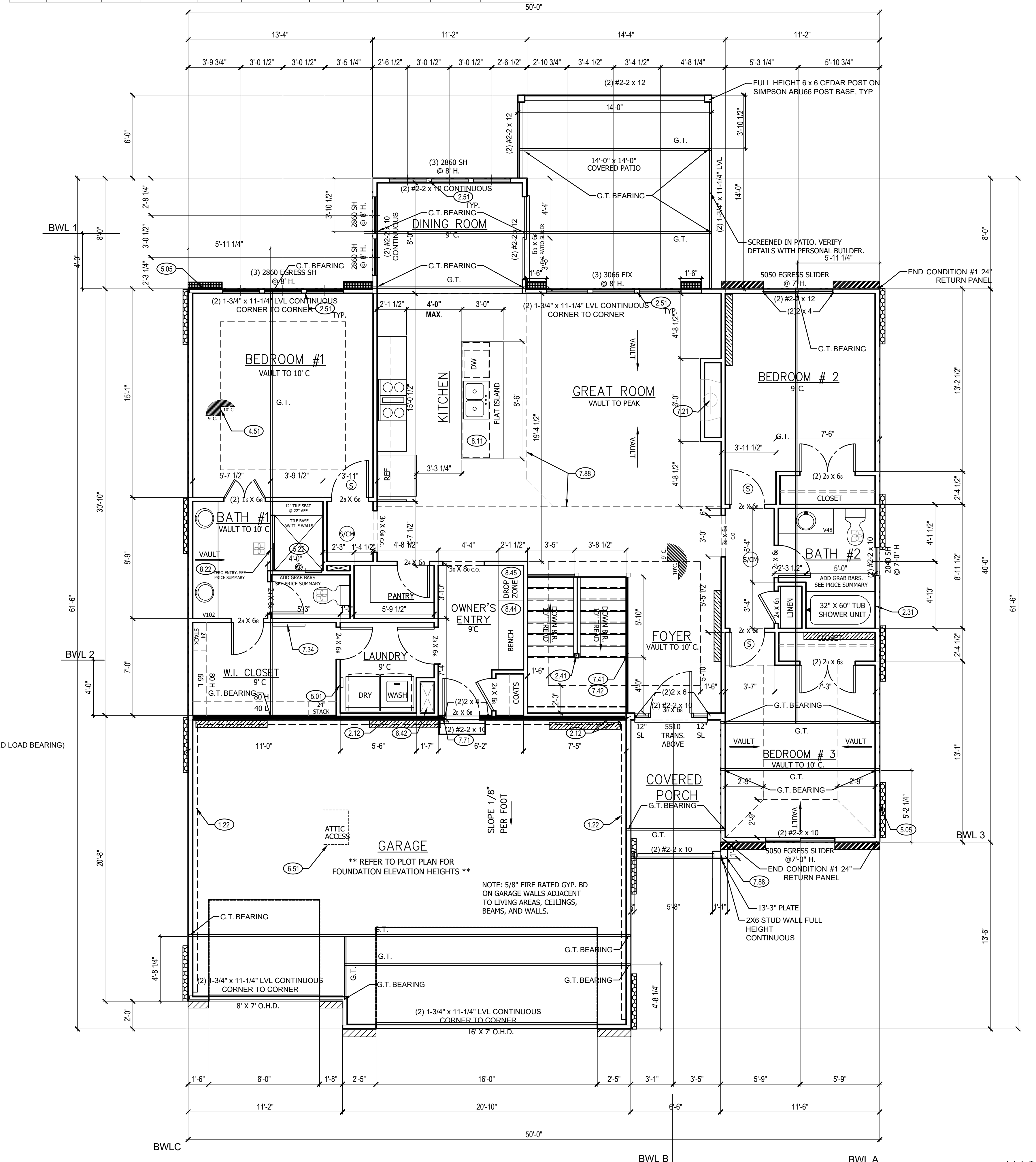
  - 55' - 8' TALL WALL HEIGHT
  - 62' - 9' TALL WALL HEIGHT
  - 69' - 10' TALL WALL HEIGHT

- EXTERIOR BRACING PFH (SEE DETAILS) PER IRC R602.10.5
- INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



DETAIL: 5.22(TILE BASE)  
 SCALE: 1/4" = 1'-0"

| IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (PARTIAL) |                       |                   |                          |                 |                         |                   |               |                       |                      |                          |
|--|-----------------------|-------------------|--------------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|----------------------|--------------------------|
| CLIMATE ZONE   | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR | GLAZED FENESTRATION SHGC | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
| 4 EXCEPT MARINE  | .32                   | .55               | .40                      | 49              | 20 DR 13+5              | 8/13              | 19            | 10/13                 | 10, 2 FT             | 10/13                    |



MAIN FLOOR PLAN 1  
 SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.12 2X6 STUD WALL.
- 2.31 SIX SIDED TUB ASSEMBLY INCLUDING THERMOPLY ON EXTERIOR WALL TO 2" ABOVE TOP OF TUB DECK OR TUB/SHOWER UNIT.
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS.
- 2.51 3 STUDS BETWEEN WINDOW UNITS.
- 3.39 2X6 STUD WALL WITH STUCCO. ALLOW 2" MIN ON FRONT/SIDES FOR STUCCO TO FIT WITHIN BOUNDARY OF STOOP.
- 4.51 SINGLE BOX VAULT.
- 5.01 PLUMBING FOR WASHER ON INTERIOR WALL.
- 5.05 HOSE BIBB.
- 5.22 TILE BASE WITH TILE WALLS. SEE DETAIL. BUYER UPGRADED TO ZERO ENTRY.
- 6.42 HVAC - BUMP TRUSSES AS NECESSARY FOR HVAC ACCESS.
- 6.51 1'-10"x3'-0" MINIMUM ATTIC ACCESS WITH 3/4" BACKER BOARD AND 2 LATCHES. BUMP TRUSSES FOR ATTIC ACCESS.
- 7.21 DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIREPLACE PLATFORM DIMENSIONS 7 3/4" TALL, 37" WIDE, 16" DEEP. INSTALL INSULATION AND AIR BARRIER BEHIND PLATFORM.
- 7.34 FRAMED MIRROR.
- 7.41 OPEN HANDRAILS.
- 7.42 PROVIDE ADDITIONAL BLOCKING UNDER SUBFLOOR @ 6'-0" O.C. FOR OPEN HANDRAIL.
- 7.71 20 MINUTE FIRE RATED SOLID CORE WITH SELF-CLOSING HINGES.
- 7.88 CHANGE IN FLOORING MATERIAL.
- 8.11 24" CABINET + 12" OVERHANG FLAT ISLAND. VERIFY LOCATION WITH PERSONAL BUILDER.
- 8.22 CONTINUOUS FLAT VANITY.
- 8.44 BENCH WITH COAT HOOKS.
- 8.45 DROP ZONE/CHARGING STATION.

GENERAL NOTES

- WINDOWS TO COMPLY WITH IRC R312.2 FOR FALL PROTECTION.
- ALL EXTERIOR WALLS, INTERIOR BEARING WALLS, AND INTERIOR BRACED WALLS ARE AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.
- ROOF AND CEILING FRAMING ARE PRE-ENGINEERED WOOD TRUSSES UNLESS NOTED OTHERWISE.
- DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
- HVAC DUCTWORK RUNNING THROUGH THE ATTIC SPACE SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.
- PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.
- 2X6 EXTERIOR WALL OVER 12' SHALL BE DOUGLAS FIR #2.
- 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 FX = 3'-0" X 6'-6" FIXED.

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

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DRAWN BY:  
 S.SCARBO

ISSUE DATE:  
 3.26.21

SHEET NUMBER:  
  
 CONSTRUCTION DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 04/14/2021

**TRUSS ROOF NOTES: (BY OTHERS)**

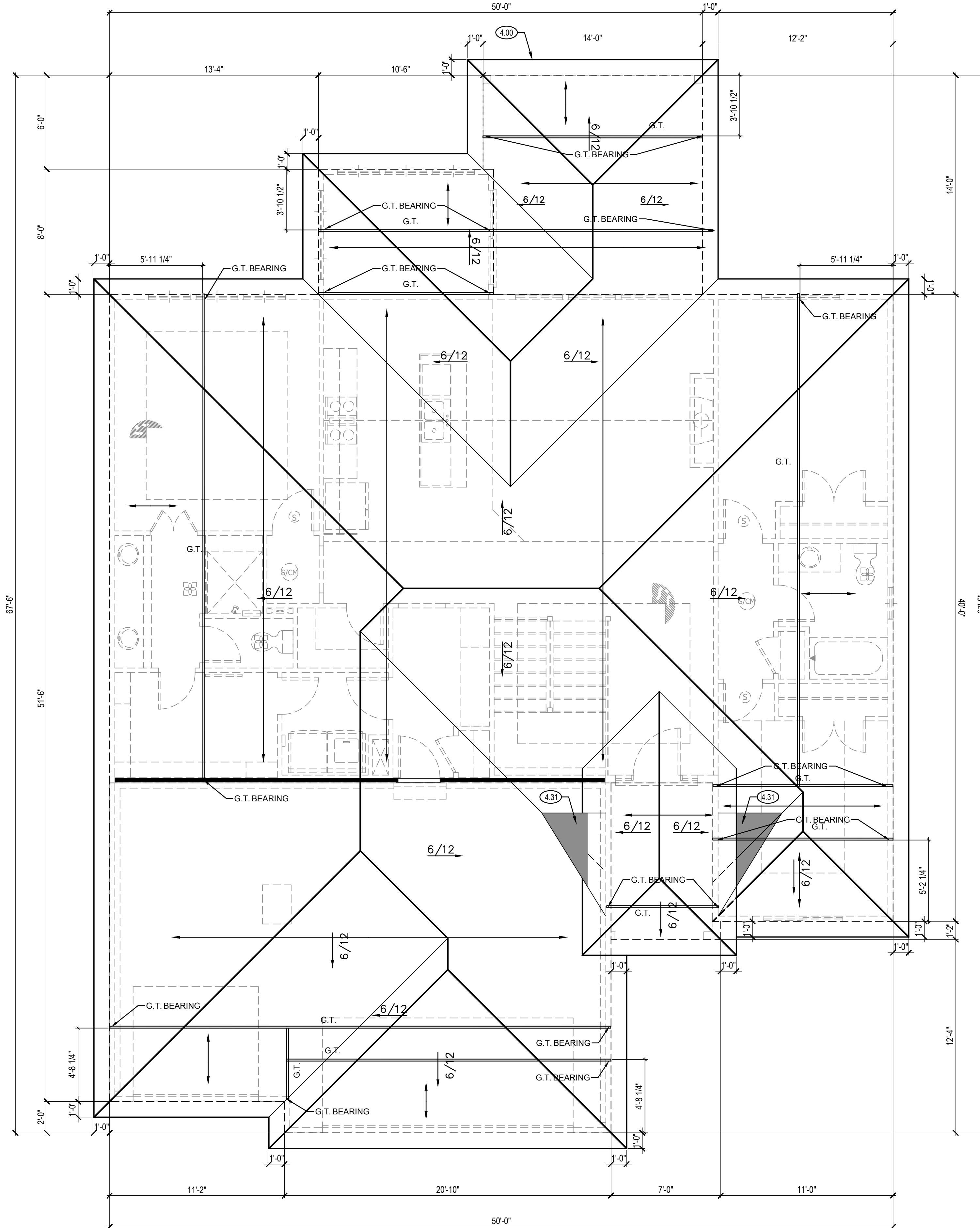
- 1) DESIGNED FOR LIGHT ROOF COVERING
  - TOP CHORD:  
LIVE LOAD/SNOW LOAD (PSF): 25  
DEAD LOAD (PSF): 10  
BOTTOM CHORD:  
DEAD LOAD (PSF): 10
  - 2) ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 x 10 UNLESS OTHERWISE NOTED.
  - 3) CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
  - 4) ROOF IS ENGINEERED TO COMPLY WITH IRC 802
- = ROOF TRUSS FRAMING DIRECTION  
 = GIRDER TRUSS LOCATION  
 = INTERIOR LOAD BEARING WALL

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

ROOF:  
ROOF IS DESIGNED FOR 20 PSF SNOW LOAD  
WOOD TRUSSES SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.  
CEILING JOIST OR RAFTER TIE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM, REQUIRED COLLAR TIES OR RIDGE STRAPS SHALL COMPLY WITH DETAILS AND IRC SECTION R802, R802.3, R802.3.1, R802.11.

**GIRDER TRUSS BEARING:**  
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR LARCH #2 (DEPENDENT ON WALL THICKNESS) BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE CARRIED DOWN TO FOUNDATION OR LOAD SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.



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

**ROOF PLAN NOTES**

- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- 4.11 MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

**GENERAL NOTES**

- ROOF AND CEILING FRAMING ARE PRE-ENGINEERED ROOF TRUSSES.
- ASPHALT SHINGLES MIN 2/12. FLASH ALL PENETRATIONS AND INTERSECTIONS.
- VENT EACH ENCLOSED ATTIC SPACE. NET AREA OPENING = 1/50TH OF VENTED AREA OR 1/300TH IF 580% OF VENTING NEAR TOP.
- BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE. SEE FRAMING SPECIFICATIONS FOR DETAILS.
- DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.
- HVAC DUCTWORK RUNNING THROUGH ATTIC SHALL BE HUNG FROM ABOVE TO ALLOW COMPLETE INSULATION SURROUND.
- PROVIDE BLOCKING AT ALL CEILING JUMPS FOR INSULATION.
- PROVIDE FOAM INSULATION AT EXTERIOR WHERE MAIN LEVEL ROOF LINE MEETS UPPER LEVEL WALLS.

CPG DBA



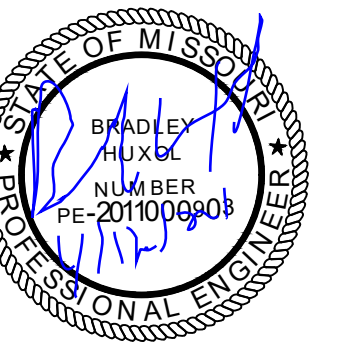
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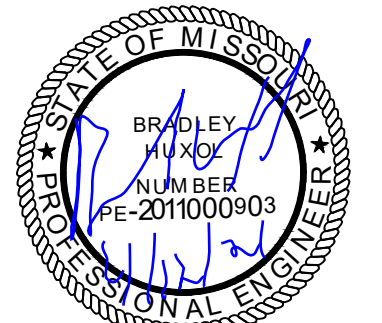
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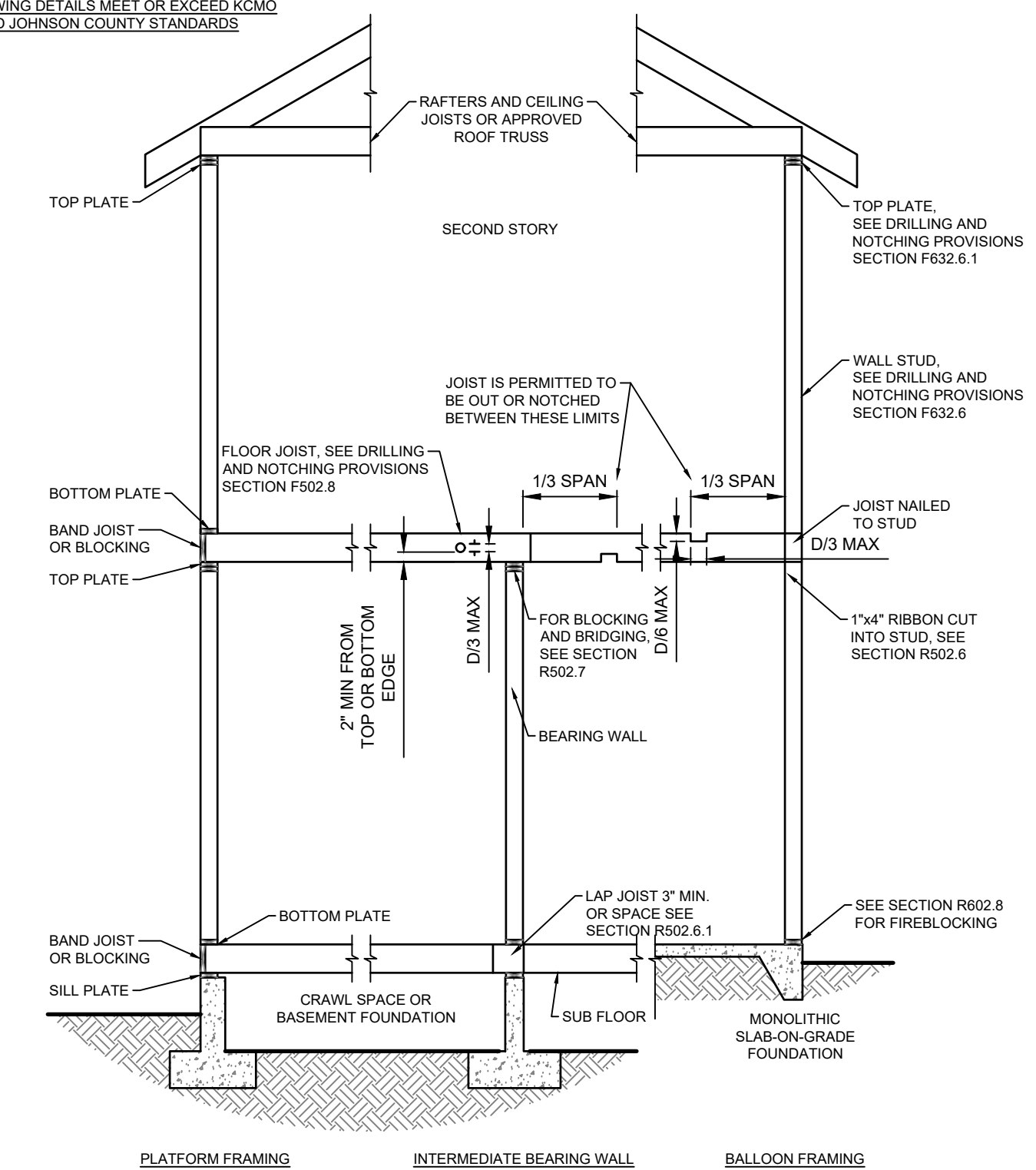
**A5.0**  
PLEASE USE CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES  
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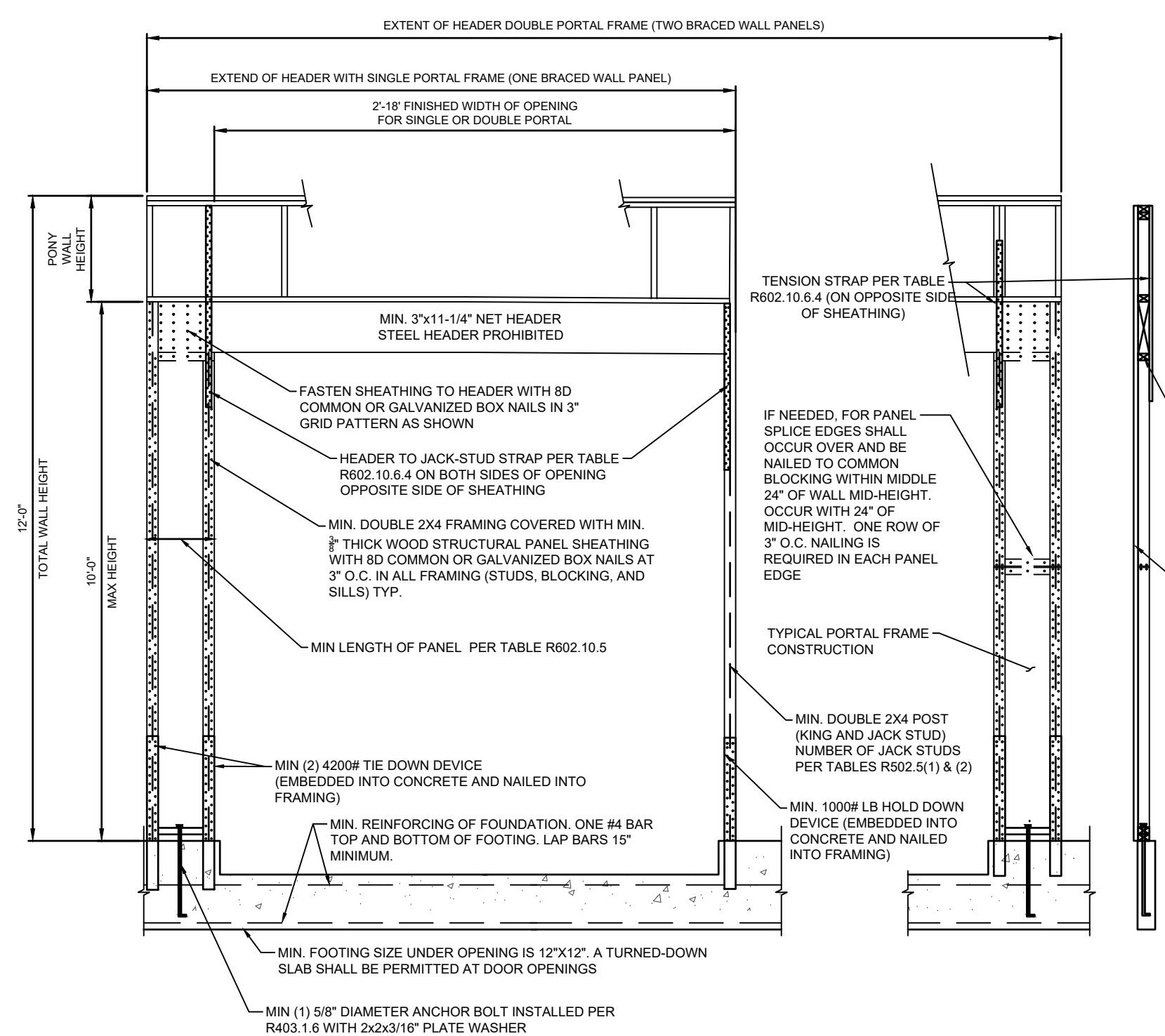




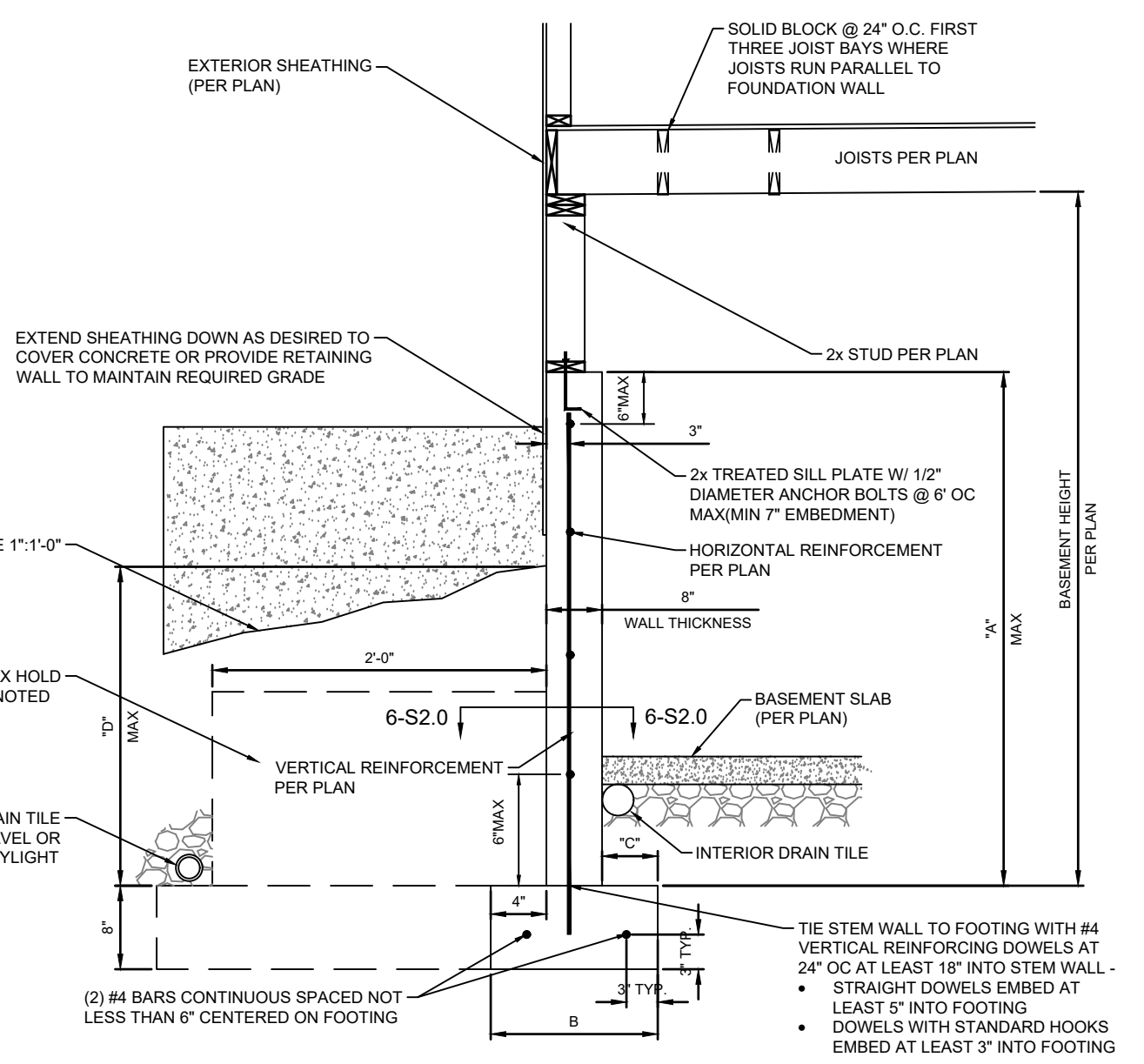
THE FOLLOWING DETAILS MEET OR EXCEED KCMO CPD-US, AND JOHNSON COUNTY STANDARDS



11 S2.0 TYPICAL WALL, FLOOR AND ROOF FRAMING (IRC FIGURE R602.3(1)) N.T.S.



12 S2.0 PORTALS WITH HOLD DOWNS (METHOD PFH) IRC FIGURE R602.10.6.2 N.T.S.



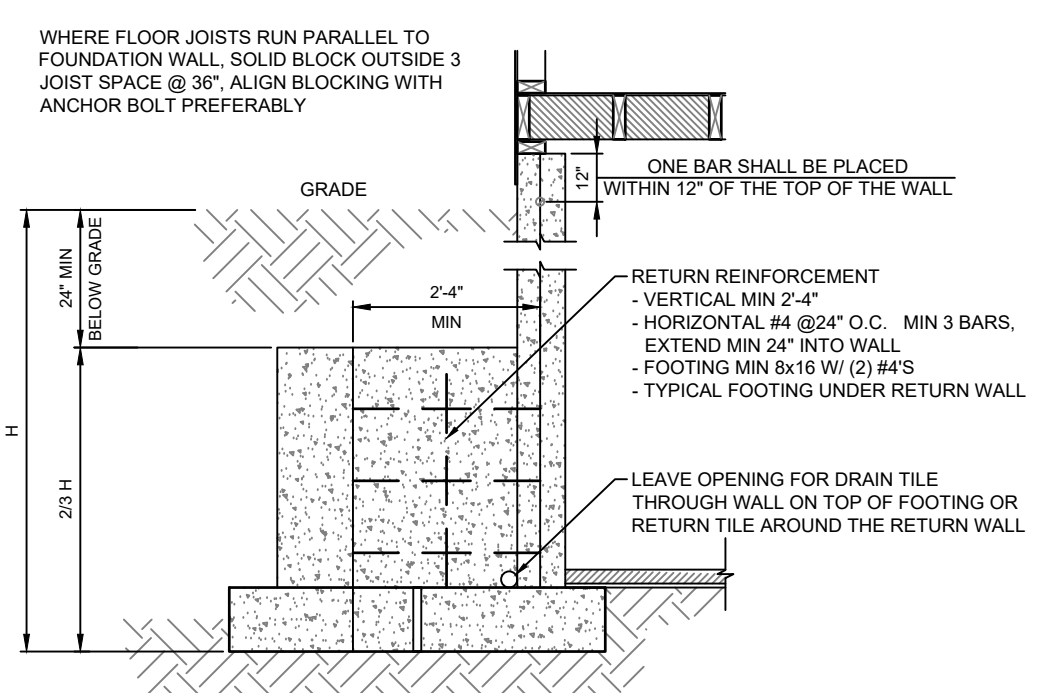
| CONCRETE DIMENSIONS |       |     |       |
|---------------------|-------|-----|-------|
| "A"                 | "B"   | "C" | "D"   |
| 4'-0"               | 1'-4" | 4"  | 3'-4" |
| 6'-0"               | 1'-4" | 4"  | 4'-4" |
| 9'-0"               | 1'-8" | 5"  | 4'-4" |

DIMENSIONS SHOWN ARE FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN INSTALLATION. A MINIMUM 2' RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.

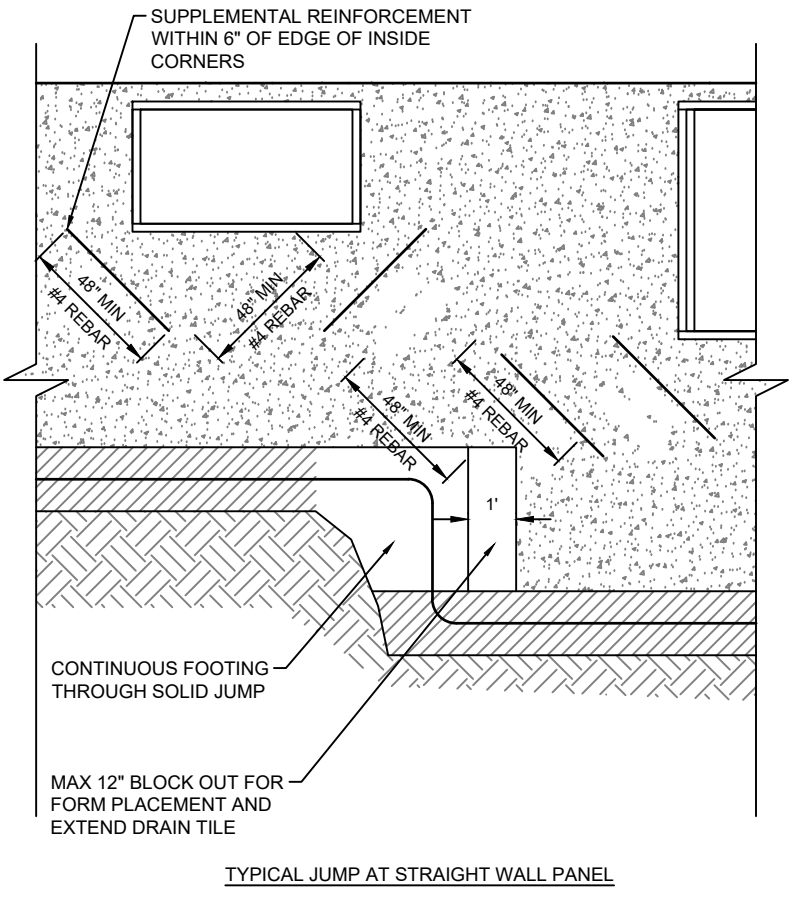
VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 6" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.

THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

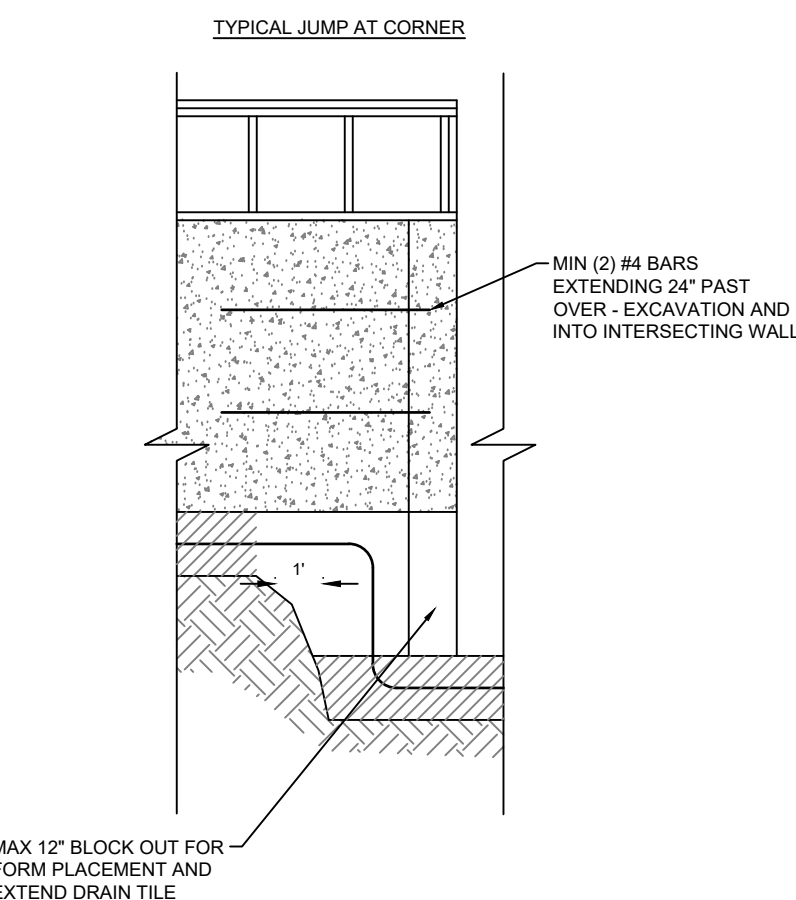
13 S2.0 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL N.T.S.



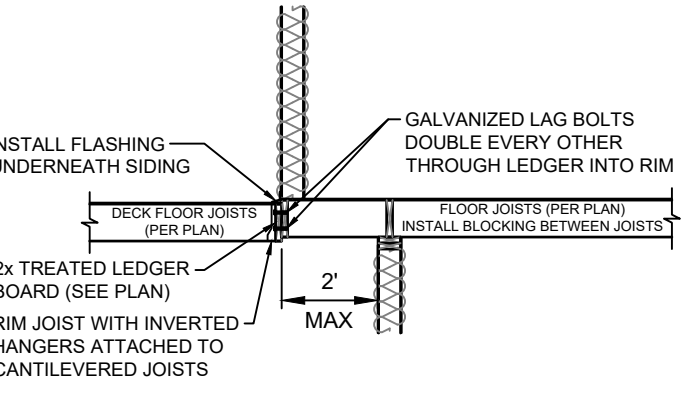
7 S2.0 TYPICAL DEAD MAN SECTION N.T.S.



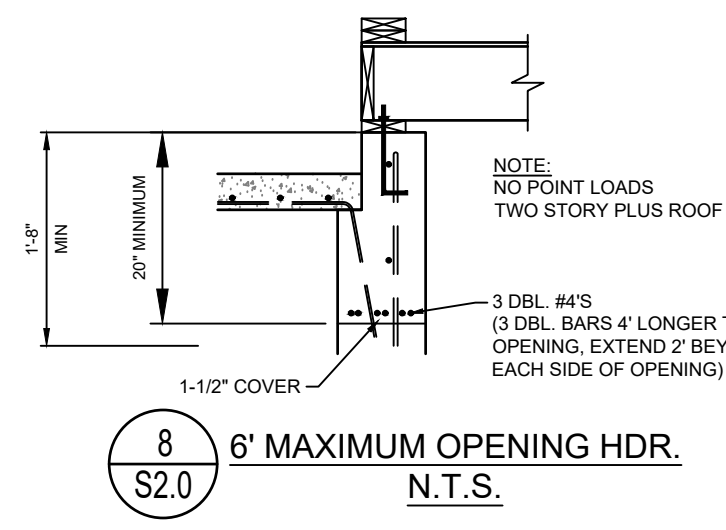
6 S2.0 FOUNDATION WALL JUMP DETAIL N.T.S.



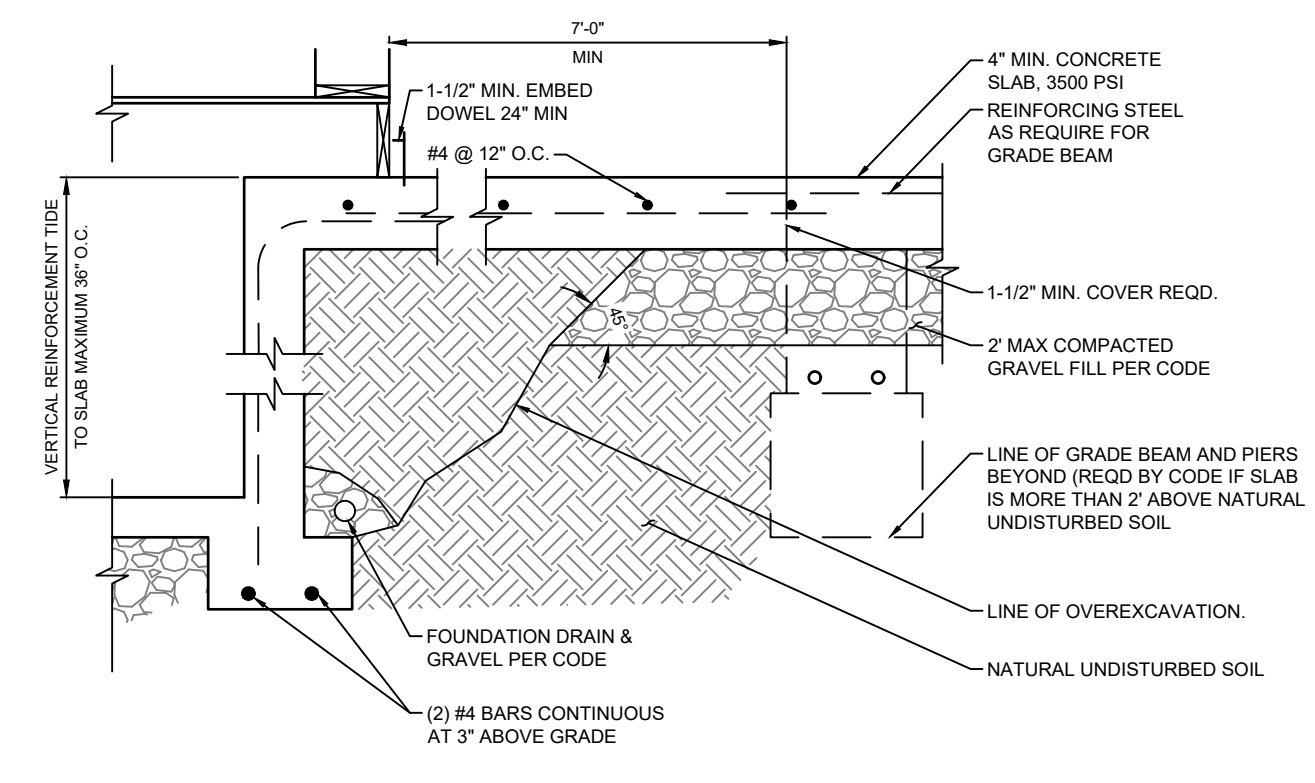
5 S2.0 FOUNDATION WALL JUMP DETAIL N.T.S.



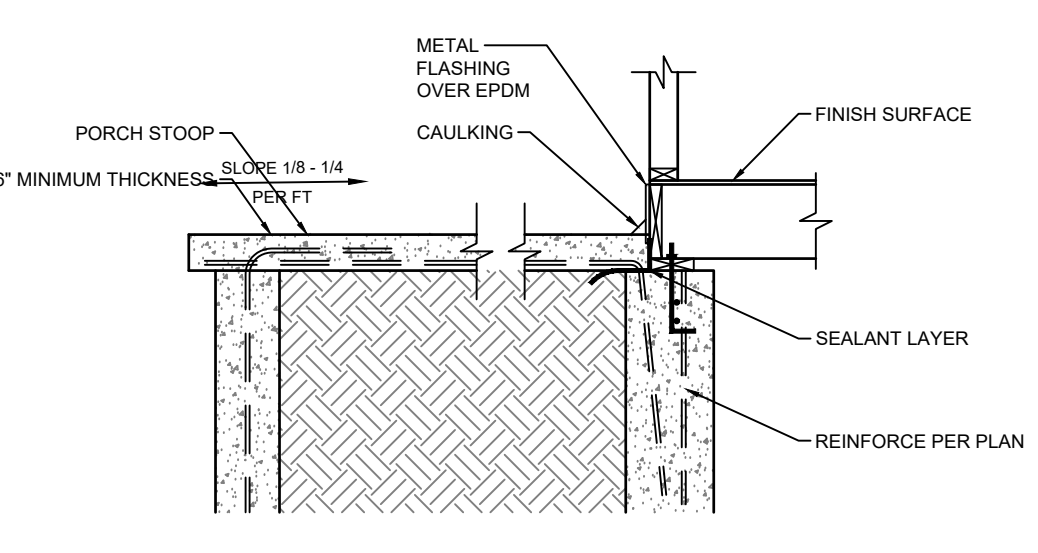
10 S2.0 TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT N.T.S.



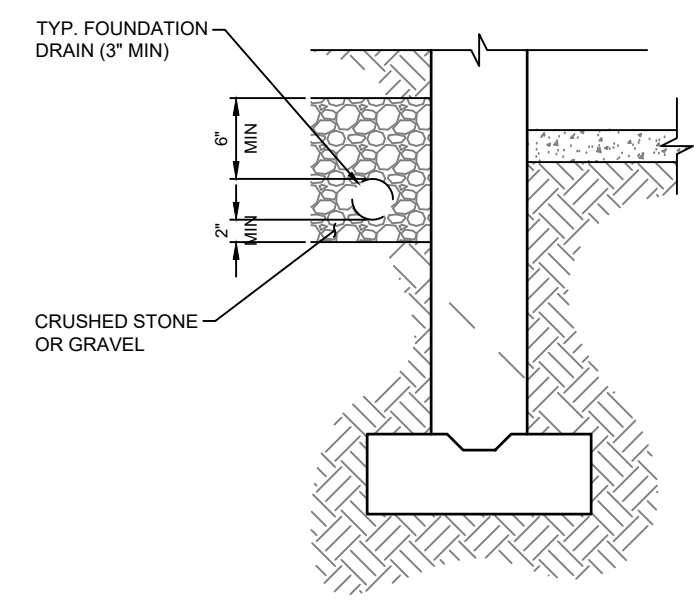
8 S2.0 6' MAXIMUM OPENING HDR N.T.S.



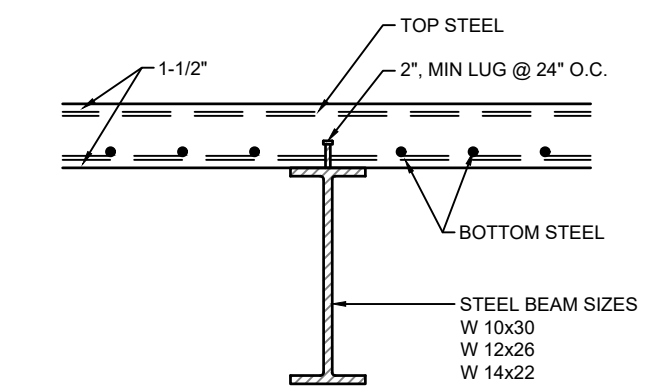
3 S2.0 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4' OVERDIG N.T.S.



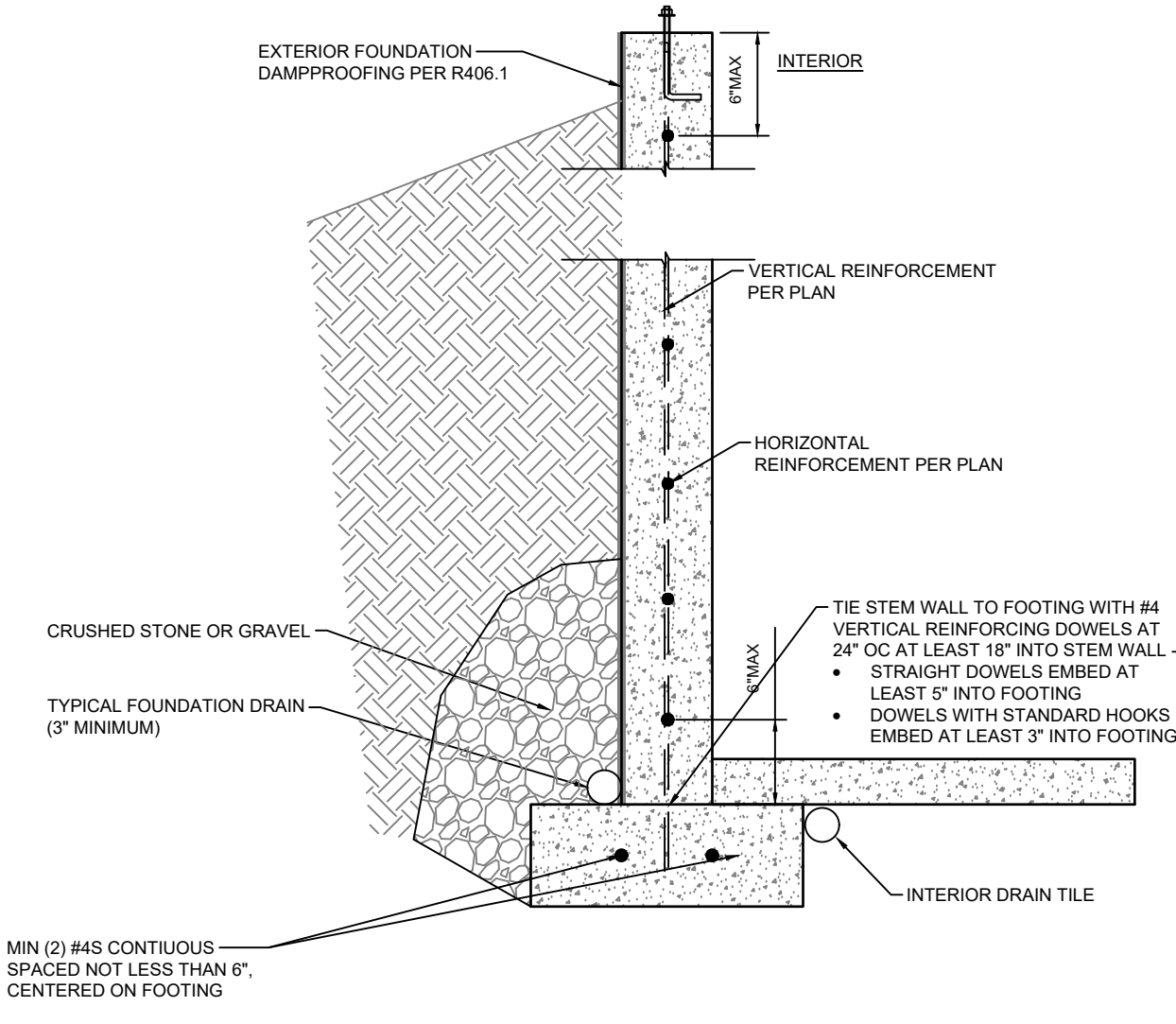
2 S2.0 STANDARD PORCH SLAB N.T.S.



1 S2.0 FOUNDATION DRAIN DETAIL & RAISED SLAB N.T.S.



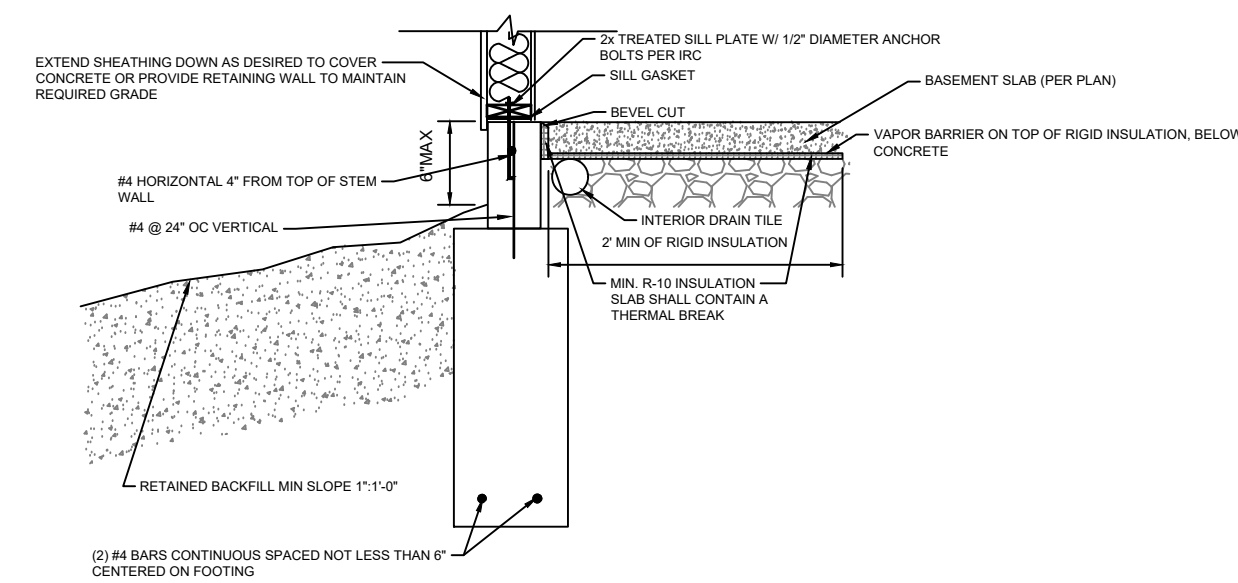
9 S2.0 SLAB OVER BEAM N.T.S.



4 S2.0 TYPICAL WALL SECTION DETAIL N.T.S.

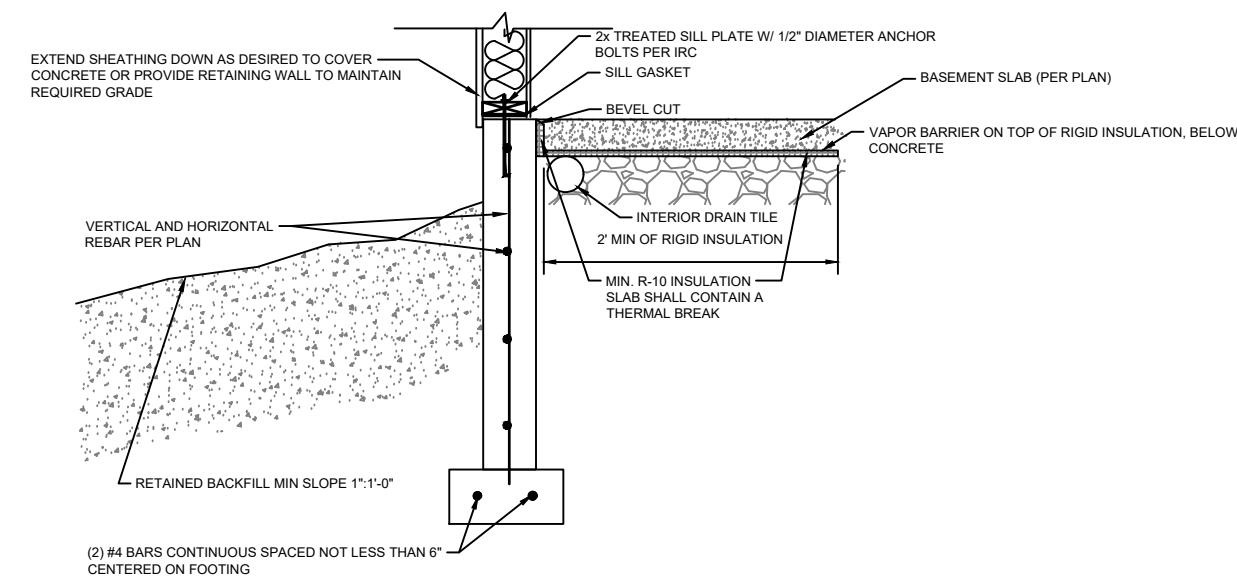


APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE

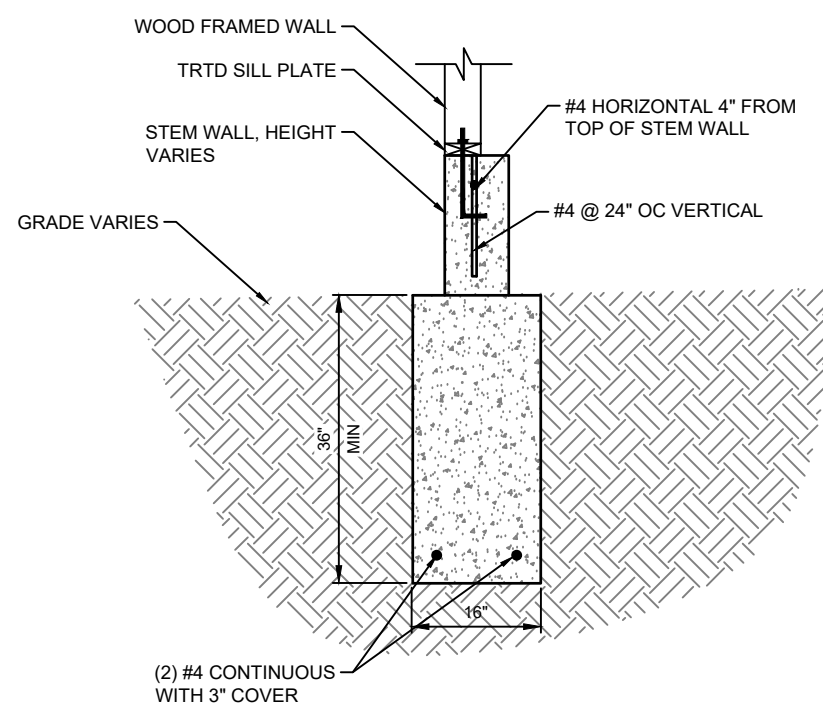


12 S3.0 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL N.T.S.

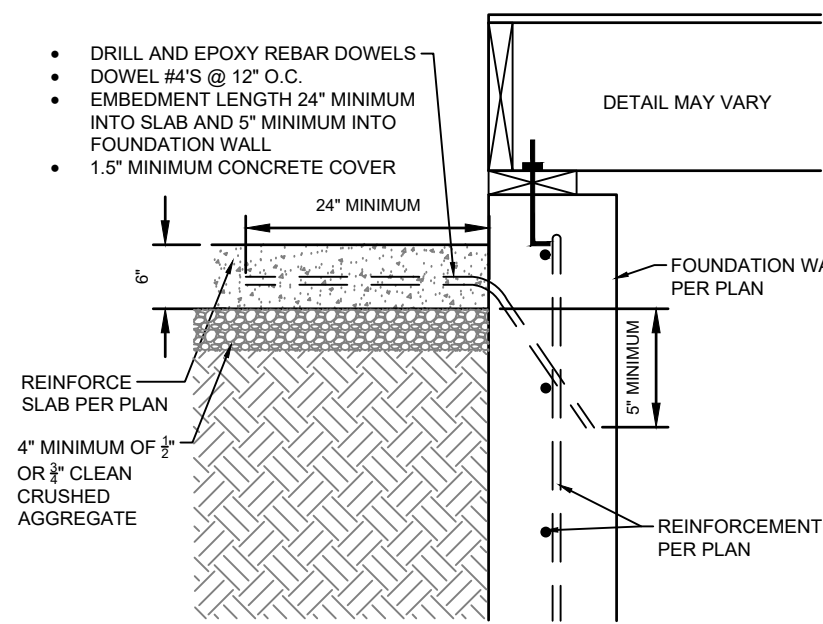
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



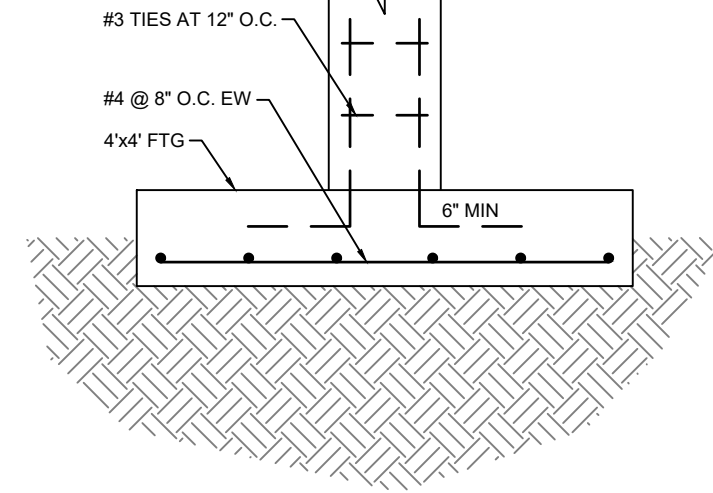
11 S3.0 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING N.T.S.



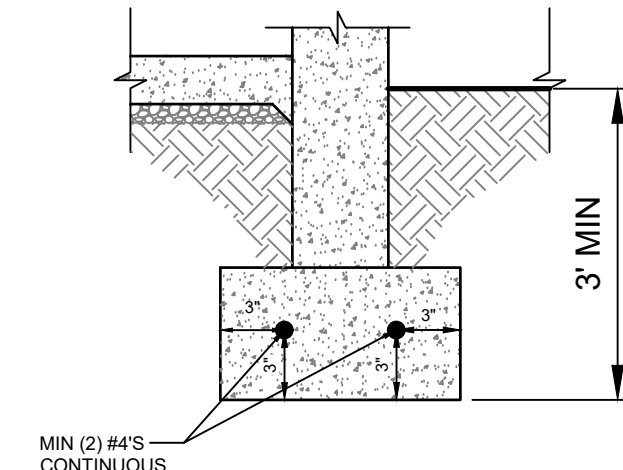
10 S3.0 TRENCH FOOTING WITH STEM WALL N.T.S.



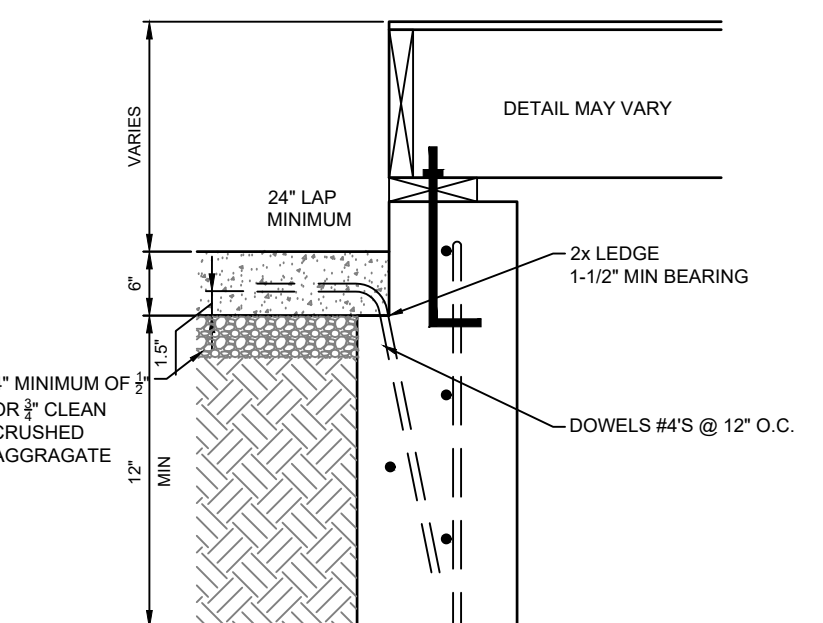
8 S3.0 ALTERNATE SLAB AT WALL N.T.S.



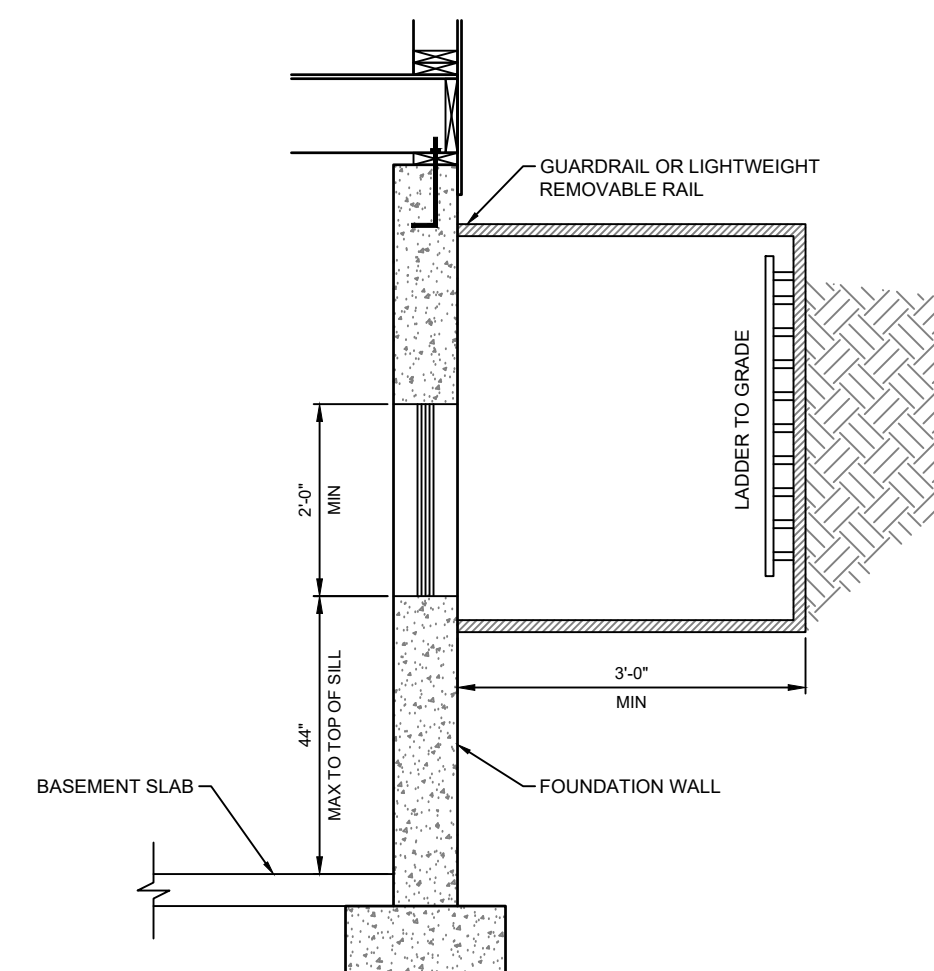
7 S3.0 PEDESTAL AT FOOTING N.T.S.



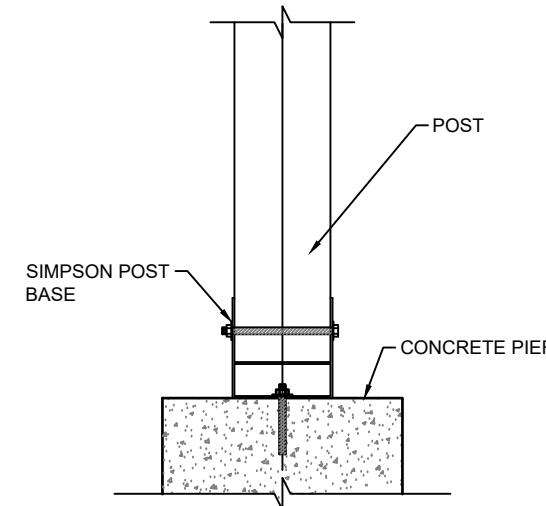
6 S3.0 FOOTING DETAIL N.T.S.



4 S3.0 SLAB AT WALL N.T.S.

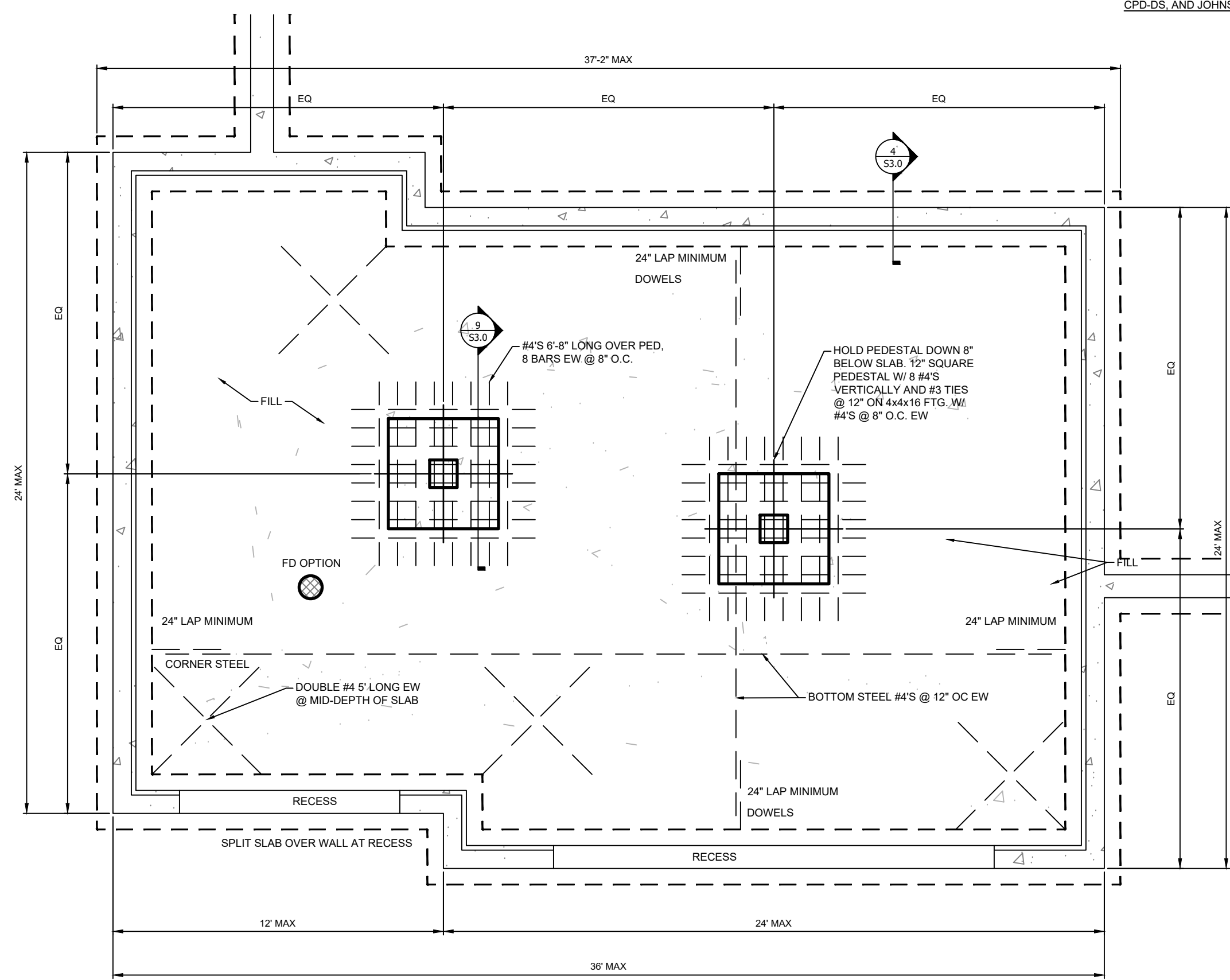


3 S3.0 TYPICAL EGRESS WINDOW SECTION DETAIL N.T.S.

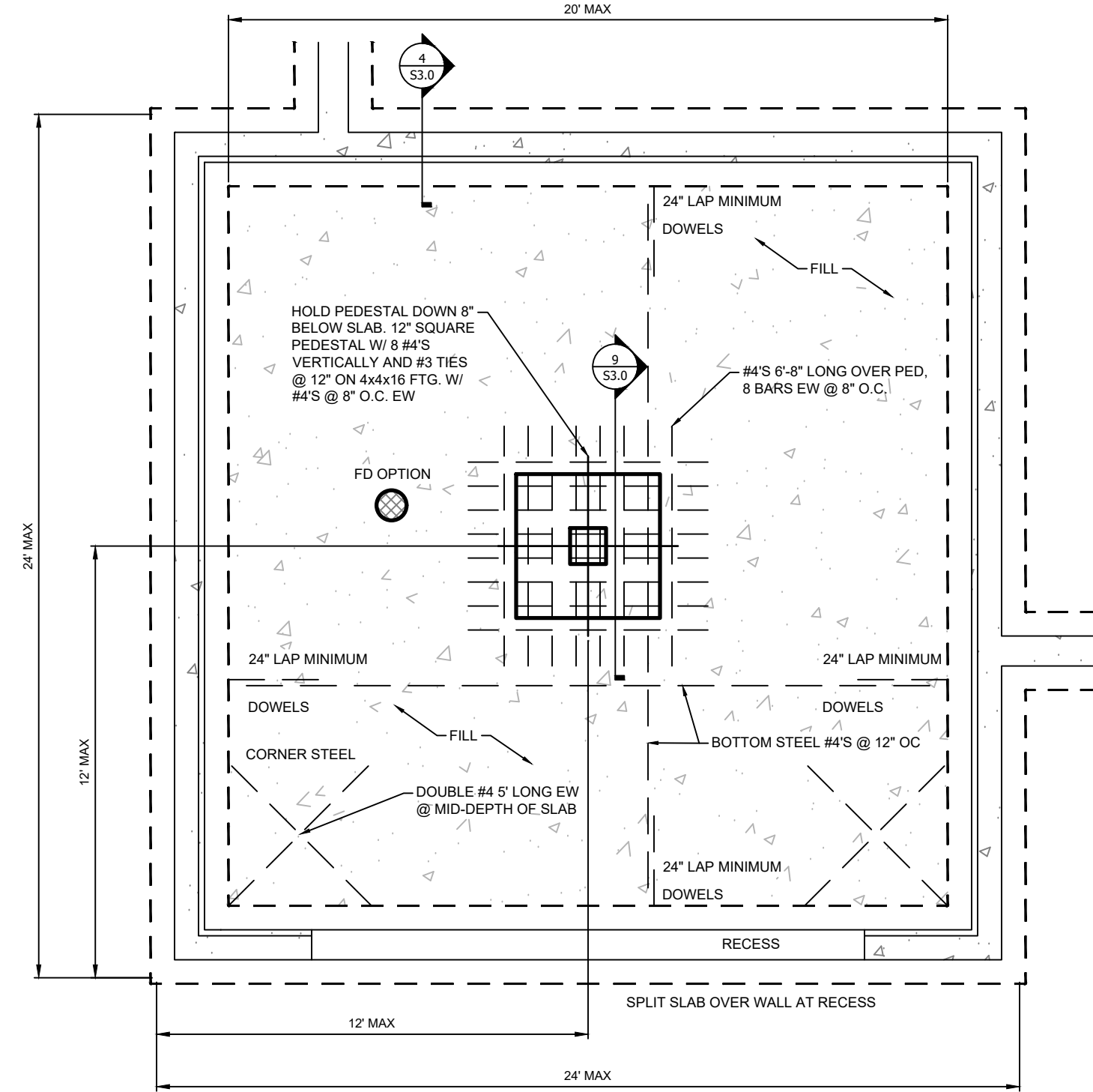


2 S3.0 POST BASE DETAIL N.T.S.

THE FOLLOWING DETAILS MEET OR EXCEED KCMO, PPD-DS, AND JOHNSON COUNTY STANDARDS



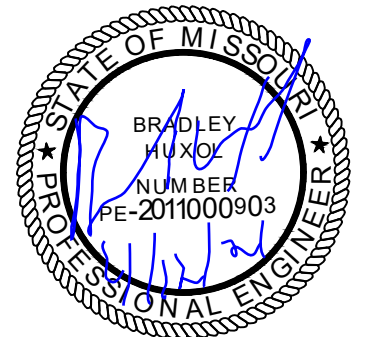
5 S3.0 GARAGE SLAB ON FILL N.T.S.



1 S3.0 GARAGE SLAB ON FILL N.T.S.



RESIDENTIAL ENGINEERING SERVICES, LLC  
WWW.RES-KC.COM  
600 SW JEFFERSON ST SUITE 300  
LEES SUMMIT, MO 64063  
(816) 399-4901



FOUNDATION DETAILS

SHEET #

S3.0

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

04/14/2021

**HELIX REQUIREMENTS:**

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3/8" FROM TOP OF FOUNDATION WALL ELSE HELIX NOT PERMITTED.

**ALL CONCRETE SHALL BE REINFORCED WITH HELIX MICRO REBAR ALONG WITH ANY ADDITIONAL REBAR AS NOTED:**

- 9.0 LB/CUBIC YARD DOSAGE OF HELIX 5-25.
- VERIFY DOSAGE AT FORM INSPECTION.
- SEE MIXING REQUIREMENTS ON THIS PAGE.
- MINIMUM 3000 PSI FOOTING COMPRESSIVE STRENGTH.
- MINIMUM 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.
- AIR ENTRAINED BETWEEN 5-7% OF CONCRETE VOLUME.
- GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 1500 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).
- WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY, OR BETTER, LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

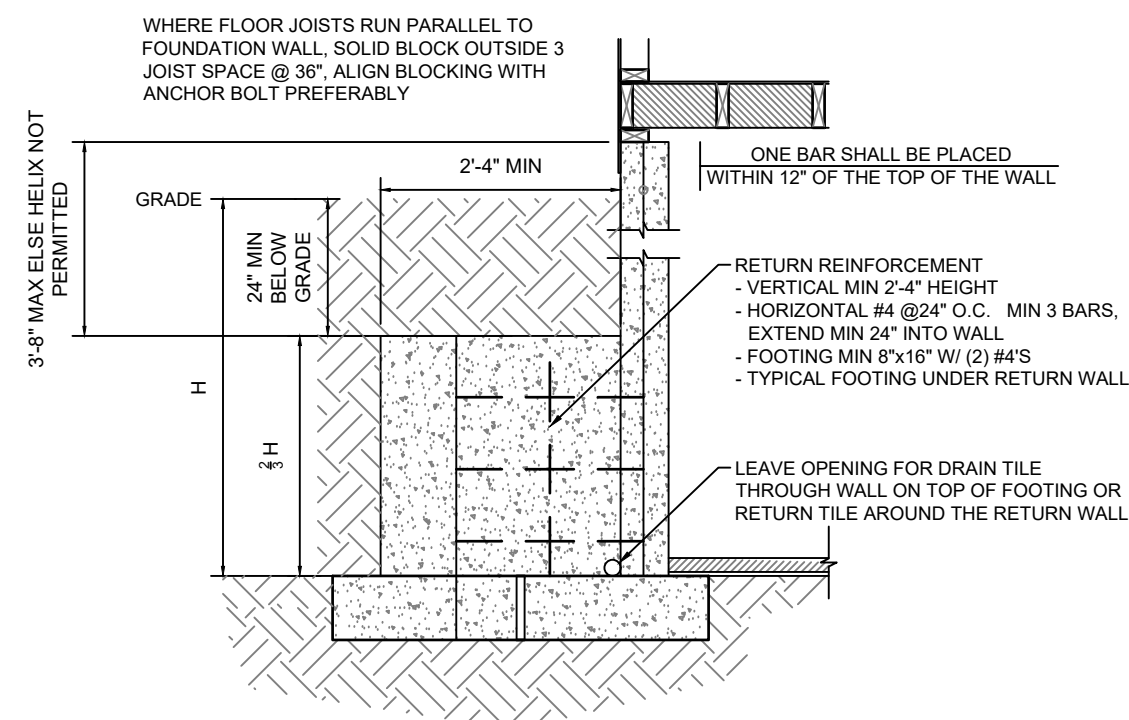
**HELIX ALTERNATE DESIGN NOT VALID IF ANY ONE OF THE FOLLOWING CONDITIONS ARE MET:**

- NON-UNIFORM FOOTING SUPPORT (I.E. CAST IN PLACE PIERS, PUSH PILES).
- DAYLIGHT WALLS EXCEEDING 6' TALL FOR A LENGTH GREATER THAN 6'.

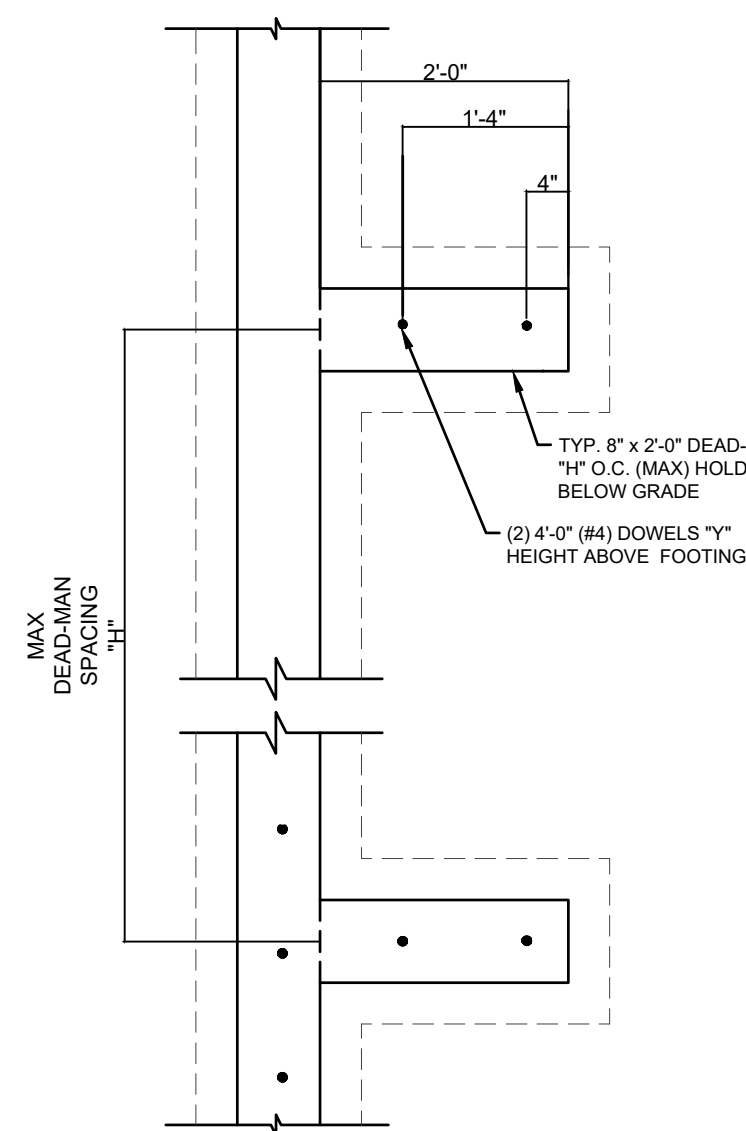
**HELIX DOSING INSTRUCTIONS:**

MIXING SHOULD BE DONE ACCORDANCE WITH ASTM C94 AND THE MIXING INSTRUCTIONS BELOW. THE DOSAGES OF HELIX ADDED TO THE MIX SHOULD BE NOTED ON THE BATCH DOCUMENTATION IN ACCORDANCE WITH UNIFORM EVALUATION SERVICE ER 279 SECTION 5.15. VERIFIED USING PROCEDURE IN ER 279 APPENDIX A.

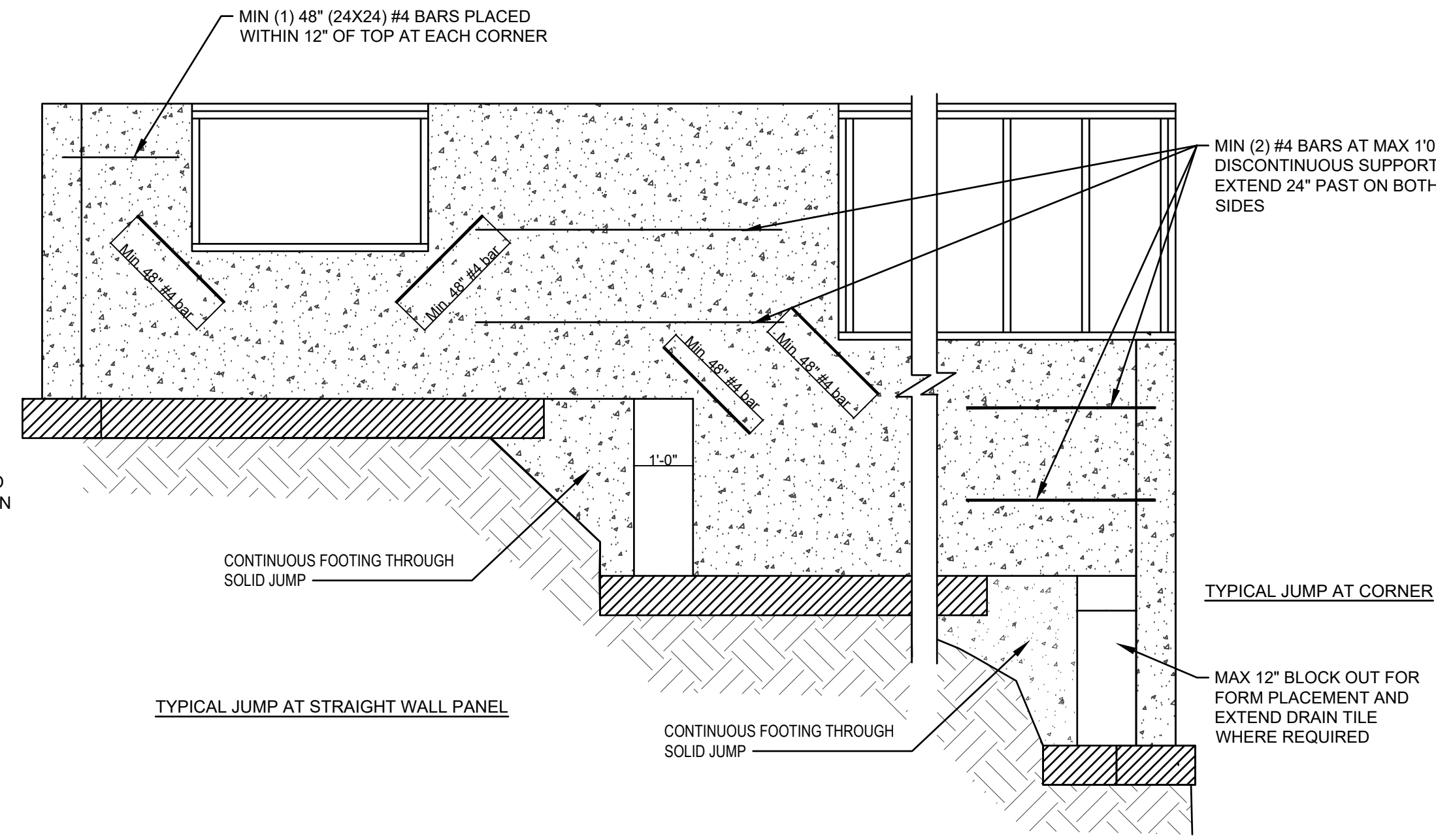
A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER (NOT WATER).



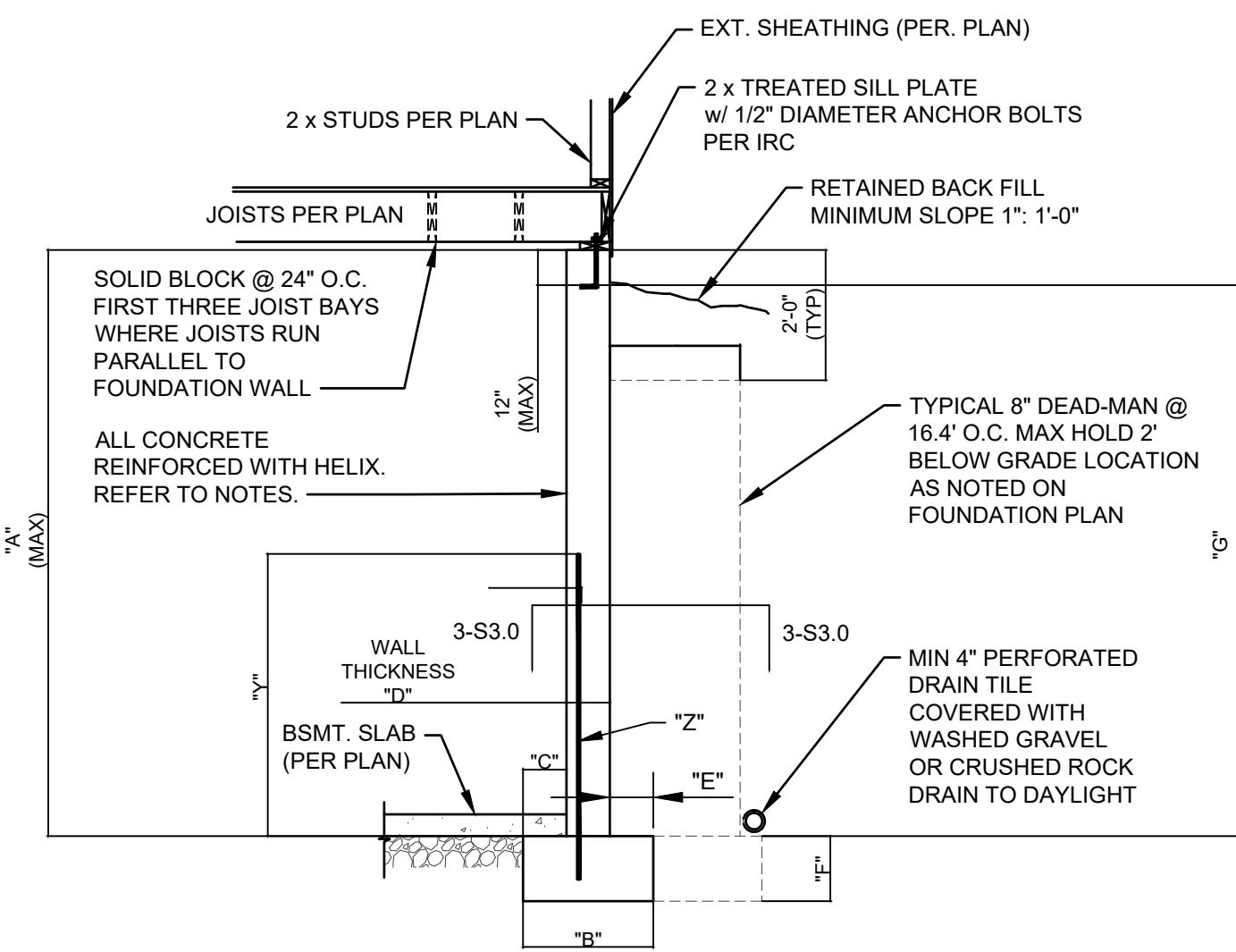
**1** TYPICAL DEAD MAN SECTION  
S3.1 N.T.S.



**3** TYPICAL DEAD MAN SECTION  
S3.1 N.T.S.



**2** FOUNDATION WALL JUMP DETAIL  
S3.1 N.T.S.



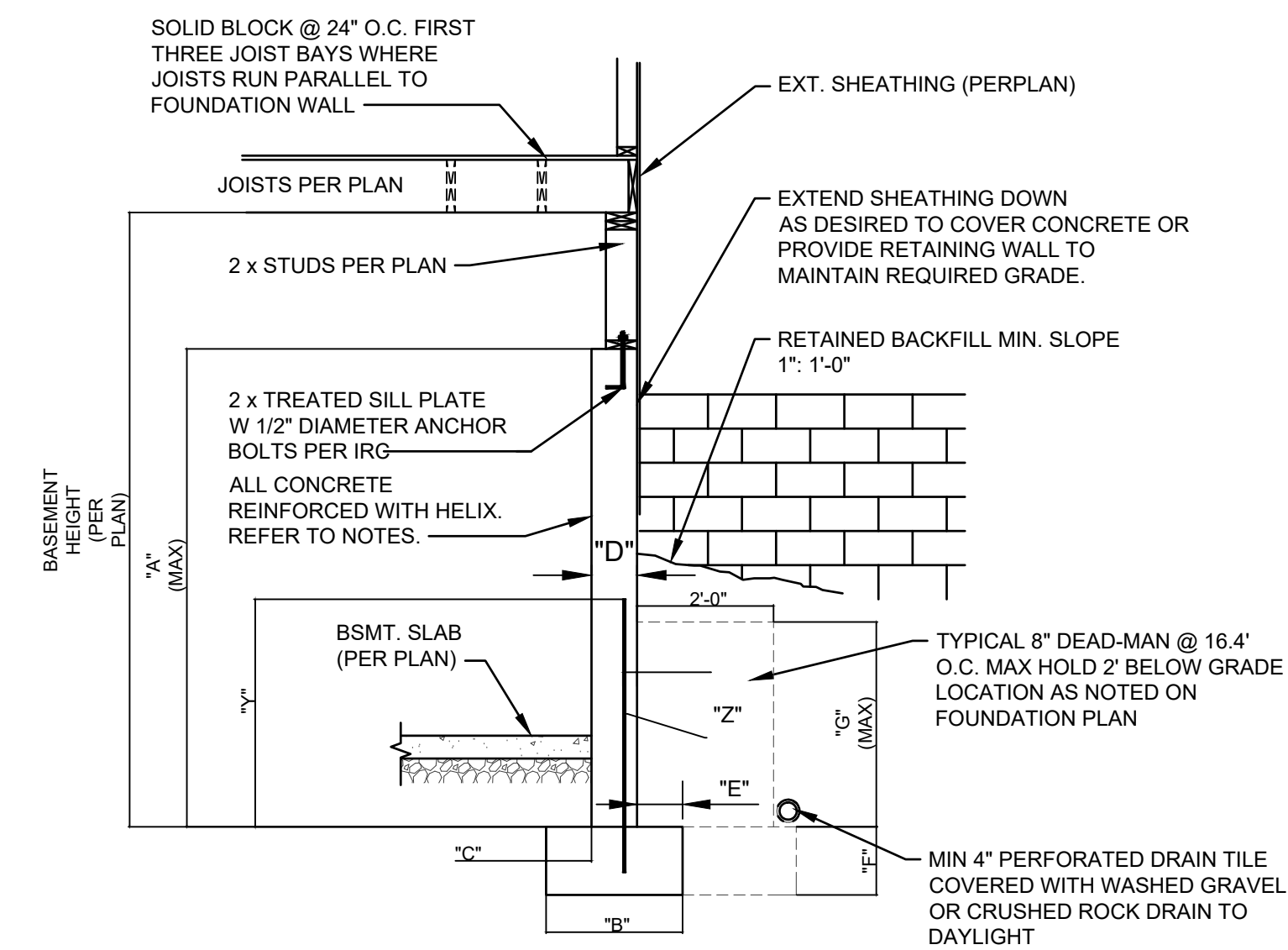
| CONCRETE DIMENSIONS |       |     |     |     |     | HEIGHT ABOVE FOOTING | REINFORCING BARS (GRADE 60) | HELIX DOSAGE       |                   |
|---------------------|-------|-----|-----|-----|-----|----------------------|-----------------------------|--------------------|-------------------|
| "A"                 | "B"   | "C" | "D" | "E" | "F" | "G"                  | "Z"                         |                    |                   |
| 8'-0"               | 1'-4" | 4"  | 8"  | 4"  | 8"  | 7'-8"                | 2'-6"                       | 4 BARS AT 24" O.C. | 9.0 LB/CUBIC YARD |
| 9'-0"               | 1'-4" | 4"  | 8"  | 4"  | 8"  | 8'-6"                | 2'-6"                       | 4 BARS AT 24" O.C. | 9.0 LB/CUBIC YARD |

DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

**4** TYPICAL FOUNDATION WALL DETAIL  
S3.1 N.T.S.

| HELIX FOOTING TABLE                |               |       |  |   |               |  | HELIX DOSAGE |
|------------------------------------|---------------|-------|--|---|---------------|--|--------------|
| ALL STRIP FOOTINGS AND GRADE BEAMS |               |       |  |   |               |  | 9 LB/CU FT   |
| ISOLATED FOOTINGS AND COLUMN PADS  |               |       |  |   |               |  |              |
| SYM                                | PIER PAD SIZE | DEPTH | MINIMUM REINFORCEMENT GRADE 60 KSI STEEL | SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI | HELIX DOSAGE  |  |              |
| A                                  | 30"x30"       | 1'-0" | (5) #4 BAR E.W.                          | 3" DIAMETER                               | 12.5 LB/CU FT |  |              |
| B                                  | 36"x36"       | 1'-0" | (6) #4 BAR E.W.                          | 3" DIAMETER                               | 12.5 LB/CU FT |  |              |
| C                                  | 42"x42"       | 1'-2" | (7) #4 BAR E.W.                          | 3" DIAMETER                               | 12.5 LB/CU FT |  |              |
| D                                  | 48"x48"       | 1'-4" | (8) #4 BAR E.W.                          | 3" DIAMETER                               | 12.5 LB/CU FT |  |              |
| D                                  | 48"x48"       | 1'-4" | (8) #4 BAR E.W.                          | N/A                                       | 12.5 LB/CU FT |  |              |
| E                                  | 54"x54"       | 1'-4" | (9) #4 BAR E.W.                          | 3.5" DIAMETER                             | 12.5 LB/CU FT |  |              |
| A                                  | 60"x60"       | 1'-6" | (10) #4 BAR E.W.                         | 3.5" DIAMETER                             | 12.5 LB/CU FT |  |              |
| SYM                                | PIER DIAMETER | DEPTH | MINIMUM REINFORCEMENT GRADE 60 KSI STEEL | HELIX DOSAGE                              |               |  |              |
| G                                  | 12"           | 3'-0" | (4) VERTICAL #4                          | 12.5 LB/CU FT                             |               |  |              |
| H                                  | 16"           | 3'-0" | (4) VERTICAL #4                          | 12.5 LB/CU FT                             |               |  |              |
| J                                  | 18"           | 3'-0" | (4) VERTICAL #4                          | 12.5 LB/CU FT                             |               |  |              |
| K                                  | 24"           | 3'-0" | (4) VERTICAL #4                          | 12.5 LB/CU FT                             |               |  |              |
| L                                  | 28"           | 3'-0" | (4) VERTICAL #4                          | 12.5 LB/CU 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.



| CONCRETE DIMENSIONS |       |     |     |     |     | HEIGHT ABOVE FOOTING | REINFORCING BARS (GRADE 60) | HELIX DOSAGE       |                   |
|---------------------|-------|-----|-----|-----|-----|----------------------|-----------------------------|--------------------|-------------------|
| "A"                 | "B"   | "C" | "D" | "E" | "F" | "G"                  | "Z"                         |                    |                   |
| 8'-0"               | 1'-4" | 4"  | 8"  | 4"  | 8"  | 3'-4"                | 2'-6"                       | 4 BARS AT 24" O.C. | 9.0 LB/CUBIC YARD |
| 9'-0"               | 1'-4" | 4"  | 8"  | 4"  | 8"  | 4'-4"                | 2'-6"                       | 4 BARS AT 24" O.C. | 9.0 LB/CUBIC YARD |

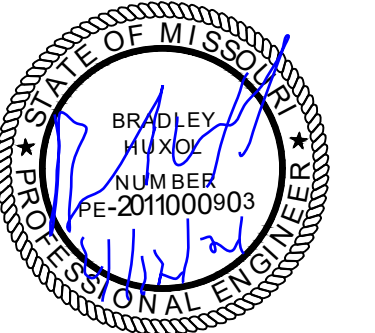
DIMENSIONS SHOWN IS FOR THE MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE DEAD-MAN SHALL BE INSTALLED. A MINIMUM 2' RETURN OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH. THE BASEMENT SLAB IS AN INTEGRAL PART OF THE "UNRESTRAINED" FOUNDATION WALL DESIGN. THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

**5** TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL  
S3.1 N.T.S.



RES  
ENGINEERING + DESIGN

RESIDENTIAL ENGINEERING SERVICES, LLC  
WWW.RES-KC.COM  
600 SW JEFFERSON ST SUITE 300  
LEES SUMMIT, MO 64063  
(816) 399-4901



HELIX DETAILS

SHEET #

S3.1

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

04/14/2021