

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

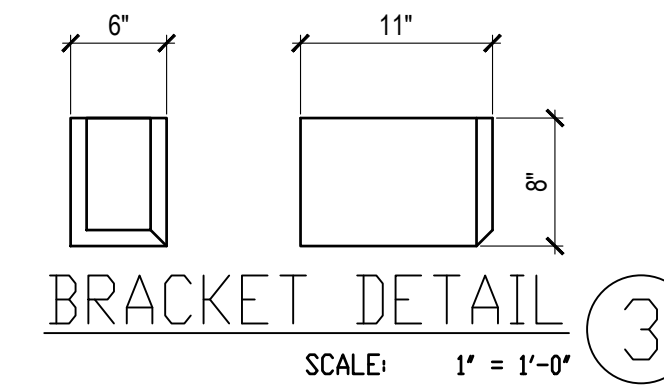
ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED. IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR 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.

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.
- 2.62 DOUBLED 1X8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 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.
- 3.14 CEDAR SHAKE SHINGLE SIDING.
- 3.17 MANUFACTURED STONE VENEER.
- 3.18 CAST STONE CAP
- 3.45 BOX BASE WITH STONE VENEER TO 4"-6" AND 6X6 CEDAR POST. SEE PLAN FOR FINISHED SIZE.
- 3.55 6"x8"x11" CEDAR CORBEL WITH CHAMFERED EDGES
- 3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.
- 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.

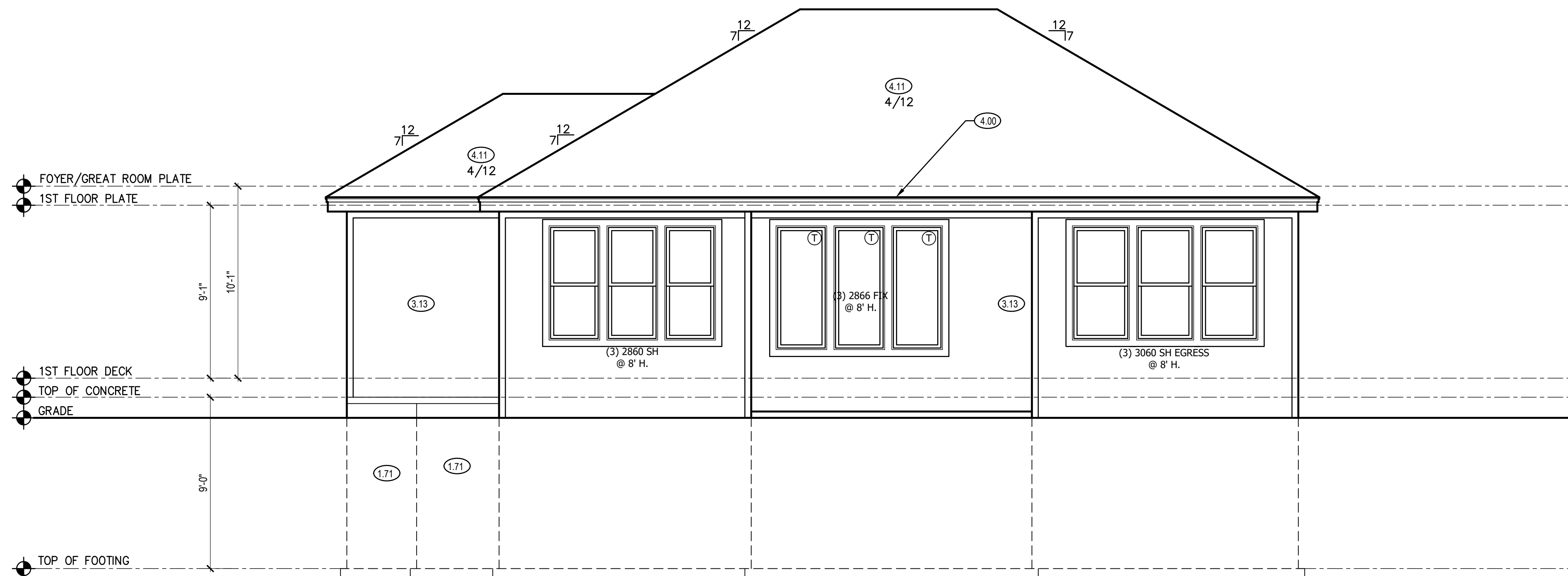


FRONT ELEVATION ②
SCALE: 1/4" = 1'-0"

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.



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/02/2021

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
- A6. ROOF PLAN

| FINISHED | |
|--------------------------|-------------|
| MAIN FLOOR | 1787 |
| LOWER LEVEL | 1013 |
| TOTAL | 2800 |
| UNFINISHED | |
| LOWER LEVEL - UNFINISHED | 561 |
| COVERED PATIO | 148 |
| GARAGE | 650 |

| ENGINEER | TRUSS | I-JOIST |
|-----------|---------|---------|
| EVERSTEAD | WHEELER | -- |

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| ▲ | | |
| ▲ | | |
| ▲ | | |
| ▲ | | |

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

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SOMERVILLE
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RESERVE AT STONEY CREEK #69

PROFESSIONAL SEAL:

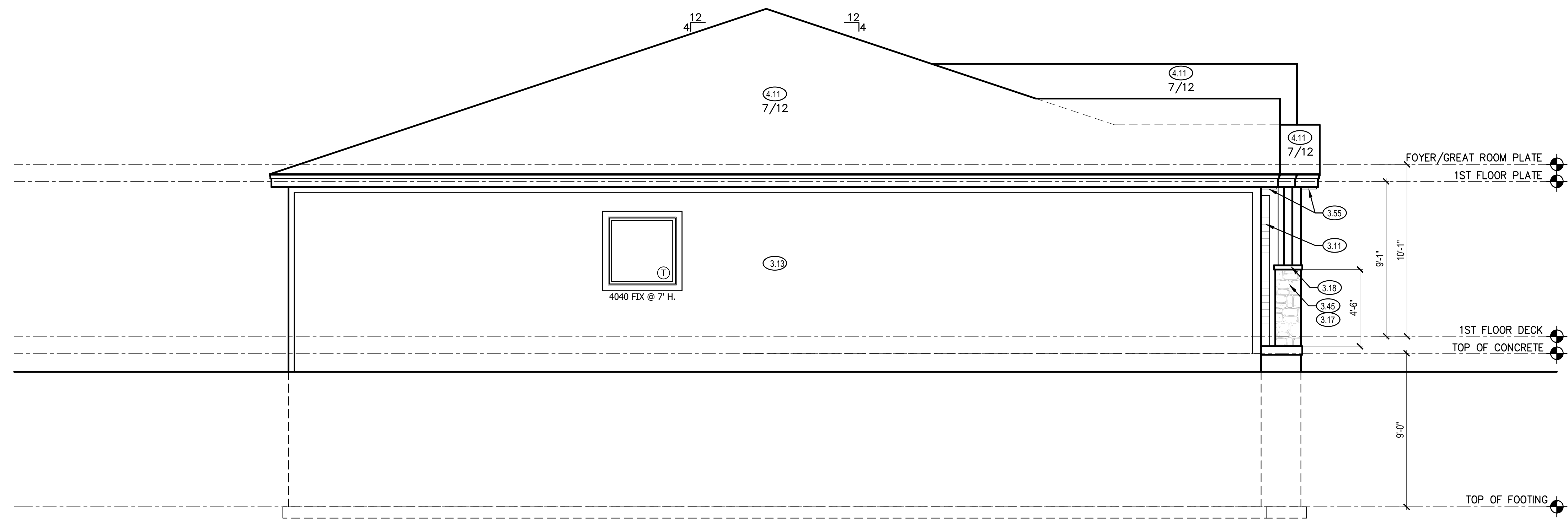
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EVERSTEAD
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
C.HOOPER

ISSUE DATE:
07.07.21

SHEET NUMBER:
A1.0



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ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA 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.

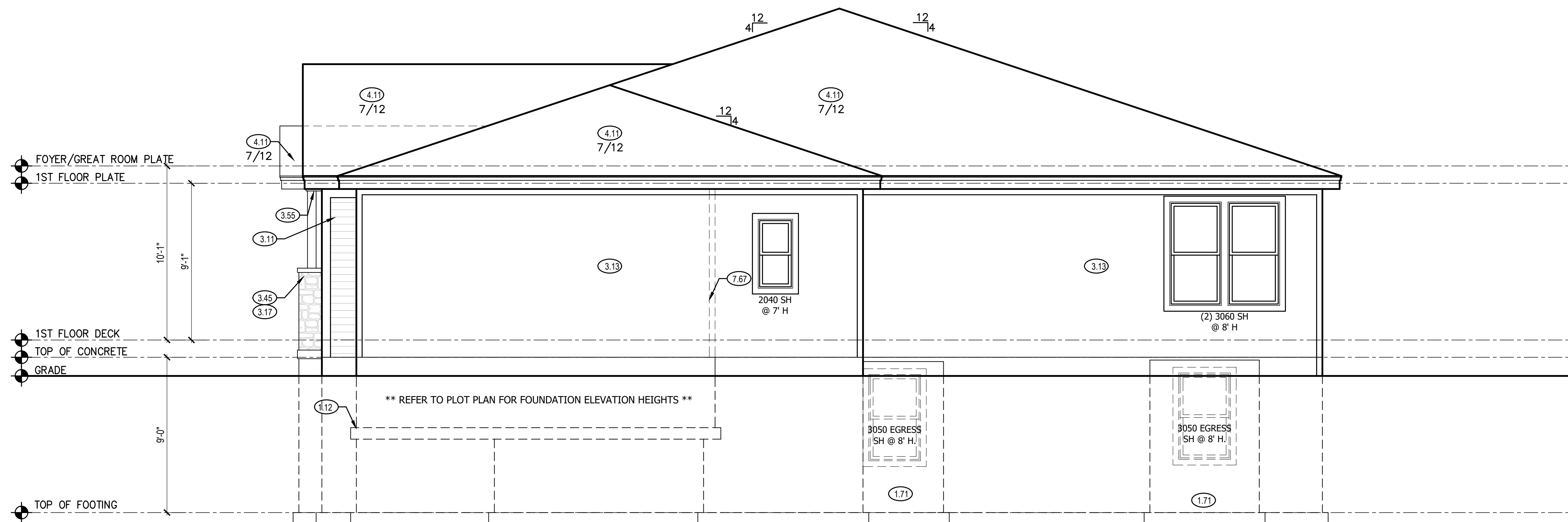
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ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.

LEFT ELEVATION ②

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



RIGHT ELEVATION ①

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

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.23 STEP FOUNDATION TO BELOW FROST LINE AS REQUIRED PER SITE.
- 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.
- 3.11 LP SMART LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
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- 3.17 MANUFACTURED STONE VENEER.
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- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
- 7.67 BACK WALL OF GARAGE.

GENERAL NOTES

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

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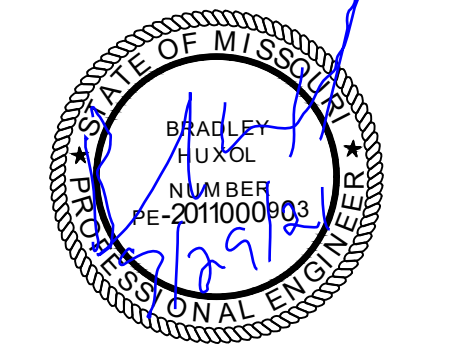
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EVERSTEAD
 600 SW JEFFERSON SUITE 300
 LEE'S SUMMIT, MO 64063
 816-399-4901

DRAWN BY:
 C.HOOPER

ISSUE DATE:
 07.07.21

SHEET NUMBER:

A2.0

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 LEE'S SUMMIT, MISSOURI
 08/02/2021

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 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. 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.
 STEEL BEAM FLANGE WIDTH:
 ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6" O.C. AND BE W8 x 10 - 3.94" 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"
 W8x13 - 4"

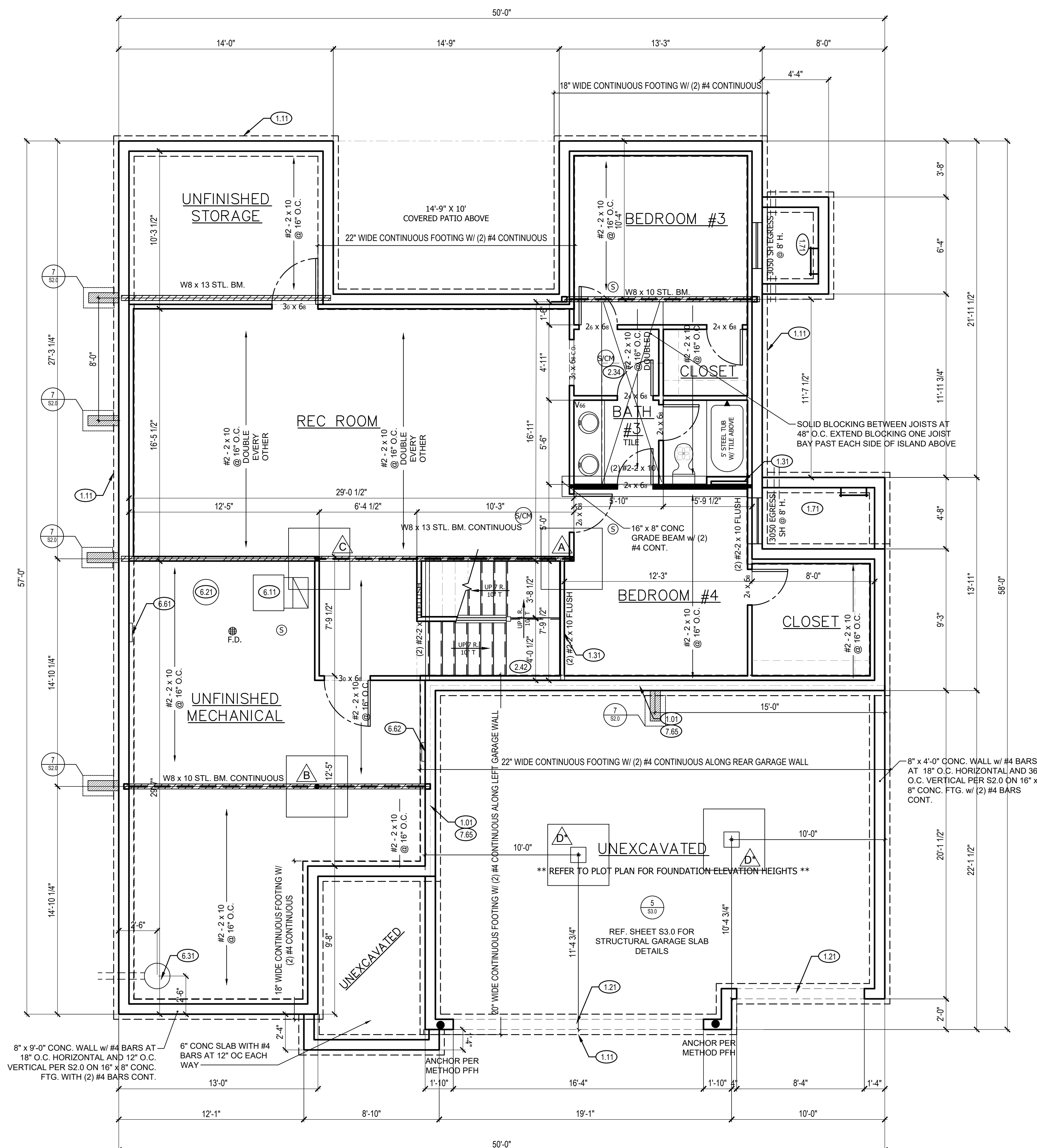
ISOLATED FOOTINGS AND COLUMN PADS

| 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 (*) | | | | NO COLUMN NEEDED |

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.



FOUNDATION PLAN 1
 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
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER, PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 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 AIR.
- 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
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 6.62 UFER GROUND- VERIFY LOCATION WITH PROJECT MANAGER.

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.

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PROFESSIONAL SEAL:

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 EVERSTEAD
 600 SW JEFFERSON SUITE 300
 LEE'S SUMMIT, MO 64063
 816-399-4901

DRAWN BY:
 C.HOOPER

ISSUE DATE:
 07.07.21

SHEET NUMBER:
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RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW
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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 R328/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 CANTILEVERS 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).

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 9-1/4". 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 LIB PER IRC R602.10

MINIMUM LIB 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

EXTERIOR WALL BRACING 15/32" PANEL THICKNESS OSB WITH 2/40 STRUCTURAL PANEL SPAN RATING. 1-3/8" MIN PEN. 8d FASTENERS AT 6" FOR PANEL EDGES AND 12" IN FIELD. INSTALL BLOCKING AT BASE, MID-HEIGHT AND TOP OF WINDOWS. WOOD STRUCTURAL PANEL SHEATHING CONTINUOUS OVER BAND JOIST OR RIM JOIST WITH MINIMUM LAP OF 9-1/4". ATTACH SHEATHING WITH MINIMUM 8D COMMON NAILS AT 3" O.C. AT TOP AND BOTTOM OF BAND/RIM JOIST.

EXTERIOR WALL SHEATHING SHALL BE AS FOLLOWS:

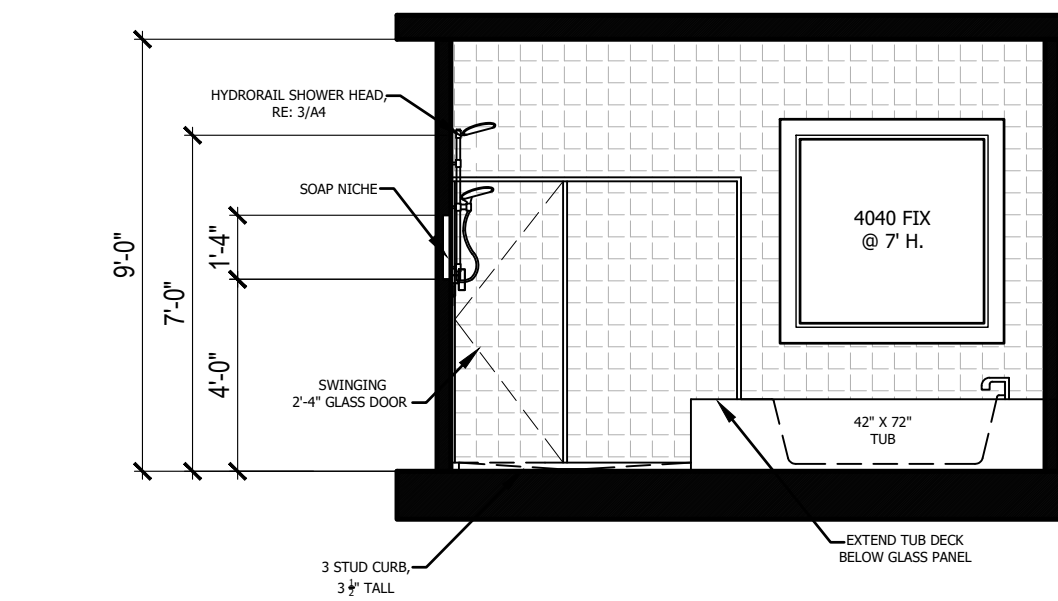
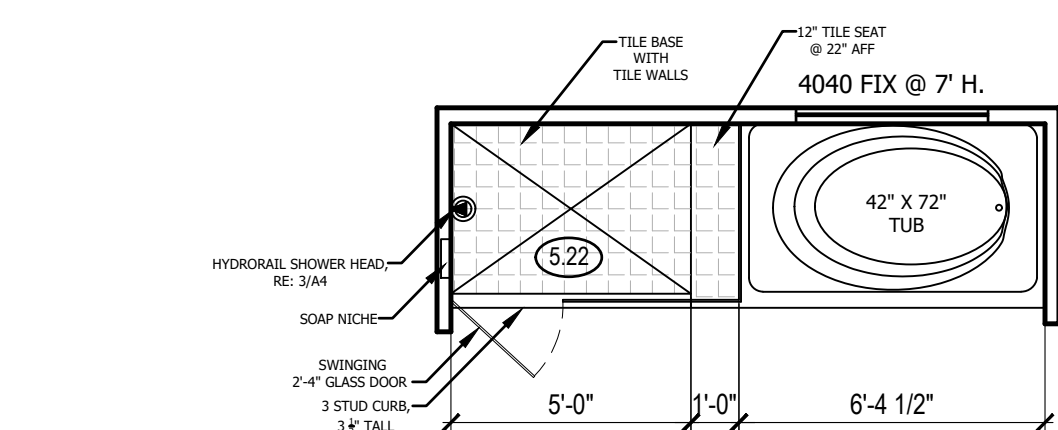
3/8" THICK OSB FOR METHODS: WSP, CS-WSP AND PFH
1/2" THICK OSB FOR METHOD CS-PF.

SPECIFIED THICKNESS OF OSB SHALL BE INSTALLED UNDERNEATH LP LAP SIDING AND/OR ENGINEERED BRACED WALL PANELS.

LP PANEL SIDING - 7/16" GROOVED SHALL BE EQUIVALENT TO 3/8" THICK OSB. OSB MAY BE OMITTED UNDERNEATH 7/16" GROOVED PANEL SIDING IN AREAS REQUIRING 3/8" THICK OSB.

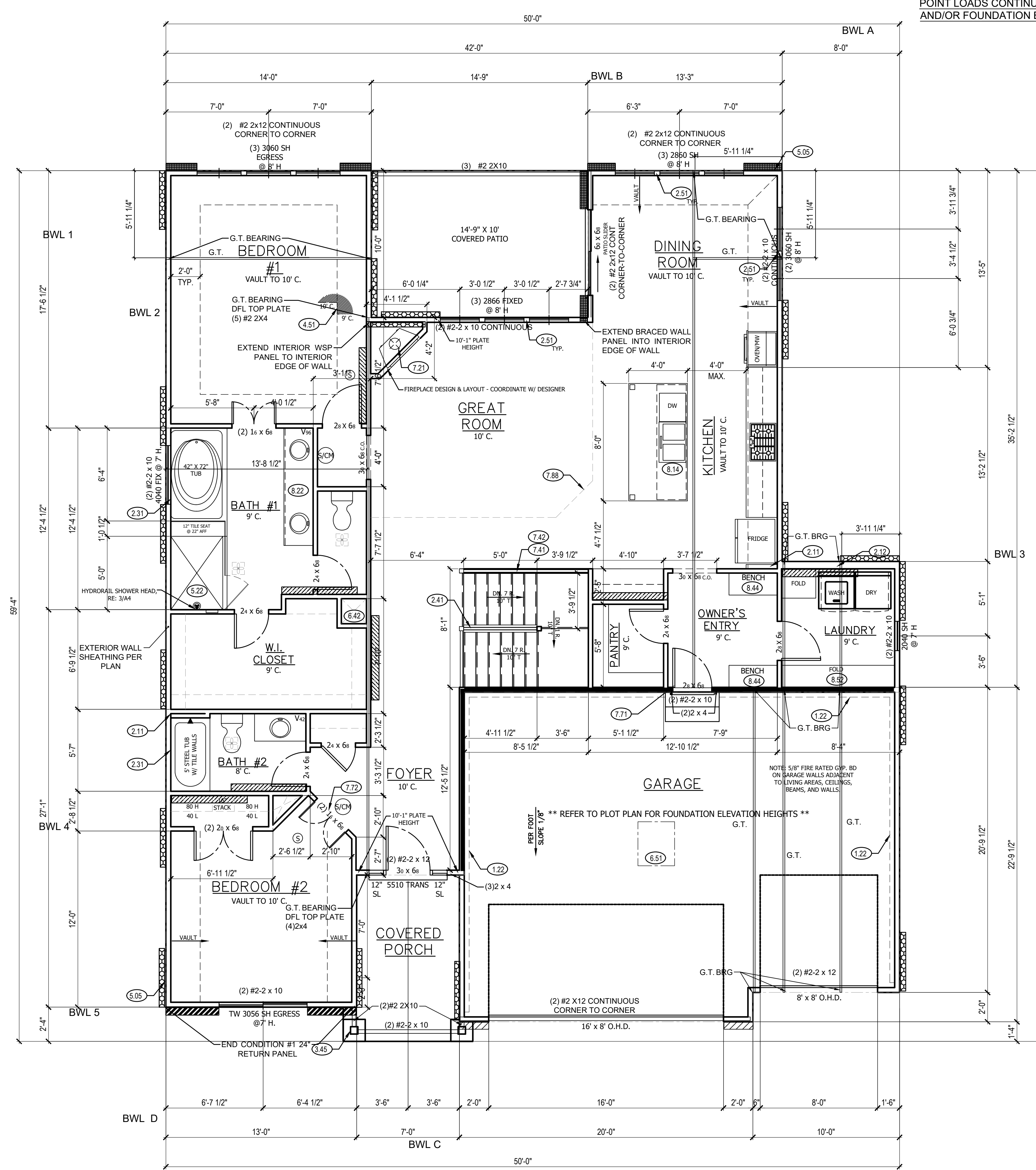
INSTALL FASTENERS AND NAILING PATTERN PER 2018 IRC SECTION R602.10.

INTERIOR LOAD BEARING WALL (EXTERIOR WALLS ARE ASSUMED LOAD BEARING)



DETAIL: 5.22
SCALE: 1/4" = 1'-0"

| IRC TABLE N1102.1.2 (R402.1.2) INSULATION AND PENETRATION 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 |

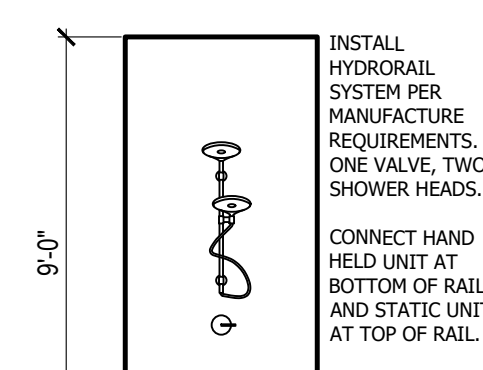


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PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.

MAIN FLOOR PLAN NOTES

- 1.22 EXPOSED TOP OF FOUNDATION WALL.
- 2.11 DOUBLE 2X4 STUD 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
- 3.45 BOX BASE WITH STONE VENEER TO 4"-6" AND 6X6 CEDAR POST. SEE PLAN FOR FINISHED SIZE.
- 4.51 SINGLE BOX VAULT
- 5.05 HOSE BIBB
- 5.22 TILE BASE WITH TILE WALLS. SEE DETAIL.
- 6.42 HVAC FLOOR OPENING, HEADER OFF FLOOR JOISTS AS REQUIRED. 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.
- 7.41 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
- 7.72 FLAT ASTRAGAL LOCK-- +1" ON ROUGH OPENING FOR UPPER DOOR LOCK
- 7.88 CHANGE IN FLOORING MATERIAL
- 8.14 24" CABINET + 24" OVERHANG WITH LEGS. VERIFY LOCATION WITH PERSONAL BUILDER.
- 8.22 CONTINUOUS FLAT VANITY
- 8.44 BENCH WITH COAT HOOKS
- 8.52 FOLDING TABLE



HYDRORAIL SHOWER SYSTEM
SCALE: NTS

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.

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

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

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SOMERVIEW
CRAFTSMAN
RESERVE AT STONEY CREEK #69

PROFESSIONAL SEAL:
STATE OF MISSOURI
BRADLEY HUXOL
LICENSED PROFESSIONAL ENGINEER
NO. 00000003
EXPIRES 12/31/2023

EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

EVERSTEAD
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
C.HOOPER

ISSUE DATE:
07.07.21

SHEET NUMBER:

A4.0

RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW
LEE'S SUMMIT, MISSOURI
08/02/2021

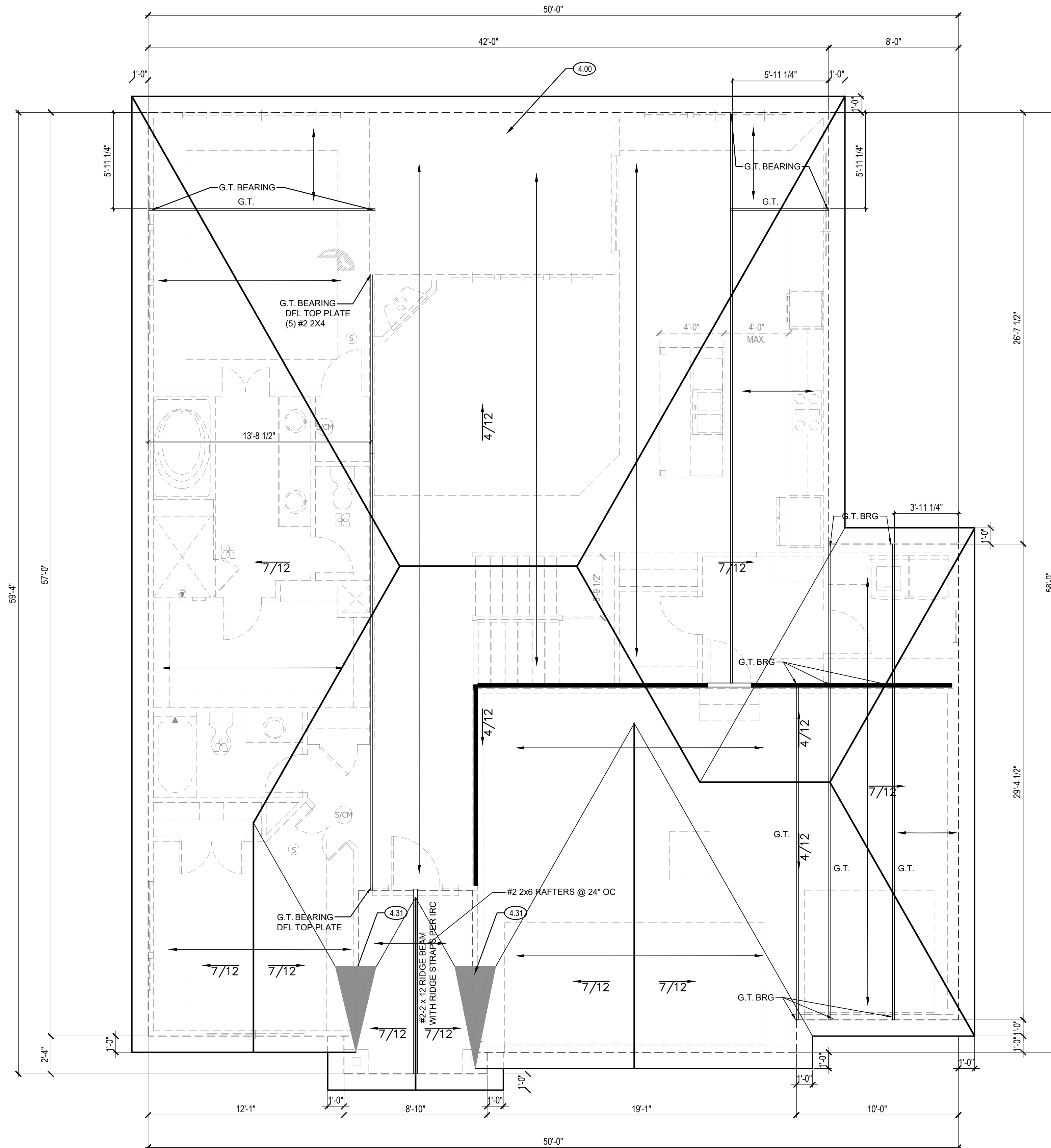
- TRUSS ROOF NOTES: (BY OTHERS)
- DESIGNED FOR LIGHT ROOF COVERING TOP CHORD:
LIVE LOAD/SNOW LOAD (PSF): 25
DEAD LOAD (PSF): 10
BOTTOM CHORD:
DEAD LOAD (PSF): 10
 - ALL EXTERIOR AND/OR LOAD BEARING WALL HEADERS SHALL BE MIN. (2) #2 x 10 UNLESS OTHERWISE NOTED.
 - CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR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



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

ROOF PLAN NOTES

- COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- MINIMUM ROOFING COMPOSITION- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 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

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

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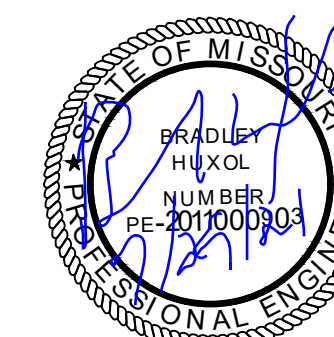
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DRAWN BY:
 C.HOOPER

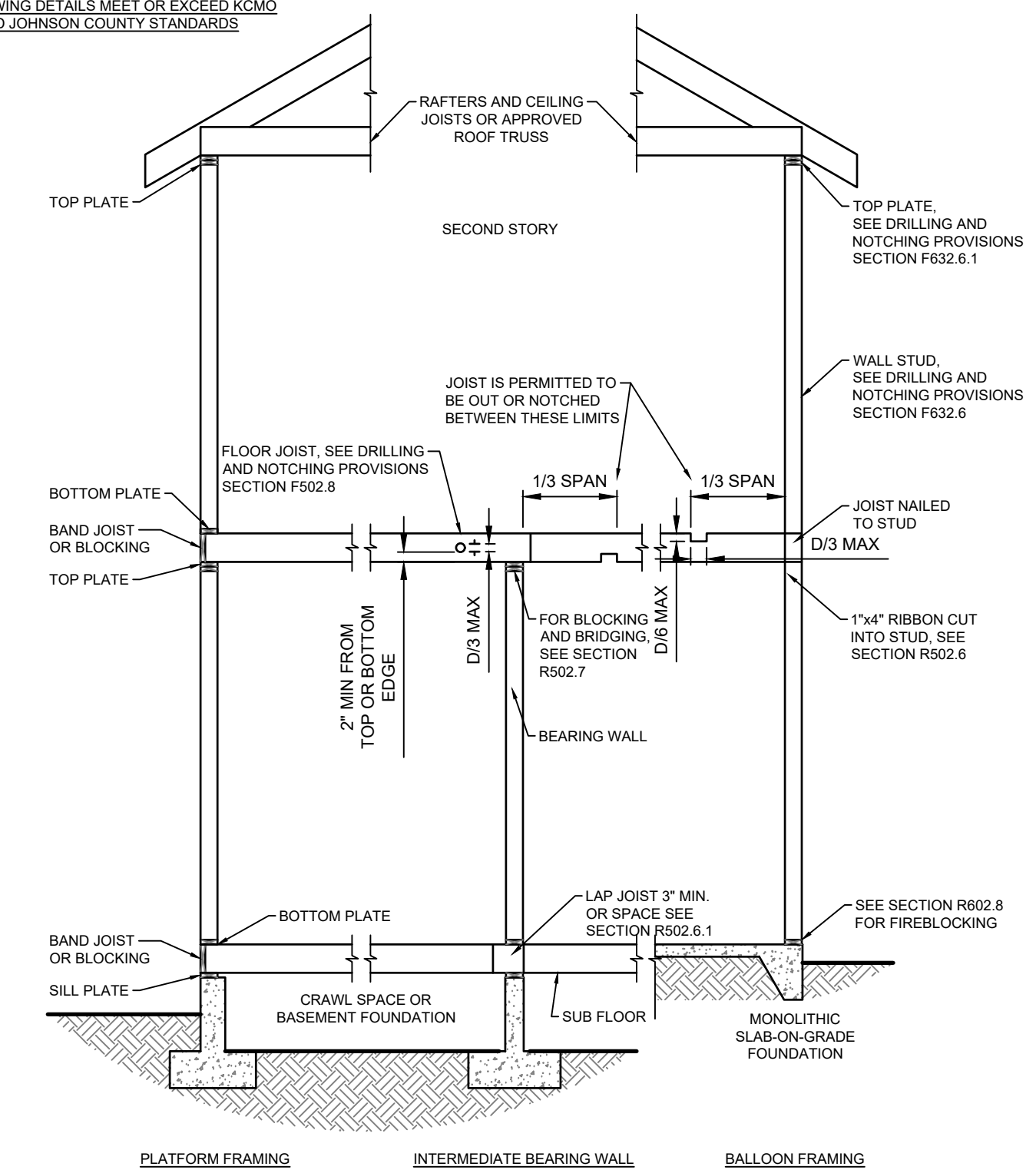
ISSUE DATE:
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SHEET NUMBER:
A5.0

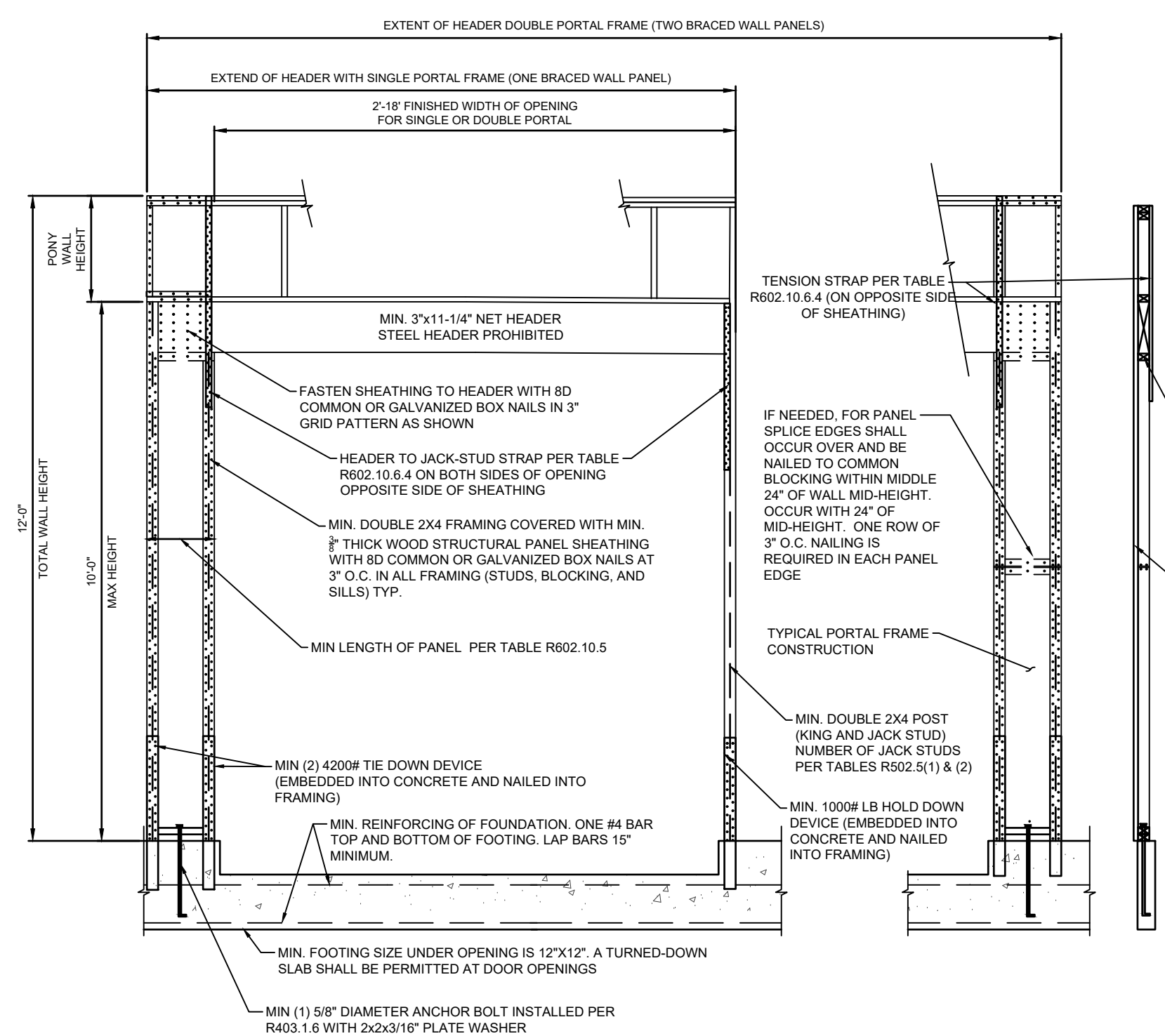
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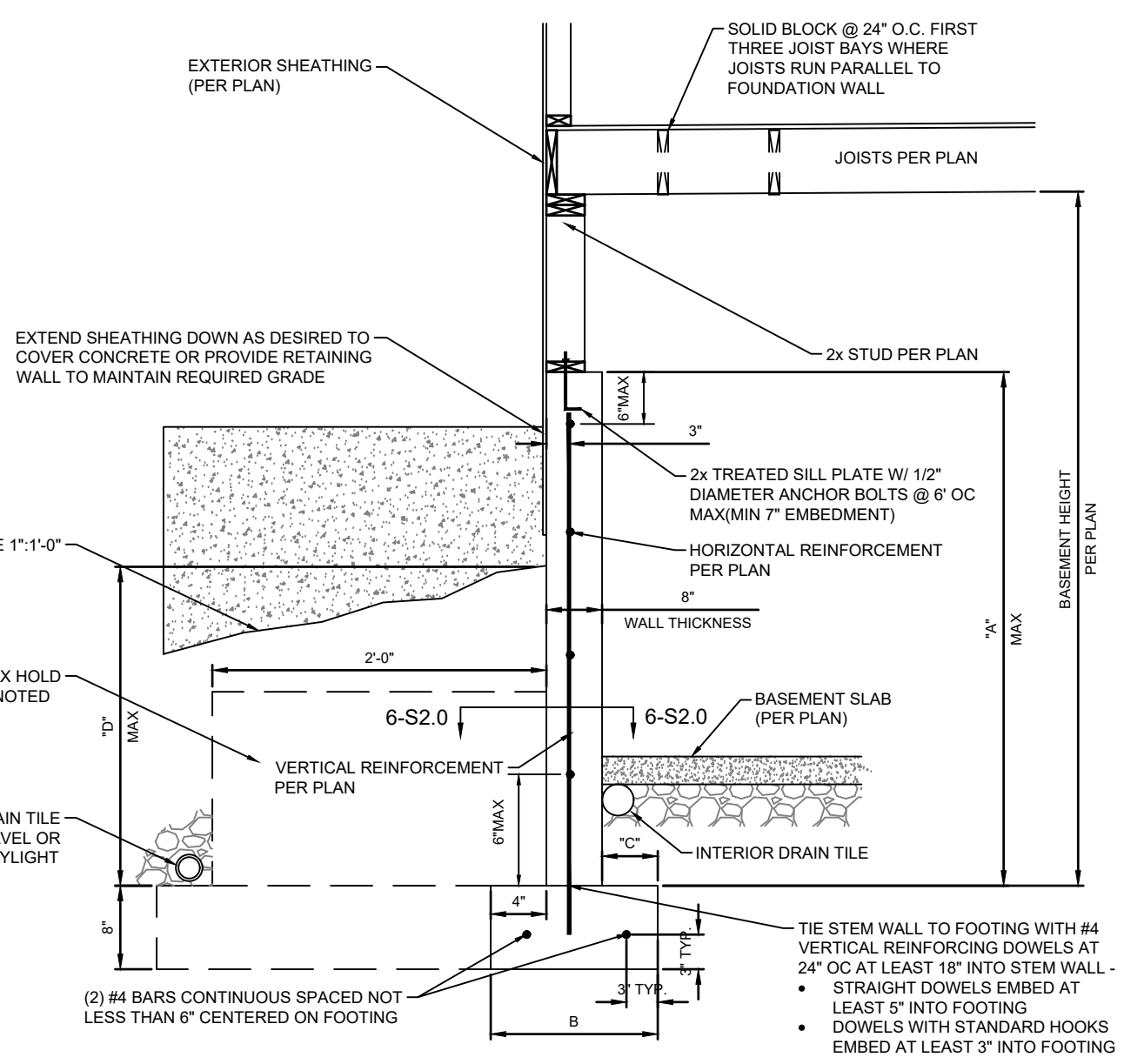
THE FOLLOWING DETAILS MEET OR EXCEED KCMO
CPD-US, AND JOHNSON COUNTY STANDARDS



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



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



CONCRETE DIMENSIONS

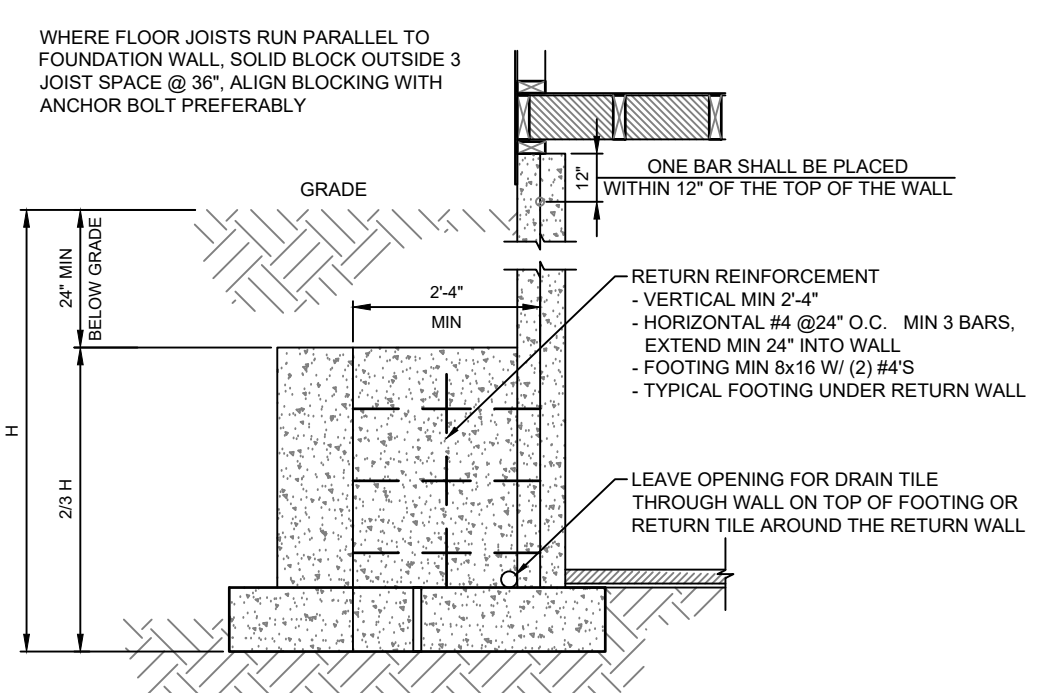
| "A" | "B" | "C" | "D" |
|-------|-------|-----|-------|
| 4'-0" | 1'-4" | 4" | 3'-4" |
| 6'-0" | 1'-4" | 4" | 4'-4" |
| 9'-0" | 1'-8" | 5" | 4'-4" |

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.

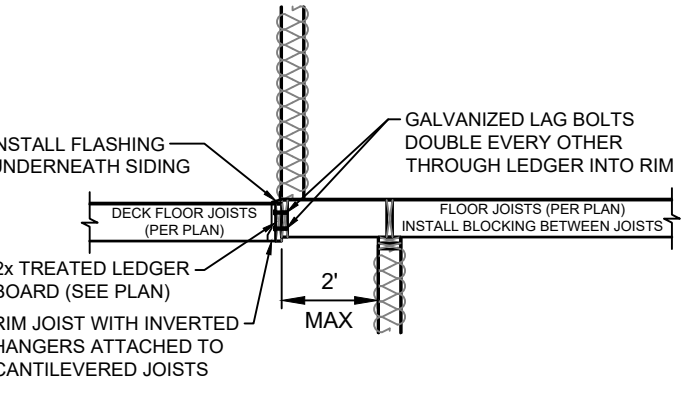
VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 6" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.

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.

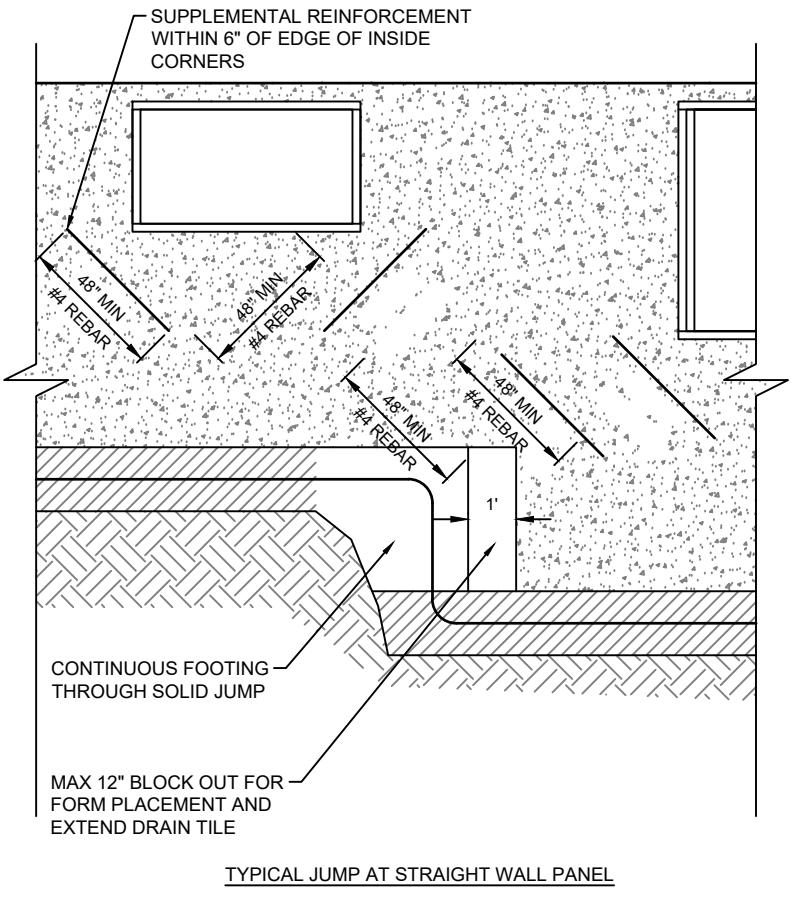
13
S2.0 TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL
N.T.S.



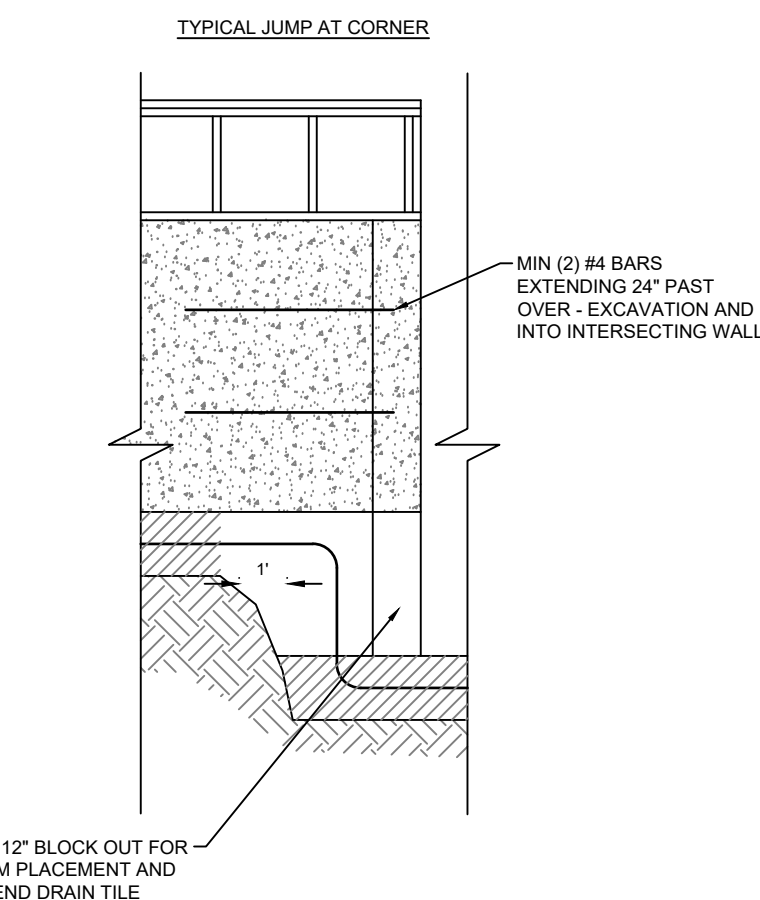
8
S2.0 6' MAXIMUM OPENING HDR.
N.T.S.



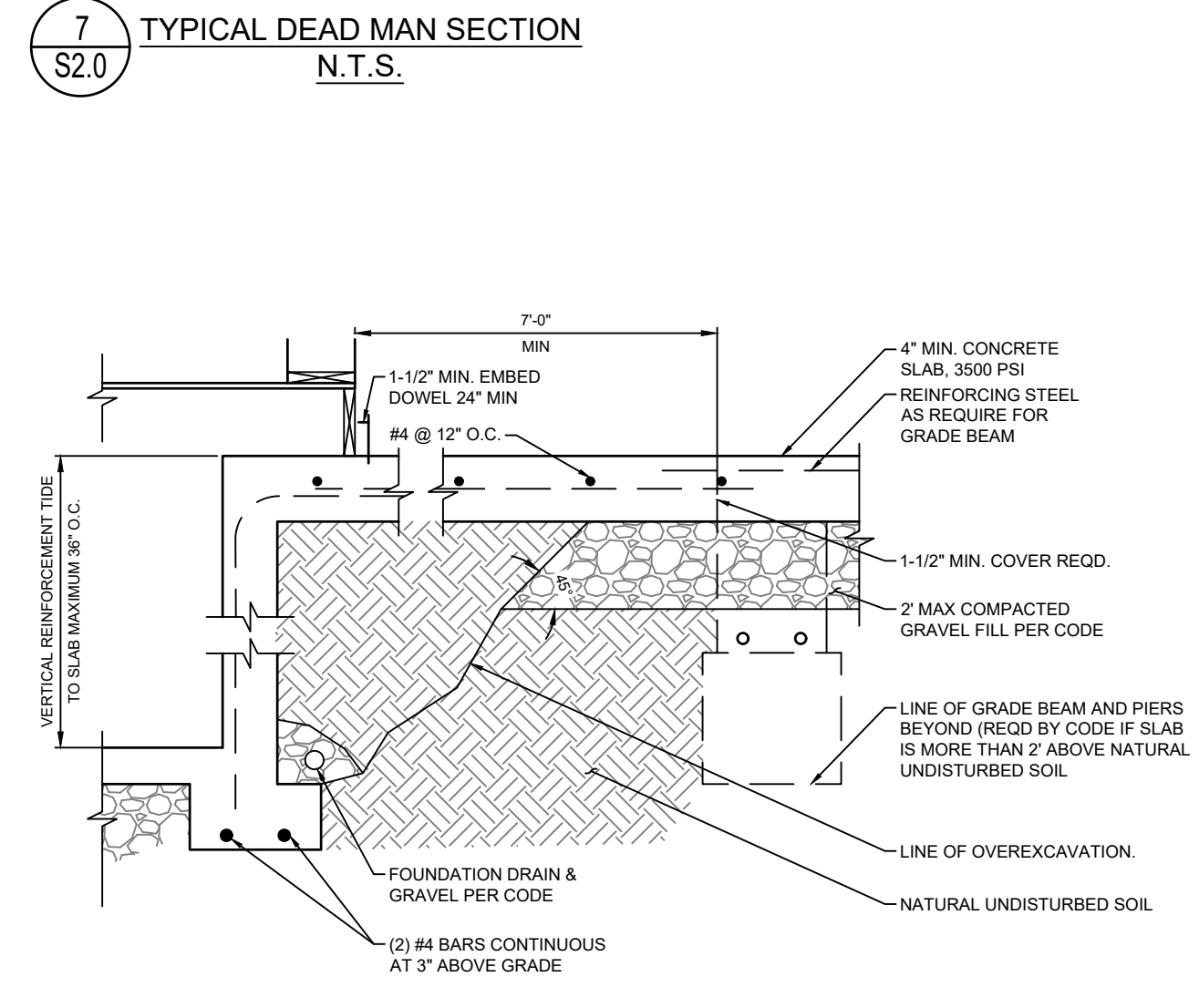
10
S2.0 TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT
N.T.S.



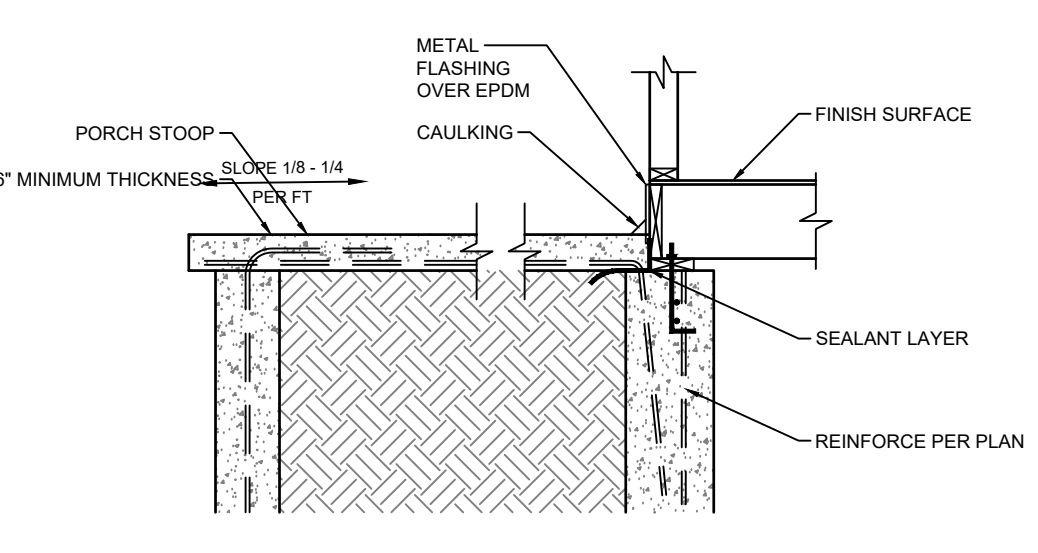
6
S2.0 FOUNDATION WALL JUMP DETAIL
N.T.S.



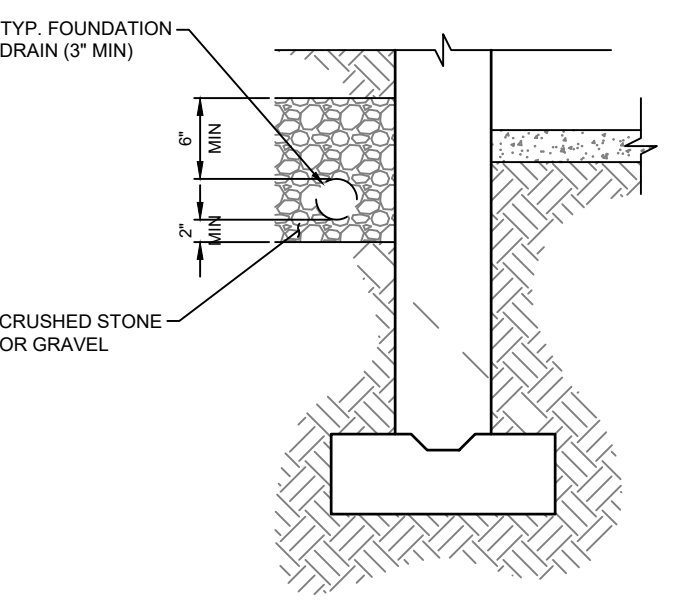
5
S2.0 FOUNDATION WALL JUMP DETAIL
N.T.S.



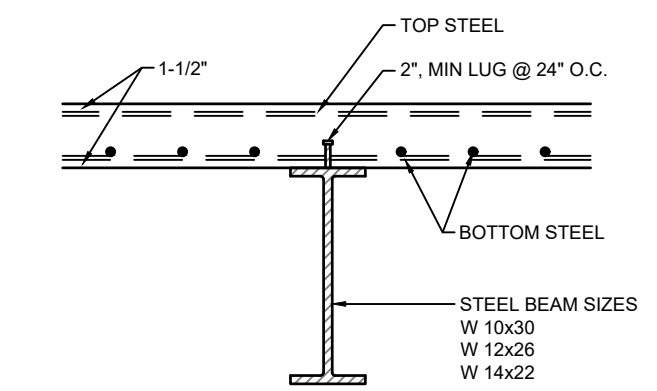
3
S2.0 TYPICAL FOOTING/FOUNDATION WALL/STANDARD SLAB AT MAX 4' OVERDIG
N.T.S.



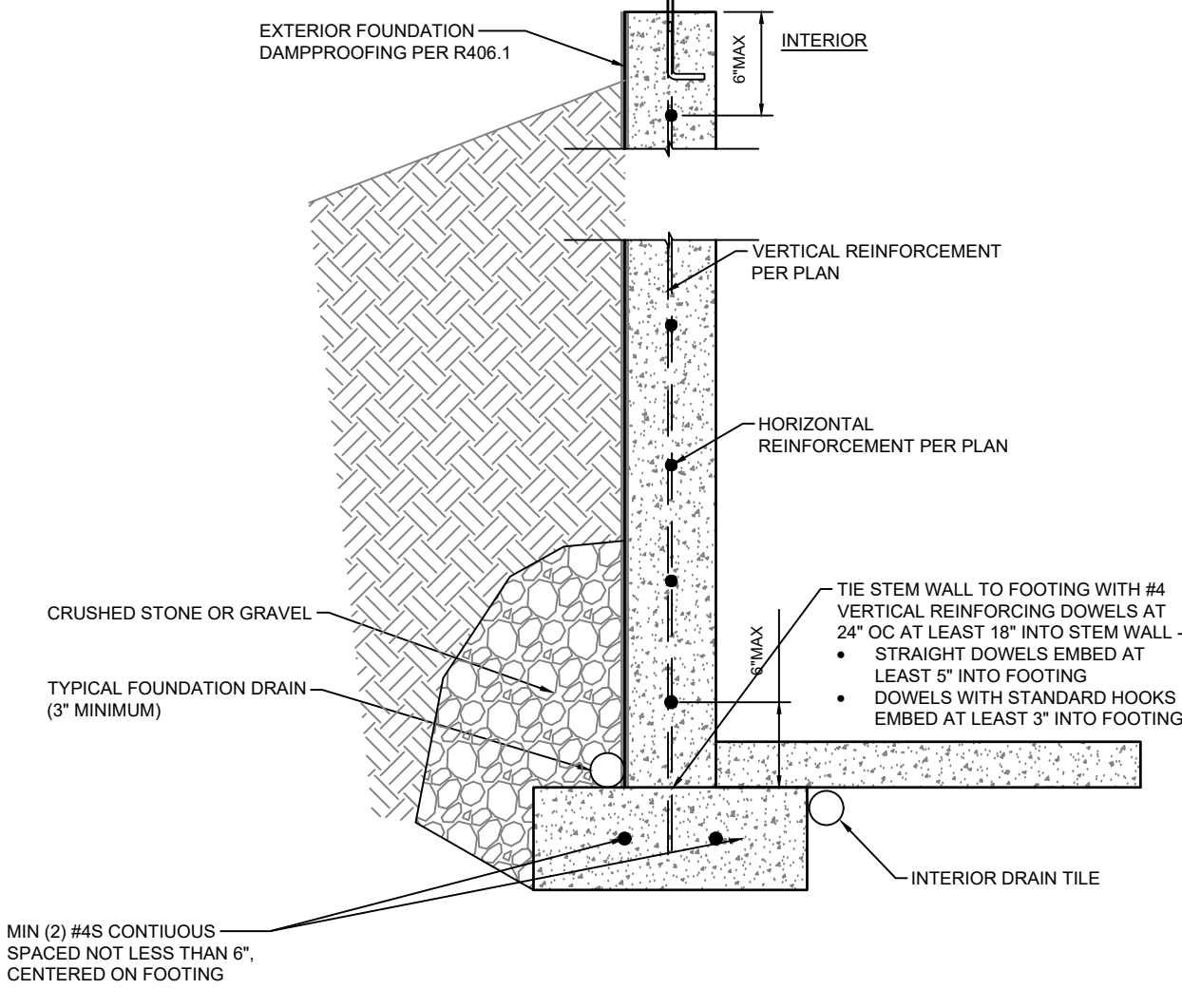
2
S2.0 STANDARD PORCH SLAB
N.T.S.



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

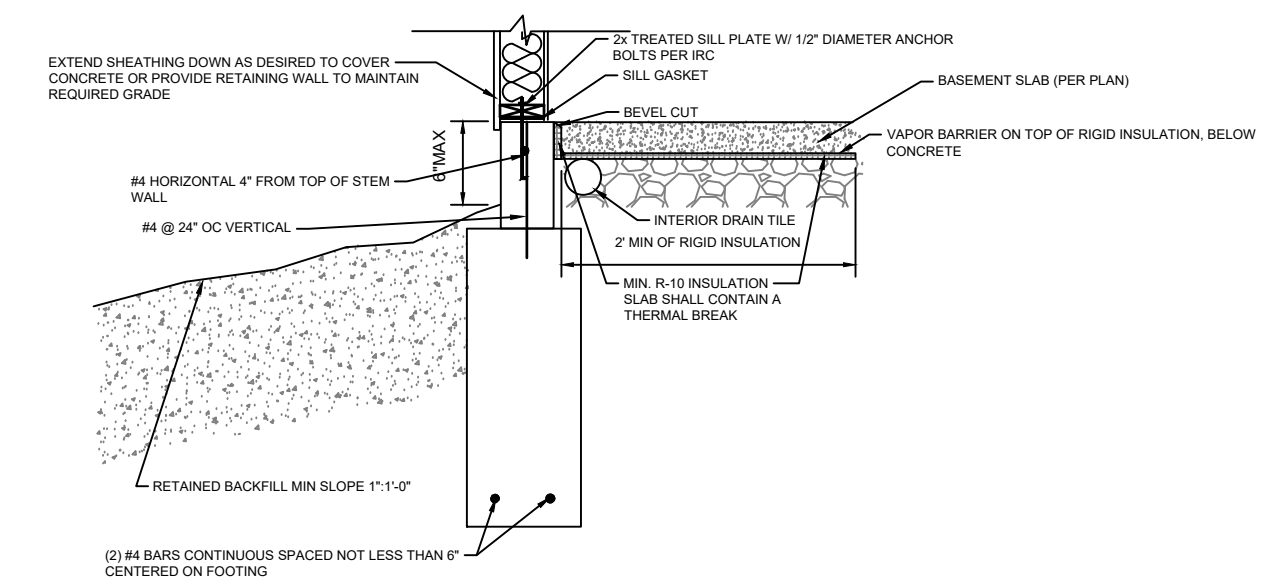


9
S2.0 SLAB OVER BEAM
N.T.S.



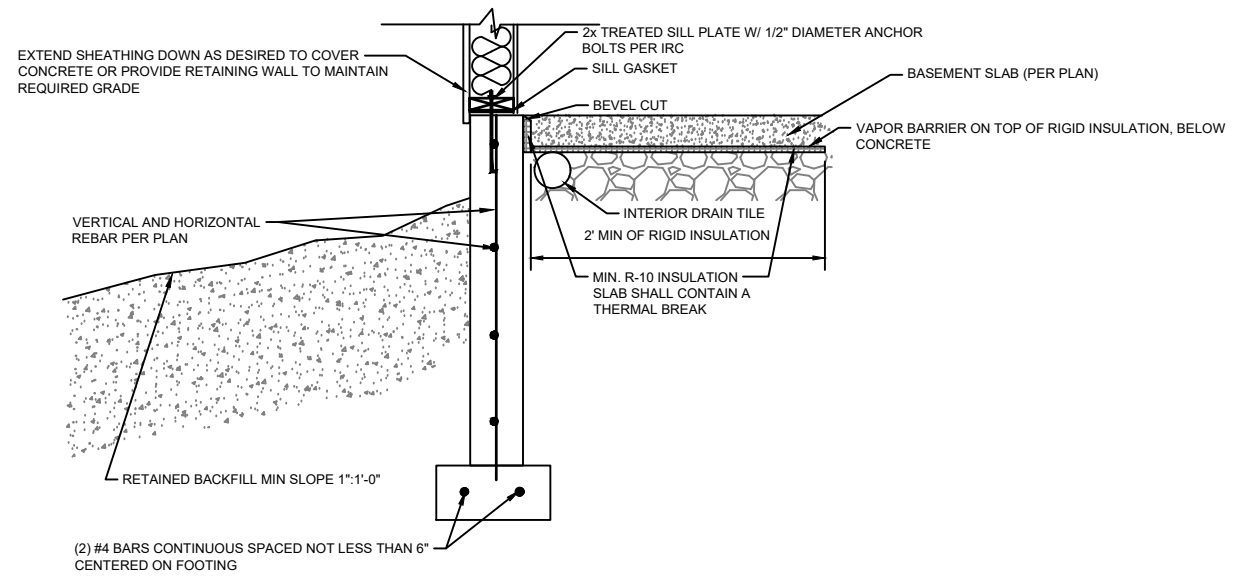
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S2.0 TYPICAL WALL SECTION DETAIL
N.T.S.

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

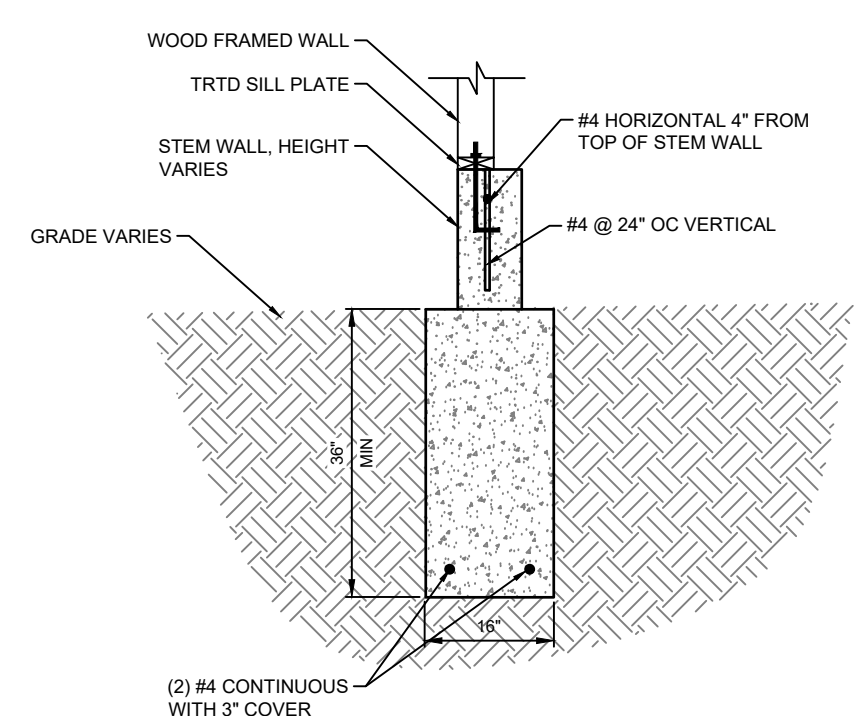


12 S3.0 SLAB INSULATION DETAIL FOR TRENCH FOOTING WITH STEM WALL N.T.S.

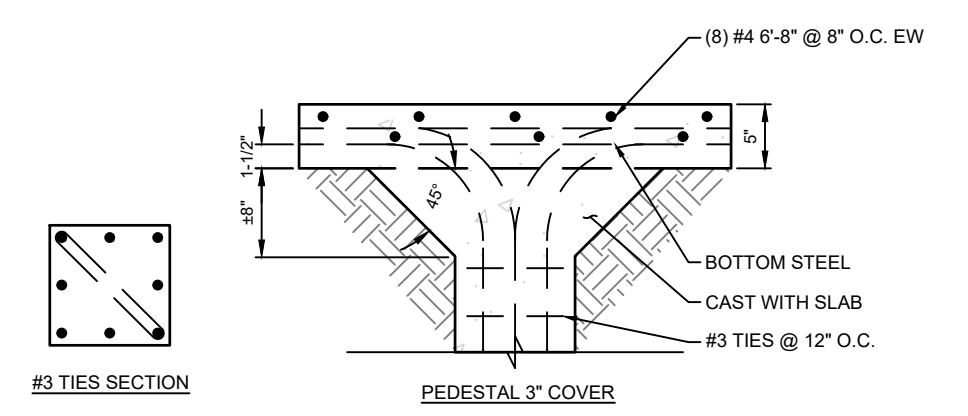
APPLIES TO BASEMENT SLABS WITH FLOOR SURFACE LESS THAN 12" BELOW GRADE



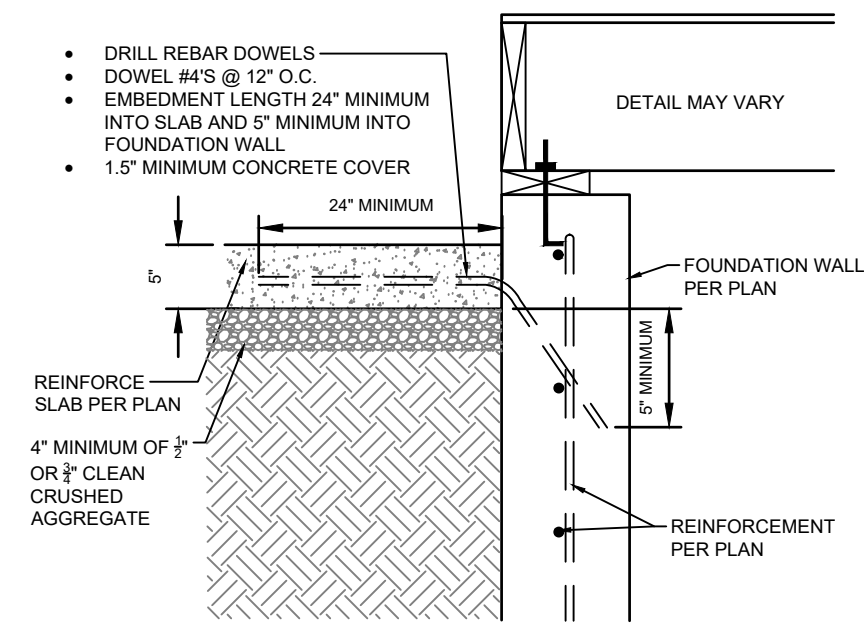
11 S3.0 SLAB INSULATION DETAIL FOR STEM WALL AND FOOTING N.T.S.



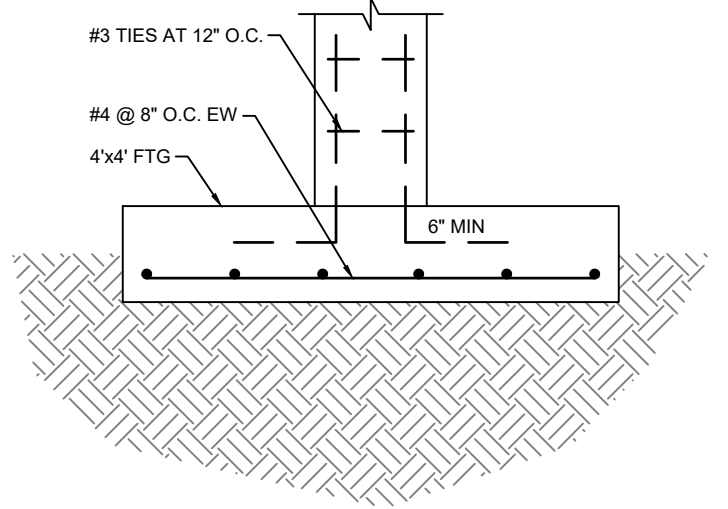
10 S3.0 TRENCH FOOTING WITH STEM WALL N.T.S.



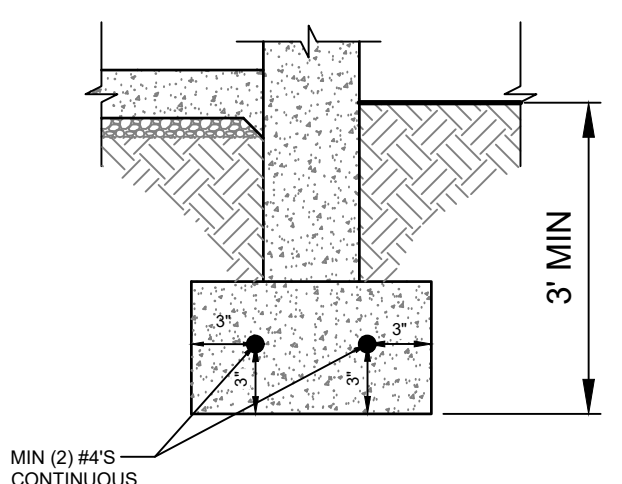
9 S3.0 SLAB AT PEDESTAL N.T.S.



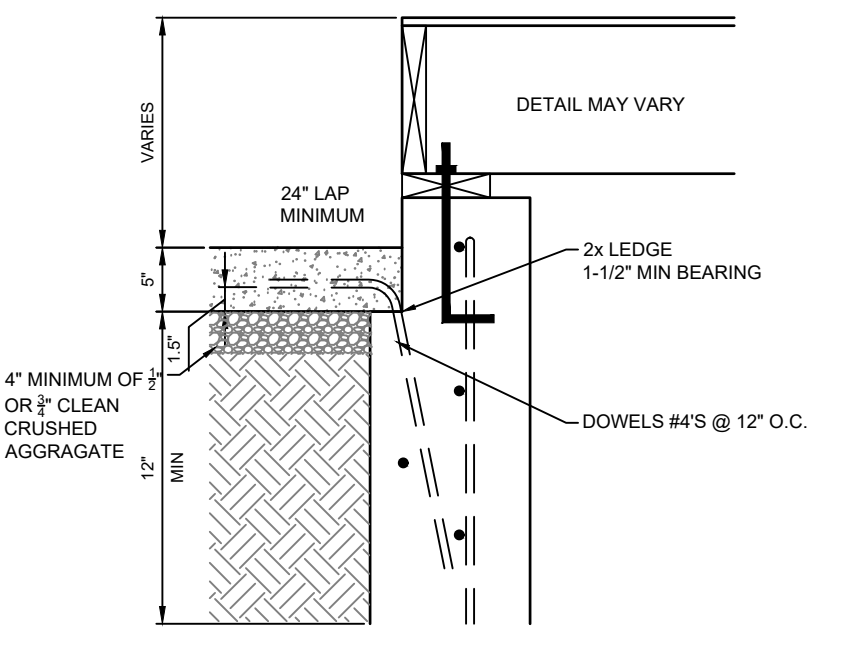
8 S3.0 ALTERNATE SLAB AT WALL N.T.S.



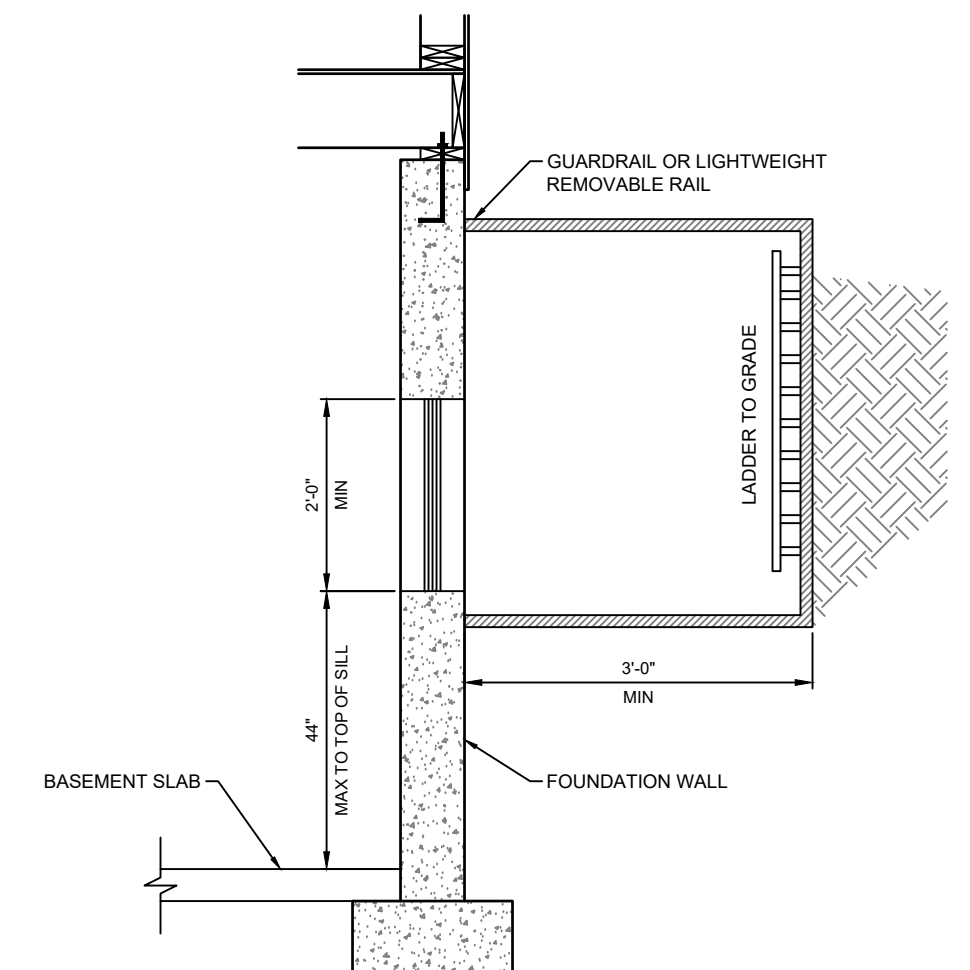
7 S3.0 PEDESTAL AT FOOTING N.T.S.



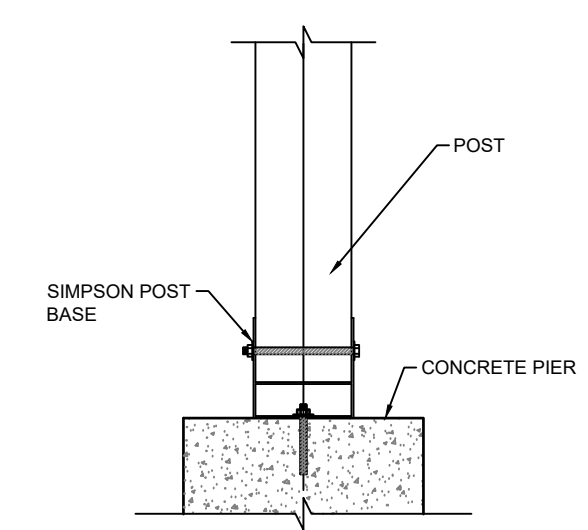
6 S3.0 FOOTING DETAIL N.T.S.



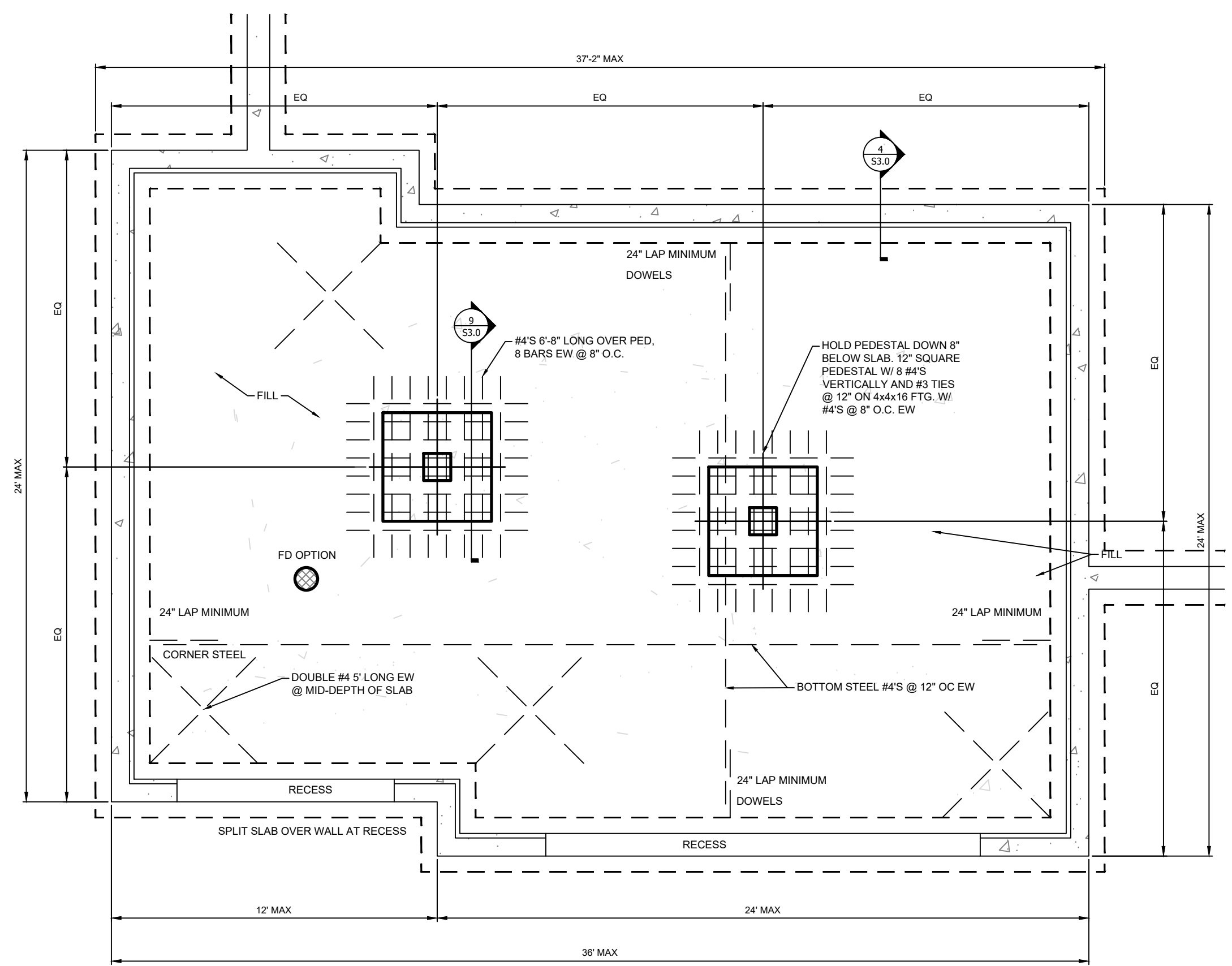
4 S3.0 SLAB AT WALL N.T.S.



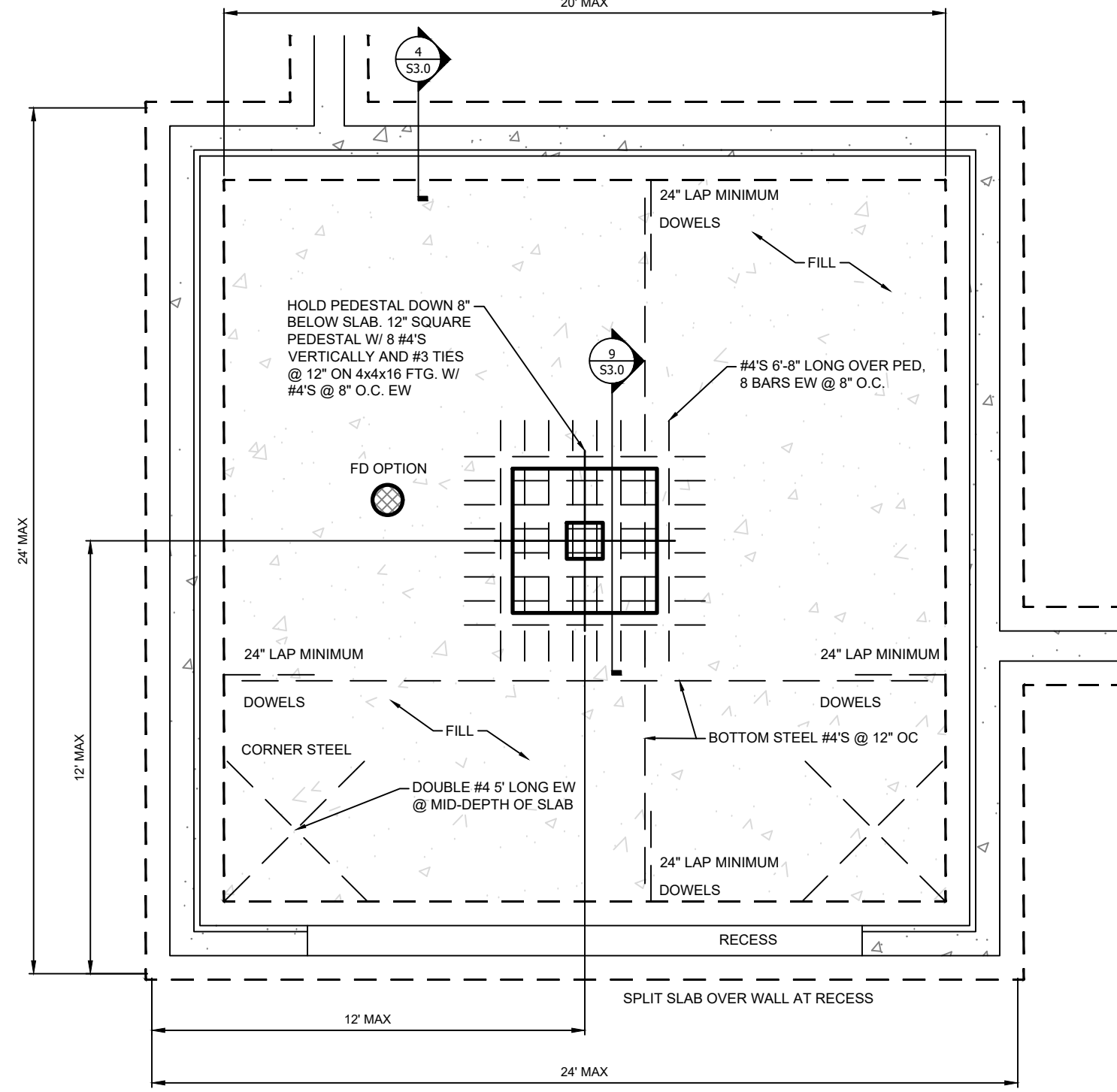
3 S3.0 TYPICAL EGRESS WINDOW SECTION DETAIL N.T.S.



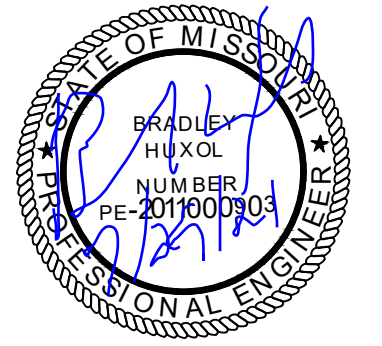
2 S3.0 POST BASE DETAIL N.T.S.



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



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



HELIX REQUIREMENTS:

- FOUNDATION WALL SHALL NOT EXCEED 9' HEIGHT.
- DEAD MAN SHALL BE A MAXIMUM 3" 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 ENTRAINMENT BETWEEN 5-7% OF CONCRETE VOLUME.
- GRADE 60 REINFORCING STEEL UNLESS OTHERWISE NOTED.
- LAP SPLICES 24" MINIMUM.
- ASSUMED 1500 PSF SOIL BEARING.
- 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.

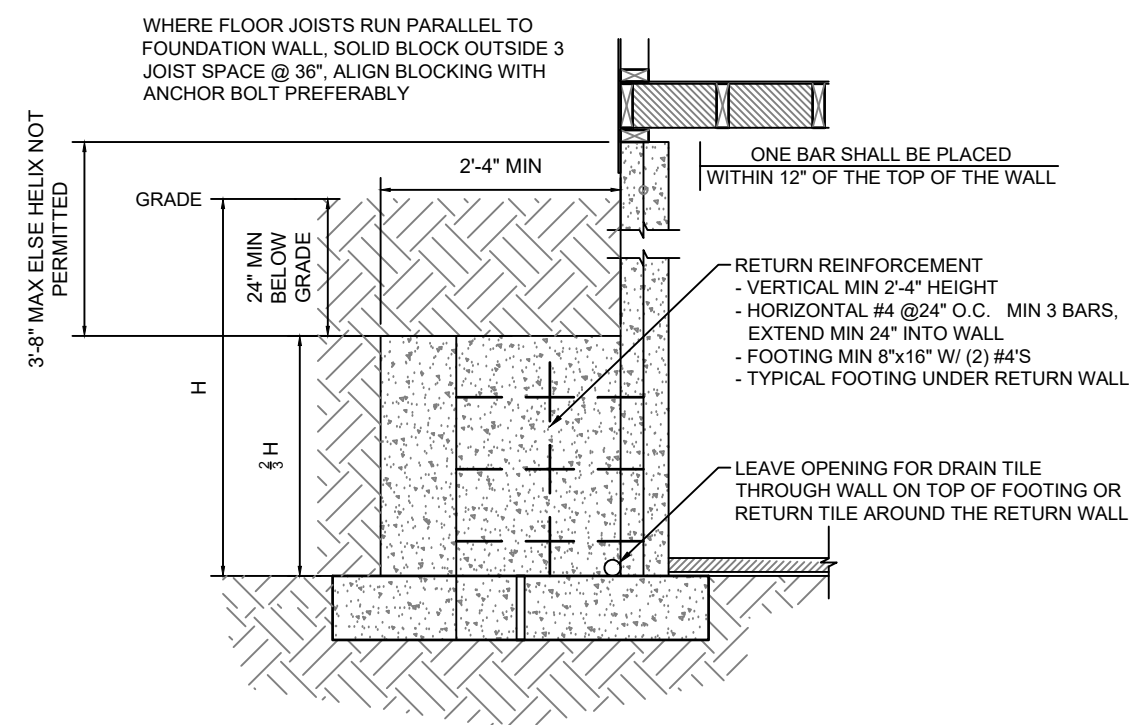
HELIX ALTERNATE DESIGN NOT VALID IF ANY ONE OF THE FOLLOWING CONDITIONS ARE MET:

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

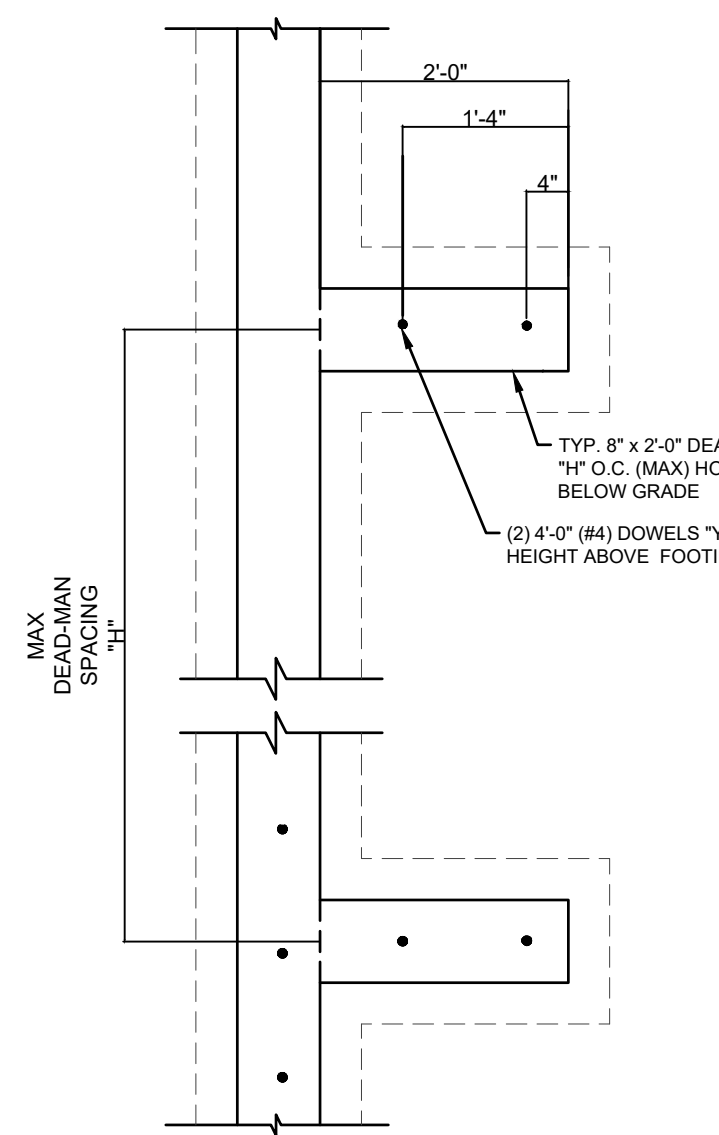
HELIX DOSING INSTRUCTIONS:

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.

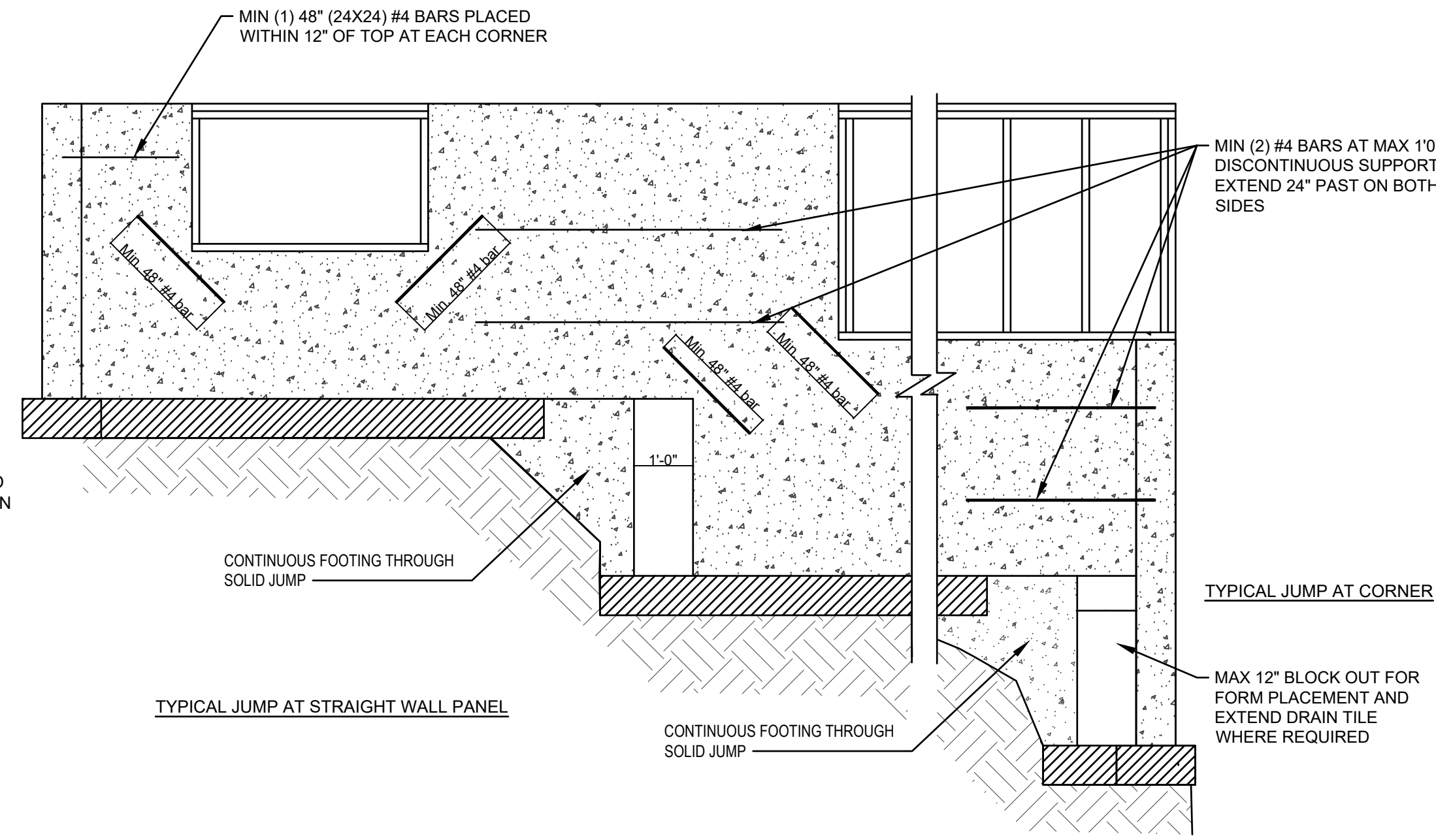
A SLUMP OF 125 MM OR 5" OR HIGHER WILL FACILITATE STRIKE OFF. A SLUMP OF LESS THAN 4" IS NOT RECOMMENDED AS THIS WILL PREVENT SURFACE SEGREGATION OF THE CEMENT AND FINES FROM THE AGGREGATE AND HELIX. SLUMP SHOULD BE MEASURED ON THE INITIAL LOAD AND ADJUSTMENTS MADE WITH A WATER REDUCER OR PLASTICIZER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



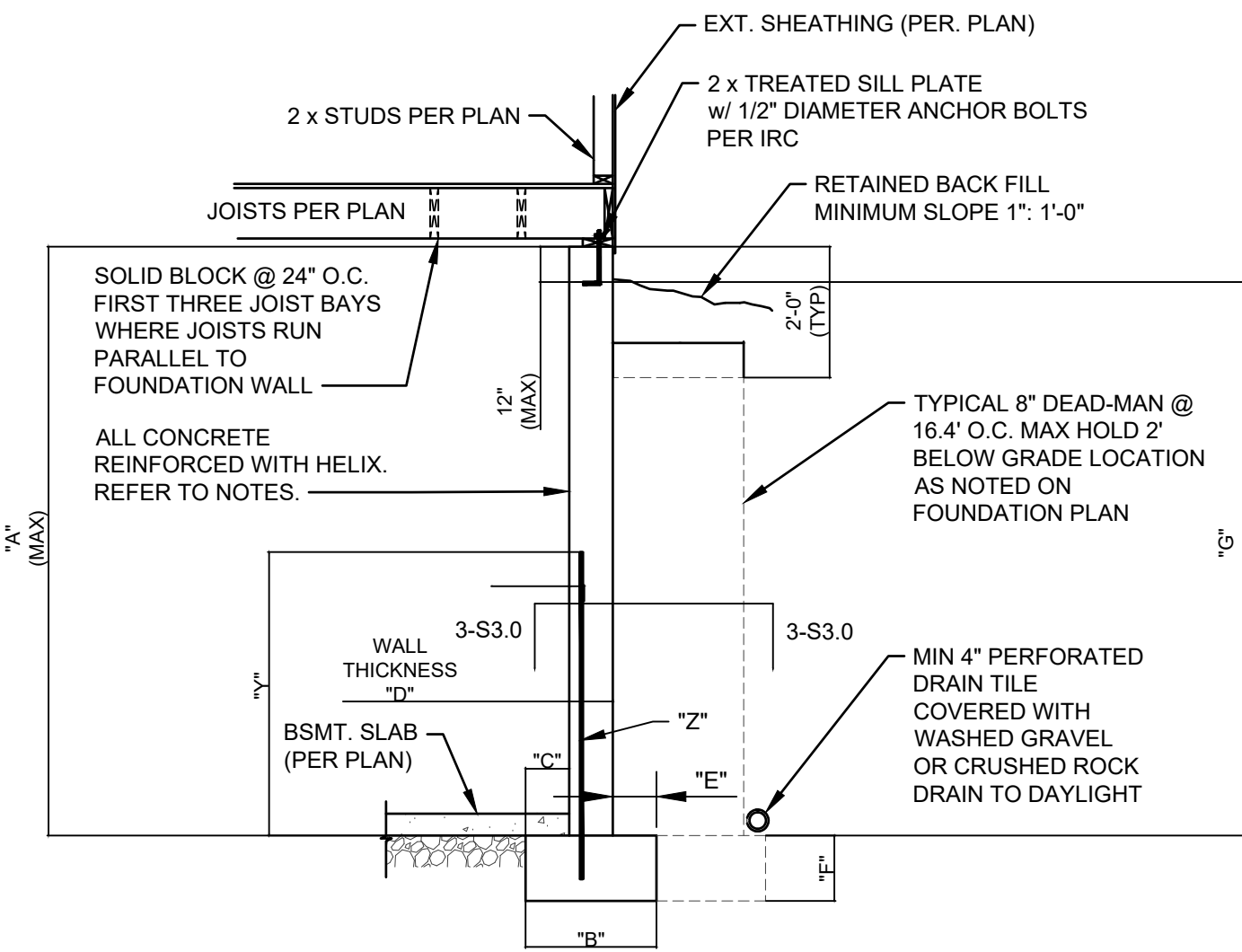
1
S3.1
TYPICAL DEAD MAN SECTION
N.T.S.



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



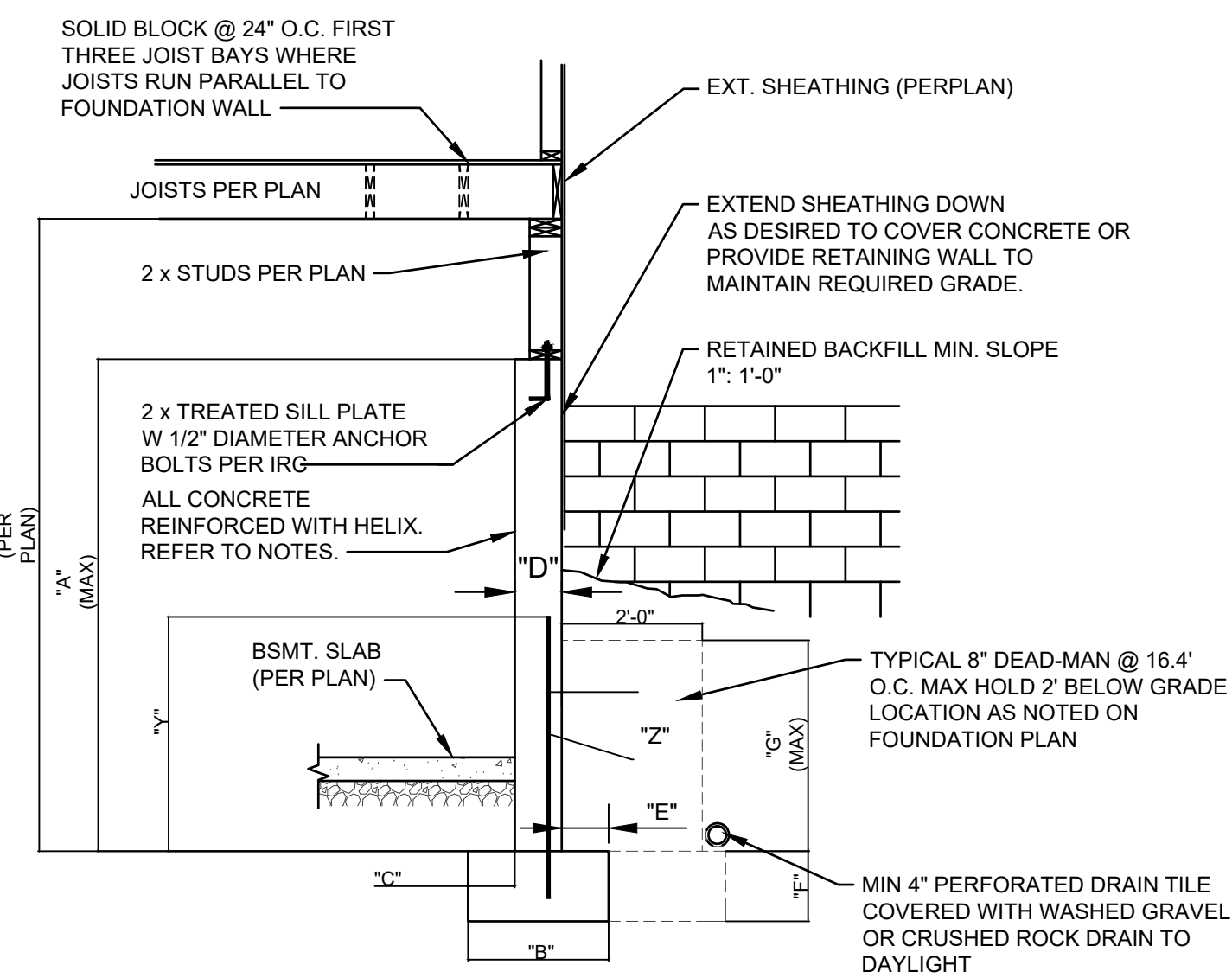
2
S3.1
FOUNDATION WALL JUMP DETAIL
N.T.S.



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

| HELIX FOOTING TABLE | | | | | | | HELIX DOSAGE |
|------------------------------------|---------------|-------|--|---|---------------|--|--------------|
| ALL STRIP FOOTINGS AND GRADE BEAMS | | | | | | | 9 LB/CU FT |
| ISOLATED FOOTINGS AND COLUMN PADS | | | | | | | HELIX DOSAGE |
| 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.

