

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

NOTE:

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

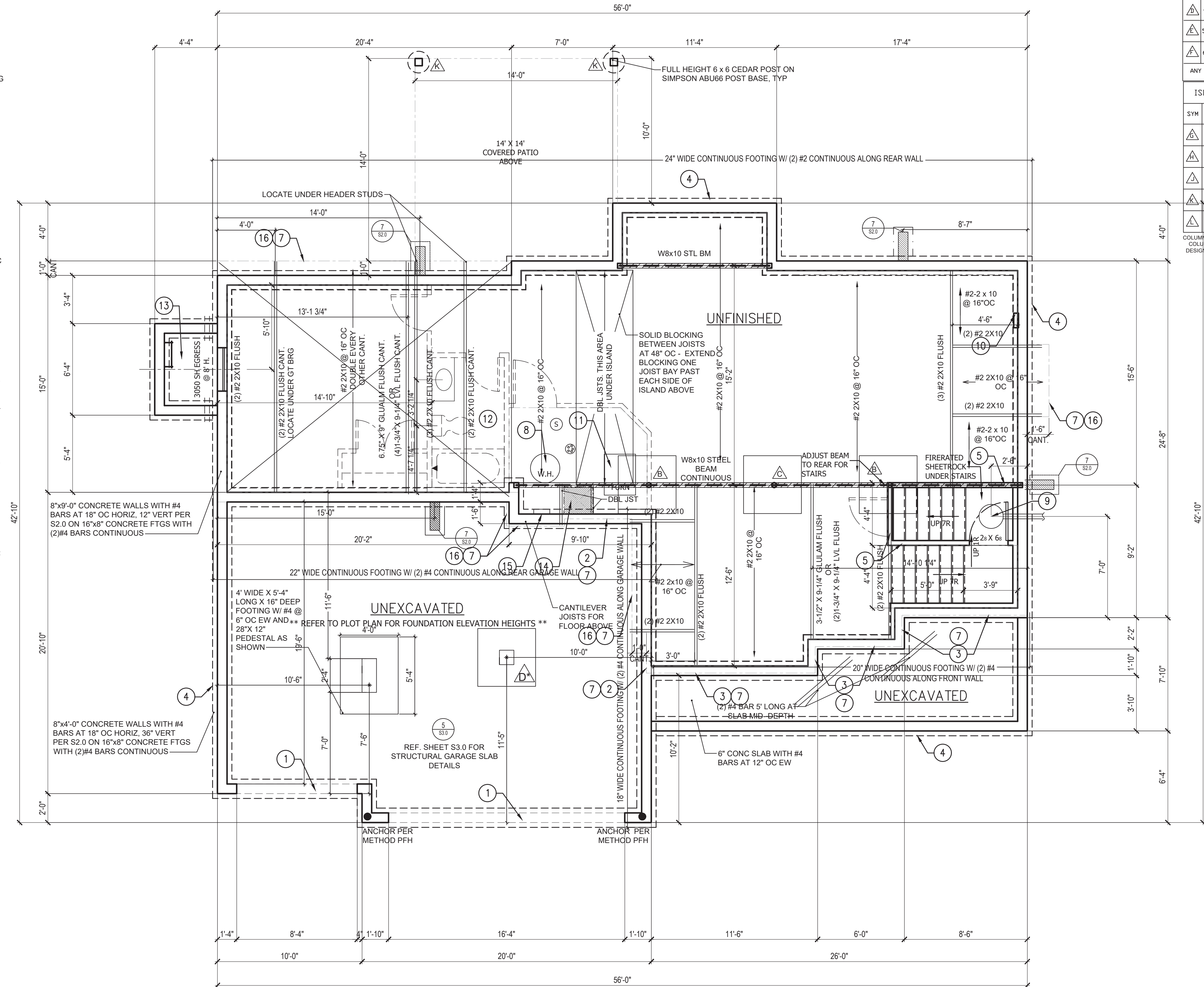
FOUNDATION NOTES:
ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
SOIL BEARING CAPACITY SHALL BE 1500 PSF.
COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE 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.
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.

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.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/21/2022 3:51:01



ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
△	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
△	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
△	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
△	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
△	54"x54"	1'-4"	(9) #4 BAR E.W.	3" DIAMETER
△	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	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
△	12"	3'-0"	(4) VERTICAL #4	
△	16"	3'-0"	(4) VERTICAL #4	
△	18"	3'-0"	(4) VERTICAL #4	
△	24"	3'-0"	(4) VERTICAL #4	
△	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 8" O.C. WITH 3" CLEAR COVER.

FOUNDATION PLAN NOTES

1. RECESS TOP OF FOUNDATION WALL
2. HOLD SILL PLATE BACK 4"
3. HOLD SILL PLATE BACK 2"
4. CONTINUOUS CONCRETE FOOTING
5. 2X4 STUD WALL WITH TREATED SILL PLATE
6. NOT USED
7. LINE OF FLOOR ABOVE
8. THERMAL EXPANSION CONTROL DEVICE FOR WATER HEATER
9. SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
10. 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
11. DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
12. DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
13. CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDE SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
14. HVAC CHASE ABOVE
15. 'UFER' GROUND. VERIFY LOCATION WITH PROJECT MANAGER.
16. INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING.

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 B 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.

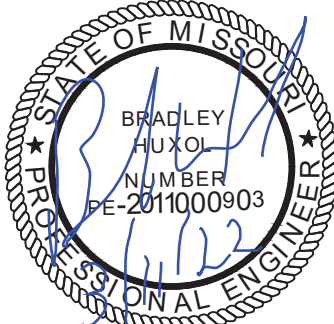
WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.



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PRESTON RIDGE IV
TUSCAN
HAWTHORN RIDGE #150

PROFESSIONAL SEAL:



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

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ISSUE DATE:
1.7.2022

SHEET NUMBER:

A3

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