

**\*\*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 (R406.1). 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.

STEEL BEAM FLANGE WIDTH:  
W8X13 - 4"

DEAD MEN SPACING:

ALL DEAD MEN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.

DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.

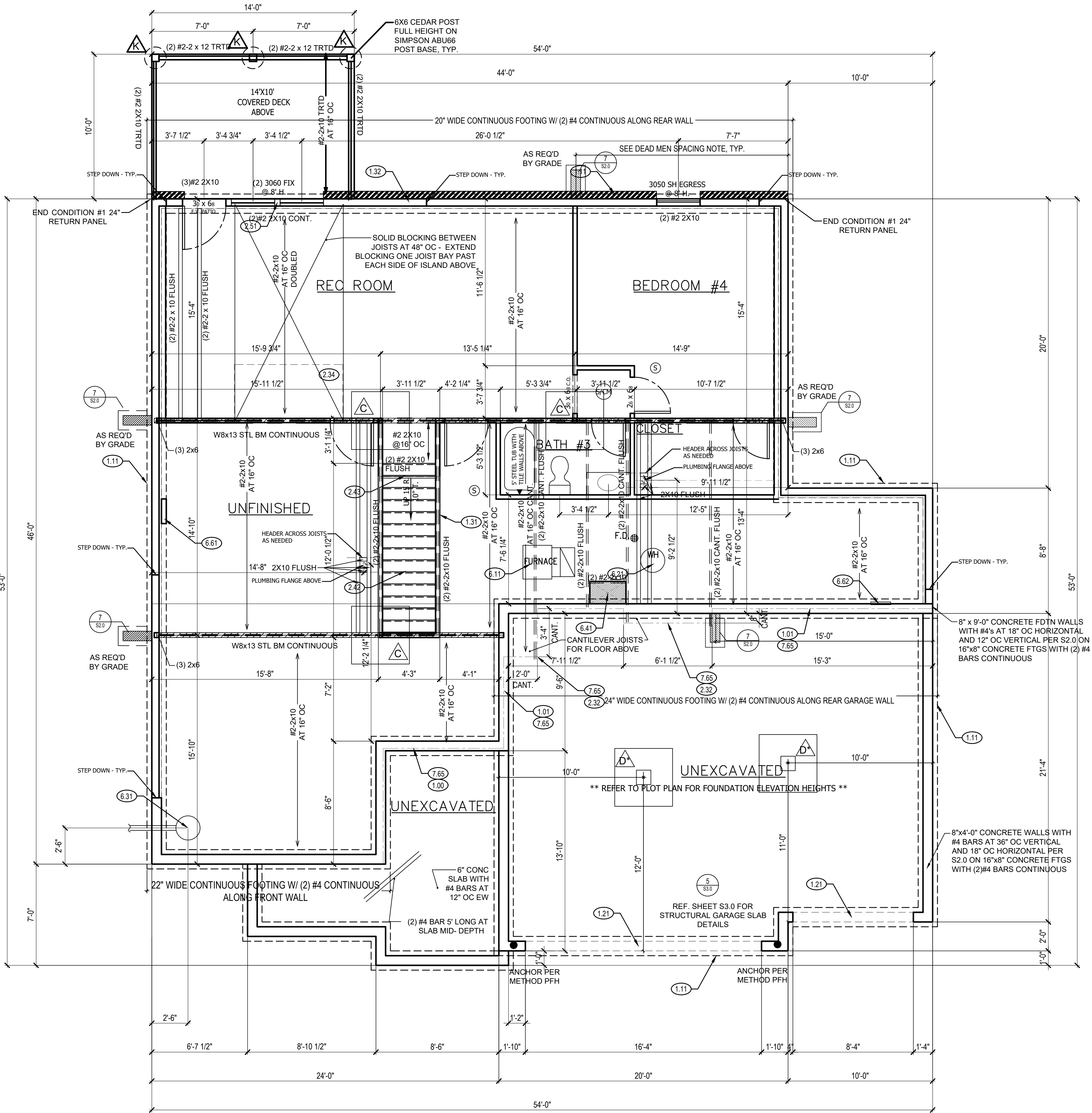
WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS:  
A DEAD MAN IS REQUIRED WITHIN 8' OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE

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" 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.

749 Square Feet



FOUNDATION PLAN NOTES

- 1.00 HOLD SILL PLATE BACK 4"
- 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. 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 BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 2.43 VERIFY 6'-8" HEADROOM CLEARANCE. CLIP FLOOR ABOVE IF REQUIRED. PULL FLOOR JOIST HEADER BACK AS NECESSARY TO ALLOW REQUIRED HEADROOM
- 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.
- 7.65 LINE OF FLOOR ABOVE

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

08/23/2022

CPG DBA



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

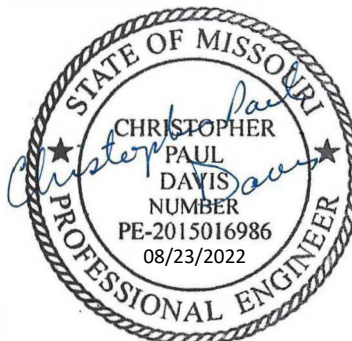
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LEE'S SUMMIT, MO

CARBONDALE  
TUSCAN  
MANOR @ STONEY CREEK #132  
3 BEDS, 2 BATHS

PROFESSIONAL SEAL:



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

EVERSTEAD  
3741 NE TROON DRIVE  
SUITE 200  
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816-399-4901

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1.3

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