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. 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
- 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 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT
- IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

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

IS	SOLATE	D FO		INC	S	AND	COLU	JMN	PADS	
SYM	PIER PAD SIZE	DEPTH	RE		IRCE	NIMUM IMENT I STE	GRADE	 C	HEDULE 40 STEEL LUMN, MIN = 35 KSI	
Â	30″×30″	1'-0"		(5)	#4	BAR	E.W.	3″	DIAMETER	
B	36″×36″	1'-0"		(6)	#4	BAR	E.W.	3″	DIAMETER	
<u>c</u>	42″×42″	1'-2"		(7)	#4	BAR	E.W.	3″	DIAMETER	
D	48″×48″	1'-4"		(8)	#4	BAR	E.W.	3″	DIAMETER	
É	54"×54"	1'-4"		(9)	#4	BAR	E.W.	3″	DIAMETER	
F	60″×60″	1'-6"		(10)	#4	BAR	E.W.	3.5″	DIAMETER	
ANY	ANY SIZE FOOTING WITH AN (*) NO COLUM NEEDED									
ISOLATED FOOTINGS AND COLUMN PADS										
SYM	PIER DIAMETE	R DEP	DEPTH		MINIMUM REINFORCEMENT GRADE 40 KSI STEEL					
G	12"	3'-(3'-0"		(4) VERTICAL #4					
A	16"	3'-(3'-0"		(4) VERTICAL #4					
\triangle	18"	3'-()″	(4) VERTICAL #4						
	1			1						

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.

24"

28"

(4) VERTICAL #4

(4) VERTICAL #4



- DIMENSIONS MEASURED TO CENTER LINE

/─8" x 4'-0" CONC. WALL w/ #4 BARS

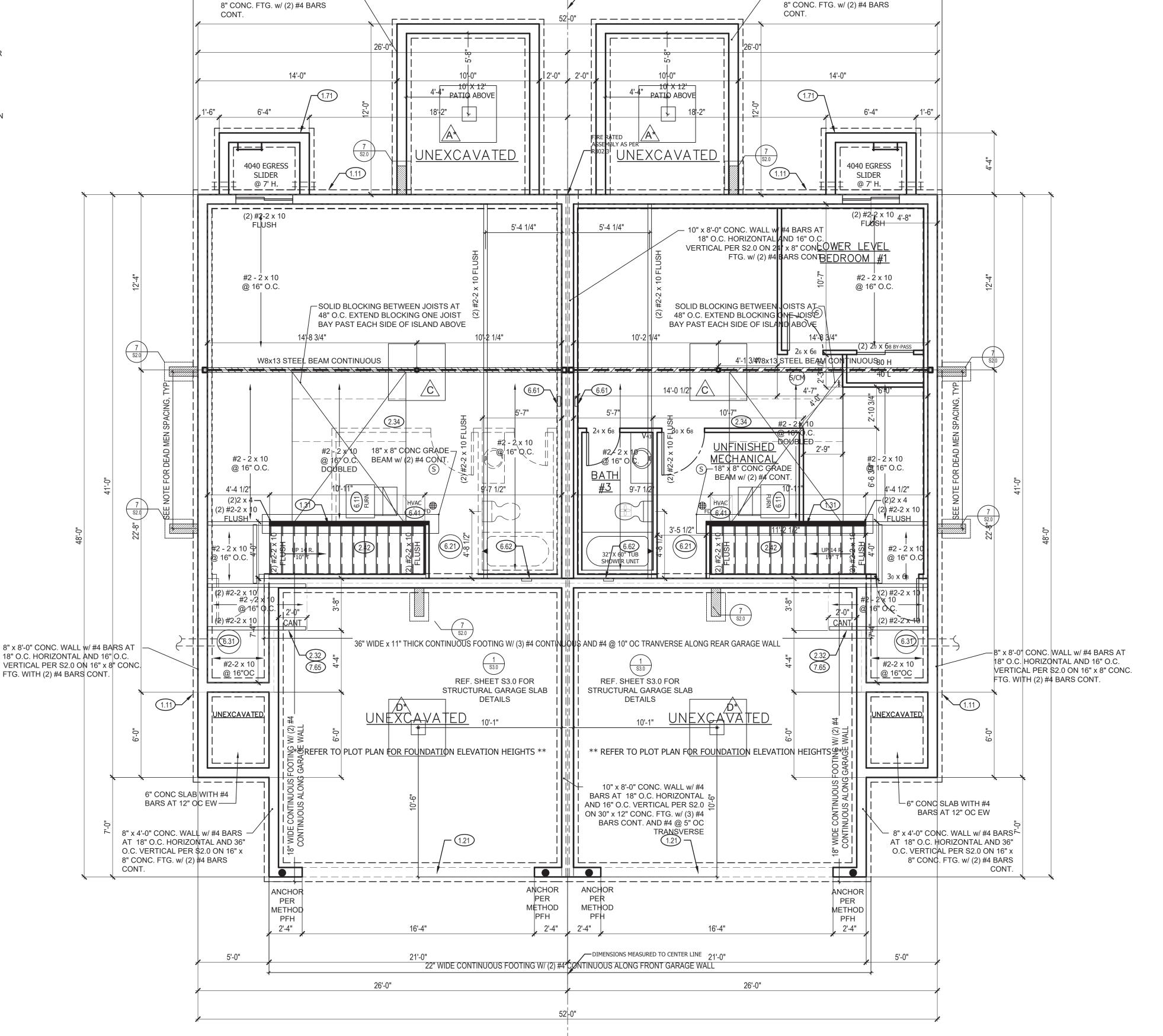
AT 18" O.C. HORIZONTAL AND 36"

O.C. VERTICAL PER S2.0 ON 16" x

8" x 4'-0" CONC. WALL w/ #4 BARS -

AT 18" O.C. HORIZONTAL AND 36"

O.C. VERTICAL PER S2.0 ON 16" x



BASEMENT FINISH ON RIGHT UNIT: 530 SQ FT

> SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

FOUNDATION PLAN NOTES

- 1.11 CONTINUOUS CONCRETE FOOTING
- .21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SILL PLATE
- .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
- 5.51 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR
- 6.11 DIRECT FURNACE. FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION
- 6.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 5.31 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

GENERAL NOTES

PER VENDOR.

CAUSED BY THERMAL EXPANSION.

SHALL BE OF DECAY-RESISTANT MATERIALS.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,

NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY

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

clover

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

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PROFESSIONAL SEAL



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> DRAWN BY: S. SCARBO

ISSUE DATE: 2.22.23

SHEET NUMBER