

ALL TRUSS ROOF NOTES SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR APPLICABLE ENGINEER COVERINGS WHERE APPLICABLE.

ROOF:
ON THE GABLE ENDERS SHALL BE AN INCH #2 DOUGLAS FIR LARCH (2) 2 X 10
ON EACH PRESSING SHALL BE IN ACCORDANCE WITH IRC SECTION R802.10.
CEILING JOIST OR RAFTER TO THE CONNECTIONS BETWEEN RAFTERS, RIDGE BEAM,
RIDGE BOLLAR AND RIDGE STRIPS SHALL COMPLY WITH DETAILS AND
SECTION OF THE RMC R802.6 FROM TYPICALLY BRACED TO PREVENT
DAMPAGE BY BACKLIFT.

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER

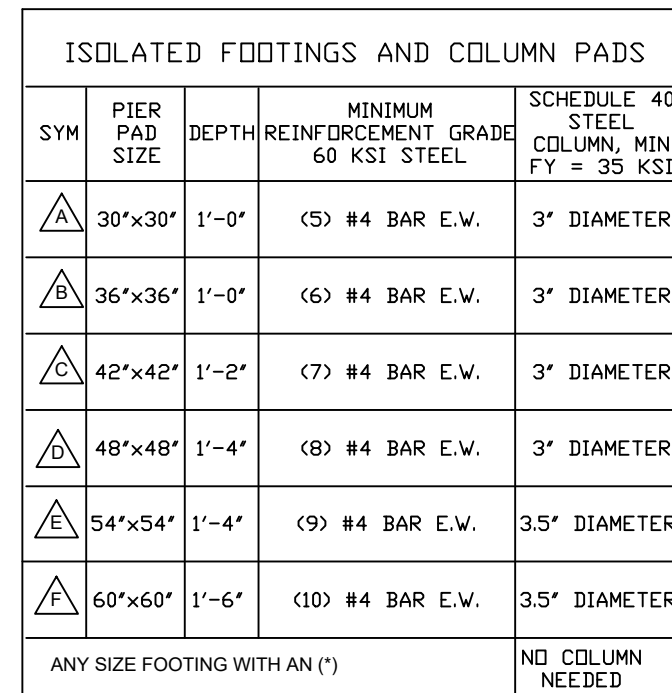
PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL
POINT LOADS CONTINUOUS TO BEARING STRUCTURE
AND/OR FOUNDATION BELOW.






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

UNIT A 10' x 8'-0" CONC. WALL w/ #4 BARS AT 7' 4

18" O.C. HORIZONTAL AND 12" O.C.
VERTICAL PER S2.0 ON 20" x 8" CONC.

STEEL BEAM FLANGE WIDTH
W8 x 28 - 6.54"



ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT	GRADE 41 KSI STEEL
	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 6" O.C. WITH 3" CLEAR COVER.

12" x 8'-0" CONC. WALL w/ #4 BARS AT -
18" O.C. HORIZONTAL AND 16" O.C.
VERTICAL PER S2.0 ON 36" WIDE x 12"
THICK CONC. FTG. WITH (3) #4 BARS
CONT. AND (1) TRANSVERSE #4 BAR
@ 8' OC

- 1.01 HOLD SLIP PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 1.21 RECESS TOP OF FOUNDATION WALL
- 1.31 2X4 STUD WALL WITH TREATED SLIP 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.
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 5.51 STUB OUT ONLY FOR FUTURE POWDER BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 6.11 DRYER EXHAUST. FUEL BURNING APPLIANCE SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 6.21 HOT WATER HEATER WITH THERMAL CUTOFF AND CONTROL DEVICE
- 6.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING
- 6.41 HVAC CASE ABOVE
- 6.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE
- 6.92 FURF GROUND - VERIFY LOCATION WITH PROJECT MANAGER.
- 7.65 LINE OF FLOOR ABOVE

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.

clover
&
hive

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

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ADDRESS:

UNIT A: 3726 SW WALSH DR
UNIT B: 3724 SW WALSH DR
UNIT C: 3722 SQ WALSH DR
UNIT D: 3720 SW WALSH DR

JUNEAU
OSAGE #9

PROFESSIONAL SEAL:

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

EVERSTEAD
3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 6406
816-399-4901

DRAWN BY:
M.N.S.

ISSUE DATE:
08.17.2023

SHEET NUMBER:

FOUNDATION LEVEL PLAN

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

A3.0