

STRUCTURAL NOTES:

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

FOUNDATION NOTES:

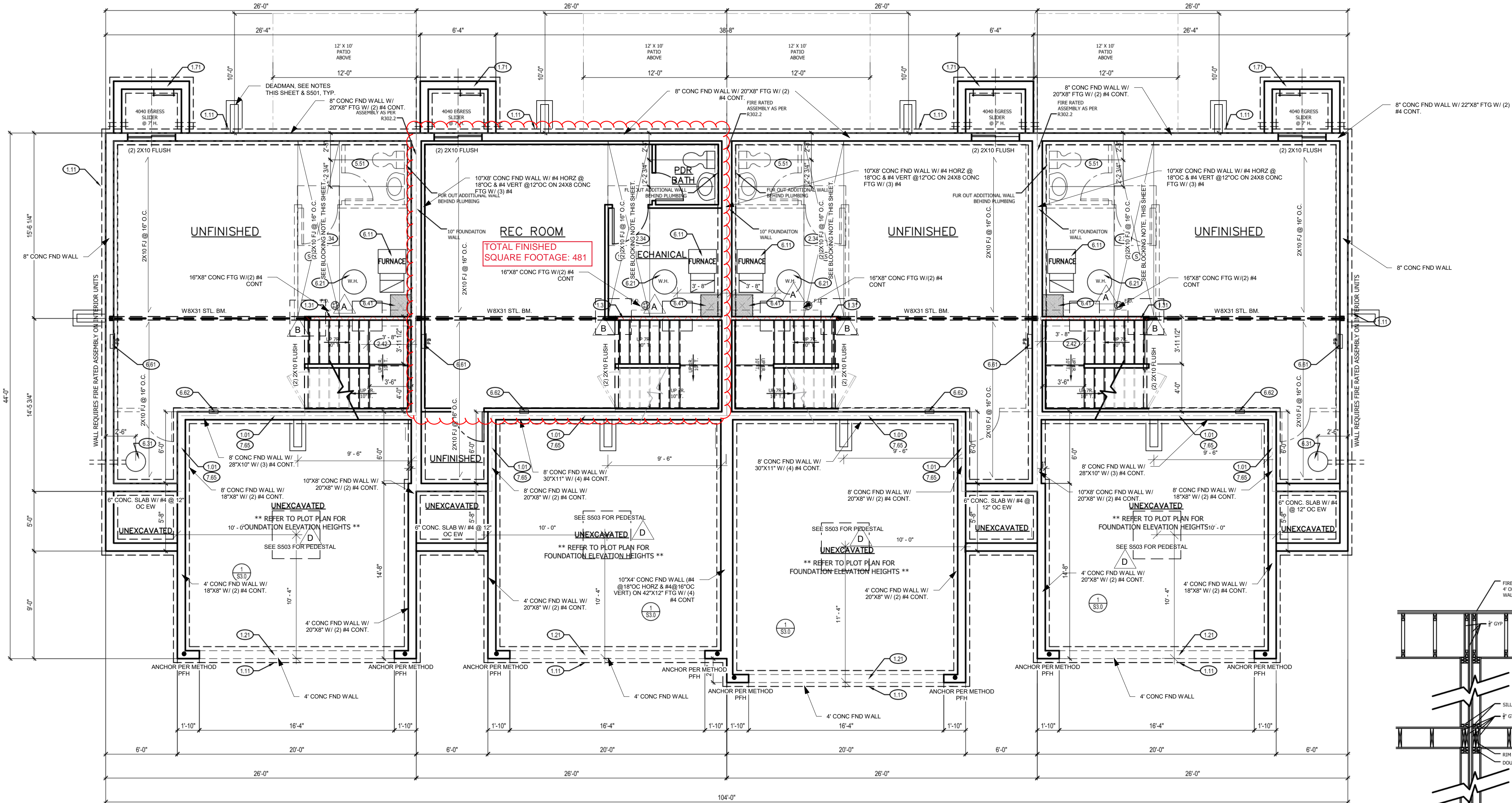
1. ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
2. SOIL BEARING CAPACITY SHALL BE 1500 PSF.
3. COMPRESSIVE STRENGTH OF CONCRETE FC COMPRESSIVE STRENGTH SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-406.1) METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURED BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE MINIMUM 6".
4. FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
5. FOUNDATION WALLS SHALL BE DAMPPROOFED WITH IRC SECTION R405.
6. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
7. ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
8. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
9. IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

1. ALL DEAD MAN SHALL BE SPACED NO MORE THAN 16' FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.
2. DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.
3. WALL TRANSITIONING FROM ELSS 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.

BLOCKING NOTE:

1. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C.
2. EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE



CRAWL SPACE NOTES:

1. UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408.
2. PER 2018 IRC R408.3 UNDER-FLOOR VENTILATION IS NOT REQUIRED WHERE:
· EXPOSED EARTH IS COVERED W/ CONTINUOUS CLASS 1 VAPER RETARDER.
· JOINTS SHALL OVERLAP 6" AND SHALL BE SEALED OR TAPED.
· EDGES OF VAPER RETARDER SHALL EXTEND 6" UP STEM WALL AND PERIMETER WALL INSULATED IN ACCORDANCE WITH SECT N1103.3.1
· CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/s) FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.
3. UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING.
4. ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO.
5. ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.

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, 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 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

CPG DBA

clover
&
hive120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

COPYRIGHT 2017

THIS DRAWING HAS BEEN PREPARED BY SUMMIT HOMES, OR UNDER THEIR DIRECT SUPERVISION AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ONLY ON THIS PROJECT. ALL DRAWINGS, SPECIFICATIONS, AND DESIGNS, INCLUDING THE OVERALL LAYOUT, FORM, AND COMPOSITION OF SPACES ARE PROTECTED BY COPYRIGHT REGISTERED TO CPG, INC. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT FROM CPG, INC. DBA SUMMIT HOMES EXCEPT AS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT IS STRICTLY PROHIBITED.

ADDRESS:

UNIT A: 3716 SW WALSH DR
UNIT B: 3714 SW WALSH DR
UNIT C: 3712 SQ WALSH DR
UNIT D: 3710 SW WALSH DRJUNEAU
OSAGE # 10

PROFESSIONAL SEAL:



REV 2024/01/16 - UNIT B BASEMENT FINISH
EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PROVIDED BY OTHERS.

EVERSTEAD
3741 NE TROOK DR.
LEES SUMMIT, MO 64064
816-399-4901DRAWN BY:
J. ROSENBLUMISSUE DATE:
01.11.24

SHEET NUMBER:

A3.0

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.

ATTIC/TRUSSES

UPPER LEVEL

MAIN LEVEL

LOWER LEVEL

PARTY WALL DETAIL ②
SCALE: N.T.S.FOUNDATION LEVEL PLAN ①
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
2. FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
3. SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF.
4. REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
5. REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
6. FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC R406.
7. FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
8. ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
9. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
10. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
11. BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
12. FOR NEW CONSTRUCTION, AN ACCESSIBLE CONNECTION POINT TO BE PROVIDED TO A 20 FOOT CONCRETE ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).

ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 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

*DENOTES STEEL COLUMN NOT REQUIRED
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.

ISOLATED FOOTINGS AND COLUMN PADS			
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
	30"x30"	1'-0"	(5) #4 BAR E.W.
	36"x36"	1'-0"	(6) #4 BAR E.W.
	42"x42"	1'-2"	(7) #4 BAR E.W.
	48"x48"	1'-4"	(8) #4 BAR E.W.
	54"x54"	1'-4"	(9) #4 BAR E.W.
	60"x60"	1'-6"	(10) #4 BAR E.W.

FOUNDATION WALL AND FOOTING TABLE (3000 PSI CONCRETE AND 40 KSI REBAR PLACED 2" FROM INSIDE TENSION FACE)			
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.
< 6'-0" WALL	8"	#4 BARS @36" O.C.	#4 BARS @24" O.C.
8'-0" WALL		#4 BARS @16" O.C.	
9'-0" WALL		#4 BARS @12" O.C.	
10'-0" WALL		#4 BARS @8" O.C.	
11'-0" WALL	10"	#4 BARS @6" O.C.	24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.
12'-0" WALL	10"	#4 BARS @6" O.C.	