1. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATION RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APLLICABLE.

DIMENSIONS MEASURED FROM CENTERLINE OF PARTY WALL ASSEMBLY.

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE 1500 PSF.
 COMPRESSSIVE 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".
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
- FOUNDATION DRAINAGE WILL BVE IN ACCORDANCE WITH IRC SECTION R405. BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
- ALL INTERIOR FOOTINGS OF LOAD BEARINGS 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".

IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

DEAD MAN SPACING:

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

 DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAC WALL TRANSITIONING FROM ELSS THAN 5' TALL TO M 	GE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS. 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	5' TALL WALL		
LOCATION) ON WALL 5' TALL OR MORE.	<u>UNIT A</u>	<u>UNIT B</u>	<u>UNIT C</u>	Ç UNIT D	
BLOCKING NOTE: 1. SOLID BLOCKING BETWEEN JOISTS AT 48" O.C.	26'-0"	DIMENSIONS MEASURED TO CENTER LINE 26'-0"	DIMENSIONS MEASURED TO CENTER LINE 26'-0"	DIMENSIONS MEASURED TO CENTER LINE 26'-0"	
2. EXTEND BLOCKING ONE JOIST BAY PAST EACH SIDE OF ISLAND ABOVE	H (2) 2X10 (2) 2X10 (2) 2X10 (3) 4" (4")	(2) 2X10 (2) 2X10 (2) 2X10 (3) 2X10	(2) 2X10 (2) 2X10 (2) 2X10 (3) 2X10 (4) 44"	(2) 2X10 (19-4") (2) 2X10 (19-4") (2) 2X10 (19-4") (6'-4") (8')	
	7'-0" 14'-0"	14' X 10' DECK ABOVE 7'-0" 14'-0"	7'-0" © ABdVE 7'-0" (1.71)	7'-0"	-
-4-th	DEADMAN, SEE NOTES THIS SHEET & S501, TYP. 4040 E&RESS SLIDER W/ (2) #4 CONT.	8' FND WA W/ (2 4040 E¢RESS SLIDER 9 7 H.	LL W/ 20"X8" FTG 2) #4 CONT. 4040 ÉGRESS SUDER © 7' H.	8' FND WALL W/ 20"X8" FTG W/ (2) #4 CONT. 4040 EGRESS 4040 EGRESS 5LIDER @ 7' H.	8' FND WALL W/ 22"X8" FTG W/ (2) #4 CONT.
15.6 1/4"	(2) 2X10 FLUSH 15'-1 1/2" PWDR BATH BATH BATH S'-10" 15'-10" REC ROOM REC ROOM 6.11	(2) 2X10 FLUSH USG REA SEPARATION WALL AS PIR R302.2. SEE DETAILS ON A7.0 & A7.1. 10"X8' FND WALL W/ #4 HORZ @ 18"OC & #4 VERT @12"OC ON 24X8 FTG W/ (3) #4 IO" FDUNDAITON UNFINISHED WALL WALL US SEPARATION WALL [AS DETAILS OF SEPARATION WALL OF SEPARATION	(2) 2X10 FLUSH 10"X8" FND WALL W/#4 HORZ @ 18"OC & #4 VERT @12"OC ON 24X8 FTG W/ (3) #4ATION WALL AS PER R302.2. SEE DETAILS ON A7.0 & A7.1.	PWDR BATH 10"X8" FND WALL W/ #4 HORZ @ 18"OC & #4 VERT @12"OC ON 24X8 FTG W/ (3) #4 15'-11/2" 10" FOUNDAITON WALL W/ #4 HORZ @ 18"OC & #4 VERT @12"OC ON 24X8 FTG W/ (3) #4 15'-1 1/2" REC ROOM @ WALL W/ #4 HORZ @ 18"OC & #4 VERT @12"OC ON 24X8 FTG W/ (3) #4 15'-1 1/2"	15-6 1/4"
8" FND WALL -0-08	FOR LOWER LEVEL: 4/7 (INCLUDES FINISHED THE STAIRS) 16"X8" FTG W/(2) #4 CONT W8X31 STL. BM.	00 A7.0 & A7.1. FURNACE (6.11) 16"X8" FTG W/(2) #4 CONT W8X31 STL. BM.	FURNACE (6.1) 16"X8" FTG W/(2) #4 CONT 3' - 8" W8X31 STL. BM.	FURNACE MECHANICAL STATE OF ST	30'-0"
44'-0" 35'-0	2X10 FLUIRES FIRE RATED ASSEMBLY 2X10 FLUIRES FIRE RATED ASSEMBLY 3X10 FLUIRES 4Y10 FLUIRES 3Y10 FLUIRES 4Y10	# HSD H OV T	631 HSO H H	3'.4"	REQUIRES FIRE RATED ASSEMBL 14-5 3/4" 35-0
-0-	8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT. 10"X8' FND WALL W/ 18"X8" FTG W/ (2) #4 CONT.	1.01 7.65 ROTATE STUDS FOR FUR-OUT WALL 9' - 6" 1.01 7.65 8' FND WALL W/ 30"X11" FTG W/ (4) #4 CONT. 8' FND WALL W/ 20"X8" FTG W/ (2) #4 CONT. SEE S503 FOR PENESTAL	ROTATE STUDS FOR FUR-OUT (1.01) (7.65	8' FND WALL W/ 28"X10" FTG W/ (3) #4 CONT. 10"X8' FND WALL W/ 20"X8" FTG W/ (2) #4 CONT. W/ 18"X8" FTG W/ (2) #4 CONT. W/ (2) #4 CONT. ** REFER TO PLOT LAN FOR	-0-
.0-1.6	SEE S503 FOR PEDESTAL	** REFER TO P.OT PLAN FOR FOUNDATION FLEVATION HEIGHTS ** 10"-0" ** REFER TO P.OT PLAN FOR FOUNDATION FLEVATION HEIGHTS ** 10"X4" FND WALL (#4@18"OC HORZ & #4@16"OC VERT) W/ 42"X12" FTG W/ (4) #4 CONT W/ 20"X8" FTG W/ (2) #4 CONT.	** REFER TO PLOT PLAN FOR FOUNDATION ELEVATION HEIGHTS ** 4' FND WALL W! 20"X8" FTG W! (2) #4 CONT.	FOUNDATION ELEVATION HEIGHTS ** 10' - 0" SEB S503 FOR PEDEB TAL 4' FND WALL W/ 20"X8" FTG W/ (2) #4 CONT. \$\frac{\pi}{2}\$\$ \text{W/ (2) #4 CONT.}	10.6
	ANCHOR PER METHOD (1.21) 4' FND WALL W/ 20"X8" FTG W/ (2) #4 CONT. ANCHOR PER METHOD (1.11) ANCHOR PER ME	THOD ANCHOR PER METHOD 1.11 ANCHOR PER METHOD PFH ANCHOR PER METHOD PFH ANCHOR PER METHOD ANCHOR PER METHOD PFH ANCHOR PFH ANCHOR PER METHOD PFH ANCHOR PER PER PER PER PER PER PER PER PER PE	HOR PER METHOD ANCHOR PER METHOD ANCHOR PER METHOD	IOR PER METHOD PFH ANCHOR PER METHOD PFH	
	4' FND WALL 1'-9 1/4" 16'-4" 11'-11"	1'-10" 16'-4" 11'-10"	PFH 4' FND WALL 1'-10" 1'-10"	4' FND WALL 1'-11" 16'-4" 1'-9 1/4"	
	6'-0"	6'-0"	20'-0"	20'-0"	
	261.0"	26' 0"	26' 0"	261.0"	

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	
G	12"	3'-0"	(4) VERTICAL #4	
	16"	3'-0"	(4) VERTICAL #4	
\triangle	18"	3'-0"	(4) VERTICAL #4	
K	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
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 F	PIER SYM PAD SIZE DEPTH		MINIMUM REINFORCEMENT GRADE 40 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	
	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER	
B	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.	3.5" DIAMETER	
F	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER	

FOUNDATION \		NG TABLE (3000 PSI C FROM INSIDE TENSIC	CONCRETE AND 40 KSI RE ON FACE)	EBAR PLACED 2"	
WALL TYPE	NOMINAL WALL THICKNESS	VERTICAL SPACING AND SIZE	HORIZONTAL SPACING AND SIZE	FOOTING SPECIFICATION U.N.O. ON PLANS	
3'-6" TRENCH FOOTING	16"	#4 BARS @18" O.C.	(2) #4 BARS TOP & BOT. CONT.	16" x 8" CONC. FTG. W/ (2) #4 BARS 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 @9" O.C.		24" x 12" CONC. FTG. W/ (3) #4 BARS CONT.	
12'-0" WALL	10"	#4 BARS @6" O.C.			

CRAWL SPACE NOTES:

- UNDER-FLOOR SPACE SHALL CONFORM TO 2018 IRC SECTION R408 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. UNDER-FLOOR ACCESS SHALL BE PROVIDED AND SHALL BE A MINIMUM OF 18"x24" OPENING.
- ALL WALLS OVER 10' SHALL BE DOUGLAS FIR-LARCH #2 2x4 STUDS FULL HEIGHT CONTINUOUS UNO. ALL WALLS OVER 12' SHALL BE DOUGLAS FIR-LARCH #2 (M-12) LUMBER 2x6 STUDS FULL HEIGHT CONTINUOUS.

- ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE (IRC). FOOTING ELEVATION TO BE DETERMINED BASED ON FINAL GRADE: ALL FOOTINGS MEET OR EXCEED
- MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE MINIMUM 1500 PSF. REFER TO SHEET S000 FOR MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7% AS SPECIFIED IN IRC TABLE R402.2.
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH IRC R405.
- ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB. STEEL COLUMNS SHALL BE A MINIMUM OF SCHEDULE 40.
 - BASEMENT EGRESS SHALL COMPLY WITH IRC R310.
 - 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).

ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A

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

FOUNDATION PLAN NOTES

RELEASE FOR CONSTRUCTION

AS NOTED ON PLANS REVIEW

DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

04/11/2024 9:07:37

- 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
- 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
- 5.51 STUB OUT ONLY FOR FUTURE POWDER BATH. DRAIN LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 5.52 PLUMBING FLANGE ABOVE. HEADER ACROSS JOISTS AS NEEDED. 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 6.62 UFER GROUND- VERIFY LOCATION
- WITH PROJECT MANAGER. 7.65 LINE OF FLOOR ABOVE

CPG DBA

120 SE 30TH ST. LEE'S SUMMIT, MO 64082

816-246-6700

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ADDRESS:

UNIT A:3721 SW CLAYTON PL UNIT B:3723 SW CLAYTON PL UNIT C:3725 SW CLAYTON PL UNIT D:3727 SW CLAYTON PL

> TOWNHOME JNE

PROFESSIONAL SEAL:

VERSION NUMBER:

ISSUE DATE:

11.28.23

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.

SHEET NUMBER: