

CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE WITH ALL AMENDMENTS AND ORDINANCES WHERE APPLICABLE.

FOOTING NOTES:
FOOTINGS SHALL MEET OR EXCEED MINIMUM PROST DEPTH OF 36" AND CAPACITY SHALL BE 1000 PSF.
MINIMUM STRENGTH OF CONCRETE: FC COMPLESSIVE STRENGTH SHALL BE 3000 PSI.
FOOTING WALLS ENCLOSING BELOW GRADE SPACE SHALL BE OF: DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE TO THE FINISHED GRADE (GRADE 1) METHOD OF DAMPPROOFING OR DAMPPROOFING SHALL BE A MINIMUM 2" THICK POLYURETHANE BARRIER OVER TRAP BASE UNDER BASEMENT FLOOR SLAB PER RAB 2.2. LAP JOINTS MINIMUM 6".
WALLS SHALL BE DAMPPROOFED PER IRC SECTION R401. DAMPPROOFING SHALL BE IN ACCORDANCE WITH WITH IRC SECTION R401. DAMPPROOFING SHALL BE IN ACCORDANCE WITH WITH IRC SECTION R401. DAMPPROOFING SHALL BE IN ACCORDANCE WITH WITH IRC SECTION R401.
FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE FROM THE BASEMENT FLOOR SLAB.
WALLS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE SET TO THE CONCRETE A MINIMUM OF 2".
REINFORCING SHALL BE A MINIMUM #2 DOUGLAS FIR LATCH (2) 2' X 12' RAC WALLS.

DO NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SET AND HAS BEEN SUFFICIENTLY BRACED TO PREVENT CRACKING.

FINISH ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

STEEL BEAM FLANGE WIDTHS
W8X10 - 3.94"

REINFORCING BARS AND COLUMN PADS

MINIMUM REINFORCEMENT GRADE 40 STEEL	SCHEDULE 40 STEEL COLUMN MIN FY = 35 KSI
(1) #4 BAR E.W.	2" DIAMETER
(2) #4 BAR E.W.	2" DIAMETER
(3) #4 BAR E.W.	2" DIAMETER
(4) #4 BAR E.W.	2" DIAMETER
(5) #4 BAR E.W.	2" DIAMETER
(6) #4 BAR E.W.	2" DIAMETER
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(99) #4 BAR E.W.	2" DIAMETER
(100) #4 BAR E.W.	2" DIAMETER

REINFORCING BARS AND COLUMN PADS

MINIMUM REINFORCEMENT GRADE 40 STEEL	SCHEDULE 40 STEEL COLUMN MIN FY = 35 KSI
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MINIMUM REINFORCEMENT GRADE 40 STEEL

DEAD MEN SPACING

ALL DEAD MEN SHALL BE SPACED NO MORE THAN 18" FROM EDGES, WALL, 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 8" OR LESS.
WALL TRANSITIONING FROM LESS THAN 8" TALL TO MORE THAN 8" TALL WITH STEP DOWNING.
A DEAD MAN IS REQUIRED WITHIN 8" OF STEP DOWN (TRANSITIONING FROM LESS THAN 8" TALL TO MORE THAN 8" TALL WALL LOCATION) ON WALL 8" TALL OR MORE.

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 PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.32 REGULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE
- 2.41 CURB STAIR SYSTEM WITH OPEN HANDRAILS
- 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 FINISH.
- 5.52 HEADER ACROSS JOISTS AS NEEDED AT TOILET FLANGE
- 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.
- 6.82 UFER GROUND - VERIFY LOCATION WITH PROJECT MANAGER.
- 7.85 LINE OF FLOOR ABOVE

CPG DBA



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LEE'S SUMMIT, MO

CHARLESTON
MODERN PRAIRIE
MEADOWS #187

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

08/14/2024

GENERAL NOTES

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZES ARE EXPECTED TO VARY PER VENDOR.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED, NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

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

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY