



August 22, 2024

Summit Homes
120 SE 30th St
Lee's Summit, MO 64082

**RE: Foundation Modification for Lot # 173 Highland Meadows – 2774 SW 11th Ter
Lee's Summit, MO 64081 – Permit # PRRES20243494**

A subgrade inspection was performed by Everstead at the above referenced property. The purpose of this inspection was to determine structural adequacy of the existing subgrade soil at proposed footing elevations for construction of concrete foundation.

Everstead has determined that the subgrade material at proposed footing elevations does not have sufficient bearing capacity to properly support foundations for the structure specified in the approved permit plans. Everstead recommends that the following modifications be made to the foundation plan:

- Drill 18" diameter concrete piers per the attached layout.
- Piers shall be drilled to competent original limestone, sandstone, or shale.
- The piers shall be reinforced with (4) #4 bars for the depth of the pier.
- Lapping shall be no less than 24".
- (4) #4 bars shall extend a minimum of 24" into the footings.
- All piers shall be inspected by our firm prior to the placement of concrete.

Upon approval and completion of the piers, the foundation footings, walls, and slabs shall be placed over the piers. If the city approved plans do not exceed the following minimum specifications, then, as needed, the foundation shall be improved per the following:

- 3000 psi concrete, Grade 60 reinforcing steel, Lap splices min. 24".
- The footing shall be a minimum of 16"x8" with (2) #4 bars continuous.
- The wall shall be a minimum of 8" thick with #4 bars at 24" O.C. each way.
- The walkout frost trench shall be a minimum of 12" wide by 36" deep with (2) #4 bars continuous T&B.
- Grade beams/thickened slabs shall be a minimum of 16" wide by 12" deep with (3) #4 bars continuous T&B.
- The garage and basement slabs shall be structural.
- Place 5" concrete slab w/ #4 bars at 12" O.C. each-way on 1-1/2" chairs.
- Add (4) 10'-0" long #4 bars each-way over the column pads and slab support piers. Place with 1" to 1-1/2" slab top cover (3" chairs). See attached layout and slab details for clarity.

The perimeter of the slab shall bear on the foundation as follows:

- Minimum 3" keyway on footing; OR drill 5" deep and pin to foundation with #4 bars at 12" on center.

SEE ATTACHED PIER LAYOUT SPECIFICATIONS

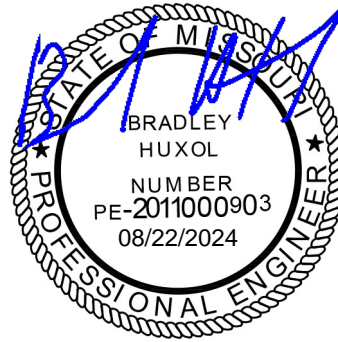
**RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/05/2024 3:43:34**

The above recommendation is based on bearing capacity only, determined by standard engineering practices. Geotechnical testing and laboratory analysis of subgrade materials (including shrink/swell potential) were outside of the scope of this design.

Sincerely,

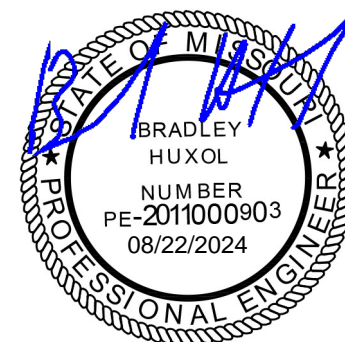


Bradley Huxol, PE





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173 HIGHLAND MEADOWS

SUMMIT HOMES

2774 SW 11 TER
LEE'S SUMMIT, MO 64081

8/22/2024

REVISIONS

GENERAL NOTES

S000

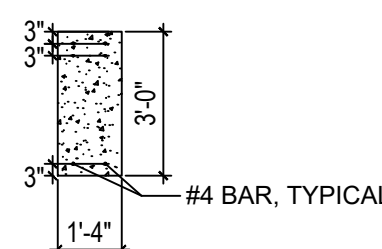
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PIER LAYOUT

2774 SW 11 TER
LEE'S SUMMIT, MO 64081

16" WIDE X 36" TALL TRENCH FOOTING:

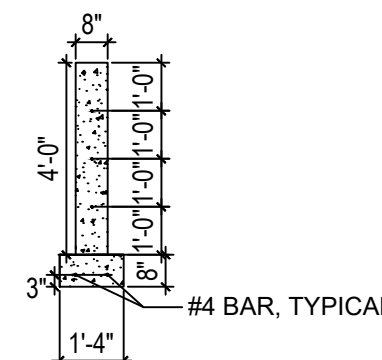
- (2) #4 BARS AT:
 - 3" FROM BOTTOM
 - 3" FROM TOP
 - 6" FROM TOP



8" WIDE X 4" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:

- (2) #4 BARS AT:
 - 3" FROM BOTTOM FOR FOOTING

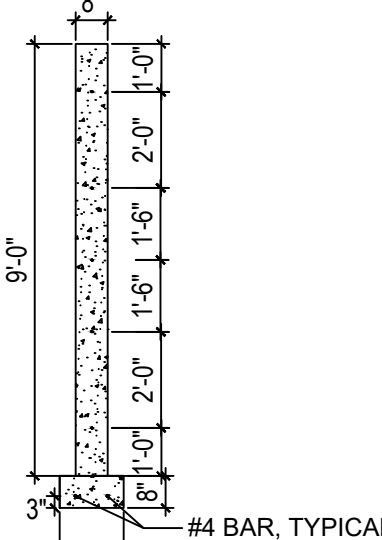
- (1) #4 BAR AT:
 - 12" FROM TOP
 - 24" FROM TOP
 - 36" FROM TOP



8" WIDE X 9" TALL FOUNDATION WALL ON 16" WIDE X 8" TALL FOOTING:

- (2) #4 BARS AT:
 - 3" FROM BOTTOM FOR FOOTING

- (1) #4 BAR AT:
 - 12" FROM TOP
 - 36" FROM TOP
 - 54" FROM TOP
 - 72" FROM TOP
 - 96" FROM TOP

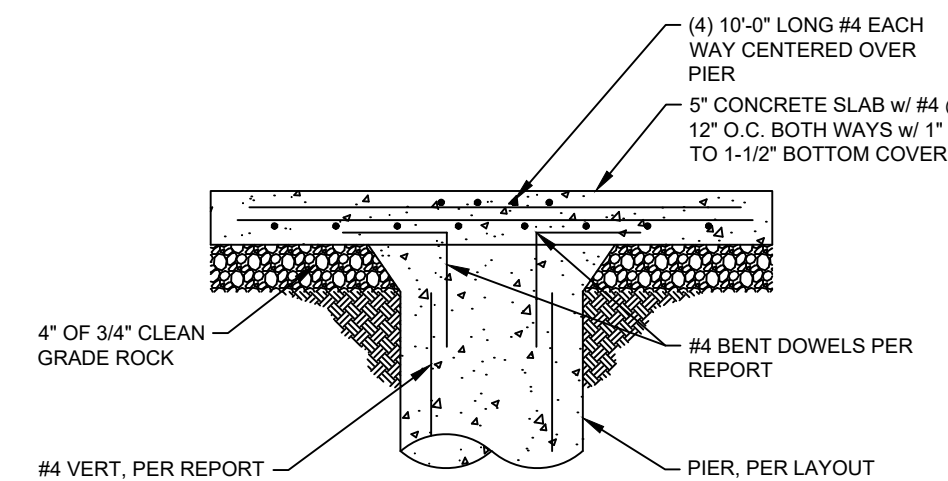
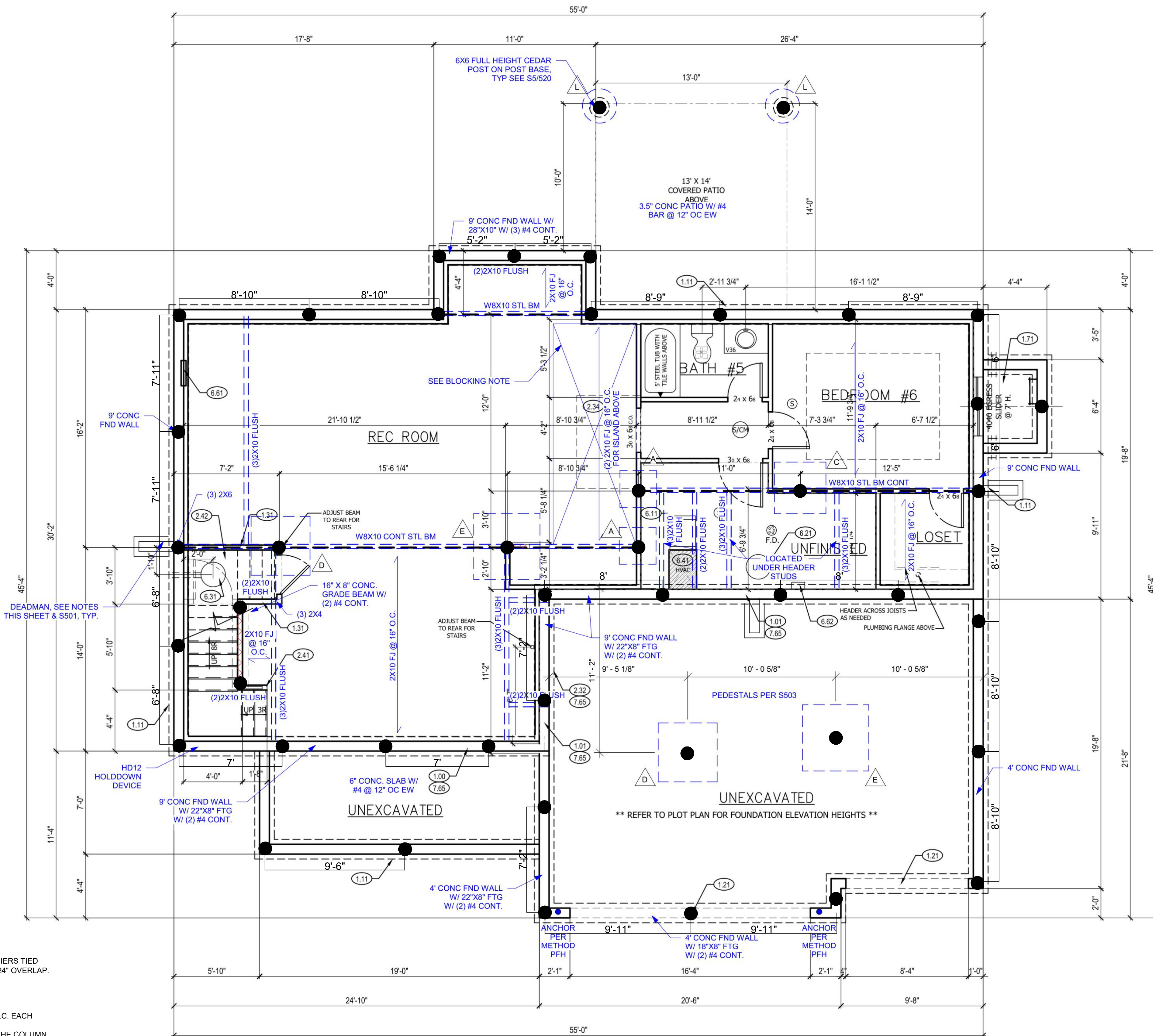


PIER SPECIFICATIONS:

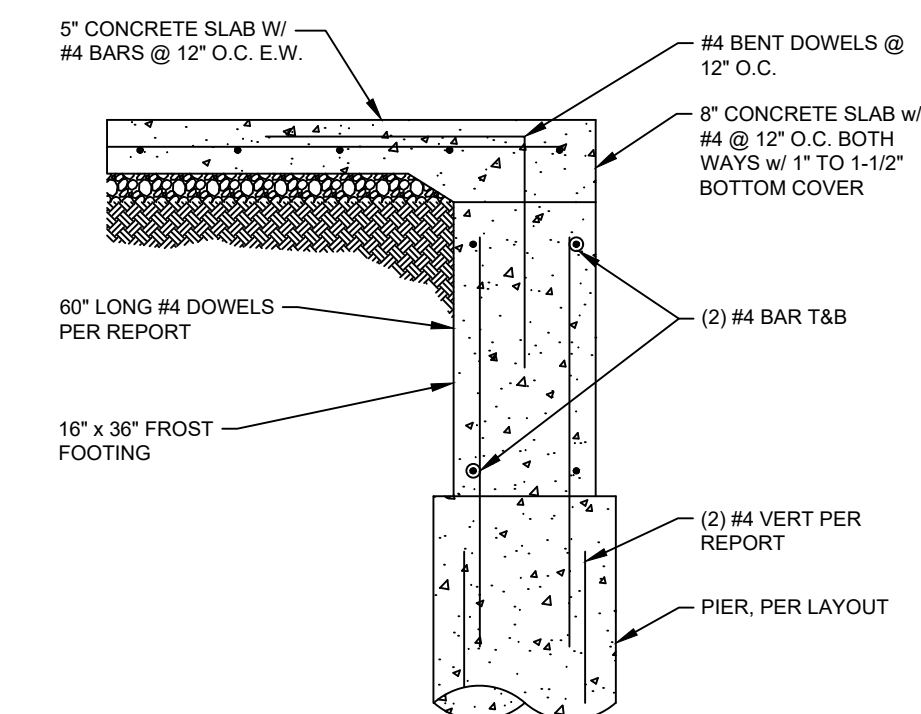
- 18" DIAMETER CONCRETE PIER
- DRILL TO COMPETENT MATERIAL
- REINFORCE WITH (4) #4 BARS FULL DEPTH OF PIERS TIED INTO REBAR AND FOOTINGS AT A MINIMUM OF 24" OVERLAP.

STRUCTURAL SLAB SPECIFICATIONS:

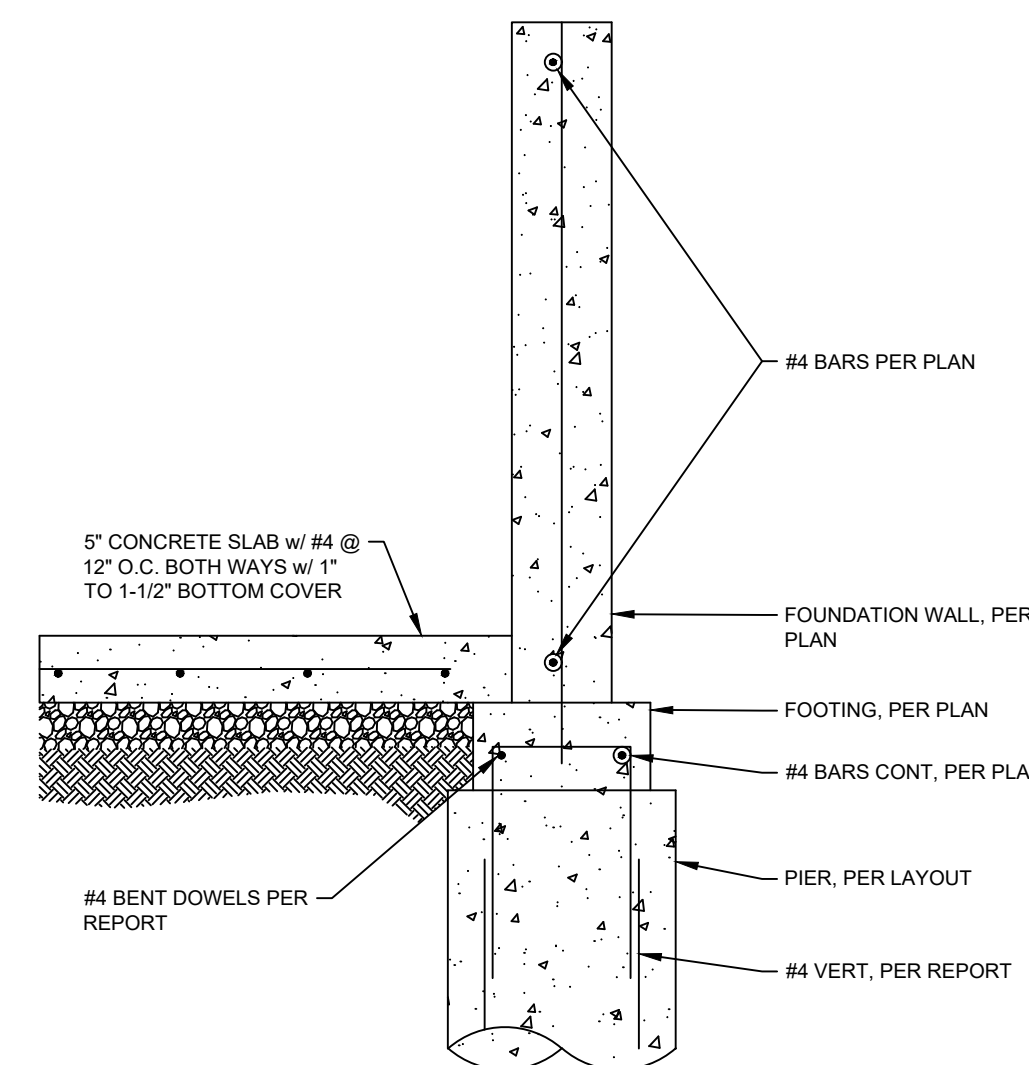
- PLACE 5" CONCRETE SLAB W/ #4 BARS AT 12" O.C. EACH WAY ON 1-1/2" CHAIRS.
- ADD (4) 10'-0" LONG #4 BARS EACH WAY OVER THE COLUMN PADS AND SLAB SUPPORT PIERS. PLACE WITH 1" TO 1-1/2" SLAB TOP COVER (3" CHAIRS)
- THE PERIMETER OF THE SLAB SHALL BEAR ON THE FOUNDATION WALLS AS FOLLOWS:
 - MINIMUM 3" KEYWAY OR FOOTING, OR
 - DRILL 5" DEEP AND PIN TO FOUNDATION WITH #4 BARS AT 12" O.C.



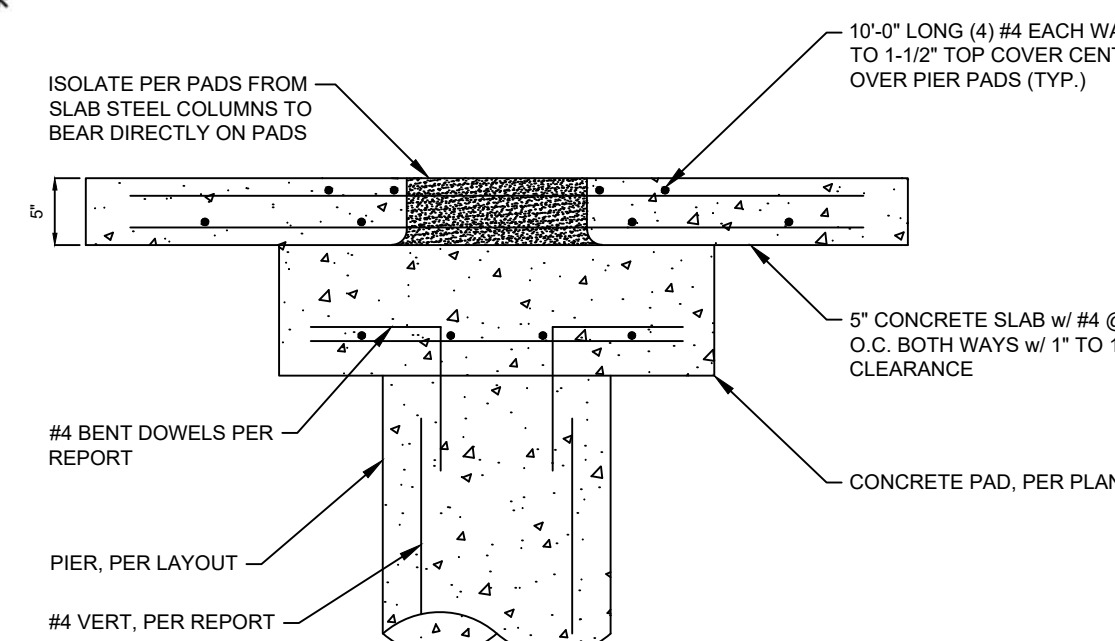
6
S2.1 SLAB SUPPORT PIER DETAIL
N.T.S.



5
S2.1 PIER / FROST FOOTING DETAIL
N.T.S.



8
S2.1 PIER / FOOTING DETAIL
N.T.S.



4
S2.1 PIER / PAD DETAIL
N.T.S.

EVERSTEAD HAS DESIGNED THE PIER LAYOUT AND DETAILS BASED ON THE FOUNDATION LAYOUT ON THE ORIGINAL PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD ON THE ORIGINAL PLANS TO GET APPROVAL OF THE FOUNDATION MODIFICATION. EVERSTEAD IS NOT RESPONSIBLE FOR ANY INFORMATION UNRELATED TO THE PIER LAYOUT UNLESS EVERSTEAD WAS THE ENGINEER OF RECORD ON THE ORIGINAL PLANS.