



#6X20' HOOK AT EACH
FRAME-LINE AROUND
ANCHOR BOLTS AT
COLUMN LOCATION

8'x8'x36" BASE AT 36" BELOW
ADJACENT GRADE, WITH (10)
#5'S E.A. WAY, TOP AND BOTTOM
MATE, #6 VERT AT CORNERS
AND MID-SPAN w/ 6" HOOK AT
TOP AND BOT. MATE.

1. ALL WORK TO BE DONE IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE & ALL LOCAL, CITY & STATE CODES.

2. ALL PERIMETER FOOTINGS AND GRADE BEAMS SHALL BEAR A MINIMUM OF 36" BELOW FINISHED GRADE AND A MINIMUM OF 18" INTO UNDISTURBED SOIL OR PLACED ON 80% STD. PROCTOR COMPACTED FILL. WHERE PLACED ON COMPACTED FILL, FTGS. SHALL BE PLACED AT LEAST 12" BELOW THE COMPACTED SURFACE. ALL FOUNDATION TESTS AND SURVEYING SHALL BE PERFORMED SOIL COMPACTION TESTS AND SUBMIT WRITTEN REPORTS TO THE ARCHITECT PRIOR TO THE CONTRACTORS PLACING FTGS. ON COMPACTED FILL. UNDER NO CIRCUMSTANCES SHALL THE FTGS. BE LESS THAN 36" BELOW FINISH GRADE.

3. NO FOOTING TRENCH SHALL BE OPENED WITHOUT HAVING REINFORCING AND CONCRETE READY TO BE PLACED THEREIN THAT WORKING DAY. ANY VARIATION FROM THIS PROCEDURE REQUIRES THE APPROVAL OF THE ENGINEER. ALL FOOTINGS SHALL BE CENTERED UNDER WALLS UNLESS NOTED OTHERWISE.

4. BEARING SURFACES AT THE BOTTOM OF EXCAVATIONS SHALL BE PROTECTED FROM EITHER INUNDATION OR DRYING OUT DURING THE EXCAVATION PROCESS. CONTRACTOR SHALL PROVIDE POSITIVE SURFACE DRAINAGE DURING CONSTRUCTION.

5. ALL CONCRETE SHALL BE MADE FROM TYPE II CEMENT WITH A 28 DAY COMPRESSIVE STRENGTH AS NOTED BELOW.

LOCATION	28 DAY PSI	SUMP	MAX. AGGR.
FOOTINGS	3000	4"-6"	1 1/2"
SLAB ON GRADE	4000	2-4"	1"
FOUNDATION WALL	3000	4"-6"	1 1/2"
STAIRS & STEPS	3000	1-4"	1"
SIDEWALKS & DRIVES	3500	2-4"	1"

6. CONCRETE MIX SHALL CONFORM TO ASTM C39. AGGREGATES SHALL CONFORM TO ASTM C33. ALL CONCRETE WITH EXTERIOR EXPOSURE SHALL HAVE AIR ENTRAINMENT AS PER ASTM C260.

UNLESS OTHERWISE NOTED, CLEAN CONCRETE COVER OVER STEEL REINFORCEMENT SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF ACI CODE 318 AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	CONCRETE EXPOSED TO EARTH OR WEATHER (FORMED & Poured)
_____	_____ 1 1/2"

8. THE USE OF ADMIXTURES, INCLUDING CALCIUM CHLORIDE, IS NOT PERMITTED WITHOUT THE CONSENT OF THE ENGINEER.

REINFORCING BARS SHALL BE NEW BILLET STEEL. ASTM #15, GRADE 60 #5 AND ABOVE, GRADE 40 #4 AND SMALLER. PROVIDE CONTINUOUS BENT BARS AT FOOTING STEPS & 90 DEGREE BENT TIES AT CORNERS. UNLESS OTHERWISE NOTED, LAP SPICES & EMBEDMENT LENGTH SHALL CONFORM TO THE CURRENT ACI CODE 318.

10. PROVIDE CORNER BARS EQUAL TO ADJACENT BAR SIZE, OR BEND LONGITUDINAL BARS.

11. ADJACENT BAR SPICES IN WALLS AND FOOTINGS SHALL ALTERNATE.

12. WELDED FABRIC SHALL CONFORM TO THE CURRENT AIA SPECIFICATION FOR GOLD DRAWN STEEL REINFORCEMENT W/ LAP END AND EDGES A MINIMUM OF 6".

13. REINFORCEMENT DETAILING AND PLACEMENT SHALL CONFORM TO CURRENT ACI CODE 318 EXCEPT WHERE OTHERWISE INDICATED.

14. ALL REINFORCING IS TO BE FABRICATED AND PLACED IN STRICT ACCORDANCE WITH THE ACI DETAILING MANUAL, LATEST EDITION.

15. TYPICAL CONCRETE SLAB R11: 8" W/ 6" X 6" W2: 1" W2: 1" WWF OVER 6 MIL POLY VAPOR BARRIER OVER 3" COMPACTED BASE ROCK OR AS NOTED W/ KEY.

16. ALL EXTERIOR OR EXPOSED CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. 309 "RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE".

17. ALL REINFORCING SHALL BE FREE OF RUST, DIRT, AND MILL SCALE PRIOR TO PLACEMENT OF CONCRETE.

18. ASSUMED SOIL BEARING CAPACITY OF 2000 PSF USED IN DESIGN OF THIS STRUCTURE. FIELD VERIFY CONDITIONS IF W/ WEAKER SOILS ARE ENCOUNTERED CONTACT ENGINEER FOR REDESIGN.

19. THE BASE OF THE FOOTING EXCAVATIONS MUST BE COMPACTED WITH MECHANICAL TAMPERS PRIOR TO PLACING REINFORCING STEEL.

20. IN THE EVENT THAT THE BASE OF THE FOOTING EXCAVATIONS OR FLOOR SLABS, IT SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED IN 6" LIFTS AND COMPACTED TO AT LEAST 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY STANDARD PROCTOR PROCEDURES (ASTM D 690).

21. FOOTING EXCAVATIONS SHOULD BE INSPECTED BY THE GEO-TECH ENGINEER TO VERIFY THAT FOOTING SHALL BE ON SUITABLE SOILS PRIOR TO PLACING REINFORCING STEEL.

22. FRESHBET IN CONCRETE NOT ACCEPTABLE IN LIEU OF WOVEN WIRE MESH.

23. 3/4" (MIN) DIAMOND SHAPED CLOSURE AT COLUMNS, TYPICAL.

24. ALL EXPOSED CONCRETE EDGES AND CORNERS SHALL BE CHAMFERED 3/4".

25. INTERIOR SLABS SHALL BE SMOOTH TROWELED. EXTERIOR SLABS SHALL HAVE A LIGHT BROOM FINISH, UNLESS OTHERWISE NOTED. ALL SLABS SHALL HAVE A CURING COMPOUND APPLIED TO THE SURFACE, COMPLYING WITH ASTM C690, UNLESS CURING COMPOUNDS ARE NOT COMPATIBLE WITH REQUIRED REINFORCEMENT.

26. THE ELEVATIONS ARE GIVEN WITH REFERENCE TO FINISH FLOOR DATUM 100'-0".

27. VERIFY ALL DIMENSIONS, SLOPES, DEPRESSIONS, EMBEDMENT, ETC BEFORE PLACING CONCRETE.

28. FOOTING ELEVATIONS NOTED ON THE FOUNDATION MAY BE LOWERED AS NECESSARY TO OBTAIN THE SPECIFIED BEARING CAPACITY AND/OR COVER.

29. LAP UNDER SLAB OR PIER BARRIERS MUST MEET A MINIMUM OF 6" AT ALL SPICES.

30. PROVIDE SUMP TRENCH (CUT AT LEAST 12" OF MAX. CUTS SHALL BE APPROX. 1/3 OF THE SLAB DEPTH AND SHALL BE SAW CUT AS SOON AS POSSIBLE (WITHIN 12 HOURS OF POUR).



FOUNDATION PLAN
1460 BROADWAY

**1460 BROADWAY DR.
LEE'S SUMMIT
MISSOURI, 64081**

PARCEL N/A

MAR BUILDING SOLUTIONS
Project No:24-049

EOD DERMAT

FOR PERMIT
Issued: 04/23/202

[illegible]

Key Points



License Name: MWR (E) LONG SD
License Number: E-201801054

S1