












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

- ALL FOOTINGS MEET OR EXCEED MINIMUM FLOOR DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE 1500 PSF.
- EXISTING STRENGTH OF CONCRETE OF COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN ITRC TABLE R402.2.
- REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
- ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE 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 MOISTURE BARRIER OVER POROUS GRADE BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER ITRC SECTION R406.
- FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH ITRC SECTION R405.
- BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH ITRC SECTION R310.
- ALL INTERIOR FOOTINGS OF LOAD BEARING 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".
- BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

- BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.
- IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER.

ISOLATED FOOTINGS AND COLUMN PADS				
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
	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
	60"x60"	1'-6"	(10) #4 BAR E.W.	3.5" DIAMETER
ANY SIZE FOOTING WITH AN (M)				NO COLUMN NEEDED

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

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.

[illegible]

FOUNDATION PLAN

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

- 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
- 1.32 2X6 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.
- 2.41 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.
- 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

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 SIZING IS 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 SHOW ON PLANS ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL PLACEMENT IS TO BE DETERMINED BY MUNICIPAL REQUIREMENTS.

clover
&
hive

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UNIT B: 2141 SW OSAGE DR

TWIN COBALT
(2) 2 BED, 2 BATH
FARMHOUSE
OSAGE #55

PROFESSIONAL SEAL:

VERSION #:
V1.2

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A3.0