NOTE:

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

FOUNDATION NOTES:

ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36". SOIL BEARING CAPACITY SHALL BE 1500 PSF.

COMPRESSIVE STRENGTH OF CONCRETE F'C COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPRROFING 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 GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6". FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.

FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405 BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1

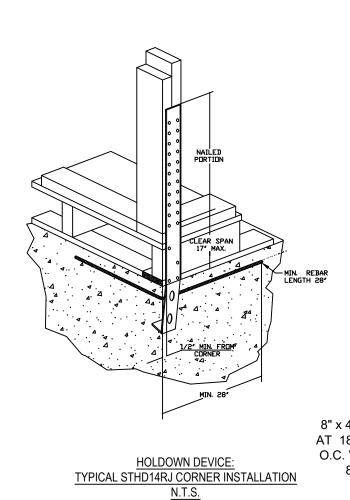
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB. ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 3' O.C. AND BE

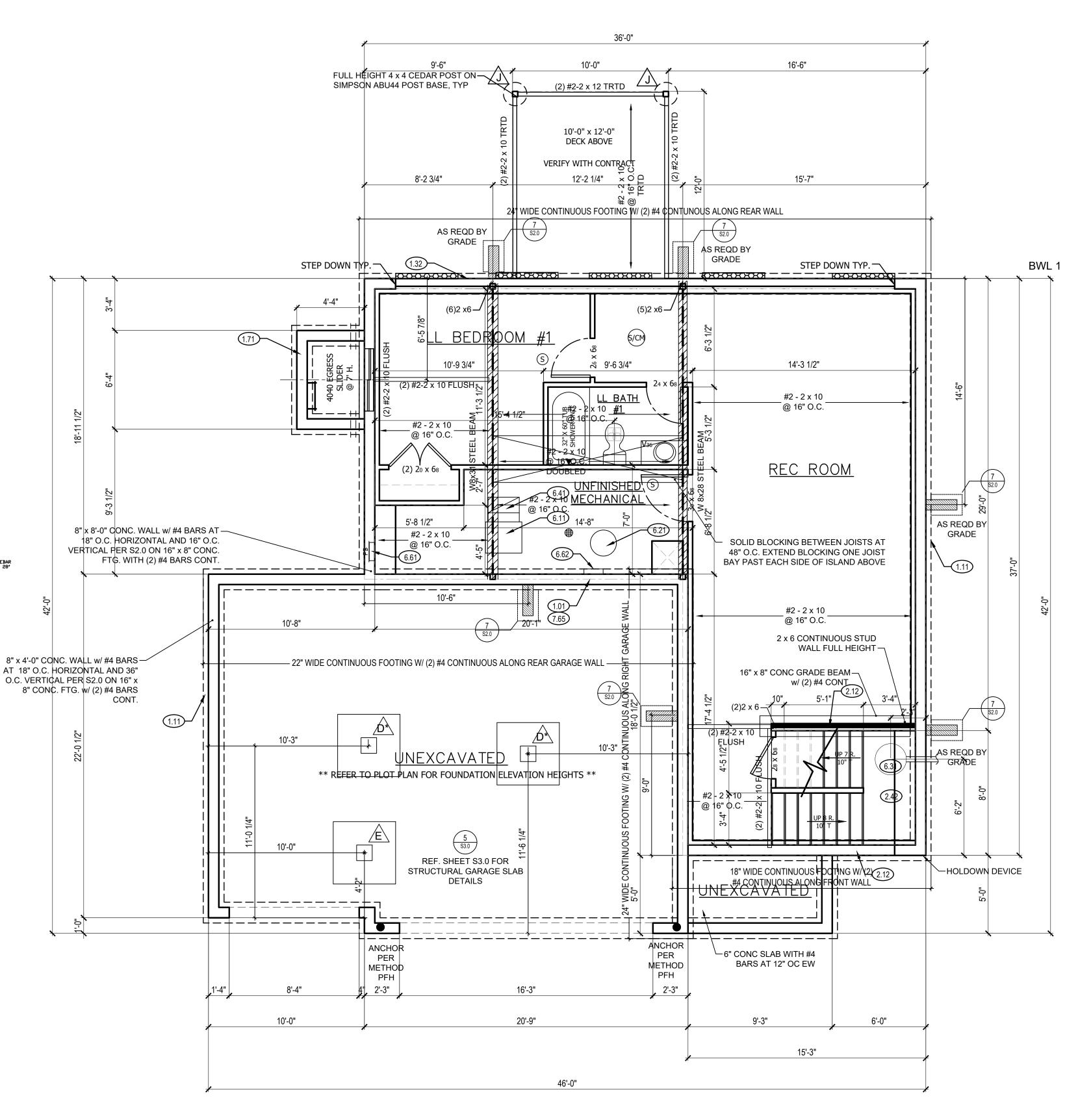
EMBEDDED INTO THE CONCRETE A MINIMUM OF 7". ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

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.

STEEL BEAM FLANGE WIDTH: W8x31 - 8" W8X28 - 6.54"

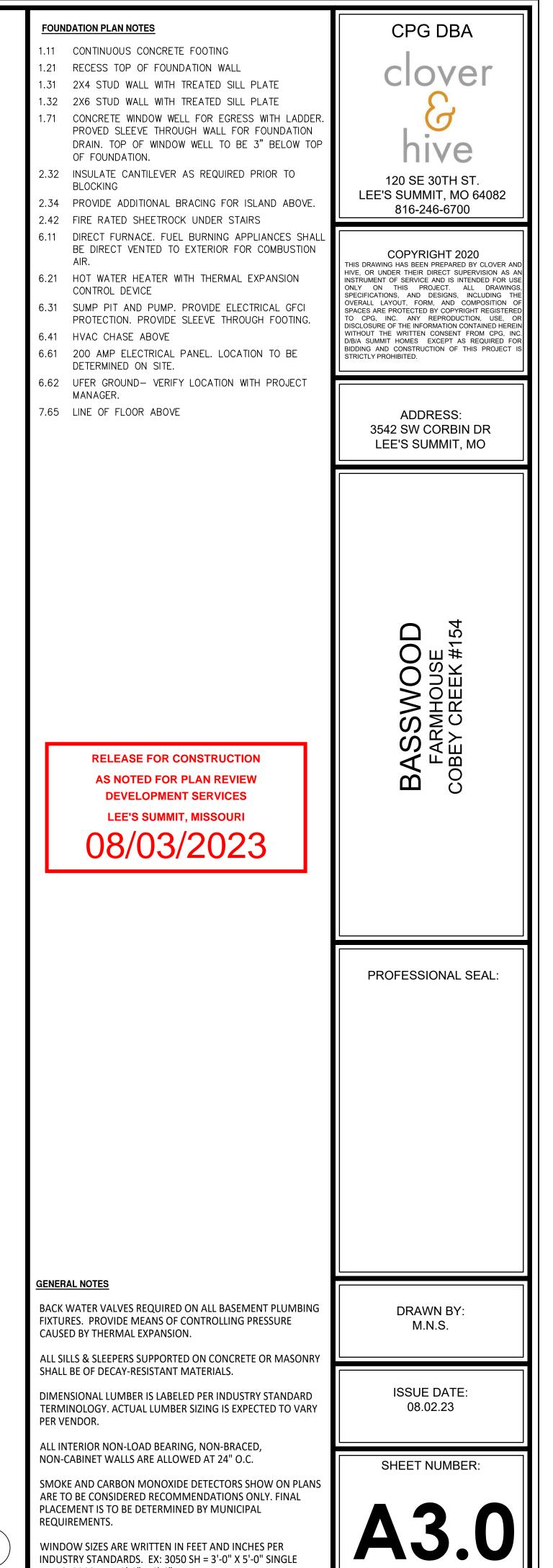




ISOLATED FOOTINGS AND COLUMN PADS									
SYM	PIER PAD SIZE	DEPTH	RE	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL				SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI	
	30″×30″	1'-0″		(5)	#4	BAR	E.W.	3″	DIAMETER
B	36″×36″	1'-0″		(6)	#4	BAR	E.W.	3″	DIAMETER
Ċ	42″×42″	1′-2″		(7)	#4	BAR	E.W.	3″	DIAMETER
	48″×48″	1'-4″		(8)	#4	BAR	E.W.	3″	DIAMETER
Æ	54″×54″	1'-4"		(9)	#4	BAR	E.W.	3″	DIAMETER
F	60″×60″	1′-6″		(10)	#4	BAR	E.W.	3.5″	DIAMETER
ANY	ANY SIZE FOOTING WITH AN (*) NO COLUMN NEEDED								
IS	ISOLATED FOOTINGS AND COLUMN PADS								
SYM	PIER DIAMETE		ТН	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL					
G	12″	3'-()″	(4) VERTICAL #4					
	16″	3'-()″	(4) VERTICAL #4					
	18″	3'-()″	(4) VERTICAL #4					
K	24″	3'-()″	(4) VERTICAL #4					
\bigtriangleup	28″	3'-()″	(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.

BASEMENT FINISH = 698 SF



JNDATION	PLAN (1)
SCALE	1/4" = 1'-0"

HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.