

GENERAL NOTES

- 1 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING ANY WORK. SHOULD ANY DISCREPANCIES OCCUR, NOTIFY THE ENGINEER IMMEDIATELY FOR CLARIFICATION.
- 2 THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND IN THE PLANS. CLARIFICATIONS SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE MOST RESTRICTIVE CONDITION SHALL GOVERN WHEN CLARIFICATION IS NOT OBTAINED.
- 3 DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. THE PLANS SHALL NOT BE SCALED TO OBTAIN WORKING DIMENSIONS. IF DIMENSIONS ARE MISSING FROM THE PLANS, GET CLARIFICATION FROM ENGINEER.
- 4 ANY ALTERATIONS/MODIFICATIONS TO STRUCTURE AS SHOWN, SHALL BE VERIFIED WITH ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 5 CONSTRUCTION SHALL FOLLOW THE PLANS AND NOTES. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR UNCORRECTED ERRORS OR DEVIATIONS FROM THE PLANS WITHOUT THE ENGINEERS WRITTEN APPROVAL. THE ENGINEER WILL BE AVAILABLE FOR CONSIDERATIONS AND REPAIRS WITH SUFFICIENT NOTICE.
- 6 THESE PLANS REPRESENT A DESIGN FOR FINAL IN-PLACE CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOUNT FOR ALL CONSTRUCTION CONDITIONS, LOADS, SEQUENCES, TEMPORARY BRACING REQUIREMENTS, ALL SAFETY CONSIDERATIONS, OSHA REGULATIONS, AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION AT THE SITE. ALL MATERIALS SHALL BE NEW FOR THIS PROJECT UNLESS SPECIFICALLY APPROVED BY THE OWNER AND ENGINEER.
- 8 THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED OR DEFECTIVE MATERIALS. ENGINEER SHALL DETERMINE IF REPAIR IS ADEQUATE, OR IF REPLACEMENT IS REQUIRED
- 9 ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
- 10 THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS RELATING TO THIS PROJECT.

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LOAD CRITERIA

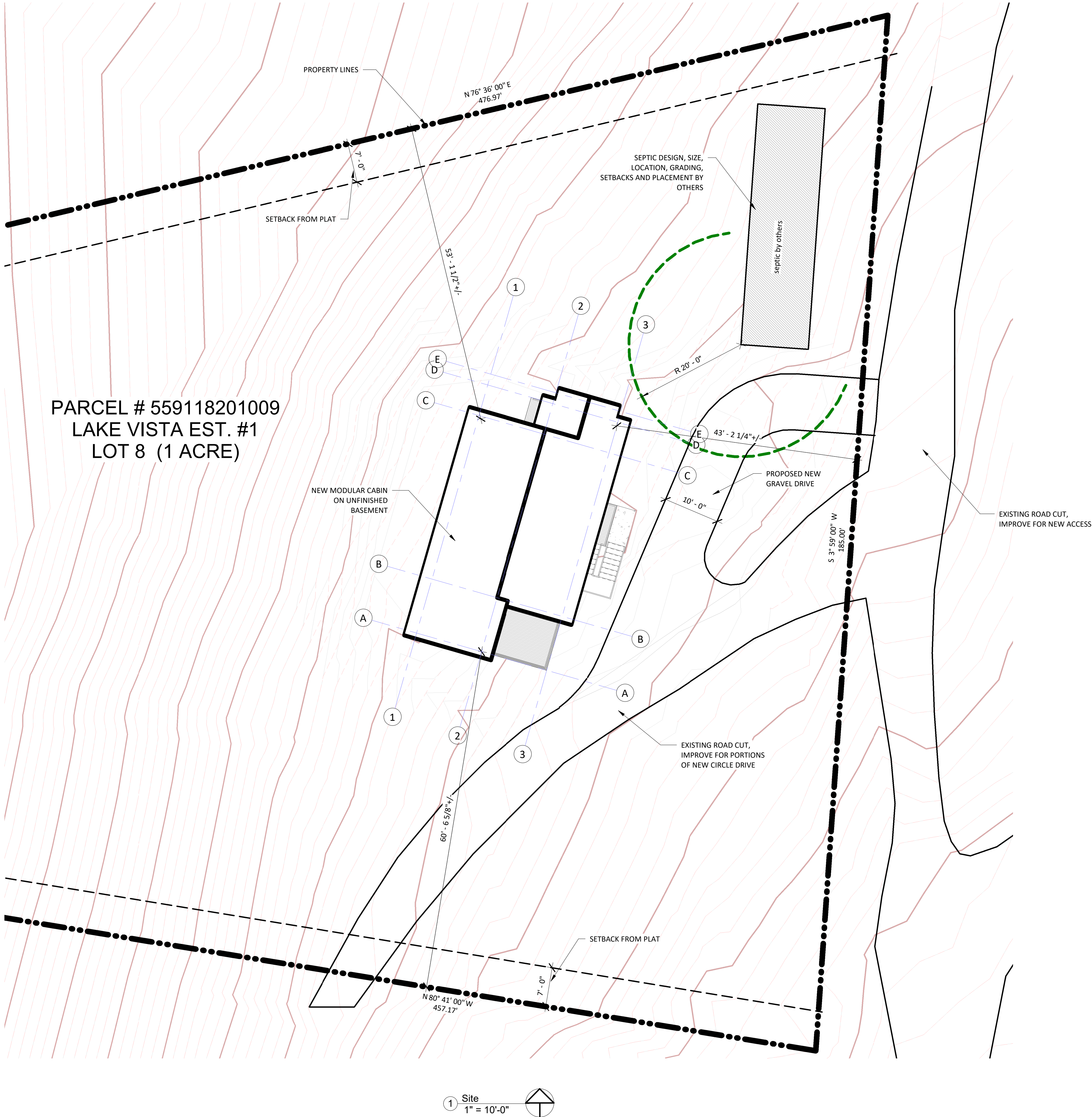
- ROOF SNOW LOAD **100 PSF**
ROOF DEAD LOAD **15 PSF**
FLOOR LIVE LOAD **40 PSF**
FLOOR DEAD LOAD **15 PSF**

WIND LOADING **115 MPH**

BUILDING CODE: **2024 IRC**



2 3D View 1



1 Site
1" = 10'-0"

BASEMENT FOUNDATION

HOLLY NOVACEK
200 LAKE VISTA DR.
BAYFIELD, CO 81122

CONSTRUCTION REVISIONS

#	type	Date
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PROJECT NUMBER 26.014

ISSUE DATE 09/02/26

CURRENT ITERATION DATE NA

DRAFT FOR REVIEW

SCALE 1" = 10'-0"

SITE PLAN

A100



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SCALE 1/4" = 1'-0"

GRADING & DRAINAGE

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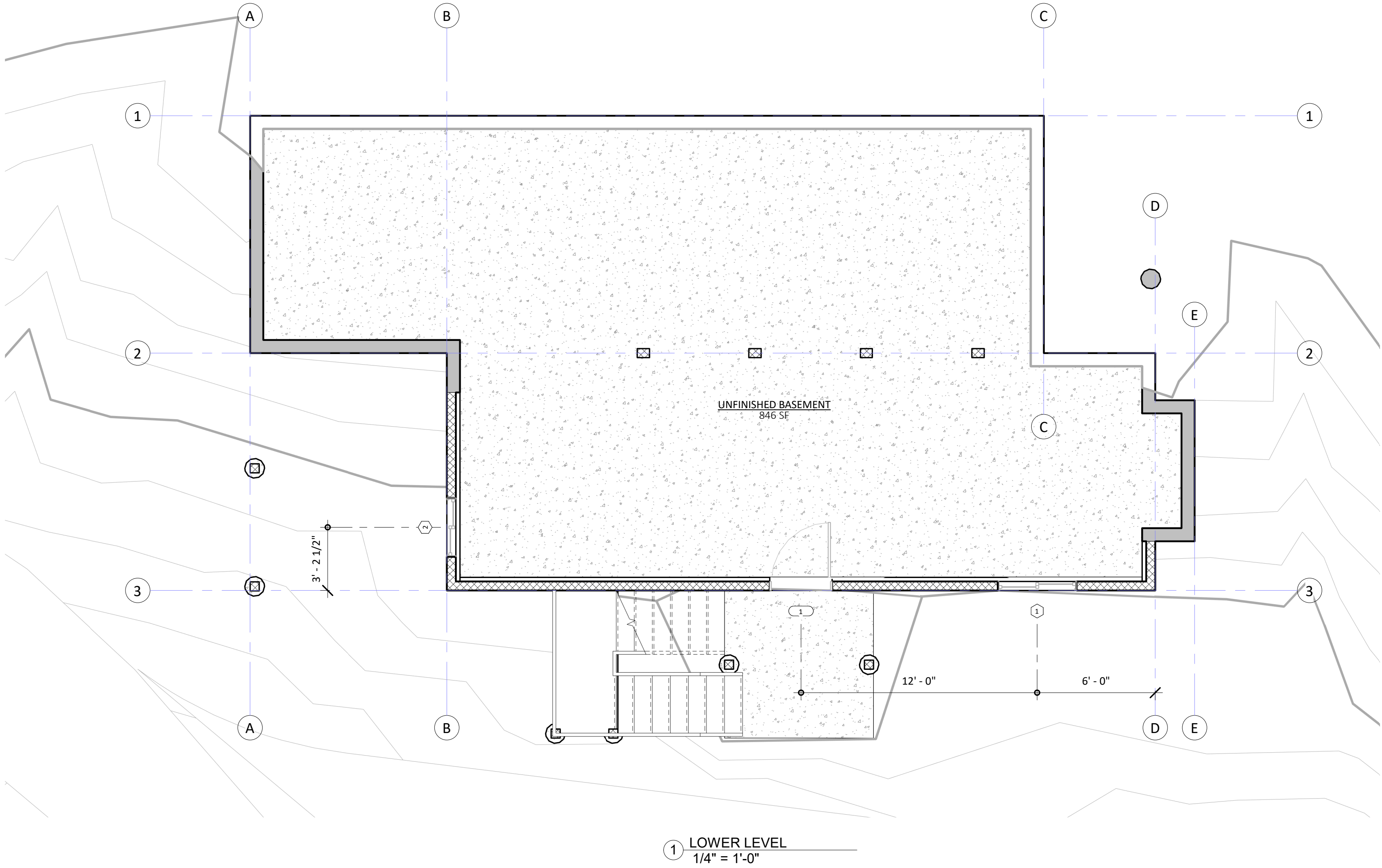
CURRENT ITERATION DATE 01/11/22

DRAFT FOR REVIEW

SCALE 1/4" = 1'-0"

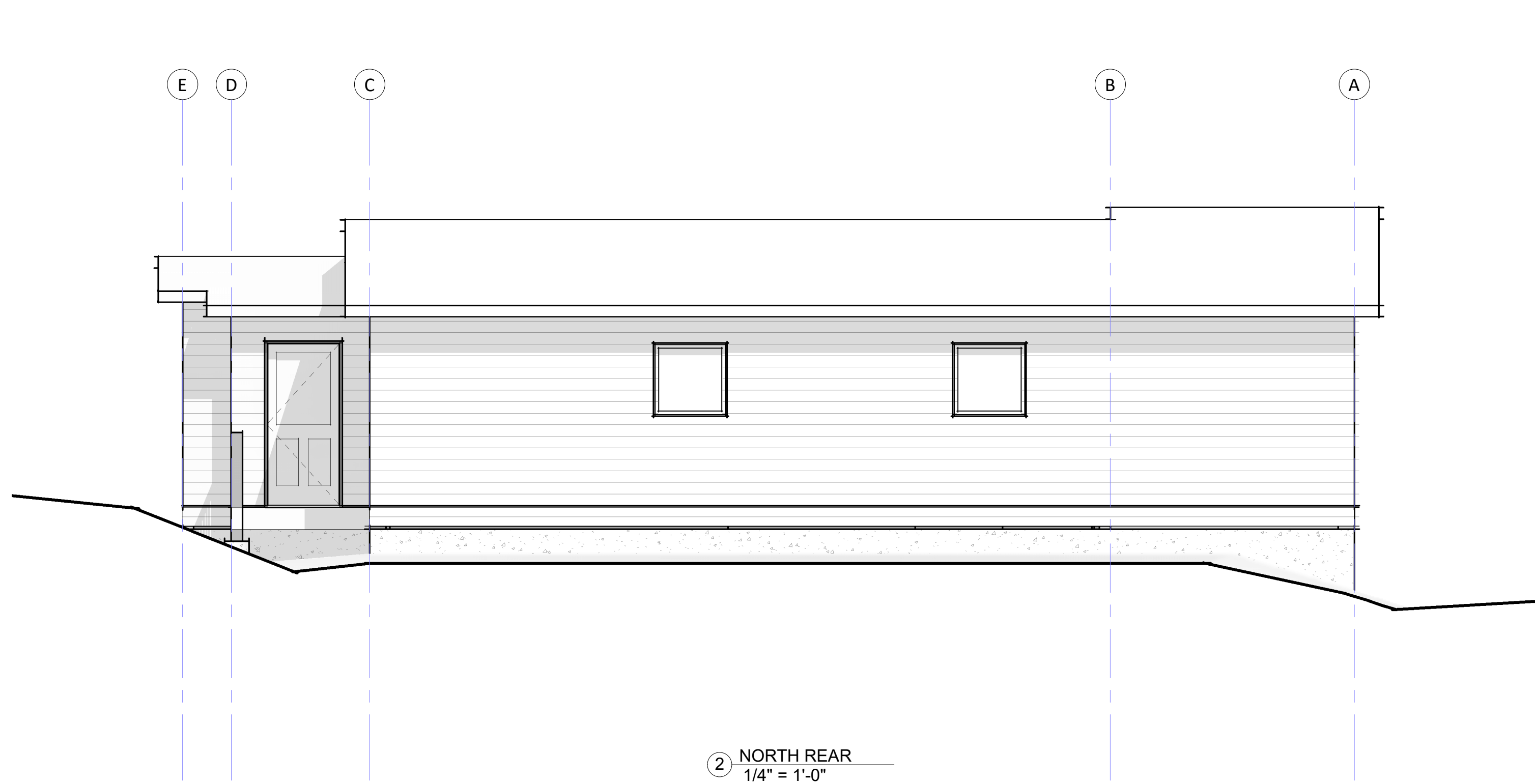
BASEMENT LEVEL

A102

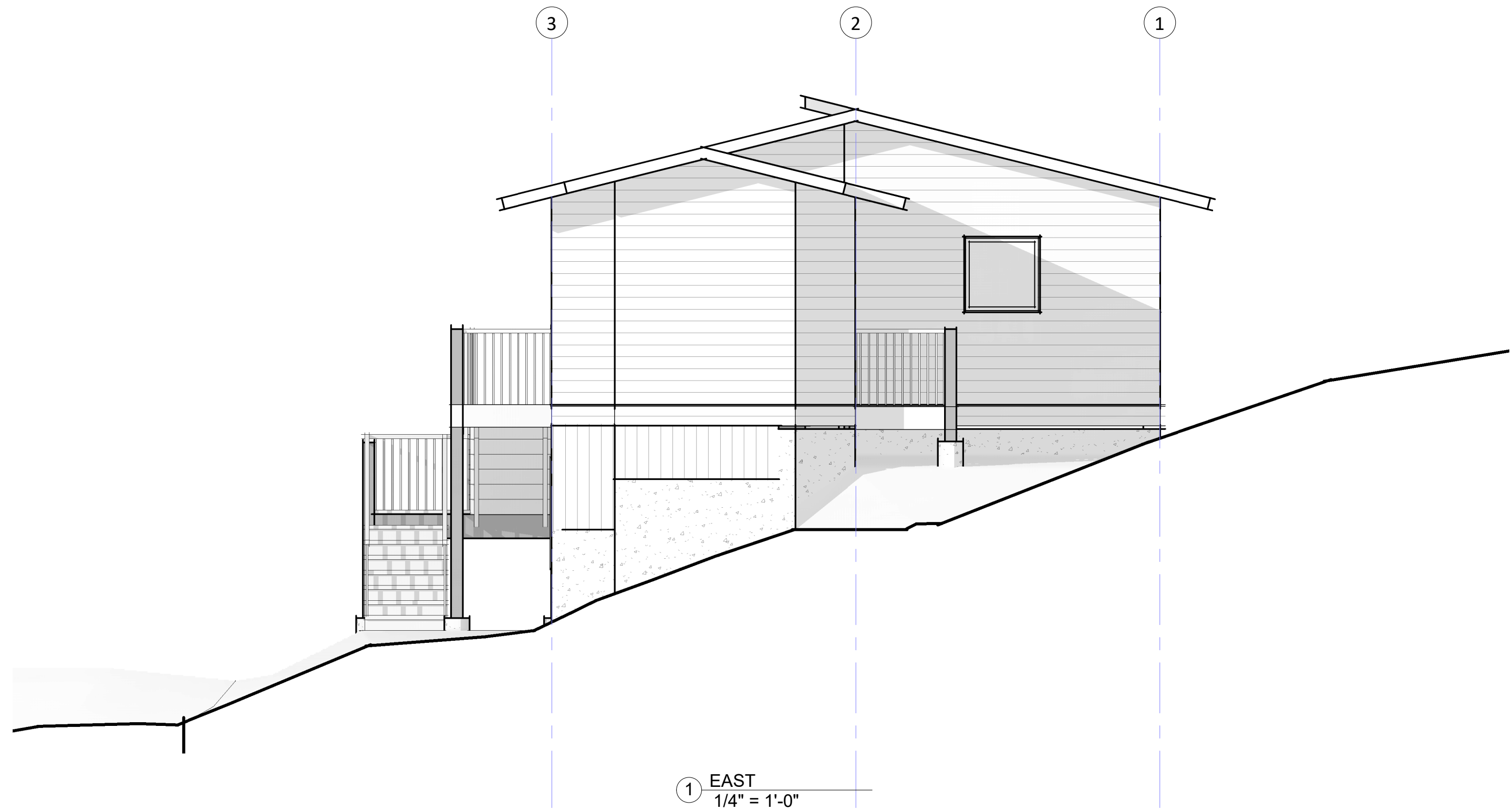


Door Schedule						
Mark	Type	Head Height	Function	Header	Comments	Level
1	36" x 80"	6' - 8"	Exterior	H-27L		LOWER LEVEL

Window Schedule						
Mark	Family and Type	Head Height	Sill Height	Header	Comments	Level
1	Slider with Trim: 48" x 48"	6' - 8"	2' - 8"	H-27L		LOWER LEVEL
2	Slider with Trim: 36" x 30"	6' - 8"	4' - 2"	H-27L		LOWER LEVEL

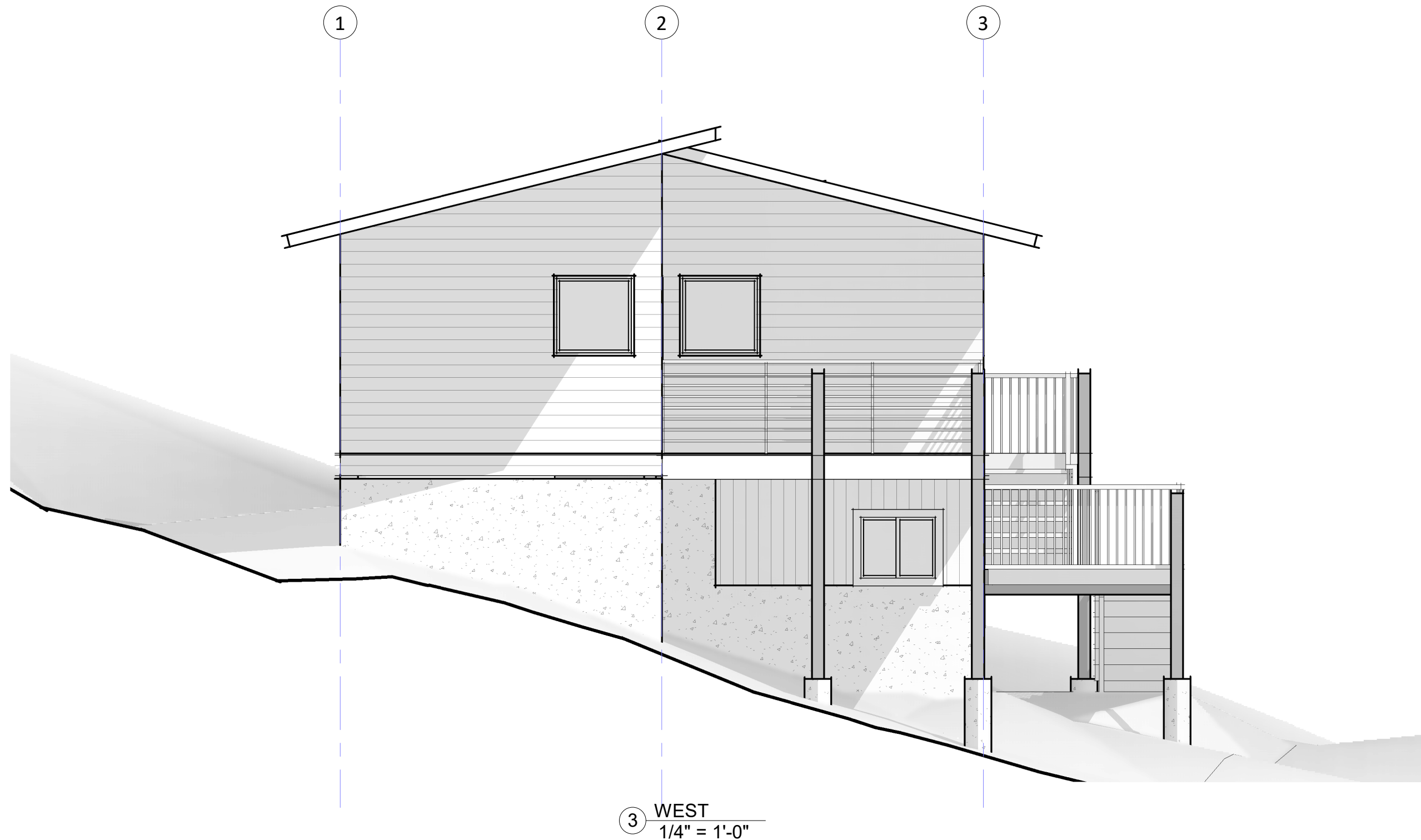


② NORTH REAR
1/4" = 1'-0"

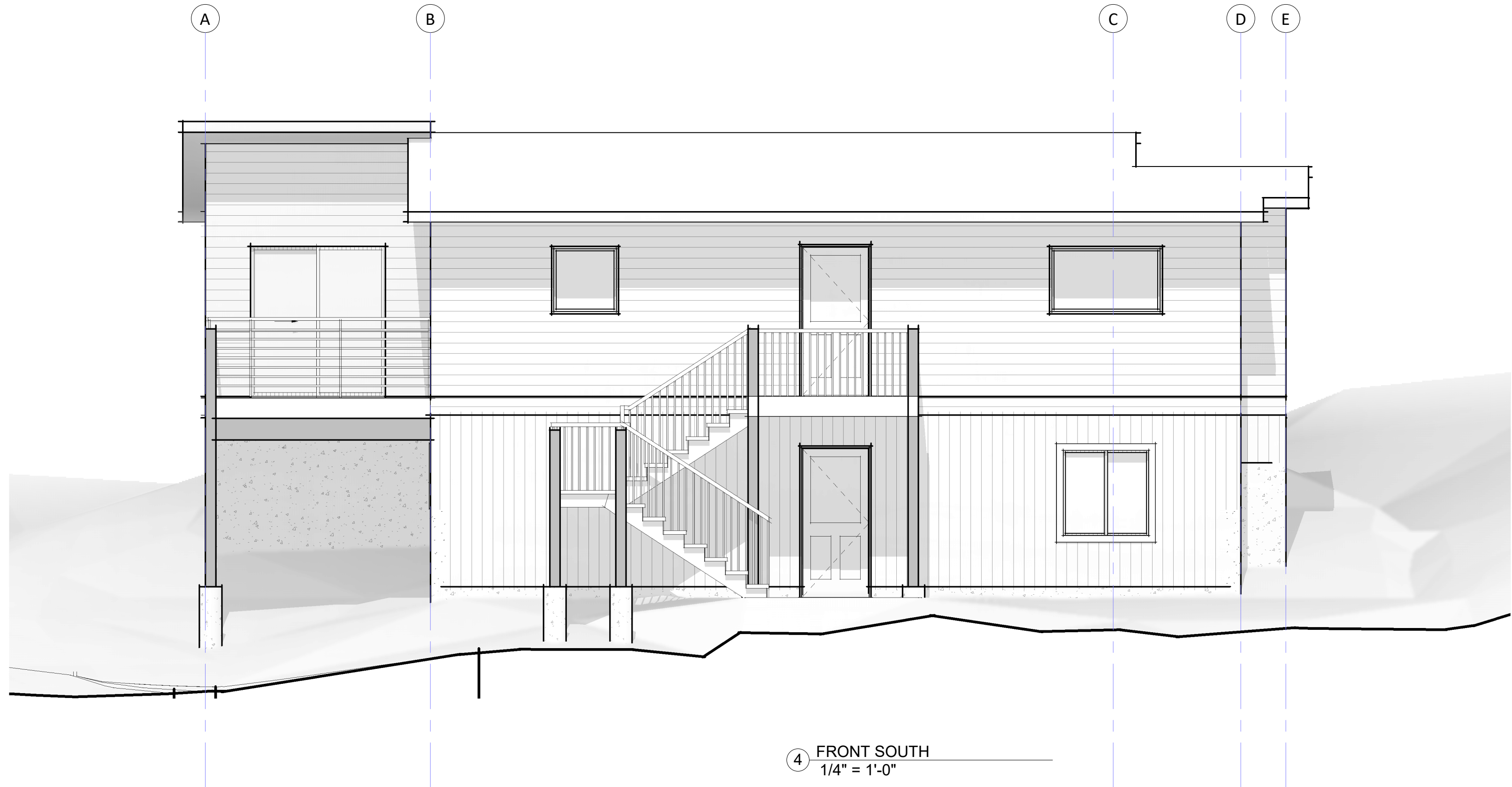


① EAST
1/4" = 1'-0"

ELEVATIONS SHOWN ARE TO SHOW OVERALL PROPORTIONS OF MODULAR ON TOP OF UNFINISHED BASEMENT. DEPICTION OF MODULAR IS ACCURATE DIMENSIONALLY, BUT WINDOWS & DOORS ARE NOT REPRESENTATIVE OF EXACT SIZE AND SHAPE PROVIDED BY MODULAR MFR.



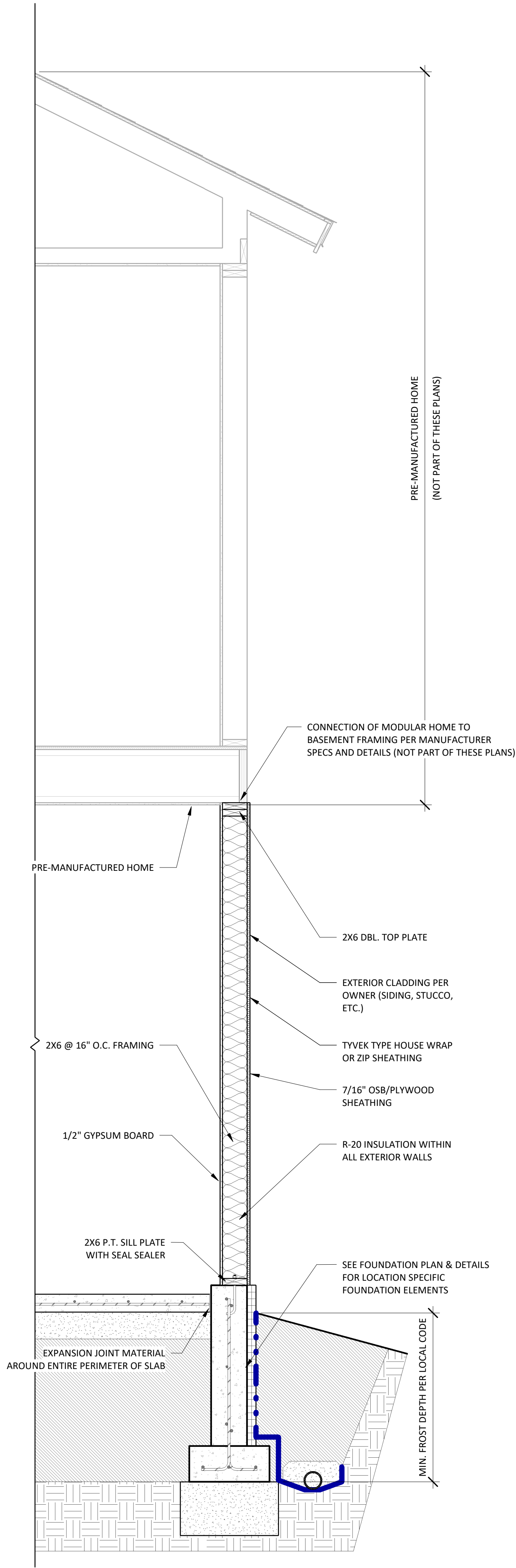
③ WEST
1/4" = 1'-0"



④ FRONT SOUTH
1/4" = 1'-0"

TYP. MATERIALS LIST

- FOUNDATION CONSTRUCTION
- * REINFORCED CONCRETE FOOTINGS, WALLS, PIERS AS DEPICTED ON PLANS
 - * FOUNDATION DRAIN COMPRISED OF 4" DIA. SCH. 40 OR SDR-35 PERF. PIPE OVER FOUNDATION WATERPROOFING MEMBRANE AND COVERED IN 12" OF CLEAN 3/4" ROCK COMPLETELY WRAPPED IN FILTER FABRIC
 - * 2X6 @ 16" O.C. PRESSURE TREATED PONY WALLS WITH DBL. TOP PLATE AND SINGLE BOTTOM PLATE FASTENED TO STRIP FOOTING WITH ANCHOR BOLTS AS PER FOUNDATION NOTES
 - * ANCHOR BOLTS AS SHOWN OR REQUIRED
 - * FIBERGLASS SILL SEALER @ ALL INTERFACES OF CONCRETE TO WOOD FRAMING
 - * 2X6 PRESSURE TREATED SILL PLATE FASTENED WITH ANCHOR BOLTS PER FOUNDATION NOTES
- EXTERIOR WALL CONSTRUCTION
- * EXTERIOR WALL MATERIAL PER OWNER
 - * VAPOR BARRIER (HOUSE WRAP, ETC.)
 - * 7/16" OSB OR PLYWOOD, APA RATED SHEATHING, 24/16 EXTERIOR
 - * 2X6 STUDS @ 16" O.C. HEM FIR #2 OR BETTER MIN. WITH DBL. TOP PLATE & SINGLE SOLE PLATE. SOLE PLATE SHALL BE PRESSURE TREATED WHERE WALL BEARS ON CONCRETE
 - * 2X SOLID BLOCKING AS REQUIRED AND ALONG ALL BEARING LOCATIONS
 - * FIBERGLASS BATT INSULATION, R-19 BETWEEN STUDS
 - * 1/2" GYP BOARD ON INTERIOR SIDE OF WALL
- INTERIOR WALL CONSTRUCTION
- * 2X4 STUDS @ 16" O.C. HEM FIR #2 OR BETTER MIN. WITH DBL. TOP PLATE AND SINGLE SOLE PLATE
 - * 2X6 STUDS @ 16" O.C. HEM FIR #2 OR BETTER MIN. WITH DBL. TOP PLATE & SINGLE SOLE PLATE AT INTERIOR LOAD BEARING WALLS AND PLUMBING WALLS
 - * 2X SOLID BLOCKING AS REQUIRED AND ALONG ALL BEARING LOCATIONS
 - * 1/2" GYP BOARD ON INTERIOR SIDES OF WALL



1 WALK OUT BASEMENT TYP. SECTION
3/4" = 1'-0"

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BASEMENT FOUNDATION

HOLLY NOVACEK
200 LAKE VISTA DR.
BAYFIELD, CO 81122

CONSTRUCTION REVISIONS

#	type	Date
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PROJECT NUMBER 26.014
ISSUE DATE 09/02/26
CURRENT ITERATION DATE 9-13-18
DRAFT FOR REVIEW

SCALE 3/4" = 1'-0"
BUILDING SECTIONS

- 1 ALL FOUNDATIONS ELEMENTS SHALL BE INSPECTED BY APPROPRIATE BUILDING AUTHORITY PRIOR TO PLACING ANY CONCRETE.
- 2 CONCRETE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI-301) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" & (ACI-318) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
- 3 REINFORCING STEEL SHALL COMPLY WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED.
- 4 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND A MAXIMUM WATER/CEMENT RATIO OF 0.46. CONCRETE DESIGN MIX SHALL BE PROPORTIONED SUCH THAT CONCRETE SLUMP, AT THE POINT OF PLACEMENT, SHALL BE NO LESS THAN 1 INCH NOR MORE THAN 3 INCHES FOR REINFORCED STRUCTURAL CONCRETE, 4 INCHES FOR ALL OTHER CONCRETE. WATER SHALL NOT BE ADDED TO THE CONCRETE BEFORE PLACEMENT UNLESS PRIOR APPROVAL IS RECEIVED IN WRITING FROM THE STRUCTURAL ENGINEER.
- 5 CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY EQUIPMENT AND/OR HAND RODDING AND TAMPING UNTIL UNIFORMLY DISTRIBUTED AROUND REINFORCING, OTHER EMBEDMENT ITEMS, AND WITHIN APPROPRIATE SHORING/FORMWORK.
- 6 CONTRACTOR SHALL PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DURING MIXING, PLACEMENT, AND CURING. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH (ACI-306).
- 7 CONCRETE REINFORCEMENT SHALL BE GRADE 60 STEEL MEETING THE REQUIREMENTS OF (ASTM-A615).
- 8 REINFORCEMENT SHALL NOT BE SPLICED NOR WELDED EXCEPT AS DETAILED OR AS AUTHORIZED IN WRITING BY THE ENGINEER. LAP SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 9 HORIZONTAL REINFORCEMENT IN WALLS SHALL BE SPLICED USING CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS AND AT ALL INTERSECTIONS.
- 10 VERTICAL REINFORCEMENT SHALL BE DOWELED INTO FOUNDATION. DOWELS SHALL TERMINATE WITH A STANDARD HOOK NOT LESS THAN SIX INCHES OR 12 BAR DIAMETERS, WHICHEVER IS GREATER.
- 11 WELDED WIRE REMESH SHALL CONFORM TO THE REQUIREMENTS OF (ASTM A185). LAP WIRE REMESH A MINIMUM OF ONE FULL MESH PLUS TWO INCHES AT SIDES AND ENDS AND TIE TOGETHER.
- 12 PROVIDE CLEAR CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER - #6 OR LARGER.....2"
 - #5 AND SMALLER, WWF.....1-1/2"
 - CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND.....1-1/2"
- 13 ANCHOR BOLTS SHALL CONFORM TO (ASTM A307). EXPANSION BOLTS SHALL BE HILTI KWIK BOLTS OR APPROVED EQUIVALENT. EXPANSION BOLTS SHALL BE INSTALLED PER MANUFACTURER WRITTEN INSTRUCTIONS. WHERE EMBEDMENT LENGTH, EDGE DISTANCE(S) AND/OR SPACING REQUIREMENTS OF THE MANUFACTURER CANNOT BE MET, EPOXY ANCHORS SHALL BE USED.
- 14 ANCHOR BOLTS SHALL BE 1/2" DIAMETER WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE INSTALLED @ 48" O.C. SPACING, AND WITHIN 8 INCHES OF EACH END OF FOUNDATION SILL PLATES. SILL PLATES SHALL BE SECURED TO FOUNDATION WITH NUT AND WASHERS.
- 15 IN CONCRETE AND BLOCK WALLS, PROVIDE NOT LESS THAN (2) #4 REBAR ON ALL SIDES, AND ADJACENT TO, EVERY OPENING WHICH EXCEEDS 24 INCHES IN EITHER DIRECTION, WITH BARS EXTENDING NOT LESS THAN 24 INCHES BEYOND THE CORNERS OF THE OPENING.
- 16 PROVIDE ADEQUATE COVER FOR FROST PROTECTION BY PLACING ALL FOOTINGS BELOW ADJACENT FINAL GRADE. FROST DEPTH SHALL BE MINIMUM 32 INCHES UNLESS GREATER DEPTH REQUIRED BY REGULATIONS OR SITE LOCATION.
- 17 FOUNDATION WALLS SHALL BE INSULATED PER ENERGY CODE/LOCAL REQUIREMENTS.
- 18 INTERIOR CONCRETE SLABS SHALL BE INSULATED PER ENERGY CODE/LOCAL REQUIREMENTS.
- 19 LINE EXTERIOR FACE OF STEMWALL WITH WATER PROOFING MATERIAL. USE 10 MIL PVC SHEATHING OR BITCHETHANE MEMBRANE. VAPOR BARRIER MATERIAL SHALL EXTEND OUT AND BELOW FOUNDATION DRAIN. LAP AND SEAL ALL VAPOR BARRIER PENETRATIONS.
- 20 FOUNDATION DRAIN SHALL BE CONTINUOUS AROUND ENTIRE PERIMETER OF FOUNDATION SET FROM HIGH POINT TO DAYLIGHT LOCATION(S) WITH CONSTANT POSITIVE SLOPE (1% MIN.)
- 21 FOUNDATION DRAIN SHALL CONSIST OF 4 INCH DIAMETER PERFORATED SCH. 40/SDR-35 PIPE SET IN 1 INCH SCREENED ROCK WRAPPED IN FILTER FABRIC, AND PLACED ABOVE VAPOR BARRIER DESCRIBED IN LINE 19.
- 22 PLACE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL COLD JOINTS WITHIN FOUNDATION/SLAB INTERFACES.
- 23 ALL PONY WALLS SHALL BE PRESSURE TREATED 2X6 @ 16" O.C. STUD WALL WITH DBL. TOP PLATE AND SILL PLATE WITH ANCHOR BOLTS ON CONCRETE FOOTING.
- 24 PROVIDE 10 MIL VAPOR BARRIER SHEATHING UNDER SLAB

- 1** ALL UNDISTURBED NATIVE SOILS SHALL BE PROOF ROLLED DIRECTLY UNDER ALL FOOTINGS TO FORM DENSE SMOOTH UNIFORM SURFACE. SOFT/YIELDING MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL COMPACTED TO 93% MODIFIED PROCTOR DENSITY.
- 2** ALL FOUNDATIONS SHALL BEAR ENTIRELY ON APPROVED COMPACTED STRUCTURAL BACKFILL IN OVER-EXCAVATED ZONES AND WHEN DEPICTED ON PLANS. EXPOSED NATIVE SOILS SHALL BE SCARIFIED AND RECOMPACTED PRIOR TO PLACING IMPORTED STRUCTURAL FILL.
- 3** ALL FOUNDATIONS SHALL BEAR ON SOILS PER DETAILS.
- 4** STRUCTURAL BACKFILL SHALL BE PROPERLY MOISTURE CONDITIONED, PLACED IN LIFTS NOT TO EXCEED 6 INCH IN DEPTH AND MECHANICALLY COMPACTED UTILIZING MACHINERY CAPABLE TO ACHIEVE THE PROPER DENSITIES OF THE MATERIAL AND THICKNESS PLACED.
- 5** FOUNDATIONS SHALL NOT BE PLACED ON FROZEN EARTH OR UNSTABLE CONDITIONS. FROZEN EARTH SHALL BE THAWED AND RECOMPACTED BEFORE PLACING FOOTINGS. GEOTEXTILE FABRIC SHALL BE PROVIDED FOR STABILIZATION WHEN CONDITIONS DICTATE.
- 6** THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY RETAINING ALL EARTH EMBANKMENTS NOT INCORPORATED IN THESE PLANS.
- 7** WATER SHALL NOT BE ALLOWED FROM ANY SOURCE TO ACCUMULATE IN EXCAVATIONS.
- 8** EXTERIOR FINAL GRADE SHALL BE PLACED NO HIGHER THAN 6 INCHES FROM TOP OF CONCRETE, AND SHALL GRADE AWAY FROM THAT HIGH POINT.
- 9** EXTERIOR FINAL & TEMP. GRADE AROUND THE FOUNDATION SHALL HAVE POSITIVE SLOPE AWAY FROM STRUCTURE IN ALL DIRECTIONS WITH MINIMUM SLOPE OF 6 INCHES IN 10 FEET. SITE GRADING SHALL BE CONSTRUCTED TO CONVEY WATER AWAY FROM FOUNDATION IN ALL DIRECTIONS AND TO NOT ALLOW PONDING
- 10** ROOF DRAINS SHALL NOT EMPTY ONTO EXTERIOR GRADE WITHIN TEN FEET OF FOUNDATION. DRAIN OUTFALLS SHALL BE EXTENDED AWAY FROM FOUNDATION BY ANY MEANS NECESSARY TO KEEP WATER AWAY FROM FOUNDATION.
- 11** DEEP ROOTED VEGETATION AND PLANTERS REQUIRING WATER SHALL NOT BE PLACED ADJACENT TO STRUCTURE.
- 12** BACKFILL SHALL BE WITH ROCK FREE NATIVE MATERIAL IN NOT MORE THAN 6 INCH DEEP LIFTS AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
- 13** BACKFILL SHALL NOT BE PLACED, NOR COMPACTED ADJACENT TO ANY CONCRETE WHICH HAS NOT CURED MINIMUM OF 7 DAYS.

ARCHITECTURAL DESIGN
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
SITE PLANNING

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HOLLY NOVACEK
200 LAKE VISTA DR.
BAYFIELD, CO 81122

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PROJECT NUMBER	26.014	
ISSUE DATE	09/02/26	
CURRENT ITERATION DATE	01/27/22	
DRAFT	FOR REVIEW	

\$100

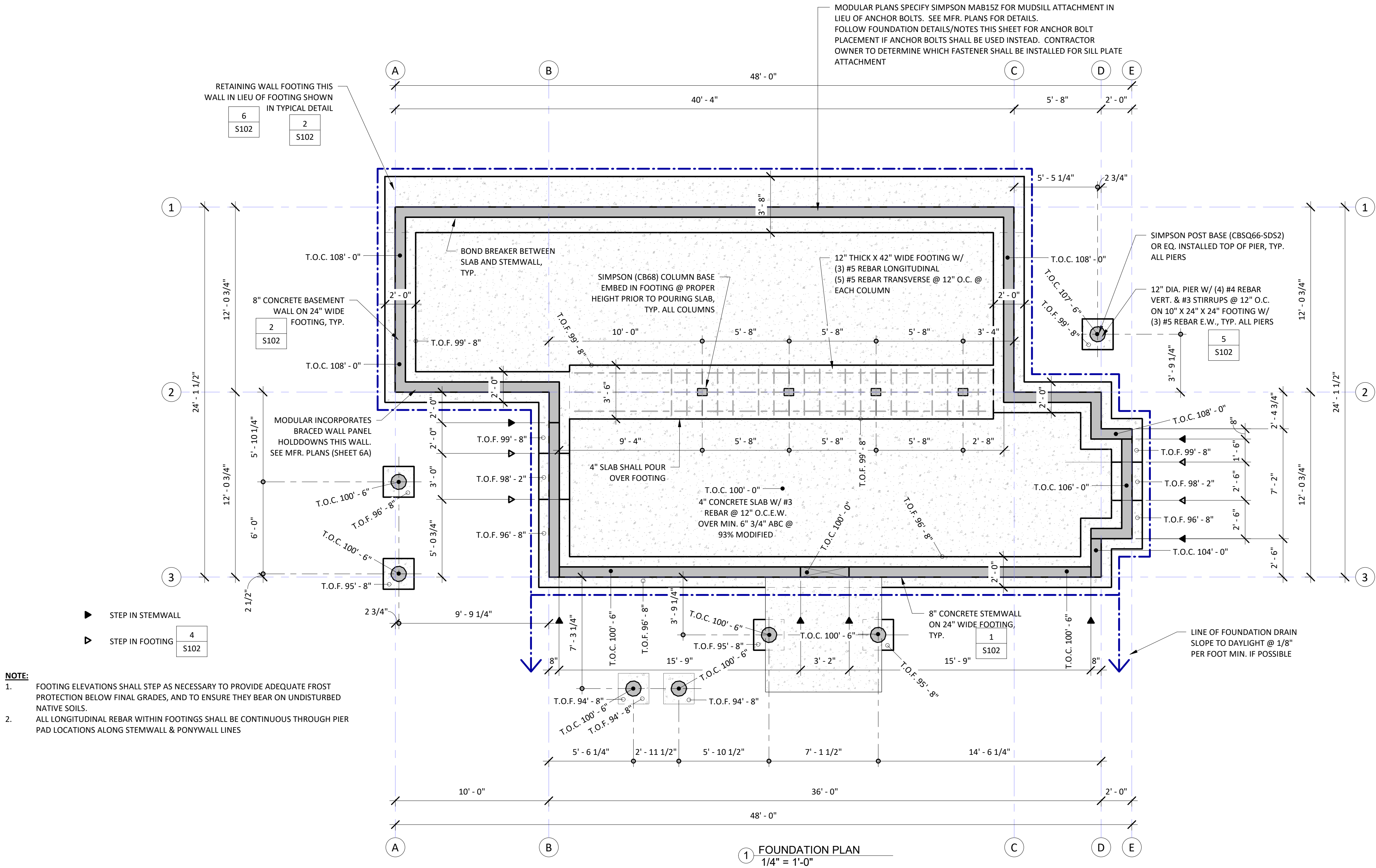
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EARTHWORK NOTES

- 1 ALL UNDISTURBED NATIVE SOILS SHALL BE PROOF ROLLED DIRECTLY UNDER ALL FOOTINGS TO FORM DENSE SMOOTH UNIFORM SURFACE. SOFT/YIELDING MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL COMPACTED TO 93% MODIFIED PROCTOR DENSITY.
- 2 ALL FOUNDATIONS SHALL BEAR ENTIRELY ON APPROVED COMPACTED STRUCTURAL BACKFILL IN OVER-EXCAVATED ZONES AND WHEN DEPICTED ON PLANS. EXPOSED NATIVE SOILS SHALL BE SCARIFIED AND RECOMPACTED PRIOR TO PLACING IMPORTED STRUCTURAL FILL.
- 3 ALL FOUNDATIONS SHALL BEAR ON SOILS PER DETAILS.
- 4 STRUCTURAL BACKFILL SHALL BE PROPERLY MOISTURE CONDITIONED, PLACED IN LIFTS NOT TO EXCEED 6 INCH IN DEPTH AND MECHANICALLY COMPACTED UTILIZING MACHINARY CAPABLE TO ACHIEVE THE PROPER DENSITIES OF THE MATERIAL AND THICKNESS PLACED.
- 5 FOUNDATIONS SHALL NOT BE PLACED ON FROZEN EARTH OR UNSTABLE CONDITIONS. FROZEN EARTH SHALL BE THAWED AND RECOMPACTED BEFORE PLACING FOOTINGS. GEOTEXTILE FABRIC SHALL BE PROVIDED FOR STABILIZATION WHEN CONDITIONS DICTATE.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY RETAINING ALL EARTH EMBANKMENTS NOT INCORPORATED IN THESE PLANS.
- 7 WATER SHALL NOT BE ALLOWED FROM ANY SOURCE TO ACCUMULATE IN EXCAVATIONS.
- 8 EXTERIOR FINAL GRADE SHALL BE PLACED NO HIGHER THAN 6 INCHES FROM TOP OF CONCRETE, AND SHALL GRADE AWAY FROM THAT HIGH POINT.
- 9 EXTERIOR FINAL & TEMP. GRADE AROUND THE FOUNDATION SHALL HAVE POSITIVE SLOPE AWAY FROM STRUCTURE IN ALL DIRECTIONS WITH MINIMUM SLOPE OF 6 INCHES IN 10 FEET. SITE GRADING SHALL BE CONSTRUCTED TO CONVEY WATER AWAY FROM FOUNDATION IN ALL DIRECTIONS AND TO NOT ALLOW PONDING
- 10 ROOF DRAINS SHALL NOT EMPTY ONTO EXTERIOR GRADE WITHIN TEN FEET OF FOUNDATION. DRAIN OUTFALLS SHALL BE EXTENDED AWAY FROM FOUNDATION BY ANY MEANS NECESSARY TO KEEP WATER AWAY FROM FOUNDATION.
- 11 DEEP ROOTED VEGETATION AND PLANTERS REQUIRING WATER SHALL NOT BE PLACED ADJACENT TO STRUCTURE.
- 12 BACKFILL SHALL BE WITH ROCK FREE NATIVE MATERIAL IN NOT MORE THAN 6 INCH DEEP LIFTS AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY.
- 13 BACKFILL SHALL NOT BE PLACED, NOR COMPACTED ADJACENT TO ANY CONCRETE WHICH HAS NOT CURED MINIMUM OF 7 DAYS.

CONTRACTOR/OWNER SHALL CONFIRM ALL FINAL DIMENSIONS OF MODULAR CABIN MATCH DIMENSIONS SHOWN HERE. CONTACT ENGINEER IF ANY DISCREPANCIES FOUND

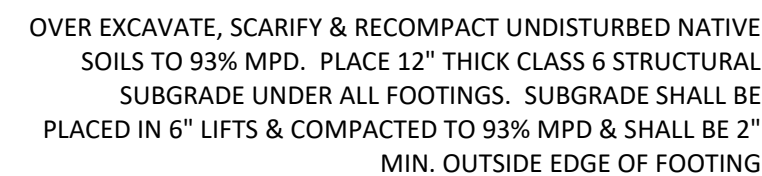


CONSTRUCTION REVISIONS		
#	type	Date

PROJECT NUMBER	26.014
ISSUE DATE	09/02/26
CURRENT ITERATION DATE	9-13-18
DRAFT	FOR REVIEW

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

S101



(3) #5 REBAR BENT AS SHOWN TO SPLICE ACROSS STEP. 24" MIN. OVERLAP, TYP

OVERLAP

2' - 0"

VARIES

2' - 0"

OVERLAP

VARIES

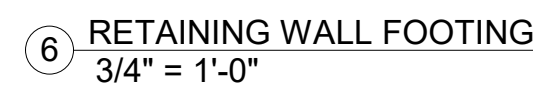
1'-0" MIN.

VARIES

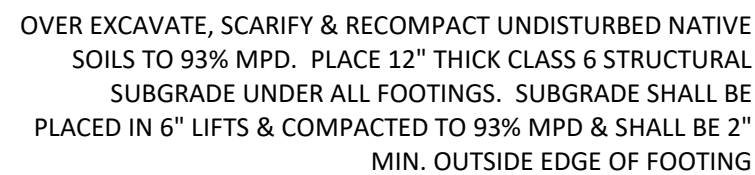
8" DEEP X 18" WIDE FOOTING #5 REBAR CONTINUOUS ACROSS STEP

8" DEEP X 3'-8" WIDE FOOTING WITH #5
@ 9" O.C. (5) MIN.REBAR CONTINUOUS
#4 @ 15" O.C TRANSVERSE

OVER EXCAVATE, SCARIFY & RECOMPACT UNDISTURBED NATIVE
SOILS TO 93% MPD. PLACE 12" THICK CLASS 6 STRUCTURAL
SUBGRADE UNDER ALL FOOTINGS. SUBGRADE SHALL BE
PLACED IN 6" LIFTS & COMPACTED TO 93% MPD & SHALL BE 2"
MIN. OUTSIDE EDGE OF FOOTING



2 STEMWALL/SLAB BASEMENT WALL
3/4" = 1'-0"



1/2" ANCHOR BOLT AS PER FOUNDATION NOTES

EXPANSION JOINT MATERIAL AROUND ENTIRE PERIMETER OF SLAB

4" CONCRETE SLAB W/ #3 REBAR @ 21" O.C.E.W. PLACE 6" OF CLASS 6 STRUCTURAL SUBGRADE COMPACTED TO 93% MPD UNDER ALL SLABS

8"

RIDGID INSULATION (R-10) EVEN WITH TOP OF STEM WALL AND EXTEND TO 24" BELOW ADJACENT GRADE

FINISHED GRADE 6" MIN. BELOW TOP OF CONC. SLOPE AWAY @ 1:10 FOR 10' MIN.

LINE EXTERIOR FACE WITH WATER PROOFING MEMBRANE. 10 MIL PVC OR BITCHETHANE

36" MIN. FROST DEPTH

BACKFILL WITH ROCK FREE NATIVE MATERIAL IN NOT MORE THAN 12" LIFTS AND COMPACT TO 90% MODIFIED PROCTOR DENSITY, TYP.

SEE REINFORCING SCHEDULE ABOVE

8" DEEP FOOTING WITH (3) #5 REBAR CONT.

VARIES
SEE PLAN

OVER EXCAVATE, SCARIFY & RECOMPACT UNDISTURBED NATIVE SOILS TO 93% MPD. PLACE 12" THICK CLASS 6 STRUCTURAL SUBGRADE UNDER ALL FOOTINGS. SUBGRADE SHALL BE PLACED IN 6" LIFTS & COMPACTED TO 93% MPD & SHALL BE 2" MIN. OUTSIDE EDGE OF FOOTING

FRENCH DRAIN WITH 4" PERF. SCH. 40 PIPE. GRADE EVENLY TO DAYLIGHT TO ENSURE NO LOW SPOTS. WATERPROOFING SHALL UNDERLAY DRAIN. COVER DRAIN PIPE WITH 1" SCREENED ROCK AND COMPLETELY WRAP PIPE AND ROCK WITH TYPAR 3401 OR EQ. FILTER FABRIC

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SCALE 3/4" = 1'-0"

FOUNDATION DETAILS

S102

KING & TRIM STUD TABLE:

ALL BEAMS AND HEADERS SHALL HAVE FULL WIDTH & FULL HEIGHT TRIM & KING STUDS @ ALL BEARING LOCATIONS. SEE BELOW FOR NUMBER OF TRIM & KING STUDS @ EACH END PER SPAN LENGTH.		
SPAN	TRIM STUDS	KING STUDS
<3'	1	1
4'	2	2
8'	3	3
12'	3	5
16'	3	6

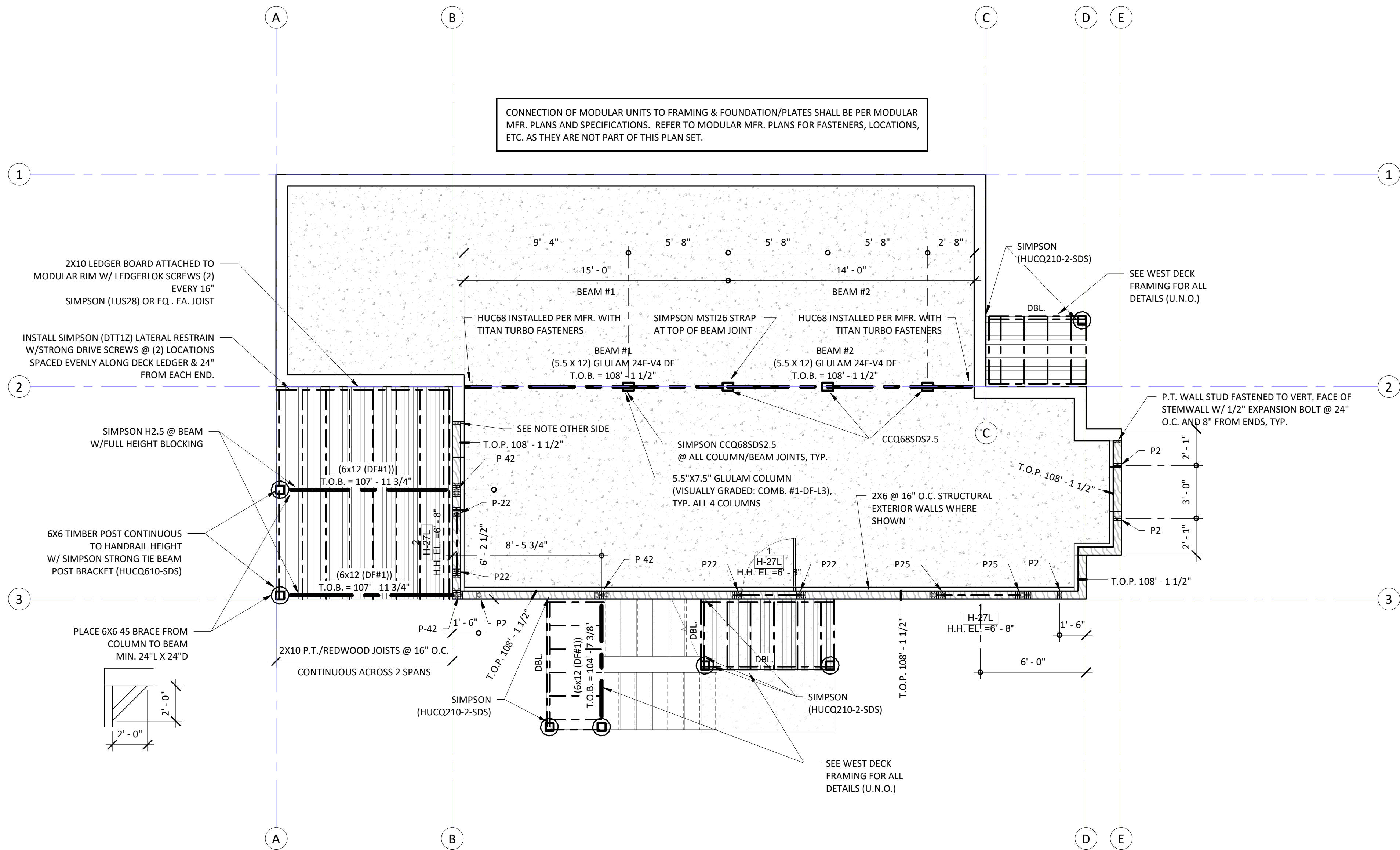
POST SCHEDULE

P-22 (2) TRIM STUDS, (2) KING STUDS (BUILT UP TYP.)
P-32 (3) TRIM STUDS, (2) KING STUDS (BUILT UP TYP.)
P-42 (4) TRIM STUDS, (2) KING STUDS (BUILT UP TYP.)
P-44 (4) TRIM STUDS, (4) KING STUDS (BUILT UP TYP.)
P-64 (6) TRIM STUDS, (4) KING STUDS (BUILT UP TYP.)

HEADER SCHEDULE

CALL OUT BUILT UP MEMBERS (LAMINATE PER MANUFACTURE FOR LVL5)

H-26	(2) 2X6 HEM FIR #2 OR BETTER
H-36	(3) 2X6 HEM FIR #2 OR BETTER
H-28	(2) 2X8 HEM FIR #2 OR BETTER
H-38	(3) 2X8 HEM FIR #2 OR BETTER
H-210	(2) 2X10 HEM FIR #2 OR BETTER
H-310	(3) 2X10 HEM FIR #2 OR BETTER
H-212	(2) 2X12 HEM FIR #2 OR BETTER
H-312	(3) 2X12 HEM FIR #2 OR BETTER
H-27L	(2) 1-3/4" X 7-1/2" TJI 1.9E MICROLAM LVL
H-37L	(3) 1-3/4" X 7-1/2" TJI 1.9E MICROLAM LVL
H-29L	(2) 1-3/4" X 9-1/2" TJI 1.9E MICROLAM LVL
H-39L	(3) 1-3/4" X 9-1/2" TJI 1.9E MICROLAM LVL
H-211L	(2) 1-3/4" X 11-7/8" TJI 1.9E MICROLAM LVL
H-311L	(3) 1-3/4" X 11-7/8" TJI 1.9E MICROLAM LVL



1 BASEMENT FRAMING
1/4" = 1'-0"

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BASEMENT FOUNDATION

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BASEMENT FRAMING

S103