



**FOUNDATION (BASEMENT)**

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

- REV.03
- NOTES FOR BASEMENT**
1. FOUNDATION SHOWN IS PICTORIAL ONLY. FOUNDATION SHOULD BE DESIGNED BY A LICENSED ENGINEER FOR SITE CONDITIONS.
  2. ASSUMED SOIL BEARING CAPACITY 2000 PSF.
  3. ALL CONCRETE SHALL BE 3000 PSI.
  4. PROVIDE ACCESS AND VENTS AS PER CODE.
  5. FLOOR SYSTEM IS RATED USING #2 SYP.
  6. DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS.
  7. ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
  8. PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQ.
  9. PROVIDE HORIZONTAL RENIF. @ 16"
  10. PLAN SHOWS 12" THK. WALLS. 8" OR 10" THK. WALLS MAY BE USED WHEN SITE CONDITIONS OR CLIMATE REQ.
  11. ADDITIONAL WINDOW & DOOR OPENINGS TO BE LOCATED BY OWNER
  12. IF GIRDER & JOISTS ARE SUPPLIED BY J.B.L.S. PLEASE NOTIFY J.B.L.S IF GIRDER IS BEING DROPPED IN FOUNDATION. SO J.B.L.S CAN ADJUST SIZE OF JOISTS LENGTHS.
  13. IF OPEN STAIRS ARE DESIRED IN THE BASEMENT, THEN USE LALLY'S AND FOOTERS IN PLACE OF GANG STUDS AND THICKENED SLAB.
  14. IF A STONE VENEER IS USED ON THE FOUNDATION WALL, DO NOT CHANGE THE FOUNDATION DIMENSIONS. THE VENEER WILL GO OUTSIDE THE FOUNDATION DIMENSIONS LISTED ON THE FOUNDATION PLAN.
  15. PORCHES & DECKS OUT OF GROUND, MORE THAN 4'-0", MUST HAVE 4X4 WOOD KNEE BRACES BOLTED TO POST & HEADER, AND PLACED ON 45° TO 60° ANGLES, AT A POINT NO LESS THAN 1/3 OF THE POST LENGTH. (2 PER. POST)
  16. PORCHES & DECKS CONNECTION HARDWARE BY OTHERS