



- NOTES FOR BASEMENT** REV.03
- FOUNDATION SHOWN IS PICTORIAL ONLY. FOUNDATION SHOULD BE DESIGNED BY A LICENSED ENGINEER FOR SITE CONDITIONS.
 - ASSUMED SOIL BEARING CAPACITY 2000 PSF.
 - ALL CONCRETE SHALL BE 3000 PSI.
 - PROVIDE ACCESS AND VENTS AS PER CODE.
 - FLOOR SYSTEM IS RATED USING #2 SYP.
 - DOUBLE FLOOR JOIST UNDER ALL PARALLEL PARTITION WALLS.
 - ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.
 - PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQ.
 - PROVIDE HORIZONTAL RENIF. @ 16"
 - PLAN SHOWS 12" THK. WALLS. 8" OR 10" THK. WALLS MAY BE USED WHEN SITE CONDITIONS OR CLIMATE REQ.
 - ADDITIONAL WINDOW & DOOR OPENINGS TO BE LOCATED BY OWNER
 - IF GIRDER & JOISTS ARE SUPPLIED BY JBL, PLEASE NOTIFY JBL IF GIRDER IS BEING DROPPED IN FOUNDATION, SO JBL CAN ADJUST SIZE OF JOISTS LENGTHS.
 - IF OPEN STAIRS ARE DESIRED IN THE BASEMENT, THEN USE LALLYS AND FOOTERS IN PLACE OF GANG STUDS AND THICKENED SLAB.
 - 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.
 - 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)
 - PORCHES & DECKS CONNECTION HARDWARE BY OTHERS

FOUNDATION (BASEMENT)

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