1 / S.1 FOUNDATION/FUTURE BASEMENT PLAN

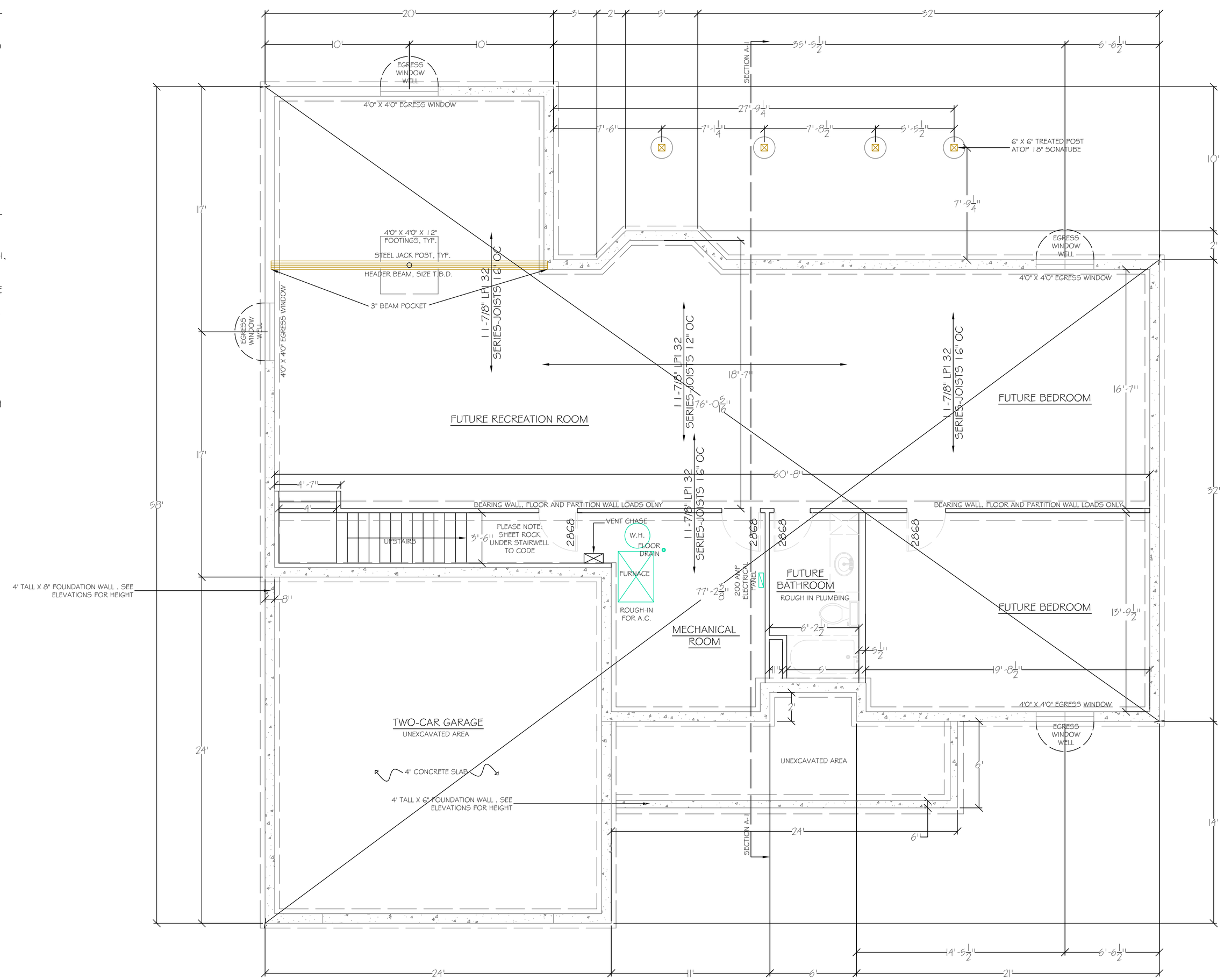
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE, AND NOTIFY THE OWNER AND BLUEFEATHER DESIGN/BUILD OF ANY DISCREPANCY.
2. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL CONFORM TO THE CURRENT LOCAL AND INTERNATIONAL BUILDING CODES THAT APPLY.
3. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK MUST BE DONE BY LICENSED CONTRACTORS.
4. ALL EXTERIOR HOUSE WALLS ARE 2X6 TYPICAL WALL CONSTRUCTION, ALL INTERIOR WALLS ARE 2X4 AND 2X6 WALL CONSTRUCTION.
5. ALL WINDOWS ARE MADE BY _____. PLEASE USE _____ R.O. WHEN CONSTRUCTING HOUSE.

FOUNDATION NOTES

1. CONCRETE MIX SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. FOOTINGS SHALL BE 8" THICK BY 16" WIDE, FOOTING DESIGN BASED ON SOIL BEARING PRESSURE OF 2000 PSI, CONTRACTOR MUST INCREASE FOOTING SIZE IF THE MINIMUM S.B.P. IS NOT MET.
3. ALL HOUSE FOUNDATION WALLS ARE 8" THICK, GARAGE WALLS ARE 8" THICK, #5 VERTICAL BARS AT 18" O.C., #4 HORIZONTAL BARS AT 24" O.C. MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS.
4. REINFORCING STEEL ASTM A615, GRADE 60
5. DESIGN LOADS ARE
ROOF DEAD LOAD - 15 PSF
SNOW LOAD - 40 PSF
FLOOR LIVE LOAD + PARTITIONS = 40 PSF + 20 PSF
FLOOR DEAD LOAD - 25 PSF
6. TYPICAL 8"X16" FOOTING, 2#4 HORIZONTAL BARS WITH 2' TALL #4 VERTICAL DOWELS 2' OC.
7. FURNACE AND WATER HEATER TO BE VENTED TO CODE



PLEASE NOTE: ALL DIMENSIONS ARE CONCRETE DIMENSIONS

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Black House Project

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