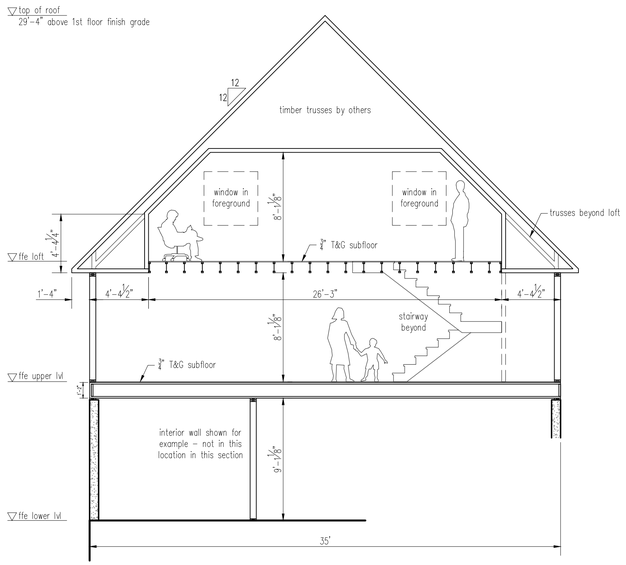
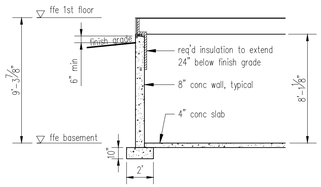
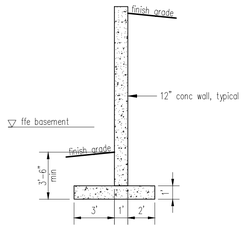


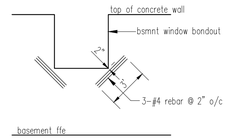
section thru loft



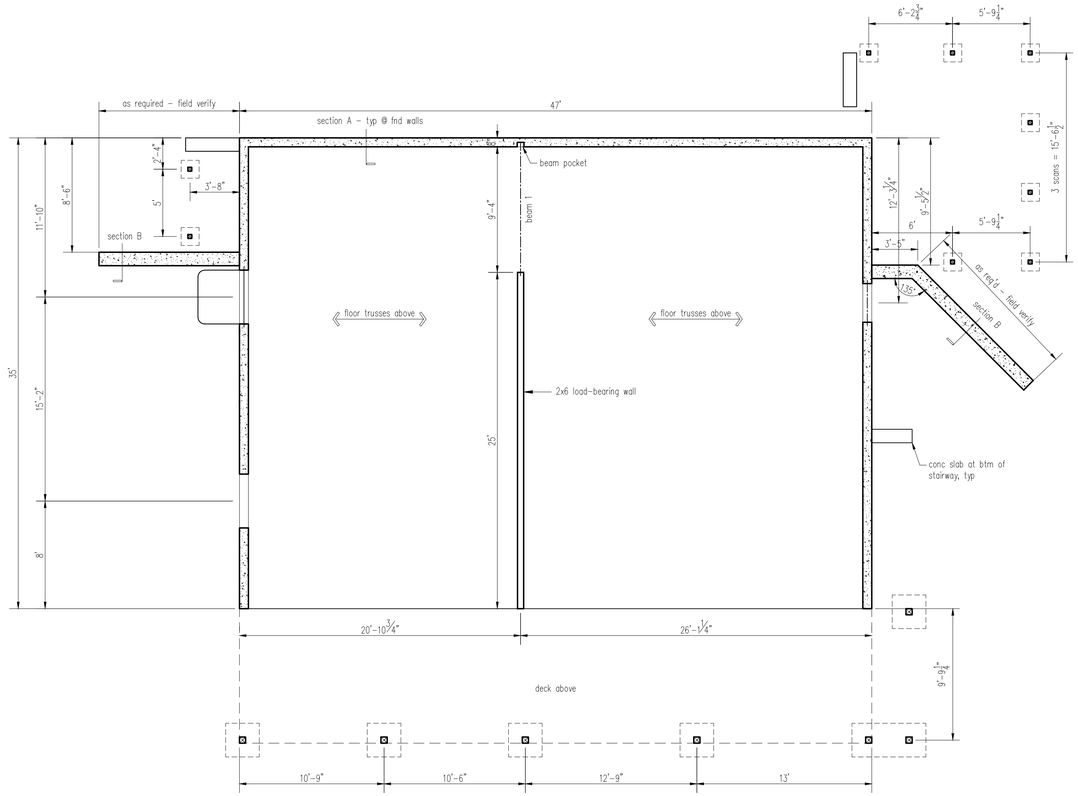
section A - typical section thru foundation wall



section B - typical section thru retaining wall



basement window bondout reinforcement



foundation plan

General Notes

1. Design is in accordance with the 2018 International Residential Code [IRC], as amended by_____
2. Work shall be in accordance with all Federal, State, County and Municipal codes, rules, regulations and ordinances.
3. Install all materials in accordance with the manufacturer's recommendations.
4. Climate & Geographical Design Criteria
   - 4.1. Ground Snow Load: 30 psf
   - 4.2. Wind Speed: 115 mph [3-second gust]
   - 4.3. Seismic Design: B
   - 4.4. Weathering: Severe
   - 4.5. Frost Line Depth: 42 inches
   - 4.6. Air Freezing Index: 2500 °F-days

Foundation Notes

1. See Geotechnical Subsurface Exploration Report, Proposed _____ Residence (Lot _____, Recorded Exemption _____, _____County, _____, Project # _____, dated _____, sealed, dated and signed by _____, Recommendations in the report shall take precedence over these drawings.
2. Concrete Steel Reinforcing [Rebar] – ASTM 615, Grade 60, deformed bars shall be detailed, fabricated, and placed in accordance with ACI-315 "ACI Manual of Standard Practice". Laps in broken runs shall be 23" min for #4 and 34" min for #5 and larger.
   - 2.1. Continuous Footings
     - 2.1.1. 2–#4 continuous installed 4" above subgrade and 3" from the edge of the footing.
     - 2.1.2. Dowels w/8" hooks – match size & spacing of vertical wall reinforcement – height above top of ftg as per required lap length.
   - 2.2. Foundation & Retaining Walls
     - 2.2.1. Foundation walls: 8" wide
     - 2.2.2. Retaining Walls: 12" wide
     - 2.2.3. Place rebar in the center of the wall.
     - 2.2.4. Vertical
       - 2.2.4.1. #6 @ 32"o/c w/12" [alternates: #5 @ 25"o/c or #4 @ 16"o/c; adjust dowel spacing as req'd]
       - 2.2.4.1. Tie to dowels.
     - 2.2.5. Horizontal
       - 2.2.5.1. Foundation walls: #4 bars – 6" from top & btm of wall & 18" max o/c in between
       - 2.2.5.2. Retaining Walls: #6 bars – 6" from top & btm of wall & 18" max o/c in between
       - 2.2.5.1.
     - 2.2.6. Reinforce corners of basement window bondouts. See detail this sheet.
3. Cast-in-Place Concrete Column Footings
   - 3.2. Footings shall be placed on a suitable subgrade having a minimum bearing capacity of 1500 psf.
   - 3.3. Footings
     - 3.3.1. Deck: 30"x30"x10" deep
     - 3.3.2. Stairway Platform: 16"x16"x8" deep
   - 3.4. Rebar
     - 3.4.1. Deck: 4–#4 bars each way.
     - 3.4.2. Stairway Platform: 3–#4 bars each way.
     - 3.4.3. Shall be placed 3" above the subgrade and there shall be 2" of concrete cover between the ends of the bars and the edge of the footing.
4. Concrete Slab-on-Grade
   - 4.1. Shrinkage & Temperature [S&T] steel in slab-on-grade shall be #4 rebar @ 18" o/c each way placed on chairs at mid-depth of the slab.
5. Concrete Control Joints:
   - 5.1. ¼ slab thickness deep, 12 feet on center each way maximum. Pattern shall form squares or rectangles with a maximum width to length ratio of 1.5.
     - 5.0.1. 4.2. If control joints are saw cut, all cuts crossing radiant tubing [if applicable] shall be protected by steel and the depth of cut reduced to 3/8" for 6" on either side of tube.
   - 5.1. Anchor bolts [anchor pt wood sill plate to top of concrete wall].
   - 5.2. Shall be ½" minimum diameter, galvanized bolts, embedded not less than 7" into concrete, located within the middle ⅓ of the plate.
   - 5.3. Shall be spaced not less than 6 feet on center with bolts between 7 and 12 inches from the end of each plate.
   - 5.4. Walls greater than 24" in length shall have 2 bolts per per plate minimum.

Framing Notes

1. Interior load-bearing walls in this structure are noted. All others are non-load-bearing.
2. Exterior wood-framed walls are framed with 2x6's and interior walls, unless noted otherwise, are framed with 25ga metal studs.
3. Beams/Headers in gable walls are not required [non-load-bearing], except for openings in basement wall as shown.
4. Headers in the wall supporting the loft shall be
5. Wood/Timber framing
   - 5.1. All framing not exposed to weather shall be #2 Western Hem-Fir @ 19% Moisture Content maximum or equal and approved.
   - 5.2. Wood framing exposed to weather, soil or in contact with concrete shall be pressure-treated, suitable for use.
   - 5.3. Sill Plates shall be placed on a sill sealer suitable for use.
6. Header & Beam Schedule
   - 6.1. Basement
     - 6.1.1. The wood framed south wall and the north concrete walls are not load-bearing.
     - 6.1.2. Beam 1: Boise Cascade VERSA-LAM 2.0 3100; 3½"x14"
       - 6.1.2.1. Columns/Support: 3–2x4 & beam pocket w/3" min bearing.
     - 6.1.3. Window/Door headers up to 54": 2–2x10
       - 6.1.3.1. Columns/Support: 2–2x6 or beam pockets w/3" min bearing
   - 6.2. First Floor
     - 6.2.1. Floor trusses: 14" deep, by others.
     - 6.2.2. Floor sheathing: ¾" T&G
     - 6.1.3. Window/Door headers in exterior walls up to 42": 2–2x10
       - 6.1.3.1. Columns: 2–2x6
     - 6.1.4. Window/Door headers in exterior walls up to 80": Boise Cascade VERSA-LAM 2.0 2800; 1–1¾"x9 ¼"
       - 6.1.4.1. Columns: 3–2x6
     - 6.1.5. Door headers in interior walls supporting loft floor: 2–2x10
7. Roof Trusses by others.

Insulation and Ventilation Notes

1. Insulation Requirements – Prescriptive Zone ____
   - 1.1. Glazing U-Factor: _____ max
   - 1.2. Ceiling: _____ min
   - 1.3. Walls: _____ min
   - 1.4. Floors: _____ min
   - 1.5. Basement Walls: _____ min
2. Install continuous Ridge & Soffit vents.
   - 2.1. Maintain continuous ventilation channels.
     - 2.1.1. Install appropriate insulation stops @ soffit.
     - 2.1.2. Install continuous baffle vents [as required] between top of insulation & btm of roof sheathing.
   - 2.2. Wall Construction
     - 2.2.1. Install a vapor barrier, appropriate for use, on the interior side of exterior walls.
       - 2.2.1.1. Install an air barrier, appropriate for use, on the exterior side of exterior walls.