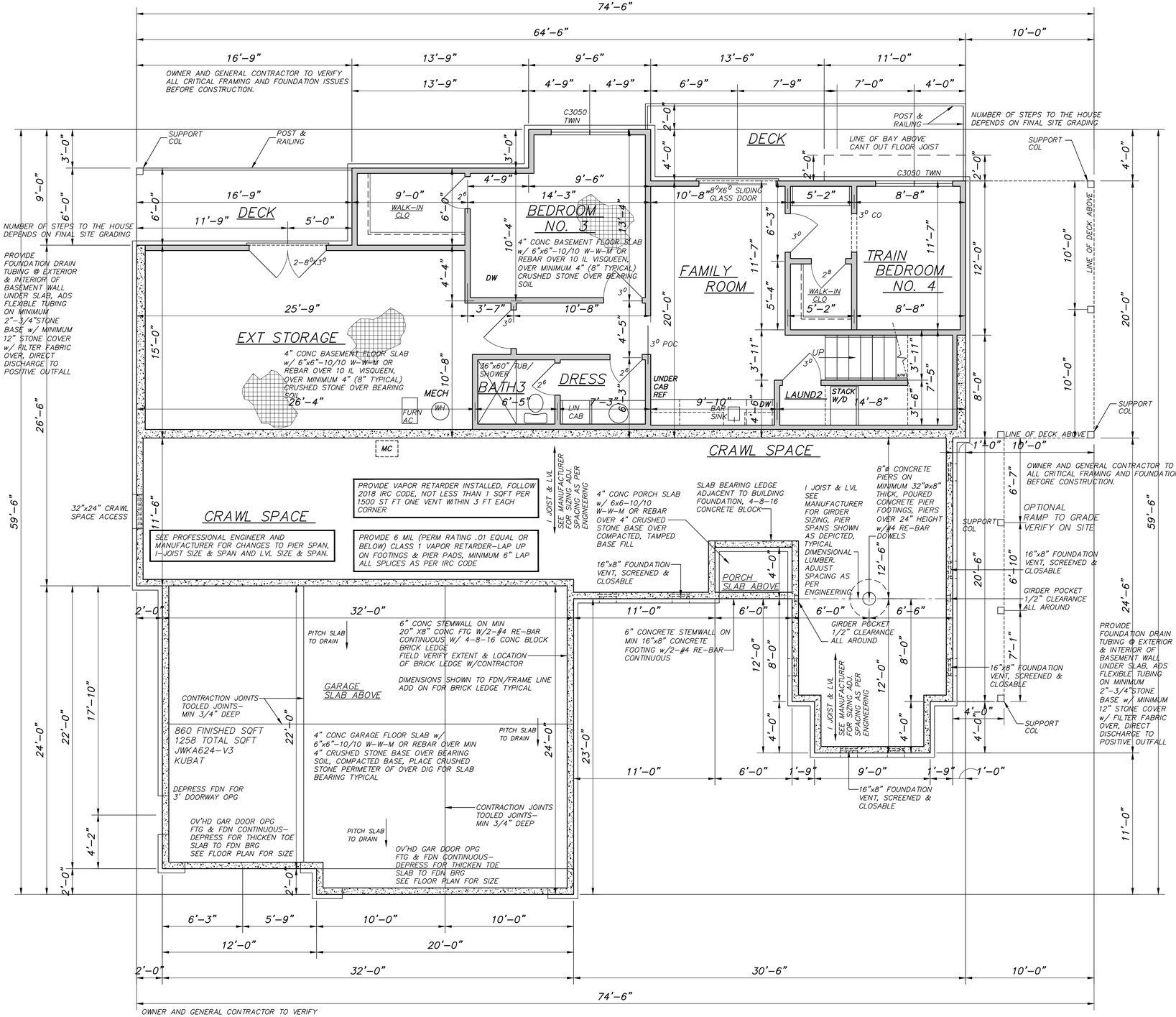


BASE FLASHING TO EXTEND UP BEHIND SHEATHING MIN 6" 28GA GALV MTL OR MIN 36" UP 30#

6" CONCRETE STEM WALL ON MIN 20"x8" CONCRETE FOOTING w/2-#4 RE-BAR, 2-#4 RE-BAR CONTINUOUS 6" OF TOP OF WALL, 2-#4 RE-BAR CONTINUOUS 6" OF BOTTOM OF WALL, 2-#4 RE-BAR 18" CENTER BETWEEN TOP AND BOTTOM

10" POURED CONC STEMWALL w/ 4" BRICK LEDGE

20"x8" CONC FOOTING w/ 2-#4 RE-BAR CONT

CONCRETE FOOTING TO BE AT OR BELOW LOCAL FROST DEPTH OF 24"

CRAWL-SPACE DETAIL

ACCEPTABLE TREE TYPES
TO BE SELECTED BY CONTRACTOR/OWNER AT LATER DATE, PRIOR TO CONSTRUCTION COMPLETION

CANOPY TREES
OAKS (SHUMARD OAK, BUR OAK, CHINKAPIN OAK & WILLOW OAK)
MAPLES (OCTOBER GLORY / RED MAPLE, AUTUMN BLAZE MAPLE & SUGAR MAPLE)
ELMS (FRONTIER, ALLEE &TRIUMPH)
OTHERS (BALD CYPRESS, KENTUCKY COFFEETREE, LACEBARK ELM, GINKGO & TULIP POPLAR)

UNDERSTORY / ORNAMENTAL TREES
NATIVE (SERVICEBERRY, REDBUD, DOGWOOD, FRINGETREE & AMERICAN HORNBEAM)
FLOWERING ORNAMENTALS (CRAPEMYRTLE, JAPANESE SNOWBELL, KOUSA DOGWOOD, SAUCER/STAR MAGNOLIA & SWEETBAY MAGNOLIA)
SMALL/MULTI-STEM (POSSUMHAW HOLLY, VITEX & PERSIAN PARROTIA)

R317.1 FLOOR SURFACE.

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

(HTTPS://CODES.ICCSAFE.ORG/CONTENT/IRC2024V2.0/CHAPTER-3-BUILDING-PLANNING#IRC2024V2.0_PT03_CH03_SECR317.1)

NOTE:
1/2"ø x MIN 7" EMBEDDED-LOC MAX 6' OC MAX 12" FROM EACH CORNER, MIN 2 PER SILL PLATE PIECE w/2"OD WASHER & NUT.

PROVIDE FOR SILL PLATE SEALER INSULATION STRIP.

PROVIDE FOR TREATED SILL PLATE.

PROVIDE FOR PERIMETER FOUNDATION INSULATION AS PER LOCAL BUILDING CODE REQUIREMENTS.

PROVIDE TERMITE TREATMENT PERIMETER EXTERIOR AFTER FINAL BACKFILL PLACEMENT & FINISH GRADING.

ALL FOUNDATION INFORMATION ON PLANS IS FROM CURRENT IRC CODE AND PROVIDED AS A GUIDE ACTUAL SITE CONDITION MAY REQUIRE ADJUSTMENT CONSULT ENGINEER AS NEEDED.

ALL FOUNDATION SIZING FROM IRC CODE ARE BASED ON ASSUMPTIONS ABOUT THE SITE. FOUNDATION SIZING MUST BE ADJUSTED AS NEEDED OR REQUIRED BY BUILDING CODE OFFICIAL ACCORDING TO THE ACTUAL SITE, GRADE, SOIL STRENGTH, VARIATIONS IN FRAMING, OR A MATERIAL SOIL STRENGTH, VARIATIONS IN FRAMING, OR A MATERIAL SELECTION. CODE INFORMATION MAY NOT REFLECT THE CODE MINIMUM. IN SOME CASES, IT MAY SHOW CODE FOR WORSE CASE SITUATIONS. VARIATIONS FROM CODE MAY REQUIRE PROFESSIONAL ENGINEERING.

NOTE:
DIMENSIONS SHOWN TO FOUNDATION/FRAME LINE ADD ON FOR BRICK LEDGE TYPICAL.

NOTE:
PROVIDE TERMITE TREATMENT FULL COVERAGE UNDER SLAB PRIOR TO CONC PLACEMENT.
PROVIDE TERMITE TREATMENT PERIMETER EXTERIOR AFTER FINAL BACKFILL PLACEMENT & FINISH GRADING.

THIRD-PARTY STRUCTURAL ENGINEERING:
CONCRETE WALLS OVER 9' TALL & RELATED FOUNDATION COMPONENTS SHALL BE REVIEWED AND DESIGNED BY A PROFESSIONAL ENGINEER (PE) AS NEEDED TO RESPOND TO ACTUAL SOIL TYPE IN BUILDING SITE UNDER SEPARATE COVER.

PROVIDE VAPOR RETARDER INSTALLED, FOLLOW 2018 IRC CODE, NOT LESS THAN 1 SQFT PER 1500 ST FT ONE VENT WITHIN 3 FT EACH CORNER

PROVIDE 6 MIL (PERM RATING .01 EQUAL OR BELOW) CLASS 1 VAPOR RETARDER-LAP UP ON FOOTINGS & PIER PADS, MINIMUM 6" LAP ALL SPLICES AS PER IRC CODE

SEE PROFESSIONAL ENGINEER AND MANUFACTURER FOR CHANGES TO PIER SPAN, I-JOIST SIZE & SPAN AND LVL SIZE & SPAN.

WINDOW KEY FIXED	GENERIC

NOTE:
WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE F3050 EQUATES TO 3'-0" x 5'-0"

NOTE:
CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING

NOTE:
MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.

NOTE:
ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2

NOTE:
EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2

WINDOW KEY CASEMENT	GENERIC

NOTE:
WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE C2650 EQUATES TO 2'-6" x 5'-0"

NOTE:
CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING

NOTE:
MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.

NOTE:
ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2

NOTE:
EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2

ALL 9' CEILING HGT THIS LEVEL UNLESS NOTED OTHERWISE

FLOOR PLAN BSMT LEVEL

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

B & G DRAFTING, INC. has performed basic technical drafting and design services for this project. The information on this sheet describes schematic design information and geometry for a structure as requested by the party listed below.

This drawing is for the use of a professional contractor who is thoroughly familiar with all building codes and other legal requirements in the project's jurisdiction. The presence of structural or code-related information on this page does not imply a consistent documentation of any similar requirement elsewhere in the design. The original scale of this document may have been slightly distorted by reprographic equipment.

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VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL BUILDING CODES, INCLUDING EGRESS, VENTILATION, AND SAFETY GLAZING REQUIREMENTS. VERIFY THAT THE ROUGH OPENINGS REQUIRED BY THE CHOSEN WINDOW MANUFACTURER COORDINATE WITH AVAILABLE FRAMING AREAS.

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JULIE ANN & WADE KUBAT

DATE:

JWKA626-V3

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