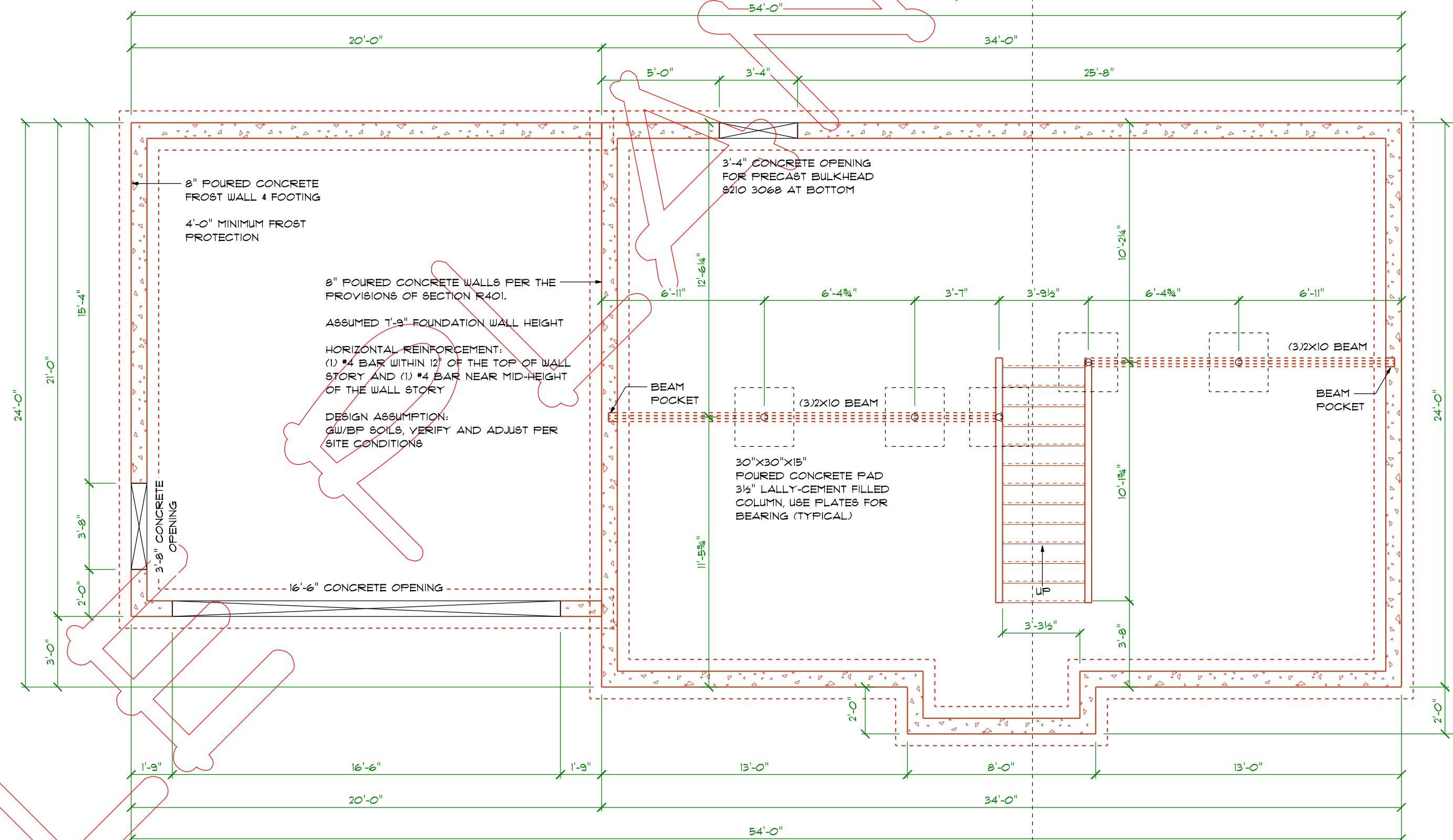


## FOUNDATION NOTES:

- CONCRETE AND MASONRY FOUNDATION WALL SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404.
- THE GENERAL CONTRACTOR/CONCRETE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION THAT THE FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND SECTION R401, AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FOUNDATION DROPS, BULKHEAD LOCATION, FOUNDATION VENTS, AND BASEMENT SASH SHALL BE DETERMINED ON SITE PER CONDITIONS.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE/OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. SEE SECTION R401 FOR EXCEPTIONS.
- DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE TOP OF THE FOOTING OR BELOW THE BOTTOM OF THE SLAB AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1' BEYOND THE OUTSIDE EDGE OF THE FOOTING & 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON NOT LESS THAN 2" OF WASHED GRAVEL OR CRUSHED ROCK, NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6" OF THE SAME MATERIAL. SEE SECTION R405.1 FOR EXCEPTIONS.
- ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULL GROUTED MASONRY OR CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.
- CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH PER TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERINGS AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CANOPYS, SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL HEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.
- EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALL, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS:
  - EXTENDED BELOW THE FROST LINE (SPECIFIED IN TABLE R301.2(1)).
  - CONSTRUCTION IN ACCORDANCE WITH SECTION R403.3.
  - CONSTRUCTION IN ACCORDANCE WITH ASCE 32.
  - ERECTED ON SOLID ROCK.
 SEE SECTION R403.1.4.1 FOR EXCEPTIONS.
- WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS SPACED NOT GREATER THAN 6" ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7" INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 1 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R311.
- EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOOR BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. REFER TO SECTION R406.2 FOR APPROVED MATERIALS.
- WOOD COLUMNS SHALL BE PROTECTED AGAINST DECAY AS SET FORTH IN SECTION R311. ALL SURFACES (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUBIN-HETITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4" X 4". STEEL COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B OR APPROVED EQUIVALENT.
- THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALL OR EXTERIOR WALLS. MINIMUM NET AREA OF VENTILATION PER SECTION R408.1.
- ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENING THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" X 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" X 24". WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" X 24" SHALL BE PROVIDED.
- FOR BUILDINGS LOCATED IN AREAS PRONE TO FLOODING AS ESTABLISHED IN TABLE R301.2(1), WALLS ENCLOSEING THE UNDER-FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322.2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ON SIDE. SEE SECTION R408.1 FOR EXCEPTIONS.

## CONCRETE FLOOR NOTES:

- CONCRETE SLAB-ON-GROUND FLOORS SHALL BE A MINIMUM OF 3/4" THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2.
- THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.
- FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR EARTH.
- A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE.
- A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS.
- WHERE PROVIDED IN SLABS ON GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.
- SEE SECTION R306, 2015 IRC FOR EXCEPTIONS.
- GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.
- THE AREA OF THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED (1/4" PER 1') TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.



## FOUNDATION PLAN

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

ADJUST FOUNDATION DROPS AND LOCATE BASEMENT SASH ON SITE PER CONDITIONS

**SIMPLY FLOOR PLANS, LLC**  
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 603-583-2559

DATE	DESCRIPTION
12/15/25	DRAFT PLANS - NOT FOR CONSTRUCTION
12/15/25	CONSTRUCTION PLANS

PROJECT INFORMATION

SHEET NUMBER
A4

PLAN NUMBER
1444