

1
A1

BASEMENT / FOUNDATION PLAN

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

The overall size of the house is as follows:
 1st floor including sunroom = 2,893 gsf.
 Basement = 2,729 gsf.
 2nd floor Bonus = 1,984 nsf.
 Garage = 896 gsf.
 Does not include porches, patios, etc.
 gsf = gross square footage (measured to outside face of walls)
 nsf = net square footage (measured to inside face of walls)

CONCRETE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE ADEQUACY OF ALL BEARING MATERIAL BEFORE PLACING FOOTINGS AND SHALL PLACE ALL FOUNDATIONS ON UNDISTURBED SOIL OF ADEQUATE CAPACITY.
2. FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
3. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
4. VERIFY THE USE AND EXTENT OF PERIMETER INSULATION WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF FOUNDATIONS. INSTALL PERIMETER INSULATION AS REQUIRED.
5. ALL CONCRETE SHALL BE 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE EXPOSED TO FREEZING WEATHER SHALL BE AIR-ENTRAINED, 6% ±1%. ALL CONCRETE WORK SHALL BE AS PER ACI 318-05, BUILDING CODE FOR REINFORCED CONCRETE AND THE CRSI MANUAL OF STANDARD PRACTICE.
6. ALL REINFORCEMENT SHALL BE A615, GRADE 60. WELDED WIRE FABRIC SHALL BE A185. BAR CLEARANCES SHALL BE AS FOLLOWS: FOOTINGS - 3", WALLS AND COLUMNS - 1 1/2", SLAB-ON-GRADE - MID-DEPTH.
7. REINFORCEMENT SHALL BE LAPPED 24 BAR DIAMETER, 1'-6" MINIMUM, OR AS DETAILED. L-BARS 1'-6" x 1'-6" SHALL BE PROVIDED AT CORNERS TO MATCH THE HORIZONTAL REINFORCEMENT.
8. FOOTING REINFORCEMENT SHALL BE SUPPORTED ON HIGH CHAIRS OR SAND PLATES. NO BRICKS OR REBAR PERMITTED. DOWELS SHALL BE TIED TO FOOTING MAT. DOWELS SHALL NOT BE FLOATED IN.
9. BAR SUPPORTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315-92).
10. INTERIOR SLAB CONCRETE SHALL BE AIR-ENTRAINED 3%.
11. CONTRACTOR SHALL MAKE ALLOWANCE FOR DEAD LOAD DEFLECTION, SETTLEMENT OF FORMS, AND SHRINKAGE OF CONCRETE WHEN CONSTRUCTING OF CONCRETE WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF ALL FORMS, SHORING, BRACING, ETC., USED IN CONSTRUCTION OF CONCRETE WORK.
13. INTERIOR CONCRETE SLAB LEVELNESS SHALL BE 1/8" IN 20'-0", UNLESS NOTED OTHERWISE.
14. ALL FOOTINGS EXCAVATIONS SHALL BE FREE OF DEBRIS, STANDING WATER AND LOOSE SOIL PRIOR TO PLACEMENT OF CONCRETE.
15. FOOTING CONCRETE SHALL NOT BE PLACED ON FROZEN SOIL.
16. EXCAVATIONS THAT BECOME MUDDY AND SOFT DUE TO CONSTRUCTION ACTIVITY SHALL HAVE A LEAN CONCRETE MUD SLAB OR GRAVEL PLACED IN THE EXCAVATION TO PROVIDE ACCEPTABLE BEARING. MUD SLAB OR GRAVEL SHALL BE INSPECTED AND APPROVED BY A SOILS ENGINEER.
17. CONTINUOUS WALL FOOTING REINFORCING SHALL BE PLACED CONTINUOUS THROUGH ISOLATED PIER FOOTINGS.
18. ALL FOOTINGS TO BE 36" MIN. BELOW GRADE FOR FROST PROTECTION.

The bottom of the egress window opening can't exceed 44" from the finished floor. The minimum opening area of the egress window is 5.7 square feet. The minimum egress window opening height is 24" high. The minimum egress window opening is 20" wide.

1603 - Design Loads in Accord with IBC 2009 Building Code

Roof Dead Load 20 psf
 Live Load 20 psf
 Floor Dead Load 20 psf
 Live Load 40 psf
 Snow Load Information
 Ground Snow Load, Pg = 20 psf
 Flat Roof Snow Load, Pf = 16 psf
 Snow Exposure Factor, Ce = 1.0
 Snow Load Importance Factor, I = 1.0
 Thermal Factor, Ct = 1.1
 Wind Load Information
 Basic Wind Speed = 90 mph
 Wind Importance Factor, Iw = 1.0
 Wind Exposure C
 Internal Pressure Coefficient = +0.18, -0.18
 Component and cladding wind pressures in accord with IBC 2009.
 Seismic Load Information
 Seismic Importance Factor, Ie = 1.0
 Mapped Spectral response Accelerations, Ss = 0.243 and S1 = 0.097
 Site Class D
 Spectral Response Coefficients, SDS = 0.253 and SD1 = 0.154.
 Seismic Design Category C.
 Basic Seismic-force-resisting System - Light Framed Walls with Wood Structural Panels.
 Design Base Shear = 13 kips.
 Seismic Response Coefficient, Cs = 0.042.
 Response Modification Factor, R = 6.5.
 Analysis Procedure - Equivalent Lateral Force Design Procedure.
 1604 - Occupancy Category II.
 1806 - Add foundation note after soil bearing capacity - Lateral Bearing Pressure = 100 psf. (assumed)

GENERAL NOTES

STRUCTURAL STEEL

1. All structural steel rolled shapes shall be A992, minimum yield strength 50 ksi. Plates and angles shall be A36. Steel pipe shall be A501 or A53, Types E or S, grade B. Structural tubing shall be ASTM A500, grade B.
2. All steel work shall be in accordance with the AISC Specification for Structural Steel Buildings and the Code of Standard Practice. All welding shall be in accordance with AWS D1.1-94, the Structural Welding Code. Welding electrodes shall be E70XX Series.
3. Connections not shown shall be designed by the fabricator for the capacity of the member as shown in the AISC Manual. All field connections shall utilize 3/4 in. dia. A325 bolts in bearing type connections with threads included in the shear plane. Shop connections may be welded or bolted using 3/4 in. A325 bolts.

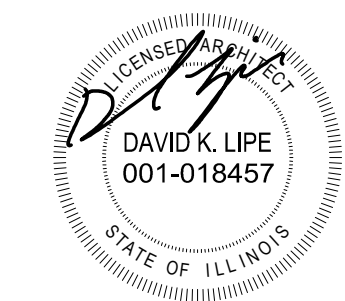
FRAMING LUMBER

1. Load Bearing 2x studs shall be Premium Grade White Wood or equal with the following design values:
 Fb = 1850 psi, Fc = 1850 psi, E = 1,700,000 psi = 0.0997

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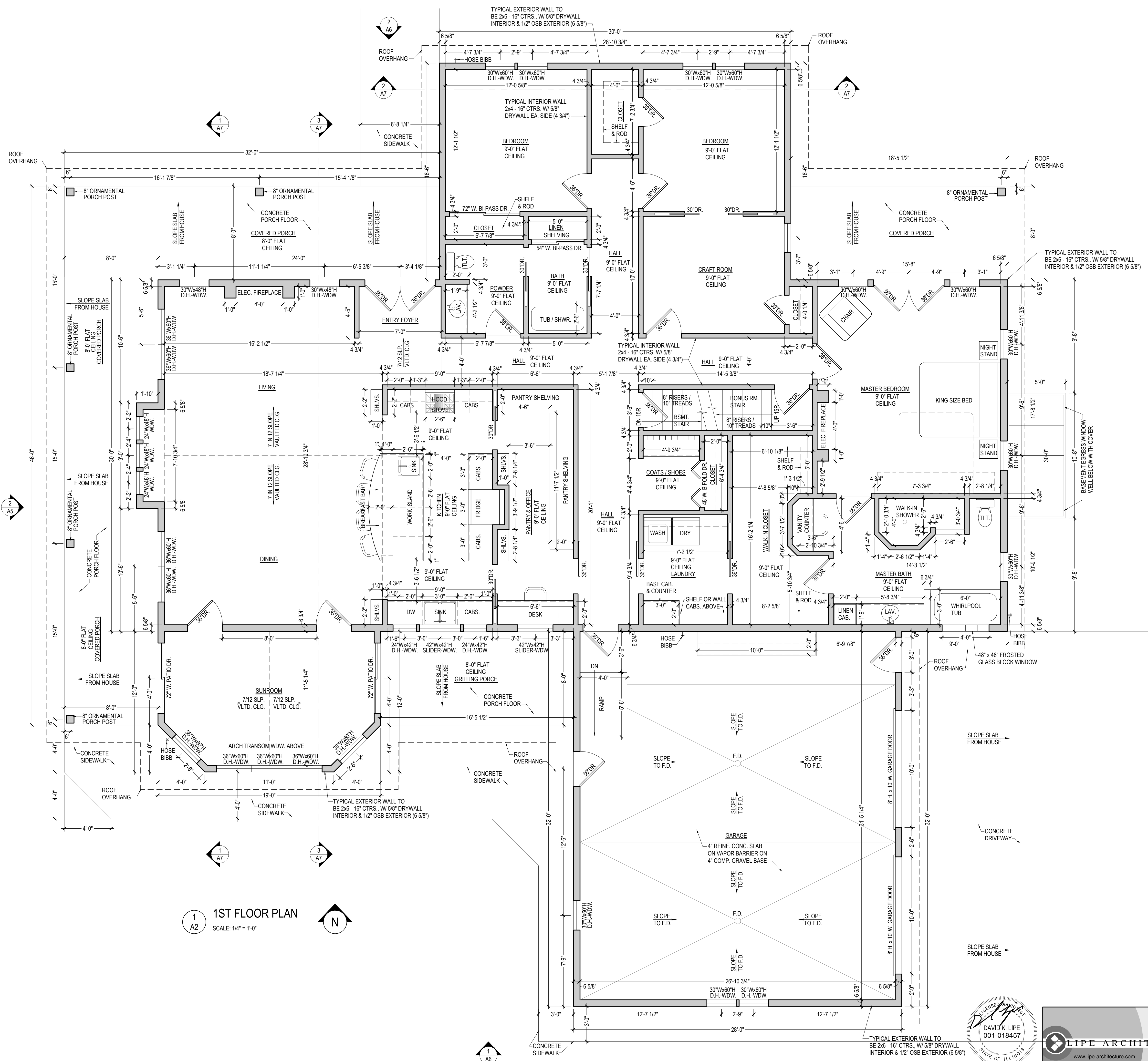
HEATING & COOLING SYSTEM TO BE DETERMINED BY HVAC CONTRACTOR
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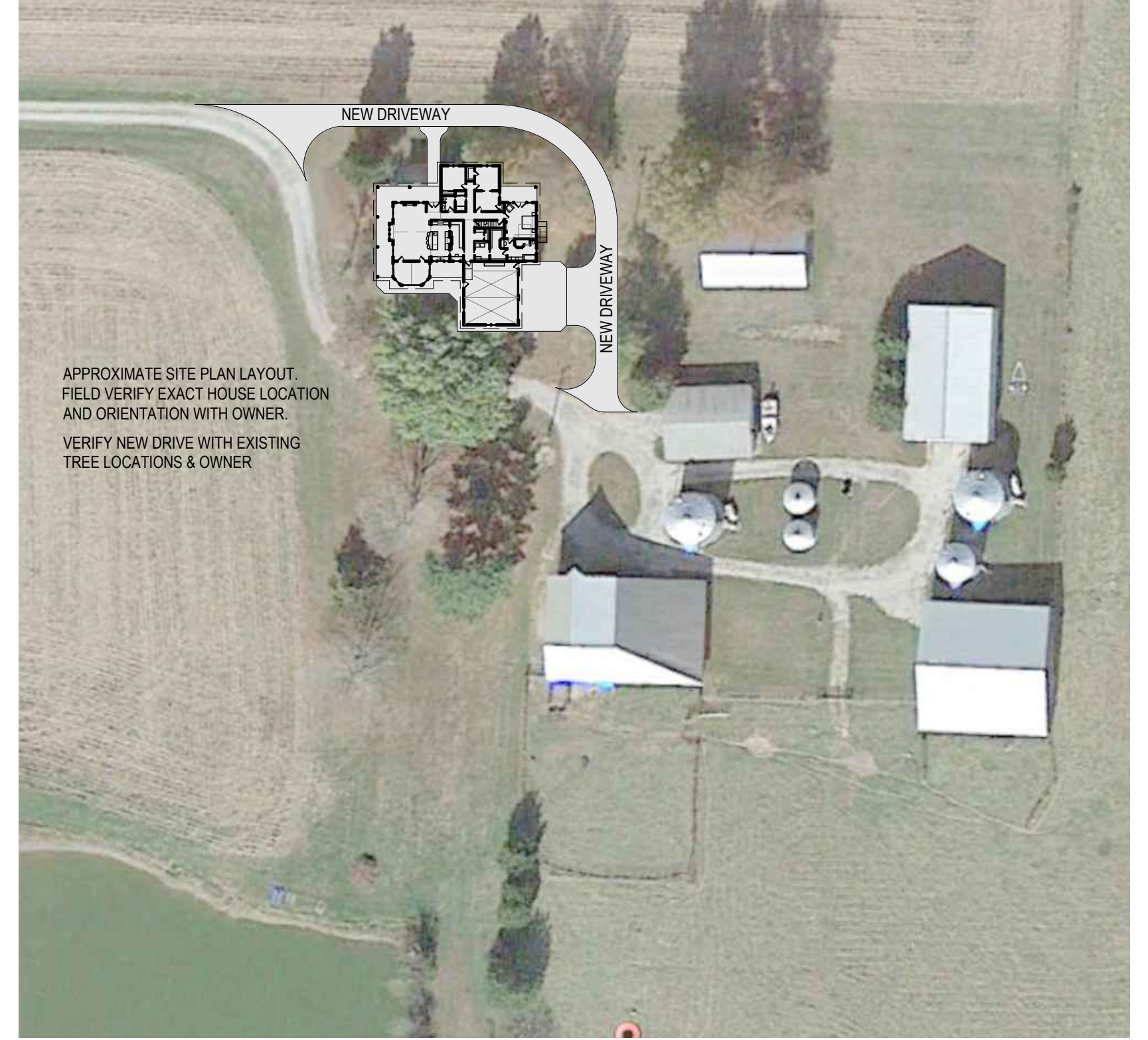
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www.lipe-architecture.com
 217-563-7838 phone
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BASEMENT / FOUNDATION PLAN	PROJ. NO.: 1815
Glenn & Kim Bishop - New House	DATE: 06-19-18
4030 Beach House Trail, Litchfield, IL 62056	A1

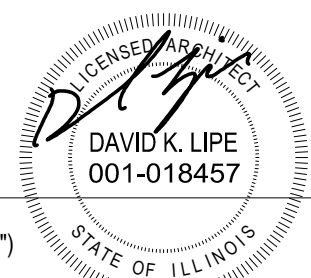


1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SITE PLAN
SCALE: 1/64" = 1'-0"

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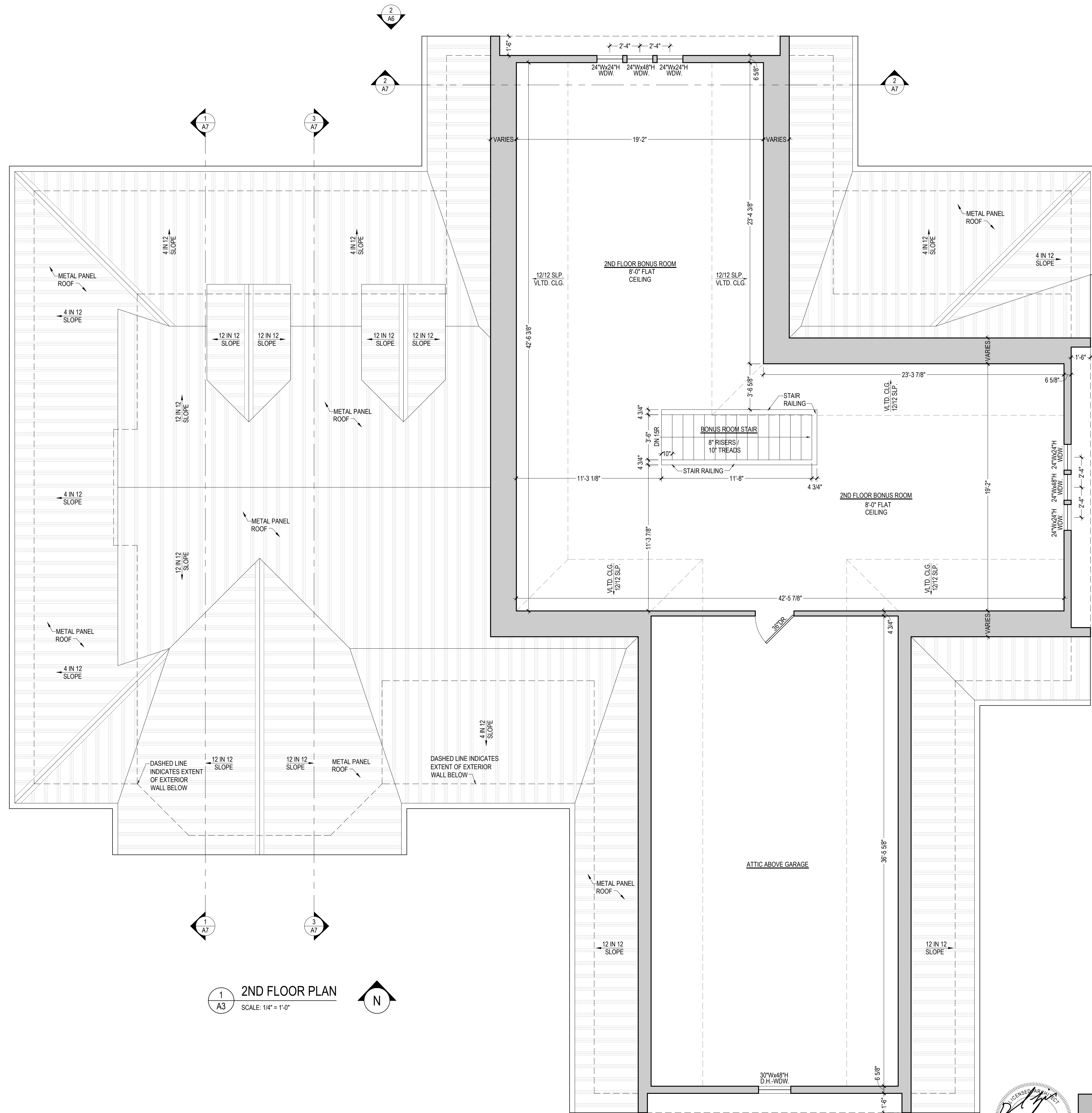


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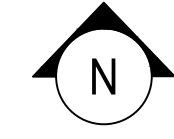
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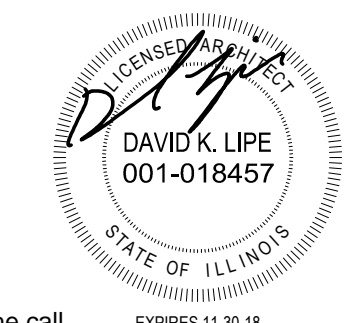
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A3 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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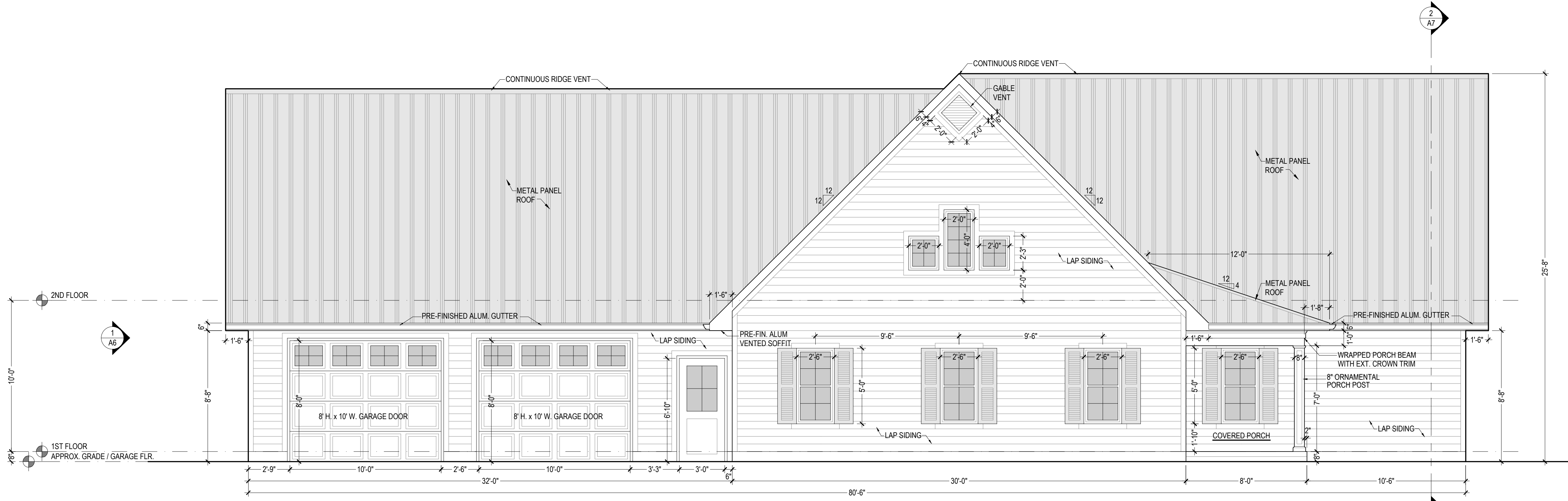
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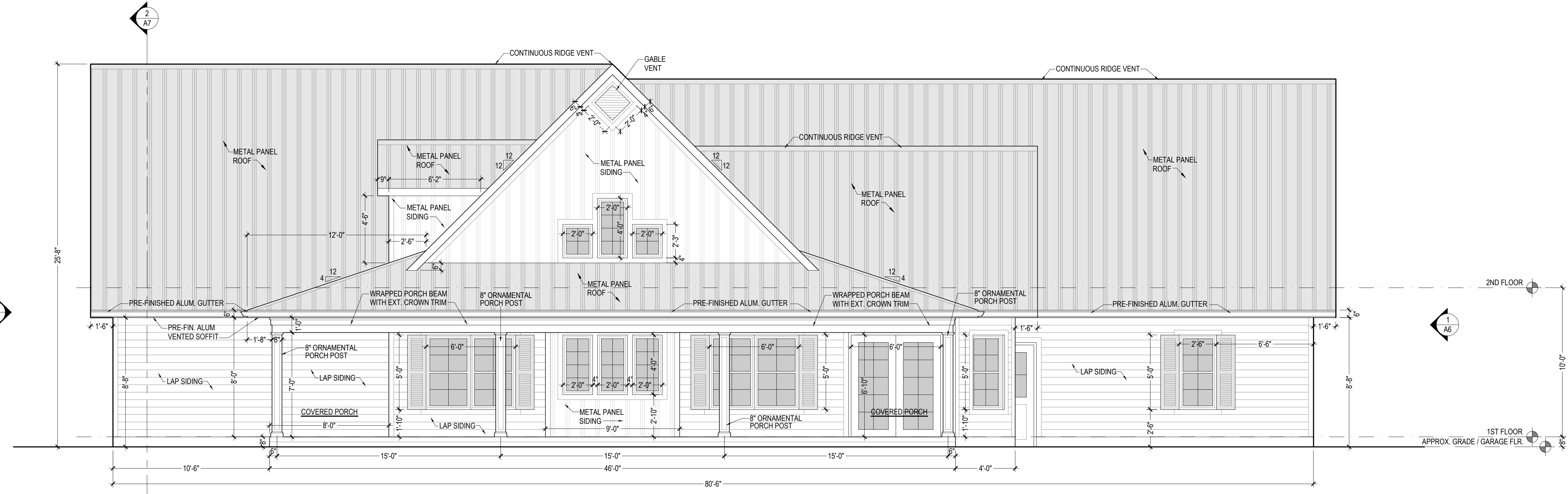
A3

Illinois law requires anyone digging, regardless of the depth of the project, to call JULIE at 1-800-892-0123. This notice must be at least 48 hours/two working days prior to the start of excavation and the project must begin within 14 calendar days from the call.

EXPIRES 11-30-18

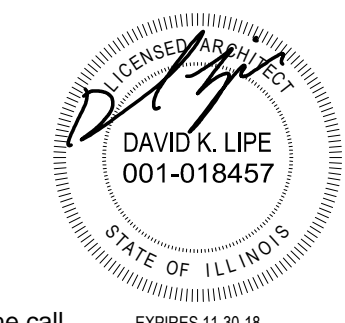


1 EAST ELEVATION
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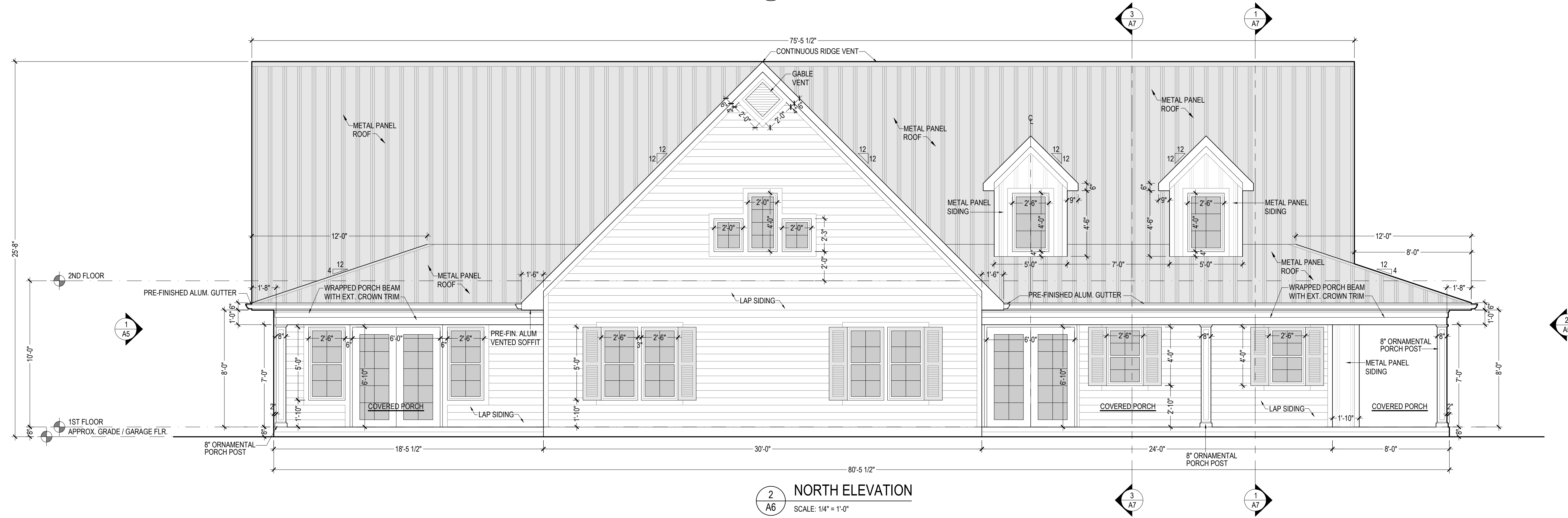
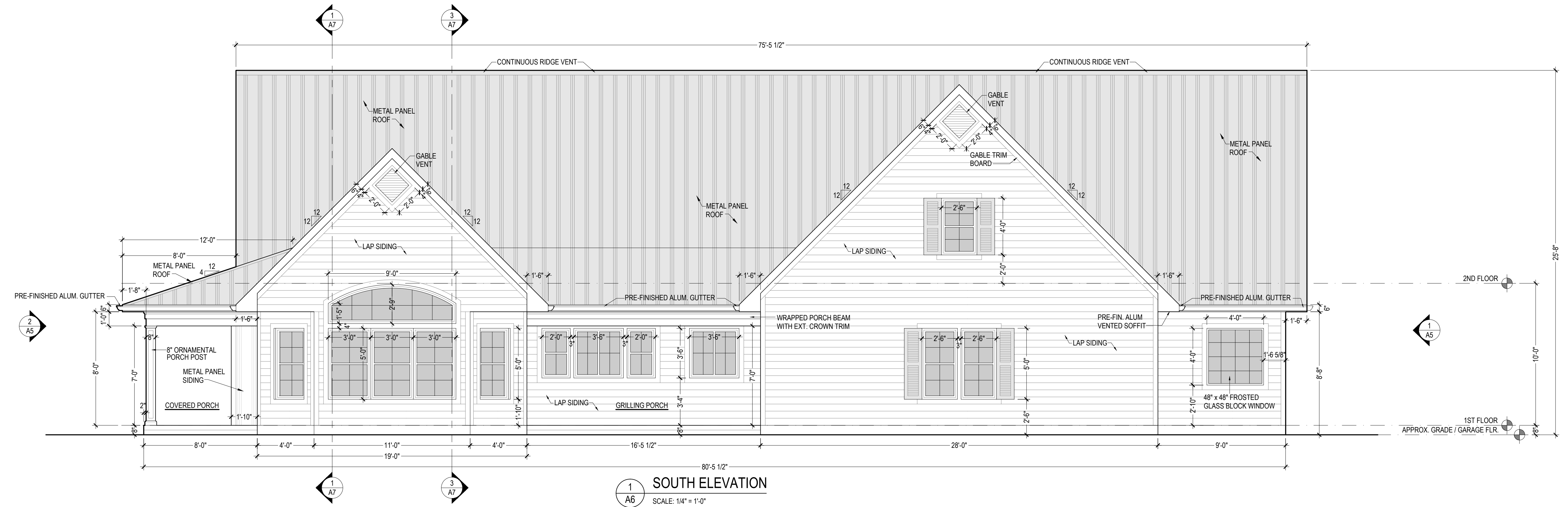
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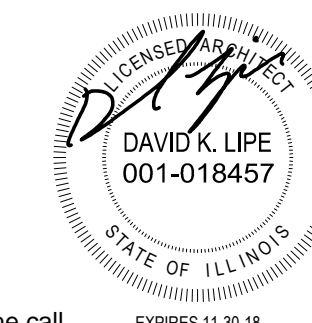


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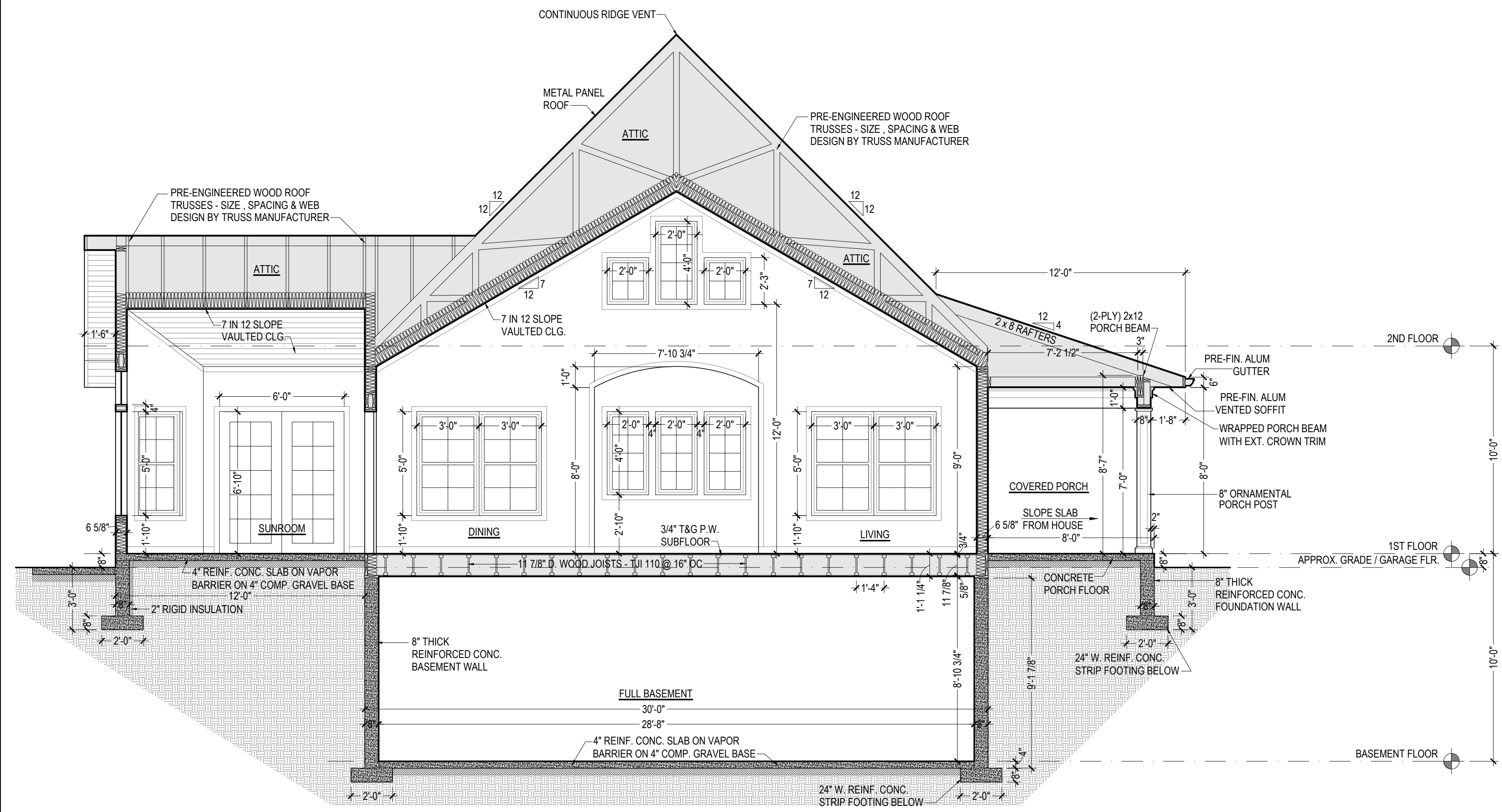


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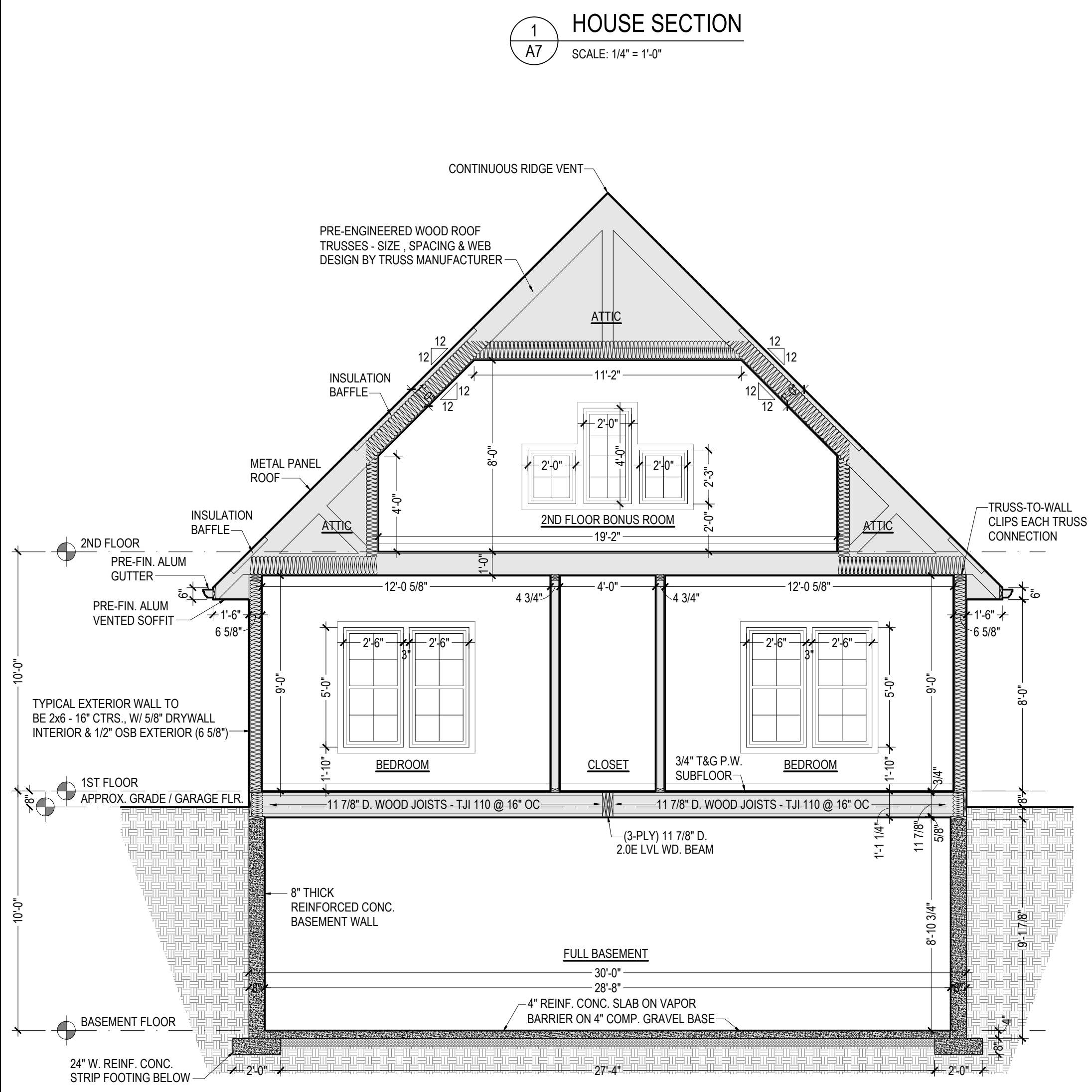


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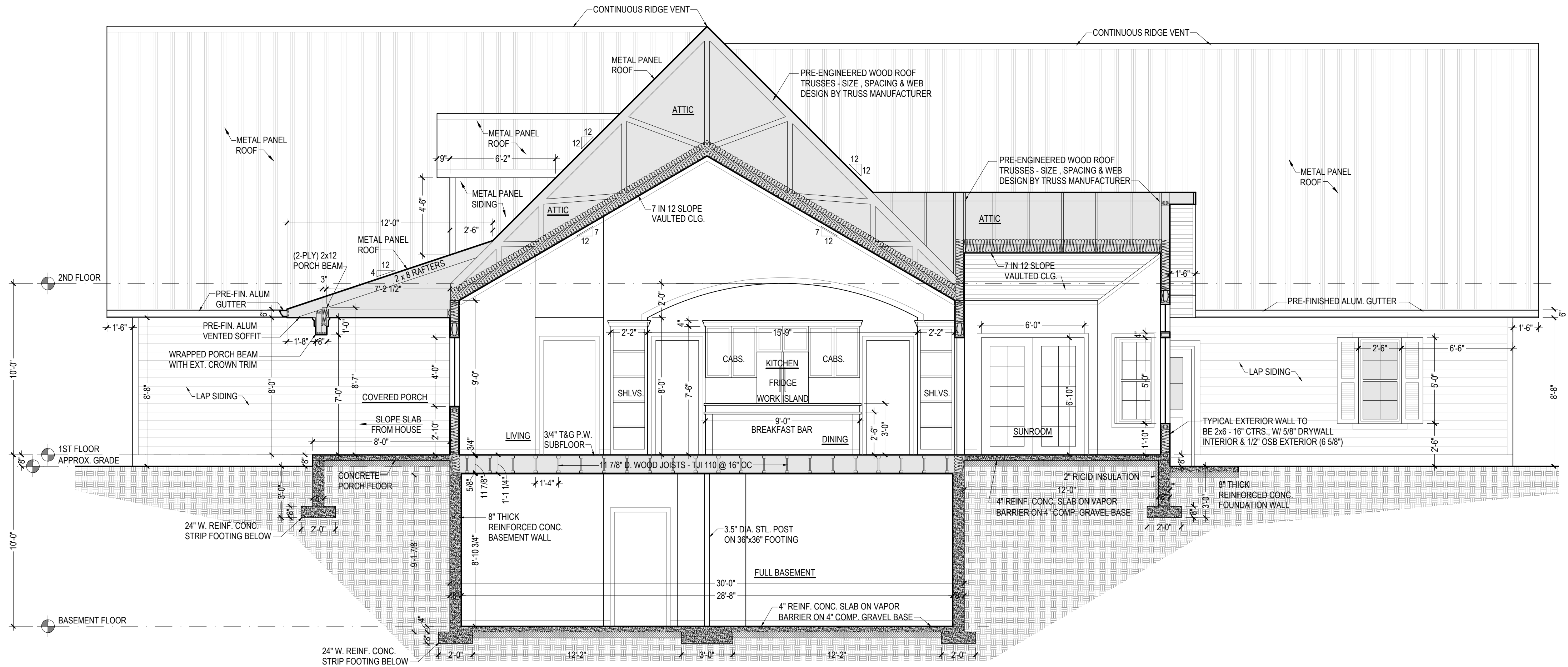
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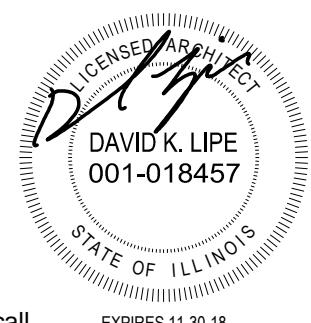


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3 HOUSE SECTION
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