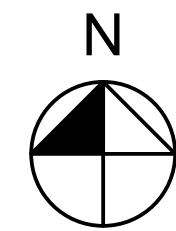


FOUNDATION NOTES

1. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS.
2. THE GENERAL CONTRACTOR SHALL CONSIDER THE SOILS REPORT AND ITS RECOMMENDATIONS AS AN INTEGRAL PART OF THIS PACKAGE. SOILS REPORT PUBLISHED ON JANUARY 8, 2008 BY A.G. WASSENAAR INC. PROJECT #95068.
3. PROVIDE FOUNDATION DRAINS AS DICTATED BY SOILS REPORT.
4. CONTRACTOR SHALL VERIFY ALL TOP-OF-CONCRETE WALL DATUMS PER THE EXISTING SITE AND GRADING CONDITIONS.
5. CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND CONTROL OF SURFACE WATER AWAY FROM STRUCTURE.
6. FOUNDATION WALLS SHALL BE REINFORCED 10" THICK CONCRETE PER STRUCTURAL DRAWINGS. BELOW GRADE FOUNDATIONS WILL HAVE DAMP PROOFING. ALL EXPOSED FOUNDATION WALLS WILL BE PARGED COATED OR PAINTED WITH ELASTOMERIC PAINT, COLOR TO BE SELECTED BY OWNER. INTERIOR FINISH MATERIAL WILL BE GYP. BOARD ANCHORED TO FURRING.
7. LEDGER AND HANGER CONNECTOR SYSTEMS BY SIMPSON OR APPROVED EQUAL PER STRUCTURAL DRAWINGS.
8. TYP. AT ALL BASEMENT PARTITION WALLS PROVIDE 1 1/2" VOID SPACE BETWEEN 2X4 BOTTOM PLATE AND PRESSURE TREATED FLOOR PLATE. USE 40lb. NAILS EVERY 24" THROUGH THE BOTTOM PLATE INTO FLOOR PLATE. PRE-DRILL HOLES IN BOTTOM PLATE FOR NAILS. NAIL BASEBOARDS THROUGH A SPACER TO THE FLOOR PLATE, NOT INTO THE FLOATING WALL FRAMING.
9. GENERAL CONTRACTOR IS TO VERIFY SUB SLAB FIELD CONDITIONS & WATER WITH RIGID INSULATION INSTALLER AND SLAB INSTALLER PRIOR TO SLAB POUR. MOISTURE VAPOR TRANSMISSION MUST COMPLY WITH THE FINISH FLOOR INSTALLER REQUIREMENTS.
10. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION SUPPORT INFORMATION.
11. PROVIDE AN EXTERIOR AND INTERIOR PERIMETER SUBSURFACE DRAINAGE SYSTEM WHICH SHOULD BE UNIFORMLY SLOPED TO DRAIN TO A SUMP LOCATED IN THE BASEMENT AREA.
12. THE DRAINAGE SYSTEM SHOULD CONSIST OF FOUR INCH DIAMETER, PERFORATED, RIGID, PLASTIC PIPE PLACED AROUND THE PERIMETER OF THE BASEMENT, AT LEAST 8 INCHES BELOW THE BASEMENT FLOOR SLAB IN AN ENVELOPE OF FREE-DRAINING GRAVEL. REFER TO DRAIN IN SOILS REPORT FOR ADDITIONAL CONSTRUCTION INFORMATION.



BASEMENT FLOOR PLAN
scale: 1/4" = 1'-0"

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BASEMENT FLOOR PLAN

revised: FOR CONSTRUCTION

date: APRIL 1, 2008

ANDERMAN RESIDENCE
830 SOUTH ST. PAUL ST.
DENVER COLORADO 80209

drawing #

A-02